

exeter

Water Lane views analysis

Introduction

This report presents a views analysis conducted using Geographic Information System (GIS) technology, focusing on the proposed development of the Water Lane area as set out in the **Liveable Water Lane SPD (Draft dated October 2023)**. The analysis centres around the visual impact and visibility of the development's various height areas as defined in the design process.

The proposed Water Lane Scheme incorporates a range of building heights, with base heights set at 4, 5, and 6 storeys, and maximum heights reaching 8 and 9 storeys. To accurately assess the visual implications of these height variations, the scheme was modelled within a mesh framework produced by Ordnance Survey. This high-precision model provided a good basis for our visibility analysis.

Visibility assessments were conducted from key vantage points, ensuring a good understanding of how the proposed development integrates with the existing landscape. The selected viewpoints for this analysis include:

- **Colleton Crescent:** A location offering a critical perspective on the development's impact on the urban skyline.
- **Lawrence Castle/Haldon Belvedere:** A prominent viewpoint providing a comprehensive view of the surrounding area and the proposed scheme.
- **Viewpoints 15, 16, and 17:** Strategically chosen to capture diverse angles and distances, ensuring a holistic visibility assessment.

The subsequent sections of this report detail the methodology employed, the findings from each viewpoint, and the overall implications of the Water Lane scheme. Through this analysis, we aim to provide insights into the visual impacts of the proposed development, supporting informed decision-making in the planning and design processes.

Please note that this views analysis does not present verified views and is based on information provided as GIS data layers and the Ordnance Survey prepared 3D model.

It is important to recognise that the 3D models generated for this visibility analysis are intended to be illustrative representations rather than realistic proposals. In practice, any future development applications for the Water Lane area would likely feature only occasional buildings reaching the heights depicted. The models serve to assess the potential visual impact of the absolute maximum building heights considered across the area from certain viewpoints, but do not necessarily reflect the precise massing or distribution of taller elements that would ultimately be constructed.

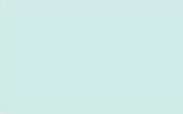
01

Viewshed
analysis

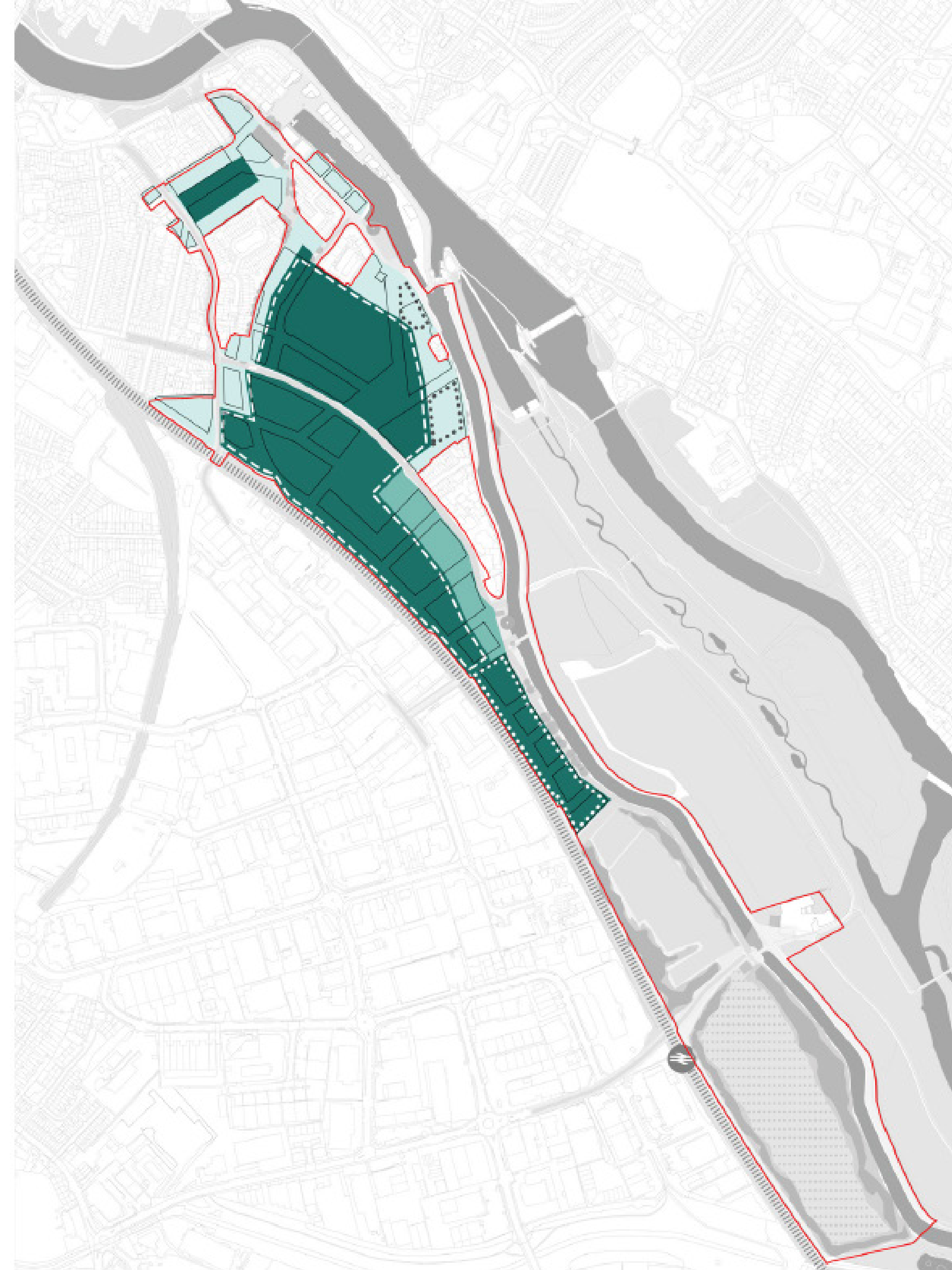
L03 - Building heights

Proposals should follow the building heights coding plan unless robust justification is provided for an alternative arrangement. Taller buildings, as defined within the legend below, must be of exceptional quality.

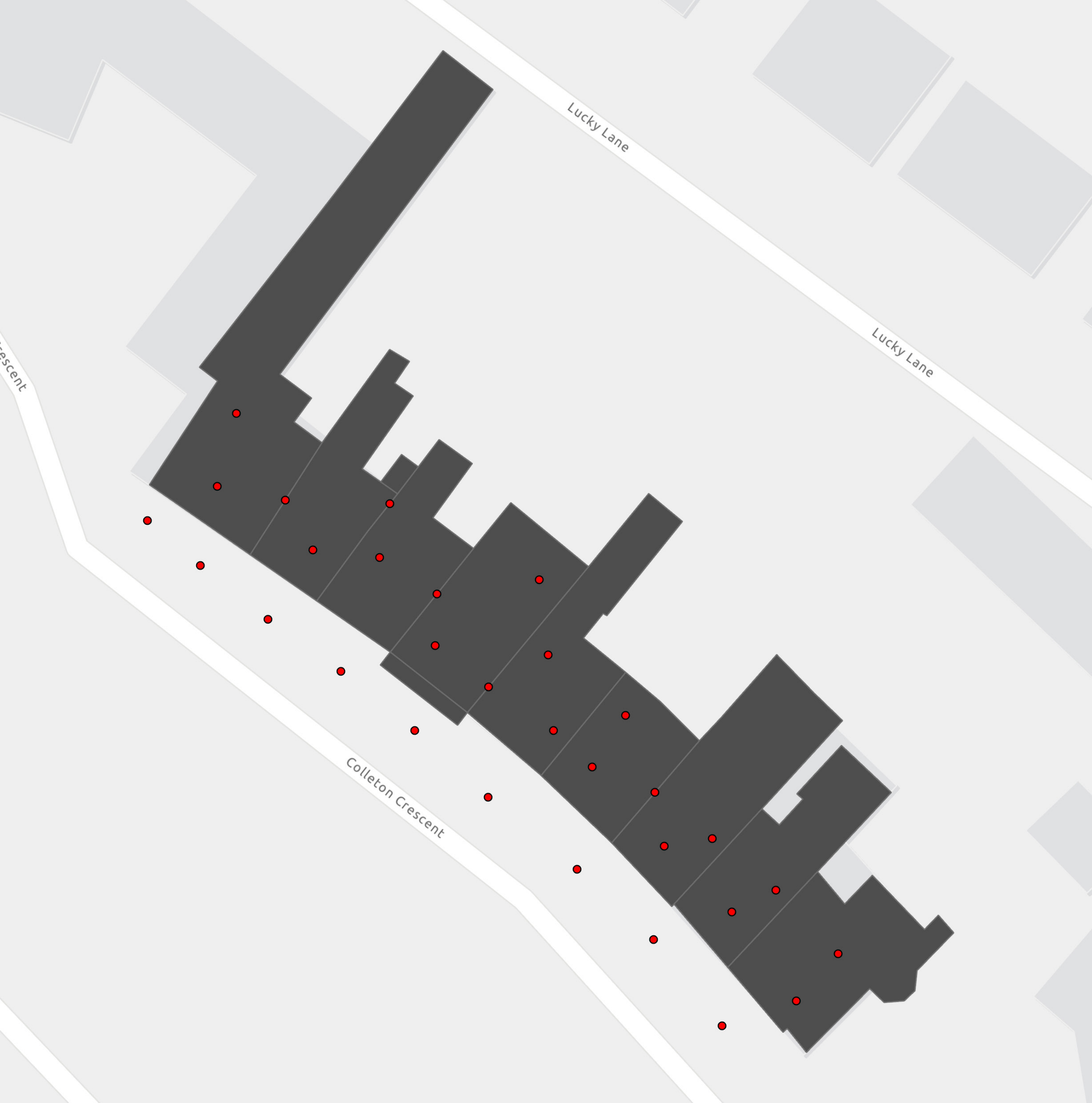
Legend

-  Up to 4 storeys (approximately 14.5m)
-  Up to 5 storeys (approximately 17.5m)
-  Up to 6 storeys (approximately 20.5m)
-  Occasional buildings of up to 5 storey may be acceptable within parcels. See 'northern canal area' for details
-  Occasional taller buildings up to 8 storeys, may be acceptable within parcels. See 'central area' controls for details.
-  Taller buildings of up to 9 storeys may be acceptable. See 'southern area' for details.

Note: assumed storey heights are above pavement level and based on 4m ground floor commercial/non-residential storey height, 3m residential upper storey height, and 1.5m roof/plant allowance. Building heights may differ if the vertical mixing of uses changes.



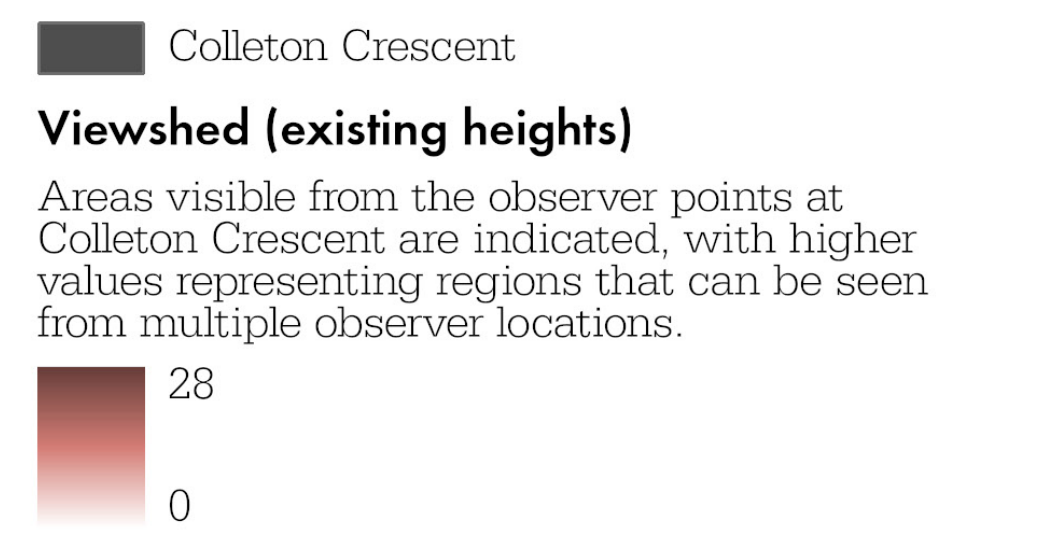
Building heights coding plan

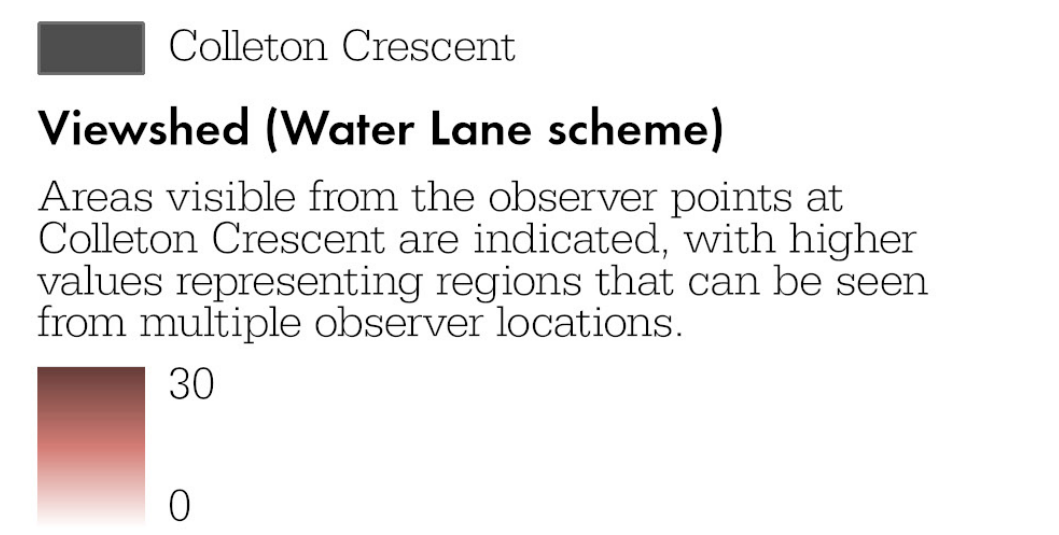


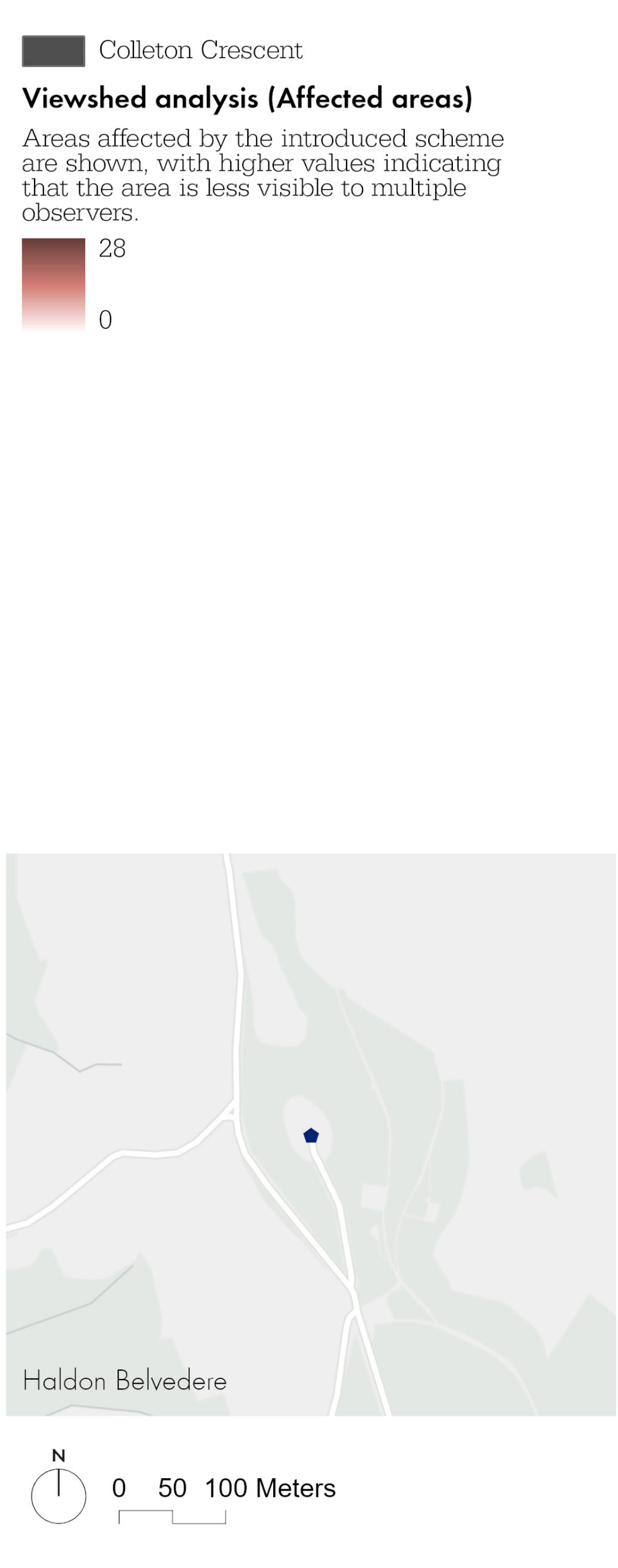
- Observer Locations
- Colleton Crescent

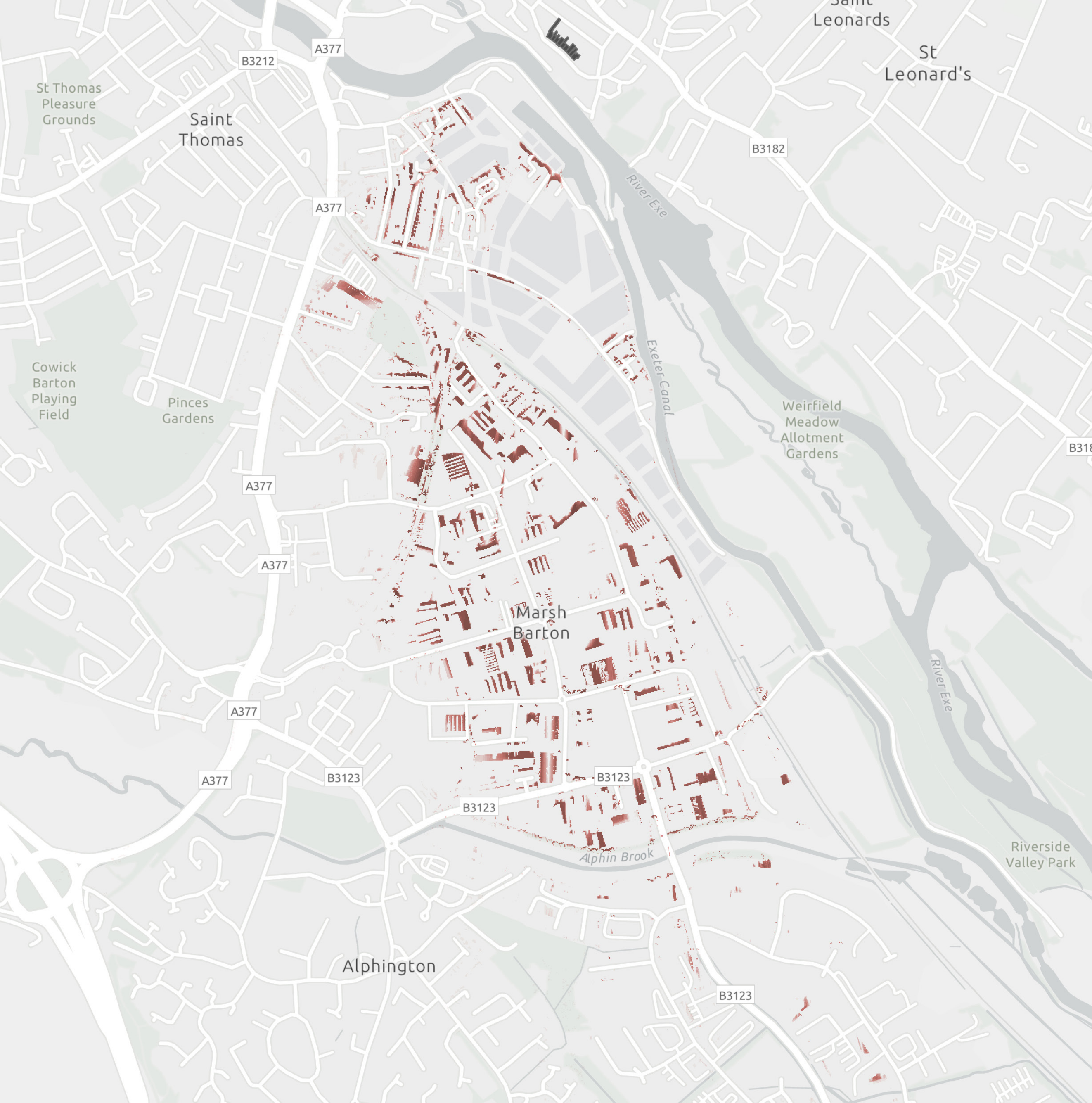
To assess the visibility analysis from Colleton Crescent, we established sample observer locations both on top of the buildings and in the area in front of them, ensuring we capture views at eye level as well.







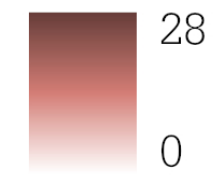




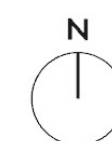
Colleton Crescent

Viewshed (existing heights)

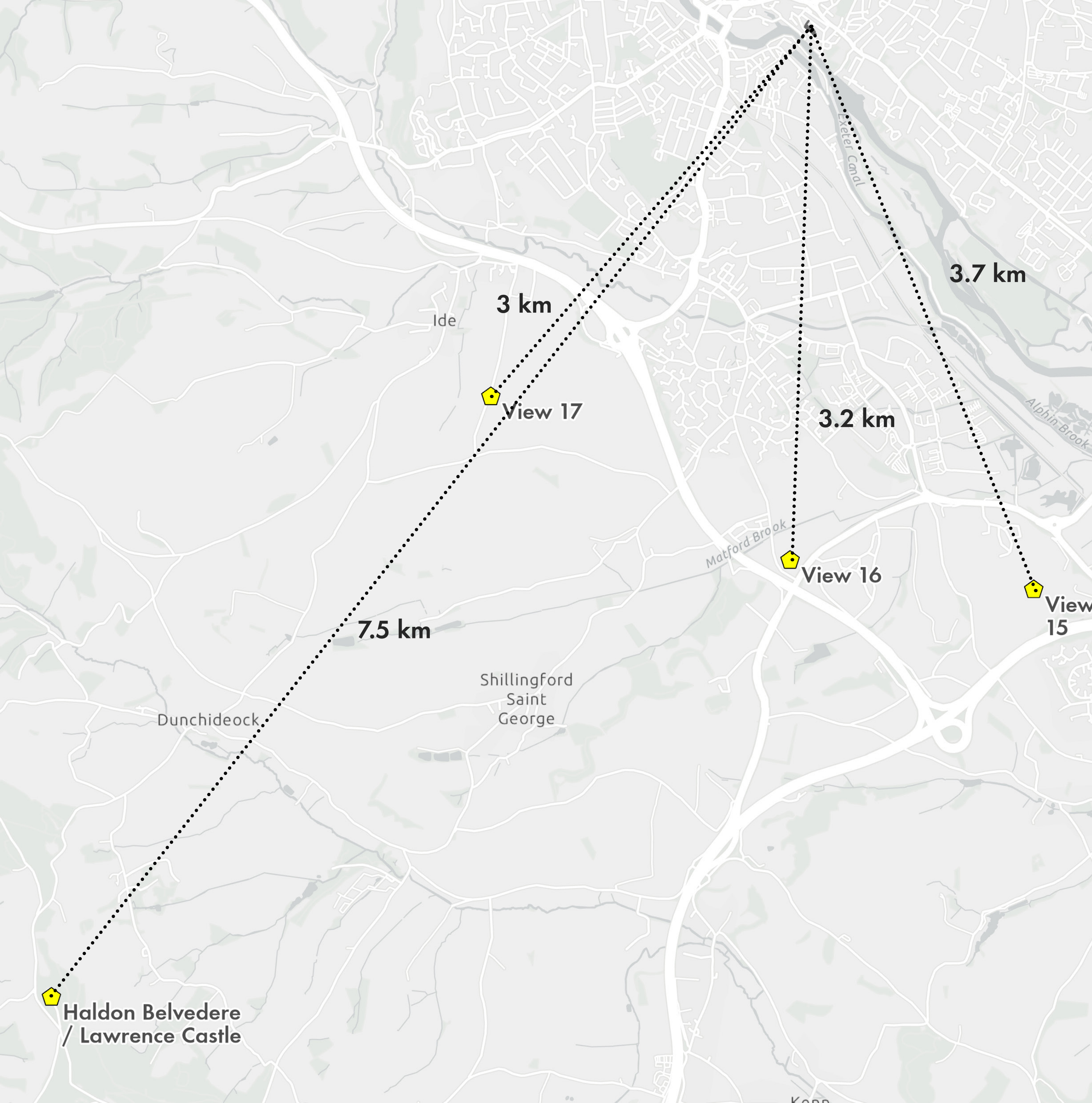
Areas visible from the observer points at Colleton Crescent are indicated, with higher values representing regions that can be seen from multiple observer locations.



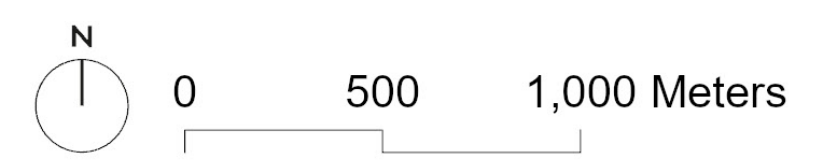
Focusing on the affected regions, we masked out the redeveloped areas in this version to emphasize the impacted zones, primarily located in the area south of the site.

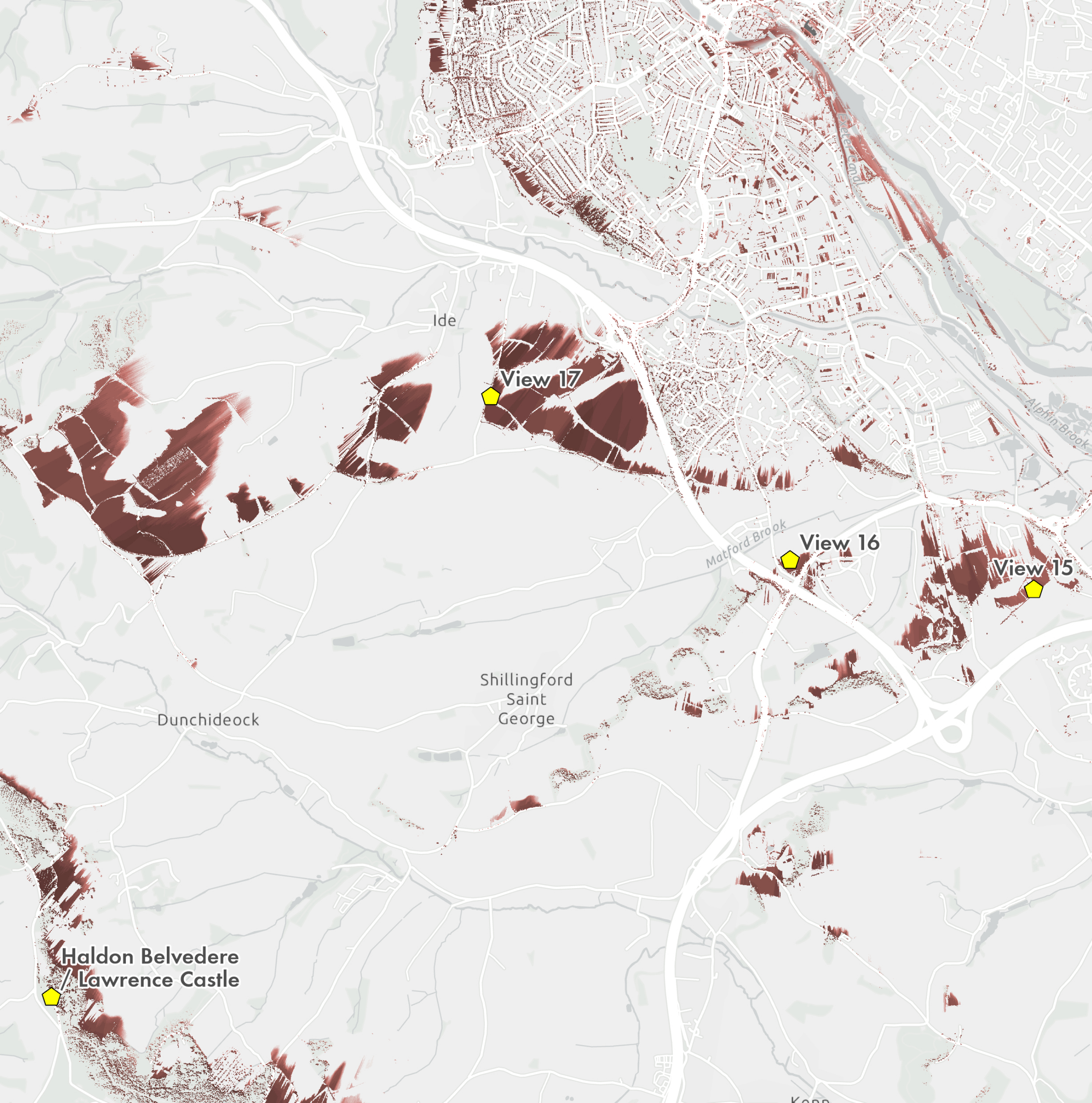


0 100 200 Meters



-  Viewpoint of interest
-  Colleton Crescent



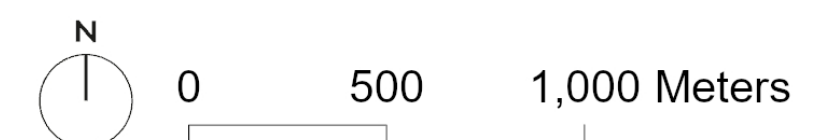


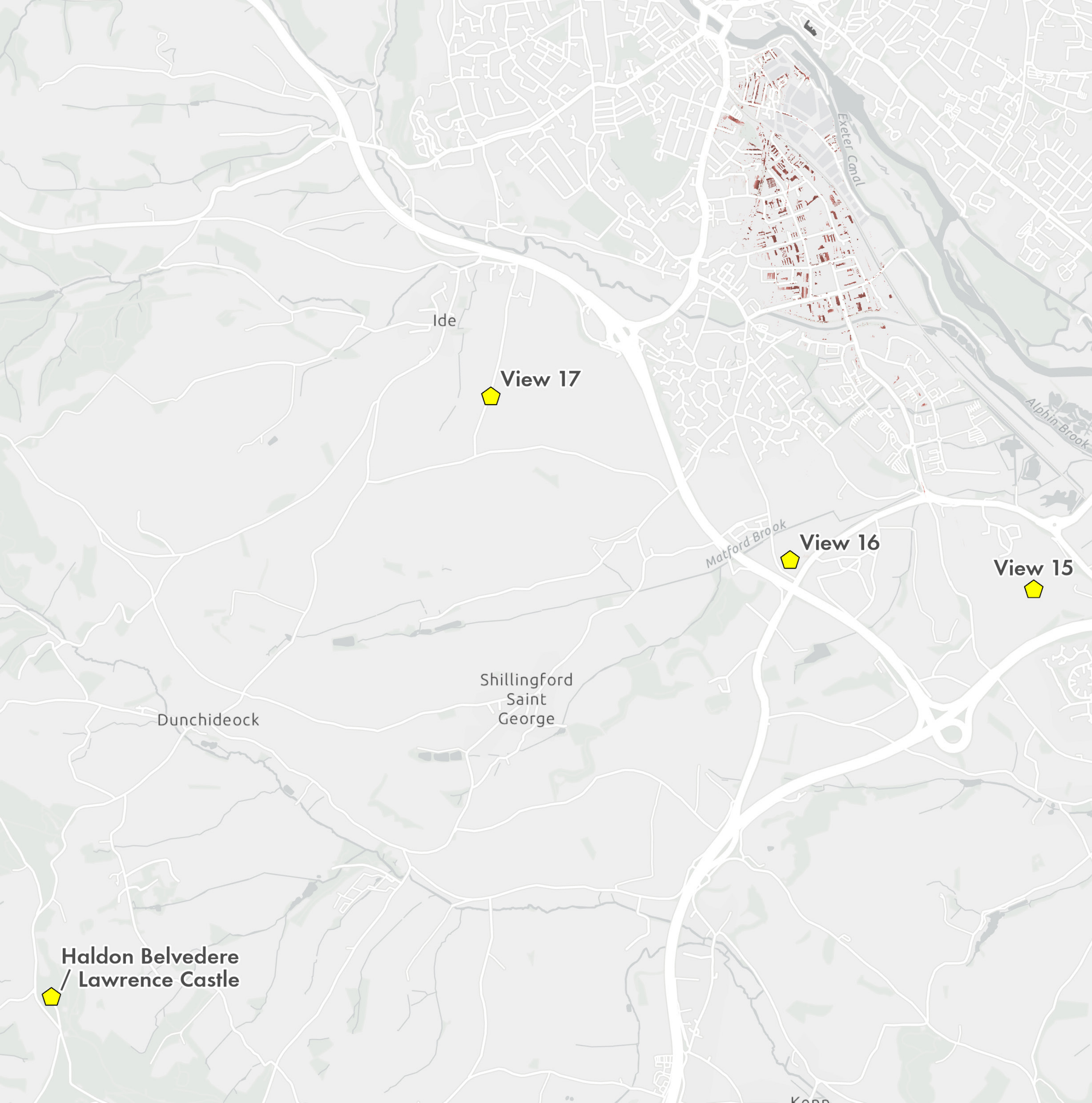
 Viewpoint of interest

 Colleton Crescent

Viewshed (existing heights)

Areas visible from the observer points at Colleton Crescent are indicated, with higher values representing regions that can be seen from multiple observer locations.



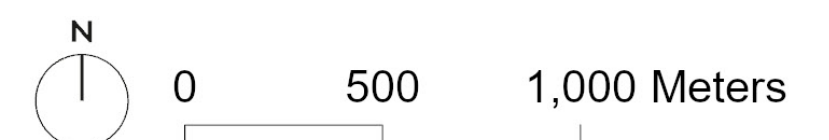


 Viewpoint of interest

 Colleton Crescent

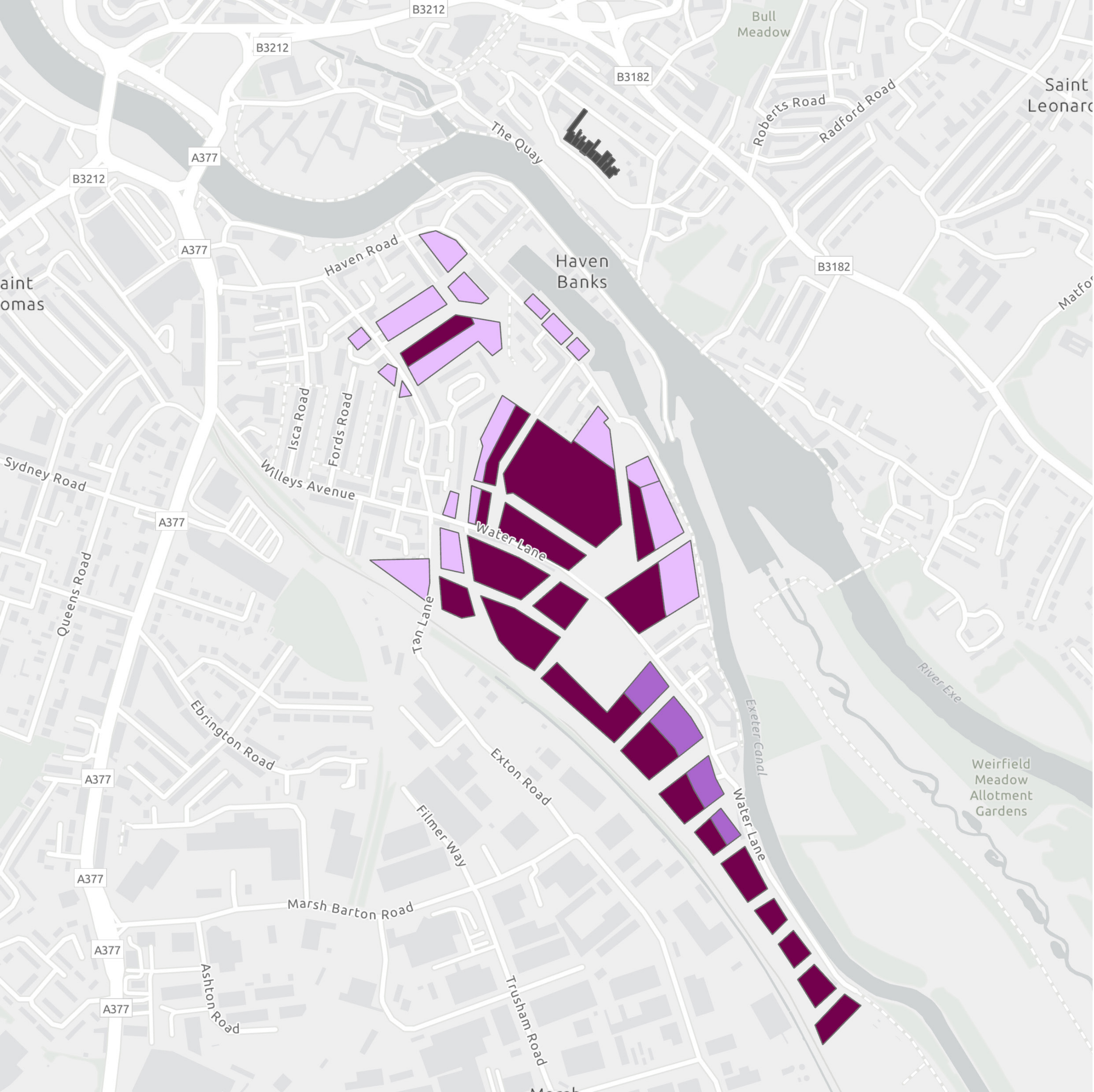
Viewshed analysis (Affected areas)

Areas affected by the introduced scheme are shown, with higher values indicating that the area is less visible to multiple observers.



02

3D Views



Base Heights

Colleton Crescent

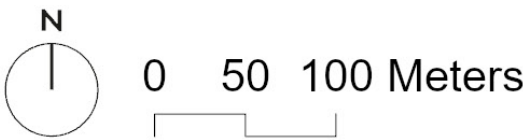
Water Lane Scheme

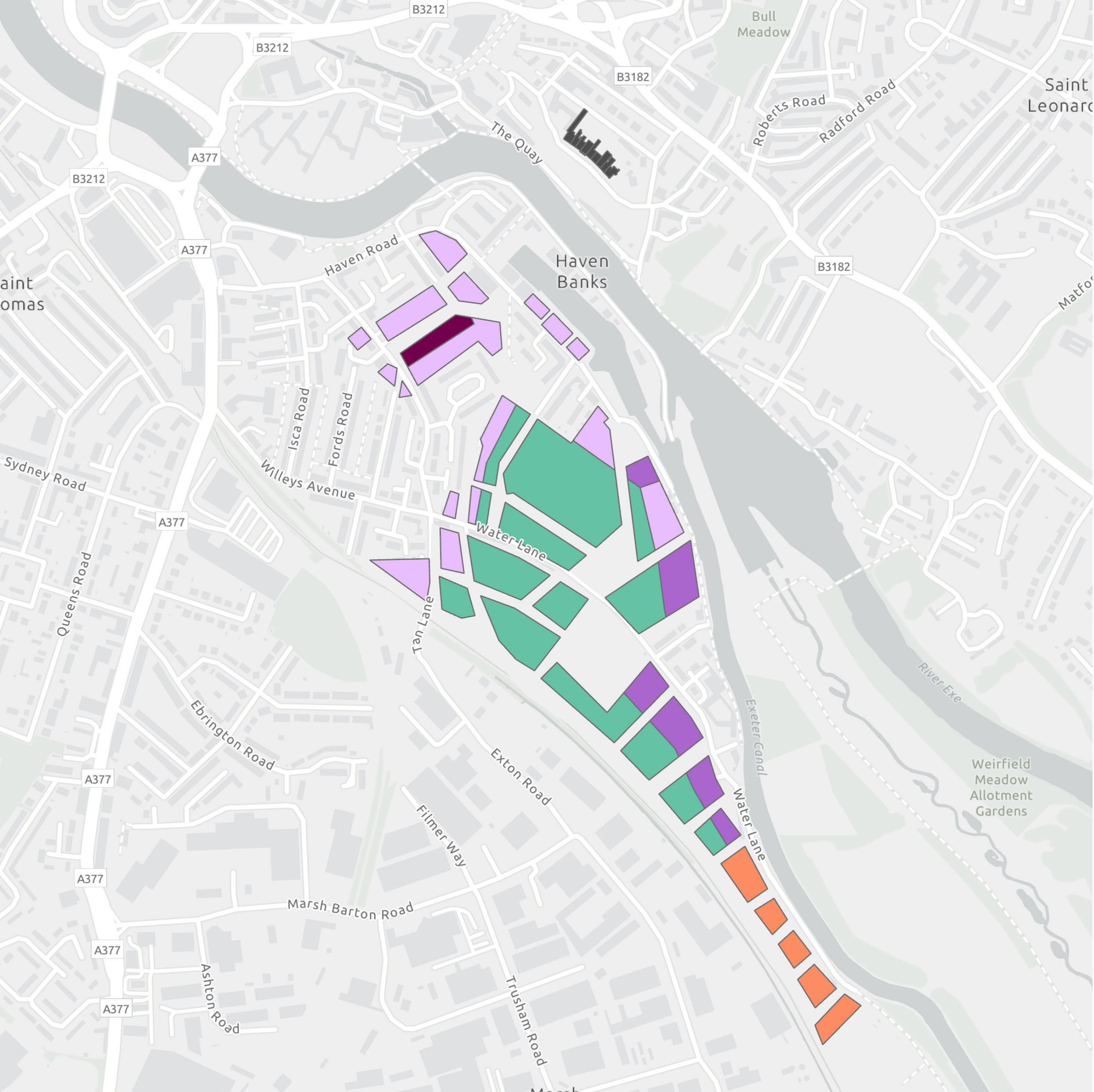
Proposed Heights (metres)

14.5m (4 storeys)

17.5m (5 storeys)

20.5m (6 storeys)





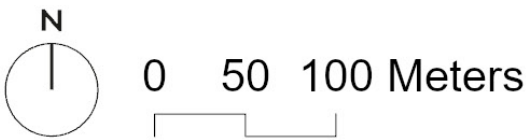
Maximum Heights

Colleton Crescent

Water Lane Scheme

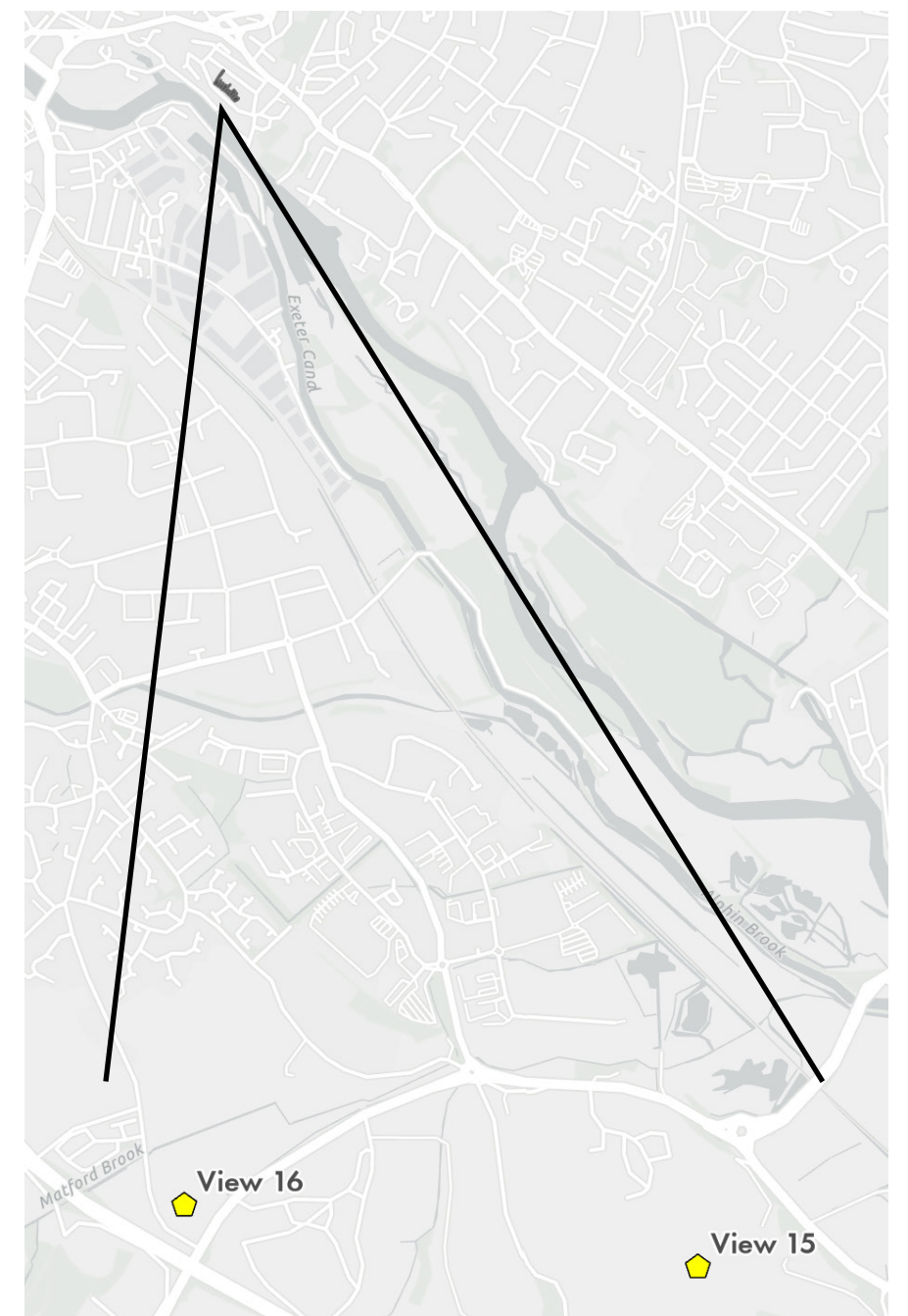
Proposed Heights (metres)

- 14.5m (4 storeys)
- 17.5m (5 storeys)
- 20.5m (6 storeys)
- 26.5m (8 storeys)
- 29.5m (9 storeys)



View infront of Colleton Crescent

WATER LANE - BASE HEIGHTS



View point 15

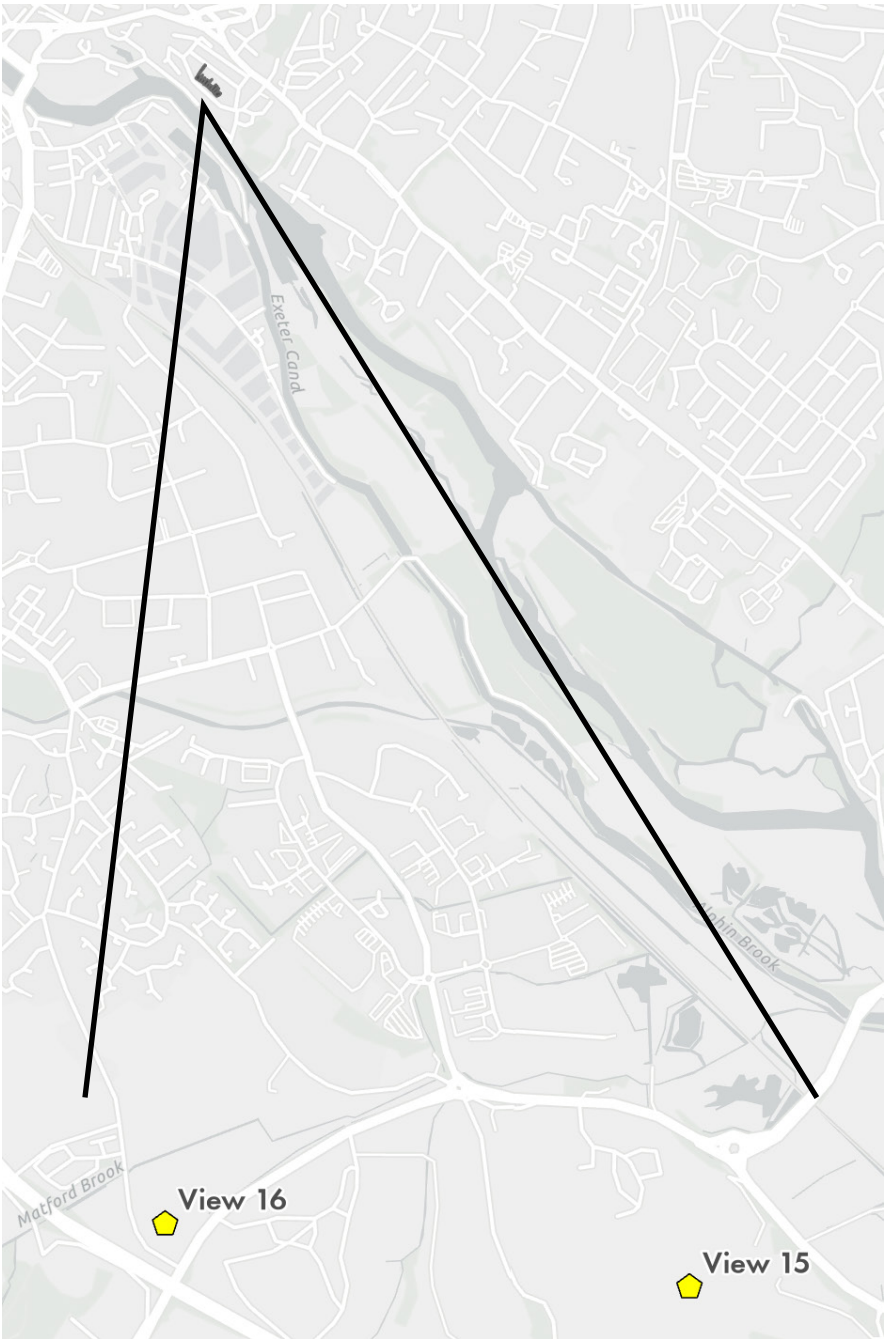


View point 16



View infront of Colleton Crescent

WATER LANE - MAXIMUM HEIGHTS



View point 15



View point 16



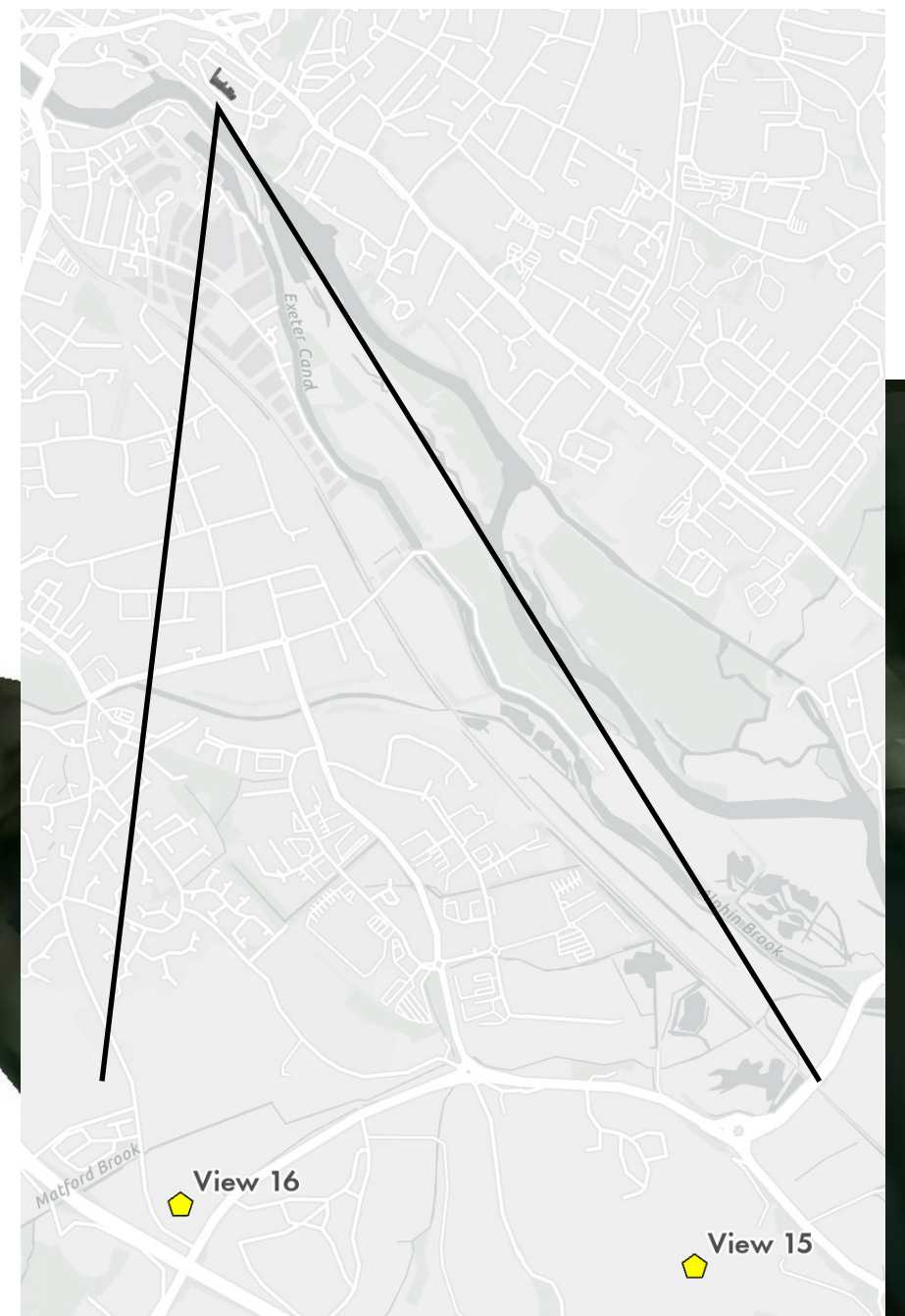
View infront of Colleton Crescent

WATER LANE - BASE HEIGHTS

View point 15
Low visibility due
to trees



View point 16



View generated using 3D mesh model by OS

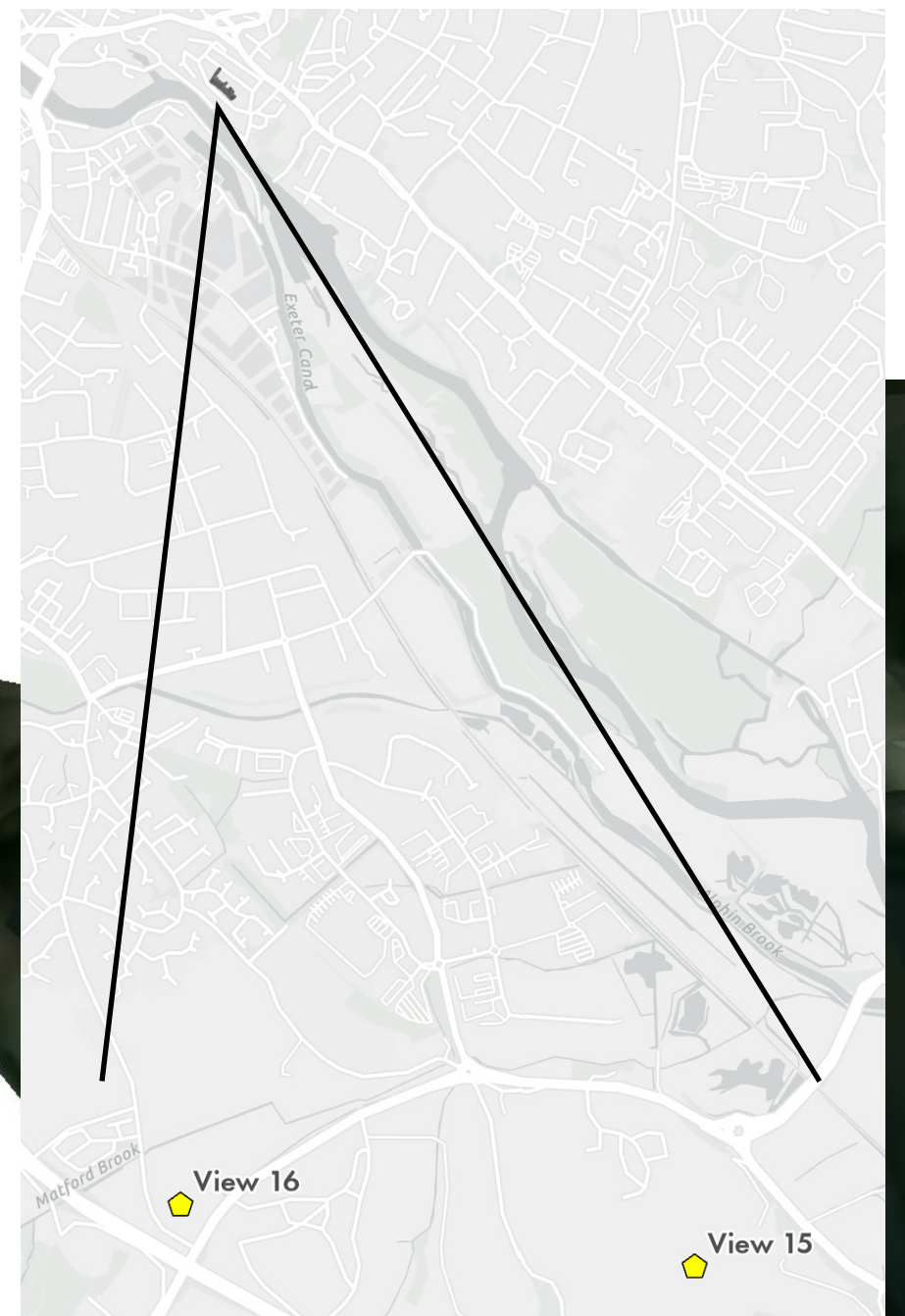
View infront of Colleton Crescent

WATER LANE - MAXIMUM HEIGHTS

View point 15
Low visibility due
to trees



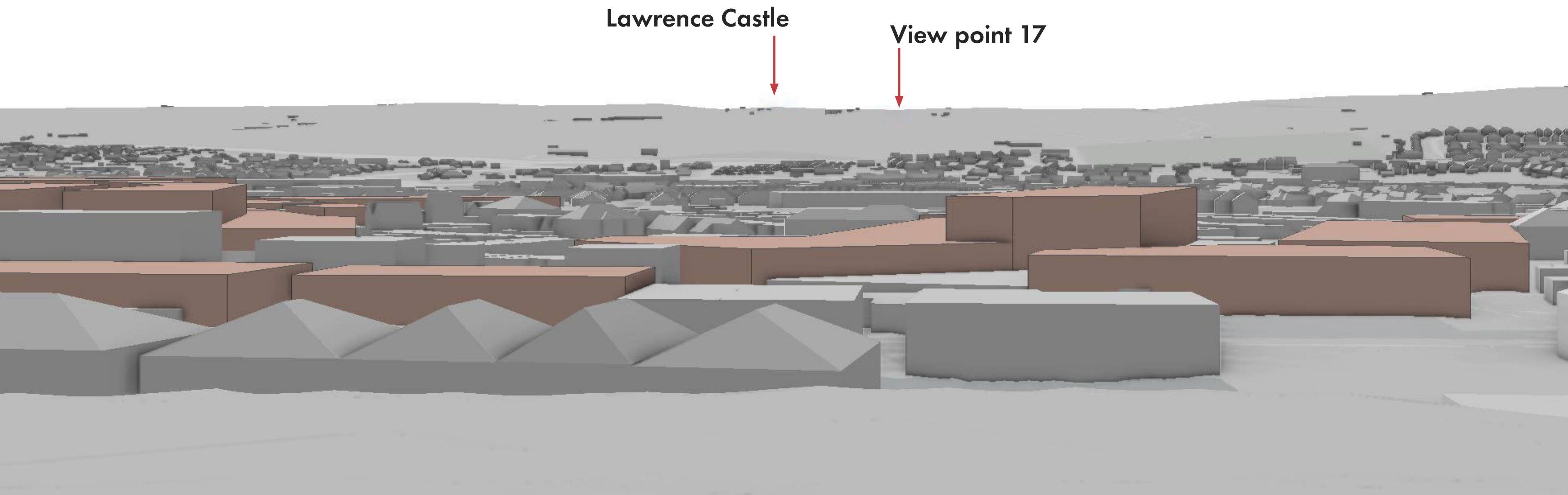
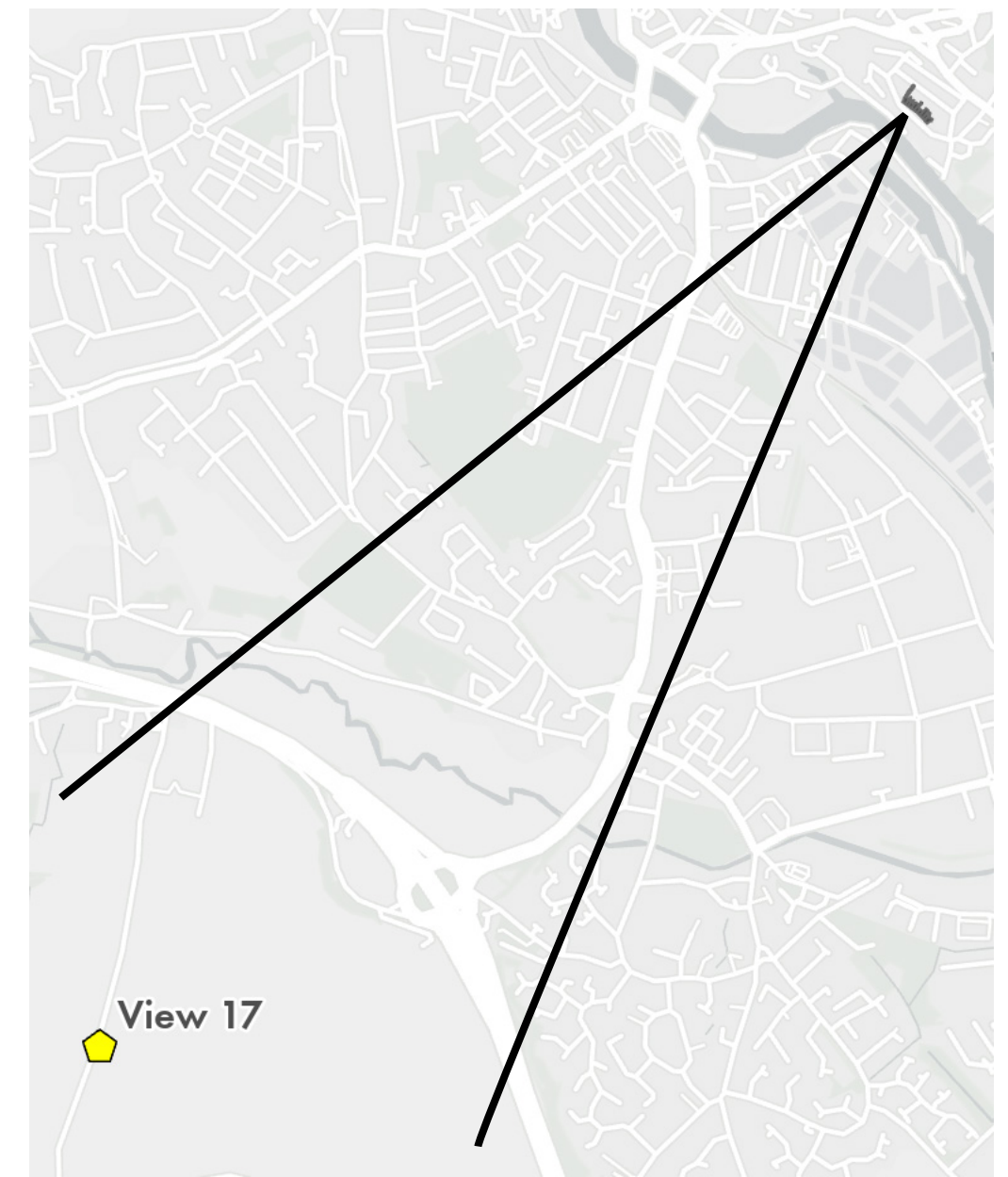
View point 16



View generated using 3D mesh model by OS

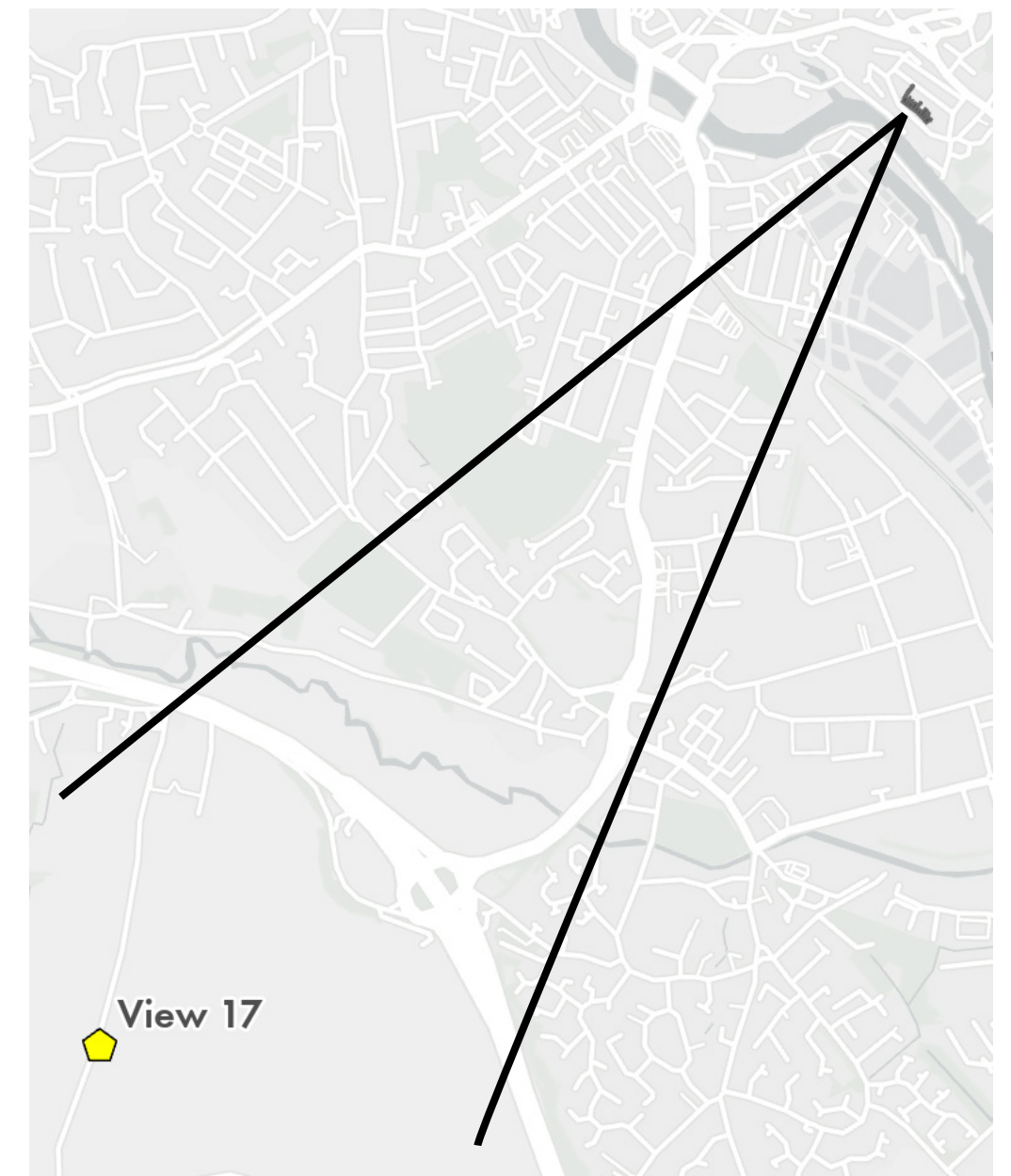
View infront of Colleton Crescent

WATER LANE - BASE HEIGHTS



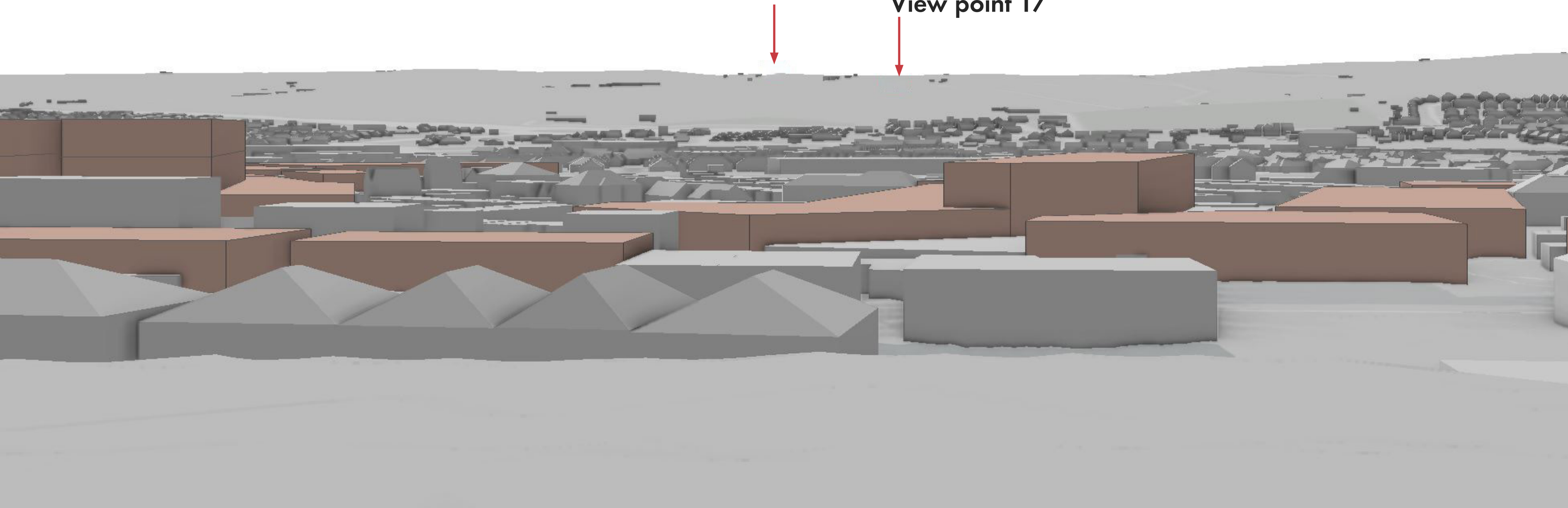
View infront of Colleton Crescent

WATER LANE - MAXIMUM HEIGHTS



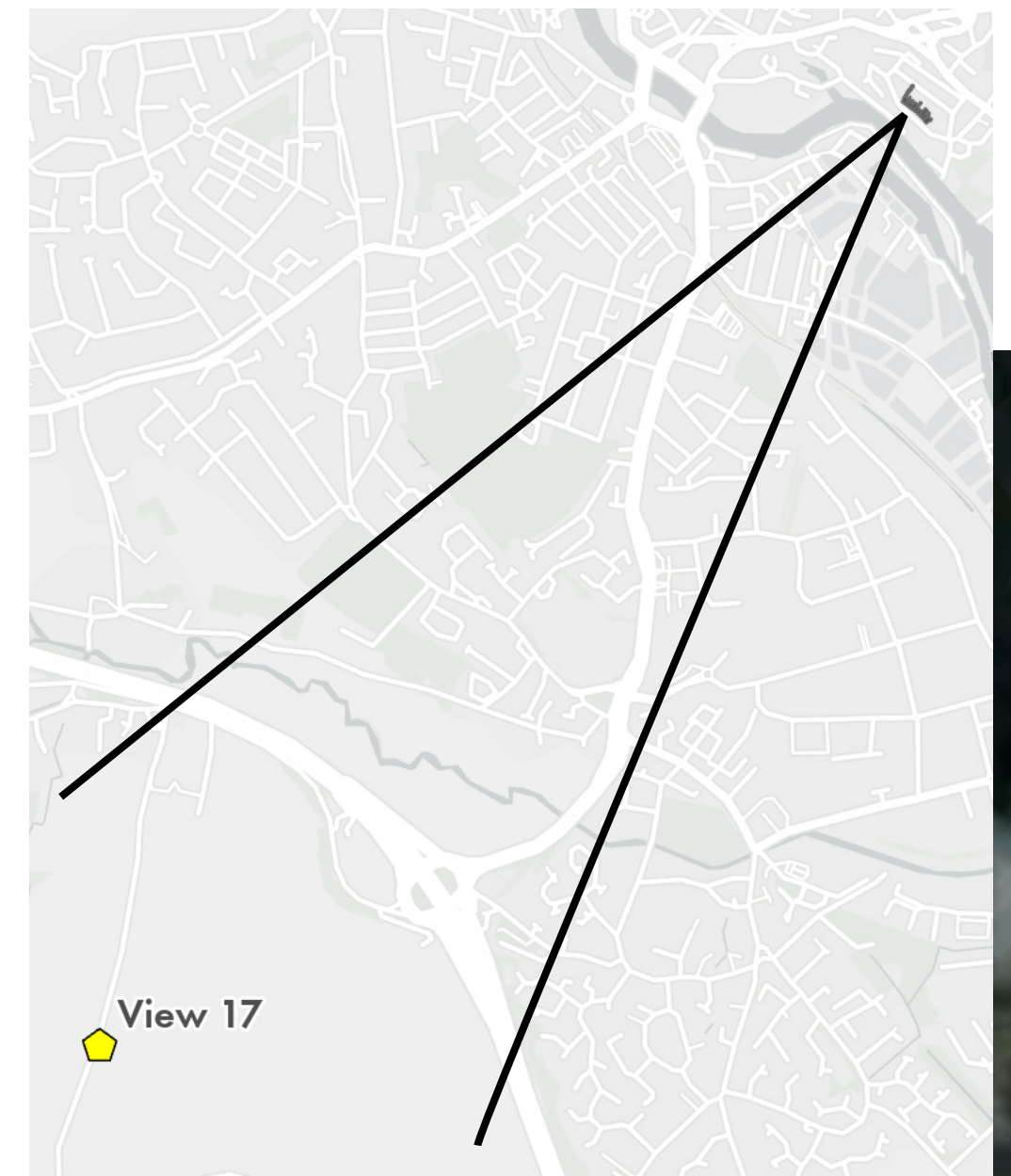
Lawrence Castle

View point 17



View infront of Colleton Crescent

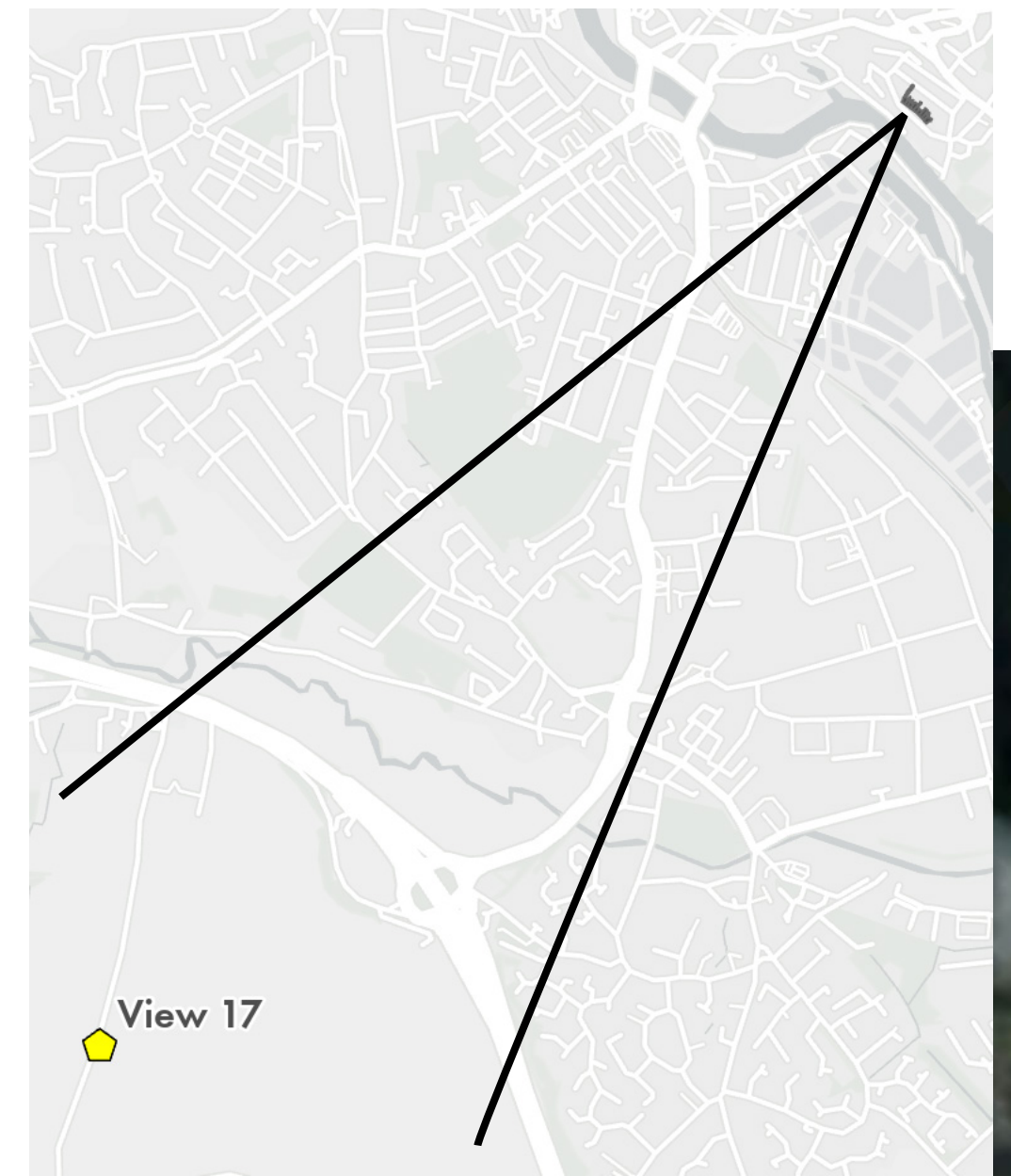
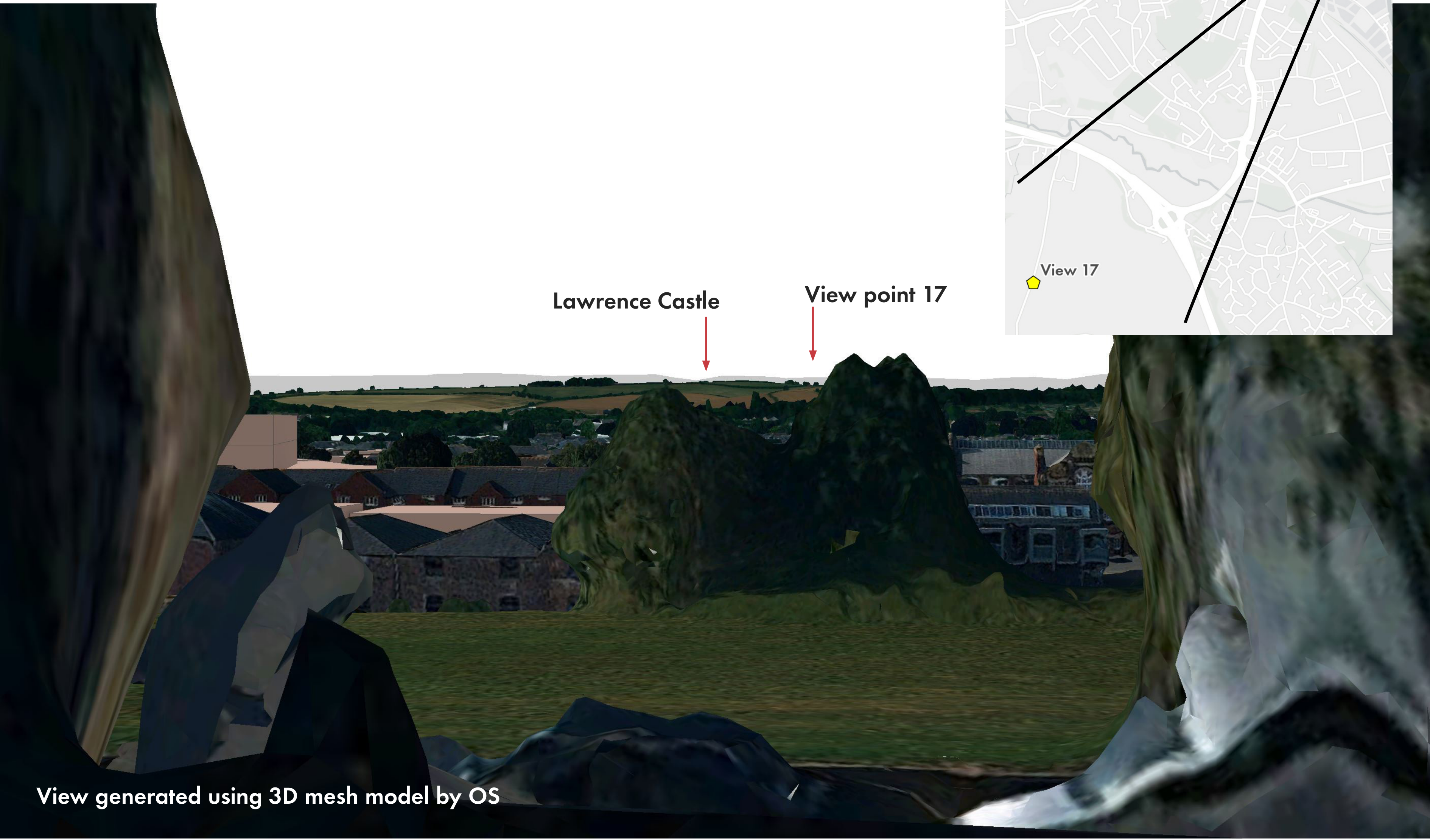
WATER LANE - BASE HEIGHTS



View generated using 3D mesh model by OS

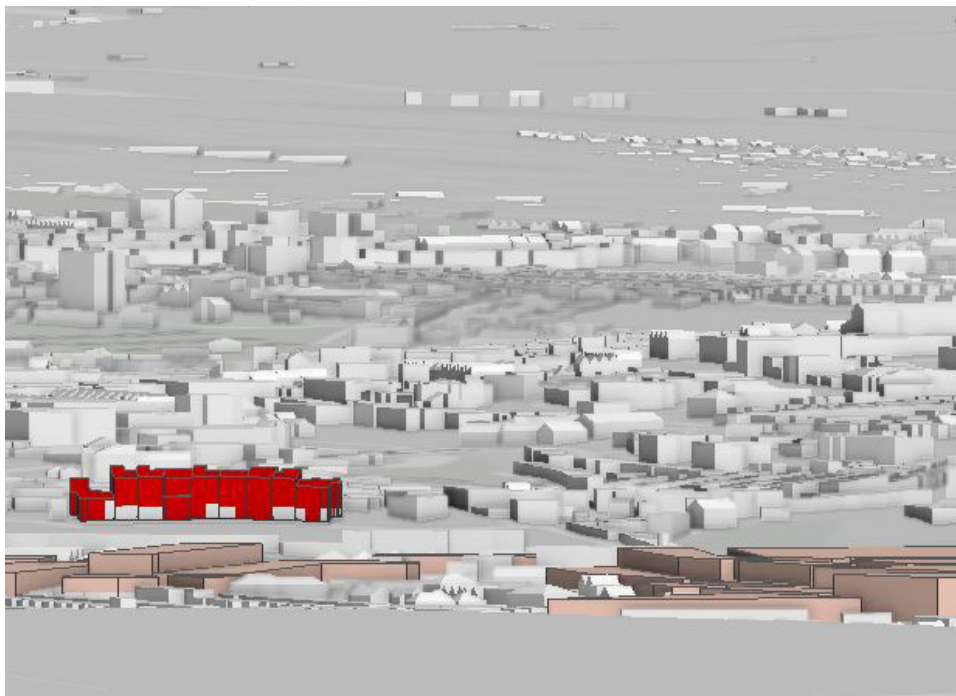
View infront of Colleton Crescent

WATER LANE - MAXIMUM HEIGHTS

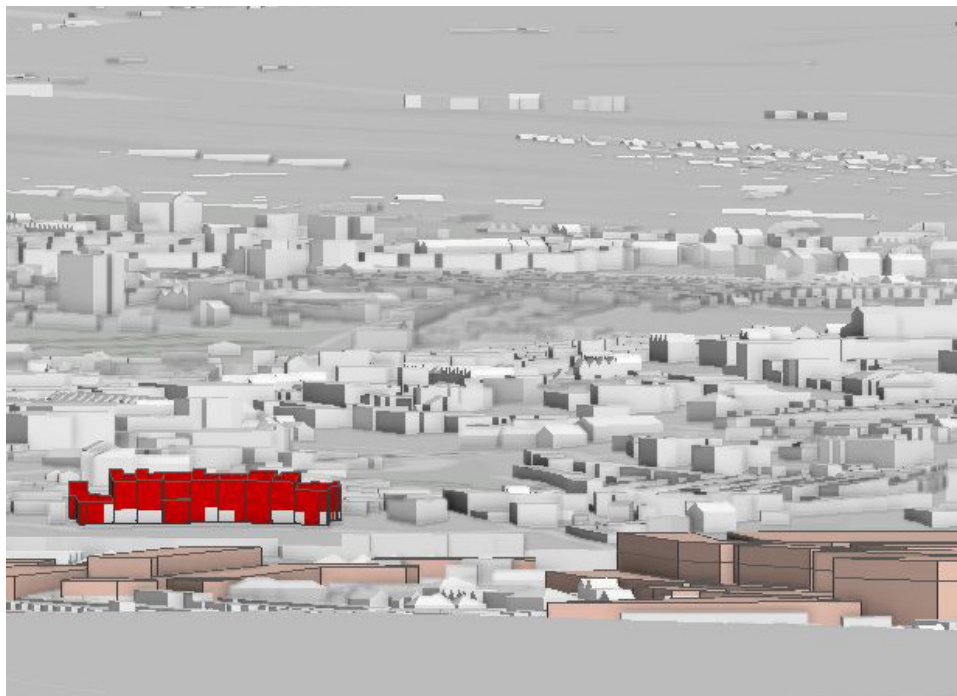


View generated using 3D mesh model by OS

View infront of Lawrence Castle

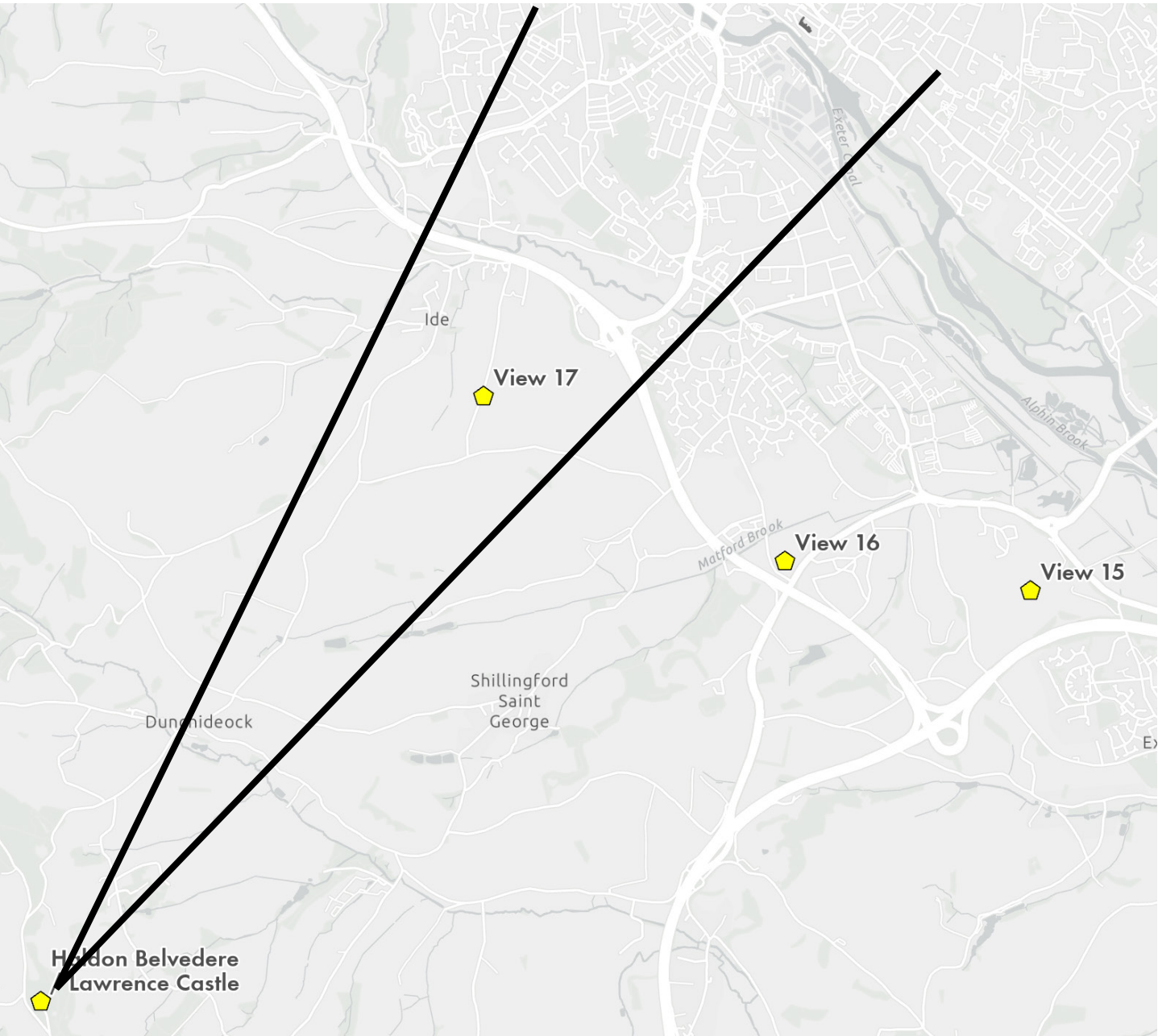
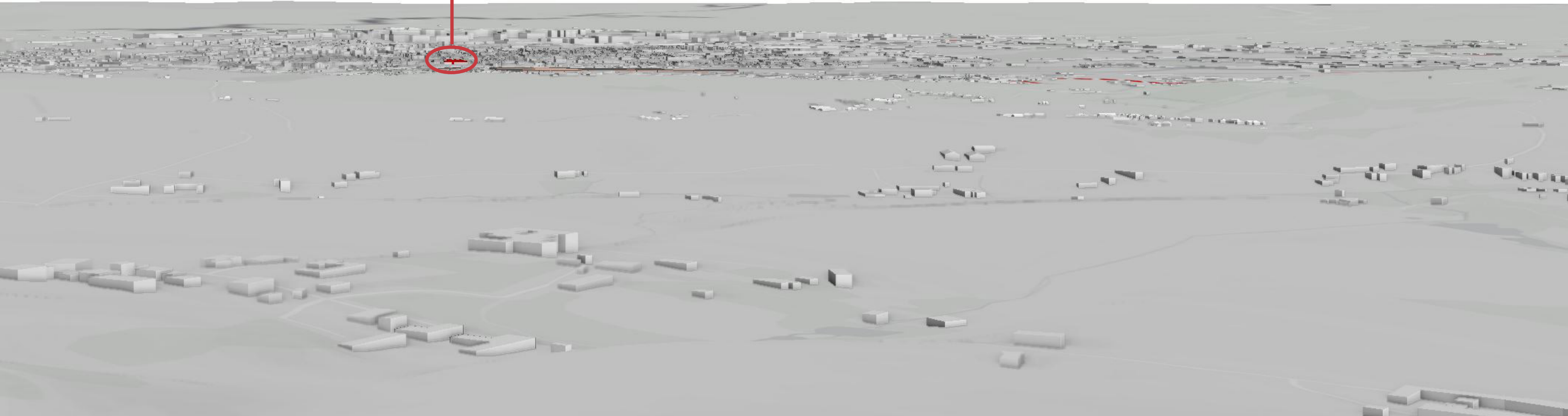


Low



High

Colleton Crescent



View infront of Lawrence Castle

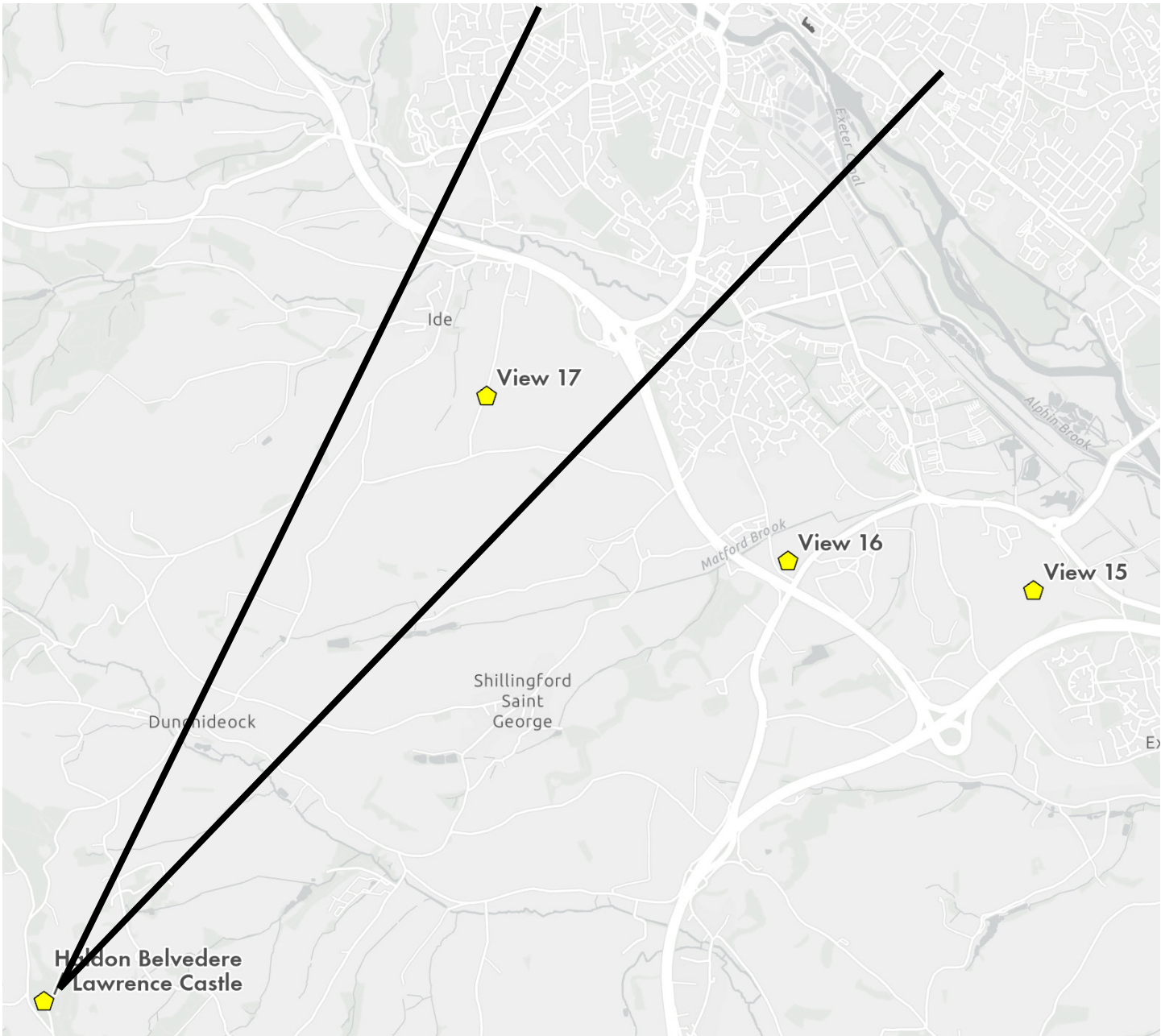
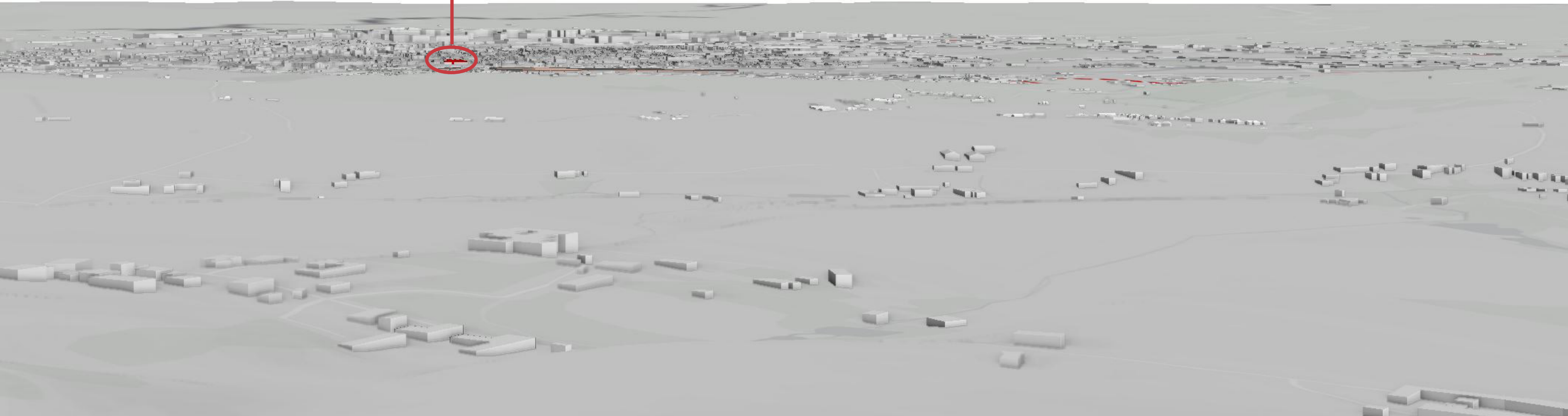


Low



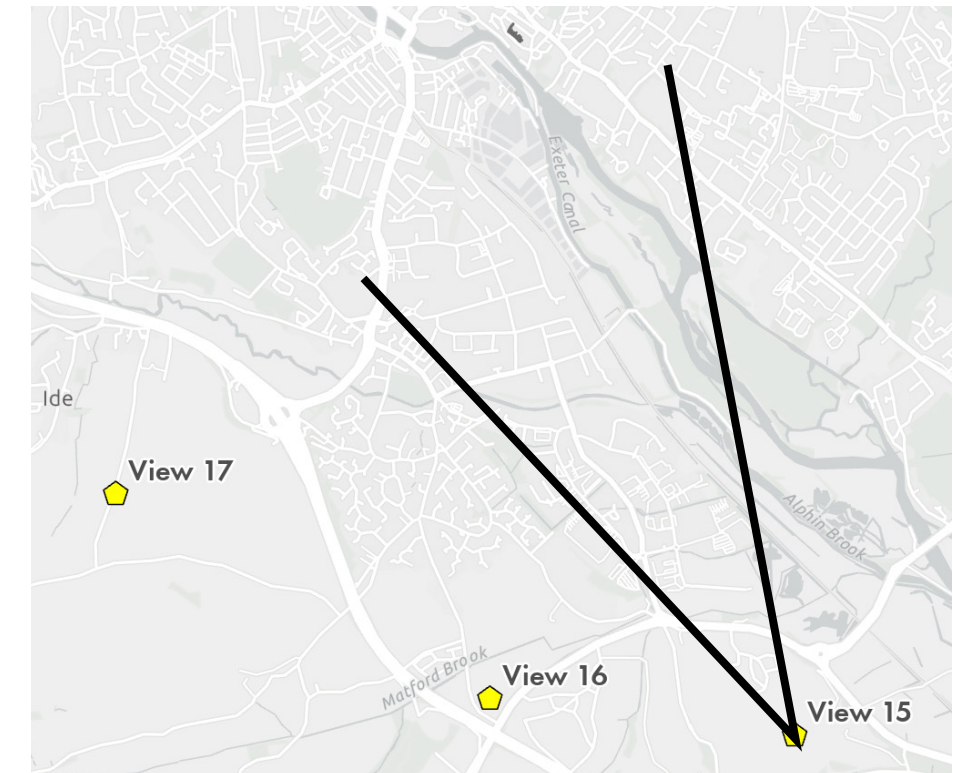
High

Colleton Crescent



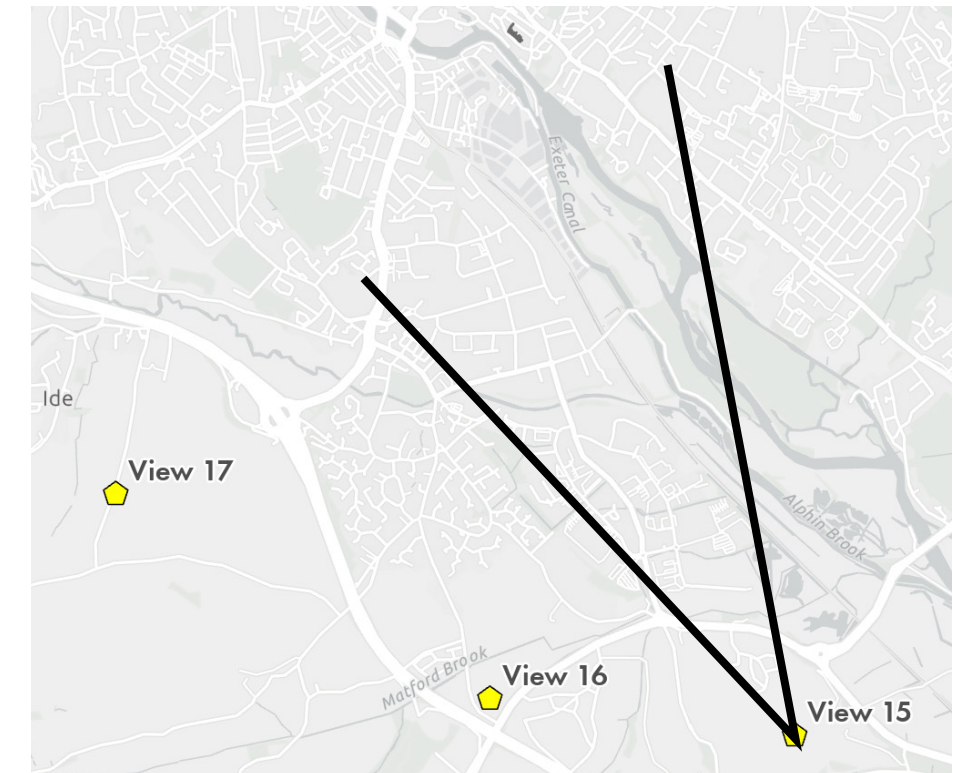
View from point 15

WATER LANE - BASE HEIGHTS



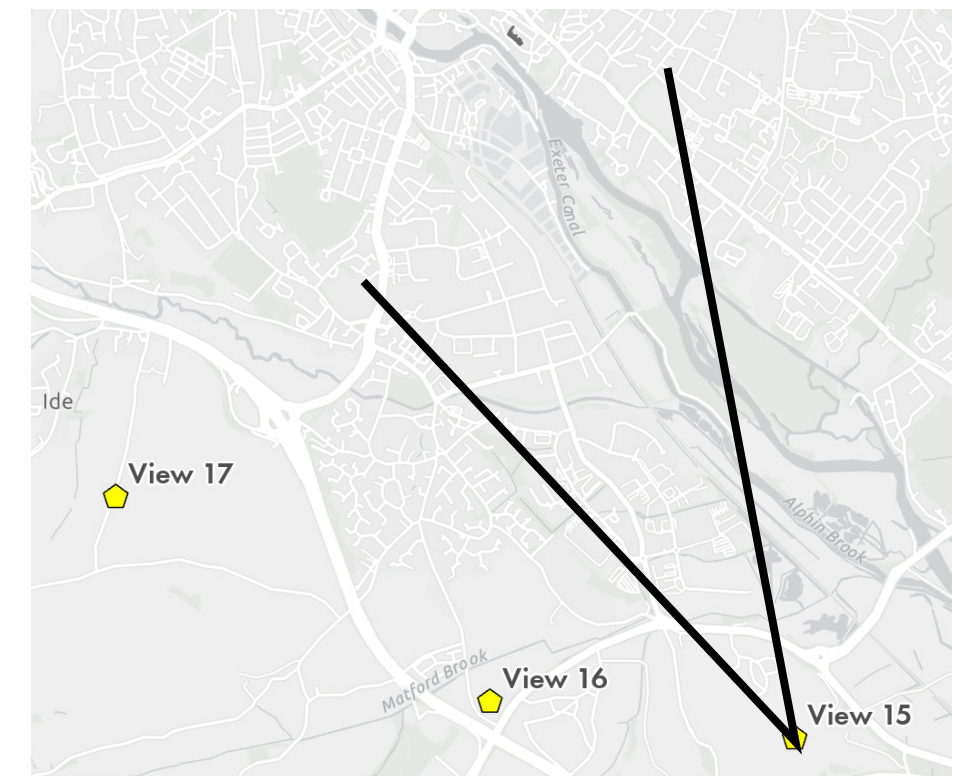
View from point 15

WATER LANE - MAXIMUM HEIGHTS



View from point 15

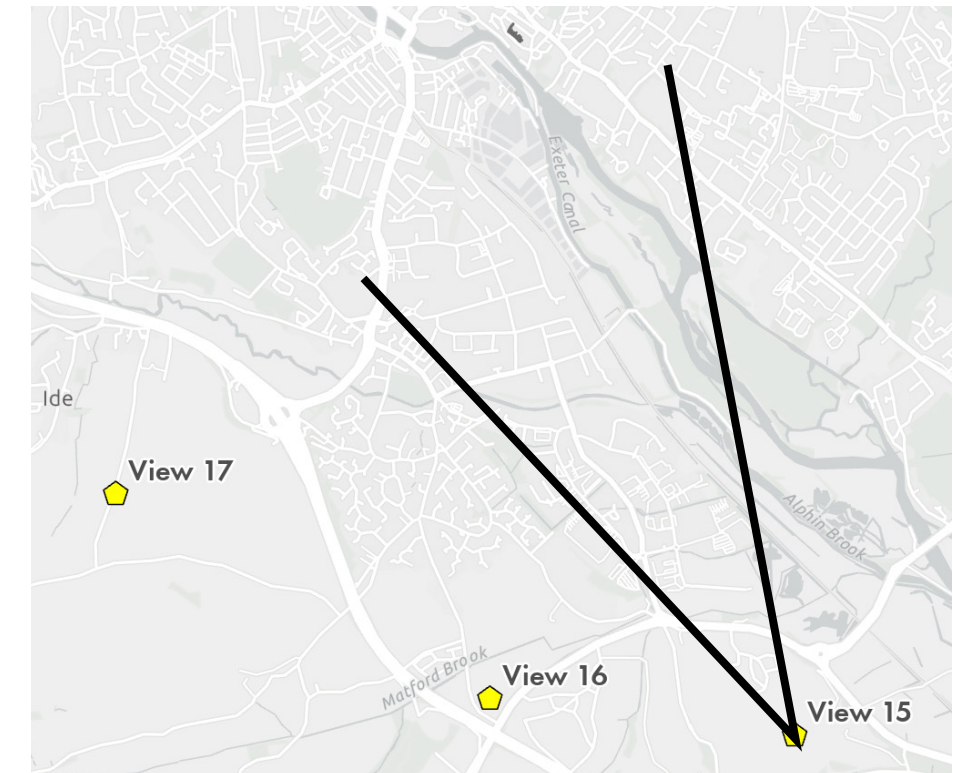
WATER LANE - BASE HEIGHTS



View generated using 3D mesh model by OS

View from point 15

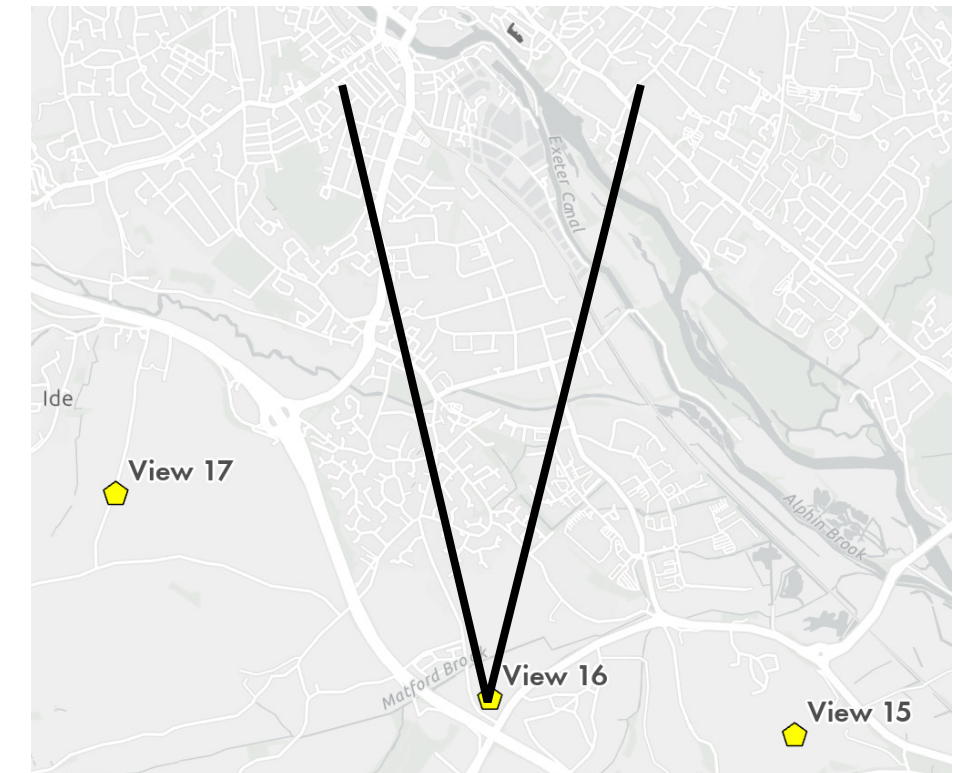
WATER LANE - MAXIMUM HEIGHTS



View generated using 3D mesh model by OS

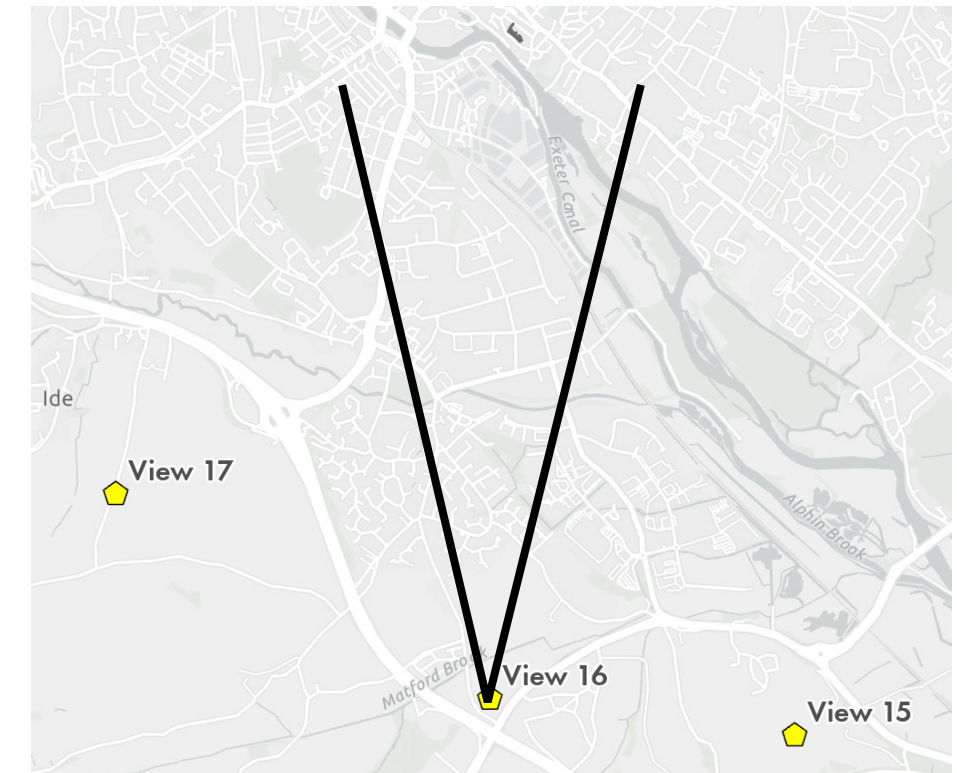
View from point 16

WATER LANE - BASE HEIGHTS



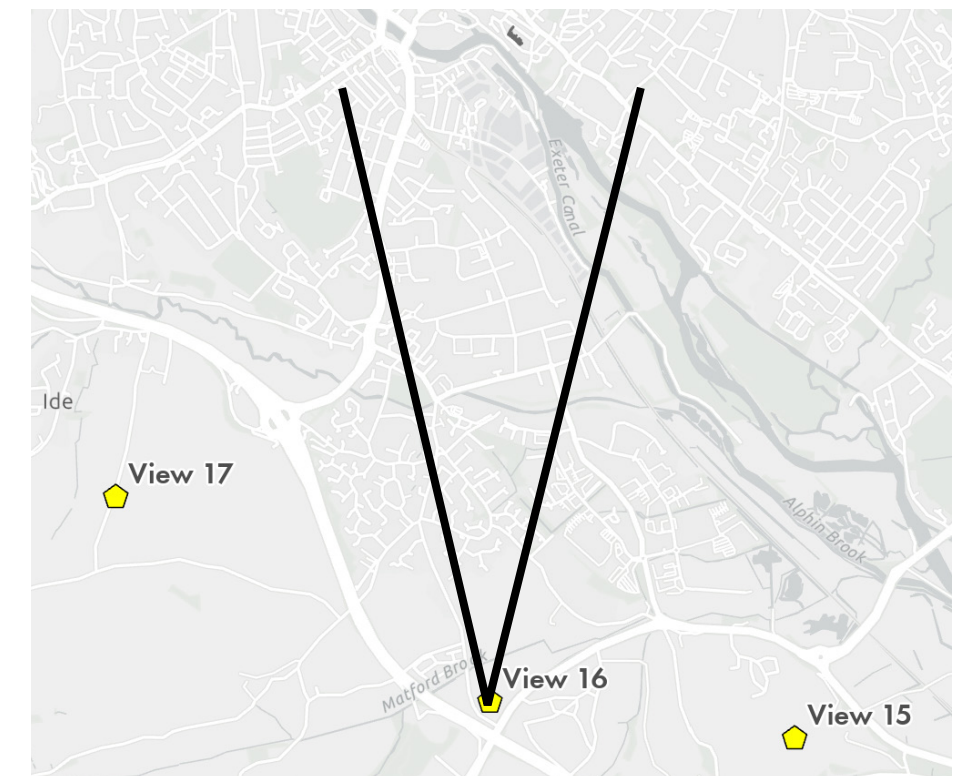
View from point 16

WATER LANE - MAXIMUM HEIGHTS



View from point 16

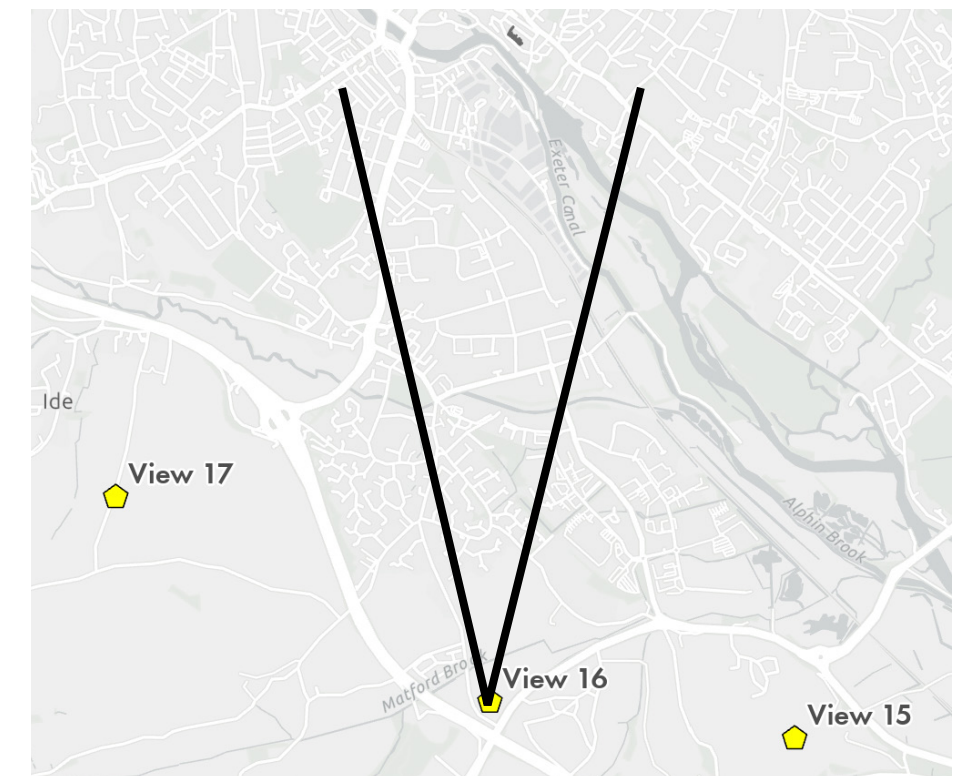
WATER LANE - BASE HEIGHTS



View generated using 3D mesh model by OS

View from point 16

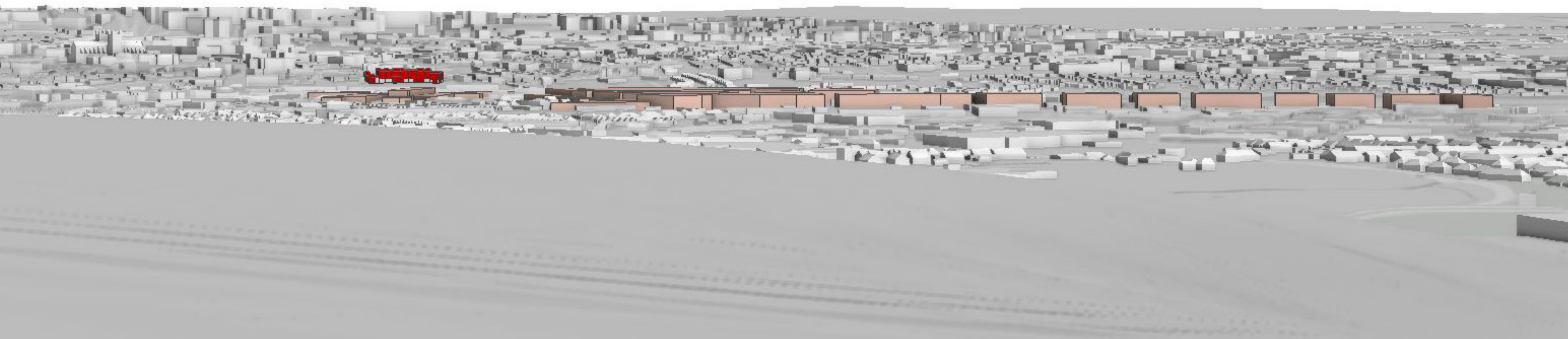
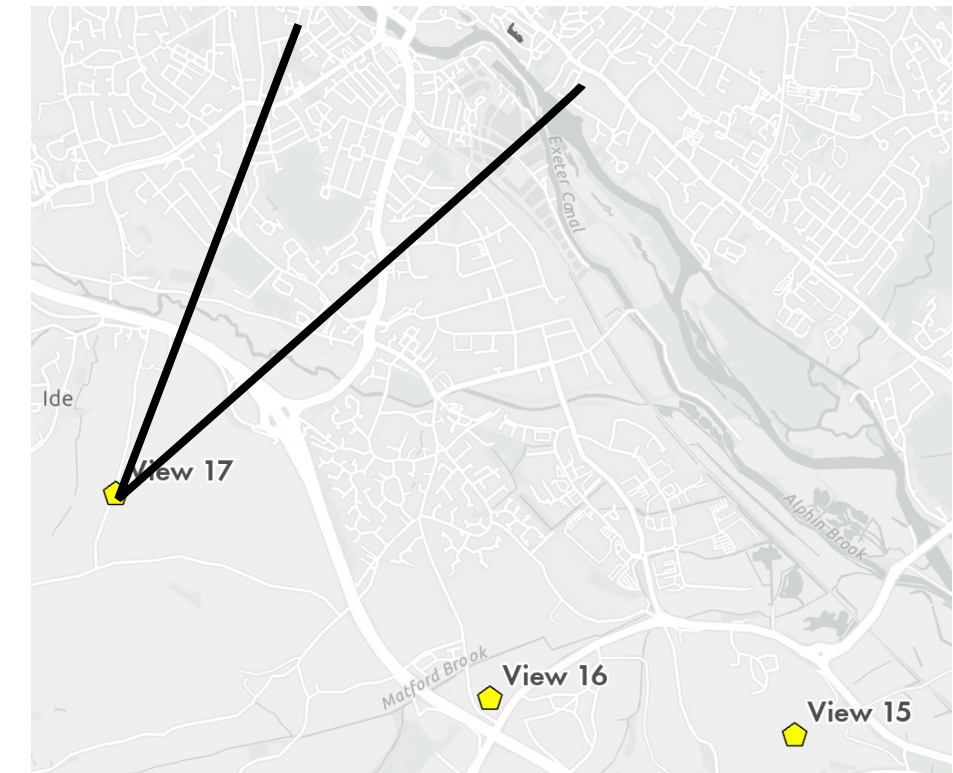
WATER LANE - MAXIMUM HEIGHTS



View generated using 3D mesh model by OS

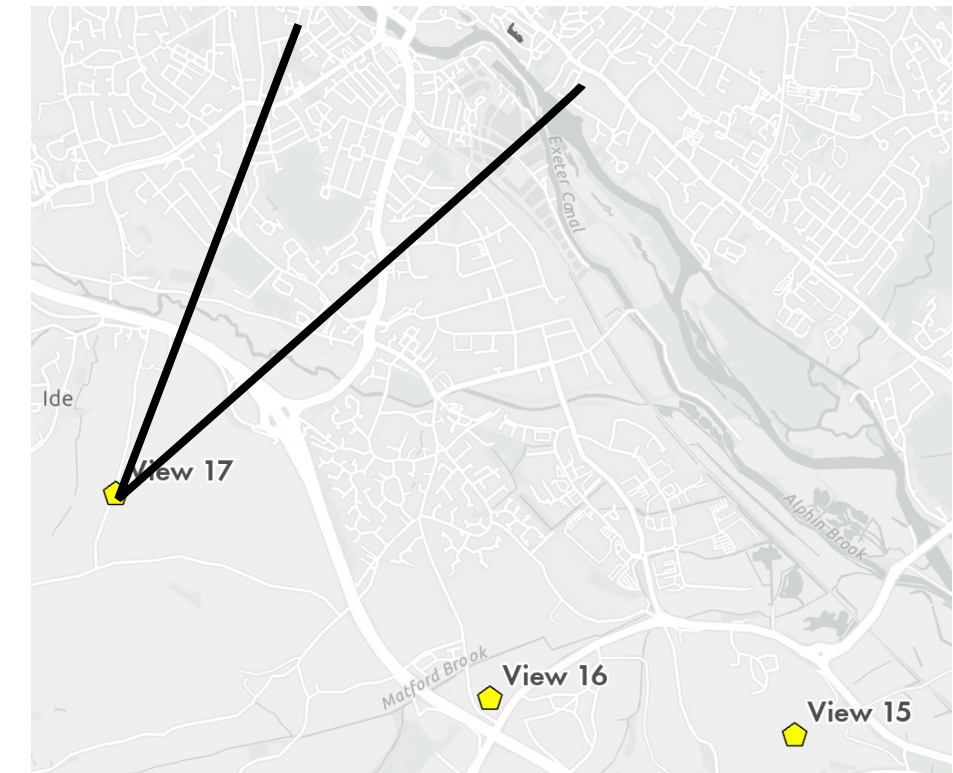
View from point 17

WATER LANE - BASE HEIGHTS



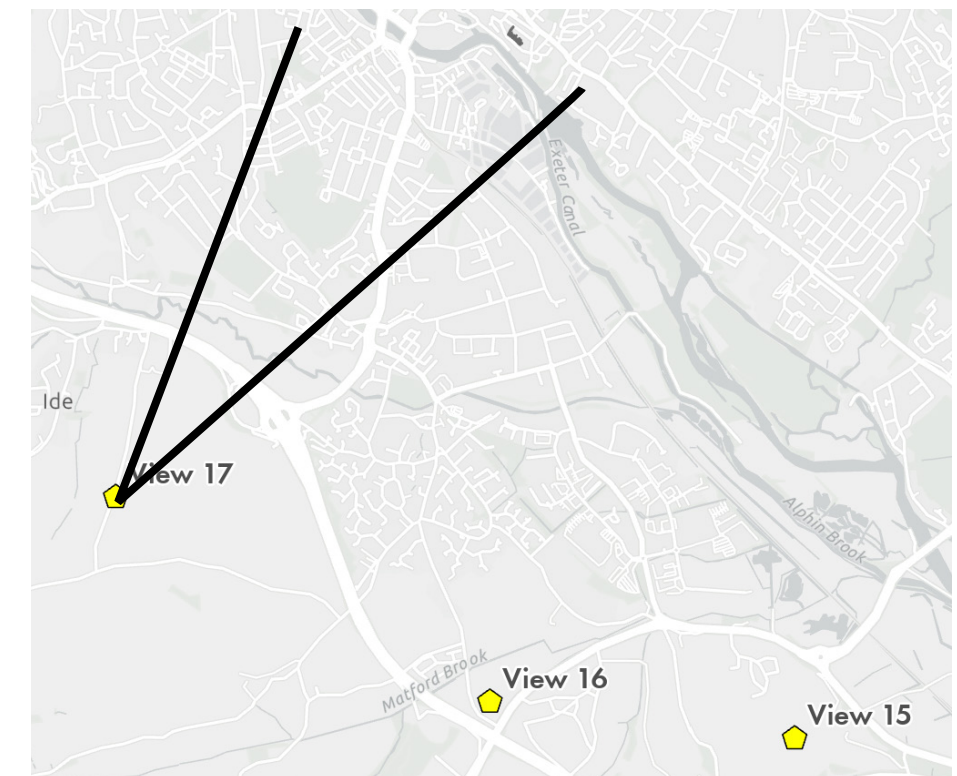
View from point 17

WATER LANE - MAXIMUM HEIGHTS



View from point 17

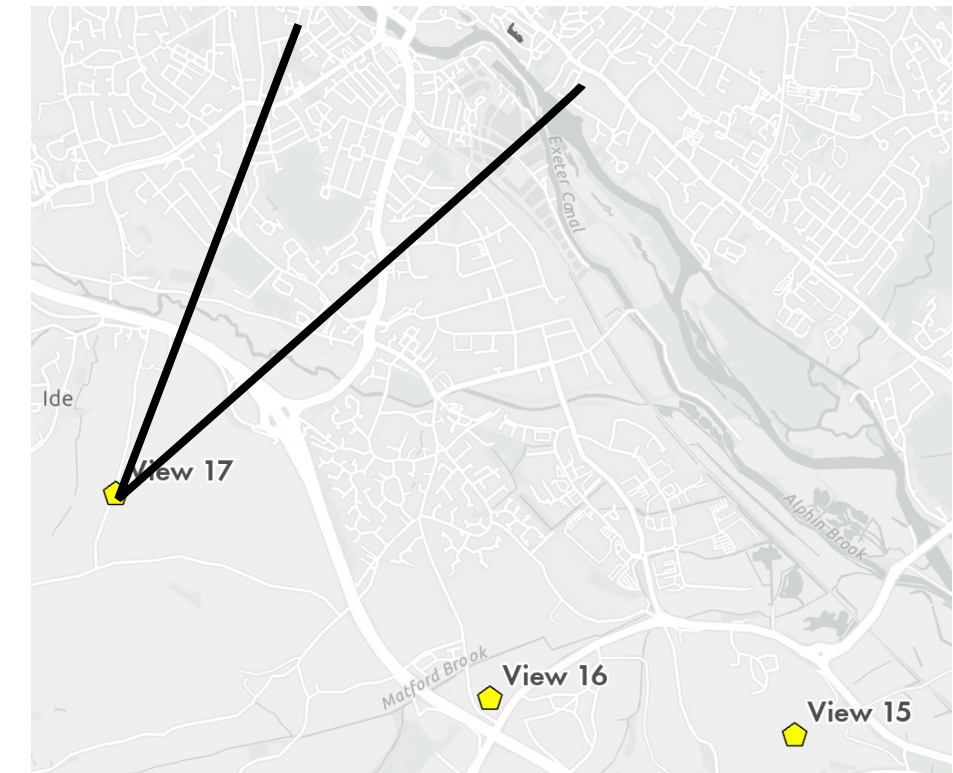
WATER LANE - BASE HEIGHTS



View generated using 3D mesh model by OS

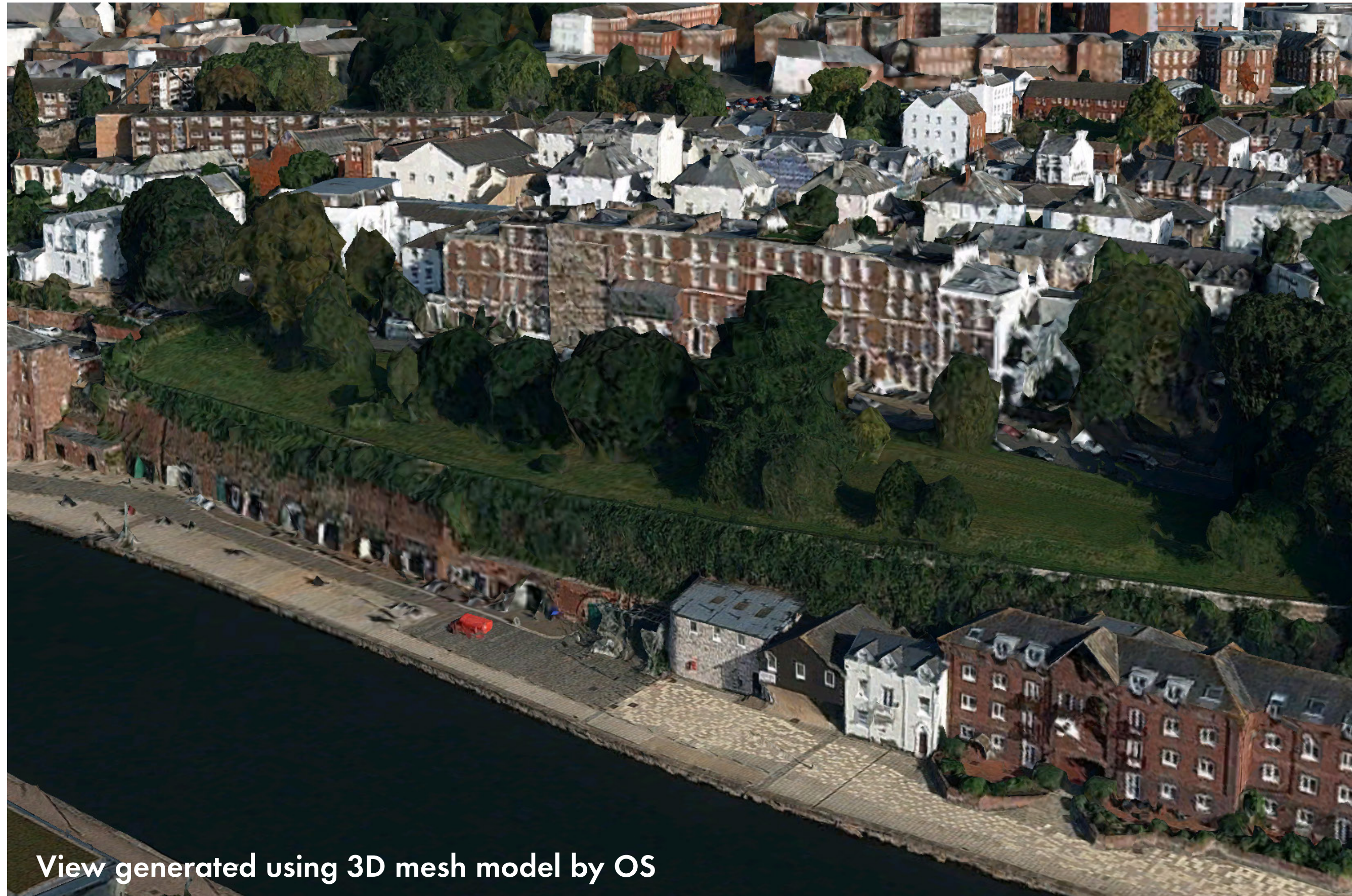
View from point 17

WATER LANE - MAXIMUM HEIGHTS



View generated using 3D mesh model by OS

The context



View generated using 3D mesh model by OS

It is important to note that the modelled views and viewshed plans throughout this document have been generated assuming only built form and topography. In reality there are many mature trees across the Exeter landscape that have a significant impact on the ability of local people to experience these views. In particular, a set of mature trees in front of Colleton Crescent, as shown here, significantly reduce the view that can be experienced.

