

7. Glossary & Appendices

Glossary

- **Accessibility:** The ease of reaching destinations. In a highly accessible location, a person, regardless of age, ability, or income, can reach many activities or destinations quickly, whereas people in places with low accessibility can reach fewer places in the same amount of time. The accessibility of an area can be a measure of travel speed and travel distance to the number of places to be reached prioritising walking, cycling and public transport.
- **Active frontage:** The interface between buildings and streets, where there is an active visual engagement and interaction between the public realm/ those on the street and the premises facing the street (ground and upper floors of the buildings), usually characterised by multiple entrances and windows. This quality is assisted where the front facade of buildings, including the main entrance, faces and opens towards the street. Ground floors may accommodate uses such as cafes, shops or restaurants. However, for a frontage to be active, it does not necessarily need to be a retail use, nor have continuous windows. A building's upper floor windows and balconies may also contribute to the level of active frontage.
- **Adaptability:** The capacity of a building or space to respond to changing social, technological, economic and market conditions and accommodate new or changed uses.
- **Ambient height:** The predominant height of an area is referred to as the 'ambient' or 'prevailing' building height.
- **Blank frontage/ wall:** A wall which has very few or no windows/ doors, providing no visual interaction with the public realm.
- **Boundary treatment:** The elements that define the extent of plots and differentiate between public and private space. Soft boundary treatments can be hedgerows and planting, whereas hard boundary treatments can include fences and walls.
- **Brick plinth:** A special shaped brick, which is used for aesthetic detail, allowing change in depth to brickwork, normally at the base of the building. Typically used for window cills, corbelling details, capping and kerbs.
- **Building cluster:** When several elements with similar characteristics are grouped in an area, making a distinct or prominent contribution to the townscape. For example, a cluster of tall buildings is formed when multiple tall buildings are grouped and placed together within a specific city area.
- **Building massing:** Refers to the overall configuration of a building in three dimensions. The height, volume and overall shape of a building as well as its surface appearance.
- **Building scale:** The size of a building in relation to its surroundings, or the size of parts or details of the building, particularly in relation to the scale of a person. Scale refers to the apparent size, not the actual size.
- **Built form:** Refers to the function, shape and configuration of buildings as well as their relationship to streets and open spaces.
- **Character:** It is what defines a place. It represents a variety of physical and non-physical features and qualities factors that help us distinguish the identity of one area from another based on its uniqueness and distinctiveness.
- **Comprehensive development:** Development delivered on several interrelated sites over varying timescales that is guided by a long-term plan for the whole area and describes how the land is expected to be developed and how land uses may change over time. It incorporates the identification and creation of a shared vision, usually planned by local leadership/ government in partnership.
- **Connectivity:** The number of connecting routes within a particular area, often measured by counting the number of intersection equivalents per unit of area. An area may be measured for its 'connectivity' for different travel modes – vehicle, cyclist or pedestrian. An area with high connectivity has an open street network that provides multiple routes to and from destinations.
- **Cul-de-sac:** A street with only one inlet/outlet connected to the wider street network. A closed cul-de-sac provides no possible passage except through the single road entry. An open cul-de-sac allows cyclists, pedestrians or other non- automotive traffic to pass through connecting paths at the cul-de-sac head.
- **Definition:** Ensure that the height and width of buildings or landscape features and the gaps between them relate to the width of the street and space in front of them and those on the other side.
- **Enclosure:** Enclosure refers to the extent to which buildings, walls, trees and other vertical items frame streets and public spaces. The way public spaces are framed by vertical elements in relative proportion to the width of the space can vary providing different character and sense of enclosure a person can experience.
- **Façade:** The external face of a building or group of buildings that face the public realm. Usually refers to the principal wall of a building that is facing the street and is visible from the public realm. It is the face of the building and helps inform passers-by about the building and the activities within.
- **Façade's animation:** The support of sustained activity on the street through visual details, engaging uses and amenities.
- **Figure ground plan:** A plan which shows only building footprints, rendered in black, with the ground plane left white, providing an abstract representation of the development density and the extent that buildings define public spaces. A figure-ground plan is a two-dimensional map of an urban space that shows the relationship between built and unbuilt space. It is used in analysis of urban design and planning.
- **Fine grain:** Grain refers to the pattern of property lines, plots, streets and lanes. It is the general shape and direction of building footprints. Fine grain refers to the higher intensity of smaller plots or streets.
- **Fragmentation:** In the urban context, it refers to the process or state where the urban fabric is broken into fragments, being visually and physically disconnected.
- **Gateway:** A signature building, landscape or space to mark an entrance or arrival to an area. The gathering point or place which acts a transition between different areas and/ or spaces.
- **Groundscraper:** A large building of both significant mass and scale which extends horizontally. It sprawls along the ground, rather than soaring into the sky.
- **Height transition:** the gradual change in height between buildings within a community.
- **Healthy street:** A street defined by its response to 10 evidence-based indicators that create a human-centred framework, embedding public health in transport, public realm and planning. These 10 indicators must be prioritised and balanced to improve social, economic and environmental sustainability through how streets are designed and managed. Thus, 'healthy' is a street where everyone feels welcome, that is easy to cross, that offers shade and shelter, that provides places to stop and rest, that is not too noisy, where people choose to walk and cycle, where people feel safe, that offers things to see and do, where people feel extra relaxed and with clean air (good air quality), (Lucy Saunders, adopted by TfL).
- **Heritage asset:** A building, monument, site, place area or landscape identified as having a degree of significance meriting consideration in planning decisions, due to its heritage interest.
- **Human scale:** Elements and features with a scale that relate well in size to an individual human being and makes people feel comfortable rather than overwhelmed.
- **Inclusive (neighbourhood):** A neighbourhood where all buildings and their surrounding spaces can be accessed and used by everyone (all ages, backgrounds and abilities).
- **Landmark:** An 'object' that provides 'external points of orientation, usually an easily identifiable physical object in the urban landscape' (Lynch, 1960). Usually refers to a tall or taller structure/ built element with great visibility and a significant impact on its surroundings but can also be a building or structure that stands out from the surrounding buildings. It offers distinctiveness to locations within the urban fabric, contributing to an area's character and making it memorable. Highly distinctive buildings, structures or landscapes that provide a sense of place and orientation.
- **Layout:** The arrangement of buildings, streets, uses and spaces in a development.

- **Left over space:** A space with no clear use, character and/ or purpose, usually formed by the residues between various plots. 'Left over' spaces are usually at risk of being neglected/ abandoned and it is best for them to be incorporated within a design.
- **Legibility:** The ease with which a person is able to see, understand and find their way around an area, building or development, reflecting the possibility of organizing an place/ environment within an imageable and coherent pattern. A 'legible' place is one that people find easy to navigate and move through.
- **Local distinctiveness:** The combination of features of a building or a place that give it a distinctive identity, features that define an area or development.
- **Landscape openness:** Landscape openness is determined by the number of elements above eye level, as slopes, tall vegetation such as woods, groves and wooded banks, buildings in towns and villages, houses and commercial buildings.
- **Local (character area) view:** A view identified in the detailed townscape analysis of each Character Area as significant to the urban fabric, contributing to the area's distinctiveness.
- **Marker:** A prominent feature or area of interest that can serve as a visual marker (focal point) and help a person to navigate through a place.
- **Mobile workforce:** A workforce comprising individuals who work outside of a physical office location. These professional workers are not limited to employees who work from home.
- **Overlooking:** Having a view from above into other people's private space. For example, a balcony on the rear extension of a house could easily look into the neighbour's garden.
- **Obscure glazing:** An umbrella term for any type of glass that obscures or distorts the view through the glass. There is not a single type of glass known as obscure glass, rather, obscure glass can be thought of as a category name for various other types of glass. There are different levels of obscurity in glass.
- **Outskirts:** The outer part of the city.
- **Perimeter block:** Development blocks where buildings front onto streets and spaces and back onto rear gardens. It is commonly used to achieve successful development through connected streets and well-defined frontages. It can work at a range of scales but should be large enough to fit adequate amenity space, parking, natural ventilation, use of the block for other purposes and to accommodate the site's topography; and small enough to allow a permeable and walkable street pattern. It enables a clear distinction to be made between public and private realms, as defined by the exterior and interior of blocks respectively and increases natural surveillance of the street.
- **Permeability:** The extent to which the urban structure permits, or restricts, movement of people or vehicles through an area, and the capacity of the area network to carry people or vehicles.
- **Place-making:** A term for the design of public spaces and the greater urban fabric, to create the physical conditions that residents find attractive, safe, neighbourly and legible. It is usually done in close consultation with the residents of a city or neighbourhood, resulting in places that have popular features for recreation, hobbies, socializing, interaction and personal reflection.
- **Positive contribution building:** Buildings that are not listed, locally listed or within Conservation Areas, however, they are important as part of the townscape of each Character Area. As such there is a general presumption against the demolition of these buildings.
- **Problematic view:** A view which is poorly terminated or defined and could be improved to make a better contribution to the townscape and place-making.
- **Rus in urbe:** An illusion of countryside created by a building or garden within a city. The phrase, which is Latin and means literally 'country in the city', was coined originally by the Spanish-born Latin epigrammatist Martial.
- **Sensory richness:** The human experience of the urban environment comes from different sensory channels i.e., sight, hearing, smell, taste, and touch. The depth and breadth of these sensory experiences can be investigated under the general term, sensory "richness."
- **Screened frontage:** A frontage that is blocked by planting or physical objects, interrupting or making difficult the interaction between the public realm/ those on the street and the building premises facing the street (ground and upper floors of the buildings).
- **Sense of place:** A place with strong identity and character that is memorable and deeply felt by local residents and visitors. Sense of place is determined by personal experiences, social interactions, and identities.
- **Skyline:** The outline of land and buildings defined against the sky, the shape viewed near the horizon. It can be created by a city's overall structure, or by human intervention in a rural setting, or in nature that is formed where the sky meets buildings or the land.
- **Slender building:** A building, usually a tall one, where its proportions of height to width creates a narrow or 'slender' built form.
- **Slum clearance:** Urban slums are regions accommodating people who lack the necessities to sustain a healthy and safe livelihood. Slum clearance refers to the removal for rehousing, by the state, of those people who previously lived in slum areas, to prepare the area for demolition and rebuilding.
- **Soft site:** A site with possible redevelopment potential.
- **Strategic vista:** A view of city-wide significance.
- **Street block/ Urban block:** The space within the street pattern of a city that is subdivided into land, usually containing several buildings.
- **Streetscape:** The visual character of a street space that results from the combination of street width, curvature, paving, street furniture, plantings and the surrounding built form and detail. The people and activities present in the street also contribute to the streetscape.
- **Street pattern:** Refers to the shape and distribution of streets which ultimately determines the shape of the city.
- **Strong frontage:** A frontage of heritage assets and/ or buildings making a positive contribution (as presented within each Character Area Evidence Base document). The building lines, characteristics and heights of these frontages are to inform the streetscape and for them to be retained as 'dominant features' in any street.
- **Tall development:** A building/ development which is significantly higher than the buildings/ developments in the surrounding area.
- **Three-dimensional, urban design framework:** An urban design vision for an area presented in three dimensions (length, width, height) with the use of 3D modelling.
- **Townscape elements:** The visual composition of buildings, spaces, views and features within a town that determine its distinctive character.
- **Urban grain:** The pattern of development in a settlement, the balance between open spaces and built forms, and the nature and extent of subdividing an area into smaller parcels or blocks.
- **View/ Vista of city-wide significance:** A view/ vista of city-wide significance meets a large number of important criteria, significant to the history, identity and place of Leicester.
- **View termination point:** A building or other feature which is placed at the end of a view down a street or square, to aid enclosure or provide a landmark.
- **Vista:** Direct and continuous views along straight streets or open spaces.
- **Visual impact:** The changes to the scenic attributes of the landscape/ townscape brought about by the introduction of visual contrasts (e.g., development) and the associated changes in the human visual experience of the landscape/ townscape.
- **Wayfinding:** All the ways in which people orient themselves in physical space, navigate from place to place and interpret their surroundings. It is a holistic concept with a focus on making all parts of the urban landscape easy to read and understand.

Appendix 1: Calculating the Ambient Height - Methodology

Data Background

In order to establish an accurate estimate for the ambient height of the Character Areas and CDA Regeneration Areas and CDA Fringe an online mapping software, with data compiled by the firm Emu Analytics, called "building heights in England" was used.

The software contains the heights and simple building outlines for 12 million buildings in England. This data is sourced by Emu Analytics from Ordnance Survey Open Map in combination with Light Detection and Ranging (LiDAR) data from the Environment Agency to produce height information. The raw data was collected in 2015, some of the LiDAR data was collected 2014/15. Buildings under construction or built after this time may not have accurate heights data.

Leicester Character Areas

To get an ambient height reading using the building heights software, a custom area (with the boundary of the Character Areas) was drawn over the software's map of Leicester. The boundary of this area encompasses the character areas being analysed.

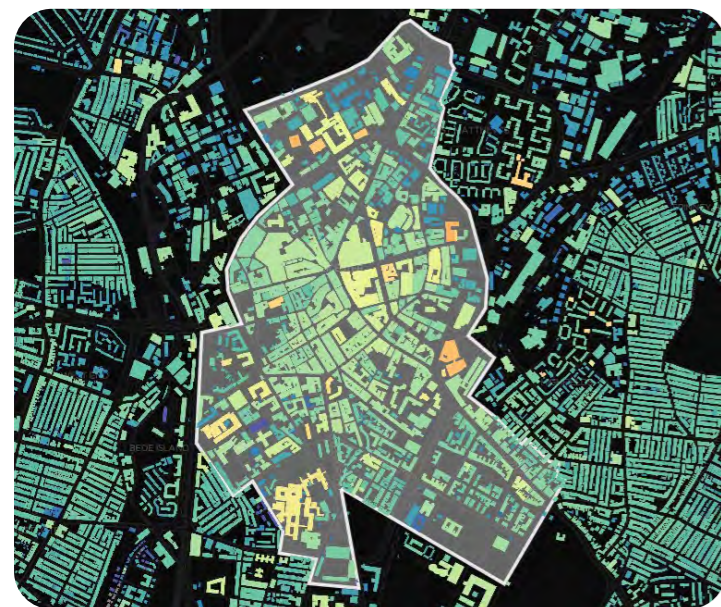


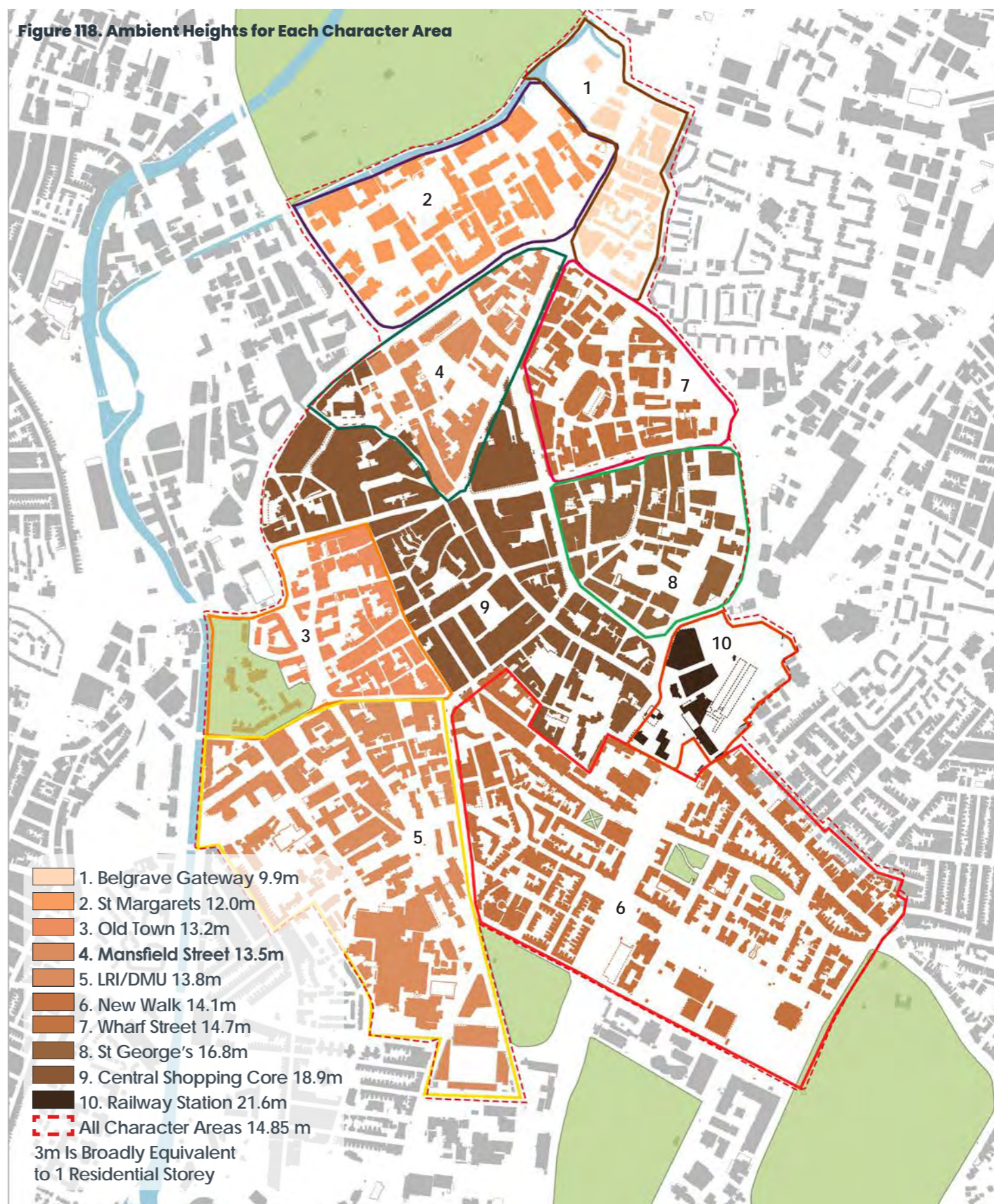
Figure 117. Leicester Character Area Custom Map. Building Heights in England.

The software then calculates the total number of buildings within the Character Areas (646), the maximum height that is recorded within the custom area and the number of buildings for each 10m height interval.

The results of the 10m height intervals are as follows:

- 0 – 10m 205 buildings
- 10 – 20m 319 buildings
- 20 – 30m 82 buildings
- 30 – 40m 20 buildings
- 40 – 50m 13 buildings
- 50 – 60m 5 buildings
- 60 – 70m 0 buildings
- 70 – 80m 0 buildings
- 80 – 90m 2 buildings.

Interval Range Average	Number of Buildings	Range Interval Product & Number of Buildings
5	205	1025
15	319	4785
25	82	2050
35	20	700
45	13	585
55	5	275
65	0	0
75	0	0
85	2	170
95	0	0
100	0	0
Total	646	9590
Average Height: 14.85m		
Ambient Height : 4.95 residential storeys		



Most buildings within the custom area are below 20m. In order to determine the average height for the custom area, the average of the range intervals (i.e. 5, 15, 25 etc.) was multiplied to the number of buildings in that range. The total of the products is then divided by the total number of buildings in the custom area (646). This gave an average height 14.85m. The assumption of 1 residential storey being the equivalent to 3m means that 14.85 m is equivalent to 4.95 storeys - i.e. 4 to 5 residential storeys is the ambient height for the combined Character Area's in Leicester.

To confirm this result, Google street view was used along key roads to see if the buildings were predominately between 4 or 5 storeys. The same methodology was then applied separately to each of the individual areas.

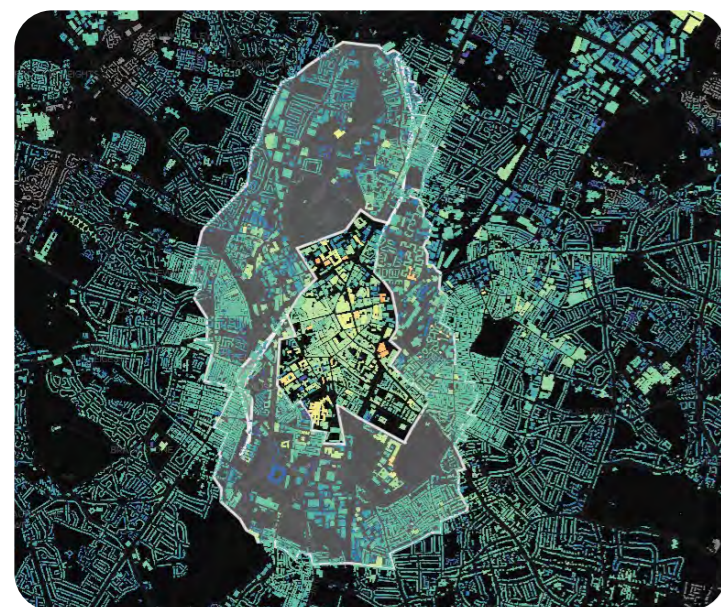


Figure 119. Leicester Fringe Area Custom Map. Building Heights in England.

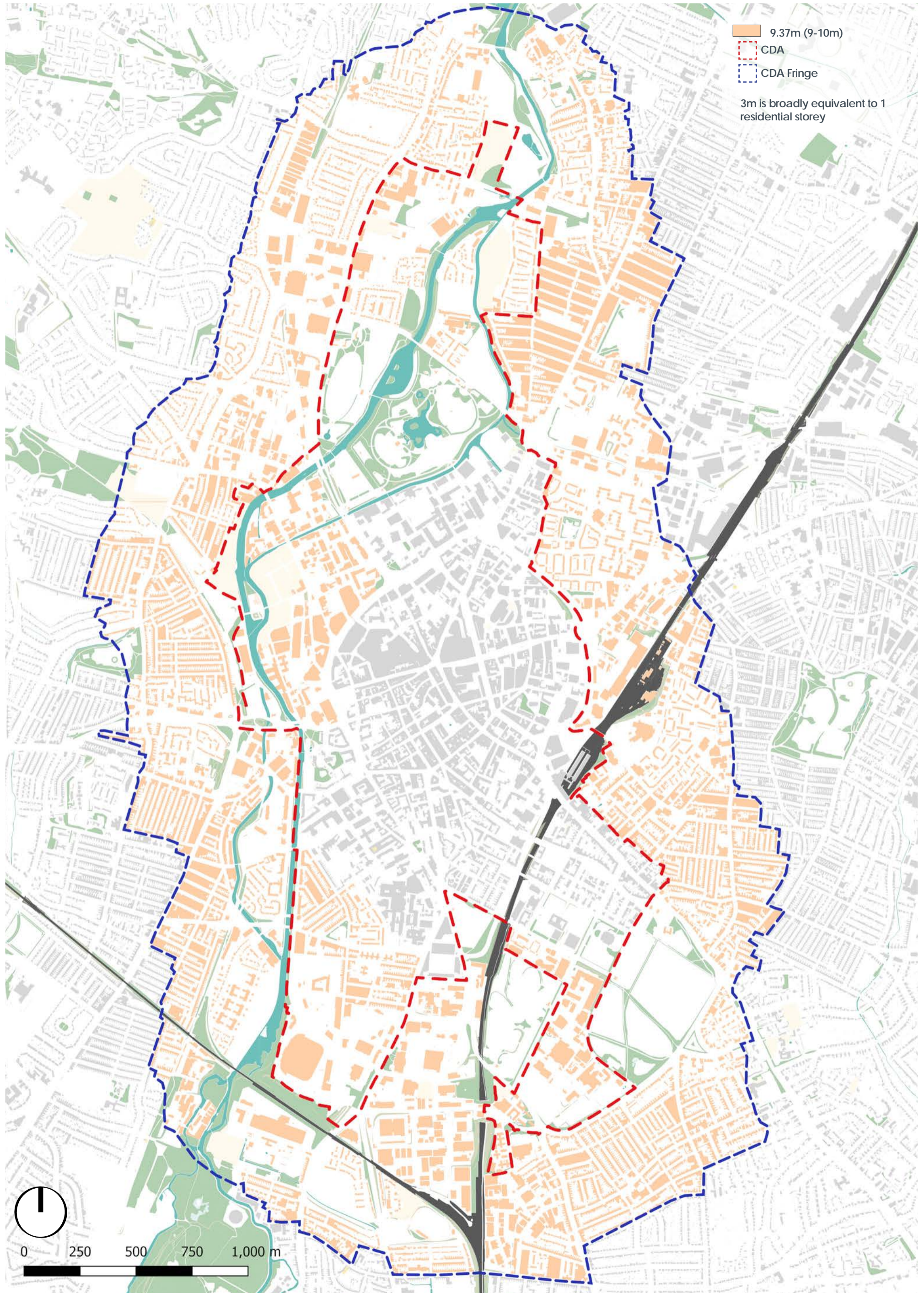
Leicester Regeneration Areas and CDA Fringe

The same methodology was carried out to obtain a value for the ambient height within the Fringe Area. A new area was drawn that included Fringe (the area approximately extending 500m beyond the Character Area boundary).

As with the Character Areas the total of the products (interval range multiplied by number of building for that range) is then divided by the total number of buildings in the custom area. This gave an average height 9.37m (i.e. an ambient height of between 9-10m). The assumption of 1 residential storey being the equivalent to 3m means that 9.37m is equivalent to 3.12 storeys - i.e. 3 to 4 residential storeys is the ambient height for the Fringe Area in Leicester.

Interval Range Average	Number of Buildings	Range Interval Product & Number of Buildings
5	3343	16715
15	2283	34245
25	50	1250
35	11	385
45	7	315
55	4	220
65	5	325
75	0	0
85	0	0
95	0	0
100	0	0
Total	5703	53455
Average Height: 9.37m		
Ambient Height : 9-10m		

Figure 120. Regeneration Areas & CDA Fringe Ambient Height



Appendix 2: Tallest Developments & Structures in Leicester

(3m is broadly equivalent to 1 residential storey)

Figure 121. List of 12 Tallest Developments in Leicester with Heights

Name	Location	Height (m)
Cardinal Exchange	Humberstone Road	85
St George's Tower	St George's Way	79
The Summit	Eastern Boulevard	67
St Martin's Cathedral	Peacock Lane	61
Thames Tower	Navigation Street	58
Attenborough Building	University of Leicester Campus	52
St Mark's Church	Foundry Lane off Belgrave Gate	51
De Montfort House	Oxford Street	48
Merlin Wharf	Bath Lane	47
Elizabeth House	Waterloo Way	46
Midland House	Charles Street	45
Merlin Heights	Bath Lane	43



Figure 123. Cardinal Exchange



Figure 124. St. Martin's Cathedral



Figure 125. De Montfort House



Figure 126. Merlin Heights

Figure 122. List of Tallest Structures in Leicester with Heights (Note: heights are taken from multiple sources)

	Name	Location	Height (m)
1	St Martin's Cathedral (spire)	Peacock Lane	61
2	St Mark's Church (spire)	Foundry Lane	51
3	Lewis's' Tower	Humberstone Gate	41
4	38 Granby Street Tower	Granby Street	37
5	Town Hall Clock Tower	Town Hall Square	37
6	St Margaret's Church (Tower)	St Margaret's Way	36
7	Luke Turner Factory Chimney	Henshaw Street	36
8	Corah Chimney 1	Friday Street	36
9	Chimney at Frog Island Mills	The rear of 20 Frog Island	34
10	Chimney on the site of the former Frisby Jarvis Building	Slater Street	32
11	Former Grand Hotel Tower	Granby Street	30
12	1 Peat House	Waterloo Way	29
13	St George's Church	Rutland Street	28
14	Minster House	9-11 Northampton Street	27
15	Corah Chimney 2	Friday Street	26
16	A E Charlesworth & Co Ltd Chimney	Rugby Street	26
17	Corn Exchange	1 Corn Exchange, Market Place	25
18	St John's Chambers Spire	East Street	25
19	Alexandra House Dome	Rutland Street	24
20	St Mary de Castro Church Tower	Castle View	14
21	Queen's Building Towers	Mill Lane, DMU	24
22	Holy Trinity Church (spire)	King Street	38
23	St. Stephens United Reformed Church (spire)	De Montfort Street	36
24	Seventh Day Adventist Church (spire)	University Road	42
25	Wolsey Chimney	Pescall Boulevard	42
26	Abbey Pumping Station Chimney	Wellington Road	45
27	Church of the Martyrs	Westcotes Drive	16
28	Chimney on Woodboy Street	Woodboy Street	12
29	St Peters Boilerhouse Chimney	Guthlaxton Street	66
30	War Memorial	Victoria Park	21
31	Counting House	Almond Road	22
32	Gas Works, Aylestone Road	Aylestone Road	28
33	Cluster of Pylons	River Soar/Freemans Meadow	30
34	Robert Hall Memorial Baptist Church	Narborough Road	18
35	Former Abbey Mill Chimney	Ross Walk	39

Appendix 3: Table of Approved Planning Applications (Above 24m with use classes)

Figure 127. Approved Planning Applications (Above 24m with use classes)

Application Number	Location	Height (m) of tallest occupied element	Use Class	Description	Status at 1 April 2021
20162521	Bath Lane	52	Part C3 , Class E (a,b,c)	Construction of one 10 storey, one 14 storey and one 16 storey tower with a 5, 8 and 9 storey podium providing 413 dwellings (59 x studios, 221 x 1 bed and 133 x 2 bed) with ancillary leisure facilities, parking and amenity space; ground floor commercial unit and all associated works (outline application - matters relating to landscaping reserved)(amended plans).	Completed
20182183	97 Church Gate	45		Demolition of existing buildings. Construction of mixed use development comprising single and seven storey 171 bed room hotel; and eight, ten and fourteen storey buildings comprising 142 flats (53 x 2 bed, 67 x 1 bed & 22 studios). Car parking, landscaping and associated works (amended plans) (S016 agreement).	Approved
20180450	Welford Road, Freemans Common and Putney Road, Nixon Court	43, 40.5, 34.5, 26.2, 25, 23, 19.5, 13.5	Sui Generis, Part F1, Part F1 (a)	Demolition of buildings; construction of eight blocks of between four and fourteen storeys high to provide 1200 student bed spaces (sui generis); five storey academic building (class D1); nine storey multi-storey car park with 550 spaces (sui generis); vehicle access from Putney Road; extension and alterations to Grade II listed building; removal of trees covered by tree protection orders (amended plans).	Under Construction
20162182	Vaughan Way	42	Part C3, Part Class E (a,b,c,g,i), Part Sui Generis	Construction of a 5, 7, 10 and 12 storey building providing a mixed use development to include 750 sqm commercial floorspace (Class A1, A2, A3, A4 or B1a), 300 flats (176 x 1 bed, 124 x 2 bed) (Class C3) and associated car parking, amenity space, plant and servicing (amended).	Completed
20200644	57 Rutland Street, Leicester International Complex	41.26	Part Sui Generis, Part E	Conversion and external alterations to former Hotel Building to provide student accommodation (sui generis), (425 x studio flats and 10 x 5-bed flats to accommodate 475 students); gym; cafe; creative work space/ office; together with associated landscaping and loading bay to Humberstone Road.	Under Construction
20171085	Great Central Street	37	Part C, Part E Part F1	Demolition; construction of an 11 storey building providing two hotels (252 bedrooms) (class C1), a 5 storey building providing 4,019sq.m of office accommodation (class B1); the refurbishment, alteration and change of use of the former great central railway station from general industrial (class B2) to a unit of 1,828sq.m floorspace (class D1) , pedestrianisation of part of great central street, public realm and landscaping improvements (amended plans).	Completed
20150866	Morledge Street	36.8	Part C , Part Sui Generis	Demolition of warehouse; construction of seven, eight and eleven storey block with a dance studio (class D2) and 115 flats (19 x studio, 75 x 1bed & 21 x 2bed) (class D3) (amended plans received 15/4/16) (s106 agreement to secure affordable housing and improvement of green space).	Approved
20171254	Sandacre Street	35	Part C, Part E (b, g)	Construction of 267 residential flats for the private rented sector. Block one: five and eight storey's (71 x 1 bed, 72 x 2 bed); block two: seven and eleven storey's (67 x 1 bed, 57 x 2 bed) (Class c3). Car parking, landscaping. Demolition (amended plans 25/04/19).	Approved
20160361	27 Wharf Street South	34	Part C (C3), Part E (b, g)	Variation of condition 13 (plans) of planning permission 20071365 (ten storey block of flats) to create a ten storey block of 70 flats (32 x studio, 38 x one bed) (class C3) with office (class B1) or cafe (class A3) to ground floor (plans and amended plans dated 22/2/16 and 26/4/16).	Approved
20170634	All Saints Road	32	Part C, Part E (a,b,c), Part F1 (a), Part Sui Generis	Construction of 322 residential units (174 x 1 bed, 137 x 2 bed, 11 x 3 bed) (class C3); approximately 410 sq.m of flexible commercial space (Classes A1, A2, A3, A4, A5, B1 and D2); ground level car parking, associated ancillary works and landscaping.	Completed
20191390	42 Belgrave Gate former ABC Cinema	30.23		Construction of 126 residential apartment (81 x 1 bed and 45 x 2 bed), (Class C3) and retail/ office units to the ground floor (Class A1, A2, A3 and B1) block facing belgrave gate 5 storey's, blocks facing new road 5, 7 and 9 storey's, blocks facing Mansfield st. 9 storey's. Car parking and bin storage (amended plans 21/5/20).	Approved
20182111	132-140 Highcross Street and rear of 61 Great Central Street	26.775	C3	Demolition of existing light industrial units. Construction of five, six and eight storey mixed-use development comprising 98 flats (21 x studio flat; 62 x one-bed; 15 x two-bed) with associated amenity space, cycle storage, servicing, plant and access (use class C3); two ground floor commercial units (use class B1/D1); electricity substation; loading bay to highway.	Approved
20180801	Jarrom Street	25	Part C, Part E (a,b), Part F1	Demolition of existing building; construction of five and eight storey mixed use building comprising of 159 residential studio flats (class c3); ground floor unit for nursery/retail/restaurant (class D1/A1/A3).	Approved

Appendix 4: Understanding the Historical Context & Map Regression

Understanding the Historical Context

Understanding how the city has evolved and grown over time, including its changing skyline, is crucial to establishing its historical context and the contribution it makes to present day Leicester. Of particular importance are the street pattern, key landmarks (including bridges and gateways), key spaces and junctions and nodes. All of these elements are recognisable in the townscape today as they were historically. The use of historical information, such as maps, over relevant time periods, can assist this process.

This section is not intended to give a full account of the history of Leicester which can be sought from other research and documents beyond the scope of this evidence document.

Roman Era 43 - 409AD

Figure 3.53 overlays the approximate location of the Roman roads entering Leicester, or Ratae Corieltauorum as it was known then, on a present day Ordnance Survey plan. The Fosse Way can be identified running south-west/north-east. There are also additional roads running east/west and south/north-west. Obviously, over time development due to the growth of Leicester its suburbs and connecting villages has meant that the historical significance of these routes are no longer immediately recognisable. The views that would have been experienced from further afield in the past are not the same.

When considering the same plan at a larger scale (Figure 3.54) focussing on the former Roman roads and how they enter the current city centre via gateways / gates, we can however, identify some areas of the city where the connections and street pattern survive today. Throughout Leicester's history the need to cross the River Soar has been a recurring challenge to be overcome.

From the north (Little Chester Road):

- Woodgate - North Bridge – Northgate Street – Highcross Street (meeting the Fosse Way at the present day Jubilee Square)
- Fosse Way: Belgrave Road – Belgrave Gate (terminating at the current location of the Clocktower)

From the west (Via Devana):

- Glenfield Road – St. Augustine Road – West Bridge (meeting the Fosse Way outside the west gate)

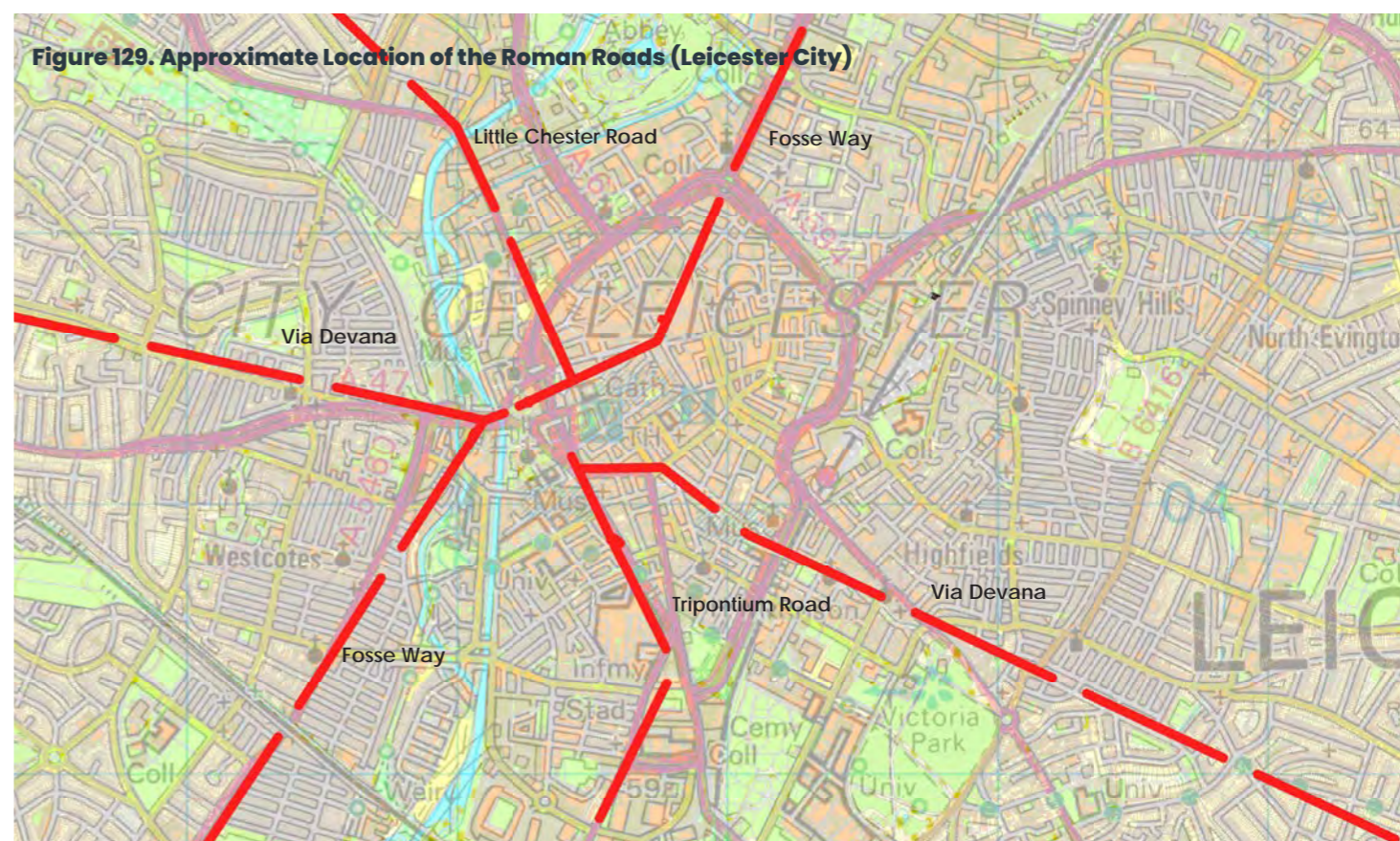
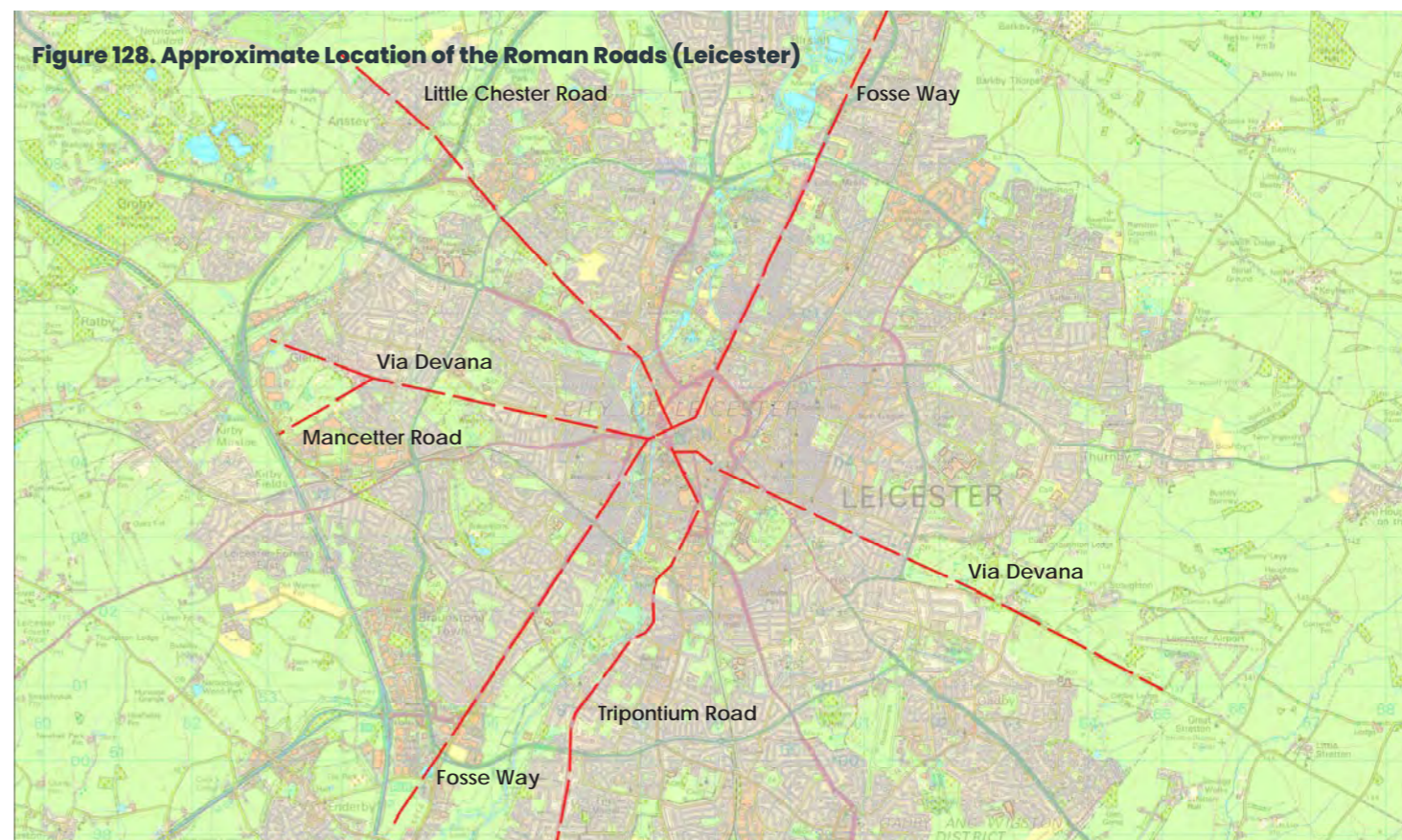
From the east (Via Devana):

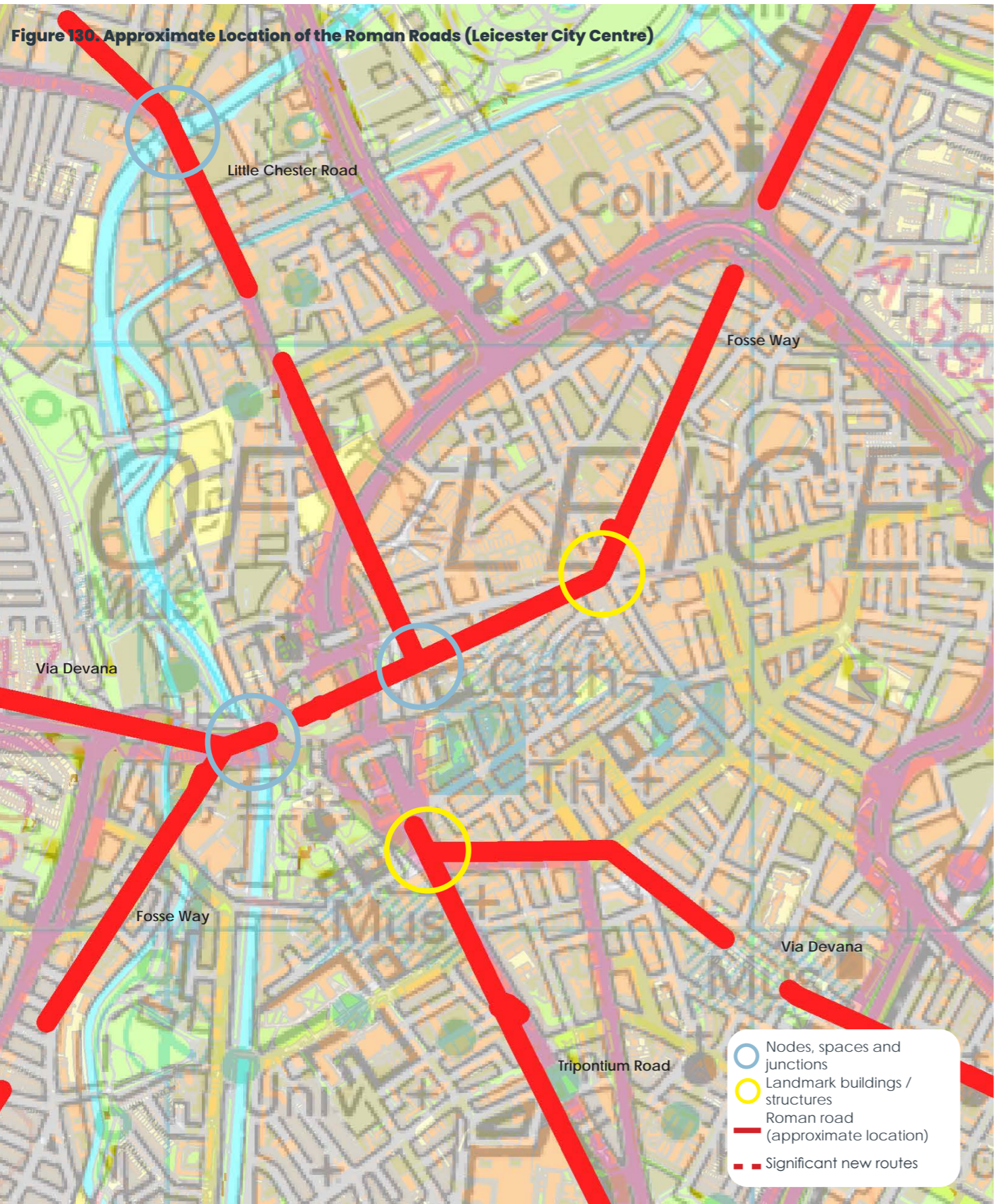
- Evington Footway – New Walk – Newarke Street (terminating at the current location of the Magazine Gateway)

From the south (Tripontium Road):

- Aylestone Road – Oxford Street (terminating close to the current location of the medieval Magazine Gateway)
- Fosse Way: St Augustine Road – West Bridge (where it meets the road from the west)

It is notable that, in the city centre, not only are the former Roman roads discernible in the present day street pattern, but also through the location of bridges and gateways and the crossing points over the River Soar. Further, the junctions and termination points of the roads are represented today by landmark buildings. Figure 3.55 shows the plan at a larger scale with those locations identified.





Map Regression

To identify the changes, or not, in the built environment over time a series of maps have been considered. The maps shown are:

- John Speede Plan 1610 - one of the earliest recorded maps of Leicester
- Roberts Plan 1741
- Burton Plan 1844
- 1914 – 1916 Ordnance Survey Plan (exact date unknown)
- 1953 – 1958 Ordnance Survey Plan (exact date unknown)

On these maps certain elements have been highlighted:

- Blue circles represent key nodes, spaces and junctions.
- Yellow circles represent key landmark buildings or structures.
- Solid red lines represent the approximate location of the Roman roads.
- Dashed red lines represent significant new routes in the street pattern.

Observations are outlined under each map section. The townscape elements that have been considered are predominantly those which are discernible to the present day and may be considered to have a significant impact on the city, rather than at a more local level as part of the urban fabric. For a more detailed assessment of the historic environment within the Character Areas we would recommend viewing the nine Townscape Assessment and Design Guidance Evidence Documents for each Character Area. The Conservation Area Appraisals also contain further information.

It is acknowledged that over time structures and building will have evolved and changed. The map progression mostly considers locations and their relevance to the present day, rather than the buildings themselves.

1610 John Speede Plan

There are no surviving plans of Leicester from the medieval period. The Speede plan of 1610 is one of the earliest surviving plans and captures many of the townscape elements of the medieval period. However, John Speede was known to be inaccurate.

Roman Roads: The Roman road from the north (Little Chester Road) with the North Bridge crossing remain discernable terminating at the junction between High Cross Street and High Street (as labelled on the Speede plan). Part of the Fosse Way is shown meeting at Belgrave Gate. The Roman road from the south (Tripontium Road) meets the South Gate and forms a node with the Magazine Gateway. From the west the Roman roads are no longer as clear but West Bridge remains as the principle crossing.

Landmark Buildings & Structures: The North, West, and South Gates are clearly identifiable on Speede's plan. The East Gate is labelled, but would have been located at the end of Belgrave Gate (below the '11' on the plan).

Buildings and structures remaining from the medieval period to the present day include:

- Leicester Abbey precinct wall
- St. Margaret's Church
- St. Martin's Church
- St. Nicholas Church
- St. Mary (de Castro)
- The Castle (mound)
- Trinity Hospital (labelled Ould Hospital)
- The Newarke (labelled The Newe Warke) and including Skeffington House (labelled Scevington House)
- Magazine Gateway (not labelled on plan)
- Castle Turret (not labelled on plan)



Figure 131. John Speede Plan 1610

Nodes, Spaces & Junctions:

- Market Place (labelled Satterdayes Market)
- Junction of Belgrave Gate, Church Gate, Humberstone Gate (location of the East Gate)
- Junction of Highcross Street and High Street (location of the High Cross in the plan)
- Node to the south at termination of former Roman road (location of the South Gate and Magazine Gateway in the plan)
- West Bridge
- North Bridge
- Significant Routes (excluding Roman roads):
- Sanvey Gate (labelled Sinuis Street)
- Church Gate (labelled Churche Gate)
- Humberstone Gate

1741 Roberts Plan

Whilst the map is slightly distorted it provides a good representation from the time it was produced. Significant routes, nodes and landmarks remain identifiable, many from the medieval period.

Roman Roads: The Roman roads from the north with the North Bridge crossing remain discernable terminating at the junction between High Cross Street and Swines Market (now High Street). The part of the Fosse Way towards Belgrave Gate terminates at a key node (the present day location of the Clock Tower). From the south they are still identifiable with a node emerging (the present day location of the medieval Magazine Gateway). From the west the Roman roads are no longer as clear but West Bridge remains as the principle crossing.

Landmark Buildings and Structures - Majority remain identifiable from the medieval period. Identifiable are:

- All Saints Church (along Highcross Street)
- St. Margaret's Church – clearly terminating the streets of Sanvey Gate and Church Gate
- St. Martins (Cathedral)
- Town Hall (Guildhall)
- St. Nicholas Church
- Jewry Wall
- Holy Bones
- St. Marys (de Castro) and Turret Gateway
- The (castle) mound
- Greyfriars
- North Mill
- Trinity Hospital
- Great Meeting House
- Wyggstons Hospital
- Magazine Gateway

Nodes, Spaces and Junctions - Identifiable are:

- Market Place
- Sheep Market
- Corn Mill
- Junction of Belgrave Gate, Church Gate, Gallowtree Gate, Swines Market (now High Street)
- Junction of Highcross Street (former Roman road) and Swines Market (now High Street)
- Node to the south at termination of former Roman road
- West Bridge
- North Bridge

Significant New Routes:

- Humberstone Gate
- Gallowtree Gate

Figure 132. Roberts Plan 1741





Figure 133. The Castle and St Mary de Castro from about 1890 from across the river before the engineering works to create the Mile Straight (Malcolm Elliot: Leicester - A Pictorial History)



Figure 134. Trinity Hospital as illustrated by John Nichols in 1796 (Malcolm Elliot: Leicester - A Pictorial History)



Figure 135. A view of the Abbey meadows in the mid-19th century before the creation of Abbey Park (Malcolm Elliot: Leicester - A Pictorial History)



Figure 136. The Town Hall, completed in 1876 (Malcolm Elliot: Leicester - A Pictorial History)



Figure 137. The old West Bridge from around 1841 (Malcolm Elliot: Leicester - A Pictorial History)



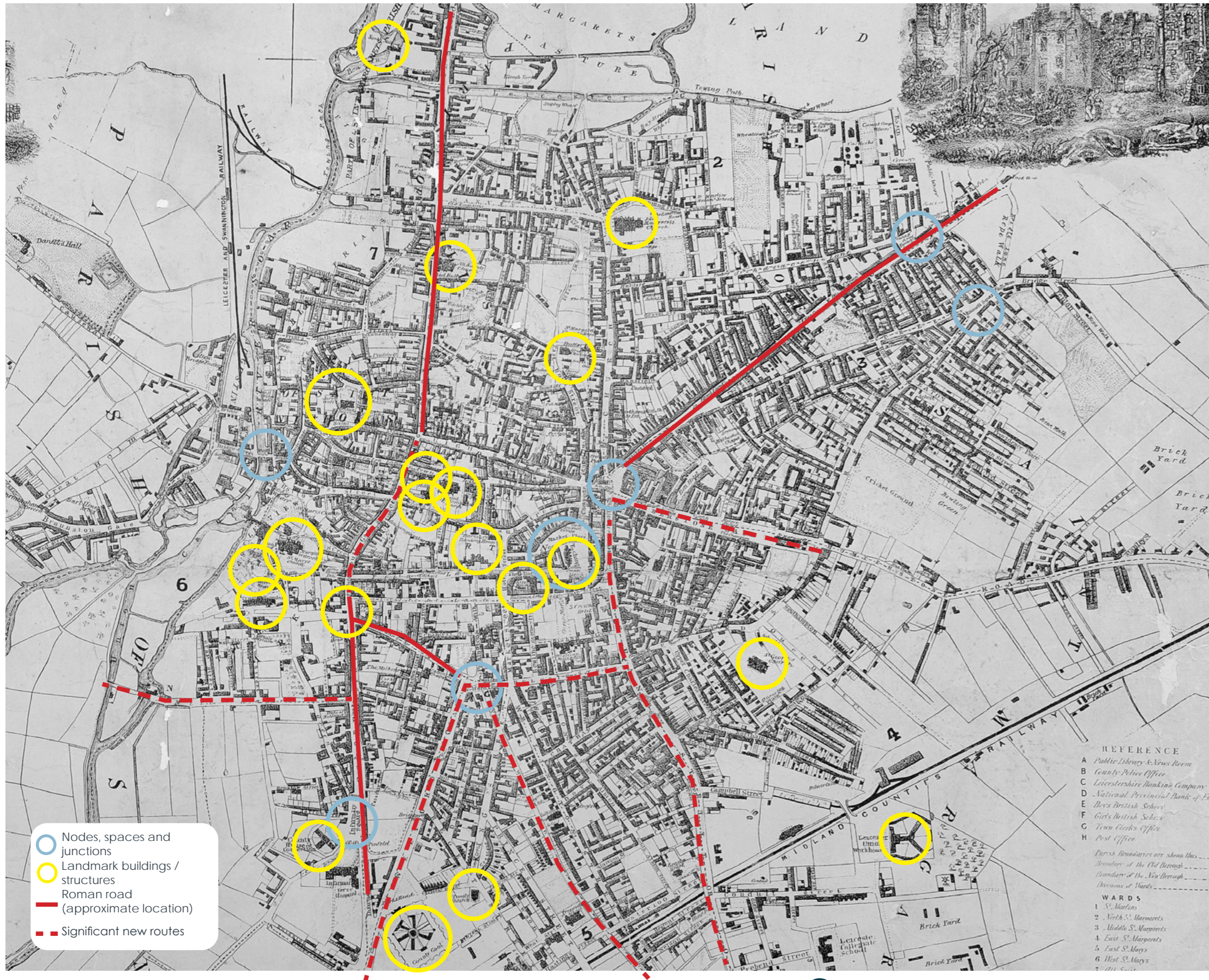
Figure 138. St. Mary de Castro and the Castle Mound, 1795 (John Nichols: The History and Antiquities of the County of Leicester)



Figure 139. A watercolour by W. Millican of the Exchange built in 1747. It was replaced by the present Corn Exchange in the 1850s (Malcolm Elliot: Leicester - A Pictorial History)



Figure 140. Leicester Market Place, by I.C. Cockshaw in 1812. The Exchange is on the left (Malcolm Elliot: Leicester - A Pictorial History)



1844 Burton Plan

This plan is much less distorted and shows the growth of Leicester, in particular to the south and east.

Roman Roads: Remain clearly identifiable in the street pattern. Newarke Street formalises a medieval part from the south east.

Landmark Buildings and Structures - The majority of those identified in the section above remain. Identifiable (in addition to 1741):

- St. George's Church
- County Gaol
- Castle House
- Exchange to the south of the Market Place
- Trinity Church
- Assembly Rooms
- Leicester Workhouse
- County House of Correction

Nodes, Spaces and Junctions - Of those identified in 1741 the majority have become formalised in the townscape. Identifiable (in addition to 1741):

- Abbey Land (accompanied by a picture of the Abbey in 1826)
- Infirmary Square
- Russell Square
- Foundry Square
- Welford Place

Significant New Routes:

- Belvoir Street
- Gallowtree Gate extending to the new routes of Granby Street and London Road
- Welford Road
- Mill Lane in the west to a new emerging crossing on the River Soar
- Routes to West Bridge have been established with new development to the west of the River Soar (Braunstone Gate)
- New Walk (established 1785)

New railway lines to the west and south of the city are identifiable. The Leicester Canal is clearly identifiable in the north.



Figure 142. Town Hall (now the Guildhall), 1825 (John Flower: Views of Ancient Buildings in the Town and County of Leicester)



Figure 143. The Newarke in the late 18th century showing Trinity Hospital to the right (Malcolm Elliot: Leicester - A Pictorial History)



Figure 144. Welford Road Cemetery was opened in 1849. The chapel, placed on a elevated position was demolished in the 1960s (Malcolm Elliot: Leicester - A Pictorial History).



Figure 145. New Street (Images of England Central Leicester: Stephen Butt)



Figure 146. View from Newarke Bridge showing the spires of St Mary de Castro and the Cathedral from the early 19th century (Images of England Central Leicester: Stephen Butt)



Figure 147. High Cross Street 1825 (John Flower: Views of Ancient Buildings in the Town and County of Leicester)

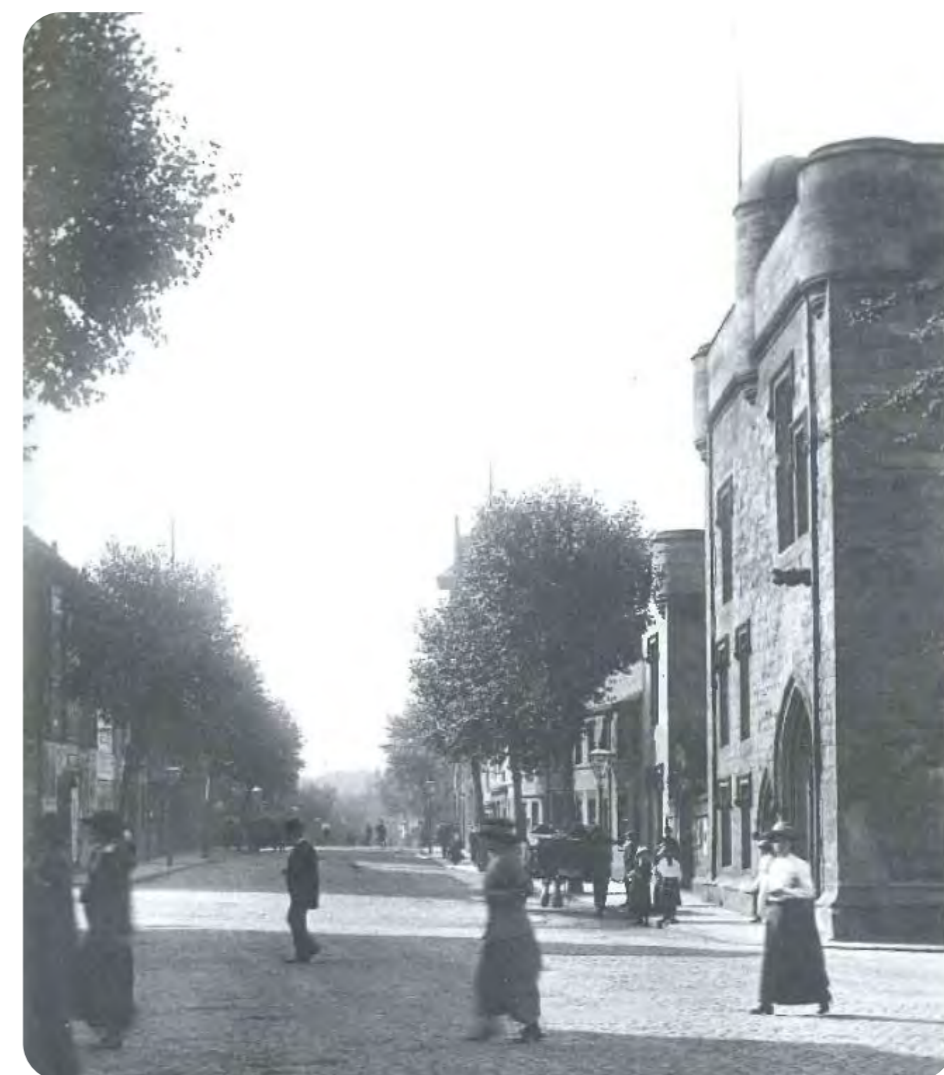
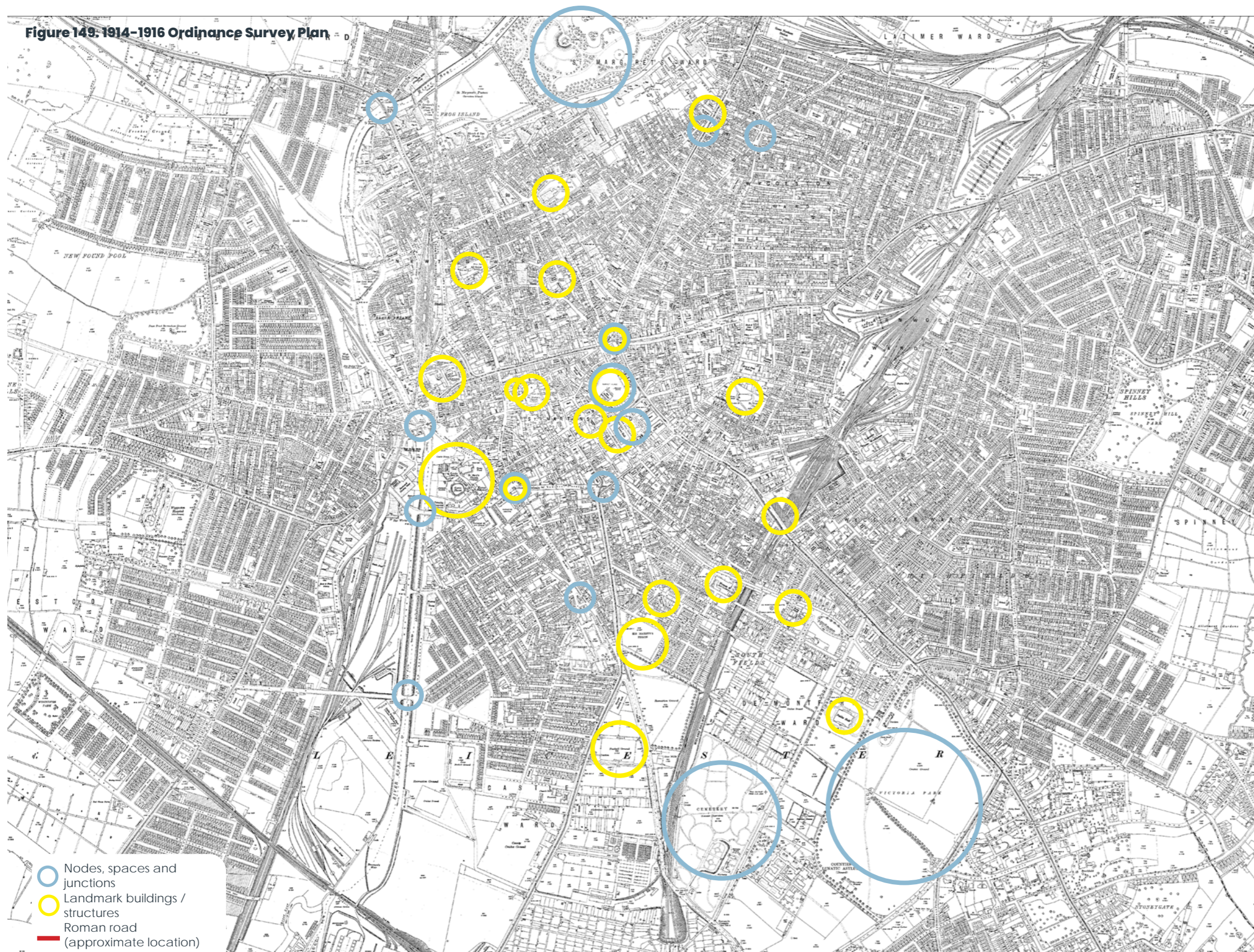


Figure 148. Oxford Street in the Edwardian era. The Magazine Gateway is on the right (Images of England Central Leicester: Stephen Butt)

Figure 149: 1914-1916 Ordnance Survey Plan



- Nodes, spaces and junctions
- Landmark buildings / structures
- Roman road (approximate location)
- - - Significant new routes

1914-1916 Ordnance Survey Plan

Roman Roads: Remain clearly identifiable in the street pattern.

Landmark Buildings and Structures: Majority of those identified in the section above remain. Identifiable (in addition to 1741 and 1844):

- St. Marks Church
- Town Hall
- Public Hall (de Montfort Hall)
- County Court
- Trinity Hospital Almshouses and Chapel
- (Rugby) Football Ground
- The Clock Tower
- St. Stephen's Church
- Leicester Railway Station Port Cochere
- New Walk Museum and Art Gallery

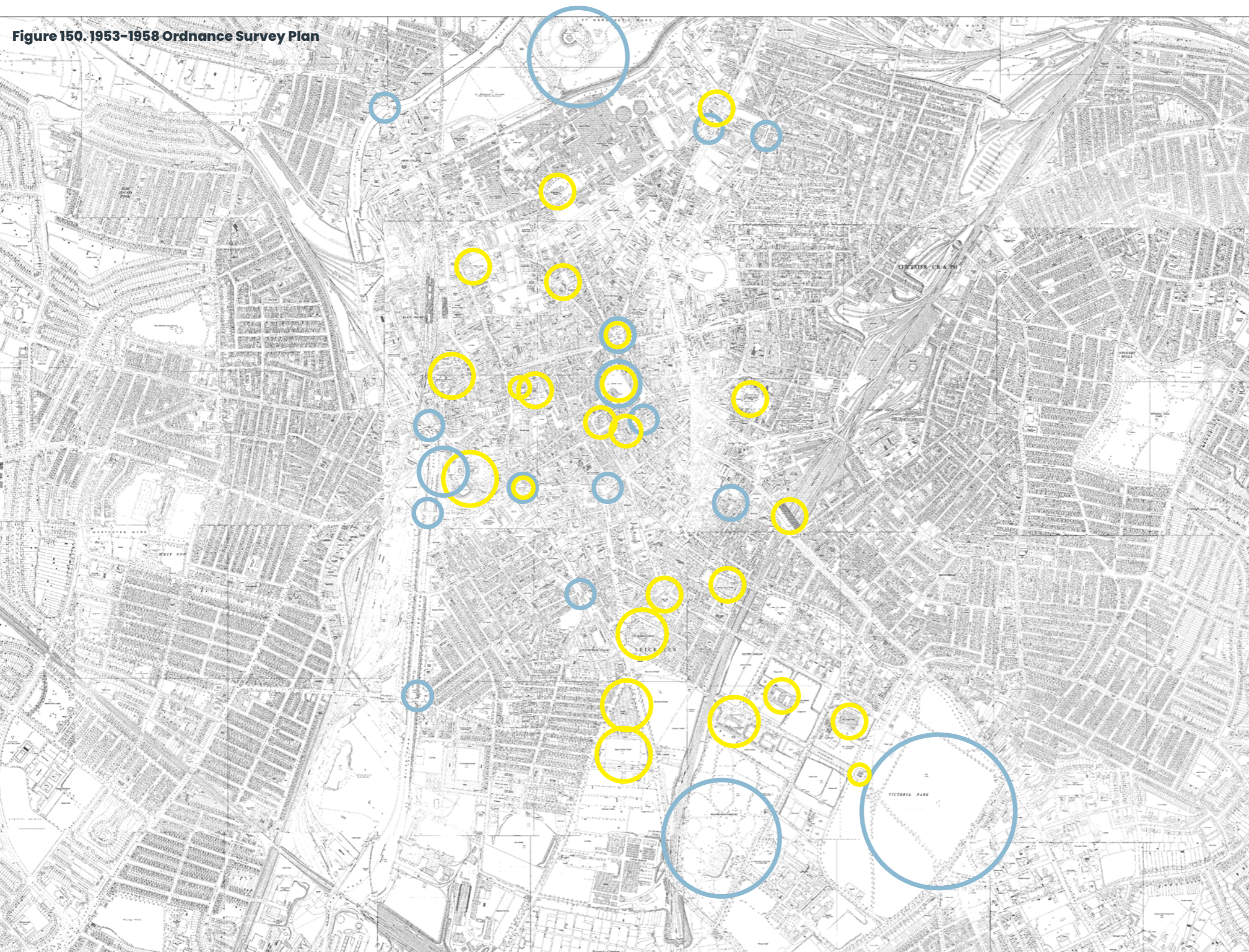
Nodes, Spaces and Junctions: Majority of those identified in the section above remain. Identifiable (in addition to 1741 and 1844):

- Abbey Park and Victoria Park have become more established and formally landscaped
- Town Hall Square
- Welford Road cemetery

Significant New Routes: New Walk and associated spaces have become more established and formalised (it was first established in 1785)

The extension of the Leicester canal and the 'Mile Straight' and new bridges are identifiable

Also, the new tram lines and new roads to make way for the tram.



1953-1958 Ordnance Survey Plan

Roman Roads: Remain clearly identifiable in the street pattern

Landmark Buildings and Structures: The majority of those identified in the section above remain. Identifiable (in addition to 1741, 1844 and 1916):

- War Memorial
- Lancaster Place including Fire Station
- Wyggeston School
- Granby Halls

Nodes, Spaces and Junctions: Majority of those identified in the section above remain. Identifiable (in addition to 1741, 1844 and 1916):

- Castle Gardens (now formalised with pathways through).

Significant New Routes: There are now within the CDA.



Figure 151. The Market Approach pictured around 1910. (Images of England Central Leicester: Stephen Butt)



Figure 152. Belgrave Gate in the 1890s. The Palace Theatre can be seen on the left and the spire of St. Mark's in the distance (Malcolm Elliot: Leicester - A Pictorial History)



Figure 153. Welford Place pictured in the 1920s (source unknown)



Figure 154. Entrance to the Market Place in 1902 (Malcolm Elliot: Leicester - A Pictorial History)



Figure 155. A bird's-eye view of the Leicester University campus in the mid 1970s with Victoria Park in the background (Ben Beazley: Leicester Then and Now)



Figure 156. Gallowtree Gate pictured around 1910. (LCC)



Figure 157. New Walk in about 1900 (Images of England Central Leicester: Stephen Butt)



Figure 158. Foundry Square in 1937 (source unknown)



Figure 159. High Street in the early 1900s with the Clock Tower in the distance taken before it was widened (Ben Beazley: Leicester Then and Now)

Appendix 4: Image of Leicester & Cultural Importance

The 2,000-year history of Leicester is reflected in its rich built heritage and its distinct character areas. The importance of Leicester's history is valued and historical landmarks and places are well used in marketing and tourism information and documentation for Leicester. Examples in Figures 3.58 to 3.511 show their extensive use.

However, it is not just the built heritage that is valued and contributes to the identity and image of Leicester.

When the Council commissioned a wayfinding and signage strategy for the city in 2016, workshops and consultations were undertaken with residents, businesses and interest groups to inform its development.

Figure 160 shows a simplified mental map of the city, produced at the time, which identifies the Cathedral and Leicester Castle alongside both Universities, parks, the football and rugby stadia, shopping destinations and key public transport locations. Interestingly, but perhaps unsurprisingly, the location of the Clock Tower is identified as the 'centre of Leicester'. Further along in the process landmarks to be used on the new signage were developed and consulted on. Figure 161 shows part of the finalised collection. There are 27 landmarks and amongst the majority of buildings of heritage significance are others that also are considered to contribute to the image and culture of Leicester:

- Jain Centre
- Curve
- John Lewis
- King Power Stadium
- Welford Road Stadium
- Mercury Place
- The Summit
- National Space Centre

The Curve, Orton Square and Jubilee Square also feature regularly in marketing information and documentation for Leicester.

From a marketing perspective it is regarded that Richard III, the National Space Centre and both the rugby and football clubs represent the image of Leicester on a national rather than local scale.

Given the potential prominence and impact of tall development, the views assessment has identified cultural importance and the image of Leicester as criteria for assessing the importance of the view. The assessment is in Appendix 6 and states views where this has been considered.

The Council also recognises that further consultation and discussions on this aspect is required.

Figure 160. Mental Map from Wayfinding Strategy



Based on the on-site mental mapping a simplified composite map of the main destinations, areas and routes that people use was created to inform the movement concept.

VISUAL IDENTITY

Landmarks

There are a set of illustrations that have been drawn for current key places and landmarks, any future landmarks that may be identified should be drawn in a consistent style.

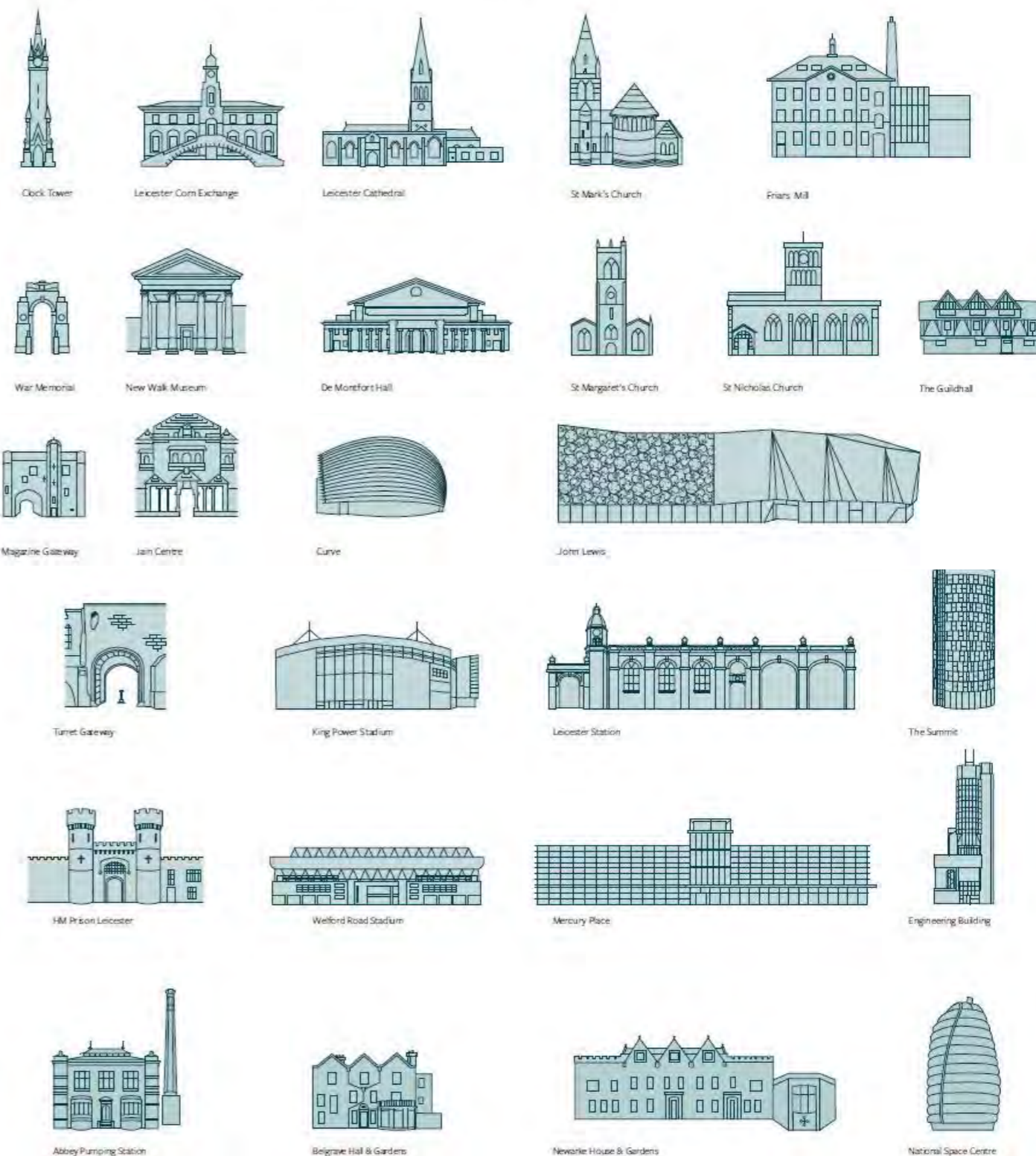


Figure 161. Selected Landmarks Identified in Wayfinding and Signage Strategy

Figure 162. Images from the Leicester Tourism Action Plan (2020–2025)



Figure 163. Images from the Leicester and Leicestershire Tourism Growth Plan



Figure 164. Images from St. George’s Cultural Quarter Action Plan (2016–2020)

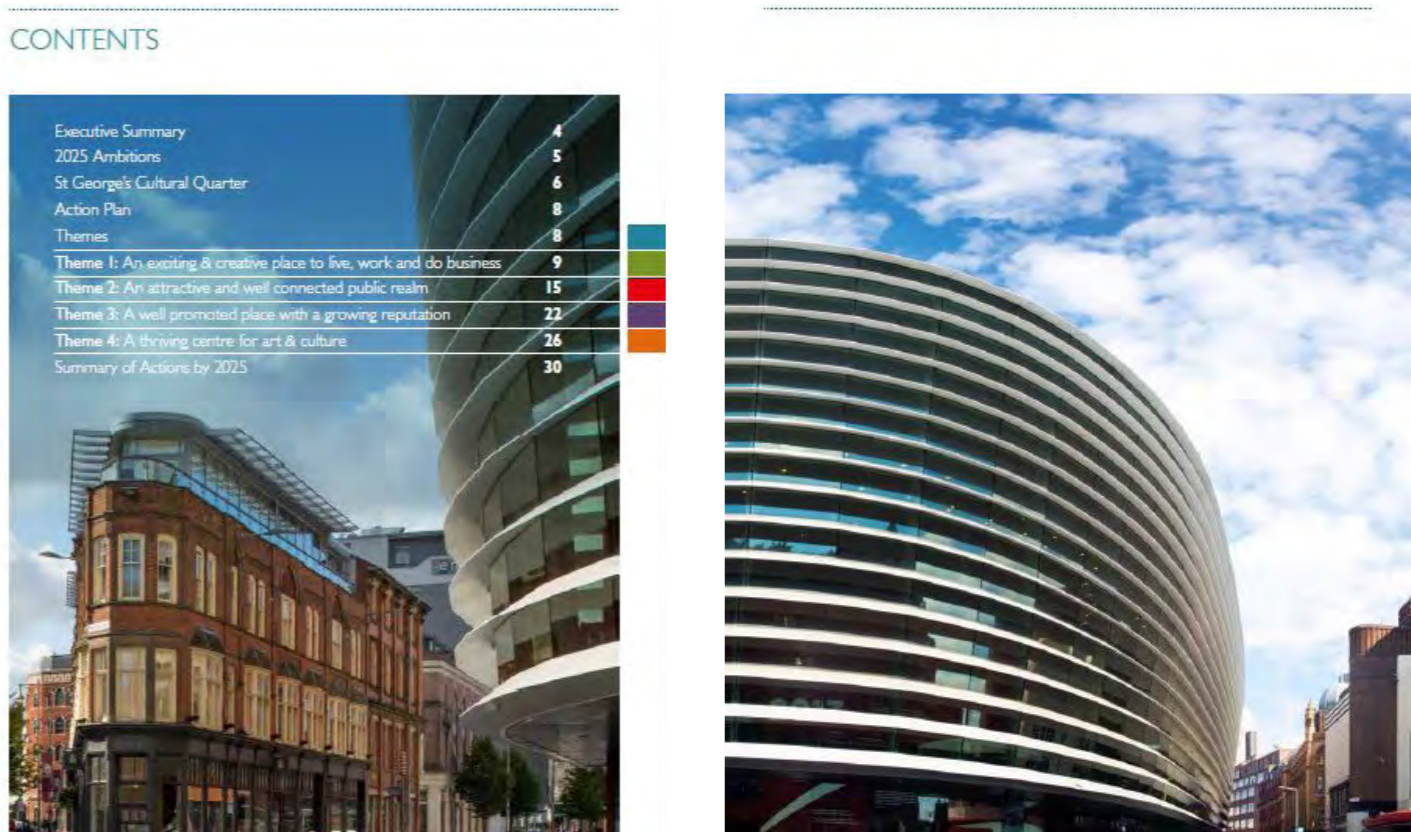


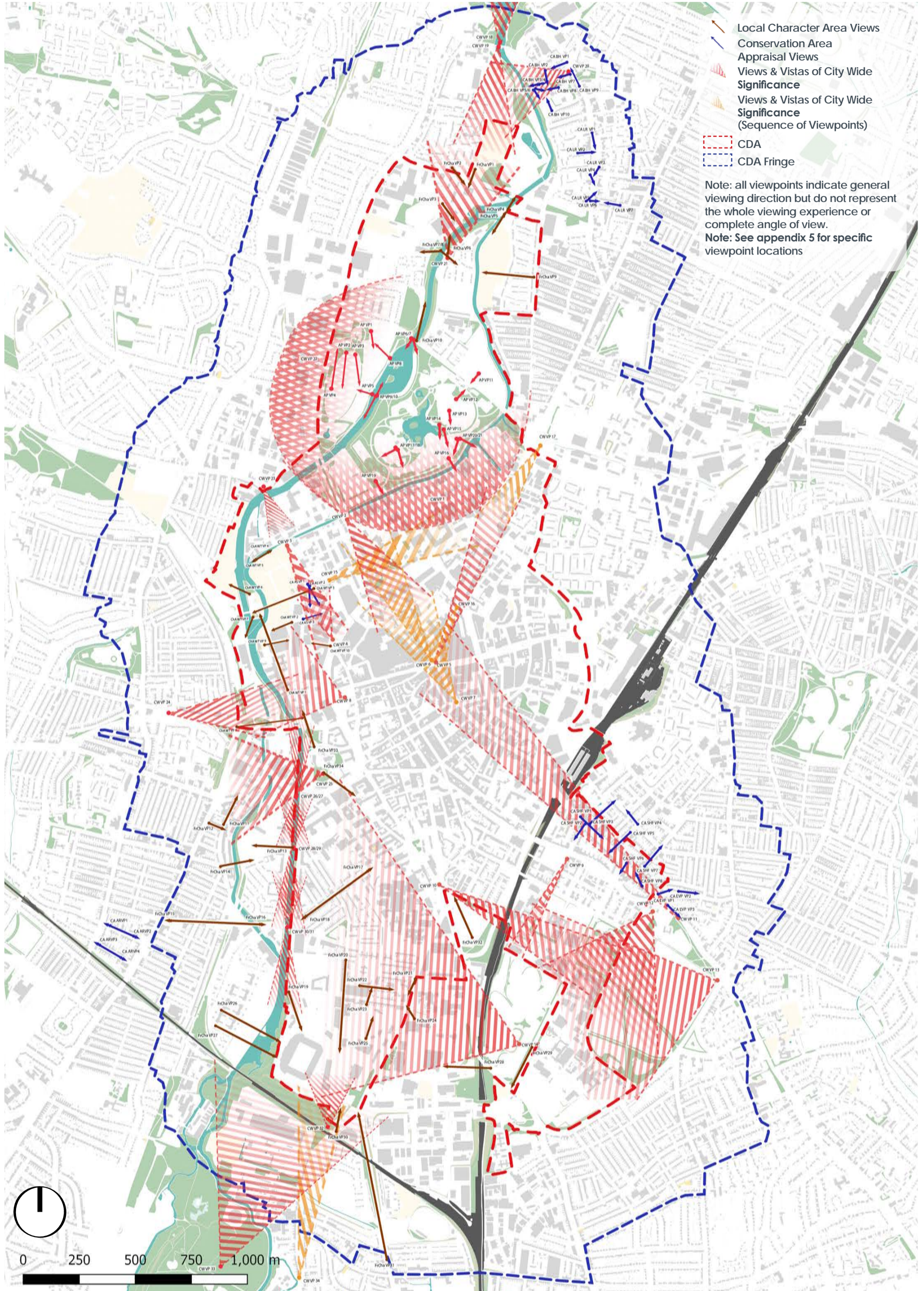
Figure 165. Images from the Leicester Economic Action Plan (2016–2020)



Appendix 5: Views Assessment



Figure 167. Regeneration Areas & CDA Fringe Views Assessment (with Viewpoint Locations & Names)



- Local Character Area Views
- Conservation Area Appraisal Views
- Views & Vistas of City Wide Significance
- Views & Vistas of City Wide Significance (Sequence of Viewpoints)
- CDA
- CDA Fringe

Note: all viewpoints indicate general viewing direction but do not represent the whole viewing experience or complete angle of view.
 Note: See appendix 5 for specific viewpoint locations

Views & Vistas of City-Wide Significance

Figure 168. Views & Vistas of City-Wide Significance for the Character Areas, Regeneration Areas and the CDA Fringe (Viewpoints 15 – 34 are additional views that have been added since February 2020)

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
CW VP 1	A collection of viewpoints from locations within the Registered Historic Park and Garden of Abbey Park looking towards the city centre. Includes view of industrial heritage (chimneys) of locally listed Corah site. For more detail on the collection of viewpoints please refer to St. Margaret's Townscape Analysis and Design Guidance Evidence Document.	Historical Sense of Place / Legibility	Specific view from a special place Townscape Panorama	High
CW VP 2	Mid-range view of approach into city centre looking south. Tower of Grade I listed St. Margaret's Church dominant in the view.	Historical Sense of Place / Legibility	Linear mid	High
CW VP 3	Mid-range view of approach into city centre from the south on Northgate Street. Grade I listed All Saints Church dominant in the view, but not full focal point.	Historical Sense of Place / Legibility	Linear mid	High
CW VP 4	Mid-range view looking north down Highcross Street. Grade I listed All Saints Church important in the view, but not as dominant or full focal point.	Historical Sense of Place / Legibility	Linear mid	High
CW VP 5	Mid-range view from Clocktower terminated by Grade II listed St. Mark's Church.	Historical Sense of Place / Legibility	Linear mid Specific view from a special place	High
CW VP 6	Sequence of views (mid-range to short range) looking north along Church Gate. Important reveal of Grade I listed St. Margaret's Church which terminates the view and short-range views at the end of Church Gate where St. Margaret's Church dominates the setting (although affected by ring road)	Historical Sense of Place / Legibility	Sequential views	High
CW VP 7	Mid-range view of Grade II listed Clock Tower from Gallowtree Gate. Clock Tower is a focal point for the view. Former location of the East Gate in Leicester.	Historical Sense of Place / Legibility Cultural	Linear mid	High
CW VP 8	View of Grade I listed St. Nicholas Church from the new public space, Jubilee Square. The new public space creates a townscape panorama with St. Nicholas Church prominent in views, although tall development in the Waterside has had an impact on the church setting.	Historical Sense of Place / Legibility	Townscape Panorama	Medium
CW VP 9	Mid-range view from New Walk looking towards the Grade II listed Lancaster Place which terminates the view.	Historical Sense of Place / Legibility	Linear mid Specific view from a special place	High
CW VP 10	Long-range view of the Grade I listed War Memorial. The War Memorial terminates the view. Building lines and the framing of the view are of importance. The development of Opal Court has had a detrimental impact on this view. View beyond the railway bridge could also be included as sequential views.	Historical Sense of Place / Legibility Cultural Image of Leicester	Linear long Sequential views	High
CW VP 11	Long-range view from London Road looking north-west towards the city centre. The view is from an elevated position and is terminated by the ridge of Bradgate Park. The view of Leicester with Bradgate Park in the background has been the subject of southern prospect paintings from the 17th Century and Victorian postcards.	Sense of Place / Legibility Cultural	Townscape Panorama	High
CW VP 12	View south-west of Grade I War Memorial from Grade I listed Gatehouses with three University of Leicester buildings in the background. View takes in a number of heritage assets in the foreground, midground and background of the view.	Historical Skyline and Panoramas Cultural	Townscape Panorama Specific view from a special place	High
CW VP 13	View of the three University Buildings from across the Historic Park and Garden of Victoria Park. The three buildings; Grade I listed Engineering Building, Grade II Attenborough Tower and locally listed Charles Wilson building provide a 'set piece composition' alongside Victoria Park.	Historical Skyline and Panoramas Cultural Image of Leicester	Townscape Panorama	High
CW VP 14	Panorama of the west part of the city centre from an elevated position in the Registered Historic Park and Garden of Welford Road Cemetery. Although the view contains few heritage assets, there are limited townscape panoramas in the city centre from elevated positions.	Historical Skyline and Panoramas	Townscape Panorama Specific view from a special place	High

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
CW VP 15	Sequence of views (mid-range to short range) looking north-east along the historic route of Sanvey Gate terminated by the Grade I listed St. Margaret's Church and short-range views at the end of Sanvey Gate where St. Margaret's Church dominates the setting (although affected by ring road). Route and relationship established during medieval era.	Historical Sense of Place / Legibility	Sequential views	High
CW VP 16	Mid-range view from Belgrave Gate terminated by the Grade II listed Clock Tower.	Historical Sense of Place / Legibility	Linear mid	Medium
CW VP 17	Sequence of views (mid-range to short range) looking south-west along Belgrave Gate with the Grade II listed St Marks Church visually prominent in the view.	Historical Sense of Place / Legibility	Sequential views	High
CW VP 18	Mid-range view looking north of the River Soar, with no buildings in view, from the Grade II listed Thurstaston bridge.	Historical Sense of Place / Legibility	Linear mid	High
CW VP 19	Mid-range view looking south of the River Soar, with no buildings in view, from the Grade II listed Thurstaston bridge.	Historical Sense of Place / Legibility	Linear mid	High
CW VP 20	Short-range view looking west from the monument to Edward Holdsworth in the Registered Historic Park and Garden of Belgrave Gardens. The view is on a formal east-west axis terminated by Belgrave Hall. (This view is under review pending confirmation of public access now and in the future)	Historical Sense of Place / Legibility	Linear short	High
CW VP 21	Mid-range view looking north towards the River Soar and a cluster of iconic buildings including the Grade II listed Abbey Pumping Station and the locally listed National Space Centre.	Historical Sense of Place / Legibility Cultural Image of Leicester	Linear mid	Medium
CW VP 22	A collection of viewpoints from locations within the Registered Historic Park and Garden of Abbey Park looking south towards the city centre and west towards residential neighbourhoods and commercial, employment uses. The views include the A Scheduled Ancient Monument and the Grade I listed remains of Cavendish House and Abbey Ruins.	Historical Sense of Place / Legibility	Specific view from a special place Townscape Panorama	High
CW VP 23	Mid-range view looking south from Woodgate towards a collection of listed and locally listed buildings, including Frisby Jarvis, Frog Island Mills and North Bridge providing a 'set piece' of industrial heritage. North Bridge is a long established gateway and route into the city of Leicester dating back to, at least, the Roman era.	Historical Sense of Place / Legibility	Linear mid	Medium
CW VP 24	Long-range view from an elevated position approaching the city centre from the west with a skyline panorama, importantly including the spire of the Cathedral.	Historical Sense of Place / Legibility Image of Leicester	Linear long	Medium
CW VP 25	Mid-range elevated townscape panorama view to the west from the Castle Motte Scheduled Ancient Monument. Tree cover is reduced in autumn and winter increasing the prominence of the view.	Historical Sense of Place / Legibility	Specific view from a special place Townscape Panorama	High
CW VP 26	Mid-range view of the River Soar corridor, the 'Mile Straight' looking south from Grade II listed The Newarke bridge.	Historical Sense of Place / Legibility Image of Leicester	Linear mid Specific view from a special place	Low
CW VP 27	Mid-range view of the River Soar corridor, the 'Mile Straight' looking north from Grade II listed The Newarke bridge	Historical Sense of Place / Legibility Image of Leicester	Linear mid Specific view from a special place	Medium
CW VP 28	Mid-range view of the River Soar corridor, the 'Mile Straight' looking south from Grade II listed Mill Lane bridge	Historical Sense of Place / Legibility Image of Leicester	Linear mid Specific view from a special place	Low

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
CW VP 29	Mid-range view of the River Soar corridor, the 'Mile Straight' looking north from Grade II listed Mill Lane bridge	Historical Sense of Place / Legibility Image of Leicester	Linear mid Specific view from a special place	Low
CW VP 30	Mid-range view of the River Soar corridor, the 'Mile Straight' looking south from Grade II listed Upperton Road bridge	Historical Sense of Place / Legibility Image of Leicester	Linear mid Specific view from a special place	Low
CW VP 31	Mid-range view of the River Soar corridor, the 'Mile Straight' looking north from Grade II listed Upperton Road bridge	Historical Sense of Place / Legibility Image of Leicester	Linear mid Specific view from a special place	Low
CW VP 32	Mid-range view looking north from within the Raw Dykes Ancient Scheduled Monument.	Historical Sense of Place / Legibility	Linear mid	Medium
CW VP 33	View from Aylestone Meadows, Local Nature Reserve, looking north towards the south of the city.	Sense of Place / Legibility	Townscape Panorama Specific view from a special place	Medium
CW VP 34	Sequence of views along Aylestone Road towards the Grade II Listed Former Gas workers cottages and gatehouse with clocktower. The clocktower is a prominent landmark within the sequence.	Historical Sense of Place / Legibility	Sequential views	Medium



Figure 169. CW VP 1 - For the collection of views please refer to St. Margaret's Townscape Analysis and Design Guidance Evidence Document



Figure 171. CW VP 2



Figure 170. CW VP 3



Figure 172. CW VP 4



Figure 173. CW VP 5



Figure 174. CW VP 6 One viewpoint from a sequence of views



Figure 175. CW VP 7



Figure 176. CW VP 8



Figure 177. CW VP 9



Figure 178. CW VP 10



Figure 179. CW VP 11

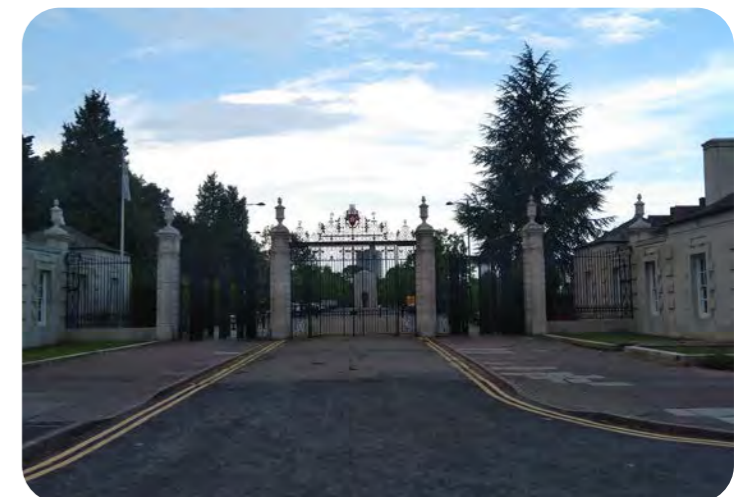


Figure 180. CW VP 12



Figure 181. CW VP 13



Figure 182. CW VP 14



Figure 183. CW VP 15



Figure 184. CW VP 16



Figure 185. CW VP 17



Figure 186. CW VP 18



Figure 187. CW VP 19



Figure 188. CW VP 20 (taken from publically accesible location)



Figure 189. CW VP 21

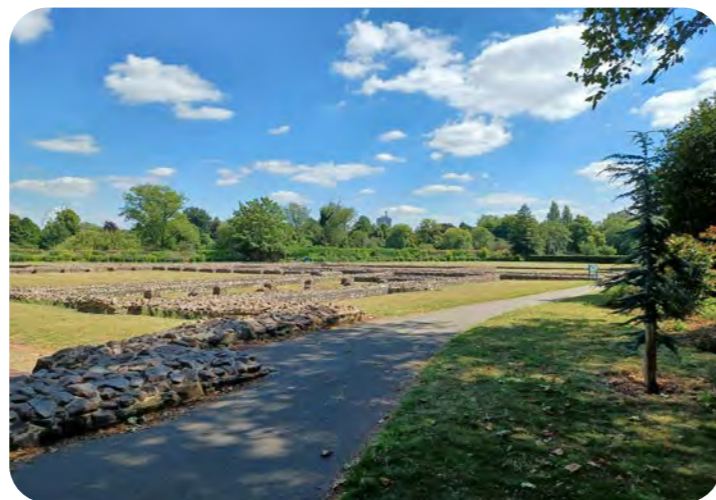


Figure 190. CW VP 22- For the collection of views please refer to Abbey Park Views



Figure 191. CW VP 23



Figure 192. CW VP 24



Figure 199. CW VP 25



Figure 201. CW VP 26



Figure 200. CW VP 27



Figure 202. CW VP 28



Figure 193. CW VP 29



Figure 194. CW VP 30



Figure 195. CW VP 31



Figure 196. CW VP 32



Figure 197. CW VP 33



Figure 198. CW VP 34

Figure 203. Possible Additions to City-Wide Views

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
	View of West Bridge looking east towards city centre. West Bridge is a long established gateway and route into the city of Leicester dating back to the Roman era.	Historical	Linear approach	Medium

Figure 204. Views of the Cathedral with Potential for Upgrading to Views & Vistas of City-Wide Significance

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
ChA LD VP 2 (also CA MS VP 3)	Mid-range view looking north from Lower Browne Street terminated by Grade II* listed Cathedral and framed by street frontages.	Historical Sense of Place / Legibility	Linear short View of Cathedral (potential sequential views)	High (potential city wide view)
ChA OT VP 1	Mid-range view looking north along New Street terminated by the Grade II* listed Cathedral.	Historical Sense of Place / Legibility	Linear mid View of Cathedral	High (potential for city wide view)
ChA BG VP 3	Long view which in combination with VP 4 provides a unique place where both the Grade II* listed Cathedral Tower and Grade II* listed St. Mark's Church terminate views. Views from Russell Square, a long established public space / node.	Historical Sense of Place / Legibility	Linear long View of Cathedral Specific view from a special place	High (in combination with VP 4 potential city wide view)
ChA OT VP 10	Mid-range view looking west from Carts Lane with Grade I listed Cathedral and Grade I listed Guildhall in view.	Historical Sense of Place / Legibility	View of Cathedral Important view within urban fabric	High (potential for city wide view)

Local Character Area Views: Character Areas

Railway Station - considered under other views; CA SH VP 1, CA GS VP 2, ChA NW VP 3

Figure 205. St. Margaret's

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
ChA SM VP 1	Mid-range view from Foundry Square terminated by Grade II* listed St. Marks Church. Foundry Square long established node / public space.	Historical	Linear mid	High (potential for city wide view)
ChA SM VP 2	Short view from Friday Street terminated by the northern elevation of Grade I listed St. Margaret's Church.	Historical	Linear short	High
ChA SM VP 3	See CW VP 2.			
ChA SM VP 4	Mid-range view looking west along Canning Place from adjacent to locally listed Corah building. Grade I listed St. Margaret's Church within view.	Historical	Important View within Urban Fabric	High
ChA SM VP 5	Mid-range view looking east along Canning Street to locally listed Corah building.	Historical	Important View within Urban Fabric	High
ChA SM VP 6	Mid-range view looking north from Abbey Street to locally listed Corah building on St John Street	Historical	Important View within Urban Fabric	High
ChA SM VP 7,8,9	See CW VP1			



Figure 206. ChA SM VP 1



Figure 207. ChA SM VP 2



Figure 208. ChA SM VP 3



Figure 209. ChA SM VP 4



Figure 210. ChA SM VP 5



Figure 211. ChA SM VP 6

Figure 212. Mansfield Street

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
ChA MS VP 1	View north from Sandacre Street. To be considered in future development of area.	Not within Criteria	Not within Criteria	
ChA MS VP 2	View south from St John Street along Abbey Street. View terminated by Belgrave Gate/Charles Street frontage.	Not within Criteria	Not within Criteria	Medium
ChA MS VP 3	Midrange view north along Gallowtree Gate to the Clock Tower and Churchgate	Historical	Important View within Urban Fabric	High
ChA MS VP 4	See CW VP5			
ChA MS VP 5	Mid-range view from Belgrave Gate looking west down Orchard Street terminated by locally listed Corah factory.	Historical	Important View within Urban Fabric	Medium



Figure 213. ChA MS VP 1

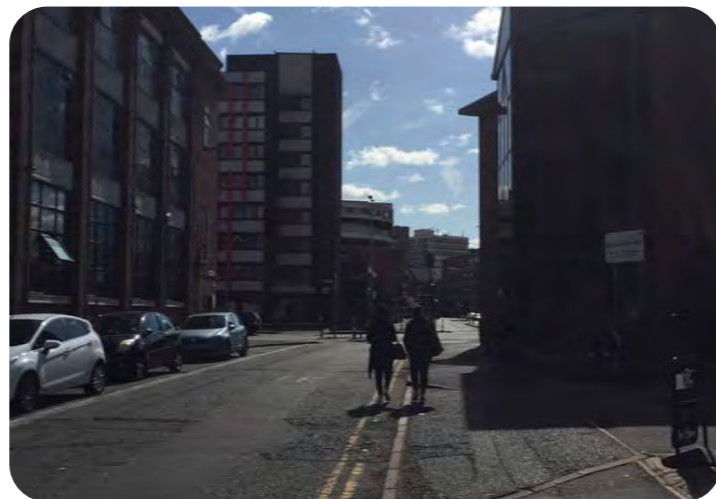


Figure 214. ChA MS VP 2



Figure 215. ChA MS VP 3



Figure 216. ChA MS VP 4



Figure 217. ChA MS VP 5

Figure 218. Wharf Street

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
ChA WS VP 1	Viewpoint along Wharf Street South forming sequential views with VP 3 and 8. Exchange Building (in St. George's Conservation Area) prominent within views	Historical Sense of Place / Legibility	Sequential Views	Medium
ChA WS VP 2	Mid-range view from Erskine Street looking west terminated by Exchange Building	Historical Sense of Place / Legibility	Important View within Urban Fabric	Medium
ChA WS VP 3	See VP 1			
ChA WS VP 4	Mid-range view looking west from Grafton Street West towards poor termination at present. To be considered in future development of area.	Not within Criteria	Not within Criteria	
ChA WS VP 5	Viewpoints (including VP 5) from Belgrave Gate along Jubilee Street. To be considered in future development of area.	Not within Criteria	Not within Criteria	
ChA WS VP 6	See VP 5			
ChA WS VP 7	Mid-range view from Charles Street terminated by the locally listed Lee Circle Car Park.	Historical Sense of Place / Legibility	Important View within Urban Fabric	Medium
ChA WS VP 8	See VP 1			
ChA WS VP 9	Mid-range view across surface car park terminated by locally listed Fleet House.	Historical Sense of Place / Legibility	Important View within Urban Fabric	Medium
ChA WS VP 10	Mid-range view from Charles Street. To be considered in future development of area.	Not within Criteria	Not within Criteria	
ChA WS VP 11	Long view from Bedford Street South of existing tall buildings Crown House and Epic House. To be considered in future development of area.	Not within Criteria	Not within Criteria	
ChA WS VP 12	Mid-range view of the Grade II listed Spa Place (36-42 Humberstone Road) and locally listed former Zion Chapel.	Historical Sense of Place / Legibility	Important View within Urban Fabric	Medium
ChA WS VP 13	Mid-range view looking up Hill Street terminated by locally listed Lee Circle car park and with the Grade II listed former girls school on Humberstone Gate.	Historical Sense of Place / Legibility	Important View within Urban Fabric	Medium
ChA WS VP 14	Mid-range view looking south along Hill Street taking in the Age Concern building.	Historical Sense of Place / Legibility	Important View within Urban Fabric	Medium
ChA WS VP 15	Long view north east from Bedford Street towards Bedford Street north.	Sense of Place / Legibility	Important View within Urban Fabric	Medium



Figure 219. ChA WS VP 1



Figure 220. ChA WS VP 2



Figure 221. ChA WS VP 3



Figure 222. ChA WS VP 7



Figure 223. ChA WS VP 8



Figure 224. ChA WS VP 9



Figure 225. ChA WS VP 12



Figure 226. ChA WS VP 13



Figure 227. ChA WS VP 14



Figure 228. ChA WS VP 15

Figure 229. Belgrave Gateway

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
ChA BG VP 1	Mid-range view west along Lower Willow Street terminated by the locally listed Transformer Station.	Historical	Linear mid	Medium
ChA BG VP 2	Mid-range view looking north from Russell Square terminated by 1 Junction Street (building making a positive contribution). Russell Square is a long established public space / node. To be considered in future development of area.	Historical	Important View within Urban Fabric	Low
ChA BG VP 3	Long view which in combination with VP 4 provides a unique place where both the Grade II* listed Cathedral Tower and Grade II* listed St. Marks Church terminate views. Views from Russell Square, a long established public space / node.	Historical Sense of Place / Legibility	Linear long View of Cathedral Specific view from a special place	High (in combination with VP 4 potential city wide view)
ChA BG VP 4	Mid-range view looking east terminated by Grade II* listed St. Marks Church. Views from Russell Square, a long established public space / node.	Historical Sense of Place / Legibility	Linear mid Specific view from a special place	High (in combination with VP 3 potential city wide view)
ChA BG VP 5	Mid-range view looking west from Melton Street terminated by 1 Junction Street (building making a positive contribution). To be considered in future development of area.	Not within Criteria	Not within Criteria	
ChA BG VP 6	Short view along Shackleton Street terminated by the locally listed former Boots and Shoe Factory on Woodboy Street.	Historical	Linear short	Low



Figure 230. ChA BG VP 1



Figure 231. ChA BG VP 2



Figure 232. ChA BG VP 3



Figure 233. ChA BG VP 4



Figure 234. ChA BG VP 5



Figure 235. ChA BG VP 6

Figure 236. LRI & DMU

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
ChA LD VP 1	View along Jarrom Street forming sequential views with VP 9 looking both east and west. Grade II* listed St. Andrews Church within view, although not terminating view	Historical Sense of Place / Legibility	Sequential views	High
ChA LD VP 2	Mid-range view looking north from Lower Browne Street terminated by Grade II* listed Cathedral and framed by street frontages.	Historical Sense of Place / Legibility	Linear short View of Cathedral (potential sequential views)	High
ChA LD VP 3	Mid-range view looking west along Newarke Street terminated by the Grade I Magazine Gateway. Location of Magazine Gateway a long established node / public space.	Historical Sense of Place / Legibility	Linear mid	High
ChA LD VP 4	Short view south across Oxford Street towards the Grade II listed Royal Infirmary Building. Infirmary Square long established key space / node.	Historical Sense of Place / Legibility	Important View within Urban Fabric	Low
ChA LD VP 5	Short view north from Jarrom Street terminated by the Grade II listed former Luke Turner factory.	Historical Sense of Place / Legibility	Linear short	Medium
ChA LD VP 6	Mid-range view south towards the Grade II listed Leicester Prison.	Historical Sense of Place / Legibility	Important View within Urban Fabric	Medium
ChA LD VP 7	Short view north from Welford Road terminated by the Grade II listed No. 9 Welford Place. Welford Place long established key space / node.	Historical Sense of Place / Legibility	Linear short	Medium
ChA LD VP 8	Short view north west along Oxford Street towards the locally listed Swan and Rushes pub.	Historical Sense of Place / Legibility	Linear short	Medium
ChA LD VP 9	See VP 1			
ChA LD VP 10	Mid-range view east of Mill Lane (significant new public space) with locally listed Queens Building in view.	Sense of Place / Legibility Cultural Image of Leicester	Important view within urban fabric	Medium
ChA LD VP 11	Short view towards the Grade II listed former Gateway Boys School.	Historical	Important View within Urban Fabric	Medium
ChA LD VP 12	Short view terminated by the Grade II listed Newarke Chantry Building	Historical	Linear short	Medium



Figure 237. ChA LD VP 1



Figure 238. ChA LD VP 2



Figure 239. ChA LD VP 3



Figure 240. ChA LD VP 4



Figure 241. ChA LD VP 5



Figure 242. ChA LD VP 6



Figure 243. ChA LD VP 7



Figure 244. ChA LD VP 8 (holding photo)



Figure 245. ChA LD VP 9



Figure 246. ChA LD VP 10



Figure 247. ChA LD VP 11



Figure 248. ChA LD VP 12

Figure 249. St. Georges

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
ChA SG VP 1	Mid-range view looking west from Southampton Street terminating by Curve Theatre. Streetscape framed by numerous heritage assets including Grade II listed former Odeon Theatre and No. 47 Rutland Street. The Curve theatre has cultural importance within the Leicester townscape.	Historical Sense of Place / Legibility Cultural Image of Leicester	Linear mid	Medium
ChA SG VP 2	Mid-range view looking west from Queen Street terminating by Curve Theatre and Orton Square (a public space 'set piece'). Streetscape framed by buildings within St. George's Conservation Area. The Curve theatre has cultural importance within the Leicester townscape.	Historical Sense of Place / Legibility Cultural Image of Leicester	Linear mid	Medium
ChA SG VP 3	Mid-range view looking South from Rutland Street terminated by Orton Square and the Grade II listed No.37-43 Rutland Street. Buildings within the St. George's Conservation Area and listed buildings also frame the view. The Curve theatre is also prominent within the view	Historical Sense of Place / Legibility Cultural Image of Leicester	Linear mid	High
ChA SG VP 4	Mid-range view looking north from Yeoman Street terminated by Grade II listed Clarence House (No.46 Humberstone Gate).	Historical Sense of Place / Legibility	Linear mid	Medium
ChA SG VP 5	Mid-range view looking south from Yeoman Street towards 41 Halford Street (within St. George's Conservation Area).	Not with Criteria	Not with Criteria	
ChA SG VP 6	Short view from Orton Square appreciating the setting of Orton Square and the Grade II* listed St. George's Church.	Historical Sense of Place / Legibility Cultural	Linear short Specific view from a special place	High
ChA SG VP 7	Mid-range view looking north-east from Rutland Street terminated by Grade II listed former Odeon Theatre and Orton Square. Streetscape framed by buildings within St. George's Conservation Area and Grade II listed No.29 Rutland Street.	Historical Sense of Place / Legibility Cultural Image of Leicester	Linear mid	High
ChA SG VP 8	Mid-range view looking south from Humberstone Gate into Rutland Street	Historical Sense of Place / Legibility	Linear mid	High



Figure 250. ChA SG VP 1



Figure 251. ChA SG VP 2



Figure 252. ChA SG VP 3



Figure 253. ChA SG VP 4



Figure 254. ChA SG VP 6



Figure 255. ChA SG VP 7



Figure 256. ChA SG VP 8

Figure 257. Old Town

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
ChA OT VP 1	Mid-range view looking north along New Street terminated by the Grade II* listed Cathedral.	Historical Sense of Place / Legibility	Linear mid View of Cathedral	High (potential for city wide view)
ChA OT VP 2	(See ChA LD VP 3)			
ChA OT VP 3	Short range view looking east from Jubilee Square towards Grade II* listed Cathedral and Grade I listed Guildhall.	Historical Sense of Place / Legibility	Important View within Urban Fabric	High
ChA OT VP 4	Mid-range view looking west from the Grade I listed Magazine Gateway towards the Grade II listed Trinity House.	Historical Sense of Place / Legibility	Important View within Urban Fabric	High
ChA OT VP 5	Short view looking west from St. Martins with Grade I listed Cathedral and Grade I listed Guildhall in view.	Historical Sense of Place / Legibility	Important View within Urban Fabric	High
ChA OT VP 6	Mid-range view looking south along St. Martins East towards King Richard III Memorial. Significant heritage assets within view.	Historical	Important View within Urban Fabric	Medium
ChA OT VP 7	Mid-range view looking north along St. Martins West between Grade II* listed Cathedral and Grade I listed Guildhall.	Historical	Important View within Urban Fabric	Medium
ChA OT VP 8	Mid-range view looking south along St. Martins West between Grade II* listed Cathedral and Grade I listed Guildhall.	Historical	Important View within Urban Fabric	Medium
ChA OT VP 9	Short view looking north from Carts lane towards High Street.	Not with Criteria	Not with Criteria	
ChA OT VP 10	Mid-range view looking west from Carts Lane with Grade I listed Cathedral and Grade I listed Guildhall in view.	Historical Sense of Place / Legibility	View of Cathedral Important View within Urban Fabric	High (potential for city wide view)
ChA OT VP 11	Mid-range view looking west along St. Martins. Cathedral Gardens seen from view.	Historical Sense of Place / Legibility	View of Cathedral Important View within Urban Fabric	Medium
ChA OT VP 12	Mid-range view along Grey Friars.	Historical	Important View within Urban Fabric	Medium
ChA OT VP 13	View north along Wycliffe Street.	Historical	Important View within Urban Fabric	Medium
ChA OT VP 14	Short view terminated by Grade II listed No.18-28 Friar Lane.	Historical	Important View within Urban Fabric	Medium
ChA OT VP 15	View across Grand Union Canal from Castle Gardens towards Grade II listed West Bridge Mills.	Historical	Important View within Urban Fabric	Medium
ChA OT VP 16	View in north west corner of Jubilee Square looking south west across the square.	Sense of Place / Legibility	Important View within Urban Fabric	Medium
ChA OT VP 17	View to the north east from Newarke House. Cathedral Spire visibl in distance.	Historical Sense of Place / Legibility	Important View within Urban Fabric	Medium
ChA OT VP 18	(See ChA LD VP 12)			
ChA OT VP 19	View looking south along Wycliffe Street terminated by 2 storey Georgian terrace.	Historical	Important View within Urban Fabric	Medium
ChA OT VP 20	View looking south along Pocklingtons Walk from the corner of Pocklingtons Walk and Millstone Lane. Terminated by New Walk Place/Matteoli Woods	Historical Sense of Place / Legibility	Important View within Urban Fabric	Medium



Figure 258. ChA OT VP 1



Figure 259. ChA OT VP 2



Figure 260. ChA OT VP 3



Figure 261. ChA OT VP 4

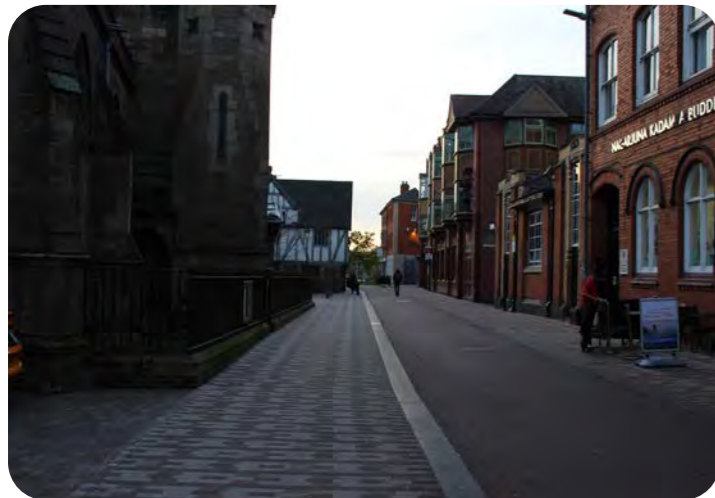


Figure 262. ChA OT VP 5



Figure 263. ChA OT VP 6



Figure 264. ChA OT VP 7



Figure 265. ChA OT VP 8



Figure 266. ChA OT VP 10



Figure 267. ChA OT VP 11



Figure 268. ChA OT VP 12



Figure 269. ChA OT VP 13



Figure 270. ChA OT VP 14



Figure 271. ChA OT VP 15



Figure 272. ChA OT VP 16



Figure 273. ChA OT VP 17



Figure 274. ChA OT VP 18



Figure 275. ChA OT VP 19



Figure 276. ChA OT VP 20

Figure 277. New Walk

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
ChA NW VP 1	Sequence of views (with ChA NW VP 8) moving south-east towards Victoria Park and north-west towards the city centre. New Walk is a Registered Park and Garden and is a long established space and route dating back to the 1750's.	Historical Sense of Place / Legibility	Sequential Views	Medium
ChA NW VP 2	Mid-range view south along King Street terminated by the Grade II Church of the Holy Trinity. View also includes glimpse of the Grade II* Crescent. Unique street pattern and alignment in context compared to linear grid pattern of most of New Walk Character Area	Historical Sense of Place / Legibility	Linear mid	High
ChA NW VP 3	Mid-range view looking north-east from New Walk terminated by the Port Cochere of the Grade II listed Railway Station	Historical Sense of Place / Legibility	Linear mid Specific view from a special place	Medium / Low
ChA NW VP 4	See CW VP 9			
ChA NW VP 5	See CW VP 12			
ChA NW VP 6	See CW VP 10			
ChA NW VP 7	View created from new development connecting New Walk to Welford Road	Not with Criteria	Not with Criteria	
ChA NW VP 8	View south east along New Walk towards New Walk Museum.	Historical Sense of Place / Legibility	Linear mid	Medium
ChA NW VP 9	View created from new development connecting New Walk to Pocklington Walk.			
ChA NW VP 10	Mid-range view from University Avenue along Regent Road	Sense of Place / Legibility	Linear mid	Medium
ChA NW VP 11	View south along De Montfort Street from London Road.	Sense of Place / Legibility	Sequential Views	Medium
ChA NW VP 12	View towards east along London Road from station. View takes in spire of Seventh Day Adventist Church	Historical Sense of Place / Legibility	Linear mid Specific view from a special place	Medium



Figure 278. ChA NW VP 1



Figure 279. ChA NW VP 2



Figure 280. ChA NW VP 3



Figure 281. ChA NW VP 4



Figure 282. ChA NW VP 5



Figure 283. ChA NW VP 6



Figure 284. ChA NW VP 7



Figure 285. ChA NW VP 8



Figure 286. ChA NW VP 9



Figure 287. ChA NW VP 10



Figure 288. ChA NW VP 11



Figure 289. ChA NW VP 12

Conservation Area Views: Character Areas

Figure 290. All Saints Conservation Area

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
CA AS VP 1	Mid-range view looking south-east, looking onto the strong corner property at Highcross Street / Great Central Street junction, with views onto the Grade I Listed All Saints Church. Part of significant 'set piece' of heritage assets	Historical	Specific view from a special place (tbc) Townscape panorama	High
CA AS VP 2	This long range linear view south down Great Central street has some historical importance due to the historic buildings located within the street but generally lacks visual coherence, a mixture 19th Century brick buildings and low lying 20th century industrial buildings, nor does the view terminate in a landmark structure. Localised attention should be given the former Great Central Station itself, a low lying structure. Combined with other taller 19th century structures nearby, makes this view of medium sensitivity to high rise structures. The corner building at 178 Highcross street/ Great Central street is of historic interest and creates an effective visual hinge within the setting of All Saints Church, the church setting being of High sensitivity to high rise structures.	Historical	Townscape panorama	High
CA AS VP 3	Mid-range view looking east towards the primary elevation of the Grade I Listed All Saints Church and the Grade II Listed Nos 107-109 Highcross Street	Historical	Linear short view (Grade I Listed asset as a landmark)	High



Figure 291. CA AS VP1



Figure 292. CA AS VP2

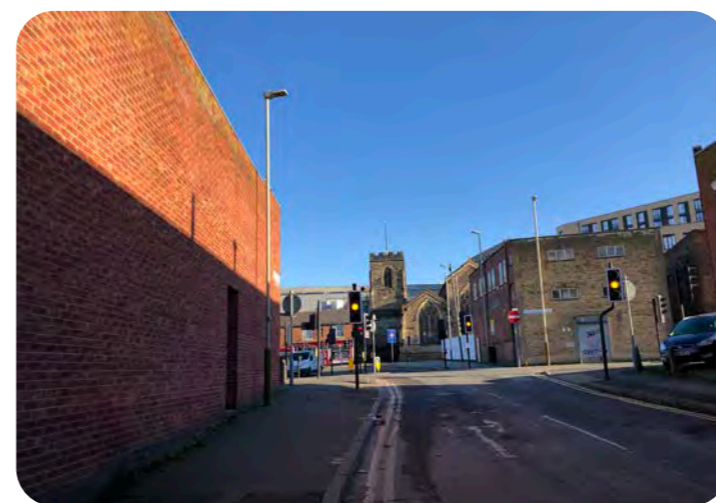


Figure 293. CA AS VP3

Figure 294. Castle Conservation Area

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
CA CS VP 1	Mid-range view looking south from St Nicholas Circle along Castle Street onto the Scheduled Monument of the Castle, with direct view onto the Grade I Listed St Mary De Castro	Historical	Specific view from a special place Linear approach	High
CA CS VP 2	Short-range view from The Castle courtyard onto / through the Castle House / Gate House ensemble, with adjacent Grade I Listed Church. Part of significant 'set piece' of heritage assets	Historical	Specific view from a special place Important view within urban fabric	High
CA CS VP 3	Mid-range view looking south-east from the Castle courtyard onto the Grade I Listed Turret Gateway, framed by a designated terrace along Castle View, enhanced by enclosed cobbled street. Part of significant 'set piece' of heritage assets	Historical Sense of Place	Specific view from a special place Linear short view	
CA CS VP 4	Mid-range view from Magazine Square looking west onto the row of facades of the Grade II* Listed Newarke Houses, with glimpses onto the Grade I Listed Church (tower) and the Grade II Listed Trinity Hospital. Part of significant 'set piece' of heritage assets	Historical Sense of Place	Important view within urban fabric	High
CA CS VP 5	Short / mid-range view from Castle Street looking south-west onto the Scheduled Monument of the Leicester Castle (Grade I Listed Church and the Grade II listed assets). Part of significant 'set piece' of heritage assets	Historical Sense of Place	Important view within urban fabric	Medium
CA CS VP 6	Short-range view onto the Grade I Listed Castle, as viewed from the Castle Gardens, looking east. An important internal view of a Scheduled Monument. Showcasing group value / historic association between the assets; Part of significant 'set piece' of heritage assets.	Historical Sense of Place	Important view within the urban fabric Specific view from a special place	High
CA CS VP 7	Long-range view along the Newarke (from the Grade II Listed Newarke bridge), looking north-east, revealing glimpses onto the Castle Gardens and the Grade I Listed Church of St Mary De Castro. Part of significant 'set piece' of heritage assets. Ephemeral view through tree canopy.	Historical Sense of Place	Important view within the urban fabric Specific view from a special place	High
CA CS VP 8	Mid-range view eastwards, along the Newark, looking onto the historic enclave: visual stop of the Hawthorn Building Part of significant 'set piece' of heritage assets	Historical Sense of Place	Sequential view	High
CA CS VP 9	Mid -range view looking north-west along The Gateway onto the Grade II Listed Trinity Hospital elevation Part of significant 'set piece' of heritage assets	Historical Sense of Place	Linear short view	High
CA CS VP 10	Mid-range looking north-west along Castle View onto the Scheduled Monument, with paired 'vista' of the Grade I Listed Turret Gateway and Grade I Church of St Mary De Castro, with directionality / linearity of the view enhanced by flanking boundaries / elevations along. Part of significant 'set piece' of heritage assets. Arguably the most picturesque view onto this contained medieval ensemble.	Historical Image of Leicester Sense of Place	Linear mid view Important view within the urban fabric Sequential view Specific view from a special place	High (potential city-wide view)
CA CS VP 11	Mid-range view north-east along The Newarke from The Gateway junction, looking onto the Grade I Listed Magazine Gateway (also scheduled monument), allowing appreciation of the complimentary heritage assets along The Newarke. Part of significant 'set piece' of heritage assets	Historical Sense of Place	Linear mid view	Medium



Figure 295. CA CS VP1



Figure 296. CA CS VP2



Figure 297. CA CS VP3



Figure 298. CA CS VP4



Figure 299. CA CS VP5



Figure 300. CA CS VP6



Figure 301. CA CS VP7



Figure 302. CA CS VP8



Figure 303. CA CS VP9



Figure 304. CA CS VP10



Figure 305. CA CS VP11

Figure 306. Church Gate Conservation Area

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
CA CG VP 1 (see CW VP 6)	Sequence of views (mid-range to short range) looking north along Church Gate. Important reveal of Grade I listed St. Margaret's Church which terminates the view and short-range views at the end of Church Gate where St. Margaret's Church dominates the setting (although affected by ring road)	Historical Sense of place	Sequential views	High
CA CG VP 2*	Short-range view looking north-east along Butt Close Lane, showcasing the totality of the Grade II Listed medieval wall and its relationship with the associated Grade II Listed Great Meeting Unitarian Chapel. Part of significant 'set piece' of heritage assets	Historical Sense of place	Linear short view	Medium
CA CG VP 3	Mid-range view looking east along Causeway Lane, onto the Grade II Listed Great Meeting House and historic corner pub. Part of significant 'set piece' of heritage assets	Historical	Linear mid view	Medium
CA CG VP 4	Short-range view looking south along East Bond Street, allowing exposed vista onto the Grade II Listed Great Meeting Chapel and associated wall (medieval). Part of significant 'set piece' of heritage assets	Historical Sense of place/Legibility	Linear short view	Medium



Figure 307. CA CG VP1



Figure 308. CA CG VP2



Figure 309. CA CG VP3

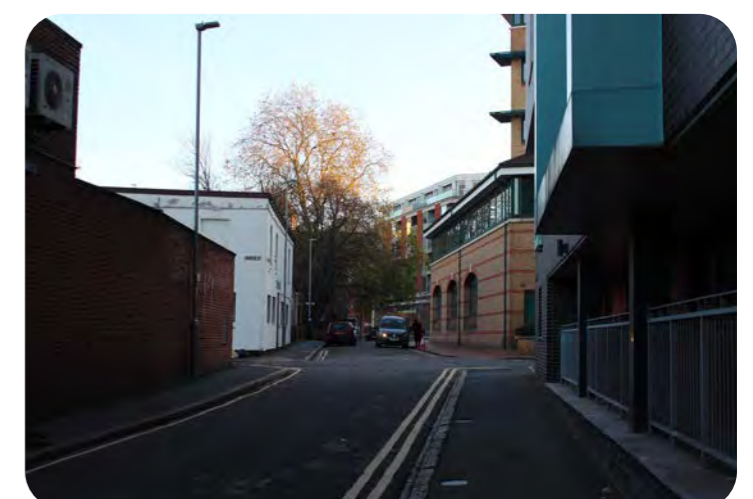


Figure 310. CA CG VP4

Figure 311. Greyfriars Conservation Area

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
CA GF VP1 – doubled up as CHA OT VP 1	Mid-range view looking north along New Street terminated by the Grade II* listed Cathedral, linearity enhanced by narrow cobbled pavement flanked by historic elevations, along the Greyfriars Scheduled Monument. Significant framing of a heritage asset	Historical Sense of Place / Legibility Image of Leicester	Linear Mid	High
CA GF VP 2	Mid-range view looking north-east along Millstone Lane (Pocklington Walk junction), with dominant tower of the Grade II* Listed Town Hall and the prominent corner of the Grade II Listed former Barclays Bank. Part of significant 'set piece' of heritage assets	Historical Sense of Place / Legibility	Linear Mid	High



Figure 312. CA GF VP1

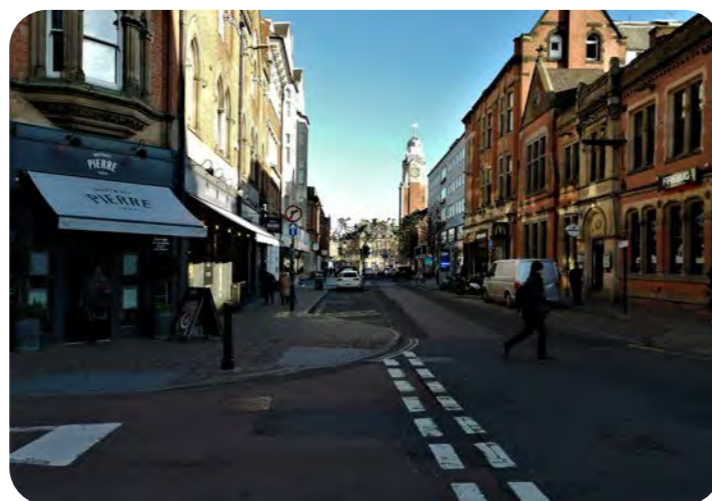


Figure 313. CA GF VP2

Figure 314. Granby Street Conservation Area

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
CA GS VP 1	Long-range linear view looking north-west along High Street, onto Gallowtree Gate, defined by ragged and animated skyline, punctuated by prominent historic facades, defined by a picturesque gentle eastward curve	Historic Sense of place / legibility	Important view within the urban fabric Linear long view	Medium
CA GS VP 2	Long-range view looking south-east from the top of Granby Street onto the Grade II Listed London Road Railway Station. Showcasing historic relationship between Granby Street (entryway onto the city) and the railway station	Historic Sense of place / legibility	Important view within the urban fabric Specific view from a special place	High
CA GS VP 3	Mid-range view looking north-west onto Granby Street, with prominent visual stop of the Grade II Listed Blunts, marking the entry onto the High Street Conservation Area	Sense of place / legibility	Linear mid view Important view within the urban fabric	High
CA GS VP 4	Short to mid-range view looking south-west from bottom of Rutland Street onto the Grade II Listed Grand Hotel	Historic Sense of place / legibility	Important view within the urban fabric	Medium
CA GS VP 5	Mid-range view south from the top of Gallowtree Gate, onto the Grade II Listed former National Westminster Bank, with the Grand Hotel in the background	Historic Sense of place / legibility	Important view within the urban fabric	Medium

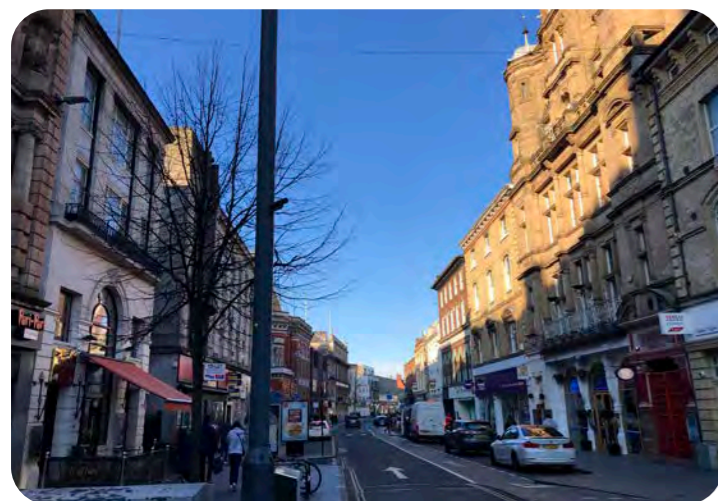


Figure 315. CA GS VP1



Figure 316. CA GS VP2



Figure 317. CA GS VP3



Figure 318. CA GS VP4

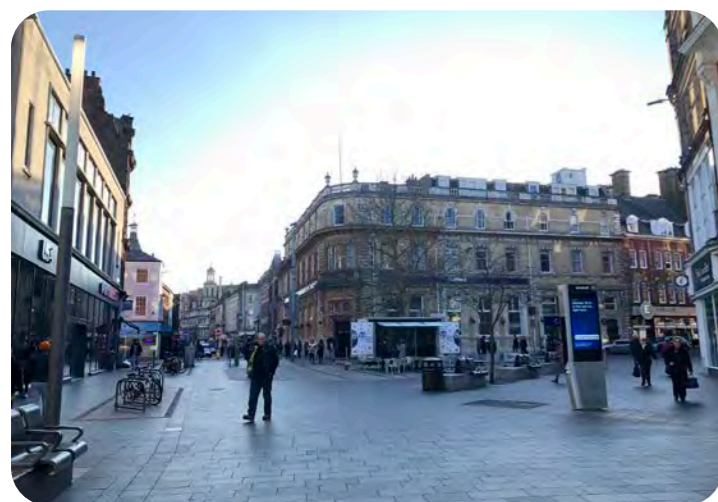


Figure 319. CA GS VP5

Figure 320. High Street Conservation Area

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
CA HS VP 1	Mid-range view looking south-east across Jubilee Square, with exposed views onto the prominent spire of the Grade II* Listed Cathedral, Grade II Listed High Cross, Grade II* Listed Wigston's House and Grade II St Nicholas Centre. Part of significant 'set piece' of heritage assets set within an important urban space	View of Cathedral Sense of place / legibility Cultural Skyline and panorama	Important view within the urban fabric	High
CA HS VP 2	View looking up Highcross Street towards Ascot house at corner of High Street and Jubilee Square	Historic Sense of place / legibility	Linear mid view	tbc
CA HS VP 3	Mid-range view east and west along the pedestrianized High Street, showcasing the ragged skyline of the commanding line of predominantly historic facades (mostly early 20th century). A unified / comprehensive streetscene of high architectural merit. Part of significant 'set piece' of heritage assets	Historic Sense of place / legibility	Sequential views Linear mid view	High
CA HS VP 4	Mid-range view west onto the prominent corner of the Grade II Listed 8-10 High Street. Strong visual statement marking an entry into a conservation area	Historic	Linear mid view Important view within the urban fabric	High
CA HS VP 5	Long-range south-west view from the bottom of Silver Street onto the spire of the Grade II* Listed Cathedral	Historic Sense of place / legibility View of Cathedral	Linear long view Sequential view Important view within the urban fabric	High
CA HS VP 6	Mid-range view east / north-east from the Highstreet / Silver Street junction onto the Clock Tower. Part of significant 'set piece' of heritage assets	Historic Sense of place / legibility	Linear mid view	High



Figure 321. CA HS VP1



Figure 322. CA HS VP2



Figure 323. CA HS VP3



Figure 324. CA HS VP3



Figure 325. CA HS VP4



Figure 326. CA HS VP5



Figure 327. CA HS VP6

Figure 328. Market Place Conservation Area

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
CA MP VP 1	Mid-range view looking along Market Approach west onto the Grade II Listed Former Co-operative Bank & 10 Greyfriars – prominent visual stop, framed by consistent line of historic facades	Historic	Linear mid view	Medium
CA MP VP 2	View along Millstone Lane, showing taller 19th / early 20th Century buildings nearest market Street, lower 19th Century Buildings in the distance, visual stop at Newarke Houses at the end.	Sense of place / legibility Historic	Linear long view	High
CA MP VP 3	Short-range view looking south-east onto the façade of the Grade I Listed Assembly Rooms	Sense of place / legibility Historic	Important view within the urban fabric Linear short view	High
CA MP VP 4	Short-range view looking north-west onto the City Council Officer from the Berridge Street / Friar Lane junction showcasing a strong corner frontage to junction	Sense of place / legibility Historic	Linear short view	Medium
CA MP VP 5	Mid-range view from Market Approach, looking west onto the Corn Exchange (Grade II* Listed)	Historic Sense of place / legibility	Specific view from a special place Important view within the urban fabric	High
CA MP VP 6	Mid-range view from top of Cank Street towards St Martin's, looking onto the prominent elevation / façade of the Grade II* former bank at No. 2 St Martin's	Historic Sense of place / legibility	Important view within the urban fabric	Medium
CA MP VP 7	Long range view from the Corn exchange looking SE through the new cut-through over Town Hall Square towards the Methodist Chapel on Bishop street	Historic Sense of place / legibility	Specific view from a special place Important view within the urban fabric	High
CA MP VP 8	Mid-range view looking north-east from the bottom of Market Place onto the Grade II* Listed Corn Exchange, with view onto its elevation enhanced by the new public space of the New Market Square. Complimentary view onto an important heritage asset / landmark.	Historic Cultural Sense of place / legibility	Important view within the urban fabric Linear mid view	High



Figure 329. CA MP VP1



Figure 330. CA MP VP2



Figure 331. CA MP VP3



Figure 332. CA MP VP4



Figure 333. CA MP VP5



Figure 334. CA MP VP6



Figure 335. CA MP VP7



Figure 336. CA MP VP8

Figure 337. Market Street Conservation Area

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
CA MS VP 1	Long-range view looking south-east along Market Street, onto the prominent corner property at King Street / New Walk junction. Significant view stop and landmark 'entry point' onto the New Walk Conservation Area	Historic Sense of place / legibility Skyline and panorama	Linear long view Important view within the urban fabric	High
CA MS VP 2	North-west view along Rupert Street, with a good visual stop of the Georgian elevation of Grade II Listed 20 Millstone Lane and the dominant feature of the Cathedral's spire (Grade II* Listed)	Skyline and panorama Historic Sense of place / legibility View of the Cathedral	Linear long view	High
CA MS VP 3	Long-range view looking north along Lower Brown Street, onto the dominant Cathedral's spire (Grade II* Listed building), framed by the continuous line of elevations flanking the narrow street, creating a picturesque vista	Historical Sense of Place	Linear approach Linear long range	High
CA MS VP 4	Mid-range view looking south along Bowling Green Street, looking south, with a prominent visual stop of the Grade II Listed United Baptist Church, framed by continuous line of prominent elevations lining the pavement	Skyline and panorama Historic	Linear mid view	High



Figure 338. CA MS VP1



Figure 339. CA MS VP2



Figure 340. CA MS VP3



Figure 341. CA MS VP4

Figure 342. Town Hall Square Conservation Area

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
CA THS VP 1	Short-range view across Town Hall Square, looking south-east onto the Grade II* Listed Town Hall, capturing its relationship with the designated fountain and memorial, and the grandeur of the historic public square, with a terrace of Grade II Listed building lining Bishop Street. Part of significant 'set piece' of heritage assets	Historic Sense of place / legibility Image of Leicester	Important view within the urban fabric Specific view from a special place	High
CA THS VP 2	Mid-range view looking north from the Town Hall Square across to the Corn Exchange (through the newly open link) Part of significant 'set piece' of heritage assets. Notable urban connection between important urban public spaces	Historic Sense of place / legibility	Important view within the urban fabric Specific view from a special place	High
CA THS VP 3	See CA MS VP4			
CA THS VP 4	Mid-range view looking east along Bishop Street, with the streetscene dictated by the strong frontages of the Grade II Listed buildings, animated by the skyline features; good visual stop at Granby Street. Part of significant 'set piece' of heritage assets	Historic Sense of place / legibility	Important view within the urban fabric Linear mid view	High
CA THS VP 5	Mid-range view looking west along Bishop Street, with the street scene dictated by the strong frontages of the Grade II Listed buildings opening out onto Town Hall Square	Historic Sense of place / legibility	Important view within the urban fabric Linear mid view	High



Figure 343. CA THS VP1



Figure 344. CA THS VP2



Figure 345. CA THS VP4



Figure 346. CA THS VP5

Figure 347. New Walk Conservation Area

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
CA NW VP 1	Long-range view east along New Walk over Waterloo Way pedestrian bridge with mixture of modern and historic building types, modern landscaping mixed with historical street lighting on the pedestrian bridge. (Whilst it is important that tall buildings are restricted in the new Walk CA, this particular view does not provide the best 'typical' view of the Historic New Walk streetscape, being considerably impacted by modern buildings and Waterloo Way underpass.)	Historic	Sequential view Linear long view	High
CA NW VP 2	Long-view looking north-east along West Street, with a prominent visual stop of Grade II Listed New Walk Museum, elevated in relation; linearity enhanced by a uniform line of elevations that flank the public highway	Historic	Linear long view	High
CA NW VP 3	See CW VP 10 Long-view looking south-east along Lancaster Road, onto the Grade II Listed gates and Gate Piers to memorial and the Grade I Listed Memorial and Grade II Registered Historic park and Garden beyond. Part of significant 'set piece' of heritage assets. Not a New Walk Conservation Area view.	Historic	Linear long view	High
CA NW VP 4	Short range view within the contained Museum Square, framed by Grade II Listed buildings from north, west and east, creating an enclosed enclave of intricate character and high heritage and visual merit. Part of significant 'set piece' of heritage assets	Historic Sense of place / legibility	Important view within the urban fabric	High
CA NW VP 5	See CP NW VP4			
CA NW VP 6	Mid-range view looking north-along King Street onto the Grade II Listed Fenwicks, a corner landmark asset, neatly framed by the elevations to top of the street. A significant visual stop in the streetscene	Historic Sense of place / legibility	Important view within the urban fabric Linear mid view	High
CA NW VP 7	Long-range view looking south along King Street onto the Grade II Listed Church of the Holy Trinity, with the spire dominating the local skyline, read as a prominent local landmark	Historic	Linear long view	High
CA NW VP 8	Short-range view onto the prominent elevation of the Grade II Listed Royal Infirmary, looking west from the Infirmary Road / Welford Road junction, dominating the skyline of the locality. Not a New Walk Conservation Area view. See Table 3 New Walk Character Area views.	Historic	Important view within the urban fabric	High
CA NW VP 9	Short range view looking north-east onto the Grade II* Listed Crescent. Most notable terrace development of a unique curved shape, of significant historic / architectural merit	Historic	Important view within the urban fabric	Medium



Figure 348. CA NW VP1



Figure 349. CA NW VP2



Figure 350. CA NW VP3



Figure 351. CA NW VP4



Figure 352. CA NW VP5



Figure 353. CA NW VP6



Figure 354. CA NW VP7



Figure 355. CA NW VP8



Figure 356. CA NW VP9

Figure 357. St. George's Conservation Area

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
CA SG VP 1	Long-range view along the historic thoroughfare of Humberstone Gate, with the streetscene punctuated by notable heritage assets, with the Grade II Listed former Taxi Centre accentuated as visual 'punctuation' / landmark (Whilst this thoroughfare is punctuated by heritage assets such as the old Taxi centre Secular Hall and other historic brick buildings, the setting is already considerably punctuated by modern tall buildings and thus the view has an incoherent urban grain).	Historic Sense of place / legibility	Linear long view	Medium
CA SG VP 2	Mid-range view looking south along Wimbledon Street, with a unique narrow street enclosed by uniform historic facades of industrial heritage, creating a comprehensive streetscene of significant visual merit and enclosure . Part of significant 'set piece' of heritage assets	Sense of place / legibility	Sequential view Important view within the urban fabric	High (some adverse impact by the skyscraper to south is notable)
CA SG VP 3	Mid-range view looking north along Rutland Street from Orton Square, capturing the relationship between the Grade II Listed Odeon Theatre, the Grade II Listed Alexandra House and the Curve. Part of significant 'set piece' of heritage assets, a complementary and animated vista	Sense of place / legibility Cultural Historical	Important view within the urban fabric Specific view from a special place	High
CA SG VP 4	(See view ChA SG VP6) Mid-range view onto the Grade II* Listed St George's Church and the associated curtilage, complimented. Part of significant 'set piece' of heritage assets	Historical	Specific view from a special place	High



Figure 358. CA SG VP1



Figure 359. CA SG VP2

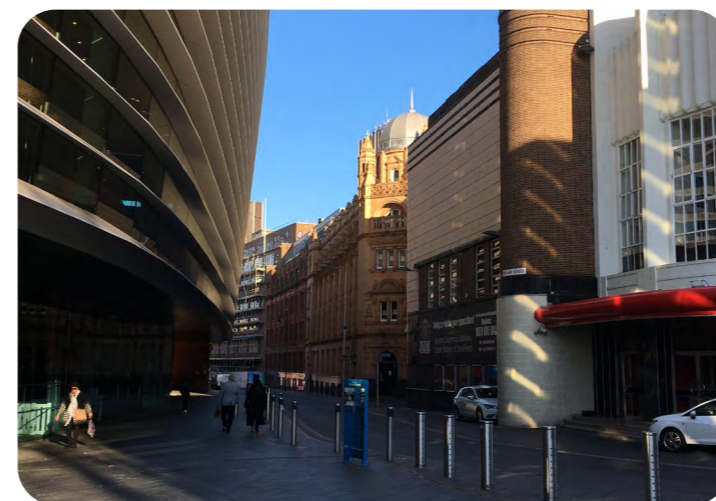


Figure 360. CA SG VP3



Figure 361. CA SG VP4



Figure 362. Orton Square



Figure 363. Jubilee Square



Figure 364. New Walk



Figure 365. St Margaret's Churchyard (Leicester City Council)



Figure 366. Town Hall Square



Figure 367. Market Square



Figure 368. All Saints Churchyard (Leicester City Council)



Figure 369. St George's Churchyard

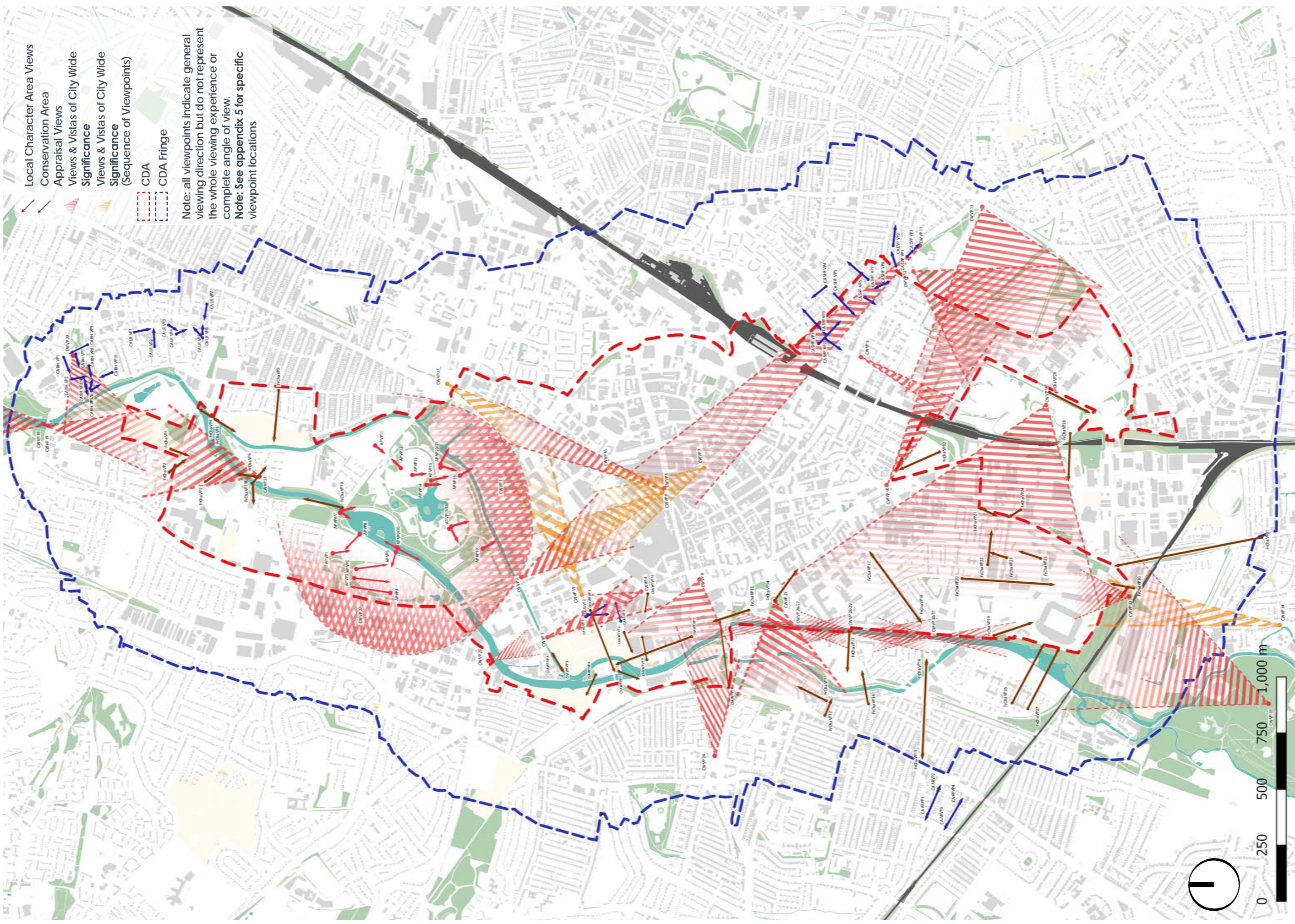


Figure 370. Cathedral Square



Figure 371. Foundry Square

Figure 372. Regeneration Areas & CDA Fringe Views Assessment (with Viewpoint Locations & Names)



Local Character Area Views: Regeneration Areas & CDA Fringe

Figure 373. Regeneration Areas and CDA Fringe

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
FrCha VP1	Mid-range view south from Corporation Road towards the Grade II listed Abbey Pumping Station on the axis with the front facade. In winter the reduced tree cover opens up the view.	Historical Sense of Place / Legibility	Linear mid	Medium
FrCha VP2	Mid-range view south-east from Corporation Road towards the Grade II listed Abbey Pumping Station, incorporating all buildings fronting the street.	Historical Sense of Place / Legibility	Linear mid	Medium
FrCha VP3	Mid-range view south-east from Wallingford Road towards the locally listed National Space Centre and the River Soar.	Sense of Place / Legibility Cultural Image of Leicester	Linear mid	Medium
FrCha VP4	Mid-range view north from the locally listed Belgrave Lock towards the River Soar. Very few buildings in view.	Historical Sense of Place / Legibility	Linear mid	Medium
FrCha VP5	Mid-range view south from the locally listed Belgrave Lock towards the River Soar.	Historical Sense of Place / Legibility	Linear mid	Low
FrCha VP6	Mid-range view north from Pescall Boulevard bridge towards the Grade II listed Abbey Pumping Station, locally listed National Space Centre and Water Tower of the former Wolsey Factory.	Historical Sense of Place / Legibility	Linear mid	Medium
FrCha VP7	Mid-range view west from Pescall Boulevard bridge towards Dock and Exploration Drive. Key east-west connection.	Sense of Place / Legibility	Linear mid	Low
FrCha VP8	Mid-range view east from Pescall Boulevard bridge towards the locally listed chimney of the former Wolsey Factory. Key east-west connection.	Historical Sense of Place / Legibility	Linear mid	Low
FrCha VP9	Mid-range view north from Ross Walk towards the locally listed chimney of the former Wolsey Factory. Key east-west connection.	Historical Sense of Place / Legibility	Linear mid	Low
FrCha VP10	Mid-range view north from Grade II listed Abbey Corner bridge towards River Soar.	Historical Sense of Place / Legibility	Linear mid	Medium
FrCha VP11	Mid-range view north from Western Road towards locally listed No.47-79 (odds) Braunstone Gate	Historical Sense of Place / Legibility	Important View within Urban Fabric	Medium
FrCha VP12	Mid-range view north from Celt Street towards locally listed former Equity Shoes building.	Historical Sense of Place / Legibility	Important View within Urban Fabric	Low
FrCha VP13	Mid-range view west from Grade II listed Mill Lane bridge towards Bede Park.	Sense of Place / Legibility	Linear mid	Low
FrCha VP14	Long-range view west from Briton Street towards Bede Park and the city centre with tall buildings adjacent to Railway Station, including St. George's Tower, in the distance.	Sense of Place / Legibility	inear long	Low
FrCha VP15	Mid-range view east from Upperton Road terminated by the Grade II listed Robert Hall Memorial Baptist Church.	Historical Sense of Place / Legibility	Linear mid	Medium

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
FrCha VP16	Mid-range view west from Upperton Road with view of city centre 'opening up' and the Summit within the view.	Sense of Place / Legibility Image of Leicester	Linear mid	Low
FrCha VP17	Mid-range view south-west from Jarrom Street with the Summit prominent in the view in a street of predominantly 2 storey residential.	Sense of Place / Legibility Image of Leicester	Linear mid	Low
FrCha VP18	Long-range view north-east from Jarrom Street towards the city centre with visually prominent tall buildings in the distance, including St. George's Tower and De Montfort House.	Sense of Place / Legibility	Linear long	Low
FrCha VP19	Mid-range view south-east from Raw Dykes Road opening up full view of King Power Stadium and adjacent area.	Sense of Place / Legibility Image of Leicester	Linear mid	Low
FrCha VP20	Long-range view south from Burnmoor Street towards LCFC Regeneration Area. Primarily a low scale residential street terminated by potential development site with LCFC Regeneration Area.	Sense of Place / Legibility	Linear long	Low
FrCha VP21	Short view south-west from Aylestone Road towards Grade II* listed Greek Orthodox Church	Historical Sense of Place / Legibility	Linear short	Medium
FrCha VP22	Mid-range view west from Sawday Street towards Grade II listed Hazel Primary School and Community Centre.	Historical Sense of Place / Legibility	Linear mid	Low
FrCha VP23	Mid-range view north from New Bridge Street towards Grade II listed Hazel Primary School and Community Centre.	Historical Sense of Place / Legibility	Linear mid	Low
FrCha VP24	Short view north-west from Almond Road towards Grade II* listed Greek Orthodox Church,	Historical Sense of Place / Legibility	Linear short	Medium
FrCha VP25	Mid-range view north from Pavilion Close, across the cricket field towards locally listed Leicester Electricity Sports Cricket Club.	Historical Sense of Place / Legibility	Linear mid	Medium
FrCha VP26	Mid-range view east from Quainton Road terminating in King Power Stadium with River Soar in the foreground.	Sense of Place / Legibility	Linear mid	Low
FrCha VP27	Mid-range view east from Watkin Road terminating in King Power Stadium with River Soar in the foreground.	Sense of Place / Legibility	Linear mid	Low
FrCha VP28	Long-range view west from an elevated position from the Welford Road entrance to the Registered Historic Park and Garden of Welford Road Cemetery. Although the view contains few heritage assets, the view offers an elevated townscape panorama of part of the city, including the King Power Stadium.	Historical Sense of Place / Legibility	Townscape Panorama	Medium
FrCha VP29	Mid-range view south-west from University Road terminated by the Grade II listed Freeman's Cottage.	Historical Sense of Place / Legibility	Linear mid	Low
FrCha VP30	Mid-range view north from Aylestone Road towards the Raw Dykes Scheduled Ancient Monument.	Historical Sense of Place / Legibility	Linear mid	Medium

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
FrCha VP31	Mid-range view north from Saffron Lane terminated by potential development site with LCFC Regeneration Area.	Sense of Place / Legibility	Linear mid	Low
FrCha VP32	Mid-range view north-west towards the Grade II listed Leicester Prison from the locally listed Nelson Mandela Park.	Historical Sense of Place / Legibility	Linear mid	Medium
FrCha VP33	Mid-range view north from Castle Gardens towards West Bridge.	Historical Sense of Place / Legibility	Linear mid	Medium
FrCha VP34	Mid-range view south-east from Castle Motte. Mid range views possible in winter.	Historical Sense of Place / Legibility	Townscape Panorama	Medium
Views taken from Leicester Waterside SPD Adopted August 2015				
ChA WT VP1	Long-range view north along Bath Lane terminating in views of Soar Island.	Sense of Place / Legibility	Linear long	Low
ChA WT VP2	Short view west emerging from locally listed Former Great Central Station Viaduct.	Sense of Place / Legibility	Linear short	Low
ChA WT VP3	Mid-range view west along Soar Lane terminating in views of Soar Island.	Sense of Place / Legibility	Linear mid	Low
ChA WT VP4	Short view west from North Lock and Bridge, Grand Union Canal (locally listed) towards Old Mill Race Bridge (locally listed) and River Soar.	Historical Sense of Place / Legibility	Linear short	Medium
ChA WT VP5	Short view east from Old Mill Race Bridge (locally listed) towards North Lock and Bridge, Grand Union Canal (locally listed)	Historical Sense of Place / Legibility	Linear short	Low
ChA WT VP6	Mid-range view north-west from the north of Soar Island across the River Soar.	Sense of Place / Legibility	Linear mid	Low
ChA WT VP7	Mid-range view south-west from the south of Soar Island across the River Soar with Evans Weir (locally listed) within the view.	Historical Sense of Place / Legibility	Linear mid	Medium
ChA WT VP8	Mid-range view east towards the Grade II listed Bow Bridge and Grade II listed West Bridge at a former historical gateway into the city.	Historical Sense of Place / Legibility	Linear mid	Medium
ChA WT VP9	Short view east along Alexander Street terminating in the locally listed Former Great Central Station Viaduct and former Great Central Station Generator House.	Historical Sense of Place / Legibility	Linear short	Low
Cha WT VP10	Short view north west from Vaughan Way terminating in the locally listed former Great Central Station Building on Great Central Street.	Historical Sense of Place / Legibility	Linear short	Low



Figure 374. FrCha VP 1



Figure 376. FrCha VP 2



Figure 375. FrCha VP 3



Figure 377. FrCha 4



Figure 378. FrCha VP 5



Figure 379. FrCha VP 6



Figure 380. FrCha VP 7



Figure 381. FrCha VP 8



Figure 382. FrCha VP 9

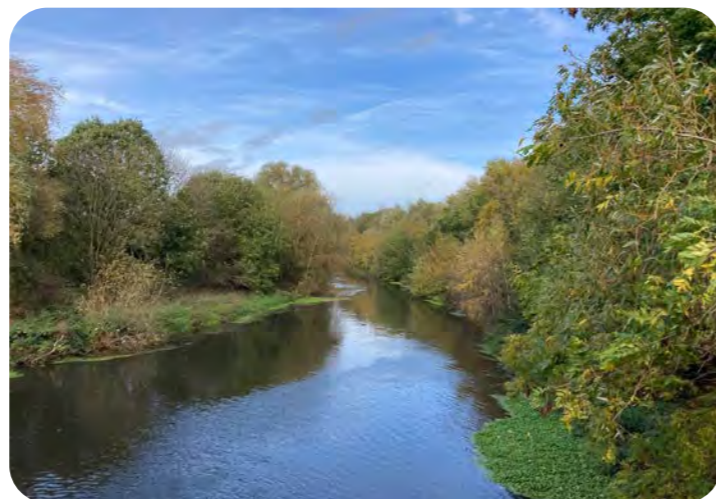


Figure 383. FrCha VP 10.



Figure 384. FrCha VP 11



Figure 385. FrCha VP 12



Figure 394. FrCha VP 13



Figure 396. FrCha VP 14



Figure 395. FrCha VP 15



Figure 397. FrCha VP 16



Figure 386. FrCha VP 17



Figure 387. FrCha VP 18



Figure 388. FrCha VP 19



Figure 389. FrCha VP 20



Figure 390. FrCha VP 21



Figure 391. FrCha VP 22



Figure 392. FrCha VP 23



Figure 393. FrCha VP 24



Figure 404. FrCha VP 25



Figure 406. FrCha VP 26



Figure 405. FrCha VP 27



Figure 407. FrCha VP 28



Figure 398. FrCha VP 29



Figure 399. FrCha VP 30



Figure 400. FrCha VP 31



Figure 401. FrCha VP 32



Figure 402. FrCha VP 33



Figure 403. FrCha VP 34



Figure 408. Cha WT VP1



Figure 409. Cha WT VP2



Figure 410. Cha WT VP3



Figure 411. Cha WT VP4



Figure 412. Cha WT VP5



Figure 413. Cha WT VP6



Figure 414. Cha WT VP7



Figure 415. Cha WT VP8



Figure 416. Cha WT VP9



Figure 417. Cha WT VP10

Conservation Area Views: Regeneration Areas & CDA Fringe

Figure 418. Belgrave Hall Conservation Area

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
CA BH VP 1	Mid-range view west along Thurcaston Road from Loughborough Road View of the Talbot Inn framed by historic buildings, notably the Grade II listed Cross Corners and outbuildings associated with Belgrave Hall	Historic Sense of place Cultural importance	Linear Mid-long Sequential	High
CA BH VP 2	View along Church Road from Thurcaston Road Mid-range view of cluster of historic and highly graded buildings on Church Road. Belgrave Hall and Belgrave House (grade II*) frame the view which terminates in the Church of St Peter.	Historic Sense of place Cultural importance	Linear Mid-long Sequential	High
CA BH VP 3	View west across Belgrave Gardens from Church Road. Open view through grade II listed railings and gates across registered park and garden.	Historic Sense of place	Linear Mid-long	High
CA BH VP 4	Long view of west front of Belgrave Hall across Belgrave Gardens Attractive view of grade II* listed hall across former garden and gates	Historic Sense of place Cultural importance	Linear Mid-long	High
CA BH VP 5	View of Belgrave House and former stables across Belgrave gardens. Attractive view of cluster of historic and highly graded buildings, including the tower of the church of St Peter (grade II*) above the stables.	Historic Sense of place Cultural importance	Linear Mid-long	High
CA BH VP 6	View south along path through Belgrave Gardens Attractive view of greenery through many mature trees	Sense of Place	Sequential	High
CA BH VP 7	View of rear of east front of Belgrave Hall from Belgrave Hall Gardens Sequential view through gardens of elegant east front of Belgrave Hall (grade II*) Traditional framing of trees, walls and planting (grade II)	Historic Sense of Place Cultural importance	Sequential and Linear	High
CA BH VP 8	Short-range view looking west from the monument to Edward Holdsworth in the Registered Historic Park and Garden of Belgrave Gardens. The view is on a formal east-west axis terminated by Belgrave Hall. (This view is under review pending confirmation of public access now and in the future)	Historic Sense of place	Linear mid	High
CA BH VP 9	View north along Loughborough Road View along former turnpike, framed by grander older buildings on the right and more modest terraces on the left and the wall of Belgrave Hall Gardens.	Historic Sense of place	Sequential and Linear	Medium
CA BH VP 10	View into Belgrave Hall Gardens from Vicarage Lane. Attractive view of greenery through many mature trees. Pleasant view, but closed by trees and no features visible	Sense of place	Sequential and Linear	Low



Figure 419. CA BH VP1



Figure 420. CA BH VP2



Figure 421. CA BH VP3



Figure 422. CA BH VP4



Figure 423. CA BH VP5



Figure 424. CA BH VP6



Figure 425. CA BH VP7



Figure 426. CA BH VP8



Figure 427. CA BH VP9

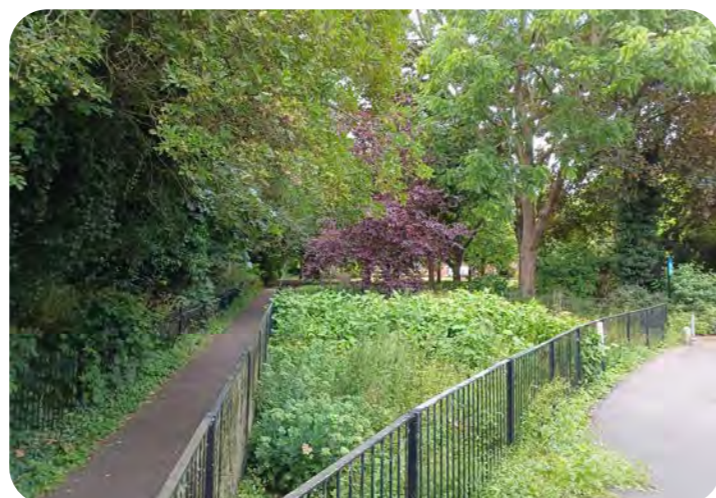


Figure 428. CA BH VP10

Figure 429. Loughborough Road Conservation Area

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
CA LR VP1	View south along Loughborough Road from junction with Roughton Street. Long view of houses, gardens and trees along east side of the road. Shows relationship between houses	Sense of place	Sequential and Linear	Medium
CA LR VP2	View along Shirley Street towards Loughborough Road Houses on Loughborough Road visible amid trees but not dominant given distance from road.	Sense of place	Linear	Low
CA LR VP3	View of former Loughborough Road police station from Windsor Avenue. Tree-lined street with former police station prominent on the corner	Historic Sense of place	Linear-Mid	Medium
CA LR VP4	View south along Loughborough Road from Windsor Avenue. Long views along tree-lined street, edge of buildings runs into distance.	Sense of place	Linear-Long	Medium
CA LR VP5	View north along Loughborough Rd from Conservation Areas southern boundary. Tree-lined street with attractive houses along eastern boundary	Sense of place	Linear-Long	Medium
CA LR VP6	View east along Shaftesbury Avenue Tree-lined street with distinctive and uniform housing, strong character through repetition. No termination to view which degrades outside area	Sense of place	Linear Mid-long	Medium
CA LR VP7	View west along Shaftesbury Avenue Tree-lined street with distinctive and uniform housing, strong character through repetition. Terminated by a nondistinctive building which does not match character of street	Sense of place	Linear-Mid	Medium



Figure 430. CA LR VP1



Figure 431. CA LR VP2



Figure 432. CA LR VP3



Figure 433. CA LR VP4



Figure 434. CA LR VP5



Figure 435. CA LR VP6



Figure 436. CA LR VP7

Figure 437. Evington Footpath Conservation Area

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
CA EVP VP 1	View of upper Evington Road from London Road	Sense of place	Sequential view	Medium
CA EVP VP 2	Mid-range view along Evington Road	Sense of place	Sequential view	Low
CA EVP VP 3	Mid-range view along London Road from Evington Footpath junction. Interesting historic buildings along London Road, openness of Victoria Park RPG prominent	Sense of place/ Image of Leicester	Linear Mid-range view	High



Figure 438. CA EVP VP1



Figure 439. CA EVP VP2



Figure 440. CA EVP VP3

Figure 441. South Highfields Conservation Area

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
CA SHF VP 1	Long-range view south along London Road. Strong edges of historic buildings along the road, Spire of Grade II Victoria Rd Baptist Church dominates	Historical Sense of place Skyline	Linear long Sequential	High
CA SHF VP 2	View along DeMontfort Street from London Road Strong urban edges along DeMontfort Street, spire of Church of St Stephen in the New Walk Conservation Area is prominent. Long distance view of the tower of the Grade II listed fire station.	Historical Sense of place	Linear mid-long	High
CA SHF VP 3	View along Prebend Street from London Road Strong edges provided by buildings which frame the decorative gable of the grade II listed collegiate school. Previous tall building, Goscote House, which had marred this view being removed which is an enhancement.	Historic Sense of place	Linear mid	High
CA SHF VP 4	View along College Street from Saxby Street. Varied street scene looking down the hill towards railway station, many street trees interrupt longer views	Sense of place	Sequential	Low
CA SHF VP 5	View along Saxby Street towards London Road. Buildings in foreground not of special note, but form a strong edge. Long/ Mid range view of Top Hat Terrace on London Road gives great character	Historical Sense of place	Linear Mid	High
CA SHF VP 6	View along University Road from London Road View dominated by Grade II listed Victoria Rd Baptist Church and 1 University Road, which from an impressive gateway and strong edge. High number of mature street trees limit longer views	Sense of place	Linear Mid-long	Medium
CA SHF VP 7	View along Highfield Street from London Road Two gateway buildings framing a dense street with strong edges on both sides. Dome of grade II listed Synagogue visible in winter months	Historical Sense of place	Linear Mid-long	High
CA SHF VP 8	View north along London Road down the hill from Salisbury Avenue Long view of varied and attractive streetscape along London Road, medium view characterised by highly distinctive and attractive buildings. Longer views to city centre tower blocks and glimpsed view of Bradgate Park	Sense of place Skyline	Linear and sequential Mid-long range	High



Figure 442. CA SHF VP1



Figure 443. CA SHF VP2



Figure 444. CA SHF VP3



Figure 445. CA SHF VP4



Figure 446. CA SHF VP5



Figure 447. CA SHF VP6



Figure 448. CA SHF VP7



Figure 449. CA SHF VP8

Figure 450. Ashleigh Road Conservation Area

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
CA AR VP 1	View east along Ashleigh Road from Fosse Road Linear view along street framed by tall houses where provide strong edges. View peters out to distant buildings, mature trees and open sky.	Sense of place	Linear Mid	Medium
CA AR VP 2	View west along Ashleigh Road from Narborough Road Strong edge along south side of road, north side less strong given varied	Sense of place	Linear Mid	Low
CA AR VP 3	View east along Westleigh Rd from Fosse Road Strong edges of distinctive tall houses on both sides with interesting roofscape. Open view in stance with glimpses of rooftops and distant buildings	Sense of place	Linear Mid-long	Medium
CA AR VP 4	View west along Westleigh Rd from Narborough Rd Strong edges of distinctive tall houses on both sides with interesting roofscape. Large mature copper beech tree in distance provides interest.	Sense of place	Linear Mid	Medium



Figure 451. CA AR VP1



Figure 452. CA AR VP2



Figure 453. CA AR VP3



Figure 454. CA AR VP4

Figure 455. Abbey Park Viewpoints as part of CW VP 1 and CW VP 22

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
AP VP1	View across abbey ruins looking south towards city centre Open and green aspect with historic ruins in the foreground. Thames tower visible on horizon. Mature trees frame horizon	Cultural importance Historic	Linear Long	High
AP VP2	View south across Oval from northern tip Long open view of designed landscape framed by trees, refreshment room visible.	Sense of place Cultural importance	Linear Long	High
AP VP3	View south across Oval from northern tip Long open view of designed landscape framed by trees, refreshment room visible.	Sense of place Cultural importance	Linear Long	High
AP VP4	View north from pedestrian shelter on Oval Elegant curve of mature trees framing mown lawn	Sense of Place	Linear Mid	Medium
AP VP5	View of refreshment rooms from Abbey Park Bridge. Refreshment rooms and formal gardens framed by bridge, Clear sky above	Sense of place Cultural importance	Linear Mid-Long	High
AP VP6	View south along River Soar from Abbey Park Road bridge. Picturesque view of river set amongst mature vegetation. Quasi-rural view	Sense of Place	Linear Mid-Long	High
AP VP7	View south from Abbey Park Road Bridge looking along River Soar bank and park	Sense of Place	Linear Mid-Long	High
AP VP8	View north across Abbey Ruins from footpath View of listed abbey ruins will trees and wall visible in background	Historic Cultural importance	Linear Mid-Long	High
AP VP9	View north along River Soar from Abbey Park Bridge Wide open picturesque view Abbey Wall, wide weir and mature greenery all visible	Sense of place City View	Linear Long	High
AP VP10	View south along river soar from Abbey Pk Bridge. Picturesque view of river set amongst mature vegetation. Quasi-rural view	Sense of place	Linear Long	High
AP VP11	View into Abbey Park from main gates on Abbey Park Road View of park greenery through listed gates and framed by listed lodges. Designed view of high quality	Historic Cultural importance Sense of place	Linear Mid-long	High
AP VP12	View north out of park through listed gates Attractive composition of listed lodges and gates but nothing framed in the view where former tram depot stood	Historic Sense of place	Linear Mid-long	High
AP VP13	View south from band stand across green towards trees. Possible opening in the tree cover where Corah works chimneys are visible.	Sense of place	Linear Mid-long	Medium
AP VP14/15	View south across boating lake Wide open view across open water. City centre tower blocks visible through gap provided by charter street bridge	Sense of place	Linear Long	Medium

View	Potential/ Priority	Importance	Type	Sensitivity (to tall development)
AP VP16	View across Charter Street bridge from park View dominated by Thames tower through gap in trees. Cityscape visible but not attractive	Sense of place	Linear Mid-long	Medium
AP VP17	View southwest down historic steps of former pavilion Open and green view across formal gardens. Open sky above mature trees	Sense of place	Linear Mid-long	Medium
AP VP18	View south from top of pavilion steps Open and green view across formal gardens. Open sky above mature trees. Old Corah factory chimney visible	Sense of place	Linear Mid-long	Medium
AP VP19	View south of South lodge to park Attractive view of listed lodge set amidst mature vegetation and open sky above	Historic Sense of place	Linear Mid	Medium
AP VP20	View of open space by gas bank with sinuous path View of open space with horizon defined by mature trees and open sky	Sense of place	Linear Long	Medium
AP VP21	View currently obscured by tree cover but could be impacted by tall development	Sense of place	Linear Long	Medium

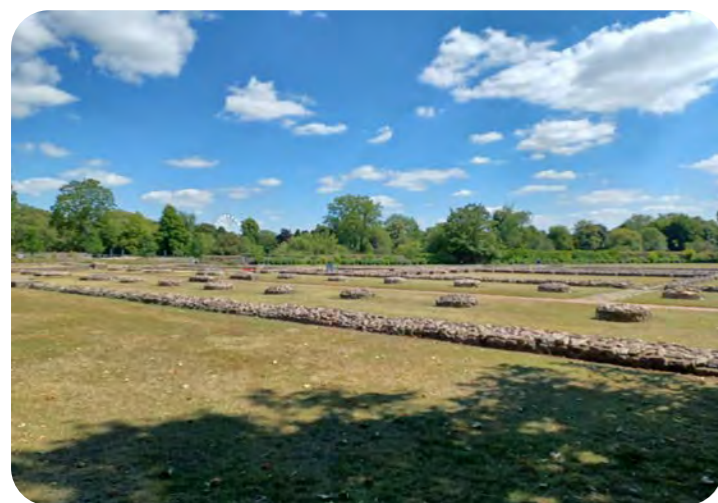


Figure 456. AP VP1



Figure 457. APVP2



Figure 458. AP VP3



Figure 459. AP VP4



Figure 460. AP VP5



Figure 461. APVP6. Note: Abbey Park Road Bridge Closed for repairs. (Image taken from Google)



Figure 462. AP VP7. Note: Abbey Park Road Bridge Closed for repairs. (Image taken from Google)



Figure 463. AP VP8



Figure 464. AP VP9



Figure 465. AP VP10



Figure 466. AP VP11



Figure 467. AP VP12



Figure 468. AP VP13

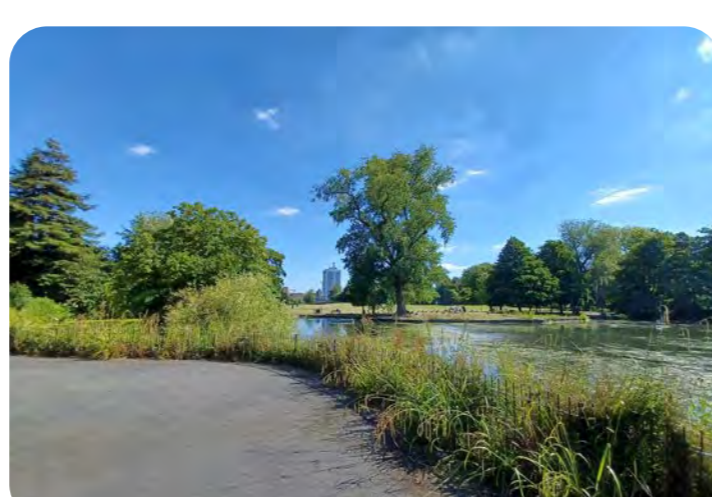


Figure 469. AP VP14



Figure 470. AP VP15



Figure 471. AP VP16



Figure 472. AP VP17



Figure 473. APVP18



Figure 474. AP VP19



Figure 475. AP VP20



Figure 476. AP VP21



Leicester
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