



VISUAL IMPACT ASSESSMENT

ANGLESEA TERRACE, CORK

September 2025



150 Holborn,
London
EC1N 2NS

new@urbaninitiatives.co.uk

REPORT PRESENTED BY

URBAN INITIATIVES LTD

IN ASSOCIATION WITH

STATUS

FINAL

ISSUE NO.

02

DATE ISSUED

29 SEPTEMBER 2025

FILE NAME

4345_20250929_Anglesea Terrace VIA.indd

PROJECT DIRECTOR

Matthias Wunderlich

REVIEWED BY

Hugo Nowell

DESIGN DIRECTOR

APPROVED BY

DESIGN DIRECTOR

This document has been prepared for the exclusive use of the commissioning party and unless otherwise agreed in writing by Urban Initiatives Studio Limited, no other party may copy, reproduce, distribute, make use of, or rely on its contents. No liability is accepted by Urban Initiatives Studio Limited for any use of this document, other than for the purposes for which it was originally prepared and provided.

Opinions and information provided in this document are on the basis of Urban Initiatives Studio Limited using due skill, care and diligence in the preparation of the same and no explicit warranty is provided as to their accuracy. It should be noted and is expressly stated that no independent verification of any of the documents or information supplied to Urban Initiatives Studio Limited has been made.

Urban Initiatives Studio Limited. Registered in England No. 8236922

CONTENTS

Introduction.....	5
Policy Context.....	7
Findings.....	9
Appendix A: Methodology.....	21
Appendix B: View- by-View Assessment.....	27



Assessment Viewpoints

- 01** Eglinton Street
- 02** Monarea Terrace
- 03** Shalom Park
- 04** Hibernian Road Footbridge
- 05** Hibernian Road
- 06** Anglesea Terrace
- 07** Infirmary Road
- 08** Copley Street
- 09** Lapp's Quay
- 10** East Albert Quay
- 11** Sidney Park
- 12** Summerhill North
- 13** Horgan's Quay
- 14** Hibernian Buildings
- 15** Centre Park Road
- 16** Monahan Road
- 17** Blackrock Road
- 18** Summerhill South
- 19** George's Quay
- 20** Elizabeth Fort
- 21** Montenotte Hotel
- 22** Tramore Valley Park
- 23** Kinsale Road
- 24** Bandon Road
- 25** Sunday's Well Road
- 26** Churchfield Park
- 27** Fair Hill
- 28** Shandon Bells
- 29** Parnell Bridge at South Mall
- 30** Copley Street at Anglesea Street

Introduction

This document sets out the methodology, evidence and findings of a Visual Impact Assessment of the proposed development at Anglesea Terrace, Cork.

The development proposes the demolition of existing structures and construction of 147 no. residential units and 3 mixed-use units located at Anglesea Terrace, Old Station Road, Cork. Please refer to the description of development in the Architects Design Statement for further details.

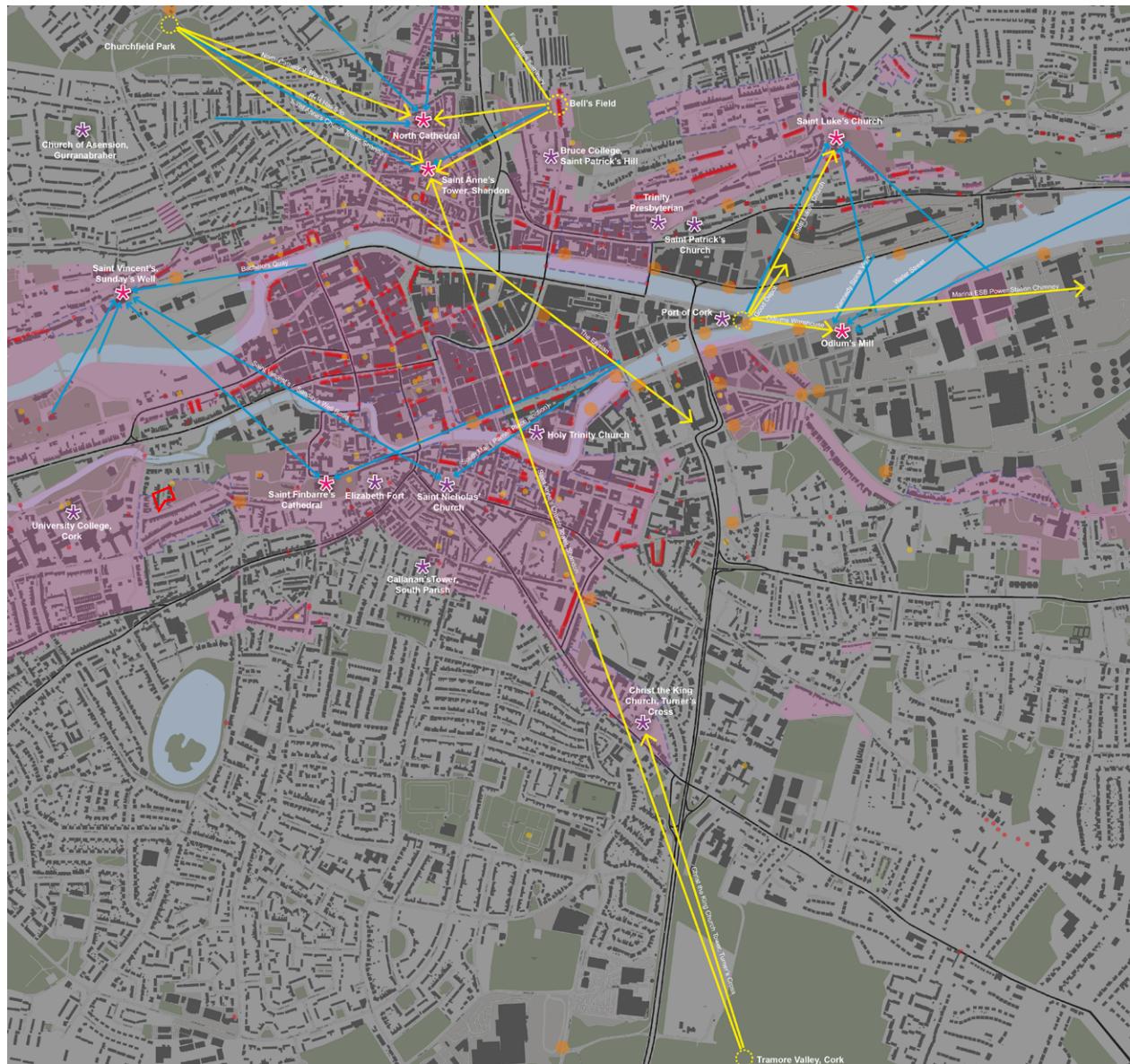
This document introduces the policy context and presents overall findings of the assessment from 30 different viewpoints across the city (see facing page).

Appendix A sets out the methodological approach used to undertake the Visual Impact Assessment, which is based on best practice guidance set out in the Environmental Protection Agency (2022) 'Guidelines on the information to be contained in Environmental Impact Assessment Reports' and the Landscape Institute & Institute of Environmental Management & Assessment (2013) 'Guidelines for Landscape and Visual Impact Assessment, Third Edition'.

This appendix also sets out the process for the assessment of visual impacts in the cumulative context of permitted high- and mid-rise developments in the vicinity:

- Custom House Quay (34 storey, hotel)
Planning Application Ref. 1938589
- Albert Quay (25 storey, residential)
Planning Application Ref. 2140237
- Clontarf Street (15 storey, offices)
Planning Application Ref. 1837894
- Kennedy Quay/Marina Walk (9-12 storey, mixed use)
Planning Application Ref. 2140712
- Victoria Road (7 storeys, rehabilitation hospital)
Planning Application Ref. 2140713

Appendix B presents the detailed evidence base of the assessments on a viewpoint-by-viewpoint basis, incorporating cumulative assessment for each viewpoint where relevant.



Cork View Management Framework

This drawing shows the identified views and landmarks, overlaid over Architectural Conservation Areas (ACAs) and Protected Structures

- Yellow arrow: Strategic linear views
- Blue arrow: Viewing location of linear views of special amenity value
- Pink square: Architectural conservation area
- Purple square: Proposed Architectural conservation area
- Pink star: Strategic landmark buildings
- Red dot: Listed building
- Yellow dot: Protected structure

Policy context

This document fulfils the requirements of the Cork City Development Plan 2022-2028 in regard to the preparation of Visual Impact Assessments for development proposals likely to have an impact on protected views and views of special amenity value (§11.16).

Pre-application consultations with Cork City Council in November 2024 included presentation of the assessment points indicated on the facing page for views of strategic and local significance (§11.17), including panoramic views and vistas of important landmark buildings (§11.18) in accordance with the Cork View Management Framework (Objective 6.14) (see facing page).

The impacts considered include those associated with tall buildings, as set out in the Development Plan (§11.54):

1. The views of buildings from long-range, medium-range and the immediate context should not be adversely affected by the building.
2. Whether part of a group or stand-alone, tall buildings should reinforce the spatial hierarchy of the local and wider context and aid legibility and wayfinding.
3. Architectural quality and materials should be of an exemplary standard to ensure that the appearance and architectural integrity of the building is maintained through its lifespan.
4. Proposals should take account of, and avoid detrimental impact to, the significance of Cork City's heritage assets and their settings. The buildings should positively contribute to the character of the area.
5. Buildings should protect and enhance the open quality of the River Lee and the riverside public realm, including views, and not contribute to a canyon effect along the river.
6. Buildings should not cause adverse reflected glare.
7. Buildings should be designed to minimise light pollution from internal and external lighting.

The cumulative impacts of the proposal's tall building element were also considered in the context of relevant consented and planned tall buildings, and mitigation measures have been identified and implemented as part of the design process (§11.57).

EXISTING ASSESSMENT SUMMARY

No.	Location	Direction	Range	Lens	VALUE	SENSITIVITY	IMPACT ASSESSMENT		
					Value of existing view	Visual sensitivity of receptors	Magnitude of visual effects	Significance of effects	Quality of effects
					A	B	C	D=B*C	E
01	Eglinton Street	North	Short <250m	24mm	(3) Characteristic	(2) High-Medium	(2) High	(2) Major-Mod	Beneficial
02	Monarea Terrace	East	Short <250m	24mm	(3) Characteristic	(3) Medium	(1) Very High	(2) Major-Mod	Beneficial
03	Shalom Park	East	Short <250m	24mm	(3) Characteristic	(1) High	(2) High	(1) Major	Neutral
04	Hibernian Road Footbridge	South	Short <250m	24mm	(3) Characteristic	(3) Medium	(1) Very High	(2) Major-Mod	Beneficial
05	Hibernian Road	South	Short <250m	24mm	(3) Characteristic	(3) Medium	(2) High	(2) Major-Mod	Neutral
06	Anglesea Terrace	South	Short <250m	24mm	(3) Characteristic	(2) High-Medium	(1) Very High	(1) Major	Adverse
07	Infirmary Road	South	Short <250m	24mm	(3) Characteristic	(3) Medium	(1) Very High	(2) Major-Mod	Adverse
08	Copley Street	West	Short <250m	24mm	(3) Characteristic	(3) Medium	(1) Very High	(2) Major-Mod	Beneficial
09	Lapp's Quay	North	Medium 250-500m	24mm	(3) Characteristic	(3) Medium	(3) Moderate	(3) Moderate	Neutral
10	East Albert Quay	North	Medium 250-500m	50mm	(3) Characteristic	(2) High-Medium	(2) High	(2) Major-Mod	Beneficial
11	Sidney Park	North	Medium 250-500m	50mm	(3) Characteristic	(1) High	(3) Medium	(2) Major-Mod	Beneficial
12	Summerhill North	North	Medium 250-500m	50mm	(3) Characteristic	(3) Medium	(4) Low	(4) Mod-Minor	Neutral
13	Horgan's Quay	East	Medium 250-500m	50mm	(1) Strategic	(3) Medium	(3) Medium	(3) Moderate	Beneficial
14	Hibernian Buildings	East	Medium 250-500m	50mm	(3) Characteristic	(2) High-Medium	(2) High	(2) Major-Mod	Beneficial
15	Centre Park Road	East	Medium 250-500m	50mm	(3) Characteristic	(4) Low	(3) Medium	(5) Minor	Beneficial

Key:	(1) Strategic	(1) High	(1) Very High	(1) Major	Beneficial
	(2) Distinctive	(2) High-Medium	(2) High	(2) Major-Mod	Neutral
	(3) Characteristic	(3) Medium	(3) Medium	(3) Moderate	Adverse
	(4) Limited	(4) Medium-Low	(4) Low	(4) Mod-Minor	
		(4) Low	(5) Negligible	(5) Minor	
				(6) Minor-Negl	
				(7) Negligible	

Findings

Overall finding: predominant beneficial impact

Visual impact was assessed from 30 viewpoints at short, medium and long range, both in the existing context and (where visible) in the cumulative context of other tall buildings already permitted. In both cases, the visual impact was assessed as beneficial in 17 views, neutral in 11 views, and adverse in 2 views, neither of which is of strategic or distinctive value. The assessment concludes that the visual effects associated with the proposed development are predominantly of beneficial impact.

The design achieves by the following means: definition of the urban fabric at a strategic location; consolidation of the hierarchy of building height in the city centre; and articulation of massing and expression of elevations in response to the urban context. Each of these factors is examined in detail on the following pages. The section concludes with a brief consideration of the scope for mitigation of the adverse effects identified.



01 Eglinton Street



03 Shalom Park



09 Lapp's Quay



15 Centre Park Road

EXISTING ASSESSMENT SUMMARY

No.	Location	Direction	Range	Lens	VALUE		SENSITIVITY		IMPACT ASSESSMENT		
					A	B	Visual sensitivity of receptors	Magnitude of visual effects	Significance of effects	Quality of effects	
									D=B*C	E	
16	Monahan Road	East	Medium 250-500m	50mm	(3) Characteristic	(4) Low	(4) Low	(6) Minor-Negl	Neutral		
17	Blackrock Road	East	Medium 250-500m	50mm	(3) Characteristic	(2) High-Medium	(3) Medium	(3) Moderate	Beneficial		
18	Summerhill South	South	Medium 250-500m	50mm	(3) Characteristic	(2) High-Medium	(3) Medium	(3) Moderate	Neutral		
19	George's Quay	West	Medium 250-500m	50mm	(2) Distinctive	(2) High-Medium	(2) High	(2) Major-Mod	Beneficial		
20	Elizabeth Fort	West	Medium 250-500m	24mm	(2) Distinctive	(2) High-Medium	(3) Medium	(3) Moderate	Beneficial		
21	Montenotte Hotel	East	Medium 250-500m	50mm	(3) Characteristic	(2) High-Medium	(3) Medium	(3) Moderate	Neutral		
22	Tramore Valley Park	South	Long 500m+	50mm	(1) Strategic	(1) High	(4) Low	(3) Moderate	Neutral		
23	Kinsale Road	South	Long 500m+	50mm	(3) Characteristic	(4) Low	(4) Low	(6) Minor-Negl	Neutral		
24	Bandon Road	West	Long 500m+	50mm	(3) Characteristic	(3) Medium	(5) Negligible	(6) Minor-Negl	Neutral		
25	Sunday's Well Road	West	Long 500m+	50mm	(2) Distinctive	(2) High-Medium	(3) Medium	(3) Moderate	Beneficial		
26	Churchfield Park	North	Long 500m+	50mm	(1) Strategic	(1) High	(3) Medium	(2) Major-Mod	Beneficial		
27	Fair Hill	North	Long 500m+	50mm	(1) Strategic	(2) High-Medium	(3) Medium	(3) Moderate	Beneficial		
28	Shandon Bells	North	Long 500m+	50mm	(1) Strategic	(1) High	(3) Medium	(2) Major-Mod	Beneficial		
29	Parnell Bridge at South Mall	North	Medium 250-500m	24mm	(3) Characteristic	(3) Medium	(3) Medium	(3) Moderate	Neutral		
30	Copley Street at Anglesea St	West	Short <250m	24mm	(3) Characteristic	(3) Medium	(1) Very High	(2) Major-Mod	Beneficial		

Key:	(1) Strategic	(1) High	(1) Very High	(1) Major	Beneficial
	(2) Distinctive	(2) High-Medium	(2) High	(2) Major-Mod	Neutral
	(3) Characteristic	(3) Medium	(3) Medium	(3) Moderate	Adverse
	(4) Limited	(4) Medium-Low	(4) Low	(4) Mod-Minor	
		(4) Low	(5) Negligible	(5) Minor	
				(6) Minor-Negl	
				(7) Negligible	

Definition of the urban fabric at a strategic location

The proposed development's tower element is visible from many positions across the city. It marks a key point in Cork's movement network, where the southward route from the city centre turns to join the South City Link Road (View 02). It also lies at the interface between the city centre and the surrounding city fringe to its immediate south (View 05). The current fragmentation of urban fabric in this area is a legacy of the historical land uses—industry, infrastructure and institutions—which shaped it in the early 19th century, and continues to challenge its coherence, legibility and permeability today (View 07). While the proposed development is part of a wider process of land use change and intensification across the south city fringe, which is key to local economic development and housing growth to meet the wider city's current and future needs (View 08), it also contributes to the repair and resolution of the historic fragmentation of this part of the city (View 10).



02 Monarea Terrace



05 Hibernian Road



08 Copley Street



10 East Albert Quay



19 George's Quay



28 Shandon Bells

Consolidation of the hierarchy of building height

The proposed development also consolidates the hierarchy of building height in the city. At 16 storeys, its tower element introduces a height intermediate between the adjacent Elysian Building, which with its very high ground floor and substantial lift overrun is equivalent to 20 storeys in height,* and the 7-storey shoulder of surrounding contemporary mixed-use buildings (View 19). The proposal also establishes a scaled transition of building height stepping down from the 16-storey tower to the 7-storey frontage block and 4-storey wing (View 06). This configuration works effectively to bridge the changes in scale both across the city-wide skyline, where it forms the southern end and lowest level in the hierarchy of tall buildings (View 28), and in its immediate context of in the south city fabric of 2-4 storey buildings, a fragmented assortment of warehouses, artisan terraces and institutional buildings (View 07).



06 Anglesea Terrace



07 Infirmary Road

* This 'storey equivalent' height is used throughout this assessment when referring to the Elysian Building.

Articulation of massing in response to urban context

In addition to the graduated approach to building height, the different elements of the proposed development—tower, frontage and wing—are also articulated to break down their massing and relate it to their respective roles in the urban context. The tower element is expressed as a cluster of intersecting volumes of similar form, though of slightly different height and elevational treatment, which gives the tower a greater impression of slenderness (View 02). The differing heights of these volumes are resolved to create a gentle crown to the tower, whose restraint is an appropriate response to the primacy of the Elysian Building adjacent, whose crown has a more angular and flamboyant expression (View 04). The frontage block is expressed as a series of horizontal layers, with a grand ground floor topped by a projecting string course, a series of five residential floors, and an attic floor, which together provide scale and enclosure to Old Station Road (View 30). The wing block is similarly expressed as two layers, a grand ground floor and a series of three residential floors incorporating a high parapet, which together relate to the scale of the surrounding development at Old Station Road and Anglesea Terrace, and its southern end is chamfered to relate to and mediate between the geometries of the neighbouring buildings (View 06). In addition, the 'L-shaped' ensemble of tower and frontage elements mirrors the configuration of the Elysian building and its adjacent mid-rise block, framing this key gateway at the southern edge of the city centre (View 26-28).



02 Monarea Terrace



04 Hibernian Road Footbridge



30 Copley Street at Anglesea Street



27 Fair Hill



02 Monarea Terrace



14 Hibernian Buildings



28 Shandon Bells

Expression of elevations in response to context

The articulation of the proposed development's massing is further expressed and refined through the elevational treatments of fenestration and material construction. The intersecting volumes of the tower element have a common pattern of fenestration but different elevational treatments. Fenestration is generally arrayed vertically, enhancing the impression of slenderness in the tower, while the cladding in in different tones of brick—variegated and dark—which enables the different volumes to be more clearly perceived and understood (View 02). A super-scaled 'frame' in pale brick is superimposed on some volumes, giving scale and rhythm to the elevation, especially in middle- and long-distance views (View 14, View 28). The tower's top three floors are articulated in ribbed brickwork to reinforce the reading of the building's crown, and ribbed spandrel panels between windows gives an additional vertical emphasis (View 04). While there is some ambiguity in the relationship between the different elevational planes and architectural treatments at some of the intersections of the volumes, the overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the vertical emphasis of fenestration, frame and brick tone together giving the tower element an impression of slenderness.

In the frontage block, the horizontal layering of the massing is expressed through variations in elevational treatment (View 30). The ground floor is defined by vertically glazed elements. First, second and third floors are in variegated brick with windows arranged vertically between ribbed spandrel panels, while

fourth and fifth floors continue this pattern but without the ribbed brick; these variations are overlaid with a series of pale brick verticals which give a horizontal rhythm that approximates the party wall width of grand Georgian and Victorian frontages. The attic floor is clad with the metal roof finish, which is turned down over the external wall. The block's west end accommodates the vertical circulation, and its elevation reiterates the treatment of the vertical circulation of the tower element, with a continuous vertical glazed slot rising to the top floor, matched with a wide vertical panel of brickwork, here in ribbed form, which is without fenestration.

The wing block continues this approach in simplified form, with the ground floor clad in dark brick with no fenestration, corresponding to the stone curtilage wall of Saints Jerome and Anne's adjacent (View 06). Its upper floors are clad in variegated brick, with fenestration arrayed in a regular pattern throughout, and in places with ribbed brick jambs. Again the overall effect is one of restraint in architectural expression, if with some ambiguity in the relationship between the different elevational planes and architectural treatments at the intersection of the different volumes. The differentiated elements break down and articulate the massing of the proposed development allowing it to better integrate with the smaller size and finer scale of the historic urban fabric directly adjacent.



30 Copley Street at Anglesea Street



06 Anglesea Terrace

CUMULATIVE ASSESSMENT SUMMARY

VIEW No.	Location	Direction	Range	Lens	VALUE		SENSITIVITY		IMPACT ASSESSMENT	
					Value of existing view A	Visual sensitivity of receptors B	Magnitude of visual effects C	Significance of effects D=B*C	Quality of effects E	
04	Hibernian Road Footbridge	South	Short <250m	24mm	(3) Characteristic	(3) Medium	(1) Very High	(2) Major-Mod	Beneficial	
11	Sidney Park	North	Medium 250-500m	50mm	(3) Characteristic	(1) High	(3) Medium	(2) Major-Mod	Beneficial	
Key: (1) Strategic (1) High (1) Very High (1) Major Beneficial (2) Distinctive (2) High-Medium (2) High (2) Major-Mod Neutral (3) Characteristic (3) Medium (3) Medium (3) Moderate Adverse (4) Limited (4) Medium-Low (4) Low (4) Mod-Minor (4) Low (5) Negligible (5) Minor (6) Minor-Negl (7) Negligible										

Visual Impact Assessment in the cumulative context

The overall findings of the visual impact assessment of the proposed development in the cumulative context are the same as those in the existing context. However the benefits are also somewhat enhanced in terms of the consolidation of the hierarchy of building height in the city centre, in that the permitted tall buildings modelled extend the range of building height in the city centre to which the proposed development responds, from 20 to 34 storeys (View 20). Across this wider spectrum of building height, the effectiveness of the proposed development in bridging the changes in scale across the city-wide skyline is even more pronounced, where it forms the southern end and lowest level in the tall building hierarchy (View 28).



20 Elizabeth Fort (cumulative view)



28 Shandon Bells (cumulative view)

CUMULATIVE ASSESSMENT SUMMARY

VIEW No.	Location	Direction	Range	Lens	VALUE		SENSITIVITY		IMPACT ASSESSMENT		
					Value of existing view A	Visual sensitivity of receptors B	Magnitude of visual effects C	Significance of effects D=B*C	Quality of effects E		
18	Summerhill South	South	Medium 250-500m	50mm	(3) Characteristic	(2) High-Medium	(3) Medium	(3) Moderate	Neutral		
20	Elizabeth Fort	West	Medium 250-500m	24mm	(2) Distinctive	(2) High-Medium	(3) Medium	(3) Moderate	Beneficial		
21	Montenotte Hotel	East	Medium 250-500m	50mm	(3) Characteristic	(2) High-Medium	(4) Low	(3) Moderate	Neutral		
22	Tramore Valley Park	South	Long 500m+	50mm	(1) Strategic	(1) High	(4) Low	(3) Moderate	Neutral		
23	Kinsale Road	South	Long 500m+	50mm	(3) Characteristic	(4) Low	(4) Low	(6) Minor-Negl	Neutral		
25	Sunday's Well Road	West	Long 500m+	50mm	(2) Distinctive	(2) High-Medium	(3) Medium	(3) Moderate	Beneficial		
26	Churchfield Park	North	Long 500m+	50mm	(1) Strategic	(1) High	(3) Medium	(2) Major-Mod	Beneficial		
27	Fair Hill	North	Long 500m+	50mm	(1) Strategic	(2) High-Medium	(3) Medium	(3) Moderate	Beneficial		
28	Shandon Bells	North	Long 500m+	50mm	(1) Strategic	(1) High	(3) Medium	(2) Major-Mod	Beneficial		

Key:	(1) Strategic	(1) High	(1) Very High	(1) Major	Beneficial
	(2) Distinctive	(2) High-Medium	(2) High	(2) Major-Mod	Neutral
	(3) Characteristic	(3) Medium	(3) Medium	(3) Moderate	Adverse
	(4) Limited	(4) Medium-Low	(4) Low	(4) Mod-Minor	
		(4) Low	(5) Negligible	(5) Minor	
				(6) Minor-Negl	
				(7) Negligible	



06 Anglesea Terrace



07 Infirmary Road

Mitigation of adverse effects

The adverse visual effects identified in View 06 Anglesea Terrace and View 07 Infirmary Road should be considered in the context of the legacy of fragmentation in the urban fabric of this area over two centuries. Reclaimed in the early 19th century, this area has been a focus for infrastructural, industrial and institutional uses on which the city as a whole has been highly dependent, but which has left its street pattern unresolved lacking in permeability and continuity. The proposed development is the first step in repairing and resolving the urban form of the perimeter block formed by Old Station Road, South City Link Road, Hibernian Road and Anglesea Street. This could largely obscure the development from view in View 07, leaving little residual visual impact, and could transform the context of View 06, leaving a neutral visual impact.

APPENDIX A

ASSESSMENT METHODOLOGY

Assessment Method

This Visual Impact Assessment follows best practice guidelines set out in two key sources. Firstly, the Environmental Protection Agency (2022) 'Guidelines on the information to be contained in Environmental Impact Assessment Reports' provides an overarching framework for the preparation of impact assessments in general. It requires that assessment be conducted through a series of stages, as follows:

- **Screening:** determining whether an impact assessment is required or appropriate;
- **Scoping:** deciding what information is required and what methods should be used;
- **Consideration of alternatives:** exploring options for project design to maximise beneficial and minimise adverse environmental effects;
- **Description of the project:** confirming the final project design, size and other relevant information;
- **Describing the baseline:** describing the relevant aspects of the current state of the environment before implementation;
- **Assessment of effects:** describing the likely significant effects on the environment;
- **Mitigation and monitoring:** setting out measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment; and
- **Residual effects and conclusions:** setting out the final or intended effects which occur after the proposed mitigation measures have been implemented.

It also sets out guidance on the presentation of the assessment, and refers assessors to specialist guidance for the detailed assessment on a topic-by-topic basis.

In terms of Visual Impact Assessment, the EPA document refers to what is the second key source for the current assessment, the Landscape Institute (UK) & IEMA (2013) 'Guidelines for Landscape and Visual Impact Assessment, 3rd Edition. This document provides more detailed recommendations on the structure and process, and in particular on the assessment of visual effects. In particular, it recommends that the significance of an effect be determined by two distinct considerations: an assessment of the visual receptors, and an assessment of the visual effects. The visual 'receptor' is the person that perceives the visual effects: their nature and/or activity will determine their susceptibility to the type of change arising from the proposed development and their sensitivity to that change. The visual 'effect' is assessed by determining its magnitude in terms of size, scale and extent, and its quality, whether neutral, beneficial or adverse.



Zone of Theoretical Visibility (ZTV)

The areas from which the proposed development would in principle be visible are shown in green

Assessment Process

In accordance with the method set out above, the assessment process has involved the following stages.

Screening

In pre-application consultation with Cork City Council, it was agreed that a Visual Impact Assessment (VIA) would be required for the proposed development in accordance with Cork City Development Plan Plan 2022-2028 (CCDP) §11.17.

Scoping

Urban Initiatives conducted an initial scoping exercise based on its extensive experience in conducting Visual Impact Assessments in accordance with best practice as set out above. Based on virtual mapping of the Zone of Theoretical Visibility (ZTV) of the proposed development, and cross-referenced with the CCDP Protected Views, a series of viewpoints was selected to encompass a representative sample of key views from short, medium and long range. Consultation with the design team extended this initial series to a final selection of 28 views.

Consideration of Alternatives

Exploratory montages of work-in-progress on the design scheme identified a number of viewpoints in which the visual impact of the proposed development could be mitigated through adjustment of the height, massing and/or material quality of the proposal.

Description of the Project

Once a 'design freeze' was determined, high-quality verified views of the development were produced based on the final design specification.

Significance of effects		Sensitivity to change				
Magnitude of change		(1) High	(2) High-Medium	(3) Medium	(4) Medium-Low	(4) Low
	(1) Very High	(1) Major	(1) Major	(2) Major-Mod	(3) Moderate	(3) Moderate
	(2) High	(1) Major	(2) Major-Mod	(2) Major-Mod	(3) Moderate	(4) Mod-Minor
	(3) Medium	(2) Major-Mod	(3) Moderate	(3) Moderate	(4) Mod-Minor	(5) Minor
	(4) Low	(3) Moderate	(3) Moderate	(4) Mod-Minor	(5) Minor	(6) Minor-Negl
	(5) Negligible	(5) Minor	(6) Minor-Negl	(6) Minor-Negl	(7) Negligible	(7) Negligible

*Effects rated Moderate and above, are considered significant

Describing the Baseline

A detailed qualitative assessment was made of each existing view, and its value judged in conjunction with a review of the CCDP Protected Views as well as a comprehensive understanding of the historical development and character of the city as a whole, including on-site appraisal in person.

Impact Assessment

Using the verified montaged views, and drawing on a comprehensive understanding of the proposed development, the likely visual effects were assessed and an evaluation made as to whether these are significant, drawing on the categorisation set out in the table above.

Mitigation & Monitoring

The assessment has identified two adverse views, with the potential for mitigation measures identified in the broader urban design context.

Residual Impacts & Conclusions

The mitigation measures identified in the broader urban design context have the potential to modify the quality of impacts in the two relevant views, from adverse to neutral.



Cumulative Effects

Consultation with the City Council and planning and design team determined that cumulative assessment of permitted developments should be considered in this case, due to the significance of their visual impacts on the context of the assessed views. The cumulative assessment follows the same process as the primary assessment. The principle of magnitude of cumulative effects makes it possible for the proposed scheme to have a major impact on a particular receptor in the primary assessment, while having only a minor impact in conjunction with other existing developments in the cumulative assessment.

Key considerations for the assessment include the following factors:

- The additional extent, direction and distribution of existing and other developments in combination with the proposed development;
- The distance between the viewpoint, the proposed development and the cumulative developments; and
- The townscape setting, context and degree of visual coalescence of existing and proposed development and cumulative developments.

The focus of the cumulative assessment is on the additional effect of the project in conjunction with the permitted developments (rather than on the combined effect of all together) as noted in the Landscape Institute guidelines (§7.10). The assessment remains focussed on the impact of the Anglesea Terrace proposal alone, but in a revised contextual setting: there is no judgement on the quality or merit of the above proposals per se.

Note also that views in heritage settings are assessed in terms of visual impact only, not in terms of heritage impacts.

The cumulative assessment is based on modelling of the following permitted high- and mid-rise developments in the vicinity (see aerial view on facing page):

a. Custom House Quay (34 storey, hotel)

Planning Application Ref. 1938589

b. Albert Quay (25 storey, residential)

Planning Application Ref. 2140237

c. Clontarf Street (15 storey, offices)

Planning Application Ref. 1837894

d. Kennedy Quay/Marina Walk (9-12 storey, mixed use)

Planning Application Ref. 2140712

e. Victoria Road (7 storeys, rehabilitation hospital)

Planning Application Ref. 2140713

Preliminary modelling of these developments indicated that only 11 of the 28 views required assessment, due to

- The direction of view, so that the permitted developments are not visible (Views 01, 02, 03, 05, 09, 10, 17, 19) or barely visible (Views 06, 07, 08); or
- The lack of a clear line of sight to the Anglesea Terrace development itself (View 12, 13, 14, 15, 16, 24).

APPENDIX B

VIEW-BY-VIEW ASSESSMENTS

Assessments in Existing and Cumulative Context

View-by-view assessments are set out on the following pages. Where assessments have been made of the proposed development in the cumulative context, these are headlined in **red**.

- | | |
|------------------------------|-------------------------------------|
| 01 Eglinton Street | 16 Monahan Road |
| 02 Monarea Terrace | 17 Blackrock Road |
| 03 Shalom Park | 18 Summerhill South |
| 04 Hibernian Road Footbridge | 19 George's Quay |
| 05 Hibernian Road | 20 Elizabeth Fort |
| 06 Anglesea Terrace | 21 Montenotte Hotel |
| 07 Infirmary Road | 22 Tramore Valley Park |
| 08 Copley Street | 23 Kinsale Road |
| 09 Lapp's Quay | 24 Bandon Road |
| 10 East Albert Quay | 25 Sunday's Well Road |
| 11 Sidney Park | 26 Churchfield Park |
| 12 Summerhill North | 27 Fair Hill |
| 13 Horgan's Quay | 28 Shandon Bells |
| 14 Hibernian Buildings | 29 Parnell Bridge at South Mall |
| 15 Centre Park Road | 30 Copley Street at Anglesea Street |

View 01 Eglinton Street

Existing

Assessment of existing view

This short-range viewpoint is located approximately level with and 180m north of the development site. From this position there is a clear view along Eglinton Street looking southwards to the northeast corner of the development site.

In the foreground is the street space of Eglinton Street. To the left and right, the four-six storey frontages of contemporary mixed-use development are visible obliquely, providing strong enclosure to the street. To the left the upper residential floors give rhythm and scale to the frontage with their rhythm of windows and recessed loggia balconies. Above the sixth floor setback, centre left, rises the upper residential floors of the 20-storey Elysian Building. Its north and west elevations are realised in grey composite panels with windows of quite different sizes and proportions arrayed in vertical groups, including a sequence of full-height glazing to residential balconies accentuating each storey. The crown of the building is configured to form a distinctive stepped profile incorporating curved walls.

The middle- and background merge into a complex urban townscape whose detail is barely visible. The only feature clearly discernible is the vertical stanchion of the Hibernian Road footbridge, which rises above the roofline in the centre of shot where it crosses the South City Link Road.

Value of existing view

This view is here regarded as of characteristic value as it is on a key vehicular route through the city centre and provides an axial view from the city centre towards the south city.

Sensitivity of visual receptors

Many people experiencing this view will be driving into and around the city centre, however this is also an important pedestrian route for people living in the neighbourhood, who will experience it on a daily basis. Hence their visual sensitivity is therefore considered as high-medium.

Magnitude of visual effects

The tower is the sole element of the proposed development that is visible from this position. Located in the centre of shot in the middle distance, it is partially obscured by the frontage along the west side of Eglinton Street. The proposed development introduces a major new vertical element to the skyline, opposite the Elysian Building. It makes a considerable change to the composition of this view, and there is a medium-high degree of exposure given the changes are in the near middle distance and the view is direct and open. The magnitude of visual effects is therefore regarded as high.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as major-moderate.

View 01 Eglinton Street

Existing

Quality of effects

The proposed development consolidates a strategic corner at the edge of the city centre, opposite the Elysian Building. Here, the strategic north-south route through the city centre transitions from contemporary residential and mixed-used buildings with large floorplates, in the foreground, into the more fragmented low-intensity industrial and commercial uses and residential neighbourhood in the background. The proposed tower element also establishes a transitional scale in the hierarchy of building height, intermediate between the landmark tower of the Elysian Building and the perimeter block height of the contemporary developments around Eglinton Street. It further contributes to the definition and coherence of the south city in creating an ensemble that gives a sense of scale and orientation at an important gateway from the city centre, which from this viewpoint appears to align with the direction of travel.

Viewed from this angle, the north elevation is seen frontally. The lower floors are partially obscured by the frontage and street trees on the west side of the street. The residential floors are clad in a variegated brick within a pale brick frame expressed on every third floor, which gives scale and rhythm to the elevation. The plane of the elevation steps back at the corner to accommodate glazed balconies on each floor. The fenestration is arrayed vertically, with ribbed brick spandrel panels between windows giving an additional vertical emphasis. While the configurations of frame and fenestration are asymmetrical, the overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the

vertical emphasis of frame and fenestration together giving the tower element an impression of slenderness. This restraint is an appropriate response to the primacy of the Elysian Building adjacent, with its more flamboyant architectural language.

The quality of the visual effects of the proposed development from this viewpoint is therefore judged as beneficial.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a major-moderate beneficial effect on this characteristic view.

View 02 Monarea Terrace

Existing

Assessment of existing view

This short-range viewpoint is located approximately level with and 150m east of the development site. From this position at the boundary of the Albert Road ACA there is a clear view along Albert Street looking westwards to the north-east corner of the development site.

In the foreground is the roadscape of Albert Street as it turns westwards, with associated signage, median and pedestrian barriers. To the left is the two-storey gable end of an industrial shed accommodating a tyre shop (Modern Tyres), which provides some active frontage to the street. To the right is the two-storey fully-glazed frontage of a medical clinic, with four residential storeys above set back behind full-width balconies.

In the middle-ground the containment and scale of the street space breaks down. To the left, another two-storey industrial shed accommodates a hardware shop (A R Brownlow) but is positioned at an angle to the street line, providing a poor sense of enclosure. Beyond the junction with South City Link Road is the development site, with its single-storey stone wall curtilage and shed structures visible. To the right the upper residential floors of the 20-storey Elysian Building introduce a dramatic vertical emphasis to the view. The east elevation is realised in grey composite panels with windows of quite different sizes and proportions arrayed in vertical groups, with the acute prow-like south-east corner accommodates winter-gardens glazed in storey-height green glass, here backlit by the afternoon sun. The stepped crown of the building is only partially visible. Beyond the junction with Eglinton Street, the four storey rear

elevation of Anglesea Street Garda Station is visible above its large surface carpark.

In the background centre of shot, a horizontal strip window is visible, the top floor of a five-storey office building fronting the curved corner of Anglesea Street. To its right, the pale rendered elevation of five-storey student accommodation is obliquely visible as Copley Street turns northward and closes the vista.

Value of existing view

This view is regarded as of characteristic value as it is generally representative of views along key distributor roads at the interface of the city centre and inner suburbs.

Sensitivity of visual receptors

This view is along a busy distributor road, with many people experiencing this view driving into and around the city centre. Some will also walking along this route, however as a primarily utilitarian route. The quality of the view is not in any way central to the activity of walking along this route, therefore pedestrians' visual sensitivity along it is regarded as medium.

Magnitude of visual effects

The tower is the principal element of the proposed development that is visible from this position. Located in the centre of shot in the near middle distance, it dominates the streetscape. The north wing frontage to Old Station Road is also visible obliquely to the right. The proposed development introduces a major new vertical element to the skyline, adjacent to the Elysian Building. It makes an intensive change to the composition of this view, and there is a high degree of exposure given the changes are in the near middle distance and the view is direct and open. The magnitude of visual effects is therefore regarded as very high.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as major-moderate.

View 02 Monarea Terrace

Existing

Quality of effects

The proposed development consolidates a strategic corner at the edge of the city centre, opposite the Elysian Building. Here, the strategic north-south route through the city centre transitions from contemporary residential and mixed-used buildings with large floorplates in the foreground right to the fragmented warehouse and commercial buildings in the foreground left. The proposed tower element also establishes a transitional scale in the hierarchy of building height, intermediate between the landmark tower of the Elysian Building and the perimeter block height of the contemporary developments around Eglinton Street, to the right of shot.

Viewed from this angle, the tower resolves itself into two intersecting volumes of similar massing but slightly different heights and elevational treatments: to the left/south, a darker and slightly shorter volume; and to the right/north, a paler and slightly taller volume. The restrained architectural expression of the composite form and profile is an appropriate response to the primacy of the Elysian Building adjacent, with its more angular and flamboyant architectural language.

The elevational treatment of the left/southern volume is articulated by glazed balconies on each floor, and the brick cladding to the top two storeys has a ribbed treatment. The right/northern volume extends to an additional storey at the crown; it is clad in a variegated brick within a pale brick frame expressed on every third floor, which gives scale and rhythm to the elevation. The fenestration in both volumes is arrayed vertically, with ribbed brick spandrel panels between windows giving an additional vertical emphasis. While

there is some ambiguity in the relationship between the different elevational planes and architectural treatments at the intersection of the two volumes, the overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the vertical emphasis of frame and fenestration together giving the tower element an impression of slenderness.

From this viewpoint, where the north elevation of tower and wing are visible, the proposed development also makes a significant contribution to the sense of enclosure along Old Station Road and the definition and coherence of its streetscape.

The quality of the visual effects of the proposed development from this viewpoint is therefore judged as beneficial.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a major-moderate beneficial impact on this characteristic view.

View 03 Shalom Park

Existing

Assessment of existing view

This short-range viewpoint is located within the Albert Road ACA, and is approximately level with and 230m east of the development site.

In the foreground is the open lawn of the park extending to the middle distance, where an equipped play area, a line of trees and a boundary fence mark the west side of the park. To the left, a path traverses the lawn and follows the stone boundary wall, approximately 5m high. To the right, a line of mature trees follows the boundary fence, behind which Albert Road lies at a slightly lower level. On the north side of Albert Road, a terrace of 19th century two-storey brick houses fronts the park.

In the middle-ground there is a significant change in scale. To the centre and left the view is terminated by two warehouse sheds set back from Gas Works Road, accommodating respectively a tyre shop (Modern Tyres) providing no active frontage to the street, and a builder's merchant (OB Heating etc.) visible obliquely. To the right is a group of contemporary mid- and high-rise mixed-use buildings. In the centre right the upper residential floors of the 20-storey Elysian Building are clearly visible. Its east elevation is realised in grey composite panels with windows of quite different sizes and proportions arrayed in vertical groups, with the acute prow-like south-east corner accommodating winter-gardens glazed in storey-height green glass. The crown of the building is configured to form a distinctive stepped profile incorporating curved walls. Below it and to the right, the upper residential floors of the neighbouring seven-storey mixed-use perimeter block are visible on two sides, with set-backs

on the upper floor. Fronting Albert Street to the south it presents a frontage in red composite panels, with fenestration set back behind long balconies in a loggia-type arrangement. Fronting Albert Street to the east is a long rendered frontage with alternating windows and shorter loggia balconies. Both frontages are partly obscured by the tree canopy along the park edge.

From this viewpoint the background is largely obscured by buildings and trees, however to the left of shot the roofline, dormers and rear elevation of residential buildings at Railway Cottages are partially visible.

Value of existing view

This view is regarded as of characteristic value as it is generally representative of views across this small local park.

Sensitivity of visual receptors

As this view is from a public park, the receptors are people at leisure. The views are open and experienced on a frequent basis, and the park is in a valued townscape setting of the Albert Road ACA. Receptors are therefore regarded as of high visual sensitivity.

Magnitude of visual effects

The tower is the sole element of the proposed development that is visible from this position. Located in the centre of shot in the middle distance, it rises above the roofline of the warehouse sheds fronting Gasworks Road, which obscure its lower four floors. The proposed development introduces a major new vertical element to the skyline, adjacent to the Elysian Building. It makes a considerable change to the composition of this view, and there is a medium-high degree of exposure given the changes are in the middle distance and the view is direct and open. The magnitude of visual effects is therefore regarded as high.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as major.

View 03 Shalom Park

Existing

Quality of effects

The proposed development consolidates a strategic corner at the edge of the city centre, opposite the Elysian Building. Here, the strategic north-south route through the city centre transitions from contemporary residential and mixed-used buildings with large floorplates (right) to the historic urban fabric of artisan dwellings (far right) and more fragmented low-intensity industrial and commercial uses (centre and left). The proposed tower element also establishes a transitional scale in the hierarchy of building height, intermediate between the landmark tower of the Elysian Building and the perimeter block height of the contemporary developments around Eglinton Street.

Viewed from this angle, the tower resolves itself into two intersecting volumes of similar massing but slightly different heights and elevational treatments: to the left/south, a darker and slightly shorter volume; and to the right/north, a paler and slightly taller volume. The restrained architectural expression of the composite form and profile is an appropriate response to the primacy of the Elysian Building adjacent, with its more angular and flamboyant architectural language.

The elevational treatment of the left/southern volume is articulated by glazed balconies on each floor, and the brick cladding to the top two storeys has a ribbed treatment. The right/northern volume extends to an additional storey at the crown; it is clad in a variegated brick within a pale brick frame expressed on every third floor, which gives scale and rhythm to the elevation. The fenestration in both volumes is arrayed vertically, with ribbed brick spandrel panels between windows giving an additional vertical emphasis. While

there is some ambiguity in the relationship between the different elevational planes and architectural treatments at the intersection of the two volumes, the overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the vertical emphasis of frame and fenestration together giving the tower element an impression of slenderness.

However, visual impacts in a public park also require careful consideration in terms of open space amenity. The proposed development does not front the park directly and therefore does not contribute to its sense of enclosure proper. However the height and massing of its tower element contribute to the overshadowing of and a sense of encirclement around the public park, which impacts on its quality of openness and exposure to the western sky and accordingly on the park's amenity, particularly in the evening.

On balance, therefore, the quality of the visual effects of the proposed development from this viewpoint is judged as neutral.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a major neutral effect on this characteristic view.

View 04 Hibernian Road Footbridge

Existing

Assessment of existing view

This short-range viewpoint is located approximately 10m above and 170m south of the development site. From this elevated position approximately 8m above the South City Link Road, there is an open view northwards over the development site.

The foreground is dominated by the dual carriageway and filling station. Traversing from left to centre is the three-lane southbound vehicular carriageway and the central median strip, which is landscaped with a double row of mature trees. To the centre and right is the filling station with its vertical totem, forecourt and industrial roofs, with coordinated graphic branding and signage. Fast- and slow-moving vehicles are an important kinetic feature of this view.

The middle-ground is traversed by the northbound carriageway of the South City Link Road. To the left is the low-rise roofscape of the south city, which is partly obscured by trees. The long roofline, dormers and front elevation of residential buildings at Railway Cottages are visible, beyond which the variegated roofscape recedes into the middle distance without recognisable landmarks. In the centre and right of shot there is a significant change in scale. In the centre of shot, the visual axis of the southbound carriageway terminates at the mixed-use Elysian Building. Its 20 storeys are fully visible, with ground floor retail (ALDI) and upper residential floors. The main south elevation is divided into two planes, both largely realised in storey-height green glazing: on the left side the transoms give a horizontal configuration accentuating each storey, while on the right side the frequent mullions stand proud and give a strong vertical emphasis. The crown of the

building is configured to form a distinctive stepped profile incorporating curved walls. To the right of shot, the upper residential floors of the neighbouring seven-storey mixed-use perimeter block are visible, with a set-back on the top floor. Fronting Albert Street, it presents a frontage in red composite panels with fenestration set back behind long balconies in a loggia-type arrangement.

In the background across the whole field of view one can perceive the elevated neighbourhoods of the north city, visible on the horizon. To the left, Gurranabraher and the telecoms mast at Fair Hill can be seen in the far distance. In the centre, there are glimpses of the city centre roofscape through the visual corridor of Eglinton Street. To the right, the grandly-scaled terraces and semi-detached houses stepping up to Bellevue Park are visible, interspersed with trees and woodland.

Value of existing view

This view is here regarded as of characteristic value as it overlooks a key vehicular route through the city centre and provides an axial view from the southside towards the city centre and north city.

Sensitivity of visual receptors

People experiencing this view will be walking along the pedestrian bridge, and while the view is open it is oblique to the direction of travel. The bridge is part of a somewhat useful but very secluded and poorly-surveilled route, with no active frontage on its lengthy approaches. The bridge itself is narrow, exposed and elevated approximately 8m above the busy South City Link Road. As this a primarily utilitarian route,

therefore, pedestrians' visual sensitivity along it is regarded as medium.

Magnitude of visual effects

All three elements of the proposed development—tower, frontage and wing—are partly visible in the middle distance. In the centre of shot, the lower four floors of the tower element are largely obscured by St. Vincent's hostel and by trees planted along the verge and median South City Link Road. To the left, the rear of the frontage block is further obscured by the canopy of a taller tree and the ridgeline of the terraced Railway Cottages. Further left, the parapet and top floor windows of the wing block are partly visible. The proposed development introduces a major new vertical element to the skyline, adjacent to the Elysian Building. It makes an intensive change to the composition of this view, and there is a high degree of exposure given the changes are in the near middle distance and the view is direct and open. The magnitude of visual effects is therefore regarded as very high.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as major-moderate.

View 04 Hibernian Road Footbridge

Existing

Quality of effects

The proposed development consolidates a strategic corner at the edge of the city centre, opposite the Elysian Building. At this point, the strategic north-south route through the city centre transitions from the fragmented urban fabric of warehouse and commercial buildings (foreground right) and the historic and cohesive urban fabric (foreground left), to the contemporary residential and mixed-used buildings with large floorplates in the middle-ground. The proposed development completely obscures any view of Gurranabraher in the distant horizon, however the telecoms mast remains visible above the wing building. While the difference in height between the proposed tower element and the landmark Elysian Building is not immediately evident due to the foreshortening of perspective in this view, the tower does establish a transitional scale in the hierarchy of building height, intermediate between the Elysian Building and the perimeter block height of the contemporary developments around Eglinton Street. It also contributes to the definition and coherence of the urban fabric in the south city, providing a sense of scale and orientation at an important gateway to the city centre, which from this viewpoint appears to align with the direction of travel. In a similar way, the frontage block (while here only visible from the rear) mirrors the height and massing of the perimeter block to the right of the Elysian Building, and together they indicate a common scale of enclosure to Old Station Road and Albert Street. The height and massing of the frontage and wing blocks step down to provide a scaled transition from the verticality of the tower to the horizontality of the long terrace at Railway Cottages.

Viewed from this angle, the tower resolves itself into a cluster of intersecting volumes of similar massing but slightly different heights and elevational treatments, alternating in tone between a darker brick, a variegated brick, and a paler brick frame, with glazed balconies linking the different volumetric elements. The pale brick frame is expressed on every third floor, giving scale and rhythm to the elevations. The fenestration is arrayed vertically, with ribbed brick spandrel panels adding vertical emphasis. Those parts of the topmost two/three floors that are not 'framed' are articulated in ribbed brick, giving a clear but understated expression to the building crown. While there is some ambiguity in the relationship between the different elevational planes and architectural treatments at the intersection of the different volumes, the overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the vertical emphasis of frame, fenestration and brick tone together giving the tower element an impression of slenderness. This is an appropriate response to the primacy of the landmark Elysian Building adjacent, with its more angular and flamboyant architectural language.

The rear of the frontage block recombines some of the same architectural elements as the tower, but in a different configuration that relates more closely to the rhythm and horizontality of the terrace at Railway Cottages. The fenestration is arrayed in a regular pattern, with some variation provided by panels of ribbed brick, and overlaps the transition from wall, which is clad in variegated brick, to attic floor, where the metal roof finish is turned down to clad the external wall. At its western end, the stairwell is expressed in dark ribbed brick and gives a vertical emphasis to the

end of the architectural composition. The wing block is barely visible, distinguished by its pale brick parapet. While there is some ambiguity in the relationship between the different elevational planes and architectural treatments at the intersection of these different volumes, the overall effect is one of restraint in architectural expression, with the differentiated elements of frontage and wing blocks breaking down and articulating the massing of the proposed development, allowing it to better integrate with the smaller size and finer scale of the historic urban fabric directly to its south.

The quality of the visual effects of the proposed development from this viewpoint is therefore judged as beneficial.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a major-moderate beneficial impact on this characteristic view.

View 04 Hibernian Road Footbridge

Cumulative

Assessment of existing view

This short-range viewpoint is located approximately 10m above and 170m south of the development site. From this elevated position approximately 8m above the South City Link Road, there is an open view northwards over the development site.

The foreground is dominated by the dual carriageway and filling station. Traversing from left to centre is the three-lane southbound vehicular carriageway and the central median strip, which is landscaped with a double row of mature trees. To the centre and right is the filling station with its vertical totem, forecourt and industrial roofs, with coordinated graphic branding and signage. Fast- and slow-moving vehicles are an important kinetic feature of this view.

The middle-ground is traversed by the northbound carriageway of the South City Link Road. To the left, the low-rise roofscape of the south city is partly obscured by trees. The long roofline, dormers and front elevation of Railway Cottages are visible, beyond which the variegated roofscape recedes into the middle distance without recognisable landmarks. In the centre and right of shot there is a significant change in scale. In the centre of shot, the visual axis of the southbound carriageway terminates at the mixed-use Elysian Building. Its south elevation is divided into two planes, both largely realised in storey-height green glazing: on the left side the transoms give a horizontal configuration accentuating each storey, while on the right side the frequent mullions stand proud and give a strong vertical emphasis. The crown of the building is configured to form a distinctive stepped profile incorporating curved walls. To the right of

shot, the upper residential floors of the neighbouring seven-storey mixed-use perimeter block are visible, with a set-back on the top floor. Fronting Albert Street, it presents a frontage in red composite panels with fenestration set back behind long balconies in a loggia-type arrangement. At the far right of shot, two major permitted developments are visible above the Albert Street roofline. The rectilinear profile of the 25-storey residential development at Albert Quay is distinguished by its regular and restrained elevational treatment rising to a three-storey crown, with the adjoining 12-storey shoulder building at the edge of the view. Rising behind the crown element, the top floors of the 34-storey hotel development at Custom House Quay are visible, with its angular and faceted glazed façade. Together these existing and permitted developments to the east side of Eglinton Street create an ensemble of contemporary mid-and high-rise developments at the intersection of the city centre, docklands and inner suburbs.

In the background across the whole field of view one can perceive the elevated neighbourhoods in the north city, barely visible on the horizon. To the left of shot, the horizon of Gurranabraher and the telecoms mast at Fair Hill can be seen in the far distance. In the centre of shot, there are glimpses of the city centre roofscape in the centre of shot through the visual corridor of Eglinton Street, including the permitted 15-storey office development at Clontarf Street, which is partially obscured by the Elysian Building.

Value of existing view

This view is here regarded as of characteristic value

as it overlooks a key vehicular route through the city centre and provides an axial view from the southside towards the city centre and north city.

Sensitivity of visual receptors

People experiencing this view will be walking along the pedestrian bridge, and while the view is open it is oblique to the direction of travel. The bridge is part of a somewhat useful but very secluded and poorly-surveilled route, with no active frontage on its lengthy approaches. The bridge itself is narrow, exposed and elevated approximately 8m above the busy South City Link Road. As this a primarily utilitarian route, therefore, pedestrians' visual sensitivity along it is regarded as medium.

Magnitude of visual effects

All three elements of the proposed development—tower, frontage and wing—are partly visible in the middle distance. In the centre of shot, the lower four floors of the tower element are largely obscured by St. Vincent's hostel and by trees planted along South City Link Road. To the left, the rear of the frontage block is further obscured by the ridgeline of the terraced Railway Cottages. Further left, the parapet and top floor windows of the wing block are partly visible. The proposed development introduces a major new vertical element to the skyline, adjacent to the Elysian Building. It makes an intensive change to the composition of this view, and there is a high degree of exposure given the changes are in the near middle distance and the view is direct and open. The magnitude of visual effects is therefore regarded as very high.

View 04 Hibernian Road Footbridge

Cumulative

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as major-moderate.

Quality of effects

The proposed development consolidates a strategic corner at the edge of the city centre, opposite the Elysian Building. At this point, the strategic north-south route through the city centre transitions from the fragmented urban fabric of warehouse and commercial buildings (foreground right) and the historic and cohesive urban fabric (foreground left), to the contemporary residential and mixed-used buildings with large floorplates in the middle-ground. The proposed development completely obscures any view of Gurranabraher in the distant horizon, however the telecoms mast remains visible above the wing building. While the difference in height between the proposed tower element and the landmark Elysian Building is not immediately evident due to the foreshortening of perspective in this view, the tower does establish a transitional scale in the hierarchy of building height, intermediate between the Elysian Building and the perimeter block height of the contemporary developments around Eglinton Street. It also contributes to the definition and coherence of the urban fabric in the south city, providing a sense of scale and orientation at an important gateway to the city centre, which from this viewpoint appears to align with the direction of travel. In a similar way, the frontage block (while here only visible from the rear)

mirrors the height and massing of the perimeter block to the right of the Elysian Building, and together they indicate a common scale of enclosure to Old Station Road and Albert Street. The height and massing of the frontage and wing blocks step down to provide a scaled transition from the verticality of the tower to the horizontality of the long terrace at Railway Cottages. The proposed development effectively extends and consolidates the ensemble of contemporary mid- and high-rise buildings, existing and permitted, improving their coherence and integration with the surrounding urban fabric.

Viewed from this angle, the tower resolves itself into a cluster of intersecting volumes of similar massing but slightly different heights and elevational treatments, alternating in tone between a darker brick, a variegated brick, and a paler brick frame, with glazed balconies linking the different volumetric elements. The pale brick frame is expressed on every third floor, giving scale and rhythm to the elevations. The fenestration is arrayed vertically, with ribbed brick spandrel panels adding vertical emphasis. Those parts of the topmost two/three floors that are not 'framed' are articulated in ribbed brick, giving a clear but understated expression to the building crown. While there is some ambiguity in the relationship between the different elevational planes and architectural treatments at the intersection of the different volumes, the overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the vertical emphasis of frame, fenestration and brick tone together giving the tower element an impression of slenderness. This is an appropriate response to the primacy of the landmark Elysian Building adjacent, with its more

angular and flamboyant architectural language.

The rear of the frontage block recombines some of the same architectural elements as the tower, but in a different configuration that relates more closely to the rhythm and horizontality of the terrace at Railway Cottages. The fenestration is arrayed in a regular pattern, with some variation provided by panels of ribbed brick, and overlaps the transition from wall, which is clad in variegated brick, to attic floor, where the metal roof finish is turned down to clad the external wall. At its western end, the stairwell is expressed in dark ribbed brick and gives a vertical emphasis. The wing block is barely visible, identified by its pale brick parapet. While there is some ambiguity in the relationship between the different elevational planes and architectural treatments at the intersection of these different volumes, the overall effect is one of restraint in architectural expression, with the differentiated elements of frontage and wing blocks breaking down and articulating the massing of the proposed development, allowing it to better integrate with the smaller size and finer scale of the historic urban fabric directly to its south.

The quality of the visual effects of the proposed development from this viewpoint is therefore judged as beneficial.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a major-moderate beneficial impact on this characteristic view.

View 05 Hibernian Road at Gasworks Lane

Existing

Assessment of existing view

This short-range viewpoint is located approximately level with and 150m south of the development site. From this position, the view along Gasworks Lane looks northwards to the development site.

In the foreground is the roadspace of Hibernian Road. To the left is the front and gable of the single-storey Jehovah's Witnesses Kingdom Hall, a single-storey building in yellow pebbledash which provides little active frontage to the street. To the right is the entrance to a large surface carpark through an open gate in storey-height curtilage wall, which is topped by barbed wire as its steps up the hill to the far right of shot.

In the middle-ground the view extends into the distance along Gasworks Lane, a narrow pedestrian alley between curtilage walls approximately 100m in length with no active frontage. The view is closed by the blank rendered gable of the end-of-terrace two-storey house on Anglesea Terrace. To the right, the partially-dismantled structure of two-storey industrial shed building is visible within the carpark and, beyond, the blank gable of residential terrace at Railway Cottages rises above the carpark curtilage wall.

In the background centre of shot the upper floors of the 20-storey Elysian Building rise above the perspectival view of Gasworks Lane. From this angle, the complex articulation of the building can be fully understood as a collection of volumes each with its own form and elevational treatment. On the building's west side, their elevations are realised in grey composite panels with windows of quite different sizes and proportions arrayed in vertical groups. On its south

side, its floors accommodate winter-gardens glazed in storey-height green glass, and extend in a prow-like form at the south east corner. The crown of the building is configured as a distinctive stepped profile. In the distance there are also glimpses of parts of the roofs and elevations of mid-rise buildings in the vicinity.

Value of existing view

This view is here regarded as of characteristic value as it is typical of the interface between the south city centre, former industrial areas and inner suburbs.

Sensitivity of visual receptors

Many people experiencing this view are users of the surface carpark, and primarily concerned with accessing or leaving the carpark. Pedestrians experiencing this view will be walking to and from the pedestrian bridge over the South City Link Road a block further east. As a primarily utilitarian route, their visual sensitivity along it is regarded as medium.

Magnitude of visual effects

The tower and frontage block of the proposed development are partly visible in the middle distance. In the centre of shot, the lower seven floors of the tower element are largely obscured by the combination of curtilage walls and roofs on the east side of Gasworks Lane. To its right, the full height of the easternmost bays of the rear of the frontage block are visible at the end of the lane. The proposed development introduces a major new vertical element to the skyline, adjacent to the Elysian Building and entirely obscuring it. It makes an intensive change to the composition of this view, however its overall profile is very similar to the Elysian Building. There is a high degree of exposure given the changes are in the near middle distance, but the view is rather constrained to the corridor of the laneway. The magnitude of visual effects is therefore regarded as high.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as major-moderate.

View 05 Hibernian Road at Gasworks Lane

Existing

Quality of effects

The proposed development consolidates a key corner at the edge of the city centre, where the strategic north-south route through the city centre transitions from the mixed and fragmented urban fabric of warehouses and residential terraces in the foreground to the contemporary residential and mixed-used buildings with large floorplates in the distance. While the landmark 20-storey Elysian Building is obscured from this angle, the proposed development establishes a scaled transition of building height stepping down from 16-storey tower to seven-storey frontage block to the single storey development in the foreground.

Viewed from this angle, the tower resolves itself into a cluster of intersecting volumes of similar massing but slightly different heights and elevational treatments, alternating in tone between a darker brick, a variegated brick, and a paler brick frame, with glazed balconies linking some of the volumetric elements. The pale brick frame is expressed on every third floor, giving scale and rhythm to the elevations. The fenestration is arrayed vertically, in some places with ribbed brick spandrel panels adding vertical emphasis. Those parts of the topmost two/three floors that are not 'framed' are articulated in ribbed brick, giving a clear but understated expression to the building crown. While there is some ambiguity in the relationship between the different elevational planes and architectural treatments at the intersection of the different volumes, the overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the vertical emphasis of frame, fenestration and brick tone together giving the

tower element an impression of slenderness. This is an appropriate response to the primacy of the landmark Elysian Building behind, with its more angular and flamboyant architectural language.

The rear of the frontage block recombines some of the same architectural elements as the tower, but in a different configuration relating to its character as a residential apartment building. The fenestration is arrayed in a regular pattern, with some variation provided by panels of ribbed brick, and overlaps the transition from wall, which is clad in variegated brick, to attic floor, where the metal roof finish is turned down to clad the external wall. Again the overall effect is one of restraint in architectural expression, with the differentiated elements breaking down and articulating the massing of the proposed development, allowing it to better integrate with the smaller size and finer scale of the historic urban fabric directly adjacent.

The quality of the visual effects of the proposed development from this viewpoint is therefore judged as beneficial.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a major-moderate beneficial impact on this characteristic view.

View 06 Anglesea Terrace

Existing

Assessment of existing view

This short-range viewpoint is located approximately level with and 100m south-west of the development site. From this position the view looks north-eastwards past the frontage of Saints Joachim and Anne's which lies within the South Parish ACA, and along Anglesea Terrace to the development site.

In the foreground is the street space of Anglesea Terrace, with its extensive onstreet parking. To the left, the storey-height stone wall marks the curtilage to Saints Joachim and Anne's, with part of the two-storey building's Gothic-Tudor façade visible far left. In the centre of shot is the plainer rendered side elevation of its long rear wing. In the centre of shot is the boundary of the development site.

In the middle-ground centre of shot the upper floors of the 20-storey Elysian Building rise above the roofline. From this angle, the complex articulation of the building can be fully understood as a collection of volumes each with its own form and elevational treatment. On the building's west side, their elevations are realised in grey composite panels with windows of quite different sizes and proportions arrayed in vertical groups. On its south side, its floors accommodate winter-gardens glazed in storey-height green glass, and extend in a prow-like form at the south east corner. The crown of the building is configured as a distinctive stepped profile. To its right the upper setback floors of the adjacent mixed-use building on Albert Street are also visible. To the right of shot, the view is closed by the two-storey residential frontages along Anglesea Terrace, with its regular rhythm of windows and chimneys, punctuated in places by dormers and rooflights.

There is no background visible in this view.

Value of existing view

This view is here regarded as of characteristic value as it is typical of the interface between the south city centre and inner suburbs, and is currently a cul-de-sac.

Sensitivity of visual receptors

This view is along a residential street within the South Parish ACA, and along the curtilage of a building of regional significance. Receptors are therefore regarded as of high-medium visual sensitivity.

Magnitude of visual effects

All three elements of the proposed development—tower, frontage and wing—are partly visible in the middle distance. In the centre of shot, the northern part of the wing block is obscured by the roof and upper storey of Saints Joachim and Anne's and its high curtilage wall. The wing block in turn obscures most of the frontage block, of which only the top floors are visible; it also obscures the most of the seven lower floors of the tower element, apart from its south façade. The proposed development introduces a cluster of major new elements to this view. The tower element largely obscures the Elysian Building, other than part of its crown. The proposed development makes an intensive change to the composition of this view, and there is a high degree of exposure given the changes are in the near middle distance, and the view is direct and open. The magnitude of visual effects is therefore regarded as very high.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as major.

View 06 Anglesea Terrace

Existing

Quality of effects

The proposed development consolidates a key corner at the edge of the city centre, where the strategic north-south route through the city centre transitions from the coherent historic fabric of residential terraces, seen here in the foreground, to the contemporary residential and mixed-used buildings with large floorplates in and around Eglinton Street. While the landmark 20-storey Elysian Building is largely obscured from this angle, the proposed development establishes a scaled transition of building height stepping down from 16-storey tower, seven-storey frontage block and four storey wing block to the historic two-storey development in the foreground. However the sheer complexity of the composition of the three elements of the proposed development can be difficult to comprehend at a glance, and this is exacerbated by coalescence with the crown of the Elysian Building behind, which includes materials of comparable tone and configuration.

Viewed from this angle, the tower element resolves itself into a cluster of intersecting volumes of similar massing but slightly different heights and elevational treatments, alternating in tone between a darker brick, a variegated brick, and a paler brick frame, with glazed balconies linking some of the volumetric elements. The pale brick frame is expressed on every third floor, giving scale and rhythm to the south elevation. The fenestration is arrayed vertically, in some places with ribbed brick spandrel panels adding vertical emphasis. The vertical configuration and rhythm of the south elevation echoes the horizontal configuration and rhythm of the adjacent terrace of

two-storey houses. The tower's vertical circulation is expressed through a continuous vertical glazed slot rising to the building's crown, and matched with a wide vertical panel of brickwork adjacent, which is without fenestration. Those parts of the topmost two/three floors that are not 'framed' are articulated in ribbed brick, giving a clear yet understated expression to the building crown. While there is some ambiguity in the relationship between the different elevational planes and architectural treatments at the intersection of the different volumes, the overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the vertical emphasis of frame, fenestration and brick together giving the tower element an impression of slenderness. This is an appropriate response to the primacy of the landmark Elysian Building behind, with its more angular and flamboyant architectural language.

The rear of the frontage block recombines some of the same architectural elements as the tower, but in a different configuration that is only partially visible given that most of its façade is obscured from this position. The façade of the attic floor is clad with the metal roof finish, which is turned down over the external wall. The west end of the frontage block accommodates the vertical circulation, and its elevation reiterates the treatment of the vertical circulation of the tower element, with a continuous vertical glazed slot rising to the top floor, matched with a wide vertical panel of brickwork, here in ribbed form, which is without fenestration. This is flanked by the residential elevation in variegated brick which turns the corner to the street frontage. Below, the west elevation of the wing block is clad in dark brick on its ground floor and variegated

brick on its upper floors. Its fenestration is arrayed in a regular pattern throughout. The curved and chamfered configuration to the southern end of the wing block responds to the adjacent two storey buildings—Saints Joachim and Anne's to the left, and Anglesea Terrace to the right—and brings them into correspondence. Again the overall effect is one of restraint in architectural expression—if with some ambiguity in the relationship between the different elevational planes and architectural treatments at the intersection of the different volumes—with the differentiated elements breaking down and articulating the massing of the proposed development allowing it to better integrate with the smaller size and finer scale of the historic urban fabric directly adjacent.

While the proposed development works successfully to break down the scale and articulate the elevations of the individual elements, its dominant size and overall complexity is in this view fully visible and exacerbated by coalescence with the crown of the Elysian Building and between the wing and frontage blocks themselves. The quality of the visual effects of the proposed development from this viewpoint is therefore judged as adverse.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a major-moderate adverse impact on this characteristic view.

View 07 Infirmary Road

Existing

Assessment of existing view

This short-range viewpoint is located approximately level with and 225m south-west of the development site. From this position on the boundary of South Parish ACA, the view along Infirmary Road looks north-eastwards towards the development site.

In the foreground is the street space of Infirmary Road at the junction of South Terrace, with its associated signage, bollards and traffic lights. To the left of shot is the end of one of a fine terrace of Georgian houses of three storeys over basement, with brick façade, doorcase, sash windows and pitched slate roof behind a parapet. To the right of shot is the façade of a recently-completed hospital building extending over three storeys, also in brick but with a modernist configuration of fenestration.

In the middle-ground, parts of the two-storey frontage and side wing of Saints Joachim and Anne's are visible in the centre of shot. A series of Victorian mixed-use buildings of a similar scale extend along the east side of Anglesea Street, interrupted by a long single storey hoarding. Above the roofline of Saints Joachim and Anne's, the upper floors of the 20-storey Elysian Building close the middle-ground. From this angle, the complex articulation of the building can be fully understood as a collection of volumes each with its own form and elevational treatment. On the building's west side, their elevations are realised in grey composite panels with windows of quite different sizes and proportions arrayed in vertical groups, and its balconies visible in profile. On its south side, its floors accommodate winter-gardens glazed in storey-height green glass, and extend in a prow-like

form at the south east corner. The crown of the building is configured as a distinctive stepped profile. To left and right the upper setback floors of the adjacent mixed-use buildings on Albert and Eglinton Streets are also visible.

There is no background visible in this view.

Value of existing view

This view is here regarded as of characteristic value as it is typical of the interface between the south city centre and inner suburbs.

Sensitivity of visual receptors

This view is along a busy arterial road, with many people experiencing this view driving into the city centre. Some will also walking along this route, however as a primarily utilitarian route. The quality of the view is not in any way central to the activity of walking along this route, therefore pedestrians' visual sensitivity along it is regarded as medium.

Magnitude of visual effects

All three elements of the proposed development—tower, frontage and wing— are partly visible in the middle distance. In the centre of shot, the lower three storeys of the wing block are largely obscured by the two-storey Saints Joachim and Anne's and the similarly-scaled frontage to Anglesea Street. The wing block in turn obscures most of the frontage block, of which only the top two floors are visible. The seven lower floors of the tower element are largely obscured by street trees and frontage to Anglesea Street. The proposed development introduces a cluster of major new elements to this view. The tower element partly obscures the Elysian Building. The proposed development makes an intensive change to the composition of this view, and there is a high degree of exposure given the changes are in the near middle distance, and the view is direct and open. The magnitude of visual effects is therefore regarded as very high.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as major-moderate.

View 07 Infirmary Road

Existing

Quality of effects

The proposed development consolidates a key corner at the edge of the city centre, where the strategic north-south route through the city centre transitions from the coherent historic fabric of residential terraces, seen here in the foreground and middle-ground, to the contemporary residential and mixed-used buildings with large floorplates in and around Eglinton Street. While the landmark 20-storey Elysian Building is partly obscured from this angle, the proposed development establishes a scaled transition of building height stepping down from 16-storey tower, seven-storey frontage block and four storey wing block to the historic two-storey development in the foreground. However the sheer complexity of the composition of the three elements of the proposed development can be difficult to comprehend at a glance, and this is exacerbated by coalescence with the Elysian Building behind, which includes materials of comparable tone and configuration.

Viewed from this angle, the tower element resolves itself into a cluster of intersecting volumes of similar massing but slightly different heights and elevational treatments, alternating in tone between a darker brick, a variegated brick, and a paler brick frame, with glazed balconies linking some of the volumetric elements. The pale brick frame is expressed on every third floor, giving scale and rhythm to the south elevation. The fenestration is arrayed vertically, in some places with ribbed brick spandrel panels adding vertical emphasis. The tower's vertical circulation is expressed through a continuous vertical glazed slot rising to the building's crown, and matched with a wide

vertical panel of brickwork adjacent, which is without fenestration. Those parts of the topmost two/three floors that are not 'framed' are articulated in ribbed brick, giving a clear yet understated expression to the building crown. While there is some ambiguity in the relationship between the different elevational planes and architectural treatments at the intersection of the different volumes, the overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the vertical emphasis of frame, fenestration and brick together giving the tower element an impression of slenderness. This is an appropriate response to the primacy of the landmark Elysian Building behind, with its more angular and flamboyant architectural language.

The rear of the frontage block recombines some of the same architectural elements as the tower, but in a different configuration that is only partially visible given that much of its façade is obscured from this position. The attic floor is clad with the metal roof finish, which is turned down over the external wall. The west end of the frontage block accommodates the vertical circulation, and its elevation reiterates the treatment of the vertical circulation of the tower element, with a continuous vertical glazed slot rising to the top floor, matched with a wide vertical panel of brickwork, here in ribbed form, which is without fenestration. This is flanked to the left by the residential elevation in variegated brick which turns the corner to the street frontage. Below, the west elevation of the wing block is clad in variegated brick on its upper floors. Its fenestration is arrayed in a regular pattern throughout. Again the overall effect is one of restraint in architectural expression—if with some ambiguity

in the relationship between the different elevational planes and architectural treatments at the intersection of the different volumes—with the differentiated elements breaking down and articulating the massing of the proposed development allowing it to better integrate with the smaller size and finer scale of the historic urban fabric directly adjacent.

While the proposed development works successfully to break down the scale and articulate the elevations of the individual elements, its dominant size and overall complexity is in this view fully visible and exacerbated by coalescence with the Elysian Building and between the wing and frontage blocks themselves. The quality of the visual effects of the proposed development from this viewpoint is therefore judged as adverse.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a major-moderate adverse impact on this characteristic view.

View 08 Copley Street

Existing

Assessment of existing view

This short-range viewpoint is located approximately level with and 210m west of the development site. From this position on the boundary of South Parish ACA, the view along Copley Street looks eastwards towards the development site.

In the foreground is the roadspace of Copley Street. To the left is a group of two- to four-storey mixed-use buildings and curtilage walls which following the street line with considerable variation in height, scale and elevational treatment, providing varying degrees of enclosure and active frontage. To the right is the elevation of five-storey student accommodation, with its ground floor entrance and integrated signage giving way to a pale rendered elevation above, and adjoining a curved volume in dark render with full-height glazing to a stairwell. Behind this, the gable end of a two-storey Victorian terrace is visible fronting Copley Street.

In the middle-ground along the south side of Old Station Road is the long storey-height stone curtilage wall of Saints Joachim and Anne's, behind which the long pitched roofs of the existing single-storey structures on the development site are visible. To the left, above the roofline of the north side of Copley Street, the upper residential floors of the 20-storey Elysian Building are visible. Their east elevation is realised in grey composite panels with windows of quite different sizes and proportions arrayed in vertical groups, with the acute prow-like south-east corner visible obliquely, glazed in storey-height green glass. The complex geometry of the building is apparent in its stepped crown.

There is no background visible in this view.

Value of existing view

This view is here regarded as of characteristic value as it is generally representative of views along streets along the outer fringes of the city centre.

Sensitivity of visual receptors

This view is along a busy city centre road, with many people experiencing this view driving into and around the city centre. Some will also walking along this route, however as a primarily utilitarian route. The quality of the view is not in any way central to the activity of walking along this route, therefore pedestrians' visual sensitivity along it is regarded as medium.

Magnitude of visual effects

All three elements of the proposed development—tower, frontage and wing—are partly visible in the middle distance. In the centre of shot, most of the wing block is obscured by the two-storey frontage to Copley Street—here seen gable end-on—in combination with mature trees within the curtilage of Saints Joachim and Anne's. Both the frontage block and tower elements are fully visible, with their Old Station Road frontages visible obliquely. The proposed development introduces a cluster of major new elements to this view. The proposed development makes an intensive change to the composition of this view, and there is a high degree of exposure given the changes are in the near middle distance, and the view is direct and open. The magnitude of visual effects is therefore regarded as very high.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as major-moderate.

Quality of effects

The proposed development consolidates a key corner at the edge of the city centre, where the strategic north-south route through the city centre transitions from the coherent historic fabric and contemporary residential and mixed-used buildings of the South City (left), to the more fragmented urban form of the inner suburbs (right). While the landmark 20-storey Elysian Building is largely obscured from this angle apart from its crown, the proposed development establishes a scaled transition of building height stepping down from the 16-storey tower, seven-storey frontage block and four storey wing block to the historic two-storey development in the foreground. The distribution and articulation of fenestration and elevational materials indicate a common emphasis of the building's different elements towards the frontage of Old Station Road, in a way that clearly distinguishes these primary elevations from the secondary lateral elevations. Together these configurations work effectively to relate the building to its immediate context and bridge the dramatic changes in scale. They also make a significant contribution to the sense of enclosure along Old Station Road and the definition and coherence of its streetscape.

Viewed from this angle, the tower element resolves itself into a cluster of intersecting volumes of similar massing but slightly different heights and elevational

View 08 Copley Street

Existing

treatments, alternating in tone between a darker brick, a variegated brick, and a paler brick frame, with glazed balconies linking some of the volumetric elements. On the north facade, seen here obliquely, a pale brick frame is expressed on every third floor, giving scale and rhythm to the elevation. The fenestration is arrayed vertically, with ribbed brick spandrel panels adding further vertical emphasis. On the west elevation, this approach is repeated in the panel of darker brick but to the right, in the panel of variegated brick, it is not the spandrels but the jambs which are picked out in ribbed brick, which adds instead a horizontal emphasis. The tower's vertical circulation is expressed through a continuous vertical glazed slot rising to the building's crown, and matched with a wide vertical panel of brickwork adjacent, which is without fenestration. Those parts of the topmost two/three floors that are not 'framed' are articulated in ribbed brick, giving a clear yet understated expression to the building crown. While there is some ambiguity in the relationship between the different elevational planes and architectural treatments in window arrays and at the intersection of the different volumes, the overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the vertical emphasis of frame, fenestration and brick together giving the tower element an impression of slenderness. This is an appropriate response to the primacy of the landmark Elysian Building to the left, with its more angular and flamboyant architectural language.

The frontage block recombines some of the same architectural elements as the tower, but in a different configuration to create a graduated and well-scaled

street frontage. Its north elevation reiterates the tower's pale brick frame element to create a horizontal rhythm that approximates the party wall width of grand Georgian and Victorian frontages. It also expresses a vertical layering with a grand ground floor, three-plus-two residential storeys, and a single attic floor. These distinctions are expressed through variations in elevational treatment: the ground floor is defined by vertically glazed elements; first, second and third floors are in variegated brick with windows arranged vertically between ribbed spandrel panels; fourth and fifth floors continue this pattern but without the ribbed brick; and the attic floor is clad with the metal roof finish, which is turned down over the external wall. The west end of the frontage block accommodates the vertical circulation, and its elevation reiterates the treatment of the vertical circulation of the tower element, with a continuous vertical glazed slot rising to the top floor, matched with a wide vertical panel of brickwork, here in ribbed form, which is without fenestration. The wing block continues this approach in simplified form. Is layered horizontally into two sections. Its ground floor is clad in dark brick with no fenestration, corresponding to the stone curtilage wall of Saints Jerome and Anne's adjacent. Its upper floors are clad in variegated brick, with fenestration arrayed in a regular pattern throughout, and in places with ribbed brick jambs. Again the overall effect is one of restraint in architectural expression, if with some ambiguity in the relationship between the different elevational planes and architectural treatments at the intersection of the different volumes. The differentiated elements break down and articulate the massing of the proposed development allowing it to better integrate

with the smaller size and finer scale of the historic urban fabric directly adjacent.

While the proposed development introduces a dominant element to this view, the design works successfully to break down the scale, articulate the elevations of the individual elements, relate to the surrounding context, and provide enclosure and containment to Old Station Road. The quality of the visual effects of the proposed development from this viewpoint is therefore judged as beneficial.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a major-moderate beneficial impact on this characteristic view.

View 09 Lapp's Quay

Existing

Assessment of existing view

This medium-range viewpoint is located approximately level with and 325m north of the development site. From this position, the view looks southwards across the river to City Hall and towards the development site beyond.

The foreground is dominated by surface carparking and a quayside balustrade of utilitarian design. The river itself is not visible, but the quay wall and corresponding balustrade on the south quay and westbound traffic can be seen. Behind this is the long classical facade of the 1930s City Hall extending across the view, with four trees widely spaced along its frontage. The limestone ashlar facade extends to two principal storeys and an attic, and is centred on a grand three-bay entrance with paired Doric columns supporting a balustraded entablature. Set back above the central bay is a copper-domed clock tower, with a vertical emphasis scaled to effectively double the height of the entrance.

The middle-ground is obscured by City Hall, except to the far left and far right of shot where the adjacent streets are obliquely visible. To the left of shot, the flank of the two-storey stone facade of the former Cork, Blackrock & Passage Railway station is visible, echoing the form and materiality of City Hall if on a slightly smaller scale. Behind is contemporary office and mixed-use development rising from four to seven storeys, realised with extensive glazing as well as stone elements echoing the facade of the former station, and providing active frontage to the east side of Eglinton Street. Rising above the east wing of City Hall, the upper residential floors of the 20-storey Elysian Building are clearly visible. Its north and west

elevations are realised in grey composite panels with windows of quite different sizes and proportions arrayed in vertical groups, including a sequence of full-height glazing to residential balconies accentuating each storey. The crown of the building is configured to form a distinctive stepped profile incorporating curved walls. To the right of shot is an oblique view of frontage to the west side of Anglesea Street, most of which is occupied by Cork Courthouse and accommodated in the former Model School, a fine brick ensemble set back from the street with pitched roofs and a central tower visible breaking the skyline. Its 2018 rear extension extends to six storeys and is visible rising above the roofline, clad in limestone and largely windowless seen from this position. At the far right of shot, a three storey terrace of mixed-use 19th century building provides continuous active frontage to the corner of Anglesea Street and Union Quay.

From this viewpoint the background is obscured by buildings.

Value of existing view

This view is here regarded as of distinctive value as it presents an axial view of a major public building.

Visual sensitivity of receptors

While this location forms part of a future walkway / cycleway as designated in Cork City Council Development Plan 2022-28, it has long been in use as surface carparking and must be evaluated on this basis. The receptors are people moving along the quay and those using the carpark. They are passing through the area, therefore the view is relevant to the activity

of walking in the sense of general orientation, but is not central to it, and is experienced rather as part of a sequence moving along the quays. The sensitivity of receptors is therefore regarded as medium.

Magnitude of visual effects

The tower is the sole element of the proposed development that is visible from this position. Located in the centre-left of shot in the middle distance. The lower eleven floors of the tower are obscured by the frontage of City Hall. The proposed development introduces a major new vertical element to the skyline, between the Elysian Building and the City Hall clock tower. It makes a noticeable change to the composition of this view, and there is a medium degree of exposure given the changes are in the middle distance and the view is direct and open. The magnitude of visual effects is therefore regarded as medium.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as moderate.

View 09 Lapp's Quay

Existing

Quality of effects

The proposed development consolidates a strategic corner at the edge of the city centre, opposite the Elysian Building. At that location, the strategic north-south route through the city centre transitions from contemporary residential and mixed-used buildings with large floorplates, in the foreground left, into the more fragmented urban fabric further south. The proposed tower element also establishes a transitional scale in the hierarchy of building height, intermediate between the landmark tower of the Elysian Building and the perimeter block height of the contemporary developments around Eglinton Street, both to the left of shot. Due to the foreshortening of building heights in the distance, however, this relationship is more difficult to discern and the City Hall clock tower is dominant.

In this view, the upper five floors of the north elevation are seen frontally but the west elevation is seen obliquely and is barely visible. The lower floors are partially obscured by the frontage and street trees on the west side of the street. The facade is composed of two parts, which from this view could simply represent different elevational treatments or could suggest different volumes intersecting. The centre and left of the elevation are clad in a variegated brick within a pale brick frame expressed on the third floor, which gives scale and rhythm to the elevation. The plane of the elevation steps back at the corner to accommodate glazed balconies on each floor. The fenestration is arrayed vertically, with ribbed brick spandrel panels between windows giving an additional vertical emphasis. To the right, the plane of the elevation also

steps back at the corner to accommodate glazed balconies, but here the brick is in a darker tone and has a ribbed effect on the top three floors. While the configurations of frame, fenestration and brick tone are asymmetrical, the overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the articulation of frame, fenestration and brick tone together giving the tower element a vertical emphasis. This restraint is an appropriate response to the primacy of the Elysian Building adjacent, with its more flamboyant architectural language, but does not relate particularly strongly to the City Hall clock tower.

The quality of the visual effects of the proposed development from this viewpoint is therefore judged as neutral.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a moderate neutral effect on this characteristic view.

View 10 East Albert Quay

Existing

Assessment of existing view

This medium-range viewpoint is located approximately level with and 250m north of the development site. From this position, the view looks southwards along Eglinton Street and towards the north-east corner of the development site.

In the foreground is the street space of Eglinton Street, whose space is enclosed by a series of large format institutional and office buildings. To the left are the railings and stone pillars that form the curtilage to the former Cork, Blackrock & Passage Railway station, behind which is the fully glazed four-storey side façades of a modern office building fronting Eglinton Street. To the right is the lateral façade of the 1930s City Hall, set back from the street line and visible here obliquely, its limestone ashlar façade extending to two principal storeys and an attic. Behind, the modern civic offices step forward to the street line with a volume of similar scale and colour, with large format windows set flush with the rendered façade. Above, the upper fourth and fifth floors are set back from the building line.

In the middle-ground, the east side of the street is not visible due to the angle of shot. Above the roofline, the upper residential floors of the 20-storey Elysian Building are visible. Its north elevation is realised in grey composite panels with windows of quite different sizes and proportions arrayed in vertical groups, with full-height glazing to residential balconies accentuating each storey. The crown of the building is configured to form a distinctive stepped profile incorporating curved walls. To the right of shot, the east elevation of the civic offices provides enclosure to the street, followed by a large-format multistorey carpark over six storeys and a

surface carpark beyond.

In the background is a complex urban townscape whose detail is barely visible.

Value of existing view

This view is here regarded as of characteristic value as it is on a key vehicular route through the city centre and provides an axial view from the city centre towards the south city.

Visual sensitivity of receptors

Many people experiencing this view will be driving into and around the city centre, however this is also an important pedestrian route for people working in and visiting City Hall, as well as living in the neighbourhood, who will all experience it on a regular or daily basis. Hence their visual sensitivity is therefore considered as high-medium.

Magnitude of visual effects

The tower is the sole element of the proposed development that is visible from this position. Located in the centre-left of shot in the middle distance. Parts of the tower are obscured by the frontage of the west side of Eglinton Street as well as street trees on both sides of the street. The proposed development introduces a major new vertical element to the skyline, opposite the Elysian Building. It makes a considerable change to the composition of this view, and there is a medium-high degree of exposure given the changes are in the near middle distance and the view is direct and open. The magnitude of visual effects is therefore regarded as high.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as major-moderate.

View 10 East Albert Quay

Existing

Quality of effects

The proposed development consolidates a strategic corner at the edge of the city centre, opposite the Elysian Building. At that location, the strategic north-south route through the city centre transitions from contemporary residential and mixed-used buildings with large floorplates, in the foreground, into the more fragmented urban fabric further south. The proposed tower element also establishes a transitional scale in the hierarchy of building height, intermediate between the landmark tower of the Elysian Building and the perimeter block height of the contemporary developments on and around Eglinton Street. Due to the foreshortening of building heights in the distance, however, this relationship is more difficult to discern in this shot.

In this view, the north elevation is seen frontally and terminates the street vista, though the lower floors are significantly obscured by street trees. The facade is composed of two parts, which from this view could simply represent different elevational treatments or could suggest different volumes intersecting. The centre and left of the elevation are clad in a variegated brick within a pale brick frame expressed on every third floor, which gives scale and rhythm to the elevation. The plane of the elevation steps back at the corner to accommodate glazed balconies on each floor. The fenestration is arrayed vertically, with ribbed brick spandrel panels between windows giving an additional vertical emphasis. To the right, the plane of the elevation also steps back at the corner to accommodate glazed balconies, but here the brick is in a darker tone and has a ribbed effect on the top three floors. While

the configurations of frame, fenestration and brick tone are asymmetrical, the overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the articulation of frame, fenestration and brick tone together giving the tower element a vertical emphasis. This restraint is an appropriate response to the primacy of the Elysian Building adjacent, with its more flamboyant architectural language.

The quality of the visual effects of the proposed development from this viewpoint is therefore judged as beneficial.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a major-moderate beneficial effect on this characteristic view.

View 11 Sidney Park

Existing

Assessment of existing view

This mid-range viewpoint is located on Sidney Park, approximately 47m higher than and 900m north of the development site. From this elevated position there is an open prospect looking southwards towards the development site across the River Lee, which from this angle is not itself visible.

The foreground of this view is framed by roofs, chimneys, gables and rear elevations of large-scaled 19th century residential terraced buildings stepping down the hill towards the quays, all part of the Wellington Road/St. Luke's and MacCurtain Street ACAs. No individual streets or vistas are visible.

In the middle-ground the varied roofscape of the city centre is visible, including historic buildings as well as contemporary development. To the centre left of shot, the ensemble of buildings associated with the Port of Cork, a designated Local Landmark, including the retained stone Façade of CHC Offices and part of the Bonded Warehouse with its stone façade of repeated bays and matching hipped roof articulation. The contemporary buildings on Lapp's Quay and Albert Quay are visible crossing the centre of the shot, extensively glazed and of a larger scale in the range of 4-6 storeys. Behind, the upper residential floors of the Elysian Building can be seen, breaking the horizon and marking the transition to the lower density inner suburbs. Its north elevation is realised in grey composite panels with windows of quite different sizes and proportions arrayed in vertical groups, including a sequence of full-height glazing to residential balconies accentuating each storey. The east elevation is visible obliquely. The crown of the building is configured

to form a distinctive stepped profile incorporating curved walls. To the right of shot is the slender stone spire of Trinity Presbyterian Church, a designated Local Landmark on Summerhill North, and behind the roofscape of the merchant city.

In the background the rising topography is visible through a succession of ridges towards the horizon. The inner suburbs are low density with a consistent roofscape of slate and tile interspersed with trees. This thins out towards the outer suburbs, giving way to open fields and woodland.

Value of existing view

This view is here regarded as of characteristic value as it is a rather typical view of the Cork cityscape when viewed from the elevated contours of the north city centre. While there are few axial elements to the view, it is easily understood as a series of layers at different heights receding to the distance.

Sensitivity of visual receptors

Sidney Park is a residential local access road typical of this part of the city, though developed later than the 19th Century streets below it, travelling along the contour with open prospects to the south. The primary visual receptors to experience this view are residents walking and driving. Their sensitivity is here regarded as high as they live on the street and experience the view daily, both from their dwellings which enjoy this prospect, and in their daily movements along the street.

Magnitude of visual effects

The tower and the frontage block elements of the proposed development are visible from this position, located in the centre-right of shot in the middle distance adjacent to the Elysian Building. While this is a medium-range view, the height and prominence of the proposed development makes a noticeable change to the composition of the view, and there is a considerable degree of exposure given the open prospect over the city due to its elevated position and mid-range proximity. The magnitude of visual effects is therefore regarded as medium.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as major-moderate.

View 11 Sidney Park

Existing

Quality of effects

The proposed development consolidates a strategic corner at the edge of the city centre, opposite the Elysian Building. At that location, the strategic north-south route through the city centre transitions from contemporary residential and mixed-used buildings with large floorplates adjacent to the river, into the more fragmented urban fabric further south. From this angle the proposed tower element appears to coalesce with the Elysian Building, encroaching on its slenderness, however it is sufficiently different in architectural expression and elevational tone to be clearly distinct. It establishes a transitional scale in the hierarchy of building height, intermediate between the landmark tower of the Elysian Building and the perimeter block height of the contemporary developments on and around Eglinton Street. The frontage block, of which the upper floors are visible to the right of the tower element, reiterates this prevailing perimeter block height.

In this view, only the upper nine floors of the north elevation are visible, and are seen here frontally. The facade is composed of two parts, which from this view could simply represent different elevational treatments or could suggest different volumes intersecting. The centre and left of the elevation are clad in a variegated brick within a pale brick frame expressed on every third floor, which gives scale and rhythm to the elevation. The plane of the elevation steps back at the corner to accommodate glazed balconies on each floor. The fenestration is arrayed vertically, with ribbed brick spandrel panels between windows giving an additional vertical emphasis. To the right, the

plane of the elevation also steps back at the corner to accommodate glazed balconies, but here the brick is in a darker tone and has a ribbed effect on the top three floors. While the configurations of frame, fenestration and brick tone are asymmetrical, the overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm. Due to the distance, the differences between the two end bays are difficult to discern, and the central three bays of the elevation are read most clearly and their articulation of frame, fenestration and brick tone together give the tower element a vertical emphasis. This restraint is an appropriate response to the primacy of the Elysian Building adjacent, with its more flamboyant architectural language.

To the right, the dark tone of the frontage block's attic floor appears from this distance to continue the architectural treatment of the tower's fifth elevational bay, but is difficult to discern against the dark backdrop of the south city roofscape. However, the frame elements of its street frontage are clearly visible and give a sense of rhythm to the façade which recalls the scale of grand Georgian and Victorian frontages.

The quality of the visual effects of the proposed development from this viewpoint is therefore judged as beneficial.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a major-moderate beneficial effect on this characteristic view.

View 11 Sidney Park

Cumulative

Assessment of existing view

This mid-range viewpoint is located on Sidney Park, approximately 47m higher than and 900m north of the development site. From this elevated position there is an open prospect looking southwards towards the development site across the River Lee, which from this angle is not itself visible.

The foreground of this view is framed by roofs, chimneys, gables and rear elevations of large-scaled 19th century residential terraced buildings stepping down the hill towards the quays, all part of the Wellington Road/St. Luke's and MacCurtain Street ACAs. No individual streets or vistas are visible.

In the middle-ground the varied roofscape of the city centre is visible, including historic buildings as well as contemporary development. To the centre left of shot, the ensemble of buildings associated with the Port of Cork, a designated Local Landmark, including the retained stone Façade of CHC Offices and part of the Bonded Warehouse with its stone façade of repeated bays and matching hipped roof articulation. From the centre of this ensemble rises the permitted 34-storey hotel at Custom House Quay; its angular and faceted glazed façade is animated by extensive reflections of the roofscape of the north city, and rises to a diagonally chamfered crown element. Behind and to the right, half of the north elevation of the permitted 25-storey residential tower at Albert Quay is visible, distinguished by its regular and restrained elevational treatment rising to a three-storey crown. Both permitted towers significantly break the horizon. The contemporary buildings on Lapp's Quay and Albert Quay are visible crossing the centre of the shot, extensively glazed and

of a larger scale in the range of 4-6 storeys. Behind, the upper residential floors of the Elysian Building can be seen, breaking the horizon and marking the transition to the lower density inner suburbs. Its north elevation is realised in grey composite panels with windows of quite different sizes and proportions arrayed in vertical groups, including a sequence of full-height glazing to residential balconies accentuating each storey. The east elevation is visible obliquely. The crown of the building is configured to form a distinctive stepped profile incorporating curved walls. To the right of shot is the slender stone spire of Trinity Presbyterian Church, a designated Local Landmark on Summerhill North. It is silhouetted against the slender glazed façade of the permitted 15-storey office development at Clontarf Street, again animated by extensive reflections of the roofscape of the north city, with the roofscape of the merchant city visible behind. In the background the rising topography is visible through a succession of ridges towards the horizon. The inner suburbs are low density with a consistent roofscape of slate and tile interspersed with trees. This thins out towards the outer suburbs, giving way to open fields and woodland.

Value of existing view

This view is here regarded as of characteristic value as it is a rather typical view of the Cork cityscape when viewed from the elevated contours of the north city centre. While there are few axial elements to the view, it is easily understood as a series of layers at different heights receding to the distance.

Sensitivity of visual receptors

Sidney Park is a residential local access road typical of this part of the city, though developed later than the 19th Century streets below it, travelling along the contour with open prospects to the south. The primary visual receptors to experience this view are residents walking and driving. Their sensitivity is here regarded as high as they live on the street and experience the view daily, both from their dwellings which enjoy this prospect, and in their daily movements along the street.

Magnitude of visual effects

The tower and the frontage block elements of the proposed development are visible from this position, located in the centre-right of shot in the middle distance adjacent to the Elysian Building. While this is a medium-range view, the height and prominence of the proposed development makes a noticeable change to the composition of the view, and there is a considerable degree of exposure given the open prospect over the city due to its elevated position and mid-range proximity. The magnitude of visual effects is therefore regarded as medium.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as major-moderate.

View 11 Sidney Park

Cumulative

Quality of effects

The proposed development consolidates a strategic corner at the edge of the city centre, opposite the Elysian Building. At that location, the strategic north-south route through the city centre transitions from contemporary residential and mixed-used buildings with large floorplates adjacent to the river, into the more fragmented urban fabric further south. From this angle the proposed tower element appears to coalesce with the Elysian Building, encroaching on its slenderness, however it is sufficiently different in architectural expression and elevational tone to be clearly distinct. It establishes a transitional scale in the hierarchy of building height, intermediate between the landmark tower of the Elysian Building and the perimeter block height of the contemporary developments on and around Eglinton Street. The frontage block, of which the upper floors are visible to the right of the tower element, reiterates this prevailing perimeter block height.

In this view, only the upper nine floors of the north elevation are visible, and are seen here frontally. The facade is composed of two parts, which from this view could simply represent different elevational treatments or could suggest different volumes intersecting. The centre and left of the elevation are clad in a variegated brick within a pale brick frame expressed on every third floor, which gives scale and rhythm to the elevation. The plane of the elevation steps back at the corner to accommodate glazed balconies on each floor. The fenestration is arrayed vertically, with ribbed brick spandrel panels between windows giving an additional vertical emphasis. To the right, the

plane of the elevation also steps back at the corner to accommodate glazed balconies, but here the brick is in a darker tone and has a ribbed effect on the top three floors. While the configurations of frame, fenestration and brick tone are asymmetrical, the overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm. Due to the distance, the differences between the two end bays are difficult to discern, and the central three bays of the elevation are read most clearly and their articulation of frame, fenestration and brick tone together give the tower element a vertical emphasis. Their configuration and articulation also echoes that of the permitted 25-storey residential development at Albert Quay, with its regular and restrained elevational treatment. This restraint is an appropriate response to the primacy of the Elysian Building adjacent, with its more flamboyant architectural language.

To the right, the dark tone of the frontage block's attic floor appears from this distance to continue the architectural treatment of the tower's fifth elevational bay, but is difficult to discern against the dark backdrop of the south city roofscape. However, the frame elements of its street frontage are clearly visible and give a sense of rhythm to the façade which recalls the scale of grand Georgian and Victorian frontages.

The quality of the visual effects of the proposed development from this viewpoint is therefore judged as beneficial.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a major-moderate beneficial effect on this characteristic view.

View 12 Summerhill North

Existing

Assessment of existing view

This mid-range viewpoint is located on Summerhill North approximately 18m higher than and 800m north of the development site. From this elevated position there is an open view looking southwards across the city roofscape from the boundary of the Wellington Road/St. Luke's ACA towards the development site.

Across the foreground is a surface carpark used by the youth scout movement, located on former rail lands several metres below street level. The rear of two- and three-storey 19th century terraced properties fronting Lower Glanmire Road back onto this space, with a varied roofscape of pitched roofs, chimneys, dormers and gables, as well as returns, extensions and other alterations in the back yards contiguous with the scout area boundary. To the right of shot is a gable end of the terraced frontage to Summerhill.

The middle-ground encompasses a very varied cross section of land use and building form in the city centre. The varied roofscape viewed obliquely over the ridge of the Lower Glanmire Road terraces comprises a number of distinctive landmarks which present a somewhat fragmented impression. To the left of shot is the mid-rise large-floorplate development at Horgan's Quay, here viewed largely obliquely, representing a significant change in scale from the historic fabric in the foreground. In the centre, the east end of the Bonded Warehouse and ensemble of Port of Cork buildings are visible, a designated Local Landmark. Above them can be seen a series of contemporary mid- and high-rise mixed-use developments including, One Albert Quay and mid-rise perimeter development along Albert Street and Lapp's Quay. Above this mid-rise roofline,

the upper floors of the high-rise Elysian Building break the skyline.

In the background to the centre and right of shot the rising topography is visible through a succession of ridges towards the horizon. These are viewed obliquely and thus little detail is discernible amidst the trees and woodland setting.

Value of existing view

This view is here regarded as of characteristic value as it presents a typical view along the lateral east-west routes of the north side of the city, where clear axial views southwards are rare.

Sensitivity of visual receptors

Summerhill is an important local vehicular route serving Montenotte however it is also a valuable pedestrian route, hence people walking are here considered the primary visual receptors. Their susceptibility to change is here regarded as medium as they are passing through the area on designated routes and the view is relevant to the activity of walking in the sense of general orientation, but not central to it. Their visual sensitivity is here regarded as medium as they are moving through the area and experience this view as part of a sequence moving up and down the slope.

Magnitude of visual effects

The upper five floors of the north-west corner of the tower element are the only part of the proposed development that is visible from this position, located in the centre-right of shot directly to the right of the Elysian Building. Although this part of the proposed development breaks the horizon and despite the open and elevated prospect, its distance and extent make only a minor change to the existing view. The magnitude of visual effects is therefore regarded as low.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as moderate-minor.

View 12 Summerhill North

Existing

Quality of effects

The proposed development consolidates a strategic corner at the edge of the city centre, opposite the Elysian Building. At that location, the strategic north-south route through the city centre transitions from contemporary residential and mixed-used buildings with large floorplates adjacent to the river, into the more fragmented urban fabric further south. From this angle the proposed tower element appears to coalesce with the Elysian Building, in a way that encroaches on its slenderness. It is also somewhat ambiguous as to whether it is part of the Elysian Building or is a different structure, given that the floor heights are similar and its fenestration comparable.

The quality of the visual effects of the proposed development from this viewpoint is therefore judged as neutral.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a moderate-minor neutral effect on this characteristic view.

View 13 Horgan's Quay

Existing

Evaluation of existing view

This mid-range viewpoint is located midway along Horgan's Quay, on the north bank of the River Lee approximately level with and 830m north-east of the development site. From this position there is an open prospect looking south-westwards across the Lee towards the development site. The river is approximately 150m in width at this point, and its frontage is part of the Albert Quay ACA.

The foreground is comprised entirely of the Lee in mirror-like calm, reflecting the sky and the profile of the skyline.

In the middle-ground, the river traverses the full width of the view encompassing port operations along the south quayside with, right of shot, a freight ship in handling and, far right, the notable 'Port of Cork' sign located at the apex of Lapp's Island. The quay frontage transitions from port city to merchant city, and the contemporary transformation of this zone is underway through redevelopment and regeneration. To the left, surface carparking along the quay is fronted by the distinctive six-storey brick elevation of Odlum's Mill, a designated Strategic Landmark Building, and the storey-high rendered boundary walls of the associated warehouse complex on Kennedy Quay. Behind and to the far left, the flank of the tall mill building on Marina Walk (Southern Milling Ltd.) is visible. In the centre of shot, a variety of older, smaller scale frontages is visible, associated with the two- and three storey buildings along Victoria Road which historically formed the boundary between port and city proper. Behind these rises contemporary development of a quite different scale and materiality, with a series of large

floorplate office and mixed-use residential buildings of six to eight storeys with elevations with extensive glazing, stone cladding and render. Foremost amongst these is the 20-storey Elysian Building, centre of shot, whose upper residential floors are clad in grey composite panels with windows of quite different sizes and proportions arrayed in vertical groups. Its acute prow-like south-east corner accommodates winter-gardens glazed in storey-height green glass, and the crown of the building is configured to form a distinctive stepped profile incorporating curved walls.

The background is in large part obscured. In the centre-left of shot, however, the foreshortened roofscape and horizon of the elevated neighbourhoods in the south city are visible in the distance. To the far right, the distant mid-rise skyline of the merchant city is also visible, with spires of the Holy Trinity Church on Morrison's Island, a designated Local Landmark approximately 1.2km distant, and St. Nicholas Church off Cove Street approximately 1.5km distant.

Value of existing view

This view is regarded as of strategic value as it encompasses views of the finer heritage buildings both in docklands and in the city centre, and approximates to the designated Linear View of Special Amenity from the proposed Kennedy Spine to Odlum's Mill, a Strategic Landmark. This view brings together the riparian port operations, contemporary commercial economy and historic city centre in a memorable prospect of the city.

Visual sensitivity of receptors

Horgan's Quay is a major vehicular route into the

city and accordingly the primary visual receptors to experience this view are people driving. Their sensitivity to change is here regarded as medium as they are passing through the area on designated routes and the view is relevant to the activity of driving in the sense of general orientation, but not central to it. While this view is directed towards the proposed development, people are predominantly travelling on this route for purposes other than the view.

Magnitude of visual effects

The tower is the sole element of the proposed development that is visible from this position. Located in the centre of shot in the far middle distance. The lower four floors of the tower are obscured by the curtilage wall of Neptune House on Victoria Road, while part of the lower seven floors are obscured by six-storey residential development fronting Albert Street. The proposed development introduces a major new vertical element to the skyline, adjacent to the Elysian Building. It makes a noticeable change to the composition of this view, and there is a medium degree of exposure given the changes are in the far middle distance and the view is direct and open. The magnitude of visual effects is therefore regarded as medium.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as moderate.

View 13 Horgan's Quay

Existing

Quality of visual effects

The proposed development consolidates a strategic corner at the edge of the city centre, opposite the Elysian Building. Here, the strategic north-south route through the city centre transitions from contemporary residential and mixed-used buildings with large floorplates in the middle-ground right to the historic urban fabric in the far middle- and background left. The proposed tower element also establishes a transitional scale in the hierarchy of building height, intermediate between the landmark tower of the Elysian Building and the perimeter block height of the adjacent contemporary developments around Eglinton Street.

The east elevation of the tower is fully visible, while the north elevation is seen obliquely. Viewed from this angle, the tower resolves itself into two intersecting volumes of similar massing but slightly different heights and elevational treatments: to the left/south, a darker and slightly shorter volume; and to the right/north, a paler and slightly taller volume. The restrained architectural expression of the composite form and profile is an appropriate response to the primacy of the Elysian Building adjacent, with its more angular and flamboyant architectural language.

The elevational treatment of the southern volume is articulated by glazed balconies on each floor. The northern volume extends to an additional storey at the crown; it is clad in a variegated brick within a pale brick frame expressed on every third floor, which gives scale and rhythm to the elevation. The fenestration in both volumes is arrayed vertically, with ribbed brick spandrel panels between windows giving an additional vertical emphasis. While there is some ambiguity in the

relationship between the different elevational planes and architectural treatments at the intersection of the two volumes, the overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the vertical emphasis of frame and fenestration together giving the tower element an impression of slenderness.

The visual impact of the proposed development from this viewpoint is therefore judged as beneficial.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a moderate beneficial effect on this strategic view.

View 14 Hibernian Buildings

Existing

Evaluation of existing view

This mid-range viewpoint is located approximately level with and 390m east of the development site. From this position, the view looks westwards across the Albert Road ACA, past Hibernian Buildings and towards the proposed development site.

In the centre foreground is the street space of Hibernian Buildings, Marina Terrace and Monarea Terrace looking south-west from the Victoria Road roundabout towards Gas Works Road. To the left of shot is the two-storey rendered frontage of the late 19th century Marina Terrace, with the building line directly abutting the narrow pavement. To the right is the red-painted gable end of a terrace of two-storey late 19th century artisan cottages at Hibernian Buildings.

In the middle ground these frontages recede into the distance along the pavement line, ending at Shalom Park, whose line of trees is visible centre-left, and continuing in foreshortened view to the right of shot with the flanks of a series of dormer windows visible.

In the background, there is a major change in scale, with the distinctive profile of the 20-storey Elysian Building 200m distant rising above the two-storey roofline of the Hibernian Buildings to the right of shot. Its upper residential floors are clad in grey composite panels with windows of quite different sizes and proportions arrayed in vertical groups. Its acute prow-like south-east corner accommodates winter-gardens glazed in storey-height green glass, here effectively back-lit by the afternoon sun, and the crown of the building is configured to form a distinctive

stepped profile incorporating curved walls. In the centre of shot, the pale rendered elevation of the five-storey student accommodation at Copley Street is obliquely visible, 500m distant.

Value of existing view

This view is regarded as of characteristic value as it is typical of the interface between the city centre and the inner suburbs, where buildings of different use and scale are in close proximity.

Visual sensitivity of receptors

Many people experiencing this view will be driving into and around the city centre, however this is also an important pedestrian route for people living in the vicinity of Shalom Park, who will experience it on a daily basis. Hence their visual sensitivity is therefore considered as high-medium.

Magnitude of visual effects

The tower is the principal element of the proposed development that is visible from this position, though the north wing frontage to Old Station Road is also obliquely visible (if barely). Located in the centre of shot in the middle distance, it rises above the tree canopy of Shalom Park, which partly obscures its lower eight floors. The proposed development introduces a major new vertical element to the skyline, adjacent to the Elysian Building. It makes a considerable change to the composition of this view, and there is a medium-high degree of exposure given the changes are in the middle distance and the view is direct and open, if framed by the street corridor. The magnitude of visual effects is therefore regarded as high.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as major-moderate.

View 14 Hibernian Buildings

Existing

Quality of effects

The proposed development consolidates a strategic corner at the edge of the city centre, opposite the Elysian Building. Here, the strategic north-south route through the city centre transitions from contemporary residential and mixed-used buildings with large floorplates in the middle-ground to the historic urban fabric of artisan dwellings in the foreground. The proposed tower element also establishes a transitional scale in the hierarchy of building height, intermediate between the landmark tower of the Elysian Building and the perimeter block height of the contemporary developments around Eglinton Street, though the latter are not visible from this position.

Viewed from this angle, the tower resolves itself into two intersecting volumes of similar massing but slightly different heights and elevational treatments: to the left/south, a darker and slightly shorter volume; and to the right/north, a paler and slightly taller volume. The restrained architectural expression of the composite form and profile is an appropriate response to the primacy of the Elysian Building adjacent, with its more angular and flamboyant architectural language.

The elevational treatment of the left/southern volume is articulated by glazed balconies on each floor, and the brick cladding to the top two storeys has a ribbed treatment. The right/northern volume extends to an additional storey at the crown; it is clad in a variegated brick within a pale brick frame expressed on every third floor, which gives scale and rhythm to the elevation. The fenestration in both volumes is arrayed vertically, with ribbed brick spandrel panels between windows giving an additional vertical emphasis. While

there is some ambiguity in the relationship between the different elevational planes and architectural treatments at the intersection of the two volumes, the overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the vertical emphasis of frame and fenestration together giving the tower element an impression of slenderness.

From this viewpoint, the proposed development also contributes to the sense of enclosure of the park, though it does not front it directly.

The quality of the visual effects of the proposed development from this viewpoint is therefore judged as beneficial.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a major-moderate beneficial effect on this characteristic view.

View 15 Centre Park Road

Existing

Evaluation of existing view

This mid-range viewpoint is located approximately level with and 800m east of the development site. From this position, the view looks westwards along Centre Park Road, across the distant Albert Road and Albert Quay ACAs, and towards the proposed development site.

In the foreground and middle-ground is the street space of Centre Park Road with carriageway, cycle lane, footpaths and lampposts. To the left are high curtilage fences to a series of employment sites, with buildings set back behind surface carparks. To the right is a continuous storey-height hoarding with boundary planting screen behind.

The background is partially screened by street trees. In the centre of the view, the upper residential floors of the 20-storey Elysian Building are partially visible. Its east elevation is realised in grey composite panels with windows of quite different sizes and proportions arrayed in vertical groups, with the acute prow-like south-east corner accommodates winter-gardens glazed in storey-height green glass, here backlit by the afternoon sun. The crown of the building is configured to form a distinctive stepped profile. Below it and to the right, the profile of the upper residential floors of the neighbouring seven-storey mixed-use perimeter block are partially visible

Value of existing view

This view is regarded as characteristic of Cork's docklands, with employment sites lining streets with distant views of the mixed-use city centre.

Visual sensitivity of receptors

This route primarily serves employment areas in the wider docklands area. Most people experiencing this view will be driving or walking to and from employment sites. As a primarily utilitarian route, where the view is largely incidental, the receptors' visual sensitivity along it is regarded as low.

Magnitude of visual effects

The tower is the sole element of the proposed development that is visible from this position. Located in the centre of shot in the background, it rises above the roofline of warehouses on the south side of the street, which obscure its lowest eight storeys, and is further obscured by street trees. The proposed development introduces a major new vertical element to the skyline, adjacent to the Elysian Building. It makes a noticeable change to the composition of this view, and there is a medium-high degree of exposure given the changes are in the middle distance and the view is partly screened by trees. The magnitude of visual effects is therefore regarded as medium.

Significance of visual effects

Considering together the visual sensitivity of the receptors and the magnitude of visual effects, the overall significance of effects is regarded as minor.

View 15 Centre Park Road

Existing

Quality of effects

The proposed development consolidates a strategic corner at the edge of the city centre, opposite the Elysian Building. In that location, the strategic north-south route through the city centre transitions from contemporary residential and mixed-used buildings with large floorplates in the background centre-right to the more fragmented urban fabric of the port-related and industrial lands in the middleground and foreground. The proposed tower element also establishes a transitional scale in the hierarchy of building height, intermediate between the landmark tower of the Elysian Building and the perimeter block height of the contemporary developments around Eglinton Street, background centre-right.

Viewed from this angle, the tower resolves itself into two intersecting volumes of similar massing but slightly different heights and elevational treatments: to the left/south, a darker and slightly shorter volume; and to the right/north, a paler and slightly taller volume. The restrained architectural expression of the composite form and profile is an appropriate response to the primacy of the Elysian Building adjacent, with its more angular and flamboyant architectural language.

The elevational treatment of the left/southern volume is articulated by glazed balconies on each floor. The right/northern volume extends to an additional storey at the crown; it is clad in a variegated brick within a pale brick frame expressed on every third floor, which gives scale and rhythm to the elevation. The fenestration in both volumes is arrayed vertically. While there is some ambiguity in the relationship between the different elevational planes and architectural

treatments at the intersection of the two volumes, the overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the vertical emphasis of frame and fenestration together giving the tower element an impression of slenderness.

The quality of the visual effects of the proposed development from this viewpoint is therefore judged as beneficial.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a minor beneficial impact on this characteristic view.

View 16 Monahan Road

Existing

Evaluation of existing view

This mid-range viewpoint is located approximately level with and 925m east of the development site. From this position, the view looks westwards along Monahan Road towards the proposed development site.

In the foreground and middle-ground is the street space of Monahan Road with carriageway, cycle lane, footpaths, and broad grassed verges with street trees screening much of the view to either side. To the left are high curtilage fences to a series of employment sites, with buildings set back behind surface carparks. To the right is a continuous storey-height hoarding with buildings set back within their plots.

The background is partially screened by street trees. In the centre of the view, the upper residential floors of the 20-storey Elysian Building are visible. Its east elevation is realised in grey composite panels with windows of quite different sizes and proportions arrayed in vertical groups, with the acute prow-like south-east corner accommodates winter-gardens glazed in storey-height green glass, here backlit by the afternoon sun. The crown of the building is configured to form a distinctive stepped profile.

Value of existing view

This view is regarded as characteristic of Cork's docklands, with employment sites lining streets with distant views of the mixed-use city centre.

Visual sensitivity of receptors

This route primarily serves employment areas in the wider docklands area. Most people experiencing this view will be driving or walking to and from employment sites. As a primarily utilitarian route, where the view is largely incidental, the receptors' visual sensitivity along it is regarded as low.

Magnitude of visual effects

From this position the proposed development is substantially screened by the tree canopy on the south side of the road. While not discernible in detail, the profile of the tower element is partially visible in the distance in the centre of the shot, and is principally perceived through the minor loss of sky through the tree canopy. The magnitude of visual effects is therefore regarded as low.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as minor-negligible.

View 16 Monahan Road

Existing

Quality of effects

As the proposed development is barely visible from this position, the quality of the visual effects is therefore judged as neutral.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a minor-negligible neutral effect on this characteristic view.

View 17 Blackrock Road

Existing

Evaluation of existing view

This mid-range viewpoint is located approximately 5m higher than and 790m east of the development site. From this position the view looks westwards past the Blackrock Road ACA (right), over the turn in Blackrock Road, and across the Victoria Road ACA towards the proposed development site.

In the foreground is the street space of Blackrock Road, with onstreet carparking and footpaths. To the left is a stone wall on the curtilage of a school site. After the junction is an on-plot surface carpark along the frontage of a four-storey residential apartment building, whose balconies are visible far left. To the right is a fine Edwardian terrace of three-bay three-storey houses with half-dormer attics with decorated gables and bargeboards.

In the middle-ground left of shot and at a somewhat lower level, a long two-storey terrace is partially visible, its frontage set back behind long front gardens and ground-floor bay windows, and its slate roofline articulated by the regular rhythm of chimneys. To the right the gabled fronts of larger houses are partially visible in the distance.

The background is partially screened by the trees. In the centre of the view, the upper residential floors of the 20-storey Elysian Building are visible. Its east elevation is realised in grey composite panels with windows of quite different sizes and proportions arrayed in vertical groups, with the acute prow-like south-east corner accommodates winter-gardens glazed in storey-height green glass, here backlit by the afternoon sun. The crown of the building is configured

to form a distinctive stepped profile. In the centre right, there is a distant view of the water tower at Knocknaheeny.

Value of existing view

This view is here regarded as characteristic of Cork's inner suburbs with distant views of the mixed-use city centre.

Visual sensitivity of receptors

Blackrock Road is an important arterial route into the city centre however this is also a residential area, with people experiencing this view on a daily basis. Their visual sensitivity is here regarded as high-medium.

Magnitude of visual effects

The tower is the sole element of the proposed development that is visible from this position. Located in the centre-left of shot in the background, it rises above the roofline of the terrace of houses on the west side of Blackrock Road, which obscure its lowest eleven storeys, and is further obscured by trees within the dwelling curtilages. The proposed development introduces a major new vertical element to the skyline, adjacent to the Elysian Building. It makes a noticeable change to the composition of this view, and there is a medium-high degree of exposure given the changes are in the middle distance and the view is partly screened by trees. The magnitude of visual effects is therefore regarded as medium.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as moderate.

View 17 Blackrock Road

Existing

Quality of effects

The proposed development consolidates a strategic corner at the edge of the city centre, opposite the Elysian Building. The surrounding context of the southern edge of the city centre is not visible from this position. Nevertheless the proposed tower element establishes a transitional scale in the hierarchy of building height, subordinate to the landmark tower of the Elysian Building. It also contributes to the definition and coherence of the south city in creating an ensemble that gives a sense of scale and orientation at an important gateway to the city centre, which from this viewpoint appears to align with the direction of travel.

Viewed from this angle, the tower resolves itself into a cluster of intersecting volumes of similar massing but slightly different heights and elevational treatments, alternating in tone between darker brick with a ribbed effect, and variegated brick within a paler brick frame, with glazed balconies linking different elements. The fenestration is arrayed vertically, with ribbed brick spandrel panels adding vertical emphasis. While there is some ambiguity in the relationship between the different intersecting volumes, elevational planes and architectural treatments, the overall effect is one of restraint in architectural expression. This is an appropriate response to the primacy of the Elysian Building adjacent, with its more angular and flamboyant architectural language.

The quality of the visual effects of the proposed development from this viewpoint is therefore judged as beneficial.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a moderate beneficial impact on this characteristic view.

View 18 Summerhill South

Existing

Assessment of existing view

This mid-range viewpoint is located approximately 6m higher than and 535m south-west of the development site. From this position, the view looks north-eastwards across South Parish ACA, along Summerhill South and towards the proposed development site.

In the foreground is the wide roadspace of Summerhill South, a major vehicular route into the city centre. To the left of shot are the stone front walls of 19th century terraced properties along the west side of the street, whose two- and three-storey rendered frontage is visible obliquely, set back behind front gardens. To the right of shot are 19th century single- and two-storey frontages on the east side of the street, their pitched roofs articulated with a series of dormers and chimneys.

In the middle-ground the street elevation falls as the street turns slightly eastwards. In the centre-left of shot a series of 19th century residential terraces of two and three storeys is visible obliquely, again with a pitched roofscape of dormer windows and chimneys. In the centre of shot a contemporary four-storey mixed-use block turns the corner of Langford Row, with an additional floor set back behind the parapet. To the centre right the grand side elevation of St John's Central College, formerly an Episcopalian Free Church, closes the view with a Georgian composition of arched windows in a fine ashlar limestone façade.

In the background centre-right of shot the upper floors of the 20-storey Elysian Building break the roofline. Its upper residential floors are realised in grey composite panels with windows of quite different

sizes and proportions arrayed in vertical groups. Its acute prow-like south-east corner accommodates winter-gardens glazed in storey-height green glass, and the crown of the building is configured to form a distinctive stepped profile incorporating curved walls. In the far distance, above the roofline, glimpses of the high horizon of the north city are visible, and the spire of St. Luke's on Summerhill North can be made out in the centre left of shot.

Value of existing view

This view is here regarded as of characteristic value as it is typical of views along this vehicular route into the city centre.

Sensitivity of visual receptors

While the majority of people experiencing this view will be driving into the city centre, this is also an important pedestrian route for people living along Summerhill South, who will experience it on a daily basis. Hence their visual sensitivity is therefore considered as high-medium.

Magnitude of visual effects

The tower is the sole element of the proposed development that is visible from this position. Located in the centre-right of shot in the background, it rises above the roofline of the terrace of houses on the west side of Summerhill South, which obscure its lowest ten storeys. The proposed development introduces a major new vertical element to the skyline, obscuring the southeast corner of the Elysian Building. It makes a noticeable change to the composition of this view, and there is a medium-high degree of exposure given the changes are in the middle distance and the view is partly screened by trees. The magnitude of visual effects is therefore regarded as medium.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as moderate.

View 18 Summerhill South

Existing

Quality of effects

The proposed development consolidates a key corner at the edge of the city centre, where the strategic north-south route through the city centre transitions to the inner suburbs. Adjacent to the landmark 20-storey Elysian Building, partly obscured from this angle, the proposed development establishes an intermediate scale of building height at 16 storeys.

Viewed from this angle, the tower element resolves itself into a cluster of intersecting volumes of similar massing but slightly different heights and elevational treatments, alternating in tone between a darker brick, a variegated brick, and a paler brick frame, with glazed balconies linking some of the volumetric elements. To the right, a pale brick frame is expressed on every third floor, giving scale and rhythm to the south elevation. The fenestration is arrayed vertically, in some places with ribbed brick spandrel panels adding vertical emphasis. To the left, the tower's vertical circulation is expressed through a continuous vertical glazed slot rising to the building's crown, and matched with a wide vertical panel of brickwork adjacent, which is without fenestration. Those parts of the topmost two/three floors that are not 'framed' are articulated in ribbed brick, giving a clear yet understated expression to the building crown. While there is some ambiguity in the relationship between the different elevational planes and architectural treatments at the intersection of the different volumes, the overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the vertical emphasis of frame, fenestration and brick together giving the tower element an impression of slenderness. This is an

appropriate response to the primacy of the landmark Elysian Building behind, with its more angular and flamboyant architectural language.

However, while the proposed development works successfully to break down the scale and articulate its elevations, from this view it also coalesces with the Elysian Building adjacent. This effect is exacerbated by the similarity of the darker tones of cladding in both buildings. The quality of the visual effects of the proposed development from this viewpoint is therefore judged as neutral.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a moderate neutral effect on this characteristic view.

View 18 Summerhill South

Cumulative

Assessment of existing view

This mid-range viewpoint is located approximately 6m higher than and 535m south-west of the development site. From this position, the view looks north-eastwards across South Parish ACA, along Summerhill South and towards the proposed development site.

In the foreground is the wide roadspace of Summerhill South, a major vehicular route into the city centre. To the left of shot are the stone front walls of 19th century terraced properties along the west side of the street, whose two- and three-storey rendered frontage is visible obliquely, set back behind front gardens. To the right of shot are 19th century single- and two-storey frontages on the east side of the street, their pitched roofs articulated with a series of dormers and chimneys.

In the middle-ground the street elevation falls as the street turns slightly eastwards. In the centre-left of shot a series of 19th century residential terraces of two and three storeys is visible obliquely, again with a pitched roofscape of dormer windows and chimneys. In the centre of shot a contemporary four-storey mixed-use block turns the corner of Langford Row, with an additional floor set back behind the parapet. To the centre right the grand side elevation of St John's Central College, formerly an Episcopalian Free Church, closes the view with a Georgian composition of arched windows in a fine ashlar limestone façade.

In the background, the upper floors of three tall buildings significantly break the roofline. Centre-left, the permitted 34-storey hotel development at Custom House Quay is visible, with its angular and faceted

glazed façades rising to a diagonally chamfered crown element. In the centre of shot, the permitted 25-storey residential tower at Albert Quay is distinguished by its regular and restrained elevational treatment rising to a three-storey crown. To the centre-right of shot, the 20-storey Elysian Building presents a more complex massing, realised in grey composite panels with windows of quite different sizes and proportions arrayed in vertical groups. Its acute prow-like south-east corner accommodates winter-gardens glazed in storey-height green glass, and the crown of the building is configured to form a distinctive stepped profile incorporating curved walls. In the far distance, above the roofline, glimpses of the high horizon of the north city are visible, and the spire of St. Luke's on Summerhill North can be made out in the centre left of shot.

Value of existing view

This view is here regarded as of characteristic value as it is typical of views along this vehicular route into the city centre.

Sensitivity of visual receptors

While the majority of people experiencing this view will be driving into the city centre, this is also an important pedestrian route for people living along Summerhill South, who will experience it on a daily basis. Hence their visual sensitivity is therefore considered as high-medium.

Magnitude of visual effects

The tower is the sole element of the proposed development that is visible from this position. Located in the centre-right of shot in the background, it rises above the roofline of the terrace of houses on the west side of Summerhill South, which obscure its lowest ten storeys. The proposed development introduces a major new vertical element to the skyline, obscuring the southeast corner of the Elysian Building. It makes a noticeable change to the composition of this view, and there is a medium-high degree of exposure given the changes are in the middle distance and the view is partly screened by trees. The magnitude of visual effects is therefore regarded as medium.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as moderate.

Cumulative

Quality of effects

The proposed development consolidates a key corner at the edge of the city centre, where the strategic north-south route through the city centre transitions to the inner suburbs. Adjacent to the landmark 20-storey Elysian Building, partly obscured from this angle, the proposed development establishes an intermediate scale of building height at 16 storeys.

Viewed from this angle, the tower element resolves itself into a cluster of intersecting volumes of similar massing but slightly different heights and elevational treatments, alternating in tone between a darker brick, a variegated brick, and a paler brick frame, with glazed balconies linking some of the volumetric elements. To the right, a pale brick frame is expressed on every third floor, giving scale and rhythm to the south elevation. The fenestration is arrayed vertically, in some places with ribbed brick spandrel panels adding vertical emphasis. To the left, the tower's vertical circulation is expressed through a continuous vertical glazed slot rising to the building's crown, and matched with a wide vertical panel of brickwork adjacent, which is without fenestration. Those parts of the topmost two/three floors that are not 'framed' are articulated in ribbed brick, giving a clear yet understated expression to the building crown. While there is some ambiguity in the relationship between the different elevational planes and architectural treatments at the intersection of the different volumes, the overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the vertical emphasis of frame, fenestration and brick together giving the tower element an impression of slenderness. This is an

appropriate response to the primacy of the landmark Elysian Building behind, with its more angular and flamboyant architectural language.

However, while the proposed development works successfully to break down the scale and articulate its elevations, from this view it also coalesces with the Elysian Building adjacent. This effect is exacerbated by the similarity of the darker tones of cladding in both buildings. The coincidence of the proposal with the Elysian Buildings also detracts from the sequence of three towers in the cumulative view which, with the relatively more slender permitted developments at Albert and Custom House Quays, are evenly spaced across the horizon. The quality of the visual effects of the proposed development from this viewpoint is therefore judged as neutral.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a moderate neutral effect on this characteristic view.

View 19 George's Quay

Existing

Assessment of existing view

This mid-range viewpoint is located approximately level with and 450m west of the development site. From this position, the view looks eastwards along the quays, across the South Channel ACA and towards the development site.

In the foreground and middle-ground is the street space of George's Quay, together with its quayside footpath and railings. To the left of shot, the quay wall on Father Matthew Quay can be seen, along with its railings and surface carparking. The narrow frontage buildings behind are characteristic of much of Cork's quaysides, with three storeys and dormered attic floors. Of a similar scale and with a set-back to its top floor, the corner is formed by the end elevation of the 1930s former College of Commerce fronting Morrison's Quay. In the centre of shot is the four-storey carpark building on Union Quay, in red brick with the corner element accommodating its vertical circulation articulated with a pyramidal roof and a diminutive clock feature. To the centre right is the grand single-storey stone frontage and hipped roof of a 19th Century warehouse, which extends along South Terrace and adjoins a three-storey narrow frontage building, whose brick party wall and gable are visible far right. Together all of these frontages provide a degree of enclosure, containment and character to this corner of the south channel.

In the background, above the roofline, parts of a number of contemporary buildings are visible. To the left, above Union Quay carpark building, the grey stone volume of Cork Courthouse extension and the upper residential floors of the 20-storey Elysian Building

are visible. The latter's east elevation is realised in grey composite panels with windows of quite different sizes and proportions arrayed in vertical groups, with the acute prow-like south-east corner glazed in storey-height green glass. The complex geometry of the building is apparent in its stepped crown. To the centre right, the long profile of the five-storey student accommodation building on Copley Street is visible, with its pale rendered elevation adjoining a curved volume in dark render on the street frontage.

In the background centre of shot, the roofs of the existing buildings on the development site are visible, with trees behind forming the horizon.

Value of existing view

This view is here regarded as of distinctive value as it comprises a range of buildings characteristic of Cork's city centre quays at a turn in the river where the configuration of approaches and views is particularly complex and memorable.

Sensitivity of visual receptors

Most people experiencing this view will be walking in the city centre, visiting public buildings and private businesses, as well as living in the neighbourhood, many of whom will all experience it on a regular or daily basis. Hence their visual sensitivity is therefore considered as high-medium.

Magnitude of visual effects

All three elements of the proposed development—tower, frontage and wing—are partly visible in the middle

distance. In the centre of shot, most of the wing block is obscured by the five-storey student accommodation block on Copley Street. Most of the frontage block and tower elements are visible, with their Old Station Road frontages visible obliquely. The proposed development introduces a cluster of major new elements to this view. The proposed development makes a considerable change to the composition of this view, and there is a high degree of exposure given the changes are in the near middle distance, and the view is direct and framed by the street space of Copley Street. The magnitude of visual effects is therefore regarded as high.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as major-moderate.

Quality of effects

The proposed development consolidates a key corner at the edge of the city centre, where the strategic north-south route through the city centre transitions from south city to the inner suburbs. While the landmark 20-storey Elysian Building is significantly obscured from this angle apart from its crown, the proposed development establishes a scaled transition of building height stepping down from the 16-storey tower, seven-storey frontage block and four storey wing block to the similarly-scaled development on the north side of Copley Street. The distribution and articulation of fenestration and elevational materials indicate a common emphasis of the building's different

View 19 George's Quay

Existing

elements towards the frontage of Old Station Road, in a way that clearly distinguishes these primary elevations from the secondary lateral elevations. Together these configurations work effectively to relate the building to its immediate context and bridge the dramatic changes in scale. They also make a significant contribution to the sense of enclosure along Old Station Road and the definition and coherence of its streetscape.

Viewed from this angle, the tower element resolves itself into a cluster of intersecting volumes of similar massing but slightly different heights and elevational treatments, alternating in tone between a darker brick, a variegated brick, and a paler brick frame, with glazed balconies linking some of the volumetric elements. On the north facade, seen here obliquely, a pale brick frame is expressed on every third floor, giving scale and rhythm to the elevation. The fenestration is arrayed vertically, and the ribbed brick spandrel panels can be discerned which add further vertical emphasis. On the west elevation, this approach is repeated in the panel of darker brick but to the right, in the panel of variegated brick, it is not the spandrels but the jambs which are picked out in ribbed brick, which adds instead a horizontal emphasis. The tower's vertical circulation is expressed through a continuous vertical glazed slot rising to the building's crown, and matched with a wide vertical panel of brickwork adjacent, which is without fenestration. Those parts of the topmost two/three floors that are not 'framed' are articulated in ribbed brick, giving a clear yet understated expression to the building crown. While there is some ambiguity in the relationship between the different elevational planes and architectural treatments in window arrays and at the intersection of the different volumes, the overall

effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the vertical emphasis of frame, fenestration and brick together giving the tower element an impression of slenderness. This is an appropriate response to the primacy of the landmark Elysian Building to the left, with its more angular and flamboyant architectural language.

The frontage block recombines some of the same architectural elements as the tower, but in a different configuration to create a graduated and well-scaled street frontage. Its north elevation reiterates the tower's pale brick frame element to create a horizontal rhythm that approximates the party wall width of grand Georgian and Victorian frontages. It also expresses a vertical layering with a grand ground floor, three-plus-two residential storeys, and a single attic floor. These distinctions are expressed through variations in elevational treatment: the ground floor is defined by vertically glazed elements; first, second and third floors are in variegated brick with windows arranged vertically between ribbed spandrel panels; fourth and fifth floors continue this pattern but without the ribbed brick; and the attic floor is clad with the metal roof finish, which is turned down over the external wall. The west end of the frontage block accommodates the vertical circulation, and its elevation reiterates the treatment of the vertical circulation of the tower element, with a continuous vertical glazed slot rising to the top floor, matched with a wide vertical panel of brickwork, here in ribbed form, which is without fenestration. The wing block continues this approach in simplified form. Is layered horizontally into two sections. Its ground floor is clad in dark brick with

no fenestration, corresponding to the stone curtilage wall of Saints Jerome and Anne's adjacent. Its upper floors are clad in variegated brick, with fenestration arrayed in a regular pattern, in places with ribbed brick jambs. Again the overall effect is one of restraint in architectural expression, if with some ambiguity in the relationship between the different elevational planes and architectural treatments at the intersection of the different volumes. The differentiated elements break down and articulate the massing of the proposed development allowing it to better integrate with the smaller size and finer scale of the frontage buildings to either side of Copley Street.

While the proposed development introduces a dominant element to this view, the design works successfully to break down the scale, articulate the elevations of the individual elements, relate to the surrounding context, and provide enclosure and containment to Old Station Road. The quality of the visual effects of the proposed development from this viewpoint is therefore judged as beneficial.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a major-moderate beneficial impact on this characteristic view.

View 20 Elizabeth Fort

Existing

Assessment of existing view

This mid-range viewpoint is located approximately 15m higher than and 935m west of the development site. From this elevated position there is an open prospect looking eastwards over South Parish ACA and the roofscape of the city centre, and towards the development site. Note that this image is taken with a 24mm lens to provide a wide angle view across the city roofscape.

In the foreground at a lower level than the viewpoint is a mid-rise cluster of buildings of residential and mixed use, of different sizes, form and era of development, parts of South Parish ACA and South Channel ACA. Together they form a complex and variegated roofscape in a variety of materials including slate and zinc.

In the middle-ground this roofscape continues and intensifies as it reaches into the city centre. The only coherent pattern visible from this location is to the left of shot, where the fine 18th and 19th century frontages, parapets and 21st lighting standards of South Mall are discernible. To the right of shot is the stone spire of St Nicholas Church, approximately 180m distant.

In the background, the mid-rise roofscape of the Merchant City continues to extend into the distance. Several landmarks punctuate this prospect and rise above the roofline and horizon. In the centre of shot, the stone spire of Holy Trinity Church on Morrison's Island, a designated Local Landmark, is visible 480m distant. To its right, the Elysian building is visible 950m distant, the different planes and materials of its 20-storey façade creating a pattern of light and shadow

which breaks down its massing, with the crown of the building configured to form a stepped profile. To the left are also visible two docklands industrial chimneys. The horizon to the left of shot rises to Montenotte where long terraces and grand houses are discernible in the wooded setting of the hillside, while the horizon to right of shot is level and formed by distant trees and woodland.

Value of existing view

This view is here regarded as of distinctive value given the history of the fort in the strategic defence of the city.

Sensitivity of visual receptors

Elizabeth Fort is an important site for heritage and tourism in the city, and accordingly the primary visual receptors to experience this view are people at leisure. The experience of this view is likely to have been a significant factor in informing their choice to visit, and the view is particularly elevated and open, hence their visual sensitivity is here regarded as high-medium.

Magnitude of visual effects

The upper nine floors of the tower element and the top two floors of the frontage block are the only parts of the proposed development that is visible from this position, located in the centre of shot to the right of the Elysian Building. The tower element of the proposed development breaks the horizon and makes a noticeable change to the composition of the view, and there is an open and elevated view of the changes in the middle-distance. The magnitude of visual effects is therefore regarded as medium.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as moderate.

View 20 Elizabeth Fort

Existing

Quality of effects

The proposed development consolidates a key corner at the edge of the city centre, where the strategic north-south route through the city centre transitions from south city to the inner suburbs. The proposed development complements the landmark 20-storey Elysian Building adjacent in that it establishes a scaled transition of building height stepping down from the 16-storey tower to the seven-storey frontage block, which merges with the shoulder height of other buildings in the roofofcape. This configurations works effectively to relate the building to its immediate context and bridge the changes in scale.

Viewed from this angle, the tower element resolves itself into a cluster of intersecting volumes of similar massing but slightly different heights and elevational treatments, alternating in tone between a darker brick, a variegated brick, and a paler brick frame, with glazed balconies linking some of the volumetric elements. On the north facade, seen here very obliquely, a pale brick frame is expressed on every third floor, giving scale and rhythm to the elevation, and the fenestration is arrayed vertically. On the west elevation, this approach is repeated in the panel of darker brick while, further to the right in the panel of variegated brick, the window jambs are picked out in ribbed brick, which adds instead a horizontal emphasis. The tower's vertical circulation is expressed through a continuous vertical glazed slot rising to the building's crown, and matched with a wide vertical panel of brickwork adjacent, which is without fenestration. The overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the vertical

emphasis of frame, fenestration and brick together giving the tower element an impression of slenderness. This is an appropriate response to the primacy of the landmark Elysian Building to the left, with its more angular and flamboyant architectural language. The frontage block recombines some of the same architectural elements as the tower, but in a different configuration seen here only partially as part of the wider roofofcape.

While the proposed development introduces a significant new element to this view, the design works successfully to break down the scale, articulate the elevations and relate to the surrounding context. The quality of the visual effects of the proposed development from this viewpoint is therefore judged as beneficial.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a moderate beneficial effect on this distinctive view.

View 20 Elizabeth Fort

Cumulative

Assessment of existing view

This mid-range viewpoint is located approximately 15m higher than and 935m west of the development site. From this elevated position there is an open prospect looking eastwards over South Parish ACA and the roofscape of the city centre, and towards the development site. Note that this image is taken with a 24mm lens to provide a wide angle view across the city roofscape.

In the foreground at a lower level than the viewpoint is a mid-rise cluster of buildings of residential and mixed use, of different sizes, form and era of development, parts of South Parish ACA and South Channel ACA. Together they form a complex and variegated roofscape in a variety of materials including slate and zinc.

In the middle-ground this roofscape continues and intensifies as it reaches into the city centre. The only coherent pattern visible from this location is to the left of shot, where the fine 18th and 19th century frontages, parapets and 21st lighting standards of South Mall are discernible. To the right of shot is the stone spire of St Nicholas Church, approximately 180m distant.

In the background, the mid-rise roofscape of the Merchant City continues to extend into the distance. Several landmarks punctuate this prospect and rise above the roofline and horizon.

To the left of shot, the glazed façade of the permitted 15-storey office development at Clontarf Street is animated by extensive reflections of the roofscape of the north city. To its right is the permitted 34-storey hotel at Custom House Quay, its angular and faceted glazed façade rising to a diagonally chamfered crown

element. In the centre-left of shot, the permitted 25-storey residential tower at Albert Quay is distinguished by its regular and restrained elevational treatment rising to a three-storey crown. To its right, the upper floors of the permitted mid-rise development at Victoria Road and Kennedy Quay can be seen, with two docklands industrial chimneys visible behind. In the centre of shot, the stone spire of Holy Trinity Church on Morrison's Island, a designated Local Landmark, is visible 480m distant. To its right, the Elysian building is visible 950m distant, the different planes and materials of its 20-storey façade creating a pattern of light and shadow which breaks down its massing, with the crown of the building configured to form a stepped profile. The horizon to the left of shot rises to Montenotte where long terraces and grand houses are discernible in the wooded setting of the hillside, while the horizon to right of shot is level and formed by distant trees and woodland.

Value of existing view

This view is here regarded as of distinctive value given the history of the fort in the strategic defence of the city.

Sensitivity of visual receptors

Elizabeth Fort is an important site for heritage and tourism in the city, and accordingly the primary visual receptors to experience this view are people at leisure. The experience of this view is likely to have been a significant factor in informing their choice to visit, and the view is particularly elevated and open, hence their visual sensitivity is here regarded as high-medium.

Magnitude of visual effects

The upper nine floors of the tower element and the top two floors of the frontage block are the only parts of the proposed development that is visible from this position, located in the centre of shot to the right of the Elysian Building. The tower element of the proposed development breaks the horizon and makes a noticeable change to the composition of the view, and there is an open and elevated view of the changes in the middle-distance. The magnitude of visual effects is therefore regarded as medium.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as moderate.

View 20 Elizabeth Fort

Cumulative

Quality of effects

The proposed development consolidates a key corner at the edge of the city centre, where the strategic north-south route through the city centre transitions from south city to the inner suburbs. It complements the landmark 20-storey Elysian Building adjacent in that it establishes a scaled transition of building height stepping down from the 16-storey tower to the seven-storey frontage block, which merges with the shoulder height of other buildings in the roofofcape. This configuration works effectively to bridge the changes in scale both in terms of its immediate context in the south city, as well as across the wider skyline where it forms the southern end and lowest level in the hierarchy of tall buildings.

Viewed from this angle, the tower element resolves itself into a cluster of intersecting volumes of similar massing but slightly different heights and elevational treatments, alternating in tone between a darker brick, a variegated brick, and a paler brick frame, with glazed balconies linking some of the volumetric elements. On the north facade, seen here very obliquely, a pale brick frame is expressed on every third floor, giving scale and rhythm to the elevation, and the fenestration is arrayed vertically. On the west elevation, this approach is repeated in the panel of darker brick while, further to the right in the panel of variegated brick, the window jambs are picked out in ribbed brick, which adds instead a horizontal emphasis. The tower's vertical circulation is expressed through a continuous vertical glazed slot rising to the building's crown, and matched with a wide vertical panel of brickwork adjacent, which is without fenestration. The overall effect is one of

restraint in architectural expression, with the frame element giving scale and rhythm, and the vertical emphasis of frame, fenestration and brick together giving the tower element an impression of slenderness. This is an appropriate response to the primacy of the landmark Elysian Building to the left, with its more angular and flamboyant architectural language. The frontage block recombines some of the same architectural elements as the tower, but in a different configuration seen here only partially as part of the wider roofofcape.

While the proposed development introduces a significant new element to this view, the design works successfully to break down the scale, articulate the elevations and relate to the surrounding context. The quality of the visual effects of the proposed development from this viewpoint is therefore judged as beneficial.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a moderate beneficial effect on this distinctive view.

View 21 Montenotte Hotel

Existing

Assessment of existing view

This long-range viewpoint is located on private lands to the rear of The Montenotte Hotel, on the north bank of the River Lee approximately 60m higher than and 1.3km north-east of the development site. From this elevated position there is an open prospect south-westwards over the river corridor and city centre, looking towards the development site and beyond.

The foreground of this view is formed by the lower terraces, boundary fencing and trees in the gardens of the hotel and neighbouring properties.

In the middle ground is a view over the Grattan Hill/ Lincoln Place/Hacketts Tce/Mahonys Ave and the Lower Glanmire Road ACAs, which are barely visible apart from part of the roofs and front elevations of a terrace of two storey houses fronting Lower Glanmire Road, which can be made out in the lower right of the shot. Behind this frontage and traversing much of the width of the view are the extensive sidings and rails lands associated with Kent Station, the platforms and roofs of which are visible to the right of shot though partially screened by trees. Behind these are a cluster of contemporary eight-storey office buildings at Horgan's Quay. The Lee and quayside port operations traverse much of the view, though again partially screened by trees. In the centre right of shot is a cluster of large contemporary mixed-use and office buildings of six- to eight-storeys at Albert Quay and Albert Road, behind which the 20-storey Elysian building is visible 950m distant. The most identifiable landmark in this view, its upper residential floors are realised in grey composite panels with windows of quite different sizes and proportions arrayed in

vertical groups. Its acute prow-like south-east corner accommodates winter-gardens glazed in storey-height green glass, here backlit by the afternoon sun. The crown of the building is configured to form a distinctive stepped profile incorporating curved walls, though notably it does not quite break the distant horizon.

In the background are the suburbs of the south city, shading into farmland in the far distance. From this elevation and distance individual buildings and indeed the skyline of the city as a whole are difficult to discern, whereas the broader landscape setting of the river basin becomes more apparent.

Value of existing view

This view is here regarded as of characteristic value as, while it encompasses a panoramic view encompassing the dramatic landscape setting, leisure amenity, transport infrastructure and the contemporary commercial economy, these are nevertheless quite characteristic of views from the north side of the city centre and likely to be valued in the first instance by the community of hotel patrons.

Sensitivity of visual receptors

As the Montenotte Hotel is a site for hospitality and visitor accommodation, the primary visual receptors to experience this view are people at leisure. Their sensitivity to change is therefore here regarded as high-medium as the experience of this view is likely to have been a significant factor in informing their choice to patronise this establishment, and the view is particularly elevated and open.

Magnitude of visual effects

Located in the centre of shot in the distant middle-ground, the tower is the sole element of the proposed development that is visible from this position, partially obscured by the Elysian Building and by mid-rise development on Albert Street. The proposed development introduces a major new vertical element to the skyline, and makes a noticeable change to the composition of this view. There is a medium-high degree of exposure given the changes are in the far middle distance. The magnitude of visual effects is therefore regarded as medium.

Significance of visual effects

Considering together the visual sensitivity of the receptors and the magnitude of visual effects, the overall significance of effects is regarded as moderate.

View 21 Montenotte Hotel

Existing

Quality of effects

The proposed development consolidates a strategic corner at the edge of the city centre, opposite the Elysian Building. In that location, the strategic north-south route through the city centre transitions from contemporary residential and mixed-used buildings with large floorplates in the middleground to the more fragmented urban fabric of the inner suburbs in the background. The proposed tower element establishes a transitional scale in the hierarchy of building height, intermediate between the landmark tower of the Elysian Building and the perimeter block height of the contemporary developments around Eglinton Street. However from this angle the proposed development coalesces with the Elysian Building, encroaching on its slenderness.

In this view, the tower resolves itself into two intersecting volumes of similar massing but slightly different heights and elevational treatments: to the left, a darker and slightly shorter volume, and to the right, a paler and slightly taller volume. The restrained architectural expression of the composite form and profile is an appropriate response to the primacy of the Elysian Building adjacent, with its more angular and flamboyant architectural language. A pale brick frame is expressed on every third floor, which gives scale and rhythm to the elevation, and the regular array of fenestration in the elevational treatments of both volumes reiterates the similar patterns in the adjacent mid-rise development fronting Albert Street. The overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the vertical emphasis of frame and

fenestration together giving the tower element an impression of slenderness.

Notwithstanding these qualities, due to the coalescence of the proposed development with the Elysian Building when seen from this viewpoint, the quality of the visual effects of the proposed development from this viewpoint is judged as neutral.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a moderate neutral effect on this characteristic view.

View 21 Montenotte Hotel

Cumulative

Assessment of existing view

This long-range viewpoint is located on private lands to the rear of The Montenotte Hotel, on the north bank of the River Lee approximately 60m higher than and 1.3km north-east of the development site. From this elevated position there is an open prospect south-westwards over the river corridor and city centre, looking towards the development site and beyond.

The foreground of this view is formed by the lower terraces, boundary fencing and trees in the gardens of the hotel and neighbouring properties.

In the middle ground is a view over the Grattan Hill/Lincoln Place/Hacketts Tce/Mahonys Ave and the Lower Glanmire Road ACAs, which are barely visible apart from part of the roofs and front elevations of a terrace of two storey houses fronting Lower Glanmire Road, which can be made out in the lower right of the shot. Behind this frontage and traversing much of the width of the view are the extensive sidings and rails lands associated with Kent Station, the platforms and roofs of which are visible to the right of shot though partially screened by trees. Behind these are a cluster of contemporary eight-storey office buildings at Horgan's Quay, above which the permitted 34-storey hotel development at Custom House Quay breaks the horizon and dominates the urban setting, with its angular and faceted glazed façade animated by reflections of the roofscape of the north city, rising to its diagonally chamfered crown element. At the far-right of shot the glazed façade of the permitted 15-storey office development at Clontarf Street is also visible in the far middle-distance below the horizon. The Lee and quayside port operations are traverse

much of the view, though again partially screened by trees. To the left and centre-left of shot, the south quay is fronted by an extended series of mid-rise buildings as part of the permitted development at Kennedy Quay, including the refurbished and extended Odlum's Mills building, and at Victoria Road; this continues the pattern established by the existing cluster of contemporary mid-rise buildings at Albert Quay and adjacent at Albert Road. This series is terminated in the centre-right of shot by the permitted 25-storey residential tower at Albert Quay, which breaks the horizon and is distinguished by its regular and restrained elevational treatment rising to a three-storey crown, with an adjoining 12-storey shoulder building. Behind this quay frontage, the 20-storey Elysian building is visible 950m distant: its upper residential floors are realised in grey composite panels with windows of quite different sizes and proportions arrayed in vertical groups. Its acute prow-like south-east corner accommodates winter-gardens glazed in storey-height green glass, here backlit by the afternoon sun. The crown of the building is configured to form a distinctive stepped profile incorporating curved walls, though notably it does not quite break the distant horizon.

In the background are the suburbs of the south city, shading into farmland in the far distance. From this elevation and distance individual buildings and indeed the skyline of the city as a whole are difficult to discern, whereas the broader landscape setting of the river basin becomes more apparent.

Value of existing view

This view is here regarded as of characteristic value as,

while it encompasses a panoramic view encompassing the dramatic landscape setting, leisure amenity, transport infrastructure and the contemporary commercial economy, these are nevertheless quite characteristic of views from the north side of the city centre and likely to be valued in the first instance by the community of hotel patrons.

Sensitivity of visual receptors

As the Montenotte Hotel is a site for hospitality and visitor accommodation, the primary visual receptors to experience this view are people at leisure. Their sensitivity to change is therefore here regarded as high-medium as the experience of this view is likely to have been a significant factor in informing their choice to patronise this establishment, and the view is particularly elevated and open.

Magnitude of visual effects

Located in the centre of shot in the distant middle-ground, the tower is the sole element of the proposed development that is visible from this position, partially obscured by the Elysian Building and by mid-rise development on Albert Street. The proposed development introduces a minor new vertical element to the skyline, and makes a marginal change to the composition of this view. There is a medium-high degree of exposure given the changes are in the far middle distance. The magnitude of visual effects is therefore regarded as medium.

Significance of visual effects

Considering together the visual sensitivity of the

View 21 Montenotte Hotel

Cumulative

receptors and the magnitude of visual effects, the overall significance of effects is regarded as moderate.

Quality of effects

The proposed development consolidates a strategic corner at the edge of the city centre, opposite the Elysian Building. In that location, the strategic north-south route through the city centre transitions from contemporary residential and mixed-used buildings with large floorplates in the middle-ground to the more fragmented urban fabric of the inner suburbs in the background. The proposed tower element establishes a transitional scale in the hierarchy of building height, intermediate between the landmark tower of the Elysian Building and the perimeter block height of the contemporary developments around Eglinton Street and Victoria Road. However from this angle the proposed development coalesces with the Elysian Building, encroaching on its slenderness.

In this view, the tower resolves itself into two intersecting volumes of similar massing but slightly different heights and elevational treatments: to the left, a darker and slightly shorter volume, and to the right, a paler and slightly taller volume. The restrained architectural expression of the composite form and profile is an appropriate response to the primacy of the Elysian Building adjacent, with its more angular and flamboyant architectural language. A pale brick frame is expressed on every third floor, which gives scale and rhythm to the elevation, and the regular array of fenestration in the elevational treatments of both volumes reiterates the similar patterns in the adjacent mid-rise development fronting Albert Street as well

as some of the permitted developments on Albert and Kennedy Quays. The overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the vertical emphasis of frame and fenestration together giving the tower element an impression of slenderness.

Notwithstanding these qualities, due to the coalescence of the proposed development with the Elysian Building when seen from this viewpoint, the quality of the visual effects of the proposed development from this viewpoint is judged as neutral.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a moderate neutral effect on this characteristic view.

View 22 Tramore Valley Park

Existing

Assessment of existing view

This long-range viewpoint is located approximately 25m higher than and 1.9km south of the development site. From this elevated position there is an open prospect looking across Tramore Valley Park and northwards to the city centre, the development site and the horizon beyond. This view corresponds to Cork City View Management Framework's Panoramic View from Tramore Valley Park towards Turner's Cross and Saint Anne's (Shandon Bells).

In the foreground and middle-ground traversing the view is the open expanse of the park incorporating sports fields to the left and the BMX track to the right, with its service facilities accommodated in two red shipping containers visible far right. Closing the middle distance are screens of trees and woodland forming the edge to the park to the left and centre, and to the right the long flank of the electricity substation building at Palaceanne Lane.

In the background, the land rises gently to the distance enabling the suburbs of the south city to be visible as a layered roofscape, with its mix of buildings of different uses, eras and forms including many terraced, semi-detached and detached houses. Of the south city's many landmarks, only two are clearly visible: the spire of Christ the King Church (Turner's Cross), a designated Local Landmark, to the left of shot, and the 20-storey Elysian Building in the centre of shot. The latter's upper residential floors are clearly visible and distinguished from the surroundings by their expanse of storey-height green glass. The crown of the building is configured to form a stepped profile, which from this view breaks the distant horizon. In the far distance,

much of the higher ground of the north city is visible. To the left of shot, the land rises to Shandon and further to Farranree with its twentieth century roofscape. Here some of the north city's landmarks are clearly visible, including in the centre left the steeples of St. Anne's Church (Shandon Bells) and the North Cathedral, both designated Strategic Landmarks, and on the horizon, the modern spire of the Church of the Resurrection at Farranree, a designated Local Landmark, which is the only structure to significantly break the horizon. To the right of shot, the land rises similarly, and many of the grand 19th century terraces and semi-detached houses are visible amidst trees and woodland at Summerhill North and Montenotte.

Value of existing view

This view is here regarded as of strategic value given its prospect over the city centre in the context of the skyline and horizon of the northern suburbs. This view approximates to the Panoramic View from Tramore Valley Park, a Strategic Viewing Location, as identified in the Cork City View Management Framework. This panorama incorporates distinct Linear Views of Special Amenity to Saint Anne's Church Tower (Shandon Bells), a Strategic Landmark, and to Christ the King Church Tower (Turner's Cross), a Local Landmark.

Sensitivity of visual receptors

As this view is from a public park, the receptors are people at leisure and therefore here considered as of high visual sensitivity and the views are open and an important part of the landscape and townscape experience.

Magnitude of visual effects

The tower is the sole element of the proposed development that is visible from this position. Located in the centre of shot in the background, it rises above the roofline of the south suburbs, which obscure its lowest seven storeys. The proposed development introduces a new vertical element to the skyline, obscuring the western corner of the Elysian Building. It makes a minor change to the composition of this view, and there is a low degree of exposure given the position in the distant background. The magnitude of visual effects is therefore regarded as low.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as moderate.

View 22 Tramore Valley Park

Existing

Quality of effects

The proposed development consolidates a key corner at the edge of the city centre, where the strategic north-south route through the city centre transitions to the inner suburbs. Adjacent to the landmark 20-storey Elysian Building, which it partly obscures from this angle, the proposed development establishes an intermediate scale of building height at 16 storeys.

Viewed from this angle, the tower element resolves itself into a cluster of intersecting volumes of similar massing but slightly different heights and elevational treatments, alternating in tone between a darker brick, a variegated brick and a paler brick frame. To the right, a pale brick frame is expressed on every third floor, giving scale and rhythm to the south elevation, and the fenestration is arrayed vertically. The overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the vertical emphasis of frame, fenestration and brick tones together giving the tower element an impression of slenderness. This is an appropriate response to the primacy of the landmark Elysian Building behind, with its more angular and flamboyant architectural language.

However, while the proposed development works successfully to break down the scale and articulate its elevations, from this view it also coalesces with the Elysian Building adjacent. This effect is exacerbated by the similarity of the darker tones of cladding in both buildings. The quality of the visual effects of the proposed development from this viewpoint is therefore judged as neutral.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a moderate neutral effect on this strategic view.

View 22 Tramore Valley Park

Cumulative

Assessment of existing view

This long-range viewpoint is located approximately 25m higher than and 1.9km south of the development site. From this elevated position there is an open prospect looking across Tramore Valley Park and northwards to the city centre, the development site and the horizon beyond. This view corresponds to Cork City View Management Framework's Panoramic View from Tramore Valley Park towards Turner's Cross and Saint Anne's (Shandon Bells).

In the foreground and middle-ground traversing the view is the open expanse of the park incorporating sports fields to the left and the BMX track to the right, with its service facilities accommodated in two red shipping containers visible far right. Closing the middle distance are screens of trees and woodland forming the edge to the park to the left and centre, and to the right the long flank of the electricity substation building at Palaceanne Lane.

In the background, the land rises gently to the distance enabling the suburbs of the south city to be visible as a layered roofscape, with its mix of buildings of different uses, eras and forms including many terraced, semi-detached and detached houses.

A number of landmarks are clearly visible. To the left of shot, the spire of Christ the King Church (Turner's Cross), a designated Local Landmark, can be seen and further in the distance the steeples of St. Anne's Church (Shandon Bells) and the North Cathedral, both designated Strategic Landmarks. The slender glazed façade of the permitted 15-storey office development at Clontarf Street is visible in the centre-left of shot, below

the horizon. In the centre of shot there is a cluster of contemporary tall buildings, from left to right: the permitted 20-storey Elysian Building, distinguished by its expanse of storey-height green glass; the permitted 25-storey residential development at Albert Quay, with its regular and restrained elevational treatment rising to a three-storey crown; and behind and partly obscured, the permitted 34-storey hotel at Custom House Quay, which substantially breaks the horizon with its angular and faceted glazed façades rising to a diagonally chamfered crown element. To the right of shot, the upper floors of the mid-rise buildings in the permitted development at Kennedy Quay can also be seen. In the far distance across the full width of the view, the higher ground of the north city is visible. To the left of shot, the land rises to Shandon and further to Farranree with its twentieth century roofscape; here the modern spire of the Church of the Resurrection at Farranree, a designated Local Landmark, breaks the horizon. To the right of shot, the land rises similarly, and many of the grand 19th century terraces and semi-detached houses are visible amidst trees and woodland at Summerhill North and Montenotte.

Value of existing view

This view is here regarded as of strategic value given its prospect over the city centre in the context of the skyline and horizon of the northern suburbs. This view approximates to the Panoramic View from Tramore Valley Park, a Strategic Viewing Location, as identified in the Cork City View Management Framework. This panorama incorporates distinct Linear Views of Special Amenity to Saint Anne's Church Tower (Shandon Bells), a Strategic Landmark, and to Christ the King Church

Tower (Turner's Cross), a Local Landmark.

Sensitivity of visual receptors

As this view is from a public park, the receptors are people at leisure and therefore here considered as of high visual sensitivity and the views are open and an important part of the landscape and townscape experience.

Magnitude of visual effects

The tower is the sole element of the proposed development that is visible from this position. Located in the centre of shot in the background, it rises above the roofline of the south suburbs, which obscure its lowest seven storeys. The proposed development introduces a new vertical element to the skyline, obscuring the western corner of the Elysian Building. It makes a minor change to the composition of this view, and there is a low degree of exposure given the position in the distant background. The magnitude of visual effects is therefore regarded as low.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as moderate.

View 22 Tramore Valley Park

Cumulative

Quality of effects

The proposed development consolidates a key corner at the edge of the city centre, where the strategic north-south route through the city centre transitions to the inner suburbs. Adjacent to the landmark 20-storey Elysian Building, which it partly obscures from this angle, the proposed development establishes an intermediate scale of building height at 16 storeys.

Viewed from this angle, the tower element resolves itself into a cluster of intersecting volumes of similar massing but slightly different heights and elevational treatments, alternating in tone between a darker brick, a variegated brick and a paler brick frame. To the right, a pale brick frame is expressed on every third floor, giving scale and rhythm to the south elevation, and the fenestration is arrayed vertically. The overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the vertical emphasis of frame, fenestration and brick tones together giving the tower element an impression of slenderness. This echoes the elevational treatment of the neighbouring permitted development on Albert Quay, and is an appropriate response to the primacy of the landmark Elysian Building behind, with its more angular and flamboyant architectural language.

However, while the proposed development works successfully to break down the scale and articulate its elevations, from this view it also coalesces with the Elysian Building adjacent. This effect is exacerbated by the similarity of the darker tones of cladding in both buildings. The quality of the visual effects of the proposed development from this viewpoint is therefore judged as neutral.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a moderate neutral effect on this strategic view.

View 23 Kinsale Road

Existing

Assessment of existing view

This long-range viewpoint is located approximately 10m higher than and 1.75km south of the development site. From this position, the view looks northwards along Kinsale Road towards the proposed development site and city centre beyond.

In the foreground is the wide roadscape of Kinsale Road, a major vehicular route into the city centre. To the left of shot is a fence and boundary landscaping largely screening a surface carpark and fast food restaurant, whose red tile roof can be made out amongst the trees. To the right of shot the corner of a commercial building can be seen in the neighbouring retail park.

In the middle distance the topography falls away and the road turns slightly eastwards, with the associated pavements, streetlighting, signage and advertising. To the centre of shot, storey-height hoardings line the back of pavement, with boundary planning of tall evergreen trees visible behind. Above the treeline the upper half of the landmark Church of Christ the King (Turner's Cross), a designated Local Landmark, with its characteristic triangular entrance front, is clearly visible breaking the horizon, and to the right the red tile roof is visible extending over its nave. The remainder of the middle ground to the right is taken up with the side elevations and roofscape of 20th century semi-detached houses typical of suburban development in this area.

In the background the land rises to a high horizon in the far distance. In the centre left of shot, the 20-storey Elysian Building is visible to the left of the Church of Christ the King. Its upper residential floors are clearly

distinguished from the surroundings by their expanse of storey-height green glass. The crown of the building is configured to form a stepped profile, which from this view breaks the distant horizon.

Behind, the land rises to Shandon and further to Farranree with its twentieth century roofscape, though it is difficult to distinguish any landmarks. To the centre and right of shot, the land rises similarly, and many of the grand 19th century terraces and semi-detached houses are visible amidst trees and woodland at Summerhill North and Montenotte. The stone spire of St Luke's Church, a designated Strategic Landmark, is visible in the centre of the shot.

Value of existing view

This view is here regarded as of characteristic value as, while it is typical of views along this vehicular route into the city centre.

Sensitivity of visual receptors

The majority of people experiencing this view will be driving into the city centre, and it is not a highly trafficked pedestrian route. Hence their visual sensitivity is considered low.

Magnitude of visual effects

The tower is the sole element of the proposed development that is visible from this position. Located in the centre of shot in the background, it rises above the roofline of the south suburbs, which obscure its lowest six storeys. The proposed development introduces a new vertical element to the skyline, obscuring the lower fifteen floors of the Elysian Building. However it makes a minor change to the composition of this view, and there is a low degree of exposure given the position in the distant background. The magnitude of visual effects is therefore regarded as low.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as minor-negligible.

View 23 Kinsale Road

Existing

Quality of effects

The proposed development consolidates a key corner at the edge of the city centre, where the strategic north-south route through the city centre transitions to the inner suburbs. Adjacent to the landmark 20-storey Elysian Building, which it partly obscures from this angle, the proposed development establishes an intermediate scale of building height at 16 storeys.

Viewed from this angle, the tower element resolves itself into a cluster of intersecting volumes of similar massing but slightly different heights and elevational treatments, alternating in tone between a darker brick, a variegated brick and a paler brick frame. To the right, a pale brick frame is expressed on every third floor, giving scale and rhythm to the south elevation, and the fenestration is arrayed vertically. The overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the vertical emphasis of frame, fenestration and brick tones together giving the tower element an impression of slenderness. This is an appropriate response to the primacy of the landmark Elysian Building behind, with its more angular and flamboyant architectural language.

However, while the proposed development works successfully to break down the scale and articulate its elevations, from this view it also coalesces with the Elysian Building adjacent. This effect is exacerbated by the similarity of the darker tones of cladding in both buildings. The quality of the visual effects of the proposed development from this viewpoint is therefore judged as neutral.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a minor-negligible neutral effect on this characteristic view.

View 23 Kinsale Road

Cumulative

Assessment of existing view

This long-range viewpoint is located approximately 10m higher than and 1.75km south of the development site. From this position, the view looks northwards along Kinsale Road towards the proposed development site and city centre beyond.

In the foreground is the wide roadscape of Kinsale Road, a major vehicular route into the city centre. To the left of shot is a fence and boundary landscaping largely screening a surface carpark and fast food restaurant, whose red tile roof can be made out amongst the trees. To the right of shot the corner of a commercial building can be seen in the neighbouring retail park.

In the middle distance the topography falls away and the road turns slightly eastwards, with the associated pavements, streetlighting, signage and advertising. To the centre of shot, storey-height hoardings line the back of pavement, with boundary planning of tall evergreen trees visible behind. Above the treeline the upper half of the landmark Church of Christ the King (Turner's Cross), a designated Local Landmark, with its characteristic triangular entrance front, is clearly visible breaking the horizon, and to the right the red tile roof is visible extending over its nave. The remainder of the middle ground to the right is taken up with the side elevations and roofscape of 20th century semi-detached houses typical of suburban development in this area.

In the background the land rises to a high horizon in the far distance. In the centre left of shot, the 20-storey Elysian Building is visible to the left of the Church of Christ the King. Its upper residential floors are clearly

distinguished from the surroundings by their expanse of storey-height green glass. Behind the stepped crown of the building, the rectilinear crown of the permitted 25-storey residential development at Albert Quay is visible, breaking the horizon. To the left, the permitted 34-storey hotel at Custom House Quay substantially breaks the horizon with its angular and faceted glazed façades rising to a diagonally chamfered crown element. Behind, the land rises to Shandon and further to Farranree with its twentieth century roofscape, though it is difficult to distinguish any landmarks. To the centre and right of shot, the land rises similarly, and many of the grand 19th century terraces and semi-detached houses are visible amidst trees and woodland at Summerhill North and Montenotte. The stone spire of St Luke's Church, a designated Strategic Landmark, is visible in the centre of the shot.

Value of existing view

This view is here regarded as of characteristic value as, while it is typical of views along this vehicular route into the city centre.

Sensitivity of visual receptors

The majority of people experiencing this view will be driving into the city centre, and it is not a highly trafficked pedestrian route. Hence their visual sensitivity is considered low.

Magnitude of visual effects

The tower is the sole element of the proposed development that is visible from this position. Located in the centre of shot in the background, it rises above the roofline of the south suburbs, which obscure its lowest six storeys. The proposed development introduces a new vertical element to the skyline, obscuring the lower fifteen floors of the Elysian Building. However it makes a minor change to the composition of this view, and there is a low degree of exposure given the position in the distant background. The magnitude of visual effects is therefore regarded as low.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as minor-negligible.

View 23 Kinsale Road

Cumulative

Quality of effects

The proposed development consolidates a key corner at the edge of the city centre, where the strategic north-south route through the city centre transitions to the inner suburbs. Adjacent to the landmark 20-storey Elysian Building, which it partly obscures from this angle, the proposed development establishes an intermediate scale of building height at 16 storeys.

Viewed from this angle, the tower element resolves itself into a cluster of intersecting volumes of similar massing but slightly different heights and elevational treatments, alternating in tone between a darker brick, a variegated brick and a paler brick frame. To the right, a pale brick frame is expressed on every third floor, giving scale and rhythm to the south elevation, and the fenestration is arrayed vertically. The overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the vertical emphasis of frame, fenestration and brick tones together giving the tower element an impression of slenderness. This is an appropriate response to the primacy of the landmark Elysian Building behind, with its more angular and flamboyant architectural language.

However, while the proposed development works successfully to break down the scale and articulate its elevations, from this view it also coalesces with the Elysian Building adjacent, and in turn with the permitted 25-storey residential development behind at Albert Quay. This effect is exacerbated by the similarity of the darker tones of cladding in both the proposed development and the Elysian Building. The quality of the visual effects of the proposed development from

this viewpoint is therefore judged as neutral.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a minor-negligible neutral effect on this characteristic view.

View 24 Bandon Road

Existing

Assessment of existing view

This long-range viewpoint is located approximately 25m higher than and 1.7km west of the development site. From this position, near the junction with Saint Finbarr's Road, there is an axial view along the narrow Bandon Road, looking eastwards towards the city centre and the development site.

In the foreground and middle-ground is the roadspace of Bandon Road, a relatively narrow but busy radial route linking south-western suburbs and the city centre, with a relatively wide pavement and onstreet carparking. Visible obliquely to the left and right of shot is the continuous frontage of 19th century terraced houses of varied configuration and differing heights, with rendered elevations in a variety of tones and colours, and a varied roofscape of chimneys and dormers. This sense of enclosure extends into the middle distance as the street gently falls to the east, with an irregular rhythm of lampposts, aerial cables, eaves and gables receding towards the city centre.

In the background, the perspectival streetscape draws the eye to the west elevation of the six-storey extension to Cork Courthouse, which is here partially visible. Above, the upper floors of the 20-storey Elysian Building break the roofline. This faceted elevation is realised in grey composite panels with windows of quite different sizes and proportions arrayed in vertical groups. Its acute prow-like south-east corner is glazed in storey-height green glass, and the crown of the building is configured to form a distinctive stepped profile.

Value of existing view

This view is here regarded as of characteristic value as it is a rather typical view along radial routes into the city from the west and south.

Sensitivity of receptors

Bandon Road is an important and attractive local vehicular route into the city, with some mixed uses and residential streets accessed from it. While drivers experience this view as part of a sequence as they travel in and out of the city, it is important to consider people walking along this footpath as the primary visual receptors. Their sensitivity to change is here regarded as medium as they are passing through the area on designated routes and the view is relevant to the activity of walking in the sense of general orientation, but not central to it.

Magnitude of visual effects

The upper three floors of the tower of the proposed development are discernible in the centre-right of shot, partly obscured by utilities poles on the south side of the street.

This makes a barely perceptible change to the composition of this view, and there is a low degree of exposure given the position in the distant background. The magnitude of visual effects is therefore regarded as negligible.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as minor-negligible.

View 24 Bandon Road

Existing

Quality of effects

The proposed development is barely perceptible, therefore the quality of the visual effects from this viewpoint is judged as neutral.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a minor-negligible neutral effect on this characteristic view.

View 25 Sunday's Well Road

Existing

Assessment of existing view

This long-range viewpoint is located approximately 27m higher than and 1.7km west of the development site. From this elevated position along the boundary of Sunday's Well ACA, there is an open prospect looking eastwards over the roofscape of the city centre and towards the development site.

In the foreground is the roadscape with onstreet carparking parallel to a low stone wall and vegetation along the south side of Sunday's Well Road.

Due to the steep topography of the river bank south of Sunday's Well Road, there is no middle-ground visible from this viewpoint.

In the background the mid-rise roofscape of the city centre is visible at an oblique angle due to the elevated position of this viewpoint. Hence the smaller scale, older and residential buildings of the city centre are not visible, and it is principally the larger scale institutional, commercial and public buildings that can be seen with their distinctive roof profiles (including small domes) and materials (including copper) as well as spires.

Due to the distance and the rather fragmented views of individual buildings it is the variegated nature of this roofscape that predominates. The landmark most clearly visible is the 20-storey Elysian Building, whose upper floors break the horizon in the centre of shot.

Due to the distance, the detail of the building is not easily discernible, but its faceted elevation and stepped roof profile work to break down its massing. To the right, the distant horizon is formed by the elevated ridge south of the city with its fields and hedgerows visible.

Value of existing view

This view is here regarded as of distinctive value given its open prospect over the city centre in the context of the river basin generally, and more specifically because of its view over the roofscape of the city at close proximity.

Sensitivity of visual receptors

Sunday's Well Road is an important and attractive local vehicular route parallel to the western reaches of the river, however it is important to also consider people walking along this footpath as primary visual receptors. Their visual sensitivity is here regarded as high-medium given the heritage and identity value of this view, though people are moving through the area and experience this view as part of a sequence as they travel up and down the hill.

Magnitude of visual effects

The upper eight floors of the tower element are the only part of the proposed development visible from this position, located in the centre of shot to the right of the Elysian Building. The tower element breaks the horizon and makes a noticeable change to the composition of the view, and there is an open and elevated view of the changes in the middle-distance. The magnitude of visual effects is therefore regarded as medium.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as moderate.

View 25 Sunday's Well Road

Existing

Quality of effects

The proposed development consolidates a key corner at the edge of the city centre, where the strategic north-south route through the city centre transitions from south city to the inner suburbs. The proposed development complements the landmark 20-storey Elysian Building adjacent in that it establishes a scaled transition of building height stepping down from the 16-storey tower to the mid-rise roofscape of the city centre.

This configuration works effectively to relate the building to its immediate context and bridge the dramatic change in scale.

Viewed from this angle, the tower element resolves itself into a cluster of intersecting volumes of similar massing but slightly different heights and elevational treatments, alternating in tone between a darker brick, a variegated brick and a paler brick frame. On the north facade, seen here obliquely, a pale brick frame is expressed on every third floor, giving scale and rhythm to the elevation, and the fenestration is arrayed vertically. On the west elevation, this approach is repeated in the panel of darker brick while, further to the right in the panel of variegated brick, the window jambs are picked out in ribbed brick, which adds a horizontal emphasis. The tower's vertical circulation is expressed through a continuous vertical glazed slot rising to the building's crown; this is matched with a wide vertical panel of brickwork adjacent which is without fenestration. The overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the vertical emphasis of frame, fenestration and brick together

giving the tower element an impression of slenderness. This is an appropriate response to the primacy of the landmark Elysian Building to the left, with its more angular and flamboyant architectural language.

While the proposed development introduces a significant new element to this view, the design works successfully to break down the scale, articulate the elevations and relate to the surrounding context. The quality of the visual effects of the proposed development from this viewpoint is therefore judged as beneficial.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a moderate beneficial effect on this distinctive view.

View 25 Sunday's Well Road

Cumulative

Assessment of existing view

This long-range viewpoint is located approximately 27m higher than and 1.7km west of the development site. From this elevated position along the boundary of Sunday's Well ACA, there is an open prospect looking eastwards over the roofscape of the city centre and towards the development site.

In the foreground is the roadscape with onstreet carparking parallel to a low stone wall and vegetation along the south side of Sunday's Well Road.

Due to the steep topography of the river bank south of Sunday's Well Road, there is no middle-ground visible from this viewpoint.

In the background the mid-rise roofscape of the city centre is visible at an oblique angle due to the elevated position of this viewpoint. Hence the smaller scale, older and residential buildings of the city centre are not visible, and it is principally the larger scale institutional, commercial and public buildings that can be seen with their distinctive roof profiles (including small domes) and materials (including copper) as well as spires. Due to the distance and the rather fragmented views of individual buildings it is the variegated nature of this roofscape that predominates. The landmark most clearly visible is the 20-storey Elysian Building, whose upper floors break the horizon in the centre of shot. Due to the distance, the detail of the building is not easily discernible, but its faceted elevation and stepped roof profile work to break down its massing. Obscured by trees, the profile of three of the permitted tall building developments can be made out, each breaking the horizon, from right to left: the

25-storey residential development at Albert Quay, with its regular and restrained elevational treatment rising to a three-storey crown; the 15-storey office development at Clontarf Street with its glazed façade; and the 34-storey hotel at Custom House Quay, with its glazed façades rising to a chamfered crown element, here seen frontally. To the right, the distant horizon is formed by the elevated ridge south of the city with its fields and hedgerows visible.

Value of existing view

This view is here regarded as of distinctive value given its open prospect over the city centre in the context of the river basin generally, and more specifically because of its view over the roofscape of the city at close proximity.

Sensitivity of visual receptors

Sunday's Well Road is an important and attractive local vehicular route parallel to the western reaches of the river, however it is important to also consider people walking along this footpath as primary visual receptors. Their visual sensitivity is here regarded as high-medium given the heritage and identity value of this view, though people are moving through the area and experience this view as part of a sequence as they travel up and down the hill.

Magnitude of visual effects

The upper eight floors of the tower element are the only part of the proposed development visible from this position, located in the centre of shot to the right of the Elysian Building. The tower element breaks the horizon and makes a noticeable change to the composition of the view, and there is an open and elevated view of the changes in the middle-distance. The magnitude of visual effects is therefore regarded as medium.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as moderate.

View 25 Sunday's Well Road

Cumulative

Quality of effects

The proposed development consolidates a key corner at the edge of the city centre, where the strategic north-south route through the city centre transitions from south city to the inner suburbs. The proposed development extends the hierarchy of tall buildings in the city centre, from the permitted 34-storey hotel development at Custom House Quay to the permitted 25-storey residential development at Albert Quay and the 20-storey Elysian Building, establishing a scaled transition of building height stepping down from the 16-storey tower to the mid-rise roofscape of the city centre. This configuration works effectively to bridge the changes in scale both in terms of its immediate context in the south city, as well as across the wider skyline where it forms the southern end and lowest level in the hierarchy of tall buildings.

Viewed from this angle, the tower element resolves itself into a cluster of intersecting volumes of similar massing but slightly different heights and elevational treatments, alternating in tone between a darker brick, a variegated brick and a paler brick frame. On the north facade, seen here obliquely, a pale brick frame is expressed on every third floor, giving scale and rhythm to the elevation, and the fenestration is arrayed vertically. On the west elevation, this approach is repeated in the panel of darker brick while, further to the right in the panel of variegated brick, the window jambs are picked out in ribbed brick, which adds a horizontal emphasis. The tower's vertical circulation is expressed through a continuous vertical glazed slot rising to the building's crown; this is matched with a wide vertical panel of brickwork adjacent which

is without fenestration. The overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the vertical emphasis of frame, fenestration and brick together giving the tower element an impression of slenderness. This is an appropriate response to the primacy of the landmark Elysian Building to the left, with its more angular and flamboyant architectural language.

While the proposed development introduces a significant new element to this view, the design works successfully to break down the scale, articulate the elevations and relate to the surrounding context. The quality of the visual effects of the proposed development from this viewpoint is therefore judged as beneficial.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a moderate beneficial effect on this distinctive view.

View 26 Churchfield Park

Existing

Assessment of existing view

This long-range viewpoint is located approximately 75m higher than and 2.1km north-east of the development site. From this elevated position there is an open prospect looking south-eastwards across Churchfield Park, towards the city centre and the development site. This view corresponds to Cork City View Management Framework's Panoramic View from Churchfield Park towards Saint Anne's (Shandon Bells), North Cathedral and The Elysian Tower.

Traversing the full width of the foreground is the grassed open space of the park, looking downhill to the crowns of a line of mature trees which partly screen the view beyond.

In the middle ground to the left is a roofscape of pitched and hipped roofs whose urban structure is hard to discern due to the elevated viewpoint, but includes parts of the Shandon ACA. This roofscape is punctuated by the steeple of the neo-Gothic 19th century Cathedral of Saint Mary and Saint Anne (the North Cathedral), far left, and centre left by one of Cork city's most recognisable landmarks, the belfry of St Anne's Church (also known as Shandon Bells), an 18th century structure of comparable scale with a distinctive stepped profile topped by a miniature 'pepper canister' dome.

In the background the city can be seen in its full context in the basin of the River Lee. Amidst the distant roofscape, a number of distinctive elements are distinguishable. To the left of shot the Horgan's Quay development rises above residential roofs, its pale cladding and vertical window proportion standing

out against the dark roofscape. In the centre right, the distinctive profile of the 20-storey Elysian Building can be seen in the distance. Due to the distance, its detail is not easily discernible, but its faceted elevation and stepped roof profile work to break down its massing. The roofscape of the intensively developed city centre gradually gives way to the leafy suburbs beyond, and are succeeded in turn by open farmland at the city's edge rising to a ridge forming the horizon. Few individual buildings are recognisable in this prospect due to the distance, and none breaks the horizon.

Value of existing view

This view is here regarded as of strategic value given its prospect over the city centre in the context of the river basin generally, and more specifically because of its view of two of the city's most distinctive landmarks. This view approximates to the Panoramic View from Churchfield Park, a Strategic Viewing Location, as identified in the Cork City View Management Framework. This panorama incorporates distinct Linear Views of Special Amenity to Saint Anne's Church Tower (Shandon Bells), to North Cathedral (both Strategic Landmarks) and to The Elysian Tower, as well as a Strategic Cityscape View of Shandon ACA.

Sensitivity of visual receptors

As this view is from a public park, the receptors are people at leisure and therefore here considered as of high visual sensitivity and the views are open and experienced on a frequent basis.

Magnitude of visual effects

The upper twelve floors of the tower element and the upper three floors of the frontage block are the only parts of the proposed development visible from this position, located in the centre of shot to the right of the Elysian Building. The tower element makes a noticeable change to the composition of the view, and there is an open and elevated view of the changes in the middle-distance. The magnitude of visual effects is therefore regarded as medium.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as major-moderate.

View 26 Churchfield Park

Existing

Quality of effects

The proposed development consolidates a key corner at the edge of the city centre, where the strategic north-south route through the city centre transitions from south city to the inner suburbs. The proposed development complements the landmark 20-storey Elysian Building adjacent in that it establishes a scaled transition of building height stepping down from the 16-storey tower to the seven-storey frontage building and the mid-rise roofscape of this part of the city centre. This configuration works effectively to relate the building to its immediate context and bridge the dramatic change in scale.

Viewed from this angle, the tower element resolves itself into a cluster of intersecting volumes of similar massing but slightly different heights and elevational treatments, alternating in tone between a darker brick, a variegated brick and a paler brick frame. On the north facade, a pale brick frame is expressed on every third floor, giving scale and rhythm to the elevation, and the fenestration is arrayed vertically. On the west elevation, this approach is repeated in the panel of darker brick while, further to the right in the panel of variegated brick, the window jambs are picked out in ribbed brick, which adds a horizontal emphasis. The tower's vertical circulation is expressed through a continuous vertical glazed slot rising to the building's crown; this is matched with a wide vertical panel of brickwork adjacent which is without fenestration. The overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the vertical emphasis of frame, fenestration and brick together giving the tower element an impression of

slenderness. This is an appropriate response to the primacy of the landmark Elysian Building to the left, with its more angular and flamboyant architectural language.

While the proposed development introduces a significant new element to this view, the design works successfully to break down the scale, articulate the elevations and relate to the surrounding context. The quality of the visual effects of the proposed development from this viewpoint is therefore judged as beneficial.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a major-moderate beneficial effect on this strategic view.

View 26 Churchfield Park

Cumulative

Assessment of existing view

This long-range viewpoint is located approximately 75m higher than and 2.1km north-east of the development site. From this elevated position there is an open prospect looking south-eastwards across Churchfield Park, towards the city centre and the development site. This view corresponds to Cork City View Management Framework's Panoramic View from Churchfield Park towards Saint Anne's (Shandon Bells), North Cathedral and The Elysian Tower.

Traversing the full width of the foreground is the grassed open space of the park, looking downhill to the crowns of a line of mature trees which partly screen the view beyond.

In the middle ground to the left is a roofscape of pitched and hipped roofs whose urban structure is hard to discern due to the elevated viewpoint, but includes parts of the Shandon ACA. This roofscape is punctuated by the steeple of the neo-Gothic 19th century Cathedral of Saint Mary and Saint Anne (the North Cathedral), far left, and centre left by one of Cork city's most recognisable landmarks, the belfry of St Anne's Church (also known as Shandon Bells), an 18th century structure of comparable scale with a distinctive stepped profile topped by a miniature 'pepper canister' dome.

In the background the city can be seen in its full context in the basin of the River Lee. Amidst the distant roofscape, a number of distinctive elements are distinguishable. To the left of shot the Horgan's Quay development rises above the residential roofs, its pale cladding and vertical window proportion standing out

against the dark roofscape on the north quay. Opposite, on the south bank, the permitted developments along Kennedy Quay and Victoria Road provide corresponding mid-rise frontage and enclosure to the river. This westwards sequence culminates in the only structure to break the horizon, the permitted 34-storey hotel at Custom House Quay, its angular and faceted glazed façade reflecting the roofscape of the north city and rising to a diagonally chamfered crown element. To the right of Shandon Bells, the permitted 25-storey residential tower at Albert Quay is visible, distinguished by its regular and restrained elevational treatment rising to a three-storey crown; this is partially obscured by the west elevation of the permitted 15-storey office development at Clontarf Street. In the centre right, the distinctive profile of the 20-storey Elysian Building can be seen in the distance. Due to the distance, its detail is not easily discernible, but its faceted elevation and stepped roof profile work to break down its massing. The roofscape of the intensively developed city centre gradually gives way to the leafy suburbs beyond, and are succeeded in turn by open farmland at the city's edge rising to a ridge forming the horizon. Few individual buildings are recognisable in this prospect due to the distance, and none breaks the horizon.

Value of existing view

This view is here regarded as of strategic value given its prospect over the city centre in the context of the river basin generally, and more specifically because of its view of two of the city's most distinctive landmarks. This view approximates to the Panoramic View from Churchfield Park, a Strategic Viewing Location, as identified in the Cork City View Management

Framework. This panorama incorporates distinct Linear Views of Special Amenity to Saint Anne's Church Tower (Shandon Bells), to North Cathedral (both Strategic Landmarks) and to The Elysian Tower, as well as a Strategic Cityscape View of Shandon ACA.

Sensitivity of visual receptors

As this view is from a public park, the receptors are people at leisure and therefore here considered as of high visual sensitivity and the views are open and experienced on a frequent basis.

Magnitude of visual effects

The upper twelve floors of the tower element and the upper three floors of the frontage block are the only parts of the proposed development visible from this position, located in the centre of shot to the right of the Elysian Building. The tower element makes a noticeable change to the composition of the view, and there is an open and elevated view of the changes in the middle-distance. The magnitude of visual effects is therefore regarded as medium.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as major-moderate.

View 26 Churchfield Park

Cumulative

Quality of effects

The proposed development consolidates a key corner at the edge of the city centre, where the strategic north-south route through the city centre transitions from south city to the inner suburbs. The proposed development extends the hierarchy of tall buildings in the city centre, from the permitted 34-storey hotel development at Custom House Quay to the permitted 25-storey residential development at Albert Quay and the 20-storey Elysian Building, establishing a scaled transition of building height stepping down from the 16-storey tower to the seven-storey frontage building and the mid-rise roofscape of this part of the city centre. This configuration works effectively to bridge the changes in scale both in terms of its immediate context in the south city, as well as across the wider skyline where it forms the southern end and lowest level in the hierarchy of tall buildings.

Viewed from this angle, the tower element resolves itself into a cluster of intersecting volumes of similar massing but slightly different heights and elevational treatments, alternating in tone between a darker brick, a variegated brick and a paler brick frame. On the north facade, a pale brick frame is expressed on every third floor, giving scale and rhythm to the elevation, and the fenestration is arrayed vertically. On the west elevation, this approach is repeated in the panel of darker brick while, further to the right in the panel of variegated brick, the window jambs are picked out in ribbed brick, which adds a horizontal emphasis. The tower's vertical circulation is expressed through a continuous vertical glazed slot rising to the building's crown; this is matched with a wide vertical panel of brickwork

adjacent which is without fenestration. The overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the vertical emphasis of frame, fenestration and brick together giving the tower element an impression of slenderness. This is an appropriate response to the primacy of the landmark Elysian Building to the left, with its more angular and flamboyant architectural language.

While the proposed development introduces a significant new element to this view, the design works successfully to break down the scale, articulate the elevations and relate to the surrounding context. The quality of the visual effects of the proposed development from this viewpoint is therefore judged as beneficial.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a major-moderate beneficial effect on this strategic view.

View 27 Fair Hill

Existing

Assessment of existing view

This long-range viewpoint is located approximately 80m higher than and 2.1km north-east of the development site. From this elevated position there is a view down Fair Hill looking south-eastwards towards the city centre and the development site.

In the foreground from the left corner and across the centre of the shot, a long continuous frontage is formed by a series of walls and residential buildings stepping steeply down the hill towards city centre. These buildings are of 19th and 20th century provenance and are realised in a variety of materials and colours, from one to three storeys in height and with varied roof form. To the right of shot is a grassy slope, with the gable and tiled roof of more modern residential buildings visible.

Across the middle ground is the Shandon neighbourhood, which due to the elevation is visible here as an oblique streetscape and a roofscape of pitched slate roofs. In the centre of the shot this roofscape is punctuated by two of Cork city's most recognisable landmarks, the belfry of the North Cathedral centre left and St. Anne's Tower (Shandon Bells) centre, both designated as Strategic Landmarks. The former is a 19th century neo-gothic structure and crowned with four finials on its corners, while the latter is an 18th century classical structure with a distinctive stepped profile topped by a miniature 'pepper canister' dome.

In the background the city centre can be seen in its full context in the basin of the River Lee. Amidst the distant roofscape few landmarks are discernible from

this position and none breaks the horizon. Between the two Shandon belfries, the profile of the 20-storey Elysian Building can be seen in the distance. Due to the distance, its detail is not easily discernible, but its faceted elevation and stepped roof profile work to break down its massing. The roofscape of the intensively developed city centre gradually gives way to the leafy suburbs beyond, and are succeeded in turn by open farmland at the city's edge rising to a ridge forming the horizon.

Value of existing view

This view is here regarded as of strategic value given its prospect over the city centre in the context of the river basin generally, and more specifically because of its view of two of the city's most distinctive landmarks. This view is comparable to the Linear View of Special Amenity from Fairhill to the North Cathedral, a Strategic Landmark, as identified in the Cork City View Management Framework.

Sensitivity of visual receptors

Fair Hill is a valued pedestrian and vehicular route to and from the western suburbs on the north side of the city. Accordingly it is important to consider people walking up and down the hill as primary visual receptors. They are passing through the area on designated routes and the view is relevant to the activity of walking in the sense of general orientation, but not central to it. Their visual sensitivity is here regarded as high-medium given the heritage and identity value of the St. Anne's Tower (Shandon Bells) and the North Cathedral, though people are moving

through the area and experience this view as part of a sequence as they travel up and down the hill.

Magnitude of visual effects

The upper twelve floors of the tower element and the upper three floors of the frontage block are the only parts of the proposed development visible from this position, located in the centre of shot to the right of the Elysian Building. The tower element makes a noticeable change to the composition of the view, and there is an open and elevated view of the changes in the middle-distance. The magnitude of visual effects is therefore regarded as medium.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as moderate.

Existing

Quality of effects

The proposed development consolidates a key corner at the edge of the city centre, where the strategic north-south route through the city centre transitions from south city to the inner suburbs. The proposed development complements the landmark 20-storey Elysian Building adjacent in that it establishes a scaled transition of building height stepping down from the 16-storey tower to the seven-storey frontage building and the mid-rise roofscape of this part of the city centre. This configuration works effectively to relate the building to its immediate context and bridge the dramatic change in scale. In mirroring the configuration of the Elysian building and its adjacent mid-rise block, the proposed development creates an ensemble at this important junction in the south city background, which in turn is mirrored by the ensemble of Shandon Bells and the North Cathedral in the near middleground.

Viewed from this angle, the tower element resolves itself into a cluster of intersecting volumes of similar massing but slightly different heights and elevational treatments, alternating in tone between a darker brick, a variegated brick and a paler brick frame. On the north facade, a pale brick frame is expressed on every third floor, giving scale and rhythm to the elevation, and the fenestration is arrayed vertically. The west elevations are viewed here obliquely and reiterate this verticality. The upper floors of the frontage block combine the same architectural treatments in horizontal form. The overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the vertical emphasis of frame, fenestration and brick together giving the

tower element an impression of slenderness. This is an appropriate response to the primacy of the landmark Elysian Building to the left, with its more angular and flamboyant architectural language.

While the proposed development introduces a significant new element to this view, the design works successfully to break down the scale, articulate the elevations and relate to the surrounding context. The quality of the visual effects of the proposed development from this viewpoint is therefore judged as beneficial.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a moderate beneficial effect on this strategic view.

View 27 Fair Hill

Cumulative

Assessment of existing view

This long-range viewpoint is located approximately 80m higher than and 2.1km north-east of the development site. From this elevated position there is a view down Fair Hill looking south-eastwards towards the city centre and the development site.

In the foreground from the left corner and across the centre of the shot, a long continuous frontage is formed by a series of walls and residential buildings stepping steeply down the hill towards city centre. These buildings are of 19th and 20th century provenance and are realised in a variety of materials and colours, from one to three storeys in height and with varied roof form. To the right of shot is a grassy slope, with the gable and tiled roof of more modern residential buildings visible.

Across the middle ground is the Shandon neighbourhood, which due to the elevation is visible here as an oblique streetscape and a roofscape of pitched slate roofs. In the centre of the shot this roofscape is punctuated by two of Cork city's most recognisable landmarks, the belfry of the North Cathedral centre left and St. Anne's Tower (Shandon Bells) centre, both designated as Strategic Landmarks. The former is a 19th century neo-gothic structure and crowned with four finials on its corners, while the latter is an 18th century classical structure with a distinctive stepped profile topped by a miniature 'pepper canister' dome.

In the background the city centre can be seen in its full context in the basin of the River Lee. Amidst the distant roofscape few landmarks are discernible from

this position, and only one breaks the horizon, the permitted 34-storey hotel at Custom House Quay, with the glazed façades of its upper floors visible above the horizon, left of shot, rising to a chamfered crown element. To its right, the permitted 25-storey residential development at Albert Quay is also partially visible, with its regular and restrained elevational treatment rising to a three-storey crown, as is the permitted 15-storey office development at Clontarf Street. Between the two Shandon belfries, the profile of the 20-storey Elysian Building can be seen in the distance. Due to the distance, its detail is not easily discernible, but its faceted elevation and stepped roof profile work to break down its massing. The roofscape of the intensively developed city centre gradually gives way to the leafy suburbs beyond, and are succeeded in turn by open farmland at the city's edge rising to a ridge forming the horizon.

Value of existing view

This view is here regarded as of strategic value given its prospect over the city centre in the context of the river basin generally, and more specifically because of its view of two of the city's most distinctive landmarks. This view is comparable to the Linear View of Special Amenity from Fairhill to the North Cathedral, a Strategic Landmark, as identified in the Cork City View Management Framework.

Sensitivity of visual receptors

Fair Hill is a valued pedestrian and vehicular route to and from the western suburbs on the north side of the city. Accordingly it is important to consider

people walking up and down the hill as primary visual receptors. They are passing through the area on designated routes and the view is relevant to the activity of walking in the sense of general orientation, but not central to it. Their visual sensitivity is here regarded as high-medium given the heritage and identity value of the St. Anne's Tower (Shandon Bells) and the North Cathedral, though people are moving through the area and experience this view as part of a sequence as they travel up and down the hill.

Magnitude of visual effects

The upper twelve floors of the tower element and the upper three floors of the frontage block are the only parts of the proposed development visible from this position, located in the centre of shot to the right of the Elysian Building. The tower element makes a noticeable change to the composition of the view, and there is an open and elevated view of the changes in the middle-distance. The magnitude of visual effects is therefore regarded as medium.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as moderate.

Cumulative

Quality of effects

The proposed development consolidates a key corner at the edge of the city centre, where the strategic north-south route through the city centre transitions from south city to the inner suburbs. The proposed development extends the hierarchy of tall buildings in the city centre, from the permitted 34-storey hotel development at Custom House Quay to the permitted 25-storey residential development at Albert Quay and the 20-storey Elysian Building, establishing a scaled transition of building height stepping down from the 16-storey tower to the seven-storey frontage building and the mid-rise roofscape of this part of the city centre. This configuration works effectively to bridge the changes in scale both in terms of its immediate context in the south city, as well as across the wider skyline where it forms the southern end and lowest level in the hierarchy of tall buildings. In mirroring the configuration of the Elysian building and its adjacent mid-rise block, the proposed development also creates an ensemble at this important junction in the south city background, which in turn is mirrored by the ensemble of Shandon Bells and the North Cathedral in the near middle-ground.

Viewed from this angle, the tower element resolves itself into a cluster of intersecting volumes of similar massing but slightly different heights and elevational treatments, alternating in tone between a darker brick, a variegated brick and a paler brick frame. On the north facade, a pale brick frame is expressed on every third floor, giving scale and rhythm to the elevation, and the fenestration is arrayed vertically. The west elevations are viewed here obliquely and reiterate

this verticality. The upper floors of the frontage block combine the same architectural treatments in horizontal form. The overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the vertical emphasis of frame, fenestration and brick together giving the tower element an impression of slenderness. This is an appropriate response to the primacy of the landmark Elysian Building to the left, with its more angular and flamboyant architectural language.

While the proposed development introduces a significant new element to this view, the design works successfully to break down the scale, articulate the elevations and relate to the surrounding context. The quality of the visual effects of the proposed development from this viewpoint is therefore judged as beneficial.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a moderate beneficial effect on this strategic view.

View 28 Shandon Bells Viewing Platform

Existing

Assessment of existing view

This long-range viewpoint is located approximately 1km north-east of the development site, in an elevated position from the belfry of St. Anne's Church (Shandon Bells). From this location there is a very open prospect looking south-east towards the city centre.

In the foreground across the full width of the shot is the roofscape of the Shandon ACA and north inner city, with a mix of buildings of different uses, eras and forms. Due to the elevated position of the viewpoint, the urban structure is difficult to discern.

Extending across the middle distance are the quays of the north channel, with the Opera House visible to the far right of shot. Due to the oblique angle of view along the roofscape, only one landmark is clearly visible, the 20-storey Elysian Building, which breaks the horizon. Due to the distance its detail is not easily discernible, but its faceted elevation and stepped roof profile work to break down its massing.

In the background, the roofscape of the intensively developed city centre gradually gives way to the leafy suburbs beyond, and are succeeded in turn by open farmland at the city's edge rising to a ridge forming the horizon. Few individual buildings are recognisable in this prospect due to the distance, and none breaks the horizon.

Value of existing view

This view is here regarded as of strategic value given its prospect over the city centre in the context of the river basin generally, and more specifically because of its role in the city's identity and history.

Sensitivity of visual receptors

The view from Shandon Bells is enjoyed by Corkonians and visitors alike, and people at leisure are primary visual receptors. The view is open and an important part of the experience of the cityscape. Their visual sensitivity is here regarded as high given the heritage and identity value of St. Anne's Church (Shandon Bells).

Magnitude of visual effects

The upper twelve floors of the tower element and the upper three floors of the frontage block are the only parts of the proposed development visible from this position, located in the centre of shot to the right of the Elysian Building. The tower element makes a noticeable change to the composition of the view, and there is an open and elevated view of the changes in the middle-distance. The magnitude of visual effects is therefore regarded as medium.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as major-moderate.

View 28 Shandon Bells Viewing Platform

Existing

Quality of effects

The proposed development consolidates a key corner at the edge of the city centre, where the strategic north-south route through the city centre transitions from south city to the inner suburbs. The proposed development complements the landmark 20-storey Elysian Building adjacent in that it establishes a scaled transition of building height stepping down from the 16-storey tower to the seven-storey frontage building and the mid-rise roofscape of this part of the city centre. This configuration works effectively to relate the building to its immediate context and bridge the dramatic change in scale. In mirroring the configuration of the Elysian building and its adjacent mid-rise block, the proposed development creates an ensemble at this important junction in the south city.

Viewed from this angle, the tower element resolves itself into a cluster of intersecting volumes of similar massing but slightly different heights and elevational treatments, alternating in tone between a darker brick, a variegated brick and a paler brick frame. On the north facade, a pale brick frame is expressed on every third floor, giving scale and rhythm to the elevation, and the fenestration is arrayed vertically. The west elevations are viewed here obliquely and reiterate this verticality. The upper floors of the frontage block combine the same architectural treatments in horizontal form. The overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the vertical emphasis of frame, fenestration and brick together giving the tower element an impression of slenderness. This is an appropriate response to the primacy of the landmark

Elysian Building to the left, with its more angular and flamboyant architectural language.

While the proposed development introduces a significant new element to this view, the design works successfully to break down the scale, articulate the elevations and relate to the surrounding context. The quality of the visual effects of the proposed development from this viewpoint is therefore judged as beneficial.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a major-moderate beneficial effect on this strategic view.

View 28 Shandon Bells Viewing Platform

Cumulative

Assessment of existing view

This long-range viewpoint is located approximately 1km north-east of the development site, in an elevated position from the belfry of St. Anne's Church (Shandon Bells). From this location there is a very open prospect looking south-east towards the city centre.

In the foreground across the full width of the shot is the roofscape of the Shandon ACA and north inner city, with a mix of buildings of different uses, eras and forms. Due to the elevated position of the viewpoint, the urban structure is difficult to discern.

Extending across the middle distance are the quays of the north channel, with the Opera House visible to the far right of shot. Due to the oblique angle of view along the roofscape, a series of tall buildings are clearly visible to the left of shot. At the far left, the permitted 34-storey hotel at Custom House Quay is the tallest structure, with the glazed façades reflecting the roofscape of the north city, breaking the horizon and rising to a chamfered crown element. To its right, the permitted 25-storey residential development at Albert Quay is also partially visible and breaks the horizon, with its regular and restrained elevational treatment rising to a three-storey crown, and the permitted 15-storey office development at Clontarf Street which partially obscures it. In the centre of shot, the 20-storey Elysian Building also breaks the horizon; due to the distance its detail is not easily discernible, but its faceted elevation and stepped roof profile work to break down its massing.

In the background, the roofscape of the intensively developed city centre gradual gives way to the leafy

suburbs beyond, and are succeeded in turn by open farmland at the city's edge rising to a ridge forming the horizon. Few individual buildings are recognisable in this prospect due to the distance, and none breaks the horizon.

Value of existing view

This view is here regarded as of strategic value given its prospect over the city centre in the context of the river basin generally, and more specifically because of its role in the city's identity and history.

Sensitivity of visual receptors

The view from Shandon Bells is enjoyed by Corkonians and visitors alike, and people at leisure are primary visual receptors. The view is open and an important part of the experience of the cityscape. Their visual sensitivity is here regarded as high given the heritage and identity value of St. Anne's Church (Shandon Bells).

Magnitude of visual effects

The upper twelve floors of the tower element and the upper three floors of the frontage block are the only parts of the proposed development visible from this position, located in the centre of shot to the right of the Elysian Building. The tower element makes a noticeable change to the composition of the view, and there is an open and elevated view of the changes in the middle-distance. The magnitude of visual effects is therefore regarded as medium.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as major-moderate.

View 28 Shandon Bells Viewing Platform

Cumulative

Quality of effects

The proposed development consolidates a key corner at the edge of the city centre, where the strategic north-south route through the city centre transitions from south city to the inner suburbs. The proposed development extends the hierarchy of tall buildings in the city centre, from the permitted 34-storey hotel development at Custom House Quay to the permitted 25-storey residential development at Albert Quay and the 20-storey Elysian Building, establishing a scaled transition of building height stepping down from the 16-storey tower to the seven-storey frontage building and the mid-rise roofscape of this part of the city centre. This configuration works effectively to bridge the changes in scale both in terms of its immediate context in the south city, as well as across the wider skyline where it forms the southern end and lowest level in the hierarchy of tall buildings. In mirroring the configuration of the Elysian building and its adjacent mid-rise block, the proposed development creates an ensemble at this important junction in the south city.

Viewed from this angle, the tower element resolves itself into a cluster of intersecting volumes of similar massing but slightly different heights and elevational treatments, alternating in tone between a darker brick, a variegated brick and a paler brick frame. On the north facade, a pale brick frame is expressed on every third floor, giving scale and rhythm to the elevation, and the fenestration is arrayed vertically. The west elevations are viewed here obliquely and reiterate this verticality. The upper floors of the frontage block combine the same architectural treatments in horizontal form. The overall effect is one of restraint

in architectural expression, with the frame element giving scale and rhythm, and the vertical emphasis of frame, fenestration and brick together giving the tower element an impression of slenderness. This is an appropriate response to the primacy of the landmark Elysian Building to the left, with its more angular and flamboyant architectural language.

While the proposed development introduces a significant new element to this view, the design works successfully to break down the scale, articulate the elevations and relate to the surrounding context. The quality of the visual effects of the proposed development from this viewpoint is therefore judged as beneficial.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a major-moderate beneficial effect on this strategic view.

View 29 Parnell Bridge at South Mall

Existing

Assessment of existing view

This medium-range viewpoint is located approximately level with and 300m north of the development site. From this position, the view looks southwards across the river towards City Hall and the development site beyond.

The foreground is dominated by temporary road works to Parnell Bridge, and the associated fencing, signage and hoardings. The river itself is not visible, but the open bridge balustrades are visible on both sides. Across the centre and left of the view is the riverside classical facade of the 1930s City Hall, seen here in shadow, with four trees widely spaced along its frontage. The limestone ashlar facade extends to two principal storeys and an attic, and is centred on a grand three-bay entrance with paired Doric columns supporting a balustraded entablature. Set back above the central bay is a copper-domed clock tower, with a vertical emphasis scaled to effectively double the height of the entrance. In the centre right of the view is the west facade of City Hall, similar in composition to the principal facade, but here with the detailed articulation of the limestone facade picked out in bright sunlight. Together these facades give scale and presence to this important public building and the streets and spaces around it. To the right of shot, a fine three storey terrace of mixed-use 19th century buildings provides continuous active frontage to the corner of Anglesea Street and Union Quay.

In the middle-ground to the left of shot, the flank of the two-storey stone facade of the former Cork, Blackrock & Passage Railway station is visible, echoing the form and materiality of City Hall if on a slightly smaller scale. Behind are a series of contemporary office and mixed-use developments rising to seven storeys, whose facades are only partially visible from this position.

To the right of the City Hall clock tower, the upper residential floors of the 20-storey Elysian Building are clearly visible. Its north and west elevations are realised in grey composite panels with windows of quite different sizes and proportions arrayed in vertical groups, including a sequence of full-height glazing to residential balconies accentuating each storey. The crown of the building is configured to form a distinctive stepped profile incorporating a curved wall. While the tower is clearly of contemporary design, the tone of its cladding materials echo those of the facade of City Hall. To the right of shot is Anglesea Street, most of the frontage to which is obscured by street trees.

From this viewpoint the background is obscured by buildings.

Value of existing view

This view is here regarded as of distinctive value as it presents an axial view of a major public building.

Sensitivity of visual receptors

While this location forms part of a future walkway / cycleway as designated in Cork City Council Development Plan 2022-28, it is the busy junction of two of the city's principal streets. The most sensitive receptors are people walking along the quay. They are passing through the area, therefore the view is relevant to the activity of walking in the sense of general orientation, but is not central to it, and is experienced rather as part of a sequence moving along the quays. The sensitivity of receptors is therefore regarded as medium.

Magnitude of visual effects

The tower is the sole element of the proposed development that is visible from this position. Located in the centre of shot in the middle distance. The lower floors of the tower are obscured by the frontage of City Hall. The proposed development introduces a major new vertical element to the skyline to the right of the City Hall clock tower and the Elysian Building, though at slightly further distance. It makes a noticeable change to the composition of this view, and there is a medium degree of exposure given the changes are in the middle distance and the view is direct and open. The magnitude of visual effects is therefore regarded as medium.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as moderate.

View 29 Parnell Bridge at South Mall

Existing

Quality of effects

The proposed development consolidates a strategic corner at the edge of the city centre, opposite the Elysian Building. At that location, the strategic north-south route through the city centre transitions from contemporary residential and mixed-used buildings with large floorplates, in the foreground far left, into the more fragmented urban fabric further south out of view. The proposed tower element also establishes a transitional scale in the hierarchy of building height, intermediate between the landmark tower of the Elysian Building and the perimeter block height of the contemporary developments around Eglinton Street. In this view, the City Hall clock tower, Elysian Building and the tower element of the proposed development avoid coalescence and can be understood as an equally-spaced series of landmarks each with its own character and identity.

In this view, only the upper six floors of tower element are visible, with the north elevation seen frontally and the west elevation obliquely. The facade is composed of two parts, which from this view could simply represent different elevational treatments or could suggest different volumes intersecting. The centre and left of the elevation are clad in a variegated brick within a pale brick frame expressed on the third floor, which gives scale and rhythm to the elevation. The plane of the elevation steps back at the corner to accommodate glazed balconies on each floor. The fenestration is arrayed vertically, with ribbed brick spandrel panels between windows giving an additional vertical emphasis. To the right, the plane of the elevation also steps back at the corner to accommodate

glazed balconies, but here the brick is in a darker tone and has a ribbed effect on the top three floors. While the configurations of frame, fenestration and brick tone are asymmetrical, the overall effect is one of restraint in architectural expression, with the frame element giving scale and rhythm, and the articulation of frame, fenestration and brick tone together giving the tower element a vertical emphasis. This restraint is an appropriate response to the primacy of the Elysian Building adjacent, with its more flamboyant architectural language. The muted and mineral tones of the proposed development's façade materials echo those of the Elysian Building and City Hall facades.

The quality of the visual effects of the proposed development from this viewpoint is therefore judged as neutral.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a moderate neutral effect on this characteristic view.

View 30 Copley Street at Anglesea Street

Existing

Assessment of existing view

This short-range viewpoint is located approximately level with and 100m west of the development site. From this position, the view looks eastwards along Old Station Road towards the development site and South Parish ACA.

In the foreground is the roadspace of junction of Copley Street and Anglesea Street. To the left of shot is the four-storey side elevation and boundary fence of Anglesea Street Garda Station, a late 20th century building of postmodern design. To the centre and right is the long stone curtilage wall of Saints Joachim and Anne's, which is storey-height along Old Station Road but in a series of steps becomes a curtilage wall with railings fronting Anglesea Street. Behind and to the right of shot, the brick and stone front and side elevations of Saints Joachim and Anne's are visible, partially obscured by street trees.

In the middle ground to the left of shot, the upper residential floors of the 20-storey Elysian Building introduce a dramatic vertical emphasis to the view. The west elevation comprises a group of stepped volumes realised in different tones of grey composite panels with windows of quite different sizes and proportions arrayed in vertical groups. The south elevation incorporates winter-gardens glazed in storey-height green glass. From this position, the stepped crown of the building is only partially visible from this angle due to foreshortening. In the centre of shot, the long pitched roofs of the existing single-storey structures on the development site are visible. Centre-right, the corner of the two-storey residential terrace on Anglesea Terrace is visible in the middle distance behind Saints Joachim and Anne's.

In the background, viewed along Old Station Road, the street enclosure and frontages of Monarea Terrace and Hibernian Buildings recede into the distance, with the brick chimney of the quayside Marina Generating Station visible in the far distance.

Value of existing view

This view is here regarded as of characteristic value as it is generally representative of views along streets along the outer fringes of the city centre.

Sensitivity of visual receptors

This view is along a busy city centre road, with many people experiencing this view driving into and around the city centre. Some will also walking along this route, however as a primarily utilitarian route. The quality of the view is not in any way central to the activity of walking along this route, therefore pedestrians' visual sensitivity along it is regarded as medium.

Magnitude of visual effects

Extensive parts of all three elements of the proposed development—tower, frontage and wing—are visible in the foreground and middle-ground. The principal elevations of the tower and frontage block are seen obliquely. The wing element is partially obscured by a large tree in the grounds of Saints Joachim and Anne's. The proposed development introduces a cluster of major new elements to this view. It makes an intensive change to the composition of the view, and there is a high degree of exposure given the changes are in the foreground and middle distance, and the view is direct and open. The magnitude of visual effects is therefore regarded as very high.

Significance of visual effects

Considering the visual sensitivity of the receptors together with the magnitude of visual effects, the overall significance of effects is regarded as major-moderate.

Quality of effects

The proposed development consolidates a key junction at the edge of the city centre, where the strategic north-south route through the city centre transitions from the coherent historic fabric and contemporary residential and mixed-used buildings of the South City (left), to the more fragmented urban form of the inner suburbs (right). The landmark 20-storey Elysian Building, left, marks one corner of this junction, while the proposed development is located on the opposite corner. It establishes a scaled transition of building height stepping down from the 16-storey tower, seven-storey frontage block and four storey wing block to the historic two-storey development in the foreground. The distribution and articulation of fenestration and elevational materials indicate a common emphasis towards the frontage of Old Station Road, in a way that clearly distinguishes these primary elevations (here viewed obliquely), from the secondary lateral elevations, (here viewed frontally). Together these configurations work effectively to relate the building to its immediate context and bridge the dramatic changes in scale. They also make a significant contribution to the sense of enclosure along Old Station Road and the definition and coherence of its streetscape.

View 30 Copley Street at Anglesea Street

Existing

Viewed from this angle, the tower element in the centre of shot resolves itself into a cluster of intersecting volumes of similar massing but slightly different heights and elevational treatments, alternating in tone between a darker brick and a variegated brick, with glazed balconies linking some of the volumetric elements. The oblique angle of view largely obscures the north façade. On the west elevation, the tower's vertical circulation is expressed through a continuous vertical glazed slot rising to the building's crown, and matched with a wide vertical panel of dark brickwork adjacent, which is without fenestration. The topmost two/three floors are articulated in ribbed brick, giving a clear yet understated expression to the building crown. While there is some ambiguity in the relationship between the different elevational planes and architectural treatments in window arrays and at the intersection of the different volumes, the overall effect is one of restraint in architectural expression, with the vertical emphasis fenestration and brick together giving the tower element an impression of slenderness. This is an appropriate response to the primacy of the landmark Elysian Building to the left, with its more angular and flamboyant architectural language.

The frontage block recombines some of the same architectural elements as the tower, but in a different configuration to create a graduated and well-scaled street frontage. Viewed here obliquely, its north elevation reiterates the tower's pale brick frame element to create a horizontal rhythm that approximates the party wall width of grand Georgian and Victorian frontages. It also expresses a vertical layering with a grand ground floor, three-plus-two residential storeys, and a single attic floor. These

distinctions are expressed through variations in elevational treatment: the ground floor is defined by vertically glazed elements; first, second and third floors are in variegated brick with windows arranged vertically between ribbed spandrel panels; fourth and fifth floors continue this pattern but without the ribbed brick; and the attic floor is clad with the metal roof finish, which is turned down over the external wall. In the centre foreground, the west end of the frontage block accommodates the vertical circulation, and its elevation reiterates the treatment of the vertical circulation of the tower element, with a continuous vertical glazed slot rising to the top floor, matched with a wide vertical panel of brickwork, here in ribbed form, which is without fenestration. The wing block continues this approach in simplified form, though partially obscured here by the tree canopy. Layered horizontally into two sections, its ground floor is clad in dark brick with no fenestration, corresponding to the stone curtilage wall of Saints Jerome and Anne's adjacent, while its upper floors are clad in variegated brick, with fenestration arrayed in a regular pattern throughout, and in places with ribbed brick jambs. Again the overall effect is one of restraint in architectural expression, if with some ambiguity in the relationship between the different elevational planes and architectural treatments at the intersection of the different volumes. The differentiated elements break down and articulate the massing of the proposed development allowing it to better integrate with the smaller size and finer scale of the historic urban fabric directly adjacent.

While the proposed development introduces a dominant element to this view, the design works successfully to mediate the significant change in scale

from the Elysian Building on the left to Saints Jerome and Anne's on the right, through a graduated series of steps in the heights of its massing elements and façade articulation. Together these successfully relate the proposed development to the surrounding context, and provide enclosure and containment to Old Station Road. The quality of the visual effects of the proposed development from this viewpoint is therefore judged as beneficial.

Conclusion

In accordance with this evaluation, and supported by the accompanying visual impact assessment matrix, the proposed development is here judged to have a major-moderate beneficial impact on this characteristic view.

