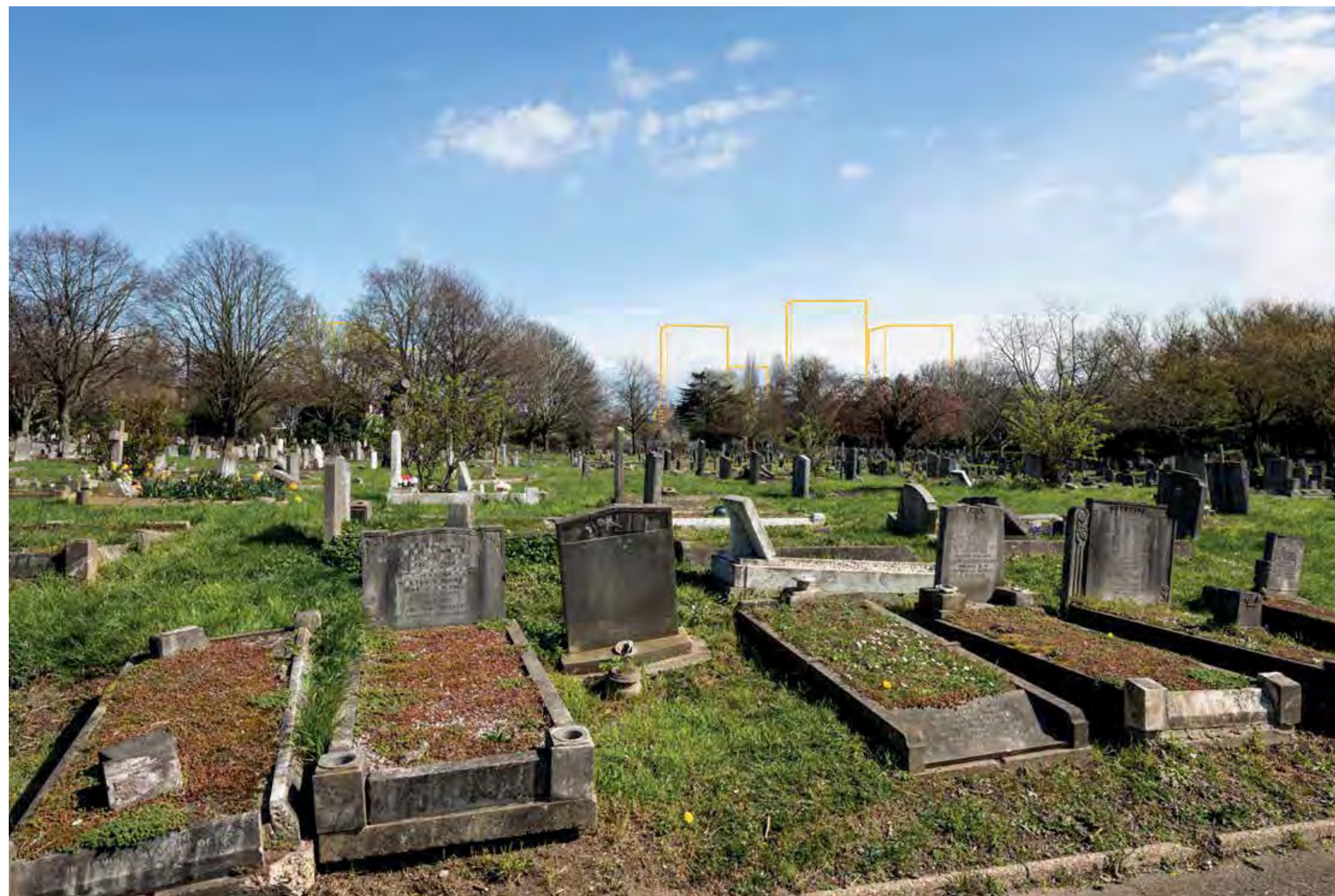


## PROPOSED

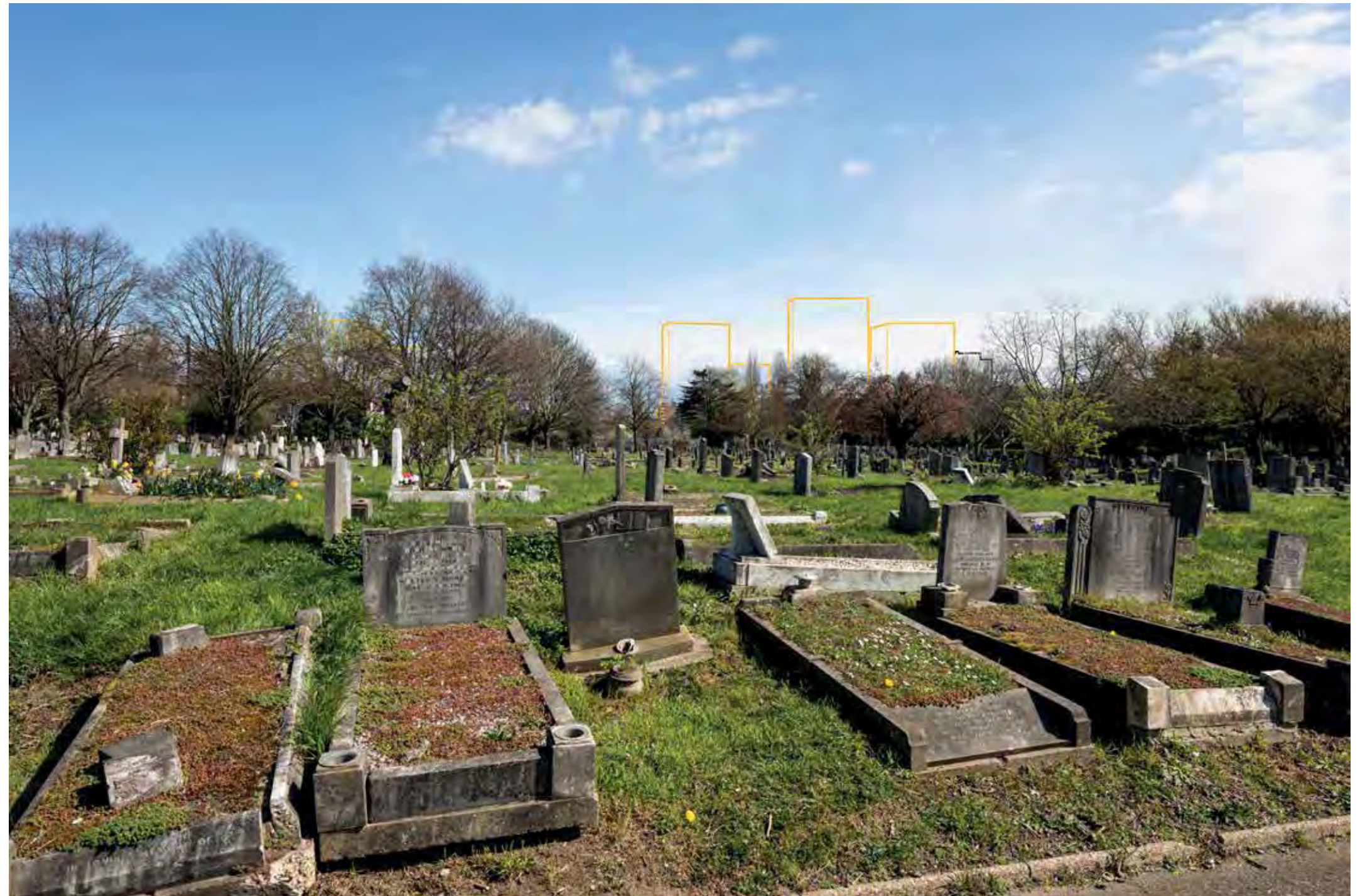
- 13.358 The fore and middle ground of the view would not change as a result of the Proposed Development, and its essential character would remain the same.
- 13.359 The Interim Scenario would introduce taller development to the background of the view, which would be understood separately from the foreground due to the tree boundary which defines the extent of the cemetery.
- 13.360 The Interim Scenario would have an urbanising effect on the background of the view, which would be understood by the visitor as separate from the contained cemetery context; and in some ways would reinforce the contrast between the two.
- 13.361 The ability to appreciate the memorial landscape would not change.
- 13.362 Because of the visibility of the new buildings, their scale and the orientation of the view, the magnitude of the impact would be Medium. Applying the matrices, the Proposed Development would have a **Moderate adverse effect, which is significant.**
- 13.363 **The adverse effect is because of the unrelieved massing of the maximum parameters, and its effect on this part of the view.**
- 13.364 However, there is the potential to mitigate this impact further at reserved matters stage through the choice of elevational treatment, and the modulation of the massing, to integrate the new buildings comfortably into their context.
- 13.365 This effect could therefore change at reserved matters stage.





## CUMULATIVE

- 13.366 Whilst there would be some limited visibility of cumulative development set behind the Proposed Development, this would be understood as part of the wider built context in the environs of this part of Tottenham, and the effect on visual receptors would not change.
- 13.367 As a result, the likely effect would be **Moderate Adverse**. This effect would be direct, permanent and is not significant.





VIEW	LOCATION	VISUAL AMENITY VALUE	VISUAL RECEPTORS	SUSCEPTIBILITY TO CHANGE	SENSITIVITY	MAGNITUDE OF IMPACT (DEMOLITION AND CONSTRUCTION)	LIKELY EFFECT (DEMOLITION AND CONSTRUCTION)	MAGNITUDE OF IMPACT (COMPLETED DEVELOPMENT)	LIKELY EFFECT (OPERATION)	LIKELY EFFECT (CUMULATIVE)	SIGNIFICANT/ NOT SIGNIFICANT
1	LVMF 1A.1: Alexandra Palace, oriented away from vista	High	Visitors to viewpoint	Medium	Moderate/High	Nil	None	Medium	Moderate/Major Beneficial	Moderate/Major Beneficial	Significant
			Pedestrians	Medium	Moderate/High	Nil	None	Medium	Moderate/Major Beneficial	Moderate/Major Beneficial	Significant
8	Sandpiper Close, Waltham Forest	Low	Pedestrians	Low	Low	Negligible	Negligible	Low	Minor Beneficial	Minor Beneficial	Not Significant
			Cyclists	Low	Low	Negligible	Negligible	Low	Minor Beneficial	Minor Beneficial	Not Significant
			Residents	Medium	Low/Medium	Negligible	Negligible	Low	Minor Beneficial	Minor Beneficial	Not Significant
12	LVMF 5A.1 Greenwich Park, General Wolfe Statue	Exceptional	Visitors to viewpoint	Low	Medium/High	Nil	None	Nil	None	None	Not Significant
			Pedestrians	Low	Medium/High	Nil	None	Nil	None	None	Not Significant
13	Public footpath at Lordship Recreation Ground	Low	Users of Amenity Space	Low	Low/Medium	Low	Minor Adverse	Low	Minor Adverse	Minor Adverse	Not Significant
			Pedestrians	Low	Low/Medium	Low	Minor Adverse	Low	Minor Adverse	Minor Adverse	Not Significant
14a	War Memorial Cemetery	Medium	Pedestrians	Low	Low/Medium	Low	Minor Adverse	Low	Minor Adverse	Minor Adverse	Not Significant
			Visitors to the Cemetery	Low	Low/Medium	Low	Minor Adverse	Low	Minor Adverse	Minor Adverse	Not Significant
14b	War Memorial Cemetery	Medium	Pedestrians	Low	Low/Medium	Low	Minor Adverse	Low	Minor Adverse	Minor Adverse	Not Significant
			Visitors to the Cemetery	Low	Low/Medium	Low	Minor Adverse	Low	Minor Adverse	Minor Adverse	Not Significant
15	Bruce Castle Park, south of Kings Road, oriented north-east	Medium	Pedestrians	Low	Low/Medium	Low	Minor Adverse	Medium	Minor/Moderate Adverse	Minor/ Moderate Adverse	Not Significant
			Users of Amenity Space	Low	Low/Medium	Low	Minor Adverse	Medium	Minor/Moderate Adverse	Minor/ Moderate Adverse	Not Significant
16	Bruce Castle Park, main pedestrian axis, oriented north-east	Medium	Pedestrians	Low	Low/Medium	Low	Minor Adverse	Medium	Minor/Moderate Adverse	Minor/ Moderate Adverse	Not Significant
			Users of Amenity Space	Low	Low/Medium	Low	Minor Adverse	Medium	Minor/Moderate Adverse	Minor/ Moderate Adverse	Not Significant
18	Carbuncle Passage, Hartington Park entrance, oriented north-west	Low	Pedestrians	Low	Low	Low	Minor Adverse	Low	Minor Adverse	Minor Adverse	Not Significant
			Users of Amenity Space	Low	Low	Low	Minor Adverse	Low	Minor Adverse	Minor Adverse	Not Significant
19	High Road, north of junction with Bruce Grove	Low	Pedestrians	Low	Low	Nil	None	Nil	None	None	Not Significant
			Road users	Low	Low	Nil	None	Nil	None	None	Not Significant
21	High Road, oriented north, north of junction with Lordship Lane	Low	Pedestrians	Low	Low	Low	Minor Adverse	Low	Minor Adverse	Minor Adverse	Not Significant
			Road Users	Low	Low	Low	Minor Adverse	Low	Minor Adverse	Minor Adverse	Not Significant

VIEW	LOCATION	VISUAL AMENITY VALUE	VISUAL RECEPTORS	SUSCEPTIBILITY TO CHANGE	SENSITIVITY	MAGNITUDE OF IMPACT (DEMOLITION AND CONSTRUCTION)	LIKELY EFFECT (DEMOLITION AND CONSTRUCTION)	MAGNITUDE OF IMPACT (COMPLETED DEVELOPMENT)	LIKELY EFFECT (OPERATION)	LIKELY EFFECT (CUMULATIVE)	SIGNIFICANT/ NOT SIGNIFICANT
22	High Road, oriented north, opposite junction with Cedar Road	Low	Pedestrians	Low	Low	Low	Minor Adverse	Low	Minor Adverse	Minor Adverse	Not Significant
			Road Users	Low	Low	Low	Minor Adverse	Low	Minor Adverse	Minor Adverse	Not Significant
23	High Road, oriented north, at junction with Bromley Road	Low	Pedestrians	Low	Low	Low	Minor Adverse	High	Minor/Moderate Adverse	Minor/ Moderate Adverse	Not Significant
			Road Users	Low	Low	Low	Minor Adverse	High	Minor/Moderate Adverse	Minor/ Moderate Adverse	Not Significant
			Residents	Medium	Low/Medium	Low	Minor Adverse	High	Moderate Adverse	Moderate Adverse	Significant
27	White Hart Lane Stadium from Bruce Castle	Medium	Pedestrians	Low	Low	Low	Minor Adverse	Medium	Minor/Moderate Adverse	Minor/ Moderate Adverse	Not Significant
			Road Users	Low	Low	Low	Minor Adverse	Medium	Minor/ Moderate Adverse	Minor/ Moderate Adverse	Not Significant
			Residents	Medium	Low/Medium	Low	Minor Adverse	Medium	Moderate Adverse	Moderate Adverse	Significant
29	Pymmes Brook, adjacent to Angel Edmonton Road, oriented south-west	Very Low	Pedestrians	Low	Low	Negligible	Negligible	Negligible	Negligible beneficial	Negligible Beneficial	Not Significant
			Road Users	Low	Low	Negligible	Negligible	Negligible	Negligible beneficial	Negligible Beneficial	Not Significant
30	Northwest corner of Dysons Road and Middleham Road, oriented west	Low	Pedestrians	Low	Low	Low	Minor Adverse	Low	Minor Adverse	Minor Adverse	Not Significant
			Road Users	Low	Low	Low	Minor Adverse	Low	Minor Adverse	Minor Adverse	Not Significant
			Residents	Medium	Low/ Medium	Low	Minor Adverse	Medium	Minor/ Moderate Adverse	Minor/ Moderate Adverse	Not Significant
31	Northumberland Park, north of junction with Worcester Avenue	Low	Pedestrians	Low	Low	Low	Minor Adverse	Low	Minor Adverse	Minor Adverse	Not Significant
			Road Users	Low	Low	Low	Minor Adverse	Low	Minor Adverse	Minor Adverse	Not Significant
			Residents	Medium	Low/ Medium	Low	Minor Adverse	Low/ Medium	Minor/ Moderate Adverse	Minor/ Moderate Adverse	Not Significant
32	High Road, opposite junction with White Hart Lane, oriented north-west	Low	Pedestrians	Low	Low	Low	Minor Adverse	High	Moderate Adverse	Moderate Adverse	Significant
			Road Users	Low	Low	Low	Minor Adverse	High	Moderate Adverse	Moderate Adverse	Significant
33	Beaufoy Lane, west of junction with Tenderden Road, oriented north-east	Very Low	Pedestrians	Low	Low	Low	Minor Adverse	High	Moderate Adverse	Moderate Adverse	Significant
			Road users	Low	Low	Low	Minor Adverse	High	Moderate Adverse	Moderate Adverse	Significant
			Residents	Medium	Low/Medium	Low	Minor Adverse	High	Moderate Adverse	Moderate Adverse	Significant
34	Queen Street, opposite junction with Academia Way, oriented east	Low	Pedestrians	Low	Low	Low	Minor Adverse	Low	Minor Adverse	Minor Adverse	Not Significant
			Road Users	Low	Low	Low	Minor Adverse	Low	Minor Adverse	Minor Adverse	Not Significant
			Residents	Low	Low	Low	Minor Adverse	Low	Minor Adverse	Minor Adverse	Not Significant
35	Shaftesbury Road, north-west of junction with Pretoria Road, oriented south	Low	Pedestrians	Low	Low	Low	Minor Adverse	Low	Minor Beneficial	Minor Beneficial	Not Significant
			Road users	Low	Low	Low	Minor Adverse	Low	Minor Beneficial	Minor Beneficial	Not Significant
			Residents	Low	Low	Low	Minor Adverse	Low	Minor Beneficial	Minor Beneficial	Not Significant

VIEW	LOCATION	VISUAL AMENITY VALUE	VISUAL RECEPTORS	SUSCEPTIBILITY TO CHANGE	SENSITIVITY	MAGNITUDE OF IMPACT (DEMOLITION AND CONSTRUCTION)	LIKELY EFFECT (DEMOLITION AND CONSTRUCTION)	MAGNITUDE OF IMPACT (COMPLETED DEVELOPMENT)	LIKELY EFFECT (OPERATION)	LIKELY EFFECT (CUMULATIVE)	SIGNIFICANT/ NOT SIGNIFICANT
36	Fore Street, at entrance to Florence Hayes recreation ground, oriented south-west	Low	Pedestrians	Low	Low	Low	Minor Adverse	Low	Minor Beneficial	Minor Beneficial	Not Significant
			Road users	Low	Low	Low	Minor Adverse	Low	Minor Beneficial	Minor Beneficial	Not Significant
38	Creighton Road, north side opposite junction with Beaufoy Road, oriented east	Low	Pedestrians	Low	Low	Low	Minor Adverse	High	Moderate Adverse	Moderate Adverse	Significant
			Road users	Low	Low	Low	Minor Adverse	High	Moderate Adverse	Moderate Adverse	Significant
39	South-east corner of junction between White Hart Lane and Love Lane	Low	Pedestrians	Low	Low	Low	Minor Adverse	High	Moderate Adverse	Moderate Adverse	Significant
			Road Users	Low	Low	Low	Minor Adverse	High	Moderate Adverse	Moderate Adverse	Significant
41	High Road north of Brentwood Road	Low	Pedestrians	Low	Low	Low	Minor Adverse	High	Moderate Adverse	Moderate Adverse	Significant
			Road Users	Low	Low	Low	Minor Adverse	High	Moderate Adverse	Moderate Adverse	Significant
			Residents	Low	Low	Low	Minor Adverse	High	Moderate Adverse	Moderate Adverse	Significant
42	Northumberland Park, south of junction with Bennetts Close	Low	Pedestrians	Low	Low	Low	Minor Adverse	High	Moderate Adverse	Moderate Adverse	Significant
			Road users	Low	Low	Low	Minor Adverse	High	Moderate Adverse	Moderate Adverse	Significant
44	Tottenham Cemetery	Low	Pedestrians	Low	Medium	Low	Minor Adverse	High	Moderate Adverse	Moderate Adverse	Significant
			Visitors to cemetery	Low	Medium	Low	Minor Adverse	High	Moderate Adverse	Moderate Adverse	Significant

**Table 13.1** Summary of likely effects on visual receptors (Interim Scenario).



**14.0**

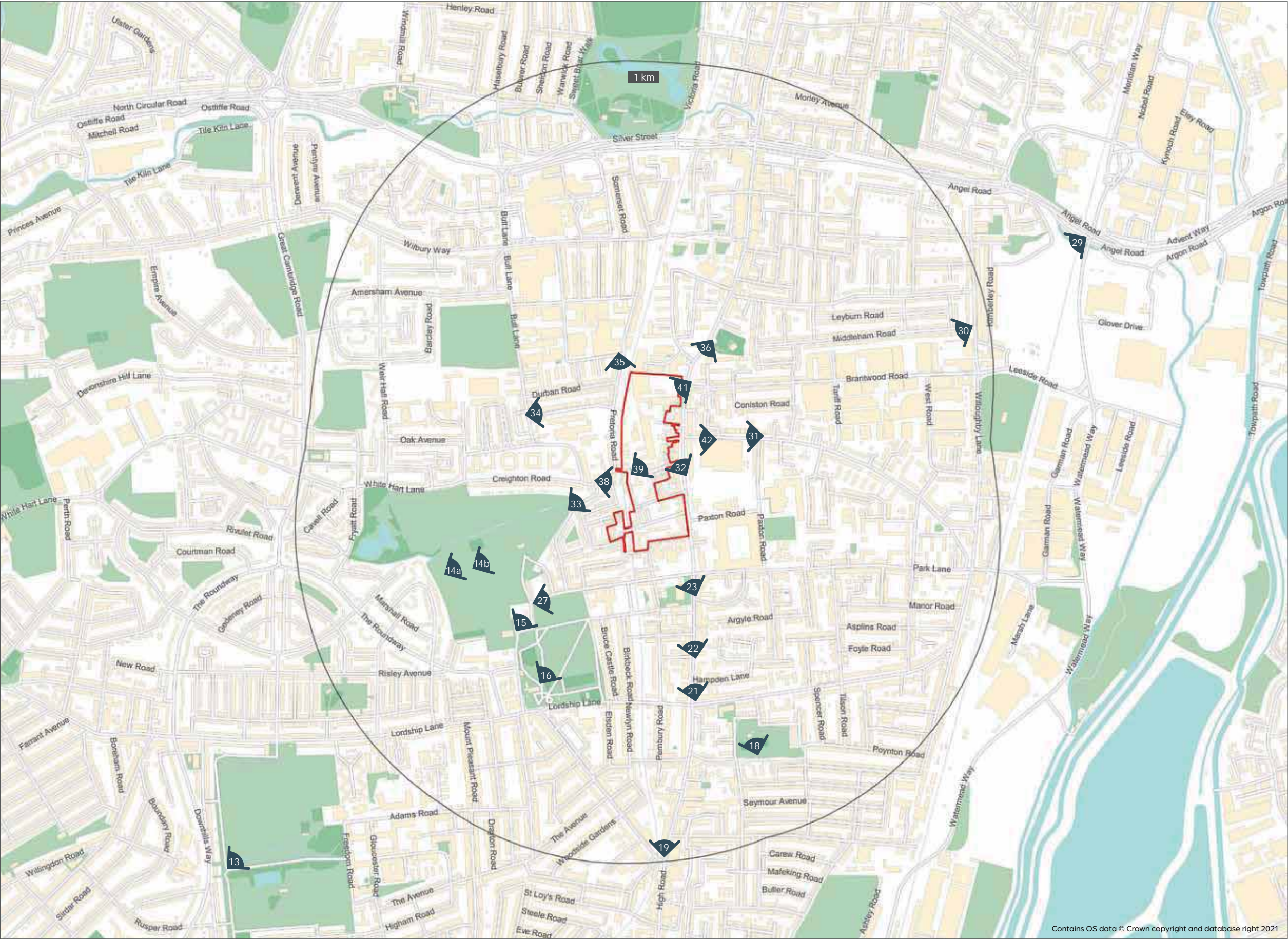
# **INTERIM ASSESSMENT: VISUAL RECEPTORS**

**HIGH ROAD WEST, TOTTENHAM**

# INTERIM ASSESSMENT: VISUAL RECEPTORS

- 14.1 This section assesses any different likely effect of the Interim Scenario on visual receptors from that identified for the Completed Proposed Development in the following section. Only views in which the proposed development in the Interim Scenario can be seen are included here.
- 14.2 In addition to the schemes identified for cumulative assessment as part of the Completed Proposed Development, the Updated Interim Cumulative Scenario considers:
- Nos. 44–52 White Hart Lane ('the Goods Yard');
  - Nos. 867 – 879 High Road ('the Depot');
  - Nos. 819–829 High Road, N17 8ER ('the Printworks'); and
  - Nos. 807 High Road.
- 14.3 For the avoidance of doubt, where views are not re–provided here, our assessment remains the same as that set out for the completed Proposed Development.
- 14.4 No change is anticipated at site preparation and construction phase, relative to the effects of the completed Proposed Development.





VIEW LOCATION PLAN  
(LOCAL CONTEXT)

View location

LOCATION:  
High Road West, Tottenham

DATE:  
October 2021

SCALE:  
1:12500 @ A3

FIGURE 14.1 View Location Plan

▲ NORTH



MONTAGU EVANS  
CHARTERED SURVEYORS  
70 ST MARY AXE TOWER,  
LONDON, EC3A 8BE  
T: +44 (0)20 7493 4002  
WWW.MONTAGU-EVANS.CO.UK



VIEW 1: LVMF 1A: ALEXANDRA PALACE, ORIENTED AWAY FROM VISTA

EXISTING

- 14.5 This view is taken from the Alexandra Palace viewpoint identified in the LVMF, but is oriented away from central London and the protected viewing corridor.
- 14.6 The view is a panorama, oriented across south London. The image here takes in a wide swathe of the urban development in the surrounding context, which includes buildings of varied height and materiality, which is understood as part of the urban character of this part of London.
- 14.7 The view within the frame would be experienced as part of the wider panorama from this position.
- 14.8 The view is of Medium value, because it is from an LVMF viewpoint, but does not comprise the designated vista.





## PROPOSED (INTERIM SCENARIO)

- 14.9 As the viewpoint is oriented away from the protected vista, it does not interrupt the silhouette of central London buildings or adversely affect the view of any noted landmarks.
- 14.10 It is, however, a position from which the viewer can appreciate the wider expanse of London and its environs, and the Site would be seen within this context.
- 14.11 The Interim Scenario would be a notable addition to the scene by virtue of its scale. The differing height of the four blocks across the Southern Site would contribute to an interesting silhouette, which would make an attractive addition to the scene.
- 14.12 The Interim Scenario would be seen in conjunction with the Stadium, and would contribute to the definition of this part of Tottenham. Whilst the tallest elements would sit taller than the horizon, this does not obscure any important landmarks or prevent the appreciation of the urban scene in its context.
- 14.13 The magnitude of the impact would be Medium. Overall the Interim Scenario would have a **Minor Adverse** effect, which is not significant. This is the same as for the completed Proposed Development.





### CUMULATIVE (INTERIM SCENARIO)

- 14.14 In the Updated Interim Cumulative Scenario context, the black wirelines demonstrate that the Northumberland Park, Goods Yard and Depot developments would be partially visible in the view.
- 14.15 Where visible, the cumulative development does not introduce a change to the visual receptors, nor does it change the magnitude of impact arising from the Interim Scenario. As a result, the likely effect would remain **Minor Adverse**. This effect would be direct, permanent and is not significant. This is the same as for the completed Proposed Development.







## VIEW 8: SANDPIPER CLOSE, WALTHAM FOREST

## EXISTING

- 14.16 This viewpoint is situated part way along Sandpiper Close, oriented north towards the Southern Site. It would be experienced as part of a kinetic sequence as the viewer moved travelled along the path towards the public right of way ahead.
- 14.17 The viewer would also be aware of residential development to their left, forming part of a residential street.
- 14.18 The foreground of the view comprises the open space of the road/ path, and the gable end of a two storey house to the left. A substation can be seen along the path, but owing to the undulating topography the lower parts are obscured by dense vegetation.
- 14.19 The middle ground of the view is densely vegetated with mature trees and hedges, with the viewing platform adjacent to Banbury Reservoir visible to the right.
- 14.20 In the background of the view, pylons are a prominent feature along the horizon. Taller development can be seen behind the tree line, and is a noticeable element in the winter condition.
- 14.21 The view would primarily be experienced by pedestrians and cyclists moving through the area, as well as residents of Sandpiper Close.
- 14.22 The view is of **Low** value.





## PROPOSED (INTERIM SCENARIO)

- 14.23 The fore and middle ground of the view would not change.
- 14.24 The Interim Scenario would be visible centre-left in the background of the view, and would mark the location of the centre of Tottenham and White Hart Lane Station for pedestrians and cyclists traveling through the area.
- 14.25 The buildings would be experienced in conjunction with development visible through the tree line, as well as electricity pylons. The character and composition of this part of the view would not therefore change in principle through the addition of new tall development in this area.
- 14.26 Details of the elevational treatment would be decided at reserved matters stage, however the approach defined at paragraphs 4.2.11.3–4.2.11.5 of the Design Code sets out requirements for the buildings to have a defined top, middle and bottom, and for the taller elements to be designed with attention to their appearance in long range views.
- 14.27 The magnitude of the impact would be Low. Overall the Interim Scenario would have a **Minor beneficial effect, which is not significant. This is the same as** for the completed Proposed Development.
- 14.28 **The effect is beneficial because it would assist with wayfinding and the legibility of the area.**





### CUMULATIVE (INTERIM SCENARIO)

- 14.29 In the cumulative context, the black wirelines demonstrate that the Northumberland Park, Goods Yard and Depot developments would be partially visible in the view. These would reinforce the location of the town centre, and be understood in the background of the view.
- 14.30 Where visible, the cumulative development does not introduce a change to the visual receptors, nor does it change the magnitude of impact arising from the Interim Scenario. As a result, the likely effect would remain **Minor beneficial**. This effect would be direct, permanent and is not significant. This is the same as for the completed Proposed Development.







## VIEW 13: PUBLIC FOOTPATH AT LORDSHIP RECREATION GROUND

## EXISTING

- 14.31 This view is situated close to the entrance to Lordship Recreation Ground, oriented north-east towards the Southern Site. It is a kinetic view, which would be experienced as part of a sequence as the viewer travelled around the space.
- 14.32 The fore and middle ground of the view comprise the open space of the Lordship Recreation Ground, which comprises large areas of lawned space crossed by paths. There are a mix of mature and young trees, as well as street furniture such as a bench at the juncture of two paths.
- 14.33 The viewer is aware of built development in the wider vicinity, including residential development in the background along the park boundary, and the Broadway Farm Community Centre which draws the viewer's eye to the right. Some taller blocks of public housing can also be seen, and contribute to the character of the urban park.
- 14.34 The view would primarily be experienced by pedestrians, and users of the amenity space.
- 14.35 The view is of **Low** value.





## PROPOSED (INTERIM SCENARIO)

- 14.36 The Interim Scenario would increase the scale of development in the background of the view.
- 14.37 The composition of the view, comprising the open space in the foreground, with a defined boundary and urban development beyond, would not change. The increase in the scale of development would reinforce the separation between the open space of the recreation ground and the urban environment beyond, as well as marking the location of White Hart Lane Station. The massing would be focussed left-of-centre in the view.
- 14.38 The magnitude of the impact would be Low. Overall the Interim Scenario would have a **Minor adverse effect, which is not significant. This is the same as for the completed Proposed Development.**
- 14.39 **The adverse effect is because of the unrelieved massing of the maximum parameters, and its effect on this part of the view.**
- 14.40 However, there is the potential to mitigate this impact further at reserved matters stage through the choice of elevational treatment, and the modulation of the massing, to integrate the new buildings comfortably into their context.
- 14.41 This effect could therefore change at reserved matters stage.





## CUMULATIVE (INTERIM SCENARIO)

- 14.42 In the Updated Interim Cumulative Scenario context, the black wirelines demonstrate that the Northumberland Park, Goods yard and Depot developments would be partially visible in the view.
- 14.43 Where visible, the cumulative development does not introduce a change to the visual receptors, nor does it change the magnitude of impact arising from the proposals. As a result, the likely effect would be **Minor Adverse**. This effect would be direct, permanent and is not significant. This is the same as in the **October 2021 ES**.









**VIEW 14A: WAR MEMORIAL CEMETERY****EXISTING**

- 14.44 This viewpoint is situated within Tottenham Cemetery, within an area of formal landscaping focussed on the War Memorial, seen here to the viewer's right. The heritage value of the war memorial is considered separately as part of the heritage assessment. The view would be experienced principally as part of the approach to the war memorial cemetery area.
- 14.45 The viewpoint is illustrated in the winter condition. In summer, the tree cover in the background would be more dense.
- 14.46 The foreground of the view comprises the formal layout of this part of the cemetery, with pedestrian paths defined by well-maintained linear hedgerows. A dense tree boundary, with mature deciduous and evergreen trees, creates a sense of containment in the view, and separates this part of the cemetery from the larger area beyond. Some gravestones can be seen through the tree line.
- 14.47 The viewer's focus is drawn to a white bench in the centre of the view, situated in the midst of headstones marking a number of the 30 First World War Graves within this part of the cemetery.
- 14.48 The view would primarily be experienced by pedestrians and visitors to the cemetery.
- 14.49 The view is of **Medium** value.





## PROPOSED (INTERIM SCENARIO)

- 14.50 The foreground of the view, comprising the linear arrangement of pathways and hedges, would not change, and the understanding of the war cemetery as a contained entity would be preserved.
- 14.51 In the winter time, there would be some views of the Interim Scenario through the trees. There is, notably, already some visibility of development here, which situates the cemetery relative to the town centre, though the Interim Scenario would be greater in scale. The extent would be focussed to the viewer's right where the tree cover is more dense.
- 14.52 The magnitude of the impact would be Low. Applying the matrices, the Interim Scenario would have a **Minor adverse effect, which is not significant. This is the same as** for the completed Proposed Development.
- 14.53 **The adverse effect is because of the unrelieved massing of the maximum parameters, and its effect on this part of the view.**
- 14.54 However, there is the potential to mitigate this impact further at reserved matters stage through the choice of elevational treatment, and the modulation of the massing, to integrate the new buildings comfortably into their context.
- 14.55 This effect could therefore change at reserved matters stage.





### CUMULATIVE (INTERIM SCENARIO)

- 14.56 The black wireline to the viewer's right illustrates where there would be some visibility of the Northumberland Park development through the tree line.
- 14.57 Where visible, the cumulative development does not introduce a change to the visual receptors, nor does it change the magnitude of impact arising from the Interim Scenario. As a result, the likely effect would remain **Minor Adverse**. This effect would be direct, permanent and is not significant. This is the same as for the completed Proposed Development.









**VIEW 14B: WAR MEMORIAL CEMETERY****EXISTING**

- 14.58 This viewpoint is situated within the main body of Tottenham Cemetery. It is situated part way along one of the paths through the cemetery, which is flanked by gravestones.
- 14.59 The fore and middle ground of the view comprise the cemetery, the purpose of which is illustrated through the abundance of headstones of varied ages. Mature deciduous and evergreen trees contribute to the established character of the cemetery, and provide some screening of views out towards the wider locality.
- 14.60 The viewer's focus is drawn along the linear path in the centre-right of the view. In the background, the upper parts of some buildings in the vicinity can be seen, and are understood as part of the urban context of the cemetery.
- 14.61 The view would primarily be experienced by pedestrians and visitors to the cemetery.
- 14.62 The view is of **Medium** value.





## PROPOSED (INTERIM SCENARIO)

- 14.63 The fore and middle ground of the view would not change as a result of the Proposed Development, and its essential character would remain the same.
- 14.64 The Interim Scenario would introduce taller development to the background of the view, which would be filtered through the trees – being more visible in winter and less in summer.
- 14.65 The Interim Scenario would have an urbanising effect on the background of the view, which would be understood by the visitor as separate from the contained cemetery context; and in some ways would reinforce the contrast between the two.
- 14.66 The ability to appreciate the memorial landscape would not change.
- 14.67 Because of the visibility of the Interim Scenario, its scale and the orientation of the view, the magnitude of the impact would be Medium. Applying the matrices, the Interim Scenario would have a **Moderate adverse effect, which is significant. This is the same as** for the completed Proposed Development.
- 14.68 **The adverse effect is because of the unrelieved massing of the maximum parameters, and its effect on this part of the view.**
- 14.69 However, there is the potential to mitigate this impact further at reserved matters stage through the choice of elevational treatment, and the modulation of the massing, to integrate the new buildings comfortably into their context.
- 14.70 This effect could therefore change at reserved matters stage.





### CUMULATIVE (INTERIM SCENARIO)

- 14.71 There would be no cumulative development visible in the view, and the effect on visual receptors would not change.
- 14.72 As a result, the likely effect would be **Moderate Adverse**. This effect would be direct, permanent and is not significant. This is the same as for the completed Proposed Development.









## VIEW 15: BRUCE CASTLE PARK, SOUTH OF KINGS ROAD, ORIENTED NORTH-EAST

### EXISTING

- 14.73 This viewpoint is situated to the south of King's Road, adjacent to Bruce Castle park, oriented north-east towards the Southern Site.
- 14.74 The foreground of the view comprises the lawned open space of the park, interspersed with mature and young specimen trees. The park boundary is defined by low-rise residential development, predominantly comprising two storey houses.
- 14.75 In the background of the view, Tottenham Hotspur Football Stadium can be seen in the background of the view, filtered through the tree line.
- 14.76 The view would primarily be experienced by pedestrians, and users of the amenity space.
- 14.77 The view is of **Medium** value.





## PROPOSED (INTERIM SCENARIO)

- 14.78 The Interim Scenario would increase the scale of development in the background of the view.
- 14.79 The character and composition of the view, comprising the open amenity space in the fore and middle ground with a line of development beyond, would not change. Likewise, the ability to appreciate the historic terrace to the viewer's left would be preserved.
- 14.80 The Interim Scenario would increase the scale in the middle of the view, though this would be understood as part of the modern context in the environs of the Stadium, and would mark the location of White Hart Lane Station. This would be more visible in the winter condition, when the tree cover in the middle ground was bare. The contrast between the town centre and the open expanse would be preserved, and reinforced. The ability to appreciate the historic terrace to the viewer's left would not change.
- 14.81 The magnitude of the impact would be Low. Overall the Interim Scenario would have a **Minor Adverse effect, which is not significant. This is the same as** for the completed Proposed Development.
- 14.82 **The adverse effect is because of the unrelieved massing of the maximum parameters, and its effect on this part of the view.**
- 14.83 However, there is the potential to mitigate this impact further at reserved matters stage through the choice of elevational treatment, and the modulation of the massing, to integrate the new buildings comfortably into their context.
- 14.84 This effect could therefore change at reserved matters stage.





### CUMULATIVE (INTERIM SCENARIO)

- 14.85 The black wireline to the viewer's right illustrates where there would be some visibility of the Northumberland Park development through the tree line to the viewer's right.
- 14.86 Where visible, the cumulative development does not introduce a change to the visual receptors, nor does it change the magnitude of impact arising from the proposals. As a result, the likely effect would be **Minor Adverse**. This effect would be direct, permanent and is not significant. This is the same as for the completed Proposed Development.









## VIEW 16: BRUCE CASTLE PARK, MAIN PEDESTRIAN AXIS, ORIENTED NORTH-EAST

### EXISTING

- 14.87 This viewpoint is situated within Bruce Castle Park, and is oriented north-east towards the Southern Site, roughly along the axis of the tarmac pedestrian path through the space.
- 14.88 The fore and middle ground of the view comprises the lawned open space of Bruce Castle Park, with mature trees at intervals and a children's play park to the viewer's left.
- 14.89 The viewer's focus is drawn along the linear path in the centre of the view. In the background, residential development in the environs of the park can be seen and is understood as part of the urban context of the space.
- 14.90 The view would primarily be experienced by pedestrians, and users of the amenity space.
- 14.91 The view is of **Medium** value.





## PROPOSED (INTERIM SCENARIO)

- 14.92 The open character of the park, and its legibility as an area of open space within an urban context, would not change.
- 14.93 A portion of the Interim Scenario would be partially visible in the background of the view, filtered through the tree cover to the viewer's right. The photograph here and this assessment are based upon the winter condition, though it is noted that in summer the trees would provide a greater degree of screening.
- 14.94 The Interim Scenario would be seen in conjunction with the existing development in the wider setting of the park. This would be understood as part of the urban development in this part of Tottenham, and would not affect the viewer's ability to appreciate this part of the park, and would mark the location of White Hart Lane Station, thus assisting wayfinding.
- 14.95 The magnitude of the impact would be Low. Applying the matrices, the Interim Scenario would have a **Negligible beneficial effect, which is not significant. This is the same as** for the completed Proposed Development.
- 14.96 **The beneficial effect is because of the improvement to wayfinding from this point in the path.**





### CUMULATIVE (INTERIM SCENARIO)

- 14.97 In the Updated Interim Cumulative Scenario condition, the Goods Yard and Depot developments would be visible, and would contribute to the legibility of the town centre.
- 14.98 As a result, the likely effect would remain **Negligible Beneficial**. This effect would be direct, permanent and is not significant. This is the same as for the completed Proposed Development.









## VIEW 18: CARBUNCLE PASSAGE, HARTINGTON PARK ENTRANCE, ORIENTED NORTH-WEST

### EXISTING

- 14.99 This viewpoint is situated close to the entrance to Hartington Park from Carbuncle Passage, oriented north-west towards the Southern Site.
- 14.100 The view has a tripartite structure, comprising the pavement defined by a low green fence, the open space of the park beyond, and the low-rise residential development beyond this. Mature trees within the parkland filter views beyond, and contribute to an established character in the middle ground.
- 14.101 Whilst not within the frame, the viewer would be aware of residential development to their left and right, comprising two storey terraces and some low-rise flats.
- 14.102 The upper parts of the Stadium are visible through the tree line in the background of the view.
- 14.103 The view is of **Low** value.





## PROPOSED (INTERIM SCENARIO)

- 14.104 The Interim Scenario would be partially visible in the background of the view, seen to the left of the stadium.
- 14.105 The new built form would add interest and depth to the background of the view, and mark the location of White Hart Lane Station. The fore and middle ground of the view, and the tripartite structure, would not change. The magnitude of the impact would be Low. The Interim Scenario would have a **Negligible beneficial effect, which is not significant. This is the same as** for the completed Proposed Development.
- 14.106 **The beneficial effect is because of the improvement to wayfinding from this position.**





## CUMULATIVE (INTERIM SCENARIO)

- 14.107 The black wireline to the viewer's right illustrates where there would be some visibility of the Northumberland Park development through the tree line to the viewer's right.
- 14.108 The Goods Yard and Depot developments would also be perceptible in the winter condition to the viewer's left, but the degree of visibility would vary through the year and these are not a notable element of the scene in any condition.
- 14.109 Where visible, the cumulative development does not introduce a change to the visual receptors, nor does it change the magnitude of impact arising from the Interim Scenario. As a result, the likely effect would **remain Negligible Beneficial**. This effect would be direct, permanent and is not significant. This is the same as for the completed Proposed Development.









**VIEW 21: HIGH ROAD, ORIENTED NORTH, NORTH OF JUNCTION WITH LORDSHIP LANE****EXISTING**

- 14.110 This viewpoint is situated part way along the High Road, oriented north towards the Southern Site. The view has an urban character, derived from the hardstanding of the road and pavements, and the largely continuous building line. The view would be experienced as part of a kinetic sequence as the viewer travelled north along the road.
- 14.111 The foreground of the view is oriented laterally across a road junction, oriented towards the grade II listed 639 High Road. The heritage effects of the proposals are considered in the heritage assessment above.
- 14.112 Built form in the view is varied, and includes a range of former houses which have been converted to accommodate shop fronts at ground floor level.
- 14.113 The viewer's eye is drawn along the linear route of the road, to the viewer's right.
- 14.114 The view would primarily be experienced by pedestrians and road users moving through the area.
- 14.115 The view is of **Low** value.





## PROPOSED (INTERIM SCENARIO)

- 14.116 The viewer's attention would remain focussed on the linear route of the road, and the defined space of the fore and middle ground would not change.
- 14.117 The uppermost parts of the Interim Scenario would be partially visible behind the building line to the viewer's left, which would create a sense of depth in this part of the view, and ensure that the new development is read separately by the viewer.
- 14.118 In the middle ground, the Interim Scenario would partially appear behind the roofline of no. 639 High Road, which is presently silhouetted against the skyline.
- 14.119 The magnitude of the impact would be Low. Taking into account the above, the Interim Scenario would have a **Minor Adverse effect**, which is not significant. This is the same as for the completed Proposed Development.
- 14.120 **The** effect is adverse because of the appearance of the unrelieved maximum parameters obscuring the roofline of no. 639 High Road.
- 14.121 However, there is the potential to mitigate this impact further at reserved matters stage through the choice of elevational treatment, and the modulation of the massing, to integrate the new buildings comfortably into their context.
- 14.122 This effect could therefore change at reserved matters stage.





## CUMULATIVE (INTERIM SCENARIO)

- 14.123 A small portion of the Goods Yard proposals would be visible above the parapet in the middle ground. Whilst perceptible, this would not be noticed by the casual observer, and would not affect visual amenity. Therefore the effect on visual receptors would not change.
- 14.124 As a result, the likely effect would remain **Minor Adverse**. This effect would be direct, permanent and is not significant. This is the same as for the completed Proposed Development.









## VIEW 22: HIGH ROAD, ORIENTED NORTH, OPPOSITE JUNCTION WITH CEDAR ROAD

### EXISTING

- 14.125 This viewpoint is situated part way along the High Road, oriented north towards the Southern Site.
- 14.126 The view would be experienced as part of a kinetic sequence as the viewer travelled north along the road.
- 14.127 The view has an urban character, derived from the extensive hardstanding, and continuous building line to the viewer's left, which includes a range of shop fronts at ground level. The Whitbread Clock Tower, which sits above the predominant building line on this side of the road, draws the viewer's eye.
- 14.128 In the middle ground, the curved, glazed elevation of Tottenham Hotspur Football Club is a distinctive, modern feature in the view.
- 14.129 The view would primarily be experienced by pedestrians and road users moving through the area.
- 14.130 The view is of **Low** value.





## PROPOSED (INTERIM SCENARIO)

- 14.131 The linear route of the street would remain legible, and the fore and middle ground would remain the same. The viewer would be aware of the development in the southern part of the Southern Site sitting above the building line of the terraces on the east side of the High Road, though this roofline is not one particularly appreciated from this viewpoint.
- 14.132 In the background of the view, the northern part of the Southern Site would be visible, continuing the line of the road, filtered through the tree cover. This would contribute to the linear character of the view.
- 14.133 The Whitbread clock tower would continue to draw the viewer's eye.
- 14.134 The magnitude of the impact would be Low. Applying the matrices, the Interim Scenario would have a **Negligible beneficial effect**, which is not significant. This is the same as for the completed Proposed Development.
- 14.135 The effect is beneficial because the proposals would better define the background of the view on the eastern side of the road.





## CUMULATIVE (INTERIM SCENARIO)

- 14.136 The black wireline to the viewer's right illustrates where there would be some visibility of the Northumberland Park development.
- 14.137 Where visible, the cumulative development does not introduce a change to the visual receptors, nor does it change the magnitude of impact arising from the proposals. As a result, the likely effect would remain **Negligible Beneficial**. This effect would be direct, permanent and is not significant. This is the same as for the completed Proposed Development.









## VIEW 23: HIGH ROAD, ORIENTED NORTH, AT JUNCTION WITH BROMLEY ROAD

## EXISTING

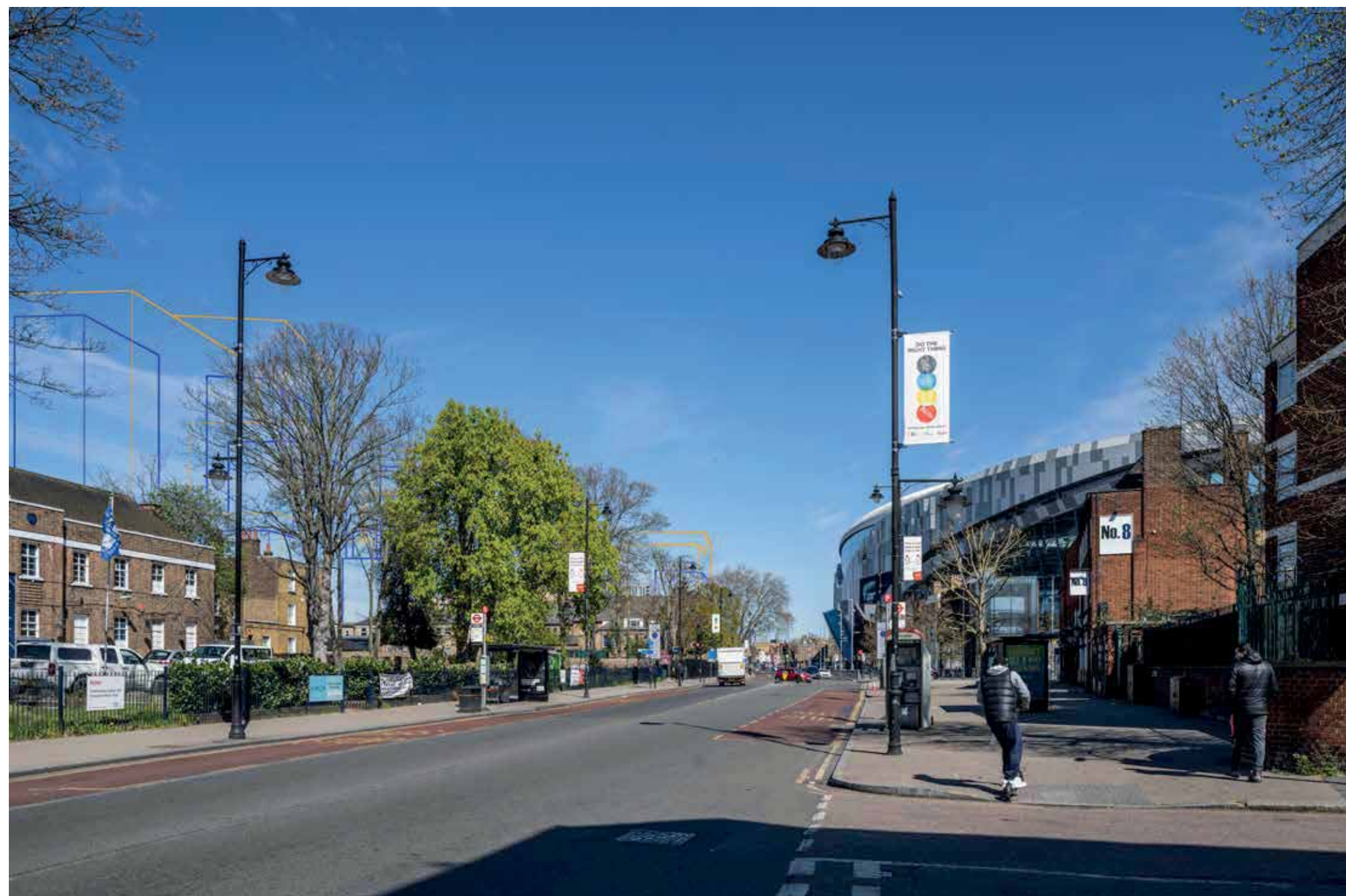
- 14.138 This viewpoint is situated part way along the High Road, at the south-eastern corner of the junction with Bromley Road, oriented north. This is a kinetic view, which would be experienced as part of a sequence as the viewer travelled north.
- 14.139 The viewer's eye is drawn along the linear route of the road towards the background. The curved, glazed elevation of Tottenham Hotspur Stadium is a prominent element in the middle ground of the view, and is notably larger in scale than the lower range of terraces on the opposite side of the road.
- 14.140 Along the western side of the road, the building line is irregular, with Tottenham Community Sports Centre to the viewer's immediate left. The trees here introduce some urban greening, and are an attractive feature. Through the tree line are filtered views of the roofline beyond, and some taller development in the background at the Love Lane estate, though this is not a notable element.
- 14.141 In the centre of the view, the curvature of the road means that the blank side elevations of the terraces adjacent to the Stadium are visible, along with the upper parts of buildings at Cannon Road, which are behind the buildings along the High Road.
- 14.142 The view would primarily be experienced by pedestrians and road users moving through the area.
- 14.143 The view is of **Low** value.





## PROPOSED (INTERIM SCENARIO)

- 14.144 In this view, the blue line shows the illustrative masterplan, which indicates how the proposals could be developed within the envelope of the maximum parameters. For clarity, this assessment is based upon the maximum parameters, and the illustrative scheme is included for indicative purposes only.
- 14.145 The open character of the foreground, and the focus on the Stadium would not change.
- 14.146 The Interim Scenario would be visible to the viewer's left, visible behind the High Road frontage.
- 14.147 The additional development would have an urbanising effect on the view, which would be appropriate to this part of Tottenham and the surroundings of the Stadium, and better frame and define the linear route of the High Road.
- 14.148 The appearance of the blocks would be determined at reserved matters stage, though the approach to their appearance is set out in the Design Code, and requires that opportunities to articulate the buildings are explored to *'slim their profile and avoid creating bulky elevations and overbearing masses'* (para 4.2.11.5); that each façade must be *'separated into defined base, middle and top sections'* (para 4.2.11.5; and that *'the top section of tall buildings must create interest in the silhouette of the building and positively respond to distant views from within and beyond the Southern Site'* (para 4.2.11.9).
- 14.149 The Design Codes provide a framework for the creation of a high quality development within the parameters; and also provide some mitigation.
- 14.150 The magnitude of the impact would be Low. Taking into account the above, the Interim Scenario would have a **Minor Beneficial effect**, which is not significant. This is the same as for the completed Proposed Development.



- 14.151 However, there is the potential to further enhance this impact further at reserved matters stage through the choice of elevational treatment, and the modulation of the massing, to integrate the new buildings comfortably into their context.
- 14.152 This beneficial effect could therefore change at reserved matters stage.



### CUMULATIVE (INTERIM SCENARIO)

- 14.153 The black wireline to the viewer's right illustrates where there would be some visibility of the Northumberland Park development to the viewer's right, which would be understood as part of the Stadium context, separately from the Proposed Development.
- 14.154 The Depot development would be partially visible in the background of the view, though this would not affect the character or composition of the view owing to the interposing distance and the existing scale of development.
- 14.155 Where visible, the cumulative development does not introduce a change to the visual receptors, nor does it change the magnitude of impact arising from the Proposed Development. As a result, the likely effect would remain **Minor Beneficial**. This effect would be direct, permanent and is not significant. This is the same as for the completed Proposed Development.









## VIEW 27: WHITE HART LANE STADIUM FROM BRUCE CASTLE

## EXISTING

- 14.156 This viewpoint is situated to the north of Bruce Castle Park, along Church Road, oriented west towards Tottenham Hotspur Stadium. This is a kinetic view, which would be experienced as part of a sequence as the viewer travelled along the road. The viewer would be aware of expanse of the open space to their right.
- 14.157 The foreground of the view has a quiet, suburban character, derived from the open space of the park to the viewer's right, the garden hedges forming boundary treatments to the left, and the two-storey houses which form the majority of development in the view. The listed buildings at Prospect Place form part of the range of development framing the road. Their heritage value is considered as part of the heritage assessment.
- 14.158 The viewer's eye is drawn along the linear route of the road, along which the upper parts of the football stadium can be seen in the background, though these are filtered through the tree line and are not a prominent element.
- 14.159 The view would primarily be experienced by pedestrians and road users moving through the area, and by local residents.
- 14.160 The view is of **Low** value.





## PROPOSED (INTERIM SCENARIO)

- 14.161 The fore and middle ground of the view would remain the same; the viewer would still be aware of the open space of Bruce Castle Park and the suburban route along Church Road.
- 14.162 The Interim Scenario would introduce new, taller development to the middle background of the view. This would mark the location of the centre of Tottenham, and contribute to the sense of differentiation between the lower-rise development in the foreground and the more urbanised centre. Whilst the Stadium is already a visible feature in the background of the view, the Interim Scenario would further urbanise the scene. The development would be focussed in the middle of the scene.
- 14.163 The magnitude of the impact would be Low. Taking into account the above, the Interim Scenario would have a **Minor Adverse effect**, which is not significant. This is the same as for the completed Proposed Development.
- 14.164 However, there is the potential to mitigate this impact further at reserved matters stage through the choice of elevational treatment, and the modulation of the massing, to integrate the new buildings comfortably into their context.
- 14.165 This effect could therefore change at reserved matters stage.





### CUMULATIVE (INTERIM SCENARIO)

- 14.166 The black wireline to the viewer's right illustrates where there would be some visibility of the Northumberland Park development, through the trees to the far right of the view.
- 14.167 Additionally, the Goods Yard and Depot developments would be visible in the background of the view to the viewer's left. These would be understood as part of the development at the centre of town and would not change the effect on visual amenity.
- 14.168 Where visible, the cumulative development does not introduce a change to the visual receptors, nor does it change the magnitude of impact arising from the proposals. As a result, the likely effect would remain **Minor Adverse**. This effect would be direct, permanent and is not significant. This is the same as for the completed Proposed Development.









## VIEW 29: PYMMES BROOK, ADJACENT TO ANGEL EDMONTON ROAD, ORIENTED SOUTH-WEST

### EXISTING

- 14.169 This viewpoint is situated adjacent to Angel Edmonton Road, oriented south-west towards the Southern Site.
- 14.170 The fore and middle ground of the view comprises a wide dual carriageway and large building site, currently being developed.
- 14.171 Tottenham Hotspur Football Stadium is a prominent feature in the middle of the view, though this would be entirely obscured by the completed development.
- 14.172 The view would primarily be experienced by pedestrians and road users moving through the area.
- 14.173 The view is of **Low** value.





## PROPOSED (INTERIM SCENARIO)

- 14.174 The Interim Scenario at the Southern Site would be a noticeable feature in the middle of the view, seen over a considerable distance. It would be read in conjunction with the Stadium, and understood as part of the urban development at the core of Tottenham. This would add interest and definition to the view.
- 14.175 The magnitude of the impact would be Low. Taking into account the above, the Interim Scenario would have a **Minor Beneficial effect, which is not significant. This is the same as** for the completed Proposed Development.
- 14.176 **The effect would be beneficial as it would provide definition to what is presently a relict townscape.**





### CUMULATIVE (INTERIM SCENARIO)

- 14.177 The Meridian Water development would interpose the viewpoint and the Proposed Development, and entirely obscure the Southern Site.
- 14.178 The effect would therefore reduce to **Nil**. This is different from the completed Proposed Development, which found a Negligible Beneficial effect.
- 14.179 This effect would be direct, permanent and is not significant.









**VIEW 30: NORTHWEST CORNER OF DYSONS ROAD AND MIDDLEHAM ROAD, ORIENTED WEST****EXISTING**

- 14.180 This viewpoint is situated opposite the junction between Willoughby Lane and Middleham Road, oriented west towards the Southern Site. The view would be experienced as part of a kinetic sequence as the viewer moved around the area.
- 14.181 The view is characterised primarily by 20th century two storey residential development, set back from the road with short front gardens and on-street parking. Some areas of greenery and street trees provide relief from the urban environment in the foreground.
- 14.182 The viewer's eye is drawn along the linear route of Middleham Road. In the background, the Rivers Apartments building at Cannon Road forms a notable landmark.
- 14.183 The view would primarily be experienced by pedestrians and road users moving through the area, and by local residents.
- 14.184 The view is of **Low** value.





### PROPOSED (INTERIM SCENARIO)

- 14.185 The Interim Scenario would be entirely screened by the existing development.
- 14.186 The magnitude of the impact would be **Nil**. Taking into account the above, the Interim Scenario would have a **Nil effect**, which is not significant. This is different from the completed Proposed Development, which found a Minor Beneficial effect.





### CUMULATIVE (INTERIM SCENARIO)

14.187 The Interim Scenario would remain screened, and the likely effect would remain Nil. This effect would be direct, permanent and is not significant. This is different from the completed Proposed Development, which found a Minor Beneficial effect.









## VIEW 31: NORTHUMBERLAND PARK, NORTH OF JUNCTION WITH WORCESTER AVENUE

## EXISTING

- 14.188 This viewpoint is situated part way along Northumberland Park, oriented west towards the Southern Site. This is a kinetic view, which would be experienced as part of a sequence as the viewer moved along the road.
- 14.189 The view has a mixed character, comprising two storey houses to the viewer's right, and a range of commercial development to the left, with Tottenham Hotspur Stadium partially within the frame of the view. The large footprint and dark elevations of the commercial units and contrasting white part of the stadium development are a noticeable presence in the view.
- 14.190 The viewer's eye is drawn east along the linear route of the road towards the Southern Site, where the view is terminated at ground level by the listed frontage at 819–821 High Road, though at this distance its elevation can't be best appreciated.
- 14.191 The view would primarily be experienced by pedestrians and road users moving through the area.
- 14.192 The view is of **Low** value.





## PROPOSED (INTERIM SCENARIO)

- 14.193 The viewer's focus would remain on the linear route ahead, which would be terminated by the upper parts of the Proposed Development, and building 4 in particular.
- 14.194 A small portion of the upper parts of the Interim Scenario would be visible to the viewer's left, and would be understood in conjunction with the stadium development, which appears comparable in scale owing to the perspective.
- 14.195 The magnitude of the impact would be Low. Taking into account the above, the Interim Scenario would have a **Negligible Adverse effect, which is not significant. This is different from the completed Proposed Development, which found a minor adverse effect.**
- 14.196 **The adverse effect is because of the unrelieved massing of the maximum parameters, and its effect on this part of the view.**
- 14.197 However, there is the potential to mitigate this impact further at reserved matters stage through the choice of elevational treatment, and the modulation of the massing, to integrate the new buildings comfortably into their context.
- 14.198 This effect could therefore change at reserved matters stage.





### CUMULATIVE (INTERIM SCENARIO)

- 14.199 The Goods Yard and Depot developments would be visible in the middle ground of the view, behind the linear route of the High Road. Owing to the separating difference, these would be understood separately from the Proposed Development. There would be no cumulative development visible in the view, and the effect on visual receptors would not change.
- 14.200 As a result, the likely effect would **remain Minor Adverse**. This effect would be direct, permanent and is not significant. This is different from the completed Proposed Development, which found a Minor Adverse effect.









**VIEW 33: BEAUFOY LANE, WEST OF JUNCTION WITH TENDERDEN ROAD, ORIENTED NORTH-EAST****EXISTING**

- 14.201 This viewpoint is situated along Beaufoy Lane, close to the junction with Tenderden Road, and is oriented north-east towards the Southern Site. The view would be experienced as part of a kinetic sequence, and as one travelled along the road they would be aware of further development and trees. These features are not part of a cohesive streetscene experience, and at the moment, overall, it has a forlorn and degraded quality.
- 14.202 The fore and middle ground of the view are defined primarily by the linear route of the road, which is flanked by a garden fence to the right and a wall with security wiring to the left.
- 14.203 The view has a back-of-house character derived from the unrelieved walls and the views toward the rear of the residential buildings to the viewer's left. Some taller residential development is visible towards the background of the view.
- 14.204 The view would primarily be experienced by pedestrians and road users moving through the area.
- 14.205 The view is of **Low– Very Low** value.





## PROPOSED (INTERIM SCENARIO)

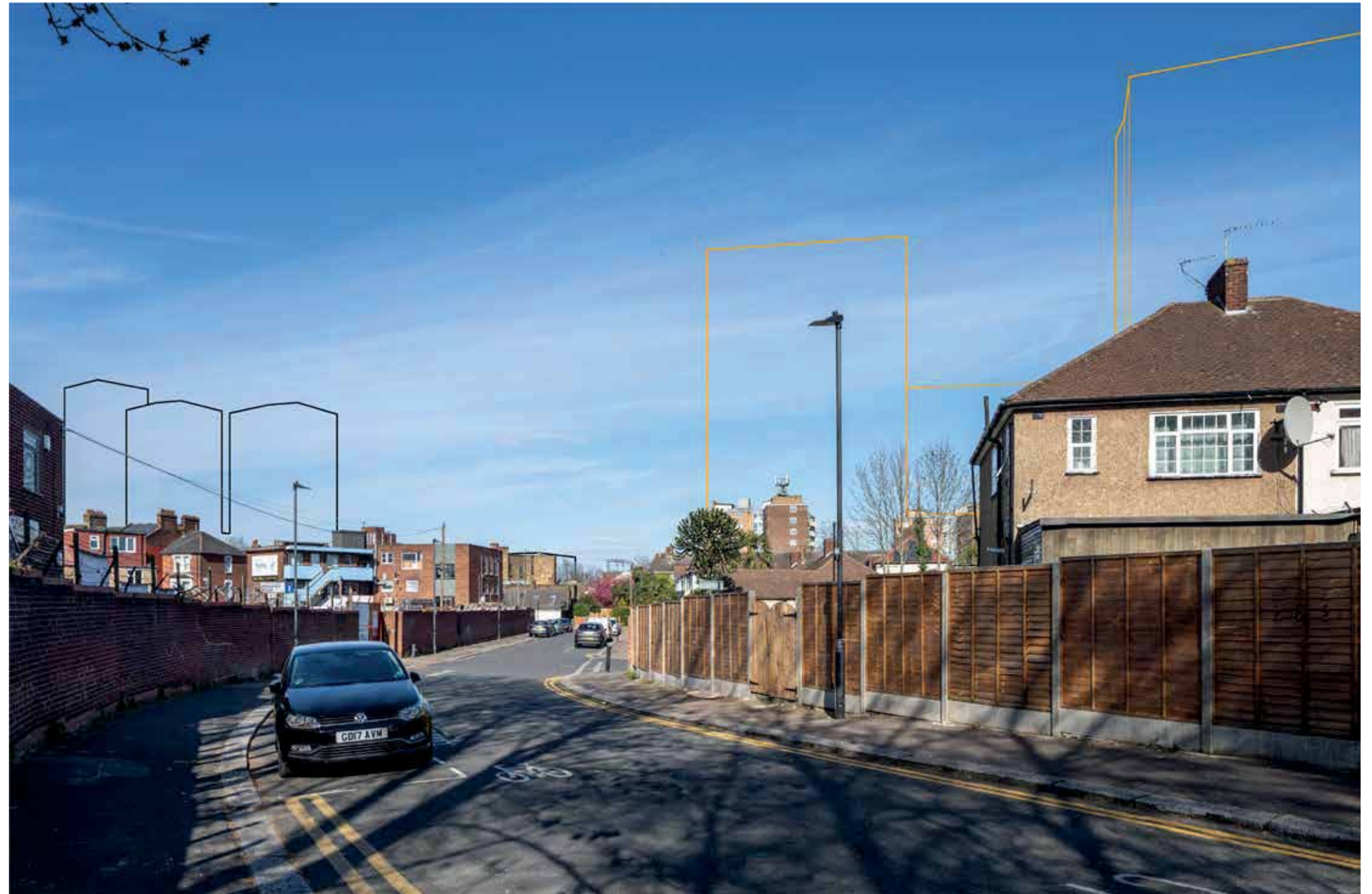
- 14.206 The foreground of the view would not change, and the back-of-house character would remain.
- 14.207 The Interim Scenario would significantly increase the scale of development in the background of the view to the right. The viewer's attention would be drawn to the new buildings, which would add interest to the scene.
- 14.208 The ratio of sky to buildings in the view would change in part of the view – though the existing roofline makes no particular contribution to visual amenity.
- 14.209 The Proposed view shows the rectilinear blocks of the maximum parameters, upon which this assessment is based.
- 14.210 Because of the significant scale difference and change to skyline – consequent on the bulk of the maximum parameters – the magnitude of the impact would be High. Taking into account the above, the Interim Scenario would have a **Minor Adverse effect**, which is not significant. This is different from the completed Proposed Development, which found a Moderate Adverse effect.
- 14.211 **The adverse effect is because of the unrelieved massing of the maximum parameters, and its effect on this part of the view.**
- 14.212 However, there is the potential to mitigate this impact further at reserved matters stage through the choice of elevational treatment, and the modulation of the massing, to integrate the new buildings comfortably into their context.
- 14.213 This effect could therefore change at reserved matters stage.





### CUMULATIVE (INTERIM SCENARIO)

- 14.214 In the cumulative condition, the Goods Yard and Depot developments would be visible to the viewer's left. These would be understood separately from the Interim Scenario owing to the separating distance. The effect on visual receptors would not change.
- 14.215 As a result, the likely effect would remain **Minor Adverse**. This effect would be direct, permanent and is not significant. This is different from the completed Proposed Development, which found a Moderate Adverse effect.









**VIEW 34: QUEEN STREET, OPPOSITE JUNCTION WITH ACADEMIA WAY, ORIENTED EAST****EXISTING**

- 14.216 This viewpoint is situated to the west of the Southern Site, oriented east along Academia Way.
- 14.217 The view has a residential character, derived from the low-rise blocks of flats which line the road. The continuous building line and straight route of the road draw the viewer's eye towards the background, where the blank gable end of a two storey building can be seen. The street trees provide relief from the urban environment, and the varied building line contributes to an interesting street scene.
- 14.218 The view would primarily be experienced by pedestrians and road users moving through the area, as well as local residents.
- 14.219 The view is of **Low** value.





### PROPOSED (INTERIM SCENARIO)

14.220 The Interim Scenario would be screened by existing built form. This would result in a **Nil effect**, which is not significant. This is different from the completed Proposed Development, which found a Minor Adverse effect.





### CUMULATIVE (INTERIM SCENARIO)

14.221 The Interim Scenario would remain screened and would not be seen in conjunction with any cumulative development. The effect would remain **Nil**. This effect would be direct, permanent and is not significant. This is different from the October 2021 ES, which found a Minor Adverse effect.









## VIEW 35: SHAFTESBURY ROAD, NORTH-WEST OF JUNCTION WITH PRETORIA ROAD, ORIENTED SOUTH

### EXISTING

- 14.222 This viewpoint is situated on the corner of the junction between Pretoria Road and Commercial Road. It would be experienced as part of a kinetic sequence as the viewer moved through the area.
- 14.223 The foreground of the view comprises the hardstanding of the junction, defined by a security fence to the viewer's left. To the right, the viewer would be aware of residential development along Commercial Road, and the residential development on the western side of Commercial Road.
- 14.224 The view would primarily be experienced by pedestrians and road users moving through the area, as well as local residents.
- 14.225 The view is of **Low** value.





## PROPOSED (INTERIM SCENARIO)

- 14.226 An uppermost part of the Interim Scenario would be visible to the left hand side of the view, defining the far side of the railway line and framing the route along Pretoria Road.
- 14.227 This would introduce additional scale which would be seen in the context of the existing development, including the Rivers Apartments building to the viewer's left.
- 14.228 The Interim Scenario would mark the location of the centre of Tottenham, and be understood as part of the modern urban development within this context.
- 14.229 The magnitude of the impact would be Low. Taking into account the above, the Interim Scenario would have a **Negligible Beneficial effect**, which is not significant. This is the same as for the completed Proposed Development.
- 14.230 **The beneficial effect is because the Proposals would provide some definition to this part of the townscape.**
- 14.231 There is the potential to enhance this impact further at reserved matters stage through the choice of elevational treatment, and the modulation of the massing, to integrate the new buildings comfortably into their context.
- 14.232 This effect could therefore change at reserved matters stage.





## CUMULATIVE (INTERIM SCENARIO)

- 14.233 The Interim Scenario would be entirely screened by the proposals at the Goods Yard and Depot Sites. The effect would therefore reduce to Nil. This is different from the October 2021 ES, which found a Minor Beneficial effect.
- 14.234 This effect would be direct, permanent and is not significant.









**VIEW 36: FORE STREET, AT ENTRANCE TO FLORENCE HAYES RECREATION GROUND, ORIENTED SOUTH-WEST****EXISTING**

- 14.235 This viewpoint is situated to the north-east of the Southern Site, oriented south-west along Fore Street. It would be experienced primarily as part of a kinetic sequence by those traveling through the area.
- 14.236 The view has an open character, derived from the central expanse of the road and its wide pavement, and the open space to both sides. The viewer's eye is drawn to Stellar House to the left of the view, which forms its tallest element. The lower rise residential blocks to the viewer's right occupy large footprints and have a varied building line, set back from the primary street frontage.
- 14.237 The view would primarily be experienced by pedestrians and road users moving through the area, as well as local residents.
- 14.238 The view is of **Low** value.

