

# **TREGARTHEN'S HOTEL, HUGH TOWN, ISLES OF SCILLY LANDSCAPE AND VISUAL APPRAISAL**

## **APPENDIX 4 VISUAL IMPACT ASSESSMENT TABLES**

FOR  
TREGARTHEN'S HOTEL LTD

MAY 2016

## VIEWPOINT I - VISUAL BASELINE

### Viewpoint location

Viewpoint reference	<b>Viewpoint I</b> (Refer to drawing no. 622-A3_01 Study Area & Viewpoint Location Plan)		
Location of viewpoint (latitude/longitude)	View taken from Rat Island. Latitude = 49.916906 / Longitude = -6.316759		
Approximate elevation of viewpoint	Just above Mean High Water Level	Approximate direction of view	South
Approximate horizontal view angle covered by view presented	n/a	Approximate distance to closest edge of Development Site seen / in the direction of the view	c.200m to the development edge
Landscape designations at viewpoint.	Isles of Scilly AONB, Isles of Scilly Conservation Area	Comments	

### Nature of existing view

Description of scene	View from Rat Island across the small bay with rocky shoreline and quayside wall ('Well Battery') towards this part of Hugh Town showing high degree of visual complexity. The hotel complex is visible beyond quayside located on an elevated Site and comprising a varied assortment of buildings of different ages, size and scale and located on a number levels. Line of Garrison Wall to west of Site clearly visible with residential units including 'Gunners Well' positioned in prominent location within the vicinity of the Gunners Well Battery corner of the Garrison Wall. Historic buildings of Guardhouse and Garrison House buildings seen beyond Site on rising ground leading up to Star Castle visible on skyline to the west. To the east, the corner of The Mermaid PH and associated buildings leading up to The Bank can be seen.		
Extent of Site visible	Majority of the Site is visible		
Angle of view in relation to main activity of the receptor	Straight on	Type of view	Middle distant / panoramic
Relative amount of time view would be experienced	Medium	One of a sequence	Yes
Specific viewpoint / parking place / benches provided? Sign boards / interpretative material	No	Appearance in art / literature / guidebooks / tourist maps etc.	None specifically known
Viewpoint type:	An incidental view from a publicly accessible area on Rat Island		

### Nature of receptors

Primary activity of receptors	Leisure	Focus of receptors	Sometime on the view but mostly indirectly
Stationary or transient (lasting only for a short time)	Transient	Relative numbers of receptors experiencing viewpoint.	Medium depending on the time of the year and frequency of arrivals by sea (seasonal activity)

### Sensitivity of Visual Receptor

<b>Susceptibility to change</b>	<b>High</b> People visiting promoted landscapes or attractions.  Viewers whose focus is primarily on the landscape setting for the enjoyment of the countryside / townscape	<b>Value</b>	<b>High</b> Viewers are within a landscape designated for the preservation of the beauty of the countryside (AONB)
<b>SENSITIVITY OF VISUAL RECEPTORS</b>	<b>HIGH SENSITIVITY</b>		

### Potential for Moderate or More Significant Adverse Effects

<b>Potential for moderate or more significant adverse effects</b>	<b>None</b>
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## VIEWPOINT I - POTENTIAL VISUAL EFFECTS

### The nature / magnitude of the visual effects

Potential Visual Effects	Assessment at Completion Notes
1. Extent / proportion of development visible.	1. The majority of the partial redevelopment work would be visible from this view with the exception of the remodelled entrance from Garrison Hill.
2. Degree of change in the view (the extent of the view over which changes would be evident) / proportion of the view occupied by the development.	2. There would be a change in the view as a result of the development. Most notably this would include the following: <ul style="list-style-type: none"> <li>The removal of a low quality single storey modern structure and conservatory to the front of the central building complex to be replaced with 6no. two storey stone cottages along the Site frontage to the High Street;</li> <li>The removal of the chimney and the addition of a double pitched slate roof and upper storey bay windows to the existing staff accommodation block;</li> <li>The addition of a double pitched slate roof and new entrance to the existing flat roof back of house structure for the proposed dining area (located between the existing staff accommodation block and 'Hendra' buildings);</li> <li>The repainting of all the existing and / or remodelled hotel buildings currently painted white with a new complimentary palette of colours;</li> <li>The removal of ancillary buildings at the base of the Garrison Wall;</li> <li>The creation of a new terraced garden area to the front of the existing staff accommodation block.</li> </ul>
3. Extent of change in composition of the overall view (eg change from field to built development).	3. The extent of the change in the composition would be low. The existing substantial buildings that command the hotel Site would remain. The character of the Site with its complexity of scale and elevation and its relationship to the wider context of Hugh Town and the Garrison buildings and wall would be largely unchanged.
4. Is development the focus of view due to proximity / scale.	4. It is considered that on completion, the partial redevelopment of the hotel Site in this context would not form the primary focus of the view.
5. Features lost from the view.	5. The addition of a pitched slate roof to the existing staff accommodation block would cause the loss of view of a small section of The Garrison Wall beyond. However, this intervention would not extend beyond the base of the stepped section of wall associated with The Jefferson Battery. It is considered that the effect of this loss of view would be offset by the removal of the prominent boiler chimney (painted white) that breaks the line of the wall and the complete removal of two ancillary buildings at the base of the wall.
6. New vegetation and man-made objects in the view.	6. A terrace of new two-storey cottages would be visible along the Site frontage on the High Street between 'Hendra' and 'The Port Light' cottage. The addition of pitched slate roofs to the back of house flat roof buildings including the existing staff accommodation block. Terraced garden area on Site of existing sloping landscape area to front of the existing staff accommodation block.
7. Has there been a change in visual scale.	7. No change in visual scale.
8. Has there been a change in the degree of visual enclosure.	8. Visual enclosure would increase along the Site frontage to the High Street between 'Hendra' and 'The Port Light'. The proposed terrace of cottages would replace existing small garden area with paths and flat roof building with conservatory to front of hotel; and create a more defined / enclosed street scene.
9. Has there been a change to skyline profile.	9. No.
10. Has there been a change in the simplicity / complexity of the view.	10. Minor reduction in complexity of the scene. This includes the removal of the conservatory and loss of the small garden area to the front of the main hotel buildings cluster. The scale of the new buildings would match those already present within the scene eg 'Hendra'.
11. The degree of contrast / integration of any new features or changes in the landscape with existing / remaining landscape elements / characteristics.	11. It is considered that the proposals would integrate well with the existing scene. The arrangement and pattern of the proposed development and choice of materials and colour palette would be carefully considered to achieve this. The design of the proposed cottages would reflect the traditional cottages with slate pitched roofs. Existing flat roof structures would be modified to include similar pitched slate roof profiles. Existing buildings currently painted white (including those to be remodelled) would be painted with a range of carefully chosen colours to achieve good integration and a high degree of visual cohesion; breaking down the scale of the hotel complex.
12. Effectiveness of mitigating measures at this stage.	12. On completion of the construction phase, it is considered that the proposed changes would integrate effectively within their context. The overall suite of proposals would contribute to creating a more coherent hotel complex. The new terrace of cottages along the High Street would reflect those seen within the Site (Hendra, The Port Light & The Starboard Light) as well as those along Hugh Street and in the vicinity of The Bank. The use of visually recessive stone and slate building materials would reflect the predominant materials seen within the view. In combination with the careful design and remodelling of two existing buildings and the removal of unsightly structures and ancillary buildings (next to The Garrison Wall), it is considered that these changes would enhance the existing townscape character seen within the view. Over time, the selection of natural building materials would continue to weather and improve with age. Planting associated with the terraced gardens would also continue to develop reflecting the lush, sub-tropical and informal style of planting seen within the vicinity of the Site. Given, the nature of the proposals and its quayside location it is considered that views of the development are unlikely to change seasonally.
<b>The Type of Visual Effect</b>	
Beneficial (positive), Adverse (negative) or neutral effect	Beneficial

**VIEWPOINT I - POTENTIAL VISUAL EFFECTS**

**Visual Effect Significance (sensitivity x magnitude)**

	<b>Assessment at Completion Summary</b>	
	<b>Summer</b>	<b>Winter</b>
<b>Sensitivity of receptor</b> (from baseline above)	<b>High Sensitivity</b>	
<b>Magnitude of effect</b>	<b>Low beneficial</b>	<b>Low beneficial</b>
<b>Significance of visual effect</b>	<b>MODERATE BENEFICIAL EFFECT</b>	<b>MODERATE BENEFICIAL EFFECT</b>

**Magnitude definition:**

Low Beneficial: Where the development proposals would be individually appreciated in the overall view and cause a slight improvement: Appreciably enhancing the overall scene.

## VIEWPOINT 2 - VISUAL BASELINE

### Viewpoint location

Viewpoint reference	<b>Viewpoint 2</b> (Refer to drawing no. 622-A3_01 Study Area & Viewpoint Location Plan)		
Location of viewpoint (latitude/longitude)	Footpath adjacent to the golf course club house. Latitude = 49.924392 / Longitude = -6.308014		
Approximate elevation of viewpoint	c.30m AOD	Approximate direction of view	South west
Approximate horizontal view angle covered by view presented	n/a	Approximate distance to closest edge of Development Site seen / in the direction of the view	c.1.2km to the development edge
Landscape designations at viewpoint.	Isles of Scilly AONB, Isles of Scilly Conservation Area	Comments	

### Nature of existing view

Description of scene	Panoramic view from golf course looking across St. Mary's Pool, The Quay and Rat Island towards the Site. The landform of the peninsula forms a striking backdrop to the scene. Hugh Town clustered around quayside and extending eastwards along the seafront and rising up the eastern flanks of the peninsula. The Garrison Wall, Guardhouse, Gate House Cottage, Garrison House and Star Castle visible. Hotel complex clearly discernible with the white painted buildings contrasting with predominantly stone materials used in the vicinity.		
Extent of Site visible	Majority of the Site is visible		
Angle of view in relation to main activity of the receptor	The development is in the periphery of the view when using the path	Type of view	Panoramic view with high degree of visual complexity
Relative amount of time view would be experienced	Medium / High	One of a sequence	Yes, moving along the path
Specific viewpoint / parking place / benches provided? Sign boards / interpretative material	No	Appearance in art / literature / guidebooks / tourist maps etc.	None specifically known
Viewpoint type:	An incidental view from a footpath		

### Nature of receptors

Primary activity of receptors	Leisure (golf / walking)	Focus of receptors	Sometime on the view but mostly indirectly
Stationary or transient (lasting only for a short time)	Transient	Relative numbers of receptors experiencing viewpoint.	Low to Medium depending on the time of the year (seasonal activity)

### Sensitivity of Visual Receptor

Susceptibility to change	<b>High</b> People visiting promoted landscapes or attractions.  Viewers whose focus is primarily on the landscape setting for the enjoyment of the countryside / townscape	<b>Value</b>	<b>High</b> Viewers are within a landscape designated for the preservation of the beauty of the countryside (AONB)
<b>SENSITIVITY OF VISUAL RECEPTORS</b>	<b>HIGH SENSITIVITY</b>		

### Potential for Moderate or More Significant Adverse Effects

Potential for Moderate or more significant effects	<b>None</b>
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## VIEWPOINT 2 - POTENTIAL VISUAL EFFECTS

### The nature / magnitude of the visual effects

Potential Visual Effects	Assessment at Completion Notes
1. Extent / proportion of development visible.	1. The majority of the partial redevelopment work would be visible from this view with the exception of the remodelled entrance from Garrison Hill. However, due to the viewing distance from the Site at this point, the only clearly visible part of the Site is the main complex of hotel buildings which appear in stark contrast to its surroundings.
2. Degree of change in the view (the extent of the view over which changes would be evident) / proportion of the view occupied by the development.	2. There would be a small change in the view as a result of the development. At this distance however, likely changes other than the repainting of the main hotel complex would be largely indiscernible.
3. Extent of change in composition of the overall view (eg change from field to built development).	3. The extent of the change in the composition would be low. The existing substantial buildings that command the hotel Site would remain. The character of the Site with its complexity of scale and elevation and its relationship to the wider context of Hugh Town and the Garrison buildings and wall would be largely unchanged.
4. Is development the focus of view due to proximity / scale.	4. It is considered that on completion, the partial redevelopment of the hotel Site in this context would not form the primary focus of the view.
5. Features lost from the view.	5. The addition of a pitched slate roof to the existing staff accommodation block building would cause the loss of view of a small section of The Garrison Wall beyond. However, at this distance and in the context of the overall view, it is considered that the effect of this small loss of view would be largely indiscernible and would be offset by the removal of the prominent boiler chimney (painted white) that breaks the line of the wall and the complete removal of two ancillary buildings which are visible at the base of the wall.
6. New vegetation and man-made objects in the view.	6. At this distance, new objects in the view of the nature and scale proposed would be largely indiscernible.
7. Has there been a change in visual scale.	7. No change in visual scale.
8. Has there been a change in the degree of visual enclosure.	8. Although visual enclosure would increase along the Site frontage to the High Street between 'Hendra' and 'The Port Light', this would be indiscernible at this distance.
9. Has there been a change to skyline profile	9. No.
10. Has there been a change in the simplicity / complexity of the view.	10. No.
11. The degree of contrast / integration of any new features or changes in the landscape with existing / remaining landscape elements / characteristics.	11. It is considered that the proposals would integrate well with the existing scene. The arrangement and pattern of the proposed development and choice of materials and colour palette would be carefully considered to achieve this. The design of the proposed cottages would reflect the traditional stone cottages with slate pitched roofs. Existing flat roof structures would be modified to include similar pitched slate roof profiles. Existing buildings currently painted white (including those to be remodelled) would be painted with a range of carefully chosen colours to achieve good integration and a high degree of visual cohesion.
12. Effectiveness of mitigating measures at this stage.	12. On completion of the construction phase, it is considered that the nature and scale of the proposals would integrate effectively within their context and at this distance.
<b>The Type of Visual Effect</b>	
Beneficial (positive), Adverse (negative) or neutral effect	Beneficial

**VIEWPOINT 2 - POTENTIAL VISUAL EFFECTS**

**Visual Effect Significance (sensitivity x magnitude)**

	<b>Assessment at Completion Summary</b>	
	<b>Summer</b>	<b>Winter</b>
<b>Sensitivity of receptor</b> (from baseline above)	<b>High Sensitivity</b>	
<b>Magnitude of effect</b>	<b>Negligible beneficial</b>	<b>Negligible beneficial</b>
<b>Significance of visual effect</b>	<b>SLIGHT BENEFICIAL EFFECT</b>	<b>SLIGHT BENEFICIAL EFFECT</b>

**Magnitude definition:**

Negligible Beneficial: Where the development proposals would be individually appreciated in the overall view and cause a minimal improvement: On balance, enhancing the overall scene.

**VIEWPOINT 3 - VISUAL BASELINE**

**Viewpoint location**

Viewpoint reference	<b>Viewpoint 3</b> (Refer to drawing no. 622-A3_01 Study Area & Viewpoint Location Plan)		
Location of viewpoint (latitude/longitude)	View taken from a footpath adjacent to Thomas' Porth beach. Latitude = 49.919150 / Longitude = -6.306784		
Approximate elevation of viewpoint	Just above Mean High Water Level	Approximate direction of view	South west
Approximate horizontal view angle covered by view presented	n/a	Approximate distance to closest edge of Development Site seen / in the direction of the view	c.1 km to the development edge
Landscape designations at viewpoint.	Isles of Scilly AONB, Isles of Scilly Conservation Area	Comments	

**Nature of existing view**

Description of scene	Panoramic view across the bay towards the Site. The landform of the peninsula forms a striking backdrop to the scene. Star Castle visible on the skyline. Hugh Town clustered around quayside and extending eastwards along the seafront and rising up the eastern flanks of the peninsula. Ferry terminal and quay more apparent. Garrison House and The Garrison Wall to west of hotel evident. Hotel complex clearly discernible with the white painted buildings contrasting with predominantly stone materials used in the vicinity. Back of house flat roof building with chimney quite prominent set against The Garrison Wall beyond.		
Extent of Site visible	Main buildings, Hendra, staff block and sloping ground on northern side of Site		
Angle of view in relation to main activity of the receptor	The development is in the periphery of the view when using the path	Type of view	Panoramic view with high degree of visual complexity
Relative amount of time view would be experienced	Medium / High	One of a sequence	Yes
Specific viewpoint / parking place / benches provided? Sign boards / interpretative material	No	Appearance in art / literature / guidebooks / tourist maps etc.	None specifically known
Viewpoint type:	An incidental view from a publicly accessible footpath		

**Nature of receptors**

Primary activity of receptors	Leisure	Focus of receptors	Sometime on the view but mostly indirectly
Stationary or transient (lasting only for a short time)	Transient	Relative numbers of receptors experiencing viewpoint.	Low to Medium depending on the time of the year (seasonal activity)

**Sensitivity of Visual Receptor**

<b>Susceptibility to change</b>	<b>High</b> People visiting promoted landscapes or attractions.  Viewers whose focus is primarily on the landscape setting for the enjoyment of the countryside / townscape.	<b>Value</b>	<b>High</b> Viewers are within a landscape designated for the preservation of the beauty of the countryside (AONB)
<b>SENSITIVITY OF VISUAL RECEPTORS</b>	<b>HIGH SENSITIVITY</b>		

**Potential for Moderate or More Significant Adverse Effects**

<b>Potential for moderate or more significant adverse effects</b>	<b>None</b>
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## VIEWPOINT 3 - POTENTIAL VISUAL EFFECTS

### The nature / magnitude of the visual effects

Potential Visual Effects	Assessment at Completion Notes
1. Extent / proportion of development visible.	1. Upper ground levels of main hotel complex visible plus 'Hendra', the existing staff accommodation block and open area to the west. The majority of the High Street frontage at street level would be obscured by the existing built form along Hugh Street.
2. Degree of change in the view (the extent of the view over which changes would be evident) / proportion of the view occupied by the development.	2. There would be a small change in the view as a result of the development. At this distance however, likely changes other than the repainting of the main hotel complex would be largely indiscernible however but could include. <ul style="list-style-type: none"> <li>The removal of the chimney and the addition of a double pitched slate roof and upper storey bay windows to the existing staff accommodation block;</li> <li>The repainting of all the existing and / or remodelled hotel buildings currently painted white with a new complimentary palette of colours;</li> <li>The removal of ancillary buildings at the base of the Garrison Wall;</li> <li>The creation of a new terraced garden area to the front of the existing staff accommodation block.</li> </ul>
3. Extent of change in composition of the overall view (eg change from field to built development).	3. The extent of the change in the composition would be negligible. The existing substantial buildings that command the hotel Site would remain. The character of the Site with its complexity of scale and elevation and its relationship to the wider context of Hugh Town and the Garrison buildings and wall would be largely unchanged.
4. Is development the focus of view due to proximity / scale.	4. It is considered that on completion, the partial redevelopment of the hotel Site in this context would not form the primary focus of the view.
5. Features lost from the view.	5. The addition of a pitched slate roof to the existing staff accommodation block building would cause a negligible loss of view of a small section of The Garrison Wall beyond. However, at this distance and in the context of the overall view, it is considered that the effect of this negligible loss of view would be offset by the removal of the chimney (painted white) that breaks the line of the wall and the complete removal of the shed visible at the base of the wall.
6. New vegetation and man-made objects in the view.	6. The addition of the pitched slate roofs to the back of house buildings including the existing staff accommodation block and the new terraced garden area to the front of the existing staff accommodation block. However, at this distance, these new objects in the view of the nature and scale proposed would be largely indiscernible.
7. Has there been a change in visual scale.	7. No change in visual scale.
8. Has there been a change in the degree of visual enclosure.	8. No change in degree of visual enclosure.
9. Has there been a change to skyline profile.	9. No change to skyline profile.
10. Has there been a change in the simplicity / complexity of the view.	10. No change in the simplicity / complexity of the view.
11. The degree of contrast / integration of any new features or changes in the landscape with existing / remaining landscape elements / characteristics.	11. It is considered that the proposals would integrate well with the existing scene. The arrangement and pattern of the proposed development and choice of materials and colour palette would be carefully considered to achieve this. The design of the proposed cottages would reflect the traditional cottages with slate pitched roofs. Existing flat roof structures would be modified to include similar pitched slate roof profiles. Existing buildings currently painted white (including those to be remodelled) would be painted with a range of carefully chosen colours to be more visually recessive to achieve good integration and a high degree of visual cohesion.
12. Effectiveness of mitigating measures at this stage.	12. On completion of the construction phase, it is considered that the proposed changes would integrate effectively within their context. The overall suite of proposals would contribute to creating a more coherent hotel complex. The use of visually recessive stone and slate building materials would reflect the predominant materials seen within the view. In combination with the careful design and remodelling of two existing buildings and the removal of unsightly structures and ancillary buildings (next to The Garrison Wall), it is considered that these changes would enhance the existing townscape character seen within the view. Planting associated with the new terraced gardens would continue to develop reflecting the lush, sub-tropical and informal style of planting seen within the vicinity of the Site. In summary, it is considered that the nature and scale of the proposals would integrate effectively within their context and at this distance.
<b>The Type of Visual Effect</b>	
Beneficial (positive), Adverse (negative) or neutral effect	Beneficial

**VIEWPOINT 3 - POTENTIAL VISUAL EFFECTS**

**Visual Effect Significance (sensitivity x magnitude)**

	<b>Assessment at Completion Summary</b>	
	<b>Summer</b>	<b>Winter</b>
<b>Sensitivity of receptor</b> (from baseline above)	<b>High Sensitivity</b>	
<b>Magnitude of effect</b>	<b>Negligible beneficial</b>	<b>Negligible beneficial</b>
<b>Significance of visual effect</b>	<b>SLIGHT BENEFICIAL EFFECT</b>	<b>SLIGHT BENEFICIAL EFFECT</b>

**Magnitude definition:**

Negligible Beneficial: Where the development proposals would be individually appreciated in the overall view and cause a minimal improvement: On balance, enhancing the overall scene.

## VIEWPOINT 4 - VISUAL BASELINE

### Viewpoint location

Viewpoint reference	<b>Viewpoint 4</b> (Refer to drawing no. 622-A3_01 Study Area & Viewpoint Location Plan)		
Location of viewpoint (latitude/longitude)	View taken from the entrance to 'Star Castle'. Latitude = 49.914926 / Longitude = -6.319967		
Approximate elevation of viewpoint	c.30m AOD	Approximate direction of view	East / north-east
Approximate horizontal view angle covered by view presented	n/a	Approximate distance to closest edge of Development Site seen / in the direction of the view	c.125m to the development edge
Landscape designations at viewpoint.	Isles of Scilly AONB, Isles of Scilly Conservation Area	Comments	This view is taken from Star Castle (hotel) within the Garrison SAM

### Nature of existing view

Description of scene	Panoramic view looking over the Site across St. Mary's Pool towards. Airport visible on skyline (Higher Moors). Mosaic of woodland, lowland fen, grassland and heathland around Holy Vale and Higher Moors in the distance. Eastern edge of Hugh Town visible including properties along Lower Strand and The Strand. Lifeboat station and cluster of residential properties visible on spur of land between Town Beach and Porth Mellon. Old Quay and associated quayside buildings on Hugh Street visible. Part of The Quay from the ferry terminal can be seen. Large detached properties on fringe of Porth Loo seen in the distance. Residential development, gardens and access road in foreground. View of Jefferson Battery and associate Garrison House and Gatehouse Cottage visible		
Extent of Site visible	View of Site limited to western edge		
Angle of view in relation to main activity of the receptor	The development is in the periphery of the view	Type of view	Panoramic view with high degree of visual complexity
Relative amount of time view would be experienced	Medium / High	One of a sequence	Yes
Specific viewpoint / parking place / benches provided? Sign boards / interpretative material	No	Appearance in art / literature / guidebooks / tourist maps etc.	None specifically known
Viewpoint type:	An incidental view from a publicly accessible access area to the front of Star Castle Hotel		

### Nature of receptors

Primary activity of receptors	Leisure	Focus of receptors	Indirect
Stationary or transient (lasting only for a short time)	Transient	Relative numbers of receptors experiencing viewpoint.	Medium depending on the time of the year (hotel entrance).

### Sensitivity of Visual Receptor

Susceptibility to change	<b>High</b> People visiting promoted landscapes or attractions.  Viewers whose focus is primarily on the landscape setting for the enjoyment of the countryside / townscape	<b>Value</b>	<b>High</b> Viewers are within a landscape designated for the preservation of the beauty of the countryside (AONB)
<b>SENSITIVITY OF VISUAL RECEPTORS</b>	<b>HIGH SENSITIVITY</b>		

### Potential for Moderate or More Significant Adverse Effects

Potential for moderate or more significant adverse effects	<b>None</b>
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## VIEWPOINT 4 - POTENTIAL VISUAL EFFECTS

### The nature / magnitude of the visual effects

Potential Visual Effects	Assessment at Completion Notes
1. Extent / proportion of development visible.	1. View of the Site is limited to the western edge. Part of the earlier core of hotel buildings is visible. There is a partial view of the flat roofed staff accommodation block with chimney and 'Hendra' to the north-western side of Site.
2. Degree of change in the view (the extent of the view over which changes would be evident) / proportion of the view occupied by the development.	2. There would only be a very minor change in the view evident. This would include the following: <ul style="list-style-type: none"> <li>• The removal of boiler and chimney and the addition of a double pitched slate roof to the existing staff accommodation block;</li> <li>• The repainting of all the existing and / or remodelled hotel buildings currently painted white with a new complimentary palette of colours.</li> </ul>
3. Extent of change in composition of the overall view (eg change from field to built development).	3. No change in composition of the overall view.
4. Is development the focus of view due to proximity / scale.	4. The proposed development would not be the focus of the view.
5. Features lost from the view.	5. No features lost from the view.
6. New vegetation and man-made objects in the view.	6. Part of the double pitched slate roof associated with the conversion of the staff accommodation block to self-catering units.
7. Has there been a change in visual scale.	7. No change in visual scale.
8. Has there been a change in the degree of visual enclosure.	8. No change in degree of visual enclosure.
9. Has there been a change to skyline profile.	9. No change to skyline profile.
10. Has there been a change in the simplicity / complexity of the view.	10. No change in the simplicity / complexity of the view.
11. The degree of contrast / integration of any new features or changes in the landscape with existing / remaining landscape elements / characteristics.	11. It is considered that the proposals would integrate well in this setting. The addition of a pitched roof over a flat roof in this location would be more in character with the existing townscape. The choice of slate for the roof and a new softer colour palette would also help to achieve this. The existing buildings currently painted white (including those to be remodelled) would be repainted with a range of carefully chosen colours to achieve good integration and a high degree of visual cohesion.
12. Effectiveness of mitigating measures at this stage.	12. On completion of the construction phase, it is considered that the proposed changes would integrate effectively within their context. The use of visually recessive stone and slate building materials would reflect the predominant materials seen within the view.
<b>The Type of Visual Effect</b>	
Beneficial (positive), Adverse (negative) or neutral effect	Beneficial

**VIEWPOINT 4 - POTENTIAL VISUAL EFFECTS**

**Visual Effect Significance (sensitivity x magnitude)**

	<b>Assessment at Completion Summary</b>	
	<b>Summer</b>	<b>Winter</b>
<b>Sensitivity of receptor</b> (from baseline above)	<b>High Sensitivity</b>	
<b>Magnitude of effect</b>	<b>Negligible beneficial</b>	<b>Negligible beneficial</b>
<b>Significance of visual effect</b>	<b>SLIGHT BENEFICIAL EFFECT</b>	<b>SLIGHT BENEFICIAL EFFECT</b>

**Magnitude definition:**

Negligible Beneficial: Where the development proposals would be individually appreciated in the overall view and cause a minimal improvement: On balance, enhancing the overall scene.

**VIEWPOINT 5 - VISUAL BASELINE**

**Viewpoint location**

Viewpoint reference	<b>Viewpoint 5</b> (Refer to drawing no. 622-A3_01 Study Area & Viewpoint Location Plan)		
Location of viewpoint (latitude/longitude)	View taken from The Quay looking west / south-west towards the Site. Latitude = 49.915473 / Longitude = -6.317353		
Approximate elevation of viewpoint	c.30m AOD	Approximate direction of view	West / south-west
Approximate horizontal view angle covered by view presented	n/a	Approximate distance to closest edge of Development Site seen / in the direction of the view	c.30m to the development edge
Landscape designations at viewpoint.	Isles of Scilly AONB, Isles of Scilly Conservation Area	Comments	This view is taken from The Quay adjoining the public car park to the front of the hotel

**Nature of existing view**

Description of scene	Panoramic view looking from The Quay across the public car park to the Site. Sea wall in foreground and view of rocks and boulders along coast. Earlier core of hotel buildings dominant in view with small garden area to front. Hendra stone cottage to front of Site with partial view of back of house flat roof structure behind. Garrison Wall (Wells Battery) visible and glimpsed section of Garrison Wall rising up the peninsula. Residential development within The Garrison visible. Glimpse of Garrison House beyond hotel on skyline		
Extent of Site visible	Central and western side of Site		
Angle of view in relation to main activity of the receptor	Straight on	Type of view	Panoramic view
Relative amount of time view would be experienced	Medium / High	One of a sequence	Yes
Specific viewpoint / parking place / benches provided? Sign boards / interpretative material	No	Appearance in art / literature / guidebooks / tourist maps etc.	None specifically known
Viewpoint type:	An incidental view from a publicly accessible access area		

**Nature of receptors**

Primary activity of receptors	Leisure / work	Focus of receptors	Indirect
Stationary or transient (lasting only for a short time)	Transient	Relative numbers of receptors experiencing viewpoint.	Medium / high depending on the time of the year (hotel entrance).

**Sensitivity of Visual Receptor**

<b>Susceptibility to change</b>	<b>High</b> People visiting promoted landscapes or attractions.  Viewers whose focus is primarily on the landscape setting for the enjoyment of the countryside / townscape.	<b>Value</b>	<b>High</b> Viewers are within a landscape designated for the preservation of the beauty of the countryside (AONB)
<b>SENSITIVITY OF VISUAL RECEPTORS</b>	<b>HIGH SENSITIVITY</b>		

**Potential for Moderate or More Significant Adverse Effects**

<b>Potential for moderate or more significant adverse effects</b>	<b>None</b>
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## VIEWPOINT 5 - POTENTIAL VISUAL EFFECTS

### The nature / magnitude of the visual effects

Potential Visual Effects	Assessment at Completion Notes
1. Extent / proportion of development visible.	1. Partial view of the Site limited to the frontage and western edge.
2. Degree of change in the view (the extent of the view over which changes would be evident) / proportion of the view occupied by the development.	2. There would be a partial change in the view here and would include the following: <ul style="list-style-type: none"> <li>The removal of the low quality single storey modern structure and conservatory to the front of the central building complex;</li> <li>The construction of the proposed terrace of cottages along the Site frontage, flanked by Hendra, to form a more well defined backdrop to the scene;</li> <li>The removal of the parapet to back of house block and the addition of a double pitched slate roof;</li> <li>The removal of the shed to the base of Wells Battery;</li> <li>The repainting of all of the existing and / or remodelled hotel buildings currently painted white with a new complimentary palette of colours.</li> </ul>
3. Extent of change in composition of the overall view (eg change from field to built development).	3. Small change in the composition of the overall view.
4. Is development the focus of view due to proximity / scale.	4. The proposed development in the form of the terraced cottages would form a new backdrop in the scene, however, given the nature and scale of this development and other changes described above within the context of the view, the development would not be the main focus.
5. Features lost from the view.	5. Features lost from the view would include: <ul style="list-style-type: none"> <li>The small garden area immediately to the front of the hotel with the construction of the terraced cottages;</li> <li>A loss of view of part of The Guardhouse on the skyline at this point with the addition of the roof to the back of house block;</li> <li>The removal of the shed building adjoining the Garrison Wall / sea wall;</li> <li>The proposed removal of existing vegetation on the open ground at the northern end of the site (proposed terrace). This would reveal more of the Garrison Wall that has previously been obscured from view;</li> <li>Part of the new terraced gardens landform would be visible from this location and result in a loss of view of the Garrison Wall beyond.</li> </ul>
6. New vegetation and man-made objects in the view.	6. Part of the double pitched slate roof associated with the conversion of the staff accommodation block to self-catering units. The remodelling of the open ground to the northern side of the Site to create a new terraced garden.
7. Has there been a change in visual scale.	7. No change in visual scale.
8. Has there been a change in the degree of visual enclosure.	8. Partial. The proposed terrace of cottages would create a more well defined streetscape here with the development located immediately behind the existing stone wall which would be reduced in height (cill height).
9. Has there been a change to skyline profile.	9. Slight change skyline profile with the addition of the roof to the back of house structure.
10. Has there been a change in the simplicity / complexity of the view.	10. Small change in the simplicity / complexity of the view. The development would result in a more cohesive backdrop to the view than is currently seen.
11. The degree of contrast / integration of any new features or changes in the landscape with existing / remaining landscape elements / characteristics.	11. It is considered that the proposals would integrate well within the context; enhancing the existing view with the removal of the low quality single storey structure and conservatory to the front of the hotel. Existing buildings currently painted white (including those to be remodelled) would be painted with a range of carefully chosen colours to be more visually recessive to achieve good integration and a high degree of visual cohesion. The proposed use of traditional materials of render with stone detailing and slate roofs would reflect that seen in the immediate vicinity.
12. Effectiveness of mitigating measures at this stage.	12. On completion of the development, it is considered that the proposed changes would integrate effectively within their context. The use of visually recessive render, stone and slate building materials would reflect the predominant materials seen within the view. The proposed terraced garden area would continue to develop and mature; reflecting the informal planting seen within the vicinity.
<b>The Type of Visual Effect</b>	
Beneficial (positive), Adverse (negative) or neutral effect	Beneficial

**VIEWPOINT 5 - POTENTIAL VISUAL EFFECTS**

**Visual Effect Significance (sensitivity x magnitude)**

	<b>Assessment at Completion Summary</b>	
	<b>Summer</b>	<b>Winter</b>
<b>Sensitivity of receptor</b> (from baseline above)	<b>High Sensitivity</b>	
<b>Magnitude of effect</b>	<b>Low beneficial</b>	<b>Low beneficial</b>
<b>Significance of visual effect</b>	<b>MODERATE BENEFICIAL EFFECT</b>	<b>MODERATE BENEFICIAL EFFECT</b>

**Magnitude definition:**

Low Beneficial: Where the development proposals would be individually appreciated in the overall view and cause a slight improvement: Appreciably enhancing the overall scene.



## VIEWPOINT 6 - VISUAL BASELINE

### Viewpoint location

Viewpoint reference	<b>Viewpoint 6</b> (Refer to drawing no. 622-A3_01 Study Area & Viewpoint Location Plan)		
Location of viewpoint (latitude/longitude)	View taken from The Bank in Hugh Town looking west towards the Site Latitude = 49.915096 / Longitude = -6.316799		
Approximate elevation of viewpoint	c.30m AOD	Approximate direction of view	West / south-west
Approximate horizontal view angle covered by view presented	n/a	Approximate distance to closest edge of Development Site seen / in the direction of the view	c.20m to the development edge
Landscape designations at viewpoint.	Isles of Scilly AONB, Isles of Scilly Conservation Area	Comments	n/a

### Nature of existing view

Description of scene	View of small square known as The Bank. Semi-detached cottages of 'The Port Light' and 'Starboard Light' Grade II Listed cottages in background which form part of the eastern boundary of the Site. Commercial premises in foreground form part of small block of buildings between High Street & Hugh Street		
Extent of Site visible	Part of eastern boundary (cottages)		
Angle of view in relation to main activity of the receptor	Straight on	Type of view	Contained
Relative amount of time view would be experienced	Medium / High	One of a sequence	Yes
Specific viewpoint / parking place / benches provided? Sign boards / interpretative material	No	Appearance in art / literature / guidebooks / tourist maps etc.	None specifically known
Viewpoint type:	An incidental view from a publicly accessible area		

### Nature of receptors

Primary activity of receptors	Leisure / work	Focus of receptors	Indirect
Stationary or transient (lasting only for a short time)	Transient	Relative numbers of receptors experiencing viewpoint.	Medium / high depending on the time of the year (hotel entrance).

### Sensitivity of Visual Receptor

<b>Susceptibility to change</b>	<b>High</b> People visiting promoted landscapes or attractions.  Viewers whose focus is primarily on the landscape setting for the enjoyment of the countryside / townscape.	<b>Value</b>	<b>High</b> Viewers are within a landscape designated for the preservation of the beauty of the countryside (AONB)
<b>SENSITIVITY OF VISUAL RECEPTORS</b>	<b>HIGH SENSITIVITY</b>		

### Potential for Moderate or More Significant Adverse Effects

<b>Potential for moderate or more significant adverse effects</b>	<b>None</b>
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## VIEWPOINT 6 - POTENTIAL VISUAL EFFECTS

### The nature / magnitude of the visual effects

Potential Visual Effects	Assessment at Completion Notes
1. Extent / proportion of development visible.	1. Only part of eastern boundary defined by 'The Port Light' and 'Starboard Light' cottages. 2. No degree of change in view. 3. No change in the composition of the overall view. 4. Proposed development would not be the focus of the view seen in this context. 5. No loss of features. 6. None. 7. No change in visual scale. 8. No change in the degree of visual enclosure. 9. No change skyline profile. 10. No change in the simplicity / complexity of the view. 11. No change. 12. No change.
2. Degree of change in the view (the extent of the view over which changes would be evident) / proportion of the view occupied by the development.	
3. Extent of change in composition of the overall view (eg change from field to built development).	
4. Is development the focus of view due to proximity / scale.	
5. Features lost from the view.	
6. New vegetation and man-made objects in the view.	
7. Has there been a change in visual scale.	
8. Has there been a change in the degree of visual enclosure.	
9. Has there been a change to skyline profile.	
10. Has there been a change in the simplicity / complexity of the view.	
11. The degree of contrast / integration of any new features or changes in the landscape with existing / remaining landscape elements / characteristics.	
12. Effectiveness of mitigating measures at this stage.	
<b>The Type of Visual Effect</b>	
Beneficial (positive), Adverse (negative) or neutral effect	Neutral

**VIEWPOINT 6 - POTENTIAL VISUAL EFFECTS**

**Visual Effect Significance (sensitivity x magnitude)**

	<b>Assessment at Completion Summary</b>	
	<b>Summer</b>	<b>Winter</b>
<b>Sensitivity of receptor</b> (from baseline above)	<b>High Sensitivity</b>	
<b>Magnitude of effect</b>	<b>No change</b>	<b>No change</b>
<b>Significance of visual effect</b>	<b>NEUTRAL EFFECT</b>	<b>NEUTRAL EFFECT</b>

**Magnitude definition:**

**No change:**

Where the development proposals would, on balance, have little effect on the scene and are neither adverse or beneficial:

- The development cannot be seen or
- The development would be scarcely appreciated in the overall view, and/or
- The view may have changed but the overall effect is no worse or better than the existing.