



PART 6

The Oxford View Cones: Views from South East Oxford

2015 Report



OXFORD
PRESERVATION
TRUST



Historic England



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6.1 Crescent Road View Assessment Summary

6.1.1 Introduction

This stands out as the only view among the ten designated view cones that has an urban foreground. The view is seen from a street developed on the edge of the historic settlement of Temple Cowley from the late 19th century with sporadic infilling and redevelopment throughout the 20th century. This has provided an architecturally diverse suburban foreground. As with the view from Rose Hill, this is not one of the historically recorded and celebrated views of the city. Nevertheless, it has been experienced by many residents of Temple Cowley in the past and continues to be a feature that transforms an apparently ordinary suburban street into a part of a world famous historic city. Comparison with the record photographs taken for this view in the 1960s reveals that the growth of trees in the middle ground has resulted in a significant change by hiding the open space of the sports fields and the rooftops of East Oxford.

The view is briefly channelled over the rooftops of houses lower down the hill to a cluster of historic

high buildings in the City Centre. The Radcliffe Camera's dome and the tall spire of St Mary's Church form the core of this group, which also includes the tower of Ss Mary and John's Church in East Oxford and the 'flèche' of Exeter College Chapel. Moving down the street, the curve of the road pulls the focus of the view across to the left including the towers and spires of Christ Church, Nuffield College, Merton College Chapel and St Aldate's parish church. Proceeding further along the road, this view is rapidly hidden as buildings block the line of sight to the City Centre with the attention switching to the wooded hillsides across the Thames Valley to the west. Looking further to the left the greenery of the middle ground is less dense and the rooftops of East Oxford become a distinct element of a more ordinary urban view.

6.1.2 The Viewers

This view is not noted as having any notable historical associations but nevertheless is likely to have formed a feature of the lives of local residents in the past and is appreciated by those who live on and pass along the road today.





6.1.3 Present Viewers

Local residents present	Today the view is experienced by the local community and motorists heading into the centre of Oxford via Cowley. This is a well used road and therefore the view is seen by a large number of people as a part of their daily life.
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6.1.4 Viewers in the past

Local residents past	Historically (and at least since the 12th century), this view will have been seen by residents in and around Temple Cowley, as well as workers in the fields surrounding the village.
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6.1.5 The Viewing Place

Where you see the view from affects your understanding of its significance. This can depend on how much you know about the viewing place and its history, whilst temporary features of the viewing place can have a big impact on the viewing experience.

Aesthetic value of the foreground	This is a tranquil residential street, with green hedgerows and street trees and a mixture of architectural styles that are unified by the use of red brick and pitched roof slopes.
Historical interest of Temple Cowley	<p>Temple Cowley, a rural settlement located on a prominent hillside to the south-east of Oxford, and named after the medieval house of the Knights Templar, was in existence by the 12th century and preserved its ancient agricultural character until the mid-19th century.</p> <p>The historic village has now been largely infilled and surrounded by 19th and 20th century suburban development that reflects the city's industrial expansion in the 20th century.</p>
A residential area	Crescent Road is a residential street that was first laid out in the 1850s. The street has continued to develop over the past century and a half and might be regarded as similar to many other contemporary streets elsewhere, were it not for the direct view to the City Centre and its world famous historic buildings.

6.1.6 The Landscape in the View

This is a kinetic view that is influenced by the course of the street, change in elevation and the framing provided by the buildings to either side. What is seen in the view can change relatively rapidly through the growth or removal of trees. It is now seen with a green middle ground echoing the rural landscape that once separated Cowley from the city. However in the recent past the suburb of East Oxford was more visible, illustrating the expansion of Oxford in the 19th and 20th centuries for the growing workforce of its educational and industrial institutions. Nevertheless little in the middle ground rose up (other than the towers of Victorian churches) that would detract from the prominence of the historic high buildings of the City Centre as the focus of the view. These are seen as a series

of clusters that, in turn, form the focus of the changing view. The group set around the spire of St Mary the Virgin Church and the dome of the Radcliffe camera (which also draws in the tower of the Church of Ss Mary and John in East Oxford) form the main focal group, although others are also important. The historic high buildings of Christ Church, for example form a notable group. Wytham Hill provides both a green backdrop to the high buildings and draws the eye down to the main focal group where it dips to the right. The 'ordinary' suburban setting of the foreground adds another layer of historic interest, illustrating the development of Oxford in the 19th and early 20th century outside the focus of the academic institutions into suburbs that served new industries but continued to maintain links with the historic heart of the city.



This photograph of the view for Crescent Road was taken shortly after the view cone was designated in 1962. It illustrates the major change that tree growth and infilling on the road has had on the character of the view. The East Oxford suburb is seen in the valley floor and the City Centre beyond it, raised up on its gravel terrace. The black and white photograph also helps to highlight how direct sunlight illuminates the limestone of the historic high buildings in the City Centre.

6.1.7 Context:

A rare view	Views from the hills south east of city are rare, due to the mixture of dense urban development and tall vegetation. As a result the opportunity to see the city from this angle is significant even though the view from the original assessment point recorded in the local plan is currently screened by foreground trees. The view makes an unexceptional suburban street part of a world renowned historic city.
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6.1.8 Topography and layout of the view:

Elevated medium/long distance view	<p>The elevation and steep slope to the north provides a short section of street from which the viewer is able to see over the rooftops of buildings further down the street and trees in Cowley Marsh Sports Field to the City Centre.</p> <p>The high buildings are just over 2.8 kilometres to the north west (Magdalen Tower being the nearest). Whilst Wytham Hill is some 7 kilometres distant (at Marley Wood).</p>
Channelled to the City Centre and busy foreground	<p>The view is unusual among the designated view cones in having a suburban streetscene as a foreground with buildings on either side of a street creating a channelled view to the City Centre. These views are surprisingly rare within the city as suburban development tended to block views rather than frame them.</p> <p>The detail of the streetscene, including parked and moving cars, lampposts, telephone poles and wires, front garden boundaries and planting and buildings provides rich detail with a high potential for change.</p>
Other viewing points	As you approach the City Centre the view is also seen from Cowley Road, where again, the strong building lines and linear street channel the eye towards the high buildings of the City Centre. This is a lower lying view point from which St Mary the Virgin Church rises against the sky above the buildings lining the road.



The middle ground	The rooftops of the East Oxford suburb form a low-lying middle ground masked from Crescent Road by the trees in Cowley Marsh Sports Field. The towers of the Church of Ss Mary and John, Cowley Road and St John the Baptist, Iffley Road rise above the treetops, adding to the historic skyline.
Wytham Hill as a back ground	Wytham Hill provides a background and horizon to the view. The indistinct texture of woodland provides a sense of depth to the view. There are no distracting structures or modern features seen between the historic high building and the hill. St Mary the Virgin Church Spire and the Radcliffe Camera's dome are the only buildings that break above the horizon of the hill and so have extra prominence in the view.

6.1.9 Green Characteristics:

Foreground foliage in the street scene	Street trees, hedgerows and garden planting contribute greenery and softening to the urban foreground that helps to blend with the greenery of the middle ground at the Cowley Marsh Sports Fields.
Green middle ground of Cowley Marsh Sports Field and the Cherwell and Thames Valleys	<p>The greenery of trees in the Sports Field, with other greenery in the low-lying middle ground, provides an attractive middle ground, screening from view buildings in East Oxford. Further greenery beyond the suburb screens the City Centre's buildings. As a result the historic high buildings rise from the valley's greenery in isolation from other structures.</p> <p>Trees in the valley floor provide a rich tapestry of colours, changing through the seasons and representing the mixture of native trees in the rural landscape of the River valley and more ornamental planting in gardens and churchyards within the suburbs.</p>
Trees in the City Centre	Occasional taller trees in parks and college gardens stand alongside the historic buildings. These provide a contrast to the buildings' strong geometric forms and reveal the green character of gardens in the City Centre. The edge of the City Centre is marked by the trees of Christ Church meadow. These represent a formal landscape, the recorded development of which dates back to the late 16th century as well as contributing to the image of Oxford rising from its 'ancient groves'.
Green backcloth of Wytham Hill	<p>The city is seen within a rural setting, a feature of its aesthetic value that has been appreciated for centuries.</p> <p>Wytham Woods themselves are of historic interest having inspired writers and latterly forming a gift to the University by Raymond ffennell to form a living laboratory and to preserve their green character</p> <p>The dark green foliage provides a strong contrast to the limestone of the historic high buildings, helping the latter to stand out.</p>

6.1.10 Architectural characteristics:

Buildings in the foreground	<p>Late 19th and early 20th century suburban houses dominate the foreground. These are generally of two-storeys, in redbrick or painted render with slate or clay tile roofs, and with prominent gables either to the road or as exposed flank walls seen due to the curving line of the road. They enclose the viewing place and frame the view.</p> <p>A prominent group of later 20th century houses with mansard roofs catch the eye due to the rhythm of their exposed flank walls. The horizontal line of their flat roofs frames the focal group of buildings in the City Centre.</p>
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Buildings in the middle ground	<p>From the viewpoint buildings in east Oxford and the general mass of buildings in the City Centre are currently screened from view by the tree cover. This is a relatively recent characteristic as historic photographs reveal the townscape of East Oxford was more visible in the 1960s. It does contribute to the effect of seeing the City Centre buildings in a green setting, although this is at the expense of the historic interest of seeing the city in the context of its Victorian and 20th century suburbs.</p> <p>The historic high buildings are seen as a strong contrast with the buildings in the foreground, having a strong vertical emphasis with a contrasting palette of materials. As a result of their distinctive forms they are easily recognised as buildings associated with the history of the University and medieval city. The common palette of materials (mainly limestone and lead) draws them together as a group and makes them stand out in the landscape when they are seen in strong sunlight.</p>
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6.1.11 Focus of the view:

Focal Group	<p>The dip of Wytham Hill draws the eye to the pairing of the spire of St Mary's Church and the dome of the Radcliffe Camera, which both rise above the tree line and form the focus of the view. Together they represent the medieval and ecclesiastical origins of the University and its flourishing as a European centre of learning in the Age of Enlightenment.</p> <p>The Tower of Ss Mary and John's Church in front of these two and the roof and flèche of Exeter College Chapel behind them add to the gravity of this focal group.</p>
Other high buildings	<p>Other historic high buildings representing college chapels and churches in the City Centre and East Oxford add a spiky skyline of iconic historic buildings representing the history and tradition of individual colleges and institutions, as well as the city and University as a whole.</p>

6.1.12 The Influence of light and the Seasons:

Seasonal changes of vegetation colours	<p>This view's aesthetic value (and part of its historical value) is strongly influenced by the foliage in the landscape. This will change in character between the seasons, introducing a rich range of colour in the autumn in particular.</p>
Daylight	<p>The view is seen to best effect in mid-morning in spring or autumn with low angled sunlight directly behind the viewer and illuminating the limestone of the historic high buildings.</p>
Cars and gardens	<p>The presence of cars will change during the day. Car movements are likely to be least frequent outside either end of the school and work day, at which times the street should provide a more tranquil viewing location.</p>

6.1.13 Detractors:

Trees screening the view	<p>Street trees in the foreground and the trees in the valley beyond are growing to a point where the view to the historic high buildings is being lost. The pinnacles of Merton College Chapel, for example, are only just visible above the canopy, whilst Magdalen College Tower is lost on the right-hand side of this view behind a group of tall trees.</p>
Street clutter	<p>Telephone poles, wires and street lamps have a minor negative impact due to their poor aesthetic value compared with the historic buildings and green landscape.</p>



6.1.14 Sensitivity to Change:

<p>Change in the street scene</p>	<p>The clutter of the street scene provides an opportunity for enhancement of the views by tidying up the disparate lighting columns, street signage and telephone wires to enable the view to the City Centre to be better appreciated.</p> <p>Development within the street that blocks the view is the greatest threat to its continued value.</p>
<p>Changes in the middle ground (East Oxford and the Thames Valley)</p>	<p>Development that rises above the general roofscape level of buildings in the middle ground to an extent where it would be conspicuous in the middle ground and draw attention away from the City Centre and historic high buildings as the focus of the view would result in harm to the view. A small number of high buildings in this area already stand out, including the towers of the Church of Ss Mary and John, Cowley Road and the Church of St John the Evangelist, Iffley Road. However these are also historic buildings which have special significance for their historic interest and communal value and, as such make a positive contribution to the view. Nevertheless they do not set precedence for development of this scale.</p> <p>Foliage in the middle ground has increased considerably since the view cone was first designated in 1962 and now threatens to obscure the view. Careful management of the trees in the Cowley Marsh Recreation Ground in particular has the potential to increase the prominence of the historic high buildings in the view.</p>
<p>Changes in the City Centre</p>	<p>The City Centre is seen as just a few of the historic high buildings rising above the trees in the valley, which therefore act as the focus to the view. New development that rises amongst the historic high building either blocking views to them or that fails to share their characteristic slender forms, distinctive materials or architectural richness of detailing would cause harm to the view.</p>
<p>Changes in the background to the view</p>	<p>The background of the view is formed by the wooded hills in the distance, which provide a strong contrast with the architecture of the City Centre. The close visual relationship of the City Centre and the rural hinterland is part of both the view's historic interest and attractive quality. Development that rose up between these two elements reducing the immediacy of the connection would result in harm to the view, unless it is seen as a continuation of the City Centre skyline and shares its characteristics.</p>

Figure 6.1.1



Photograph of the view from Crescent Road

Figure 6.1.2



Illustration 1: Simplified render of the view from Crescent Road

Figure 6.1.3
 Illustration 2:
 Annotated render
 of the view from
 Crescent Road



6.2 Rose Hill View Analysis Summary

6.2.1 Introduction

Rose Hill, a distinctive domed hill top, was an open and exposed vantage point until 1936 when an estate of housing was developed to house people displaced from dilapidated residential areas of St Ebbe's and St Thomas'. Other housing was built to serve the growing car factory.

Views from this area are generally less celebrated than other views of Oxford, and there are fewer records of these views in paintings or in literature. Nevertheless the layout of development, following the contours of the hillside allowed views northward from the hillside across open spaces such as the allotments next to Lenthall Road. Here the allotments provided a green foreground with the rooftops of historic houses in Iffley Village seen amongst the foliage of large gardens at the foot of the hill. Beyond, the open meadows and trees of the Thames floodplain

and river led the eye up to the city, seen as the famous spires, towers and domes rising above the mantle of mature greenery.

The view is not currently visible from the roadside or the allotments due to the high hedgerow and tree lines on the allotments' boundaries.

6.2.2 The Viewers

Seeing the view provides a tangible link with past viewers which contributes to its significance. It is also important to those who see it today. Understanding how the view has been appreciated in the past or made available for viewing will help to inform understanding of how change might affect its significance. This view has mainly been seen by local residents both past and present but is currently restricted by control of access to the allotments and the growth of the foliage surrounding them.



The view from Rose Hill allotments in 1962



6.2.3 Present Viewers

Allotment Users	At present only users of the allotments get to see glimpses of this view through the trees to the north. However, there is potential for many others to enjoy the view through careful management of foliage.
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6.2.4 Viewers in the Past

Past viewers	Prior to the 20th century most viewers would have been local agricultural workers. Lenthall Road was originally an accommodation lane (a lane leading to fields outside the village).
Recognised as a significant view in the mid-late 20th century	Development as a residential area made this view available to many more people, although this relied on the survival of a large open space on the north-facing slope of the hill for public views. Views to the north were also seen from the playing fields of Rose Hill Primary School and the recreation grounds adjacent and would have been enjoyed by many local residents.

6.2.5 The Viewing Place

As well as contributing to what is seen in the view, the viewing place can add to its significance as a result of the associations, qualities or the uses it may have. Rose Hill forms part of the setting of the Iffley Village Conservation Area and has its own interest as a formally planned post-war suburb built to include a range of semi-

detached and terraced housing types, public amenities and open spaces including recreation grounds, a 'village green' at The Oval, as well as allotments. It is notable that these spaces are focused on the hill's top and northern slopes, where they provide the best opportunities to provide views towards the city's historic core and helping to unite the suburb with the city.



The view at Lenthall Road, September 2011

Aesthetic value of the allotments and playing fields	These green spaces provide attractive green gaps within the suburb that contribute a more rural quality to nearby flats and houses.
Historic interest of Iffley village's rural setting	Lenthall Road preserved the line of a field lane that was probably created through the inclosure of Iffley's open fields in the 19th century. The lane and green space of the allotments preserves a small area of the village's hilltop fields from which there are, or could be, views down onto the buildings of the village that reflect the historic character of the village amongst its fields.
Designed aesthetic value of the suburb and viewing place	Rose Hill is a carefully designed suburb with a street pattern of radial roads leading from The Oval to concentric crescents. Within this pattern the open spaces on the northern slopes of the hill are conspicuous gaps suggesting they have been chosen intentionally because of the views towards the historic City Centre that they offer.
Historic interest of the allotments and green spaces	The provision of allotments as part of town and country planning gained momentum during the 20th century as an opportunity to supplement the income of working families, as well as contributing to their recreation and health. The allotments form an integral part of the planned estate of Rose Hill, intended for the use of the people who would live there.

6.2.6 The Landscape in the View

The view is now hidden by foliage but can be reconstructed from the photographs taken in the 1960s. The hill top provides an elevated view looking across the green space of allotments and the Thames Valley to the City

Centre's high buildings, which are set above the greenery lines of mature trees on the edge of the floodplain. The middle ground is dominated by foliage, with the position of the River Thames marked by the graceful arch of Donnington Bridge.

6.2.7 Topography and layout of the view:

An elevated and formerly expansive view	This is an elevated medium distance view from a prominent hill overlooking the Thames Valley. Historically, the view would have been expansive with the spires and towers of the historic core spread across the skyline to the north.
Allotments in the foreground	The foreground of the view is dominated by the Rose Hill allotments including modern sheds (in varying states of repair) and water butts, which are part of the character of the allotments, but add little to the aesthetic value of the view.
Meadows, City Centre in the middle ground	The allotments are bordered by trees and hedgerows on all sides, which screen the view of the historic core of Oxford today. However, when the view was designated there would have been a low-lying foreground formed of the Thames (Ips) floodplain. The city core is located on a gravel river terrace between two floodplains and this means it is raised above its floodplain surroundings, giving the high buildings that indicated its presence added prominence.
Wytham hill in the background	The tops of the buildings in the historic core (the 'dreaming spires') would have risen up at the back of the middle ground, set against the mass of Wytham Hill beyond, which provides depth.



6.2.8 The Green Characteristics:

<p>A green and 'productive' foreground</p>	<p>The foreground of this view is heavily influenced by vegetation in and around the Rose Hill allotments – so much so that the view of the historic core is now screened. The use of the land for production of food crops provides a historical association with the agricultural past, as well as the development of the post-war housing estate.</p>
<p>Greenery in the Thames Valley forming the rural setting to the city</p>	<p>When the view was designated (in the 1960s) the green characteristics of the middle ground would have also had a substantial influence on the view – the densely vegetated Thames Valley would have provided a textured middle ground and provided a richness of colour and soft texture that would have contrasted with the limestone and angular architecture of buildings in the historic core.</p>
<p>Low green background</p>	<p>The woodland covering Wytham Hill in the background would have provided a low green backdrop, above which the historic high buildings rose against the sky adding to their prominence.</p>

6.2.9 Architectural Characteristics:

<p>Historic skyline of high buildings</p>	<p>When this view was designated the key memorable features of this view were the towers, spires and domes on the skyline. Many of these buildings were designed to be seen and to embellish the skyline.</p>
<p>Focal group of towers, spires and domes</p>	<p>The 1960s photograph of the view indicates the key buildings that were visible in the City Centre when the view was designated. These include a definable group that represent the historic core of the University and colleges between St Aldate's and the environs of Radcliffe Square. These rise in a line above the horizon from Tom Tower on the left, becoming increasingly closely spaced towards the group surrounding Radcliffe Square and including Merton College Chapel Tower, which form a cluster on the left.</p> <p>From left to right the group includes:</p> <ul style="list-style-type: none"> Tom Tower Christ Church Tower All Saint's Church rotunda and spire (Lincoln College Library) The pinnacles of the gate tower and chapel of Balliol College The high roof and 'flèche' of Exeter College Chapel Merton College 's tower St Mary the Virgin Church spire The Radcliffe Camera's dome The Tower of the Five Orders <p>Together they represent a large part of the ecclesiastical, educational and administrative history of the University and city, spanning the later Middle Ages up to the late 19th century.</p>

Outlying historic high buildings	<p>Other buildings act as outliers, including Nuffield College tower and the Museum of Natural History's pyramid roofed tower. These define the extent of the historic city and the enlargement of the University in the late 19th and early 20th century including developing roles in natural and social sciences.</p> <p>St George's Tower is seen further to the left (west) and well below the height of Nuffield College Tower, not breaking above the horizon of the hills behind.</p> <p>These buildings extend the skyline of high buildings to either side of the focal group and benefit from the otherwise low roofscape of the City Centre.</p>
A common palette of materials in the City Centre	<p>The use of largely consistent materials within the city walls (i.e. limestone, lead and slate and to a lesser extent copper) unify the scene and contributed to the aesthetic value of the view.</p>
Aesthetic contribution of high buildings	<p>The historic high buildings share an aesthetic quality as tall narrow structures (with the notable exception of the Radcliffe Camera). However each has been carefully designed, often by architects of great skill and reputation to incorporate attractive forms, often embellished with intricate decorative detailing that is just appreciable at this distance. The curves of domes or uplifting graceful spires may have utilitarian purposes but their greatest function is to attract and please the eye.</p>
Rooftops of Iffley Village	<p>The 1962 photograph of the view records that the rooftops of houses in Iffley Village were still just visible through the trees on the northern edge of the allotments with steeply pitched roofs of red clay tile reflecting the local vernacular building tradition.</p>

6.2.10 Infrastructure:

Donnington Bridge	<p>As seen in the 1960s, the newly constructed Donnington Bridge (opened in 1962) passed across the mid-ground marking the positions of both Donnington Bridge Road and the River Thames. The delicate arch of the bridge and its parapets of fine railings helped to ensure the bridge was not a jarring element in the view.</p>
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6.2.11 The influence of light and the Seasons:

Seasons	<p>This view would be strongly influenced by seasons and weather. The view contains much vegetation, which changes colour and texture through the seasons, changing the experience of the view through the year. Given the tree cover in the valley leading the eye up to the City Centre, the range of colour of leaves seen in autumn including the many ornamental trees in the village and the parkland on the city edge is likely to add considerably to the aesthetic value of the view.</p> <p>During winter months, when there are no or few leaves, there is the greatest opportunity for glimpses of the historic core, through the hedgerows and trees in the foreground and middle ground.</p>
Weather	<p>The view is north facing and during the day the sun is often likely to be behind the viewer, helping to illuminate the limestone and detailing of the historic high buildings. However this will depend on the quality of the weather. Buildings are likely to recede in the view on more overcast days, whilst a strong contrast of bright sunlight against a sky of dark cloud can make the buildings 'jump out' in the view.</p>



6.2.12 Detractors:

Street clutter	Parked cars, modern street lights, telegraph poles and modern fencing along Lenthall Road are detractors in the view today from the assessment viewpoint.
The lost view!	However, the biggest detractor is the fact that the view of the historic core cannot currently be seen either from the allotments or from Lenthall Road due to the growth of intervening foliage. As such it is difficult to predict the impact of change on the view that is present but unseen.

6.2.13 Sensitivity to change:

Changes in the viewing place and foreground	<p>Revealing the view from the allotments both by selectively thinning trees to reveal the view whilst maintaining the green boundary to the space and by increasing public access to the allotments.</p> <p>Loss of the green and open character of the viewing place, representing a loss of the continuity this represents with the past agricultural landscape and green setting of the village and city would result in harm to the view.</p>
Assessing the impact of change on the unseen view	Beyond the screen of trees it is difficult to assess how the view has changed in the past fifty years. Nevertheless, based on the characteristics of the view at the time it was designated it is possible to make some general observations about how change could affect the landscape in the view.
Change in the middle ground	<p>When it was designated the view passed over the village buildings of Iffley to the open green floodplain of the Thames Valley up to the historic City Centre providing an attractive juxtaposition of the city and its historic green landscape setting.</p> <p>Development in the village that alters the rural, vernacular character of the roofscape including the dominance of steeply pitched tiled roofs seen at the foot of the hill would result in harm to the view.</p> <p>Development that detracted from the green and open or wooded character of the Cherwell Valley as the main area of middle ground leading up to the City Centre would result in harm to the view.</p>
Change in the City Centre	The historic high buildings stand out individually as the prominent features on the horizon. New high buildings would be equally conspicuous and, unless they adopt the characteristic forms, materials and detailing of the historic high buildings are likely to result in a jarring impact that detracts from the value of the view as a whole.
Change in the background	<p>The background of hills to the north west of Oxford is generally hidden behind the City Centre, with only the slopes of Wytham Hill creeping into the western edges of the view, providing framing that draws the eye down to the skyline of historic high building and revealing the rural setting to the west of the City.</p> <p>Development that creates a new background to the view, detracting from the role of the historic high buildings as the dominating feature of the horizon would result in harm to the view.</p> <p>Development that rose between the City Centre and the hills to the west of the city, creating visual separation between the city and the rural background would be regarded as harmful to the view.</p>

Figure 6.2.1
Photograph of the
view from the Rose
Hill Allotments

A rendered image
of this view has not
been produced due to
the impact of foliage
that screens the
view of the Spires
and Domes from the
allotments.



