

L09
88652

L08
85652

L07
82402

L06
79152

L05
75602



3D Massing Studies Visuals
PROJECT: 2004 - 2 Great George Street
DATE CREATED: 27/07/21
REVISION: 2
AUTHOR: TA



**PRIESTLEY
DESIGN**



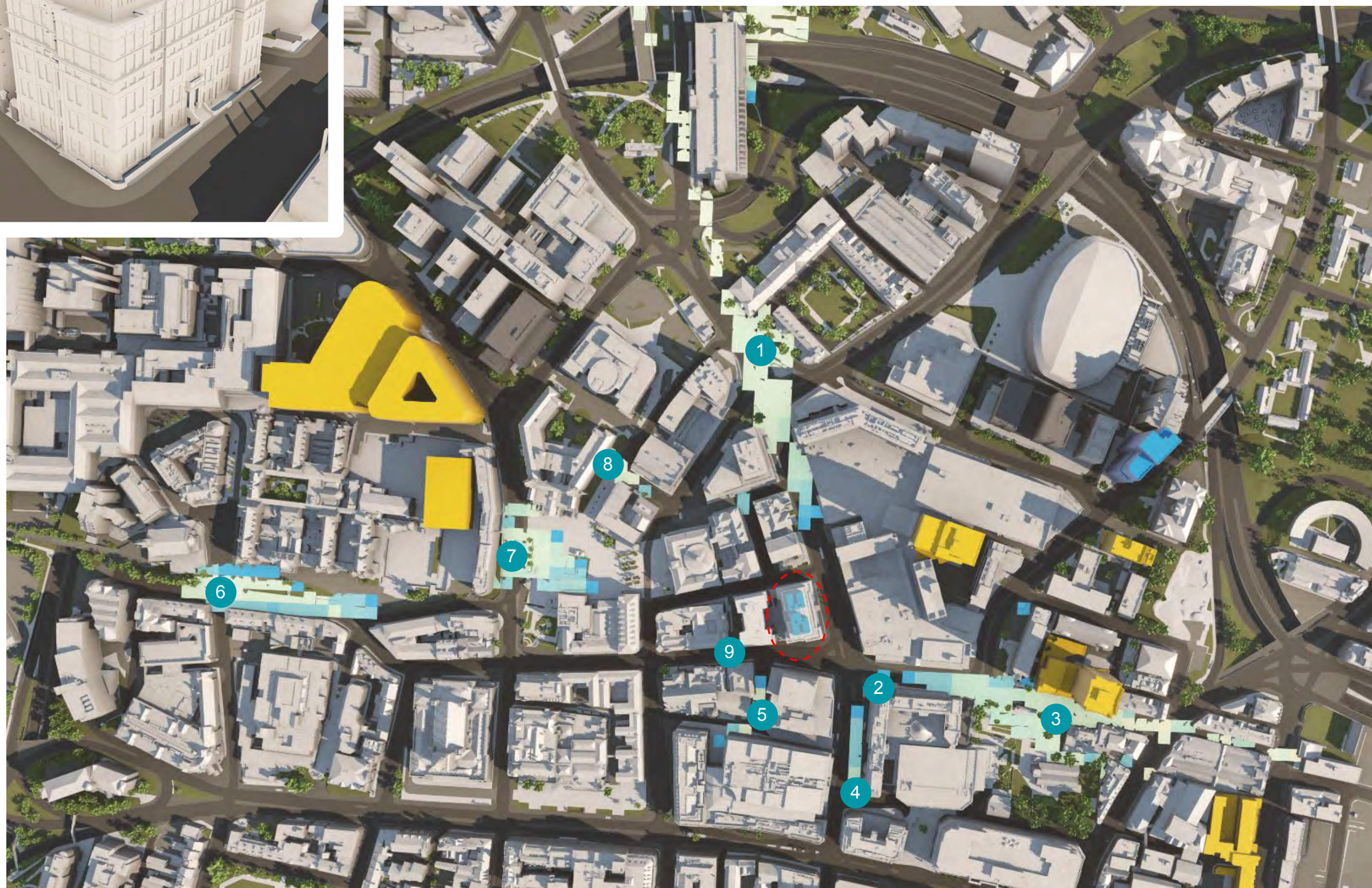
PURPOSE

The following document utilises the VU.CITY 3D model of the city of Leeds to analyse the massing impact of the additional habitable floor of the proposed rooftop extension to 2 Great George Street (pink). As requested by LCC this review also considers the impact in relation to the the adjacent development (blue) proposed between 2 Great George Street and the Leonardo Building.



Rooftop Extension - INCLUDES adjacent new-build as per application 21/02845/LI

The colours on the plan (below) show the lowest part of the building visible from that location. These align with the colours on the 3D model (left). This analysis shows long-distance views occur to the West along Great George Street, to the East along Merrion Street and to the North along Woodhouse Lane. There is also some visibility to the west side of Millenium Square and to the south of the site along Albion Street.



1 - View Looking South Along Woodhouse Lane

The additional habitable floor is shown in pink and is overshadowed by One-Two-Three Albion Street.



1 - View Looking South Along Woodhouse Lane

Comparatively, the development currently proposed on the adjacent site is much more visible.



2 - View From the Corner of Merrion Street and Woodhouse Lane

The additional habitable floor is not visible when within close proximity to the building due to the generous step-back which has been proposed.



2 - View From the Corner of Merrion Street and Woodhouse Lane

The adjacent development is more prominent.



3 - View Looking West Along Merrion Street

The additional habitable floor becomes more visible when viewed from further away. However, its significance becomes further diminished the further you move away from the site as the lower historic sections of the building are hidden from view.



3 - View Looking West Along Merrion Street

The adjacent development obscures the Leonardo building.



4 - View Looking North Along Albion Street

The additional accommodation is barely visible.



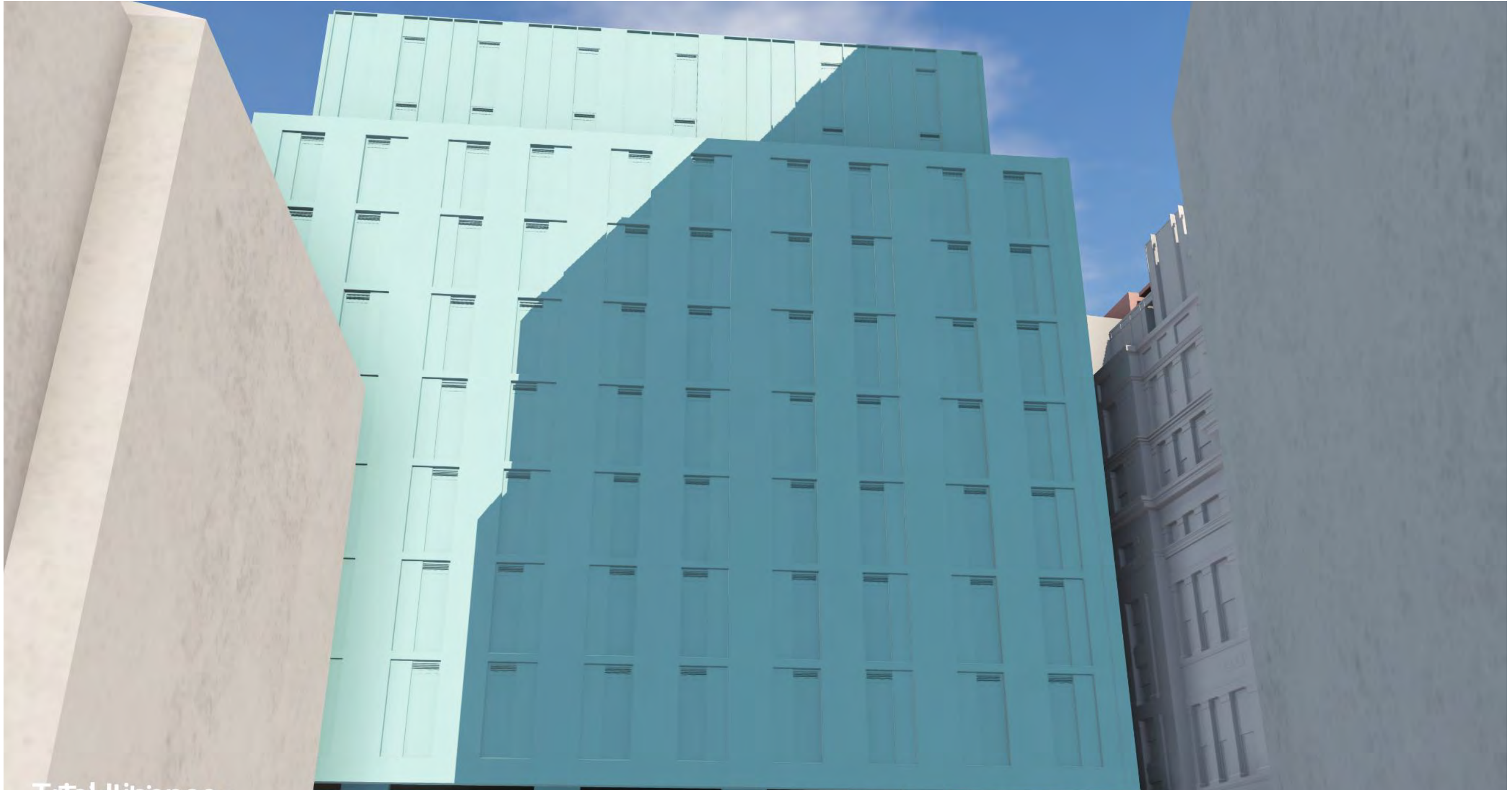
5 - View North Along Dudley Way

The new habitable floor is only visible due to the indent proposed on the levels below.



5 - View North Along Dudley Way

The extension to 2 Great George Street is insignificant in this view.



6 - View Looking East Along Great George Street

The new habitable floor is barely visible from this view and is still subservient to the buildings flanking the view to it.



6 - View Looking East Along Great George Street

The adjacent development obscures the extension to 2 Great George Street entirely from this perspective.



7 - View Looking East Across Millenium Square

The top 1- 1.5m of the additional habitable floor is visible from Millenium Square however, the impact on this view is minimal compared to the 32 storey tower which has been consented under application 20/01965/FU.



7 - View Looking East Across Millenium Square

The adjacent development again renders the impact of the additional habitable space on 2 Great George Street insignificant.



8 - View Looking South-East From Portland Gate

The top 1- 1.5m of the additional habitable floor is visible from Portland Gate though it remains dwarfed by One-Two-Three Albion Street.



8 - View Looking South-East From Portland Gate

The adjacent development has more impact on this view but is still insignificant compared to One-Two-Three Albion Street.



9 - View looking East along Great George Street

The additional habitable floor is visible where the facade indents.



9 - View looking East along Great George Street

The adjacent development dominates this view.



10 - View looking East along Rossington Street

The additional habitable floor is visible where the facade indents.



10 - View looking East along Rossington Street

The adjacent development dominates this view.



Proximity of Adjacent Development to 2 Great George Street



Proximity of Adjacent Development to 2 Great George Street



Aerial View Looking South West



Aerial View Looking West



Aerial View Looking East Over Millenium Square



Aerial View Looking North East

