This document takes forward the views of the spires identified in the Urban Design Framework (UDF) and undertakes a detailed assessment of each one identifying the sites which lie under each view and outlining, through cross-section, the likely development that could take place without infringing on the view. It is proposed that this piece of work forms the basis of a View Manangement Framework SPD.

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The Spires of St. Michael, Holy Trinity & Christ-church have become synonymous with the image of the city - giving rise to the descriptive title of the 'city of three spires'. They are a majestic site on the skyline and are an important link to the city's mediaeval past.

The postwar building boom saw a number of tower blocks join the spires on the skyline and whilst many of the these buildings added a sense of modernity & dynamism to the skyline, some were to the detriment of the setting and views of the spires.

Given the importance of the spires to the city it is important that any additional large/tall buildings are carefully designed and located so as to ensure that the spires retain their rightful prominent position on the skyline.

Identified Views Of The Spires
The UDF identified 15 views of the spires considered to be of high value. They are located on the edge of the city centre and, in the majority of cases, are on key routes into the city centre and offer a strong and extended view of one or more of the spires.

Whilst there are views from the outer areas they are mainly broader city centre views which include the spires (such as from Winsford Avenue, Humber Rd, the A45 and Baginton). Whilst dramatic their broader/generic nature means they should not be considered as being an influence on the location of tall buildings.

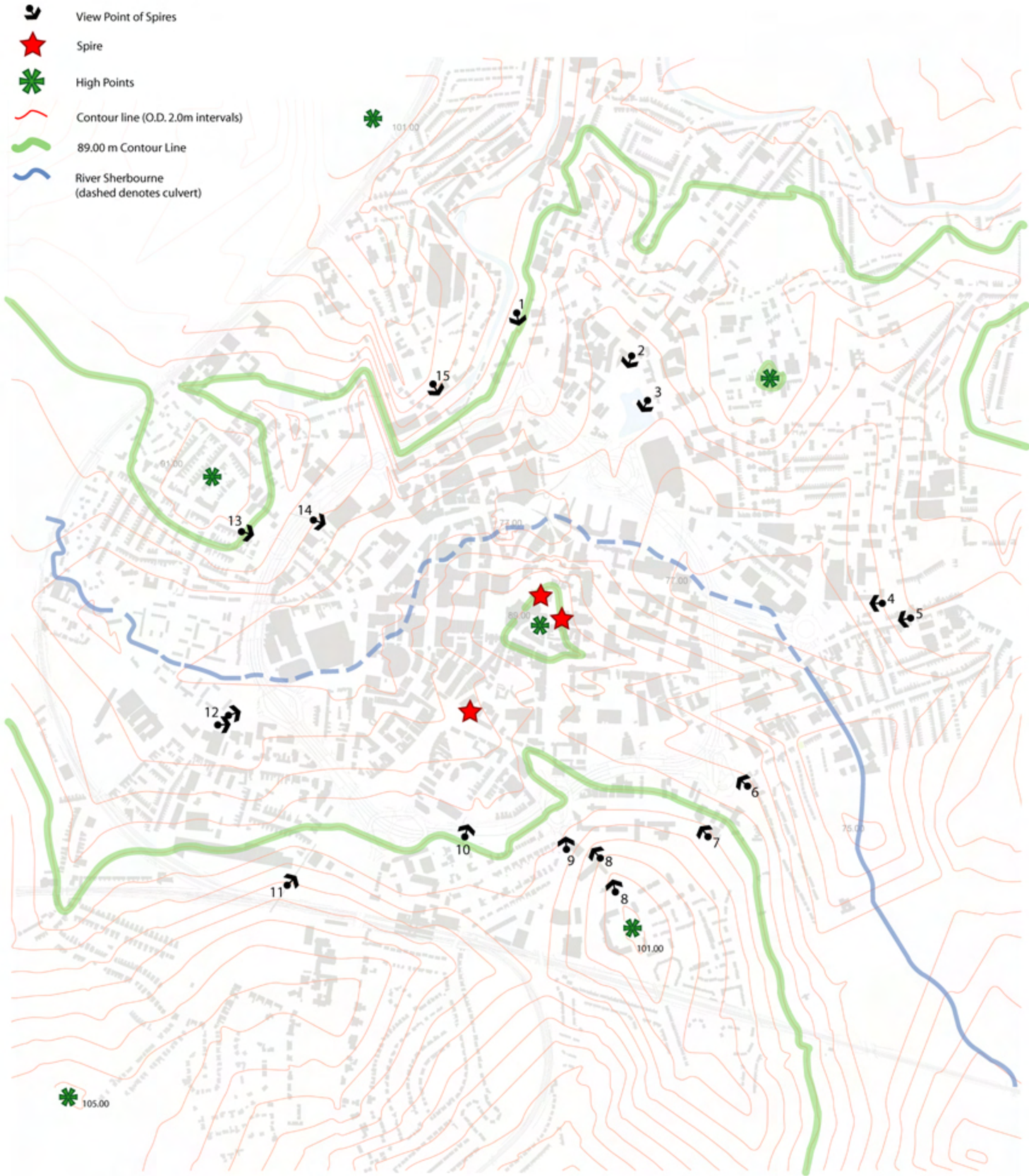
The identified views are as follows:

1. Foleshill Rd
2. Stoney Stanton Rd
3. Swanswell Pool
4. Sky Blue Way
5. Far Gosford St
6. London Rd
7. Parkside
8. Mile Lane
9. Quinton Rd
10. Manor Rd, Footbridge & Friars Rd
11. Spencer Park & Footbridge
12. The Butts
13. Upper Holyhead Rd
14. Upper Hill St & Footbridge
15. St Nicholas St

Each of these views has its own particular characteristics, but they are all dynamic in nature with the view of the spires (the number and proportion visible and their location) changing considerably along the length of the views.

The strength of these views depends on a number of factors: whether they are viewed on foot or in a vehicle; the time of day - the image of the spires changes dramatically from hours of daylight to night-time when they are lit by architectural lighting; the time of year - the spires become more visible on certain routes when the trees are not in leaf and; the weather conditions - the spires stand out boldly against a clear blue sky as opposed to overcast weather conditions.

Tree Planting
The images below of the view from Quinton Rd illustrate the impact that tree planting can have on the views. The other views affected by tree planting are: Foleshill Rd, Swanswell Pool, The Butts, Stoney Stanton Rd, London Rd and Upper Holyhead Rd.



The identified Views of the spires

Postwar Buildings

In some of the views the spires are infringed on by postwar buildings. Whilst these are to the detriment of the view now, it is feasible that they will be taken down at some point in the future thus opening up and improving the view.

The images below of the view from the Butts illustrate the significant improvement that would be made to the view were Coventry Point to be demolished.

The *ringroad* also infringes on some views - as illustrated in the images below. Other views affected by the ringroad are Swanswell Pool and London Rd.

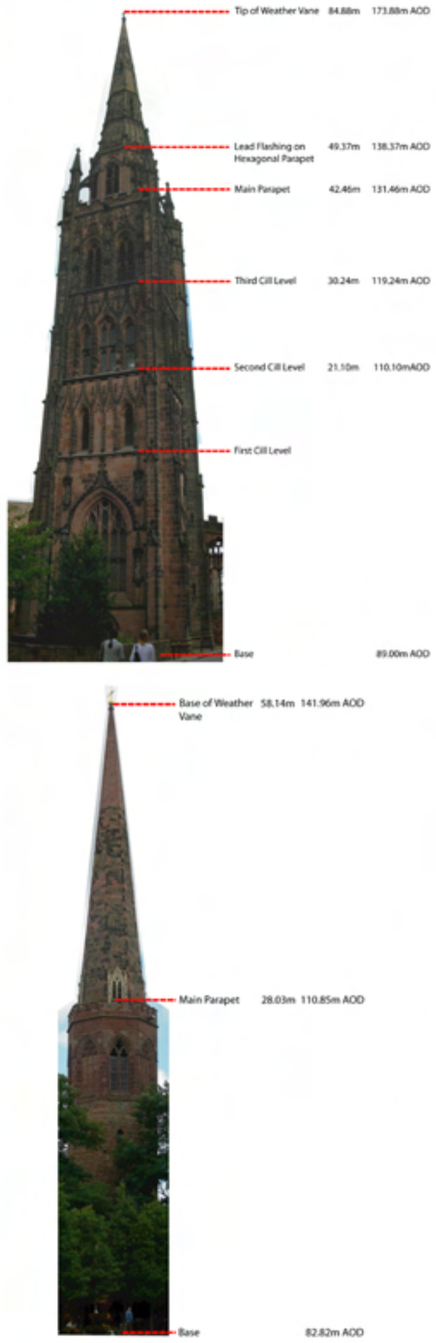
Where the ringroad infringes on the view it is denoted as a black dotted line on plan.

The elevated ringroad is also present in the Sky Blue Way view corridor but it is less dominant in the foreground as it blends in against the university buildings which sit behind it.

View Assessment

A visual assessment has been carried out for each view identifying the exact points from where the spires are visible. A view cone has been drawn for each view based on these view points (blue on plan (right)).

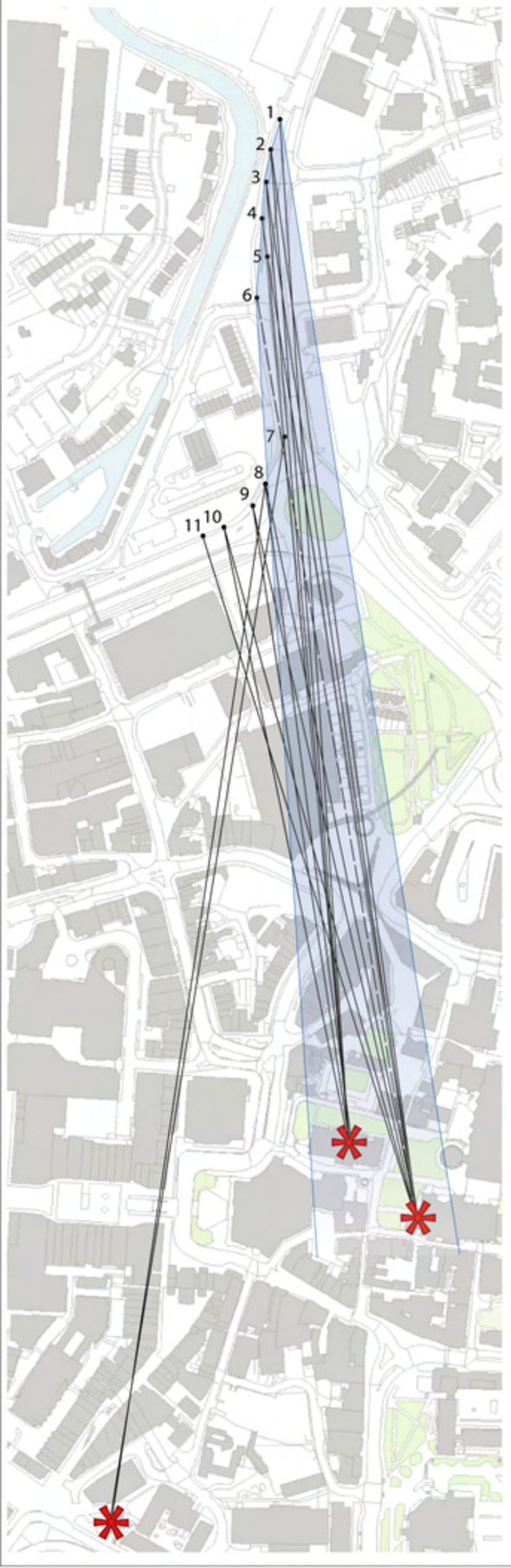
Each view assessment is accompanied by cross sections that give a broad indication of the likely development that could be achieved within the view cones without infringing on the views. The sightlines within the cross sections are focussed on specific features of the spire of St Michael (with Christchurch being used in some views). These are as follows:



View Cone Background

The background setting of a view (red on plan) is as equally important as the foreground. The view from St Nicholas St (right) illustrates how the position of the City Council Tower Block (CC4) (blue dot on plan) in the background substantially detracts from the view of the spires.

Note: these have not been drawn for the views at this stage.



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Foleshill Rd offers a strong and evolving view of St Michael and Holy Trinity. Christchurch also becomes visible. Although the photos are taken from the pavement, the view would be equally good if not better from a vehicle.

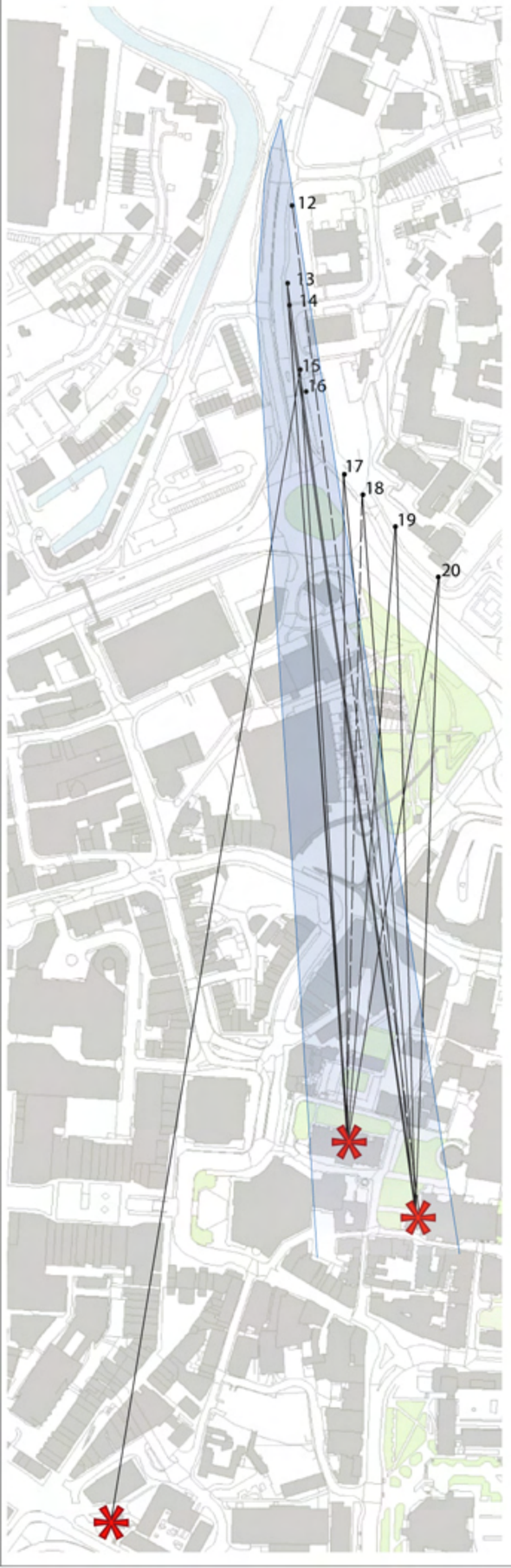
The right hand side pavement (when walking into the city centre) offers the longest view. The spires become clear from points one to three after which Holy Trinity becomes obscured by the mature trees that line the road (points four to five) with St Michael dissapearing from view from point six.

Upon arrival at the roundabout St Michael and Holy Trinity come back into view as does Christchurch (point eight) and the view develops to offer an excellent vista of not only the spires but also the church rooflines, the Council House Clock Tower and the Blue Coat School/historic Priory Tower.

The cross-sections through view points two and eight illustrate what development could be accomodated without infringing on the view.

Tall Building SPD
1a. Foleshill Rd View Analysis

AM ULDT 09/10 **NTS.**



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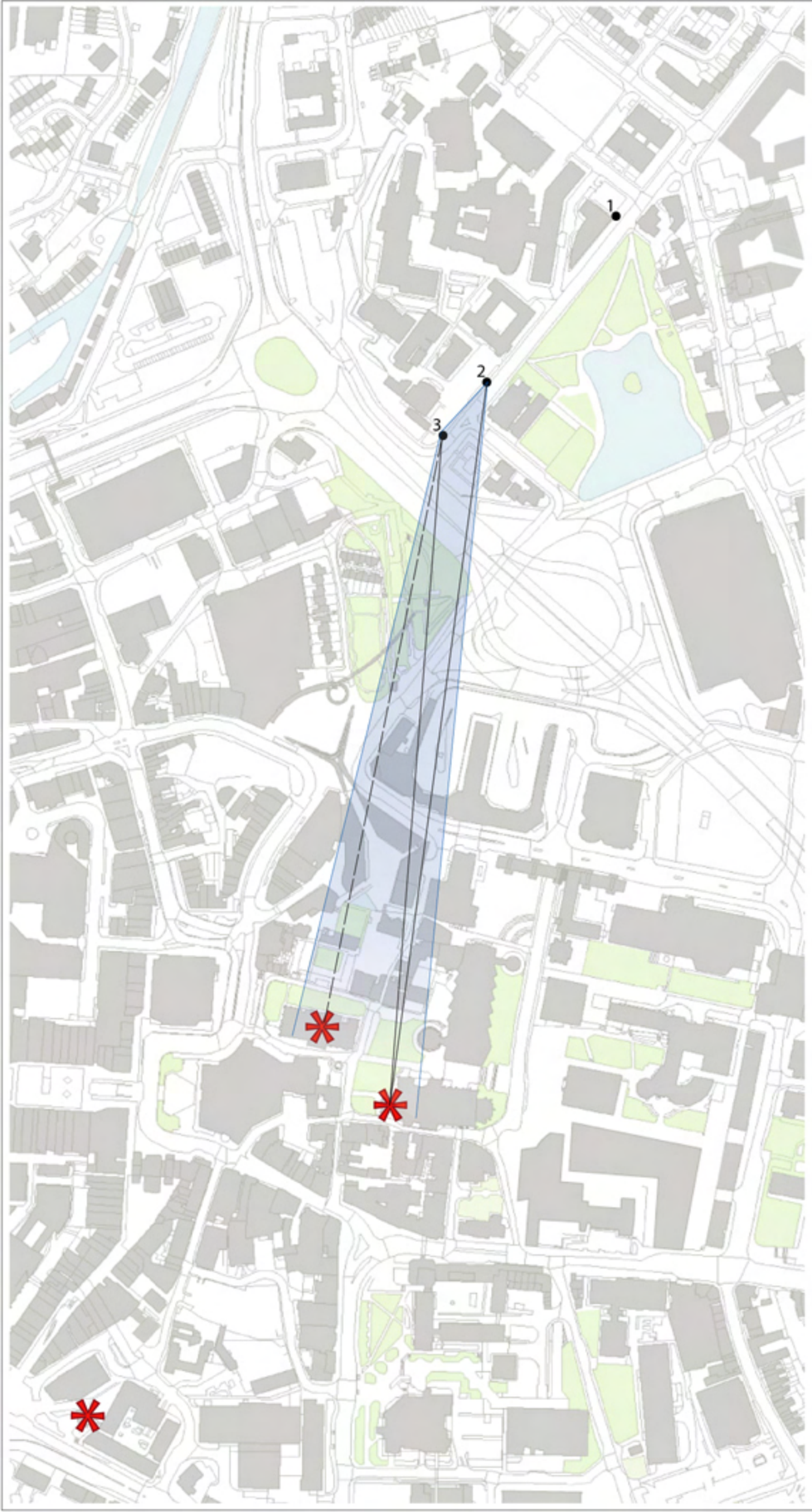
The view from the left handside pavement is largely obscured by mature tree planting on both the roadside and the roundabout. As a result the view is only really clear at points 13 and 14 where St Michael and Holy Trinity can be clearly seen. Past this point only glimpses of the spires are offered. They come back into view at points 19 and 20 but these views are well beyond Foleshill Rd on the slip road that runs onto Stoney Stanton Rd.

The cross-section through view point 14 illustrates what development could be accomodated without infringing on the view.

Tall Building SPD
1b. Foleshill Rd View Analysis
AM ULDT 09/10 **NTS.**



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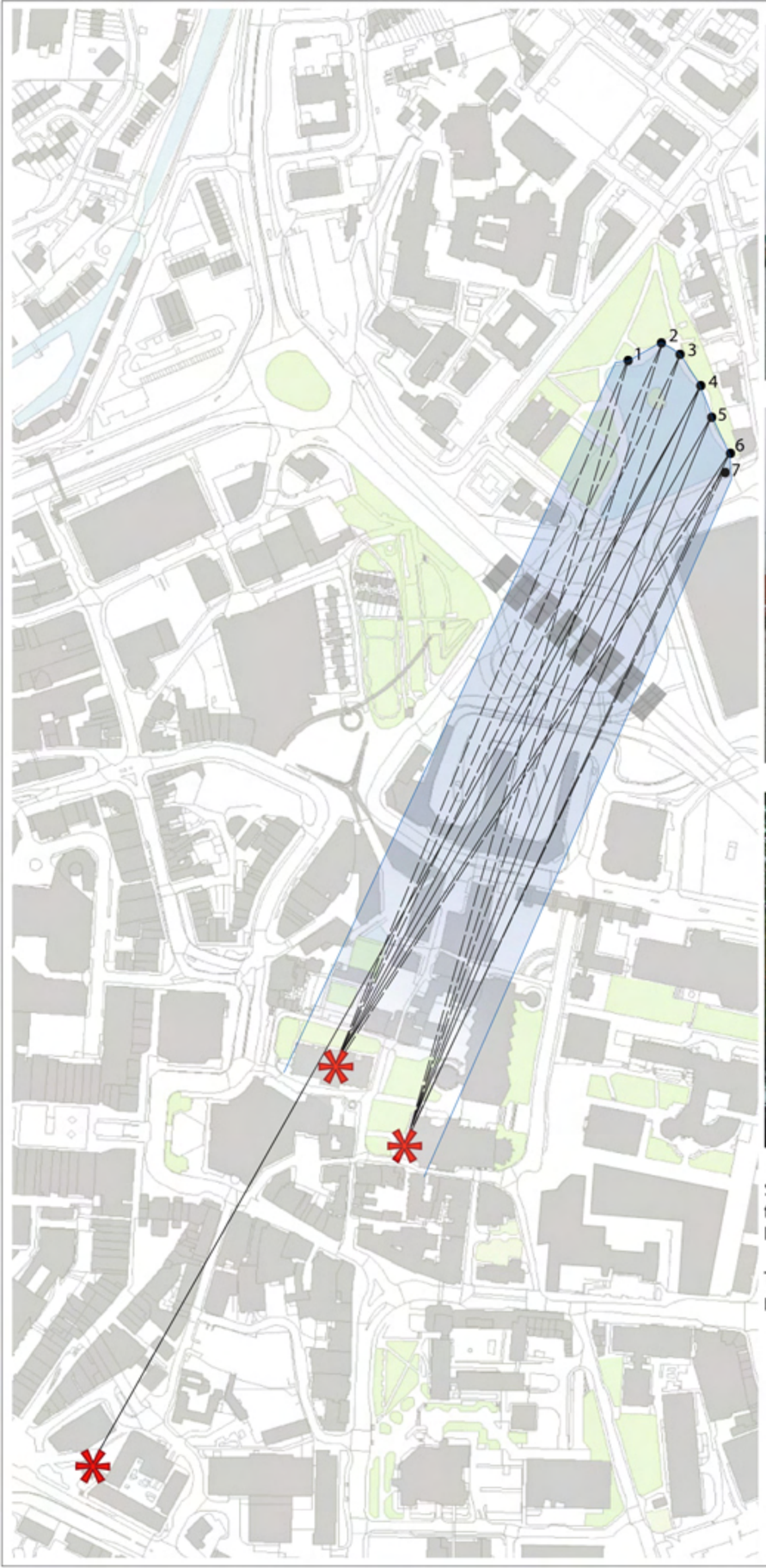
The view down Stoney Stanton Rd is limited due to the mature trees within the pool and along the road. Given this the spires do not become visible until points two and three & even here they are limited to views of St Michael.

Tall Building SPD
2. Stoney Stanton Rd View Analysis
AM ULDT 09/10 **NTS.**



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Swanswell Pool offers an excellent view of St Michael and Holy Trinity particularly from the northern side. This view is particularly important given that park users are likely to stop or sit and look back at the city centre.

The cross-section through view point five illustrates what development could take place within the view corridor with infringing on the view.

Tall Building SPD
3. Swanswell Pool View Analysis
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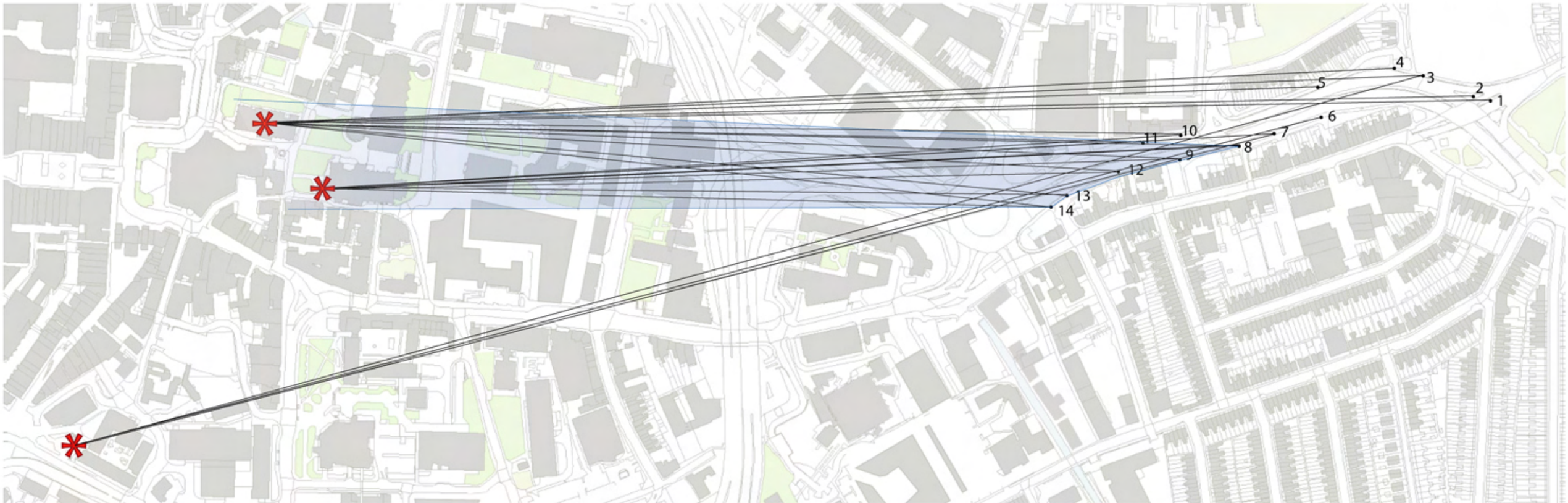

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Sky Blue Way offers possibly the most dynamic and evolving view of the spires. St Michael becomes visible from the junction of Walsgrave Rd and Sky Blue way - points one to five, with Holy Trinity coming into view from point eight. The view remains relatively clear through to the Sky Blue Way roundabout - point 14 - thanks largely to the low rise development that surrounds the roundabout. Christchuch also comes into view at points three, six, seven and eight.

The cross-sections through view points eight, nine and 14 illustrate the development that could take place within the view corridor without infringing on the view.

Tall Building SPD
4a. Sky Blue Way
AM ULDT 09/10 **NTS.**

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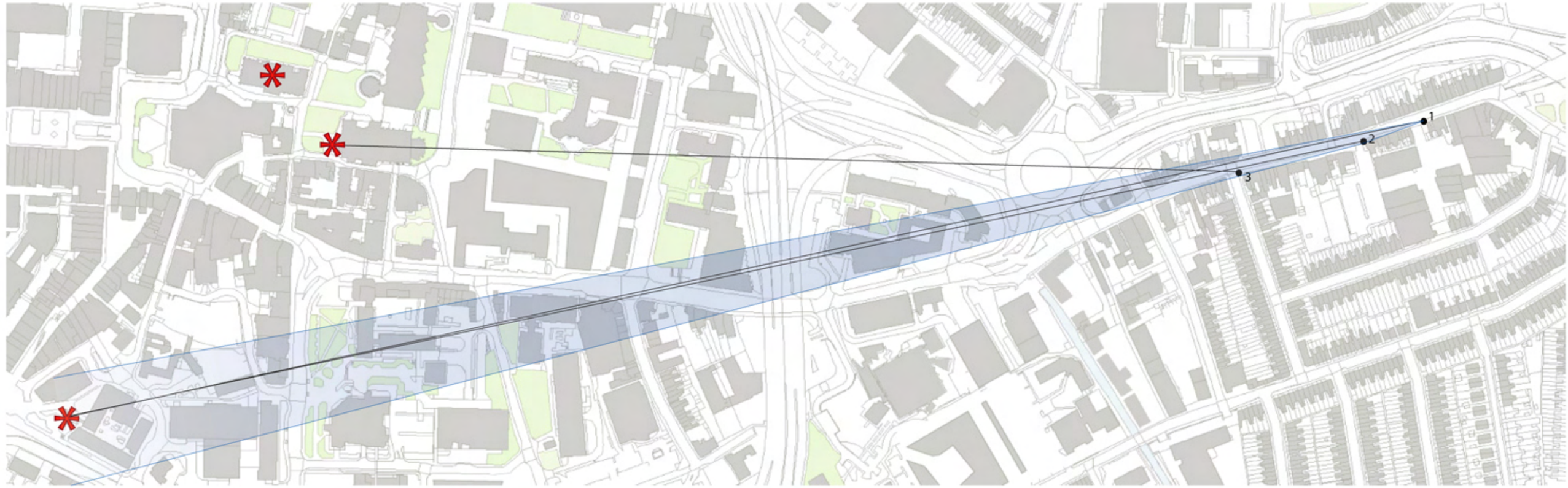
Tall Building SPD
4b. Sky Blue Way
AM ULDT 09/10 **NTS.**



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Far Gosford St offers a clear view of Christchurch between points one and two. After which the spire dissapears. St Michael comes into view at point three.

The cross section through view point two illustrates what development could be accomodated without infringing on the view.

Tall Building SPD
5. Far Gosford St View Analysis
AM ULDT 09/10 **NTS.**

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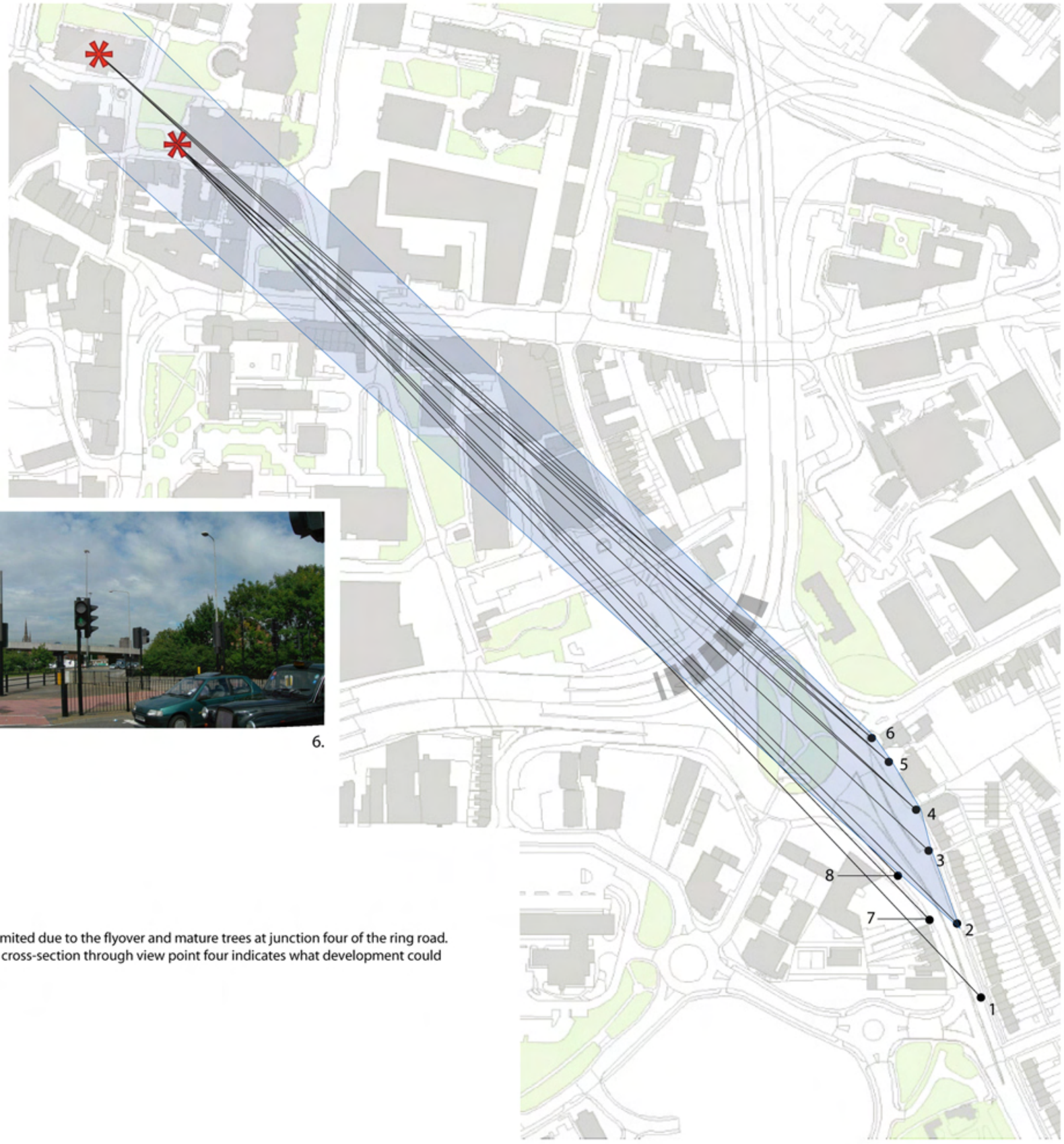

Although London Rd is a key route into the city centre, the views it offers of St Michael and Holy Trinity are limited due to the flyover and mature trees at junction four of the ring road. The spires are most visible at points three, four and five although the flyover cuts out much of the view. The cross-section through view point four indicates what development could take place within the view corridor without infringing on the view.

Tall Building SPD
6. London Rd View Analysis
AM ULDT 09/10 **NTS.**

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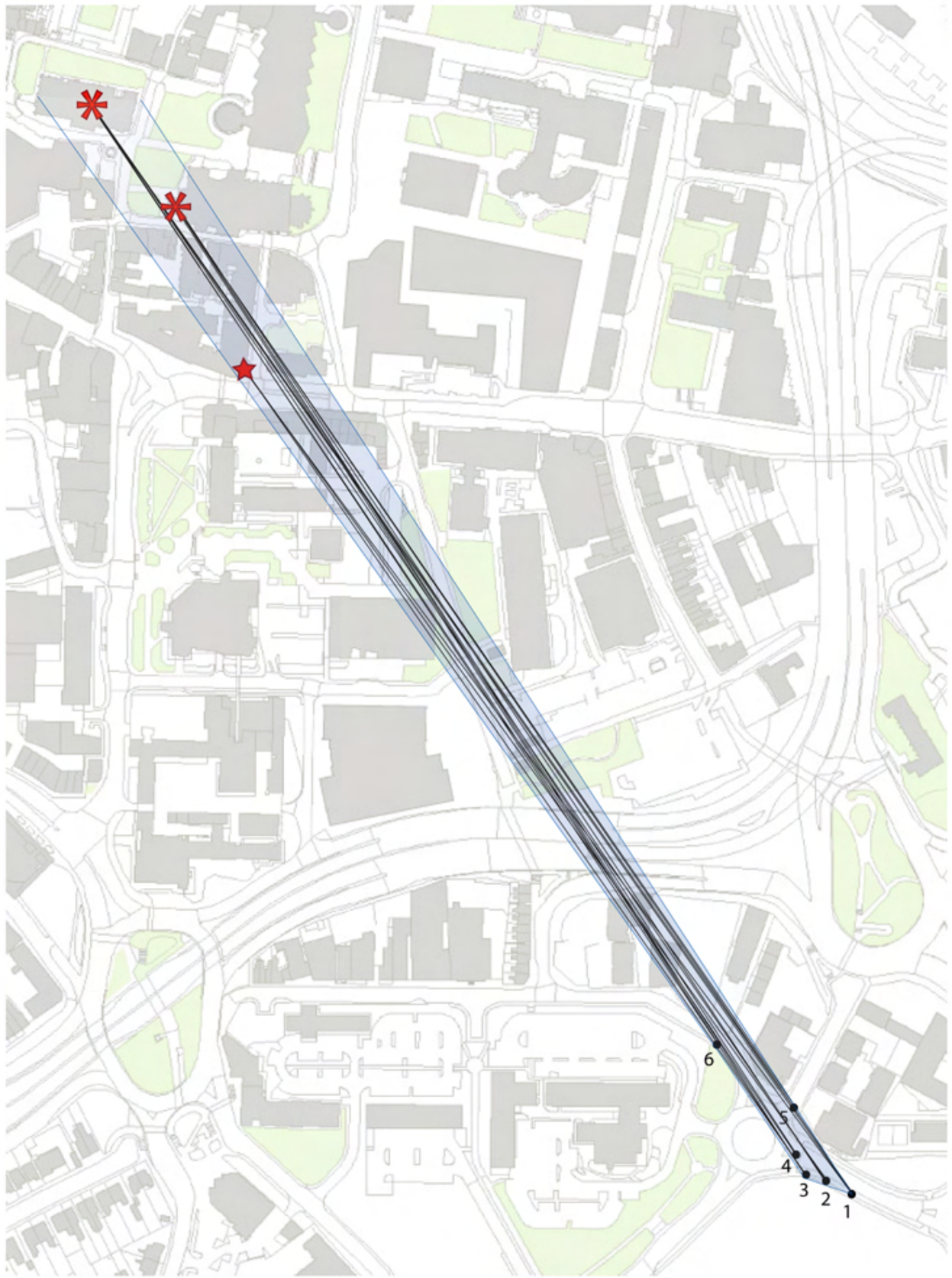
Whilst this view is not on a major route into the city centre, it is on one of the main entrance points into the technology park and it offers a unique view of St Michaels, Holy Trinity and the Council House clock tower. It also provides a strong visual link between the modern technology park and the historic city.

At present the length of time the view is visible is relatively short (and the best view point is view three) but this could be improved with considered redevelopment of the sites that sit under the view cone - most notably the industrial unit that sits in the foreground. Were this unit to be redeveloped as part of a wider more comprehensive scheme it would be possible to open up and enhance the view through the setting out of new building footprints, the location of openspace and through choosing soft landscaping that won't mature to infringe on the view - as is currently the case.

Elsewhere the view corridor passes over Whitefriars Gate and buildings within the Civic Quarter. The cross-section through view point three shows that development within the Civic Quarter ranging from four to five storeys could be accomodated without infringing on the view. Any development, adjacent to Whitefriars Gate would be in the region of two/three storeys and again this could be comfortably accomodated.



Tall Building SPD
7. Parkside View Analysis
AM ULDT 09/10 **NTS.**

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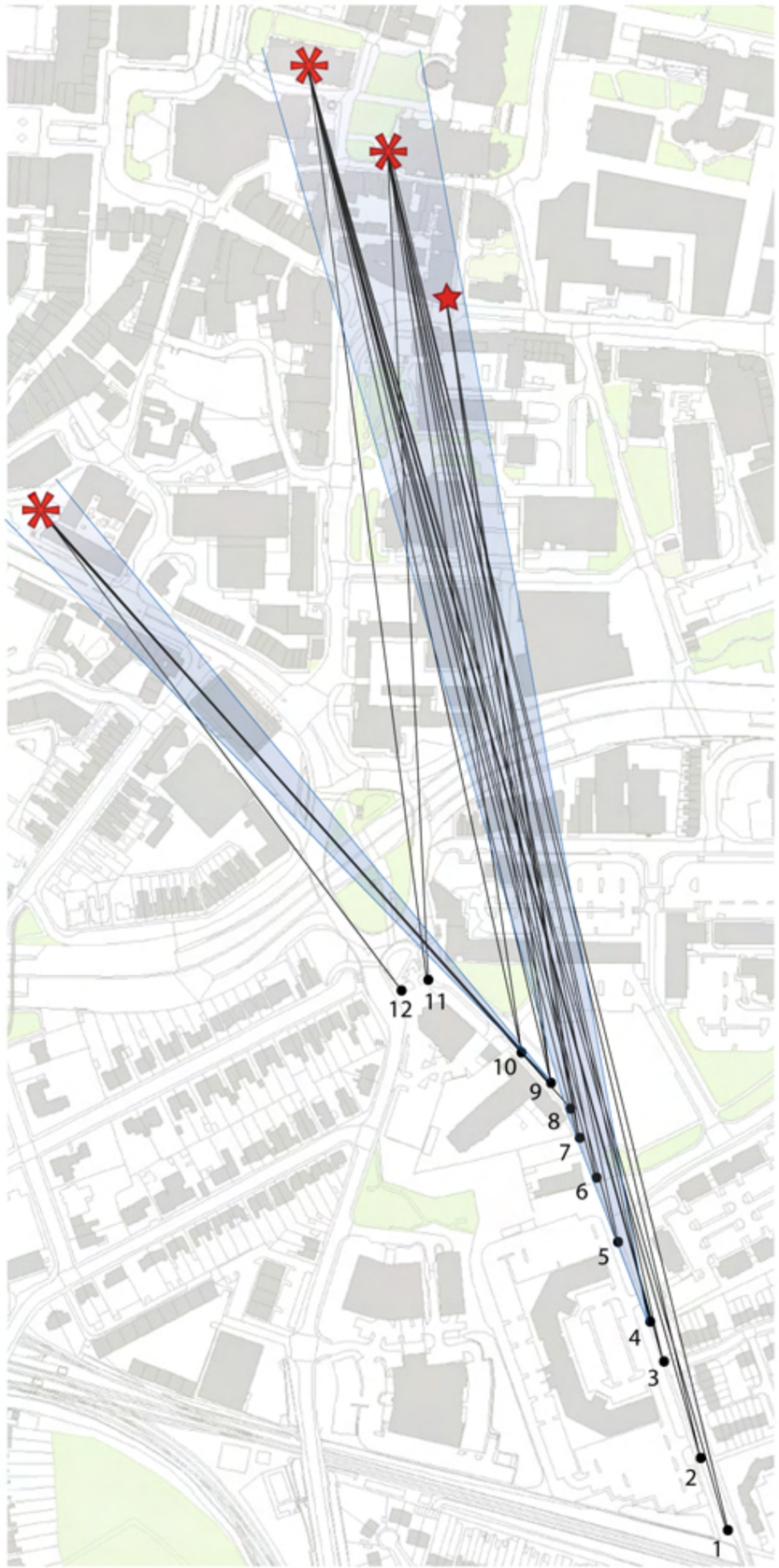

Tall Building SPD
8a. Mile Lane View Analysis
AM ULDT 09/10 **NTS.**

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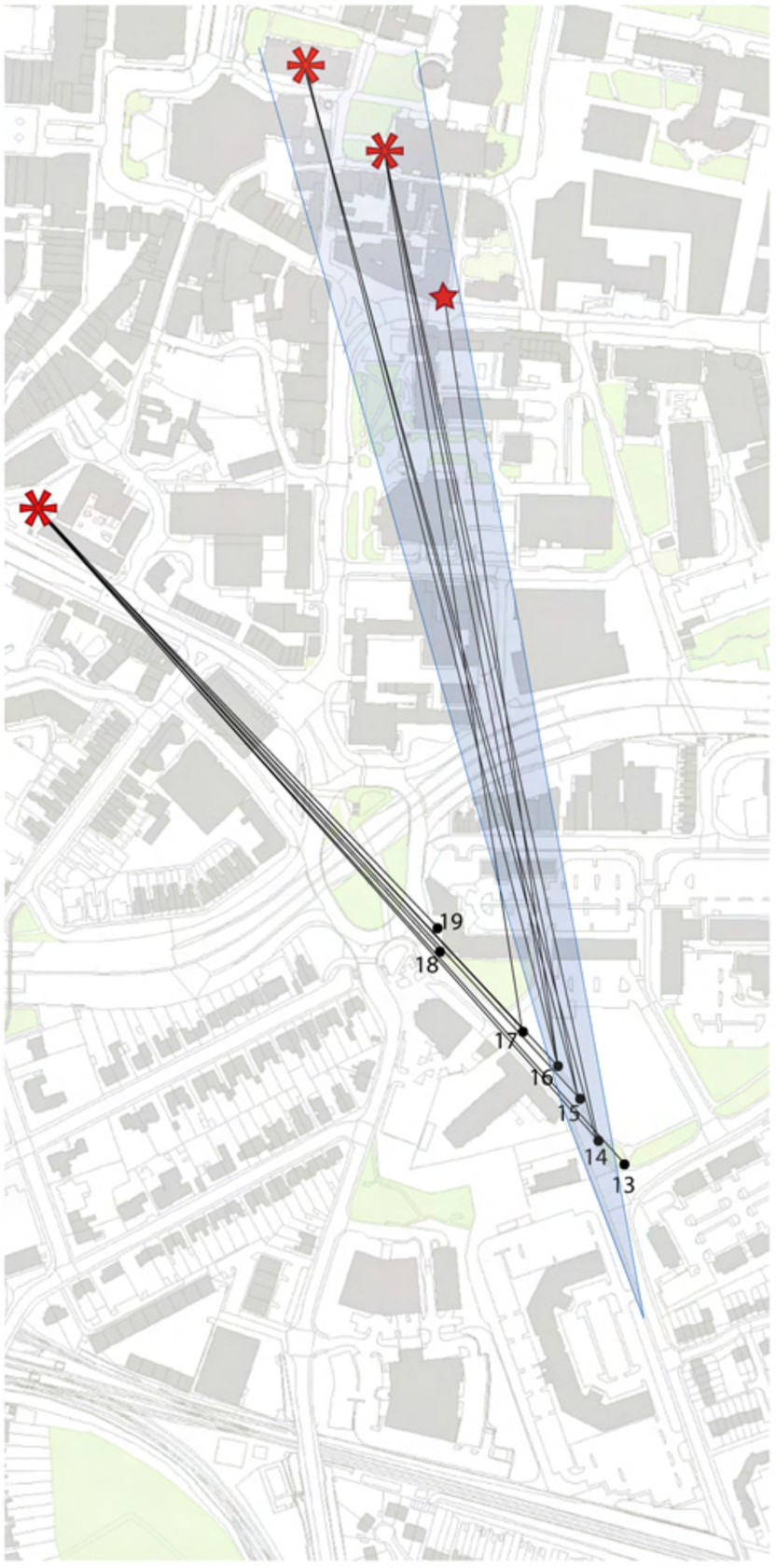

Mile Lane offers a long and unfolding view of all three spires and the Council House clock tower. The spire of St Osburgs also becomes visible.

5a. Left-hand side of road when walking from railway bridge.
From the point where Mile Lane bridges the railway, the spires start to become visible. The view develops along the course of Mile Lane and is at its best at point six - the crest of the hill. From this point on, as the road runs down the hill curving left, the spire of Holy Trinity gradually becomes less visible with the spire of St Michael disappearing from point nine. The Council House clock tower becomes visible between points seven & nine and as the road bends to the left Christchurch spire becomes visible - points eight to 10. St Michael and Holy Trinity come back into view at point 11.

5b. Right-hand side of the road from the junction of Mile Lane and Puma Way.
This view is not as strong but it does offer a unique view of the three spires along with the spire of St Osburgs - view three.

Preservation of this view would be possible whilst still allowing development to take place within the view cone - see the cross-sections through view points six & sixteen. Thanks to Mile Lane's elevated position development of five to six storeys could take place within the Civic Quarter without infringing on the view, whilst the careful siting of development on the remaining sites in Parkside that front Mile Lane would ensure the foreground remained clear.

Tall Building SPD
8b. Mile Lane View Analysis
AM ULDT 09/10 **NTS.**

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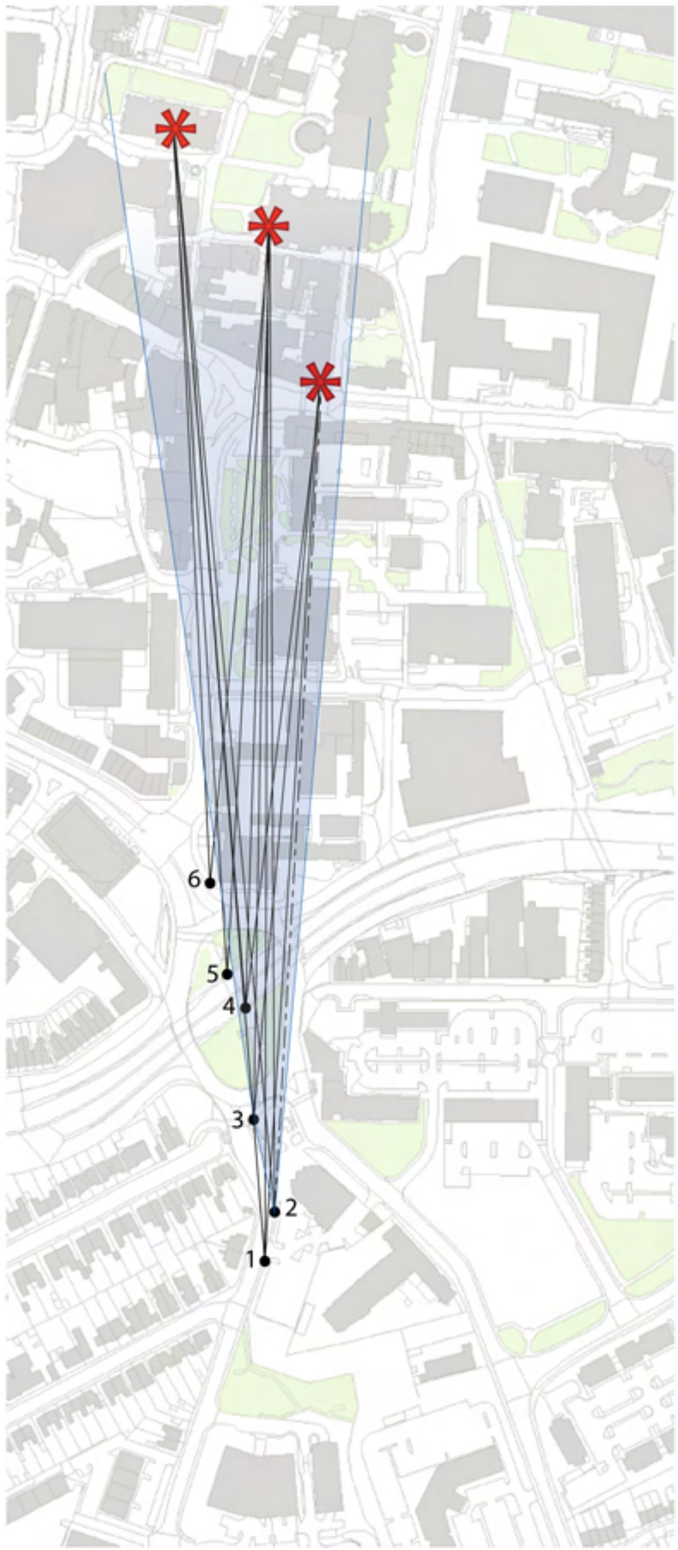
The Quinton Rd view is stronger in winter when the trees are not in leaf. It offers a reasonable view of St Michael and Holy Trinity from points one to four. A particularly strong vista opens up at the junction of Little Park St and New Union St - view six. Due to the topogrphy of this area with Quinton Rd being only marginally higher than the land under the view cone, preseving this view in its entirity would be difficult whilst still allowing development.

The cross-section through view point two illustrates that a three/four storey building to the front of the police station site with a to four/five storey building at the rear. Five/six storey buildings could be accomodated within the civic centre area. The size of development would all but obscure the spires in view points four and five but it would be unrealistic to attempt to preserve these views.



Tall Building SPD
9.Quinton Rd View Analysis
AM ULDT 09/10 **NTS.**

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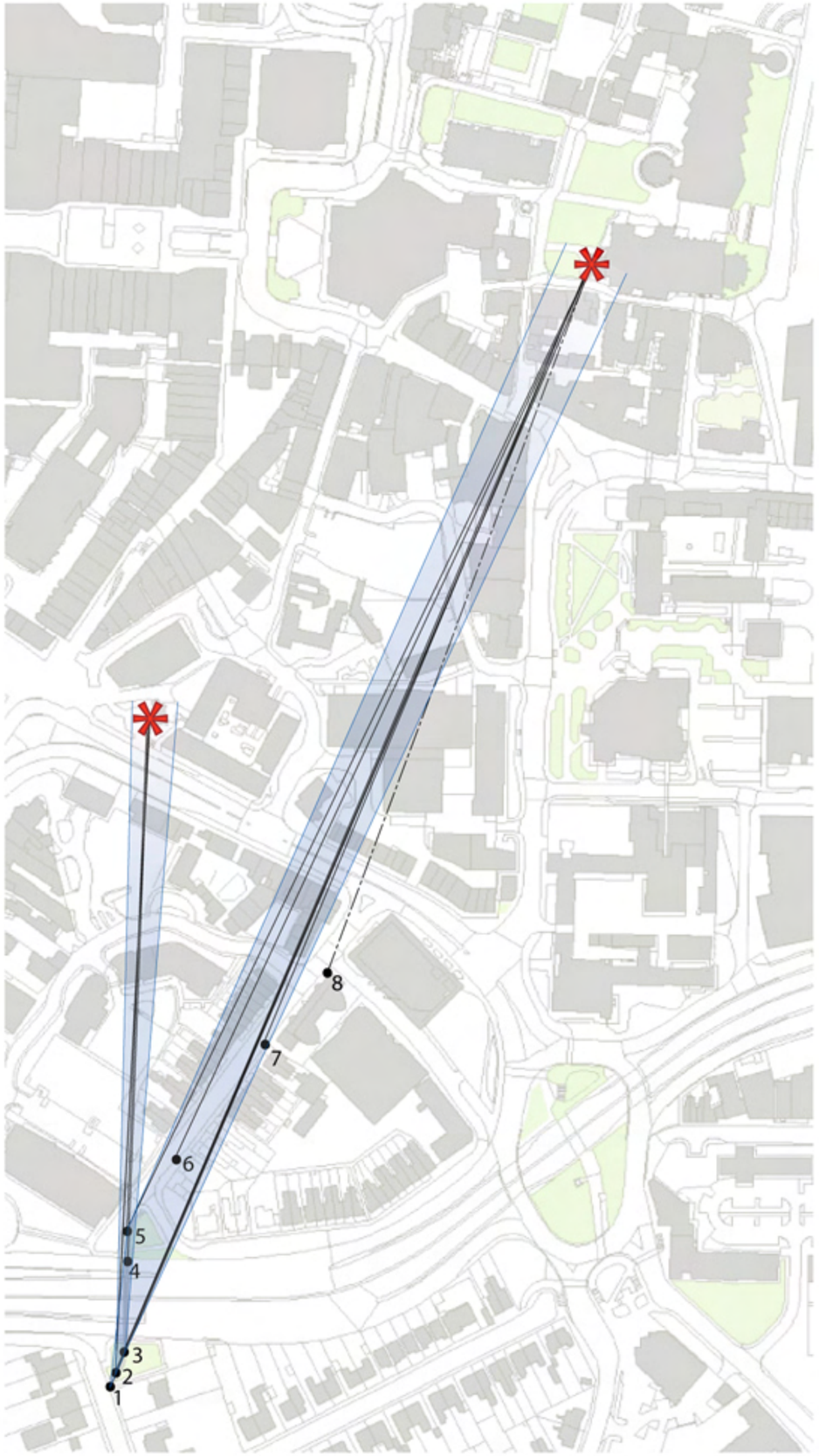
Whilst Manor Rd, Manor Rd Footbridge and Friars Rd offer limited views of the tops of the spires of Christchurch and St Michael, the length of time the views are visible is reasonably good (points two to five for Christchurch & points one to three and five to seven for St Michaels). The close proximity of the spires means that much of their detail can be made out and they make for a pleasant contrast with the modern buildings in the foreground. It may be possible to enhance the view of St Michael were the buildings to New Union St and the BT Telephone Exchange to be redeveloped, but this should not be at the expense of maintaining city scale buildings to New Union St.



Tall Building SPD
10. Manor Rd View Analysis
AM ULDT 09/10 **NTS.**

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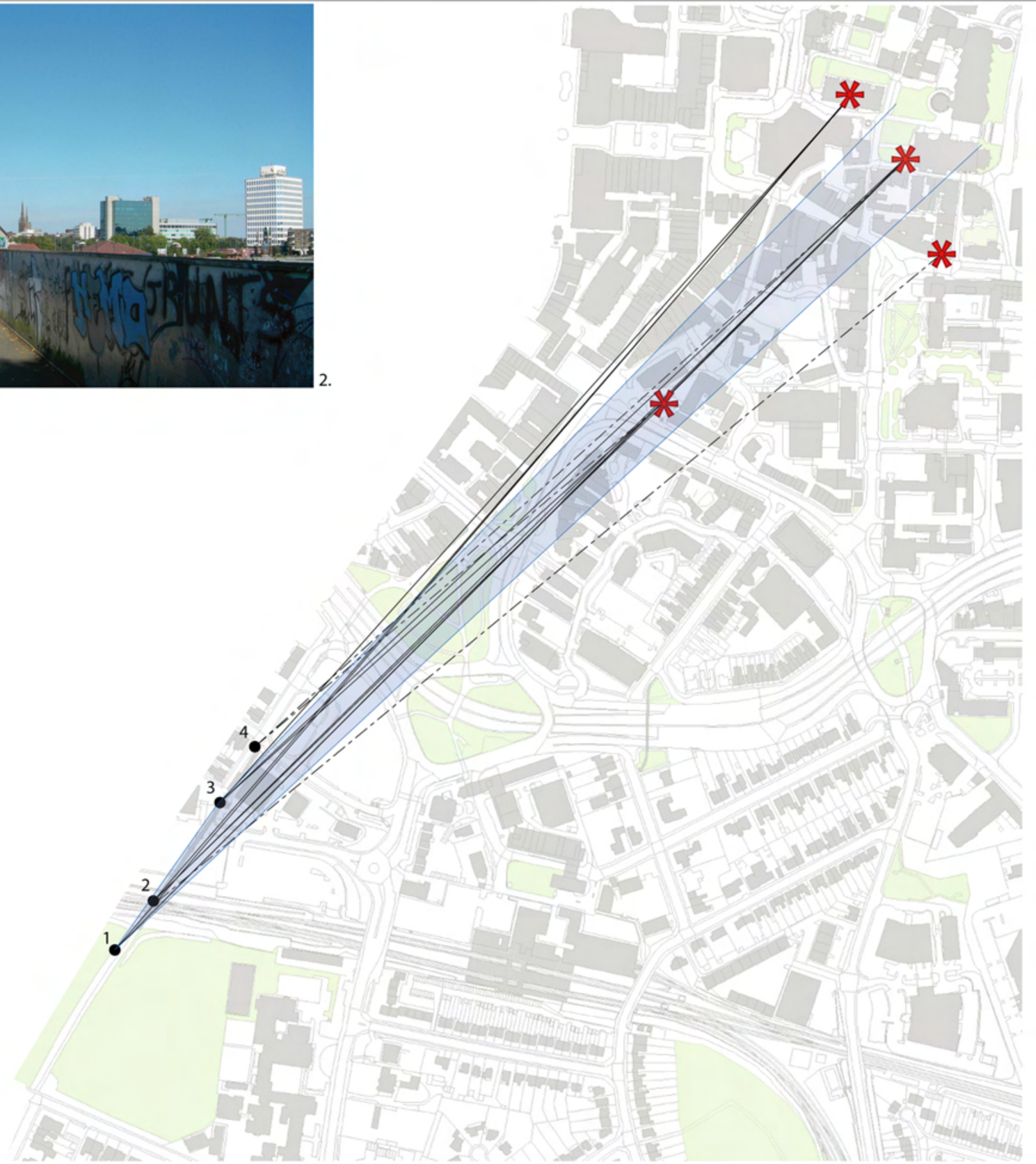

This is a key pedestrian route into the city centre from the south and it offers one of the best views of the three principle spires. The spires become visible from the edge of the park and are clearly visible across the length of the footbridge. The view of the spires dissappears at the bottom of the footbridge ramp - obscured by mature vegetation. Given the height of the footbridge it would be possible to preserve this view whilst still allowing development in the view cone - see the cross-sections through view points one and two.

Tall Building SPD
11. Spencer Park &
Footbridge View Analysis

AM ULDT 09/10 **NTS.**

The Butts is a key route into the city centre and should offer a strong view of the spires. Unfortunately the view is currently compromised by Coventry Point which all but obscures the view of St Michael and Holy Trinity.

However whilst the view is presently compromised it is possible that coventry point could be demolished at some point in the future. Were this to be the case a clear view of St Michael and Holy Trinity would be created. Therefore this view should be protected with the long term aim of opening it up. The potential sites that sit under the view cone could still be developed as indicated in the cross-section through view point three.

Holy Trinity becomes visible once again from Ikea Plaza view seven (as would St Michael if Coventry Point were not there). However preserving this view whilst allowing development would be difficult.

Christchurch becomes visible in one, two and six. Preserving this view would be possible whilst still allowing development to take place - see the cross-section through view point two.

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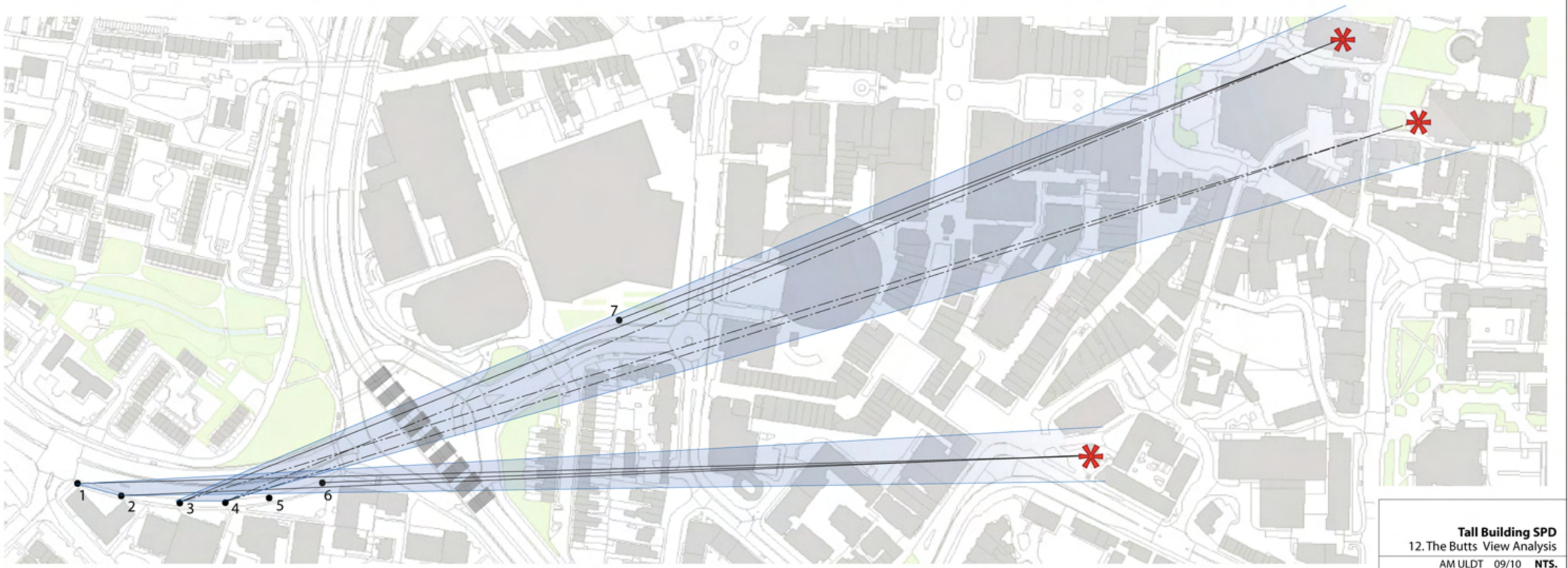

Tall Building SPD
12. The Butts View Analysis
AM ULDT 09/10 **NTS.**

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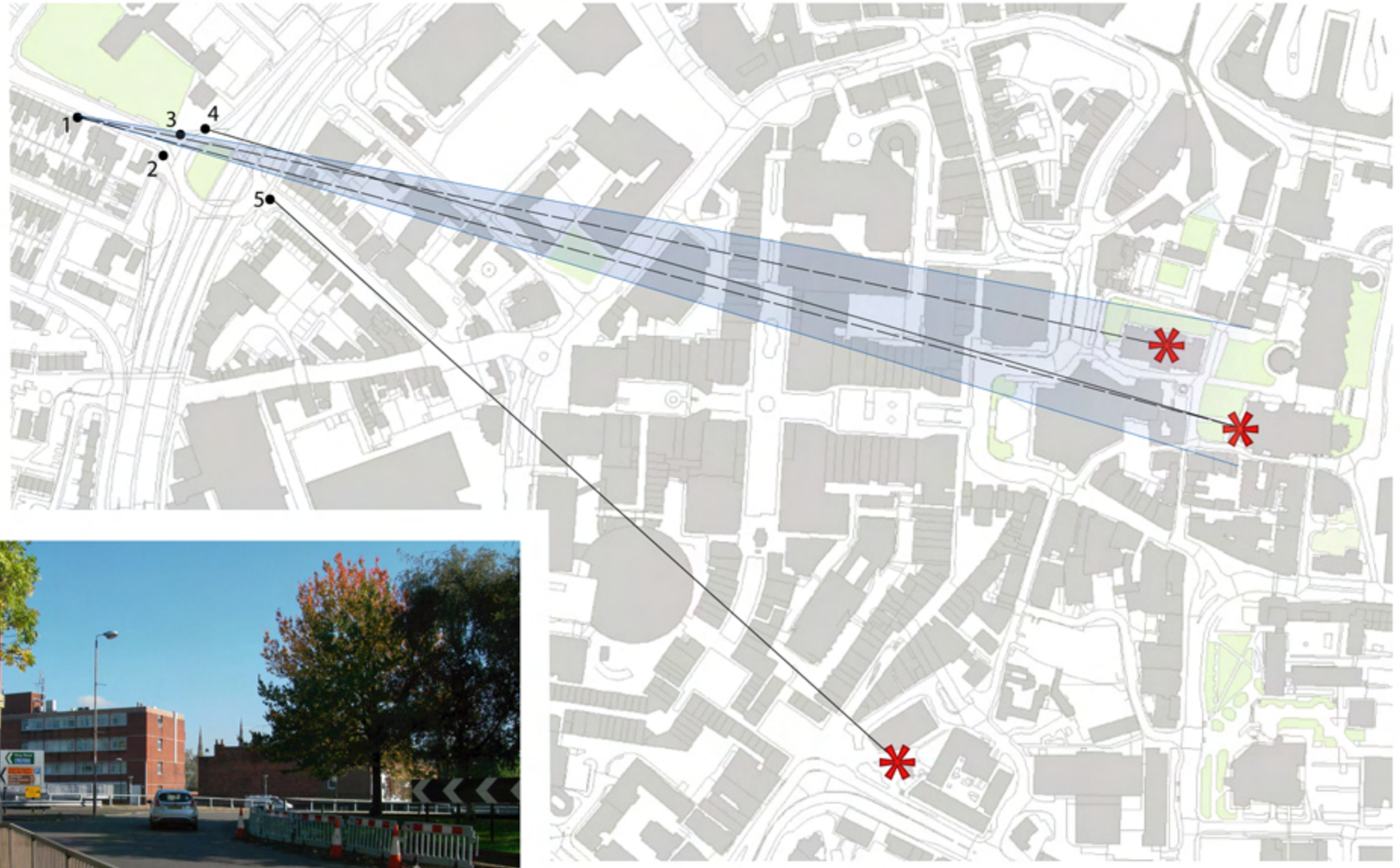

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Upper Holyhead Rd offers a brief glimpse of St Michael and Holy Trinity as the view is largely obscured by the mature planting on the ring road junction roundabout. View point one offers the best view after which the spires disappear from view. The spires re-emerge on the left hand side of the roundabout, coming into view between a gap in the buildings - view points three and four.

A good view of Christchurch is available from the top of Lower Holyhead Rd - view point five.

The cross-section through view point one indicates the development that could take place whilst preserving the view.

Tall Building SPD
13. Upper Holyhead Rd View Analysis
AM ULDT 09/10 **NTS.**

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Whilst the views from Upper Hill St are limited, excellent views are afforded from the recently completed footbrigde. The footbridge acts as a viewing platfrom offering a clear vista of the spires on what is a busy pedestrian route into the city centre.

The site for the approved Belgrade Plaza Phase 3 sits under the view cone but should not obscure the view as the building reduces in mass considerably alongside Hill St.

The cross-section through view point six illustrates what development could be accomodated within the view corridor without infringing on the view.

Tall Building SPD
14. Upper Hill St &
Footbridge View Analysis

AM ULDT 09/10 **NTS.**

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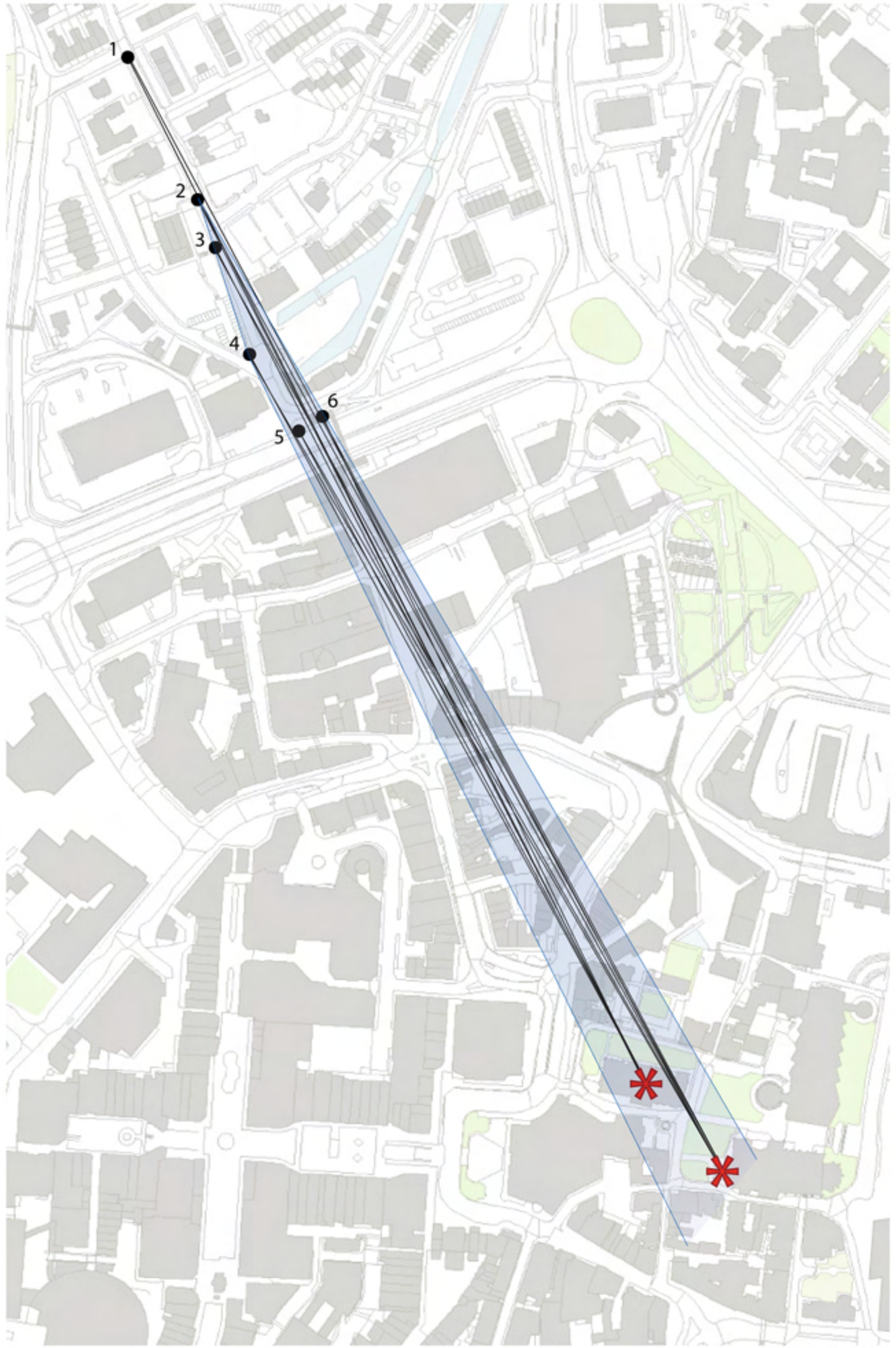
St Nicholas St is a well used pedesdrian route into the city centre and it offers strong views of St Michael and Holy Trinity. From the junction with Light Lane the spires become increasingly more prominant on the sky line with strong views at points five - looking across to Bishop St - and points six - from the elevated position of the footbridge.

Civic Centre 4 detracts from the view but its location behind the spires means they are not obscured. Were the tower block to come down at some point in the future this route would offer one of the best and consistent views of these two spires.

The cross-sections sections through view points three and four illustrate the development that could take place within the view cone without obscuring the view.



Tall Building SPD
15. St Nicholas St &
Footbridge View Analysis
AM ULDT 09/10 **NTS.**