

PROPOSED

- 13.49 The Proposed Development would increase the scale of development in the background of the view.
- 13.50 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.
- 13.51 The magnitude of the impact would be Low. Overall the Proposed Development would have a **Minor adverse effect, which is not significant.**
- 13.52 **The adverse effect is because of the unrelieved massing of the maximum parameters, and its effect on this part of the view.**
- 13.53 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.
- 13.54 This effect could therefore change at reserved matters stage.



CUMULATIVE

- 13.55 In the cumulative context, the black wirelines demonstrate that the Northumberland Park development would be partially visible in the view.
- 13.56 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.



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

- 13.57 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.
- 13.58 The viewpoint is illustrated in the winter condition. In summer, the tree cover in the background would be more dense.
- 13.59 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.
- 13.60 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.
- 13.61 The view would primarily be experienced by pedestrians and visitors to the cemetery.
- 13.62 The view is of **Medium** value.



PROPOSED

- 13.63 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.
- 13.64 In the winter time, there would be some views of the Proposed Development through the trees. There is, notably, already some visibility of development here, which situates the cemetery relative to the town centre, though the Proposed Development would be greater in scale.
- 13.65 The magnitude of the impact would be Low. Applying the matrices, the Proposed Development would have a **Minor adverse effect, which is not significant.**
- 13.66 **The adverse effect is because of the unrelieved massing of the maximum parameters, and its effect on this part of the view.**
- 13.67 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.
- 13.68 This effect could therefore change at reserved matters stage.



CUMULATIVE

- 13.69 The black wireline to the viewer's right illustrates where there would be some visibility of the Northumberland Park development through the tree line.
- 13.70 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.



VIEW 14B: WAR MEMORIAL CEMETERY

EXISTING

- 13.71 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.
- 13.72 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.
- 13.73 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.
- 13.74 The view would primarily be experienced by pedestrians and visitors to the cemetery.
- 13.75 The view is of **Medium** value.



PROPOSED

- 13.76 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.
- 13.77 The Proposed Development 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.
- 13.78 The Proposed Development 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.
- 13.79 The ability to appreciate the memorial landscape would not change.
- 13.80 Because of the visibility of the Proposed Development, its 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.**
- 13.81 **The adverse effect is because of the unrelieved massing of the maximum parameters, and its effect on this part of the view.**
- 13.82 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.
- 13.83 This effect could therefore change at reserved matters stage.



CUMULATIVE

- 13.84 There would be no cumulative development visible in the view, and the effect on visual receptors would not change.
- 13.85 As a result, the likely effect would remain Moderate Adverse. This effect would be direct, permanent and is not significant.



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

EXISTING

- 13.86 This viewpoint is situated to the south of King's Road, adjacent to Bruce Castle park, oriented north-east towards the Site.
- 13.87 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.
- 13.88 In the background of the view, Tottenham Hotspur Football Stadium can be seen in the background of the view, filtered through the tree line.
- 13.89 The view would primarily be experienced by pedestrians, and users of the amenity space.
- 13.90 The view is of **Medium** value.



PROPOSED

- 13.91 The Proposed Development would increase the scale of development in the background of the view.
- 13.92 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.
- 13.93 The Proposed Development 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 in the middle ground was bare. The contrast between the town centre and the open expanse would be preserved, and reinforced.
- 13.94 The magnitude of the impact would be Low. Overall the Proposed Development would have a **Minor Adverse effect, which is not significant.**
- 13.95 **The adverse effect is because of the unrelieved massing of the maximum parameters, and its effect on this part of the view.**
- 13.96 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.
- 13.97 This effect could therefore change at reserved matters stage.



CUMULATIVE

- 13.98 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.
- 13.99 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.



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

EXISTING

- 13.100 This viewpoint is situated within Bruce Castle Park, and is oriented north-east towards the Site, roughly along the axis of the tarmac pedestrian path through the space.
- 13.101 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.
- 13.102 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.
- 13.103 The view would primarily be experienced by pedestrians, and users of the amenity space.
- 13.104 The view is of **Medium** value.



PROPOSED

- 13.105 The open character of the park, and its legibility as an area of open space within an urban context, would not change.
- 13.106 The Proposed Development would be partially visible in the background of the view, filtered through the tree cover. The photograph here and this assessment are based upon the winter condition, though we note that in summer the trees would provide a greater degree of screening.
- 13.107 The Proposed Development 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.
- 13.108 The magnitude of the impact would be Low. Applying the matrices, the Proposed Development would have a **Negligible beneficial effect, which is not significant.**
- 13.109 **The beneficial effect is because of the improvement to wayfinding from this point in the path.**



CUMULATIVE

- 13.110 There would be no cumulative development visible in the view, and the effect on visual receptors would not change.
- 13.111 As a result, the likely effect would remain Negligible Beneficial. This effect would be direct, permanent and is not significant.



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

EXISTING

- 13.112 This viewpoint is situated close to the entrance to Hartington Park from Carbuncle Passage, oriented north-west towards the Site.
- 13.113 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.
- 13.114 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.
- 13.115 The upper parts of the Stadium are visible through the tree line in the background of the view.
- 13.116 The view is of **Low** value.



PROPOSED

- 13.117 The Proposed Development would be partially visible in the background of the view, seen in conjunction with the stadium.
- 13.118 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.
- 13.119 The magnitude of the impact would be Low. The Proposed Development would have a **Negligible beneficial effect, which is not significant.**
- 13.120 **The beneficial effect is because of the improvement to wayfinding from this position.**



CUMULATIVE

- 13.121 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.
- 13.122 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 Negligible Beneficial. This effect would be direct, permanent and is not significant.



VIEW 19: HIGH ROAD, NORTH OF JUNCTION WITH BRUCE GROVE

EXISTING

- 13.123 This viewpoint is situated part way along the High Road, oriented north along the eastern form of the road toward the Site. The view would be experienced as part of a kinetic sequence as the viewer travelled north along the road.
- 13.124 The view has an urban character. The foreground comprises the open, tarmac space of the junction and road, which is defined on both sides by a continuous building line. At ground floor, the shop fronts are varied, and contribute to the vibrancy of the scene.
- 13.125 The viewer's eye is drawn along the linear route of the road to the right. Tottenham Hotspur Football Stadium is just visible in the background, though this is not a prominent element owing to the separating distance.
- 13.126 The view would primarily be experienced by pedestrians and road users moving through the area.
- 13.127 The view is of **Low** value.



PROPOSED

- 13.128 The Proposed Development would be entirely obscured by the existing built form. There would be no effect on visual amenity.
- 13.129 The magnitude of the impact would be Nil. Overall the Proposed Development would have a **Nil effect, which is not significant.**



CUMULATIVE

- 13.130 The Proposed Development would remain entirely occluded from this position.
- 13.131 As a result, the likely effect would remain Nil. This effect would be direct, permanent and is not significant.



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

EXISTING

- 13.132 This viewpoint is situated part way along the High Road, oriented north towards the 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.
- 13.133 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.
- 13.134 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.
- 13.135 The viewer's eye is drawn along the linear route of the road, to the viewer's right.
- 13.136 The view would primarily be experienced by pedestrians and road users moving through the area.
- 13.137 The view is of **Low** value.



PROPOSED

- 13.138 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.
- 13.139 The uppermost parts of the Proposed Development 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.
- 13.140 In the middle ground, the Proposed Development would partially appear behind the roofline of no. 639 High Road, which is presently silhouetted against the skyline.
- 13.141 The magnitude of the impact would be Low. Taking into account the above, the Proposed Development would have a **Minor Adverse effect, which is not significant.**
- 13.142 **The effect is adverse because of the appearance of the unrelieved maximum parameters obscuring the roofline of no. 639 High Road.**
- 13.143 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.
- 13.144 This effect could therefore change at reserved matters stage.



CUMULATIVE

- 13.145 There would be no cumulative development visible in the view, and the effect on visual receptors would not change.
- 13.146 As a result, the likely effect would remain **Minor Adverse**. This effect would be direct, permanent and is not significant.



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

EXISTING

- 13.147 This viewpoint is situated part way along the High Road, oriented north towards the Site.
- 13.148 The view would be experienced as part of a kinetic sequence as the viewer travelled north along the road.
- 13.149 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.
- 13.150 In the middle ground, the curved, glazed elevation of Tottenham Hotspur Football Club is a distinctive, modern feature in the view.
- 13.151 The view would primarily be experienced by pedestrians and road users moving through the area.
- 13.152 The view is of **Low** value.



PROPOSED

- 13.153 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 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.
- 13.154 In the background of the view, the northern part of the 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.
- 13.155 The Whitbread clock tower would continue to draw the viewer's eye.
- 13.156 The magnitude of the impact would be Low. Applying the matrices, the Proposed Development would have a **Negligible beneficial effect, which is not significant.**
- 13.157 The effect is beneficial because the proposals would better define the background of the view on the eastern side of the road.



CUMULATIVE

- 13.158 The black wireline to the viewer's right illustrates where there would be some visibility of the Northumberland Park development.
- 13.159 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.



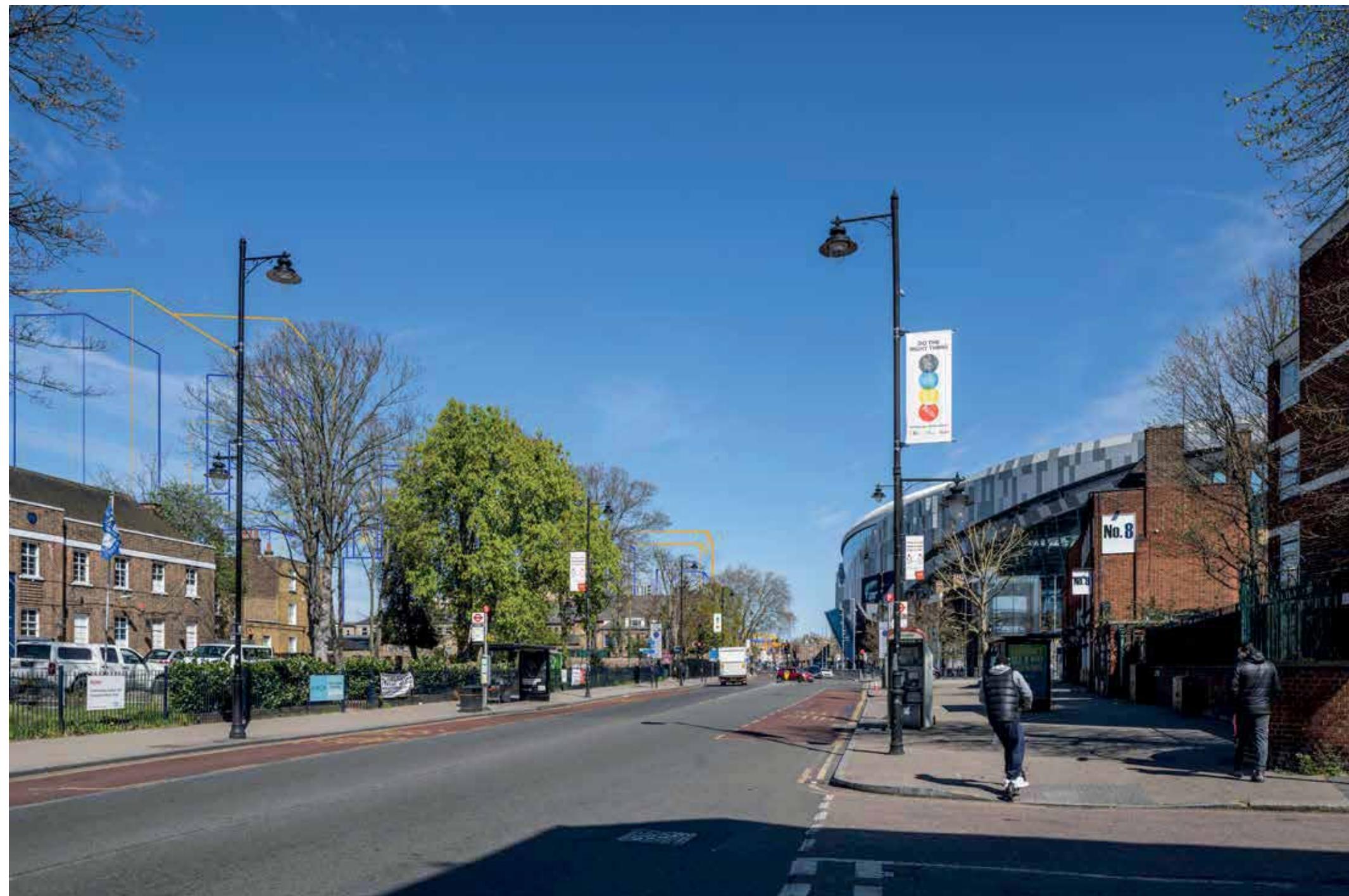
VIEW 23: HIGH ROAD, ORIENTED NORTH, AT JUNCTION WITH BROMLEY ROAD**EXISTING**

- 13.160 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.
- 13.161 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.
- 13.162 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.
- 13.163 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.
- 13.164 The view would primarily be experienced by pedestrians and road users moving through the area.
- 13.165 The view is of **Low** value.



PROPOSED

- 13.166 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.
- 13.167 The open character of the foreground, and the focus on the Stadium would not change.
- 13.168 The Proposed Development would be visible to the viewer's left, visible behind the High Road frontage.
- 13.169 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.
- 13.170 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 site'* (para 4.2.11.9).
- 13.171 The Design Codes provide a framework for the creation of a high quality development within the parameters; and also provide some mitigation.
- 13.172 The magnitude of the impact would be Low. Taking into account the above, the Proposed Development would have a **Minor Beneficial effect, which is not significant**.
- 13.173 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.

- 13.174 This beneficial effect could therefore change at reserved matters stage.

CUMULATIVE

- 13.175 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.
- 13.176 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.



VIEW 27: WHITE HART LANE STADIUM FROM BRUCE CASTLE

EXISTING

- 13.177 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.
- 13.178 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.
- 13.179 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.
- 13.180 The view would primarily be experienced by pedestrians and road users moving through the area, and by local residents.
- 13.181 The view is of **Low** value.



PROPOSED

- 13.182 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.
- 13.183 The Proposed Development would introduce new, taller development to the 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 Proposed Development would further urbanise the scene.
- 13.184 The magnitude of the impact would be Low. Taking into account the above, the Proposed Development would have a **Minor Adverse effect, which is not significant.**
- 13.185 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.
- 13.186 This effect could therefore change at reserved matters stage.



CUMULATIVE

- 13.187 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.
- 13.188 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.



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

EXISTING

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



PROPOSED

- 13.194 The Proposed Development 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.
- 13.195 The magnitude of the impact would be Low. Taking into account the above, the Proposed Development would have a **Minor Beneficial effect, which is not significant.**
- 13.196 **The effect would be beneficial as it would provide definition to what is presently a relict townscape.**



CUMULATIVE

- 13.197 The Meridian Water development would interpose the viewpoint and the Proposed Development, and almost entirely obscure the Site.
- 13.198 A very small portion of the uppermost part would be visible above the parapet of the Meridian Water site, though this would not be readily noticeable to receptors.
- 13.199 The effect would therefore reduce to **Negligible beneficial**.
- 13.200 **The effect would be beneficial as it would contribute to the character of the view.** This effect would be direct, permanent and is not significant.



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

EXISTING

- 13.201 This viewpoint is situated opposite the junction between Willoughby Lane and Middleham Road, oriented west towards the Site. The view would be experienced as part of a kinetic sequence as the viewer moved around the area.
- 13.202 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.
- 13.203 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.
- 13.204 The view would primarily be experienced by pedestrians and road users moving through the area, and by local residents.
- 13.205 The view is of **Low** value.



PROPOSED

- 13.206 The Proposed Development would be partially visible in the background of the view, seen over a considerable distance behind the roofline of the terraces on the south side of Middleham Road.
- 13.207 The fore and middle ground of the view would not change. The Proposed Development would be seen in conjunction with Stellar House, in the background of the view, and would be understood separately from the suburban context in the foreground. The proposals would mark the location of White Hart Lane Station, and contribute to a sense of differentiation between the centre of Tottenham and the wider context.
- 13.208 The magnitude of the impact would be Low. Taking into account the above, the Proposed Development would have a **Minor Beneficial effect, which is not significant.**
- 13.209 **The effect would be beneficial as it would assist with wayfinding from this position.**
- 13.210 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.
- 13.211 This effect could therefore change at reserved matters stage.



CUMULATIVE

- 13.212 There would be no cumulative development visible in the view, and the effect on visual receptors would not change.
- 13.213 As a result, the likely effect would remain Minor Beneficial. This effect would be direct, permanent and is not significant.



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

- 13.214 This viewpoint is situated part way along Northumberland Park, oriented west towards the Site. This is a kinetic view, which would be experienced as part of a sequence as the viewer moved along the road.
- 13.215 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.
- 13.216 The viewer's eye is drawn east along the linear route of the road towards the 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.
- 13.217 The view would primarily be experienced by pedestrians and road users moving through the area.
- 13.218 The view is of **Low** value.



PROPOSED

- 13.219 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.
- 13.220 Whilst the wireline gives no sense of depth, in practice, the viewer would be able to appreciate and differentiate between the different blocks of the Proposed Development, which would be set back from the High Road frontage and understood separately.
- 13.221 The Design Code sets out the different approaches to the areas of the Site, to reflect the area's diverse landscape and varied character.
- 13.222 The lower rise buildings behind the High Road frontage comprise within the 'Park-side Design Approach' sub-area along the western side of Peacock Park, and the 'mixed-use design approach' to its east.
- 13.223 Whilst the change in scale behind the listed building would be a notable change, this is not a viewpoint from which its heritage value is best appreciated.
- 13.224 The magnitude of the impact would be Low. Taking into account the above, the Proposed Development would have a **Minor Adverse effect, which is not significant.**
- 13.225 **The adverse effect is because of the unrelieved massing of the maximum parameters, and its effect on this part of the view.**
- 13.226 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.
- 13.227 This effect could therefore change at reserved matters stage.



CUMULATIVE

- 13.228 There would be no cumulative development visible in the view, and the effect on visual receptors would not change.
- 13.229 As a result, the likely effect would remain Minor Adverse. This effect would be direct, permanent and is not significant.



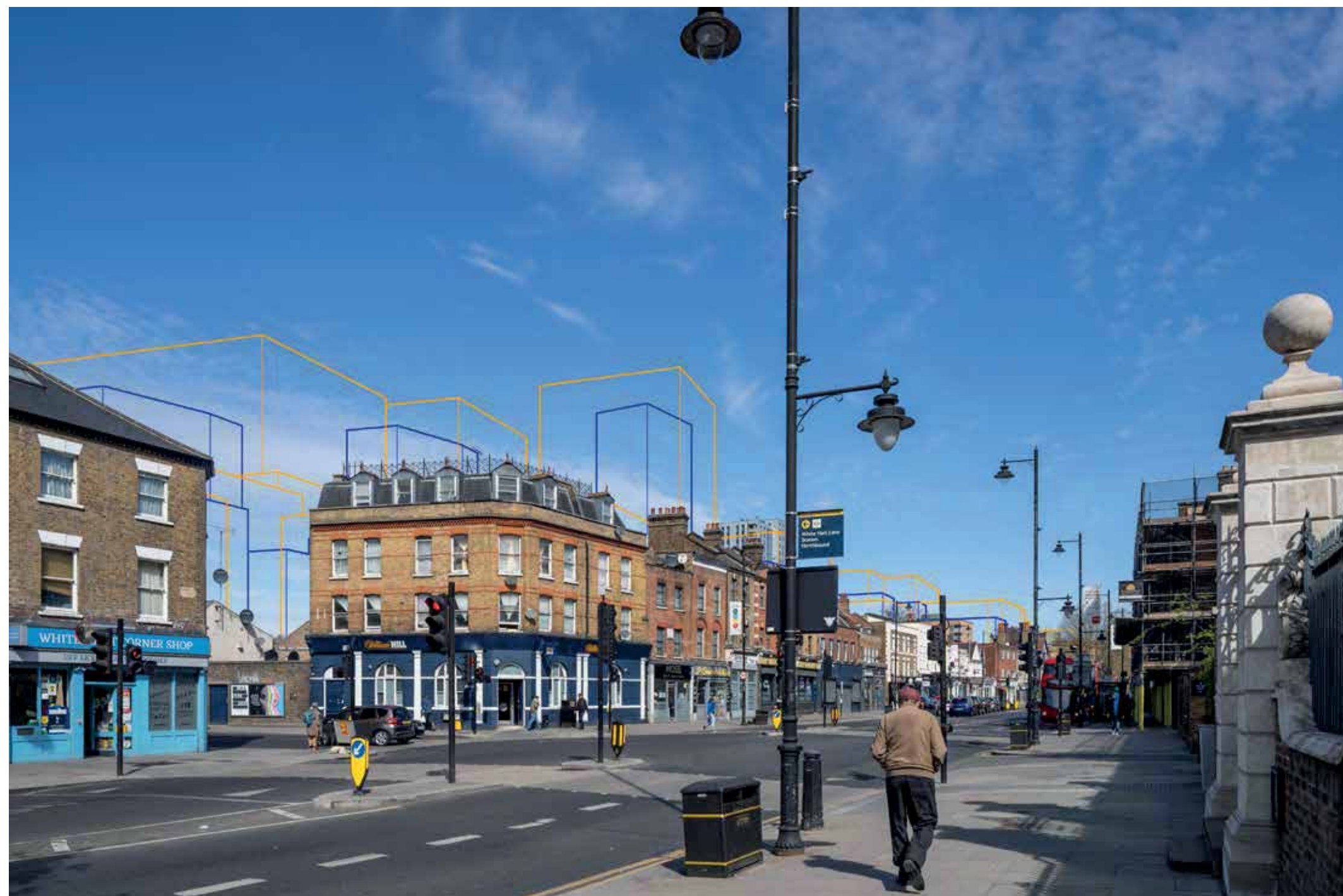
VIEW 32: HIGH ROAD, OPPOSITE JUNCTION WITH WHITE HART LANE, ORIENTED NORTH-WEST**EXISTING**

- 13.230 This viewpoint is situated part way along the High Road, oriented laterally across the junction with White Hart Lane towards the Site. It would be experienced as part of a kinetic sequence as the viewer travelled along the road.
- 13.231 The view takes in the varied range of development in this part of the High Road, including designated and undesignated heritage receptors which are considered as part of the heritage assessment.
- 13.232 The viewer's eye is drawn to the junction with White Hart Lane, defined by a four storey building with a mansard. The varied building heights and floor levels across the High Road frontage contribute to the viewer's understanding of its piecemeal development.
- 13.233 At the return to White Hart Lane, a townscape gap created by a low wall forms a void in the centre-left of the view, where a blank elevation can be seen within the Site.
- 13.234 The view would primarily be experienced by pedestrians and road users moving through the area.
- 13.235 The view is of **Low-Medium** value.
- 13.236 This is due to the road, traffic, and condition of buildings, which are detracting factors, though there are some listed buildings in the view.



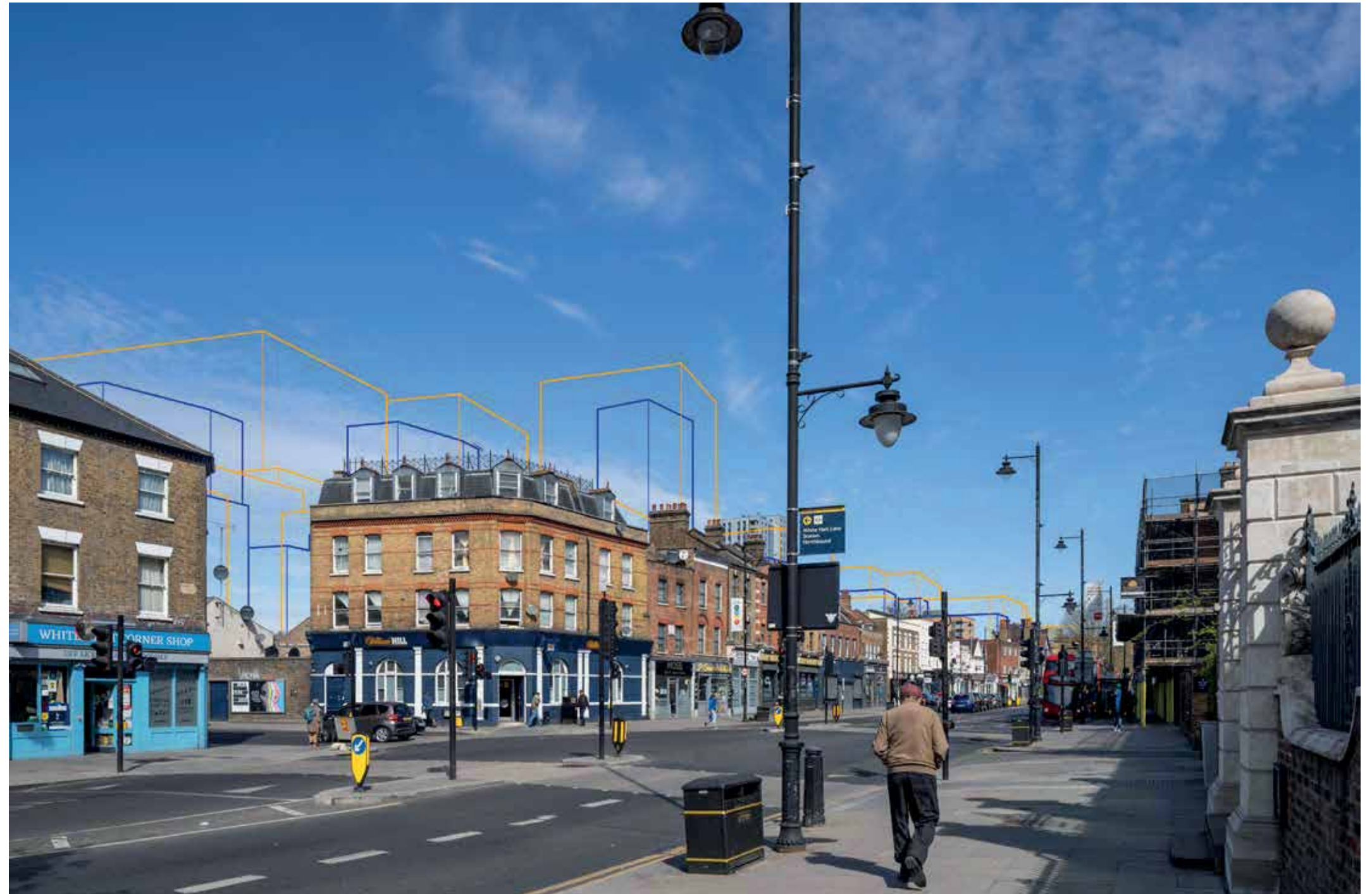
PROPOSED

- 13.237 The Proposed Development would be visible behind the frontage to the High road on the western side. The yellow line here illustrates the maximum parameters, which are the subject of this assessment, whilst the blue line shows the illustrative scheme.
- 13.238 Whilst in wireline there are no depth cues, in practice, the Proposed Development would read as a series of interrelated structures, with distinct identities.
- 13.239 Close to the return to White Hart Lane, buildings fall within the 'heritage design approach' character area, which the Design Code specifies as '*informing the design of the buildings that form a bridge between the Conservation Area and scheme's more contemporary architecture*'. It is specified that they must respond to the form of adjacent heritage assets, with brick used as the primary material and subordinate roofing (paragraphs 4.4.1.1–4.4.7.7).
- 13.240 The Proposed Development would read separately from the High Road frontage buildings in the view,
- 13.241 The tall buildings within the Site are situated close to the railway line, and thus will mark its location in the view.
- 13.242 The magnitude of the impact would be Medium. Taking into account the above, the Proposed Development would have a **Moderate Adverse effect, which is significant.**
- 13.243 **The adverse effect is because of the unrelieved massing of the maximum parameters, and its effect on this part of the view.**
- 13.244 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.
- 13.245 This effect could therefore change at reserved matters stage.



CUMULATIVE

- 13.246 There would be no cumulative development visible in the view, and the effect on visual receptors would not change.
- 13.247 As a result, the likely effect would remain Moderate Adverse. This effect would be direct, permanent and is significant.



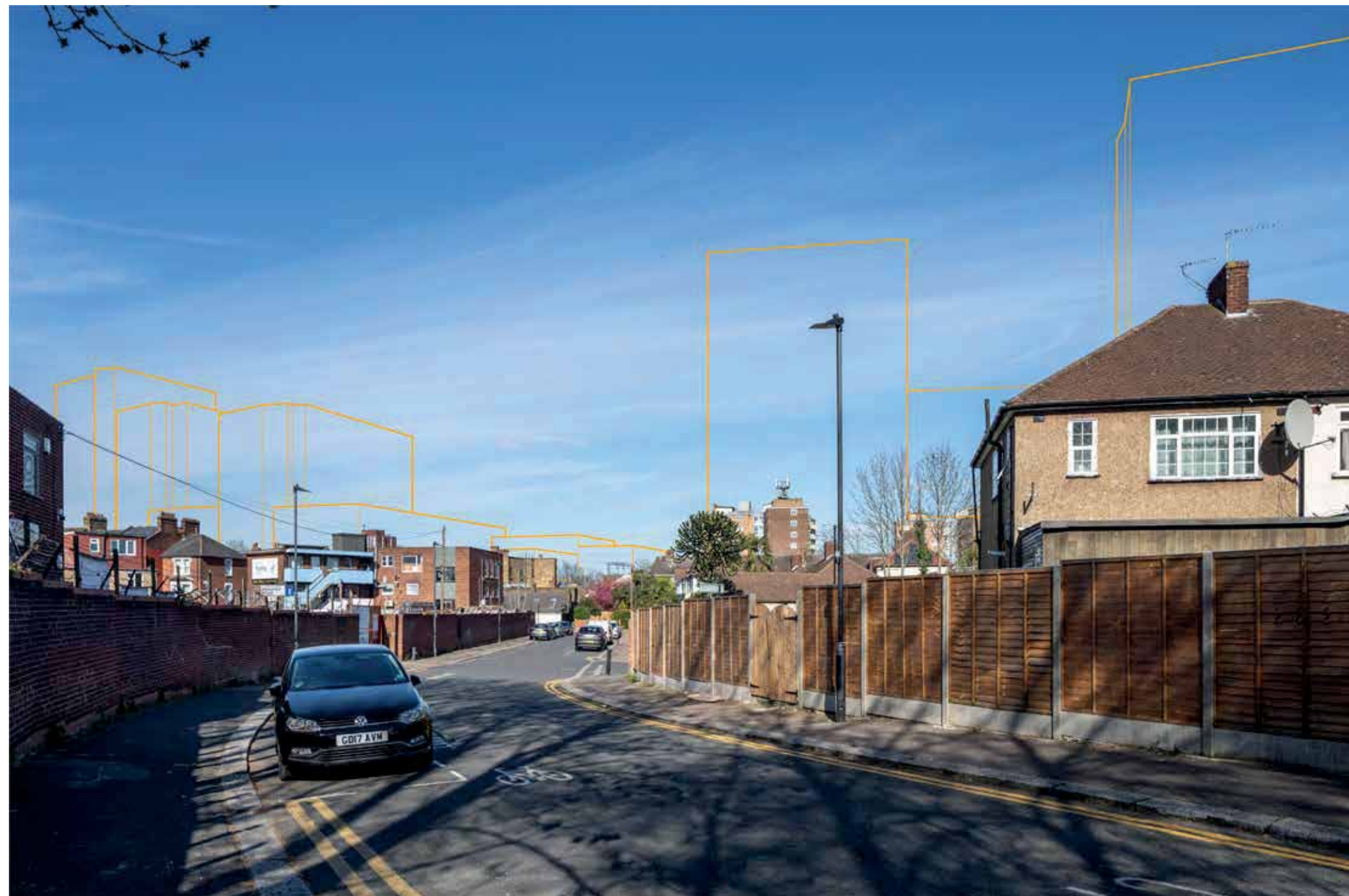
VIEW 33: BEAUFOY LANE, WEST OF JUNCTION WITH TENDERDEN ROAD, ORIENTED NORTH-EAST**EXISTING**

- 13.248 This viewpoint is situated along Beaufoy Lane, close to the junction with Tenderden Road, and is oriented north-east towards the 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.
- 13.249 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.
- 13.250 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.
- 13.251 The view would primarily be experienced by pedestrians and road users moving through the area.
- 13.252 The view is of **Low– Very Low** value.



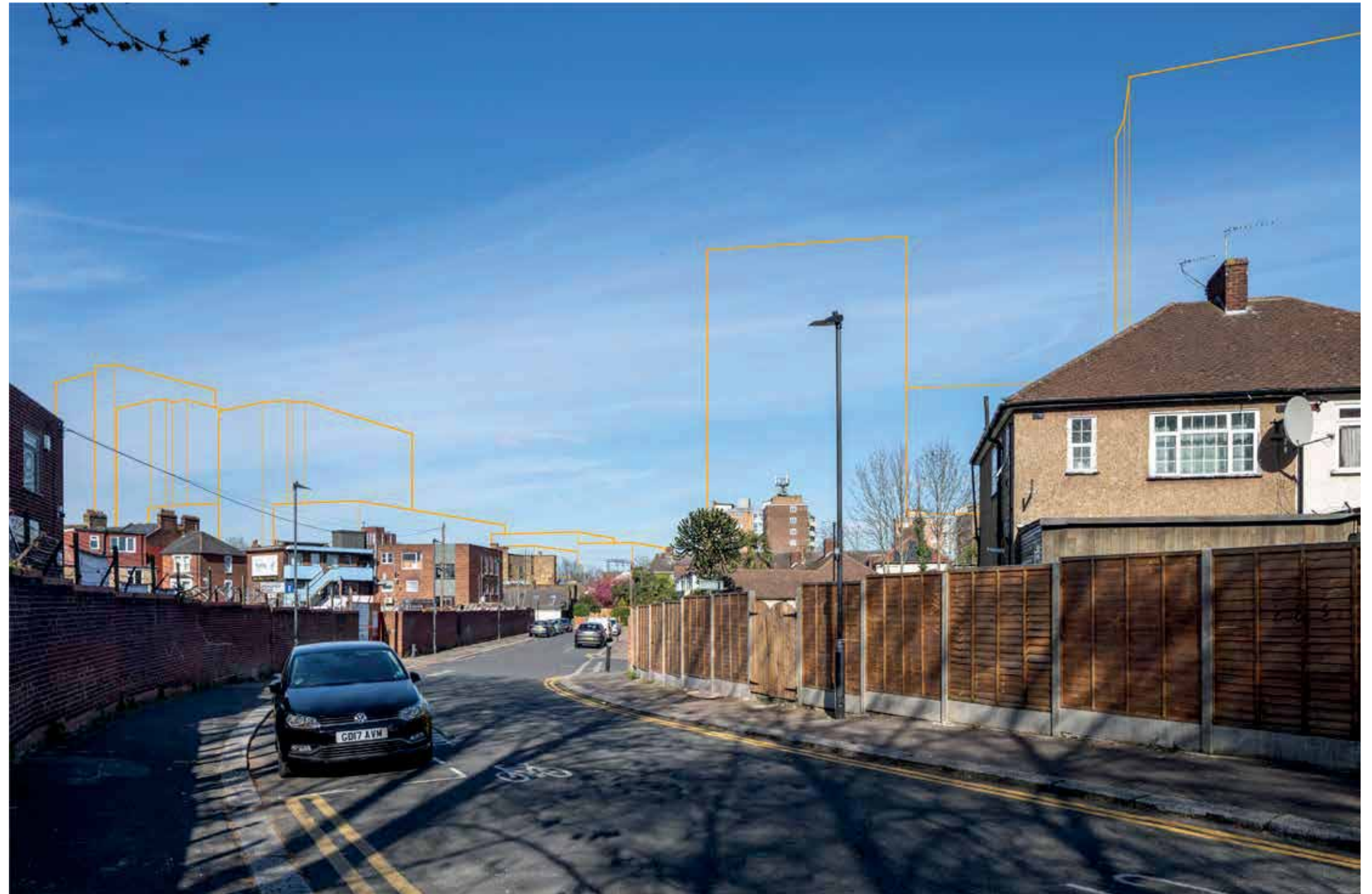
PROPOSED

- 13.253 The foreground of the view would not change, and the back-of-house character would remain.
- 13.254 The Proposed Development would significantly increase the scale of development in the background of the view. The viewer's attention would be drawn to the new buildings, which would add interest to the scene.
- 13.255 The ratio of sky to buildings in the view would change – though the existing roofline makes no particular contribution to visual amenity.
- 13.256 The Proposed view shows the rectilinear blocks of the maximum parameters, upon which this assessment is based.
- 13.257 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 Proposed Development would have a **Moderate Adverse effect, which is significant.**
- 13.258 **The adverse effect is because of the unrelieved massing of the maximum parameters, and its effect on this part of the view.**
- 13.259 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.
- 13.260 This effect could therefore change at reserved matters stage.



CUMULATIVE

- 13.261 There would be no cumulative development visible in the view, and the effect on visual receptors would not change.
- 13.262 As a result, the likely effect would remain Moderate Adverse. This effect would be direct, permanent and is not significant.



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

EXISTING

- 13.263 This viewpoint is situated to the west of the Site, oriented east along Academia Way.
- 13.264 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.
- 13.265 The view would primarily be experienced by pedestrians and road users moving through the area, as well as local residents.
- 13.266 The view is of **Low** value.



PROPOSED

- 13.267 In the Proposed view, the new buildings would be visible in the centre background of the view. The character of the view, comprising linear residential development, would not change, and its overall character would remain the same.
- 13.268 Whilst the Proposed Development would introduce a new element to the background, this would be a congruent addition which would be appropriate to its context and character.
- 13.269 The magnitude of the impact would be Low. Taking into account the above, the Proposed Development would have a **Minor Adverse effect, which is not significant.**
- 13.270 **The adverse effect is because of the unrelieved massing of the maximum parameters, and its effect on this part of the view.**
- 13.271 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.
- 13.272 This effect could therefore change at reserved matters stage.



CUMULATIVE

- 13.273 There would be no cumulative development visible in the view, and the effect on visual receptors would not change.
- 13.274 As a result, the likely effect would remain Minor Adverse. This effect would be direct, permanent and is not significant.



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

EXISTING

- 13.275 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.
- 13.276 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.
- 13.277 The view would primarily be experienced by pedestrians and road users moving through the area, as well as local residents.
- 13.278 The view is of **Low** value.



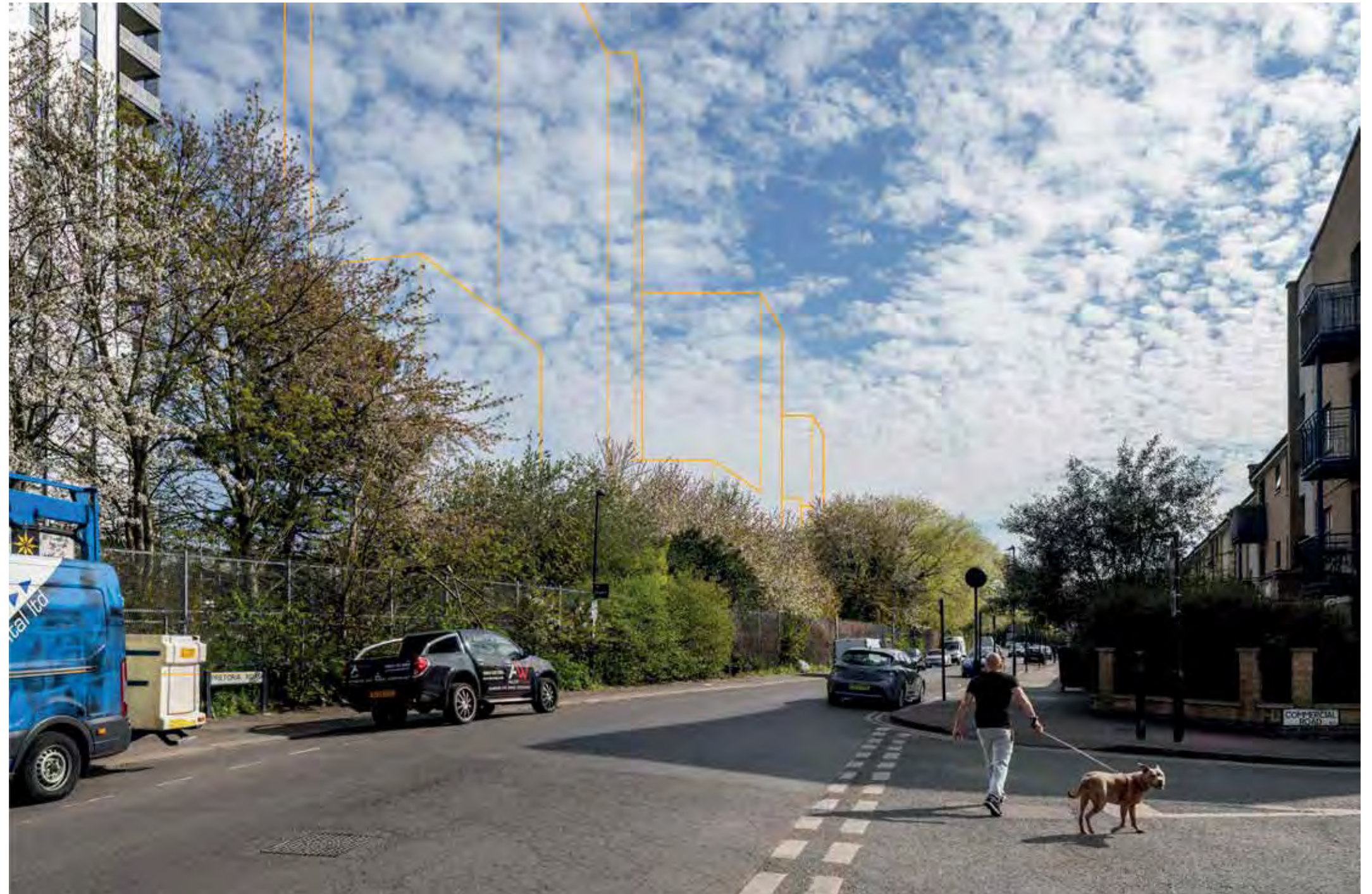
PROPOSED

- 13.279 The Proposed Development 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.
- 13.280 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.
- 13.281 The Proposed Development would mark the location of the centre of Tottenham, and be understood as part of the modern urban development within this context.
- 13.282 The magnitude of the impact would be Low. Taking into account the above, the Proposed Development would have a **Minor Beneficial effect, which is not significant.**
- 13.283 **The beneficial effect is because the Proposals would provide definition to this part of the townscape.**
- 13.284 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.
- 13.285 This effect could therefore change at reserved matters stage.



CUMULATIVE

- 13.286 There would be no cumulative development visible in the view, and the effect on visual receptors would not change.
- 13.287 As a result, the likely effect would remain Minor Beneficial. 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

- 13.288 This viewpoint is situated to the north-east of the Site, oriented south-west along Fore Street. It would be experienced primarily as part of a kinetic sequence by those traveling through the area.
- 13.289 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.
- 13.290 The view would primarily be experienced by pedestrians and road users moving through the area, as well as local residents.
- 13.291 The view is of **Low** value.



PROPOSED

- 13.292 The Proposed Development would be seen in the context of the existing blocks of residential development in the foreground.
- 13.293 Stellar House would remain pre-eminent by virtue of its scale and proximity, and the new buildings would add interest to the background of the view, creating a sense of definition.
- 13.294 Whilst a perceptible change, the principle of taller residential development in this area has been established, and the character of the view would remain the same.
- 13.295 The magnitude of the impact would be Low. Taking into account the above, the Proposed Development would have a **Minor Beneficial effect, which is not significant.**
- 13.296 **The effect would be beneficial as it would provide definition to the background of the view.**



CUMULATIVE

- 13.297 There would be no cumulative development visible in the view, and the effect on visual receptors would not change.
- 13.298 As a result, the likely effect would remain Minor Beneficial. This effect would be direct, permanent and is not significant.



VIEW 38: CREIGHTON ROAD, NORTH SIDE OPPOSITE JUNCTION WITH BEAUFOY ROAD, ORIENTED EAST

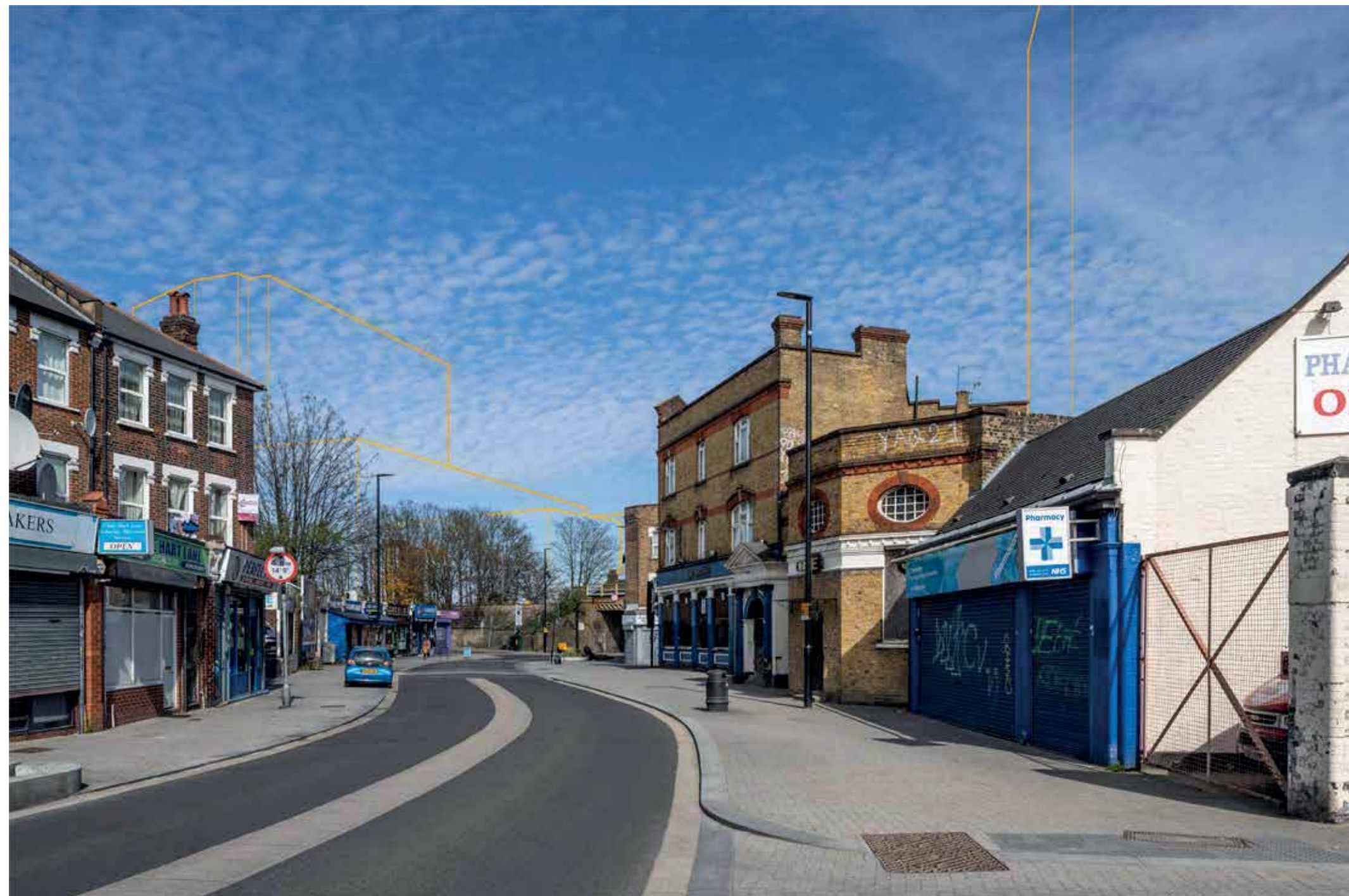
EXISTING

- 13.299 This viewpoint is situated part way along Creighton Road, close to where it becomes White Hart Lane, oriented east towards the Site. It would be experienced primarily as part of a kinetic sequence by viewers moving through the area.
- 13.300 The viewer's eye is drawn along the open, linear space of the road, which is flanked by varied development. The wide pavements contribute further to the open character, and the trees to the background of the view provide some relief from the urban environment.
- 13.301 To the viewer's left, the shop fronts are varied, and continue at single storey level beyond the three storey terrace which frames the view.
- 13.302 The view would primarily be experienced by pedestrians and road users moving through the area, as well as local residents.
- 13.303 The view is of **Low** value.



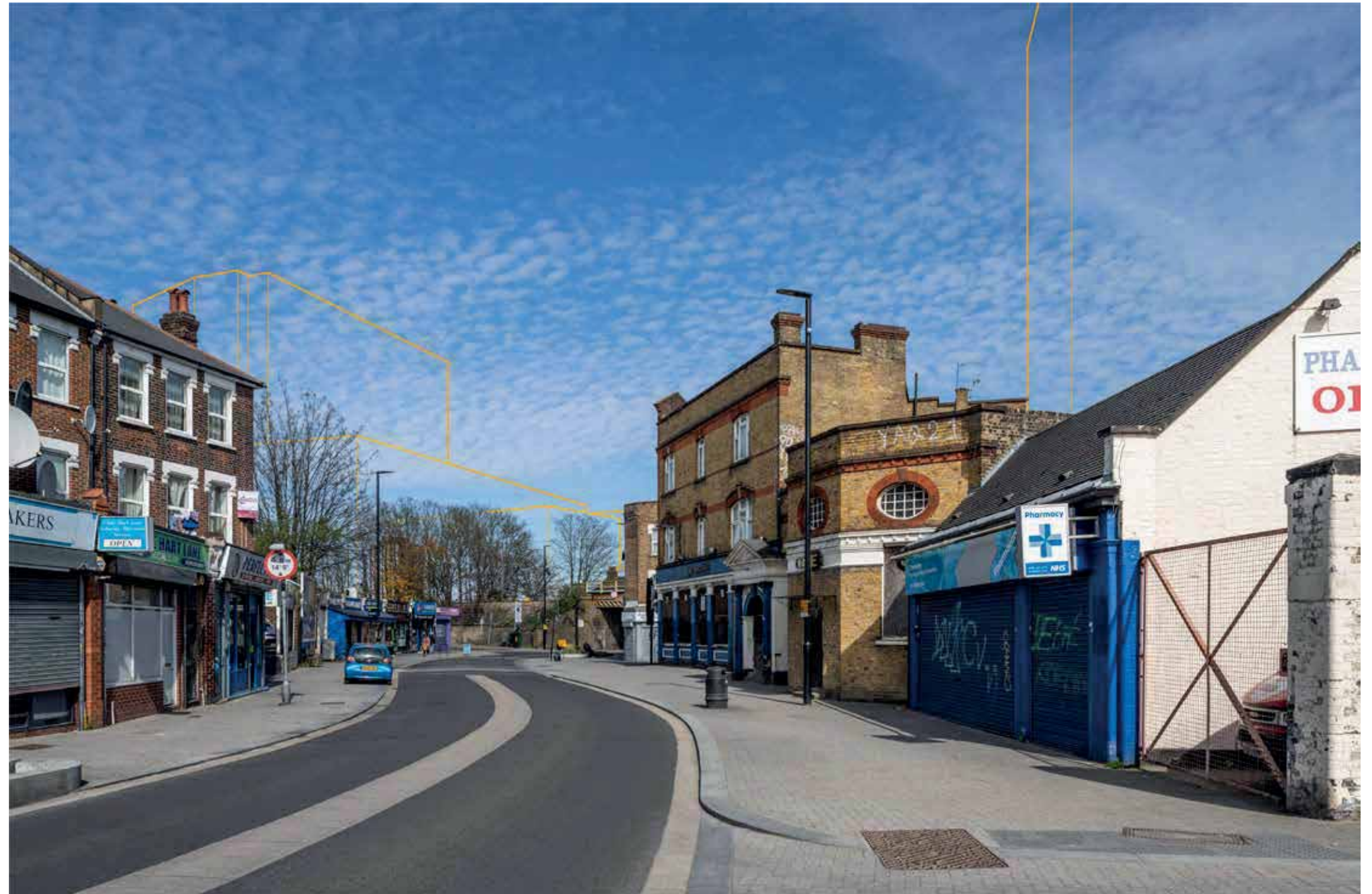
PROPOSED

- 13.304 The central linear route would remain framed by mixed lower-rise development, and the viewer's eye would remain drawn along the road toward the background.
- 13.305 The Proposed Development would introduce larger scale development to both sides of the road, which would erode the openness of the view.
- 13.306 The Proposed Development would be understood as part of the residential development in this part of Tottenham, and mark the location as one of importance in proximity to the stadium and White Hart Lane Station.
- 13.307 The magnitude of the impact would be High. Taking into account the above, the Proposed Development would have a **Moderate Adverse effect, which is significant.**
- 13.308 **The adverse effect is because of the unrelieved massing of the maximum parameters, and its effect on this part of the view.**



CUMULATIVE

- 13.309 There would be no cumulative development visible in the view, and the effect on visual receptors would not change.
- 13.310 As a result, the likely effect would remain Moderate Adverse. This effect would be direct, permanent and is not significant.



VIEW 39: SOUTH-EAST CORNER OF JUNCTION BETWEEN WHITE HART LANE AND LOVE LANE**EXISTING**

- 13.311 This viewpoint is situated part way along White Hart Lane, oriented north-east towards the Site and Tottenham Stadium. The view would be experienced primarily as part of a kinetic sequence as the viewer travelled towards the High Road.
- 13.312 The viewer's eye is drawn to no. 34 White Hart Lane, which is situated in the centre of the view. Its distinctive chimneys form the tallest element to the left of the view. The heritage value of the receptor is considered in the heritage assessment. The blank elevation of the terrace beyond is an unattractive feature.
- 13.313 The viewer would be aware of building works ongoing to their left.
- 13.314 To the right, the residential development is set back from the principal street frontage, and the building line is varied.
- 13.315 The upper parts of Tottenham Hotspur Stadium can partially be seen in the background of the view, with the main stadium filtered by the existing tree cover, and the upper parts of the adjoining commercial development terminating the view in the centre.
- 13.316 The view would primarily be experienced by pedestrians and road users moving through the area, as well as local residents.
- 13.317 The view is of **Low** value.



PROPOSED

- 13.318 The viewer's focus would remain on the linear route of the road, and the listed building at no. 34 White Hart Lane.
- 13.319 The Proposed Development would introduce taller development to both sides of White Hart Lane, contributing to a sense of enclosure which would frame views along the road.
- 13.320 The blocks to the northern portion of the Site, in the environs of the listed building, would sit behind its chimneys and remove the view of its silhouette against the sky. However, the removal of the unattractive blank elevation adjacent would create a greater sense of openness to the building's front.
- 13.321 On balance, and taking into account the effect of the Proposed Development as a whole on the view, the magnitude of the impact would be High. Taking into account the above, the Proposed Development would have a **Moderate Adverse effect, which is significant.**
- 13.322 **The adverse effect is because of the unrelieved massing of the maximum parameters, and its effect on this part of the view.**



CUMULATIVE

- 13.323 There would be no cumulative development visible in the view, and the effect on visual receptors would not change.
- 13.324 As a result, the likely effect would remain Moderate Adverse. This effect would be direct, permanent and is significant.



VIEW 41: HIGH ROAD NORTH OF BRENTWOOD ROAD**EXISTING**

- 13.325 This viewpoint is situated part way along the High Road, oriented south-east towards the Site. It would be experienced primarily as part of a kinetic sequence by viewers travelling along the road.
- 13.326 This viewpoint is situated outside the Conservation Area boundary, looking in, in an area of poor visual quality which lacks active frontages. Whilst not within the frame of the view, the viewer would be aware of an undistinguished range of buildings to their left, along the east side of the High Road.
- 13.327 The view has an open character, derived from the wide expanse of the road, which draws the viewer's eye to the left of the frame. In the middle of the view, the grade II listed buildings at 867 and 869 High Road form an attractive remnant of development now set between a large car park and a wood yard. The heritage value of the listed building is considered in the heritage assessment.
- 13.328 The street trees in the foreground provide some relief from the urban environment.
- 13.329 Whilst the view as existing is toward a listed building in a conservation area, the visual amenity in this part of the townscape is low.
- 13.330 The view would primarily be experienced by pedestrians and road users moving through the area, as well as local residents.
- 13.331 The view is of **Low** value.



PROPOSED

- 13.332 The Proposed Development would replace the existing townscape gap created by the car park with new residential blocks with ground floor uses. This would improve the appearance of this part of the street, activating the frontage to the High Road and removing the unattractive low-rise B&M building.
- 13.333 The maximum parameters include development sitting behind the listed building and preventing the silhouette of its chimneys being read against the sky; though we note that the illustrative scheme (which is included here in blue) does not – therefore this could change at reserved matters stage.
- 13.334 The trees in the foreground would be retained, and with them the established character of this part of the street.
- 13.335 On balance, the magnitude of the impact would be High. Taking into account the above, the Proposed Development would have a **Moderate Adverse effect, which is significant.**
- 13.336 **The adverse effect is because of the unrelieved massing of the maximum parameters, and its effect on this part of the view.**



CUMULATIVE

- 13.337 There would be no cumulative development visible in the view, and the effect on visual receptors would not change.
- 13.338 As a result, the likely effect would remain Moderate Adverse. This effect would be direct, permanent and is significant.



VIEW 42: NORTHUMBERLAND PARK, SOUTH OF JUNCTION WITH BENNETTS CLOSE**EXISTING**

- 13.339 This viewpoint is situated along Northumberland Park, oriented west towards the Site. It would be experienced primarily as part of a kinetic sequence by viewers travelling along the road.
- 13.340 The fore and middle ground of the view comprise the open space of the road and junction with the High Road, which are tightly defined by the continuous building line to the left and right. The view is terminated by the existing development along the west side of the High Road, which is an attractive feature.
- 13.341 To the viewer's left and right along Northumberland Park, the rear elevations of buildings facing the High Road can be seen, and have a utilitarian character with satellite dishes and air conditioning units visible.
- 13.342 The view would primarily be experienced by pedestrians and road users moving through the area.
- 13.343 Whilst the view is toward a listed building, this is not well appreciated from this location, and the irregular rear elevations of the adjacent High Road buildings contribute to a back-of-house feel in this part of the view.
- 13.344 The view is of **Low** value.



PROPOSED

- 13.345 The Proposed Development would be seen in the background of the view, behind the continuous line of development in this part of the High Road.
- 13.346 The scale of development in the view would be increased notably, but would be understood separately from the contained view towards the High Road frontages.
- 13.347 The increased height would draw the viewer's eye, and would be understood as part of the development in the wider context of the viewpoint.
- 13.348 On balance, the magnitude of the impact would be High. Taking into account the above, the Proposed Development would have a **Moderate Adverse effect, which is significant.**
- 13.349 **The adverse effect is because of the unrelieved massing of the maximum parameters, and its effect on this part of the view.**



CUMULATIVE

- 13.350 There would be no cumulative development visible in the view, and the effect on visual receptors would not change.
- 13.351 As a result, the likely effect would remain Moderate Adverse. This effect would be direct, permanent and is significant.



VIEW 44: TOTTENHAM CEMETERY

- 13.352 This view is situated within the open space of Tottenham Cemetery, from one of the pedestrian pathways which provide access around the space. It is oriented laterally across the cemetery towards the Site.
- 13.353 The fore and middle ground of the view comprise the open space of the cemetery, marked by its headstones and defined plots of varied ages. Owing to the nature of the cemetery, the viewer's attention would likely be contained within this space, either in quiet reflection or enjoying the open character.
- 13.354 The boundary of the cemetery is well-defined with dense tree cover, which would provide a greater level of screening in the summer months.
- 13.355 The viewer is aware of development outwith the park in the background, which is understood separately owing to the contrast in character and the defining line of the trees.
- 13.356 The view would primarily be experienced by pedestrians moving through the area, as well as visitors to the cemetery.
- 13.357 The view is of **Low** value.

