

View 5: High Road/Monument Way junction

Baseline description

Existing visibility of Site

The Site is not visible from this location.

Key elements in view

Gothic High Cross monument which is a distinctive feature at major road junction along Tottenham High Road. The frontage to Monument Way is defined by a brick wall and mature trees with glimpses through to 20th century housing and tall buildings around Tottenham Hale beyond.

Sensitivity

Receptors

Pedestrians, cyclists and motorists along Tottenham High Road

Value of view

The view is from a conservation area and includes the distinctive listed monument. The monument is set in a mixed townscape of remnants of historic buildings and more recent development of no particular architectural interest. Monument Way is a broad road that lacks enclosure other than the trees and is a detracting element. The view is of Medium value.

Susceptibility

Motorists and cyclists would be focussed on their journey and have Low susceptibility to change.

Pedestrians may have some expectation of visual amenity. They would have Medium susceptibility to change.

Sensitivity

Receptors in this location have Low (motorists/ cyclists) to Medium (pedestrians) sensitivity to change.

Visual effect

The top of the proposed development would be seen above the trees in summer, with slightly increased filtered views in winter.

There would be a Low (summer) to Medium (winter) change to the view.

The scheme would be seen in conjunction with existing and emerging buildings at One Ashley Road and would reinforce the legibility of the cluster of buildings at Tottenham Hale. It would be a distant element and well separated from the monument and would not detract from its local distinctiveness or contribution to the townscape.

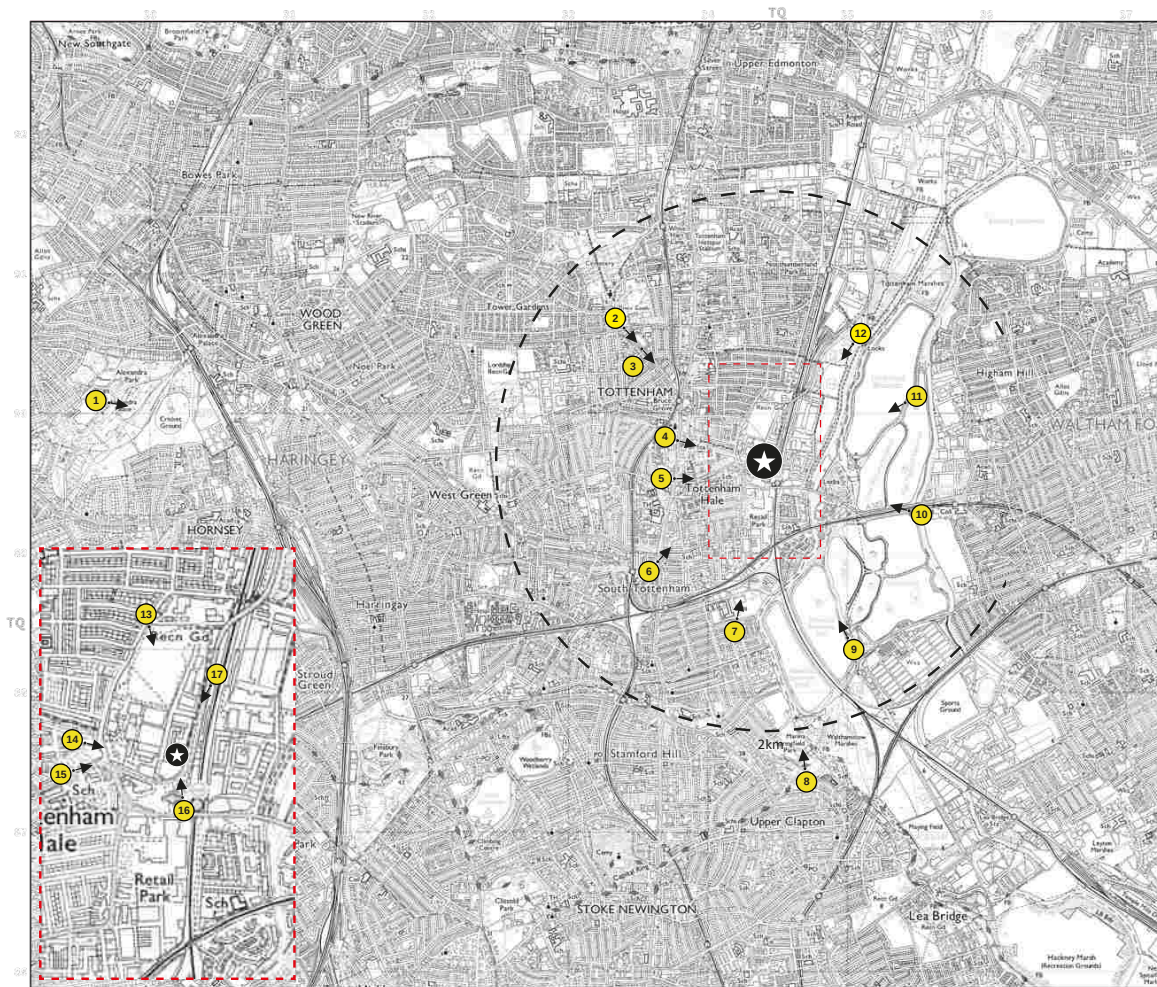
The character of the view would remain the same and there would be a **Neutral** visual effect.

Cumulative effects

The majority of the cumulative schemes would be screened by the trees in winter with increased views in winter. There would be a combined Low to Medium change to the view.

The grouping of taller buildings around Tottenham Hale would be further reinforced by the cumulative schemes in the winter months.

There would continue to be a **Neutral** visual effect.



Extract from Viewpoint Location Plan



Image details	
Visualisation type	Type 4 AVR Level 2
Camera/ Sensor/ Lens	Canon 5Dsr / Canon TS-E f2.8 L
Date and Time	16/09/22 - 14.53
Grid Co-ordinates	533758E, 189551N
Direction of View	E
Horizontal Field of View	50mm
Ground level	15.73m AOD
Camera height	1.6m
Enlargement	96% @ A1

View 5: Existing



View 5: Proposed



View 5: Cumulative



View 6: High Road/Broad Lane junction

Baseline description

Existing visibility of Site

The Site is not visible from this Location

Key elements in view

View across High Road close to Seven Sisters Underground Station along the wide treelined space of Broad Lane. A variety of historic and later 20th century red brick buildings front High Road, defining the junction. Some smaller terraced houses can be seen through the trees.

Sensitivity

Receptors

Pedestrians, cyclists and motorists along Tottenham High Road

Value of view

The view is from a conservation area and includes a listed former bank at the junction. There is interest in the historic buildings, the mature trees within Page Green Common. The view is of Medium value.

Susceptibility

Motorists and cyclists would be focussed on their journey and have Low susceptibility to change.

Pedestrians may have some expectation of visual amenity. They would have Medium susceptibility to change.

Sensitivity

Receptors in this location have Low (motorists/ cyclists) to Medium (pedestrians) sensitivity to change.

Visual effect

The proposed development would be screened by trees within Page Green Common during the summer months. There would be some filtered, glimpsed views of the top of the building in winter where there is a gap in the buildings along Broad Lane.

There would be a Nil (summer) to Low (winter) change to the view.

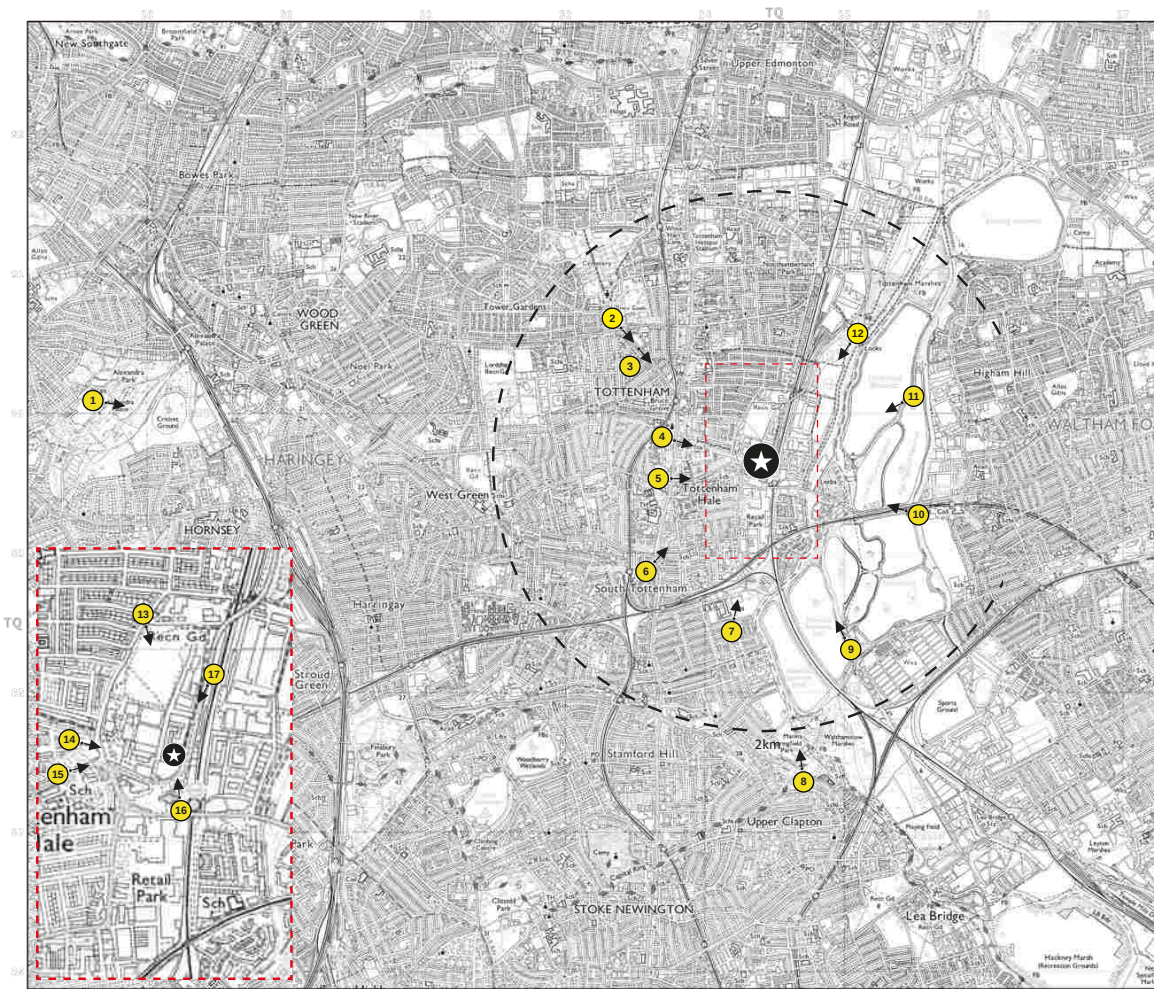
There would be no visual effect in the summer months. In the winter the proposed development would be seen together with the emerging development at One Ashley Road. The foreground elements would remain the focus of the view with the cluster of tall buildings a distant secondary element within the townscape.

The character of the view would remain the same and there would be a **Neutral** visual effect.

Cumulative effect

There would be a Very Low change to the view in summer and Medium change to the view in winter as a result of the cumulative schemes.

Although there would be an increase in the scale of the secondary layer of tall buildings, the character of the view would be unaffected and the visual effect would remain **Neutral**.



Extract from Viewpoint Location Plan



Image details	
Visualisation type	Type 4 AVR Level 2
Camera/ Sensor/ Lens	Canon 5Dsr / Canon TS-E f2.8 L
Date and Time	12/09/22 - 12.47
Grid Co-ordinates	533641E, 188938N
Direction of View	NE
Horizontal Field of View	50mm
Ground level	10.88m AOD
Camera height	1.6m
Enlargement	96% @ A1

View 6: Existing



View 6: Proposed



View 6: Cumulative



View 7: Markfield Park

Baseline description

Existing visibility of Site

The Site is not currently visible from this location.

Key elements in view

Playing fields surrounding by mature trees with tall buildings around Tottenham Hale visible above the treeline

Sensitivity

Receptors

People within Markfield Park

Value of view

Pleasant but ordinary view across playing fields in which tall buildings in the wider urban area are visible.

The view has Medium value.

Susceptibility

People engaged in active recreation and sports activities would be focussed on their activity and have Low Susceptibility to change.

People using the park for informal recreation may has some focus and expectation of visual amenity. They have High susceptibility to change.

Sensitivity

The sensitivity of visual receptors in this location is Low to Medium.

Visual effect

The top floors of the proposed development would just be glimpsed above and through the trees from this location in the summer with filtered views through the trees in winter.

There would be a Very Low to Low degree of change to the view.

The proposed development would be seen as part of the wider urban context of tall buildings beyond the park and would act as a marker enhancing legibility.

There would be a **Negligible to Minor Beneficial** visual effect.

Cumulative effects

The proposed development at Ferry Island (Millstream Tower) would also be seen above the treeline. In combination there would be a Medium change to the view, mainly associated with the cumulative developments. These would further reinforce orientation and wayfinding, marking the location of Tottenham Hale.

There would be a **Minor to Moderate Beneficial** cumulative visual effect.



Extract from Viewpoint Location Plan



Image details	
Visualisation type	Type 4 AVR Level 2
Camera/ Sensor/ Lens	Canon 5Dsr / Canon TS-E f2.8 L
Date and Time	12/09/22 - 11.47
Grid Co-ordinates	534207E, 188525N
Direction of View	N
Horizontal Field of View	50mm
Ground level	8.83m AOD
Camera height	1.6m
Enlargement	96% @ A1

View 7: Existing



View 7: Proposed



View 7: Cumulative



View 8: Springfield Park

Baseline description

Existing visibility of Site

The Site is not currently visible from this location.

Key elements in view

Elevated view across park including areas of amenity grassland, mature trees and tennis courts. Views of the wider urban area are seen on the skyline above the trees including tall buildings around Tottenham Hale and pylons.

Sensitivity

Receptors

People within Springfield Park.

Value of view

Elevated view within area of parkland that has some local amenity value. The elevated position provides a sense of the wider context and topography of the Lea Valley.

The view has Medium value.

Susceptibility

People in this location would be using the park for informal recreation and may be focussed on visual amenity. They have High susceptibility to change.

Sensitivity

The sensitivity of visual receptors in this location is Medium.

Visual effect

The upper floors of 2 Berol Yard would be seen between the trees. There would be a slight increase in the visibility of the scheme in the winter months. The proposed development would be a small additional element that would be noticeable on the skyline.

There would be a Medium degree of change to the view.

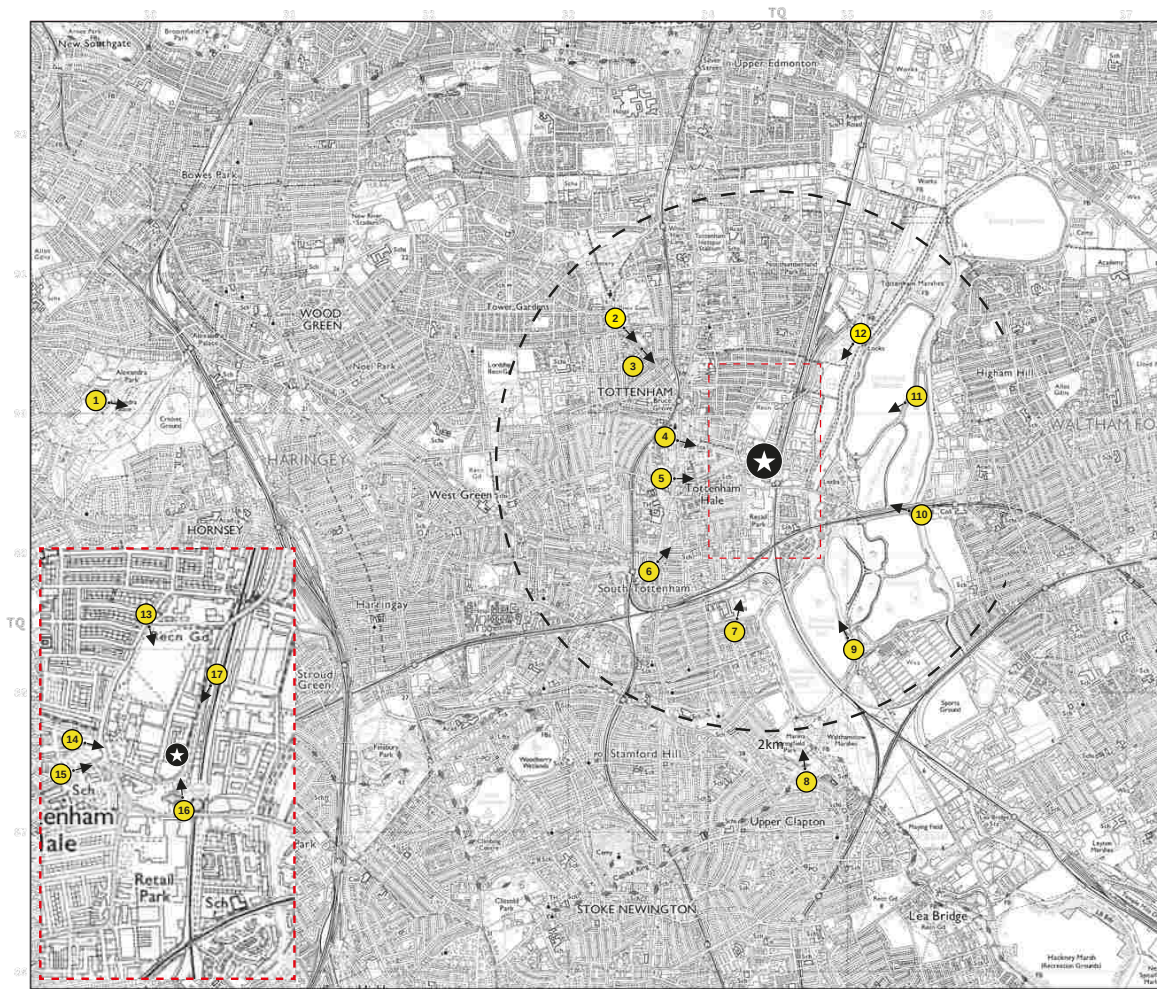
The proposed development would be seen in conjunction with other tall buildings at Tottenham Hale. The character of the view would remain as it is at present with foreground parkland and views of Lea Valley and wider urban context. The stepping of the built form and variation in materials would ensure that this proposed development would be an elegant and distinctive addition to the skyline. It would reinforce the legibility of Tottenham Hale.

There would be a **Moderate Beneficial** visual effect.

Cumulative effects

The proposed cumulative developments would add to the cluster of tall buildings at Tottenham Hale with the Millstream Tower the tallest element. The cumulative schemes would reinforce the legibility of Tottenham Hale and relate well to the proposed development in terms of spacing and stepping of the forms.

There would be a Medium change to the view overall and a **Moderate Beneficial** cumulative visual effect.



Extract from Viewpoint Location Plan



Image details	
Visualisation type	Type 4 AVR Level 1
Camera/ Sensor/ Lens	Canon 5Dsr / Canon TS-E f2.8 L
Date and Time	12/09/22 - 10.56
Grid Co-ordinates	534700E, 187436N
Direction of View	N
Horizontal Field of View	50mm
Ground level	22.90m AOD
Camera height	1.6m
Enlargement	96% @ A1

View 8: Existing



View 8: Proposed



View 8: Cumulative



View 9: East Warwick Reservoir

Baseline description

Existing visibility of Site

The Site is not currently visible from this location.

Key elements in view

East Warwick reservoir and surrounding mown grass on gravel paths. Visual enclosure provided by mature trees and the upper floors of terraced late 20th century housing along the River Lea with tall buildings at Tottenham Hale including some under construction.

Sensitivity

Receptors

People using the informal footpaths around the reservoir for recreation including anglers and birdwatchers.

Value of view

The water, associated wildlife and surrounding vegetation provide some interest and amenity although the reservoir structure itself is utilitarian. The urban context is varied with some visual interest in the more recently completed developments around Tottenham Hale.

The view is of Medium value.

Susceptibility

People accessing the reservoir for informal recreation may have some focus on amenity, although this may be incidental to their activity. The susceptibility of receptors to change is Medium.

Sensitivity

The sensitivity of receptors in this location is Medium.

Visual effect

The proposed development would be seen on the skyline as part of the group of tall buildings around Tottenham Hale. It would be a noticeable addition to the skyline and there would be a Medium change to the view.

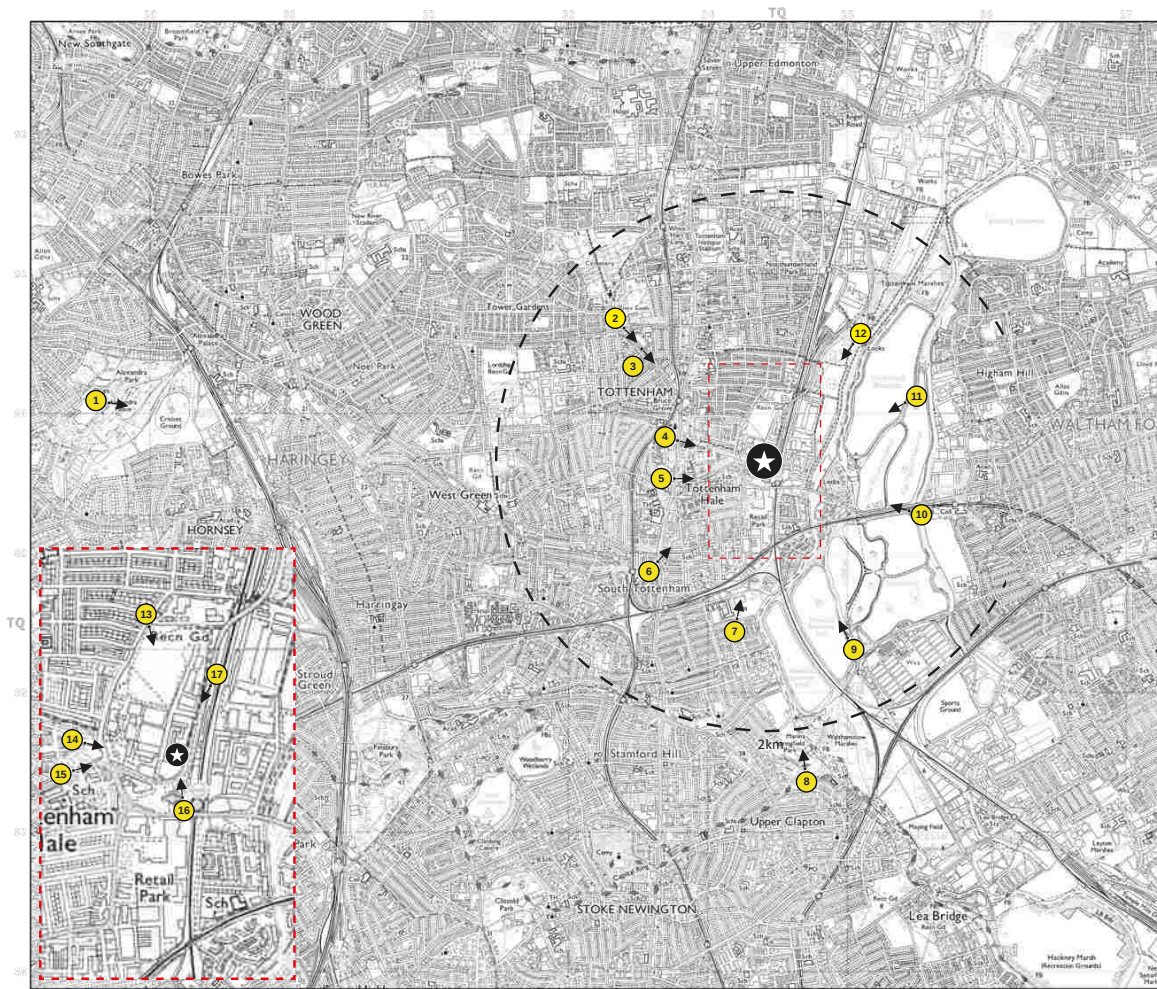
The proposed development would be form a slender stepping element on the skyline that would reinforce the legibility of Tottenham Hale station. It would complement the existing group of tall buildings and be consistent with the character of the wider townscape. The brick palette would fit with the emerging context and provide further articulation and visual interest.

There would be a **Moderate Beneficial** visual effect.

Cumulative effects

The Ferry Island scheme would be seen in addition on the skyline, with Millstream Tower providing a third marker for the station, partly screening some of the buildings beyond.

There would be a combined Medium degree of change to the view and **Moderate Beneficial** cumulative visual effect.



Extract from Viewpoint Location Plan



Image details	
Visualisation type	Type 4 AVR Level 2
Camera/ Sensor/ Lens	Canon 5Dsr / Canon TS-E f2.8 L
Date and Time	28/09/22 - 12.15
Grid Co-ordinates	535017E, 188340N
Direction of View	NW
Horizontal Field of View	50mm
Ground level	11.50m AOD
Camera height	1.6m
Enlargement	96% @ A1

View 9: Existing



View 9: Proposed



View 9: Cumulative



View 10: Forest Road

Baseline description

Existing visibility of Site

The Site is not currently seen from this location

Key elements in view

View towards Tottenham Hale travelling between the reservoir and the railway within the Lea Valley. Beyond the road and railing, the reservoir embankment provides some low level visual enclosure with views to the the tops of trees and a variety of tall buildings at Hale Village. Power lines are seen on the skyline.

Sensitivity

Receptors

Pedestrians, cyclists and motorists along Forest Road.

Value of view

The view has little of visual interest although the planting along the northern footway provides some softening of the road and railings. The view is of Low value.

Susceptibility

Motorists and cyclists would be focussed on their journey and have Low susceptibility to change.

Pedestrians may have some expectation of visual amenity. They would have Medium susceptibility to change.

Sensitivity

Receptors in this location have Low (motorists/ cyclists) to Medium (pedestrians) sensitivity to change.

Visual effect

The upper floors of the proposed development would be seen above the existing apartments in the Hale Village development. It would be a relatively minor element in the context of other buildings on the skyline.

There would be a Low degree of change to the view.

The proposed development would reinforce the cluster of tall buildings marking the location of Tottenham Hale station and the proposed green link to Tottenham High Road. The building has a slender profile. The stepping form and varied materials would also be appreciated. It would be distinctive but also complement the architecture of the surrounding buildings.

There would be a **Minor Beneficial** visual effect.

Cumulative effects

The cumulative schemes would be largely screened by the Hale Village development. There would be a combined Medium change to the view with the slight increase in the extent of the group of tall buildings. The stepping of the Hale Village development from Ferry Lane to the north would be reflected by the development beyond. The overall grouping would work well and reinforce the legibility of Tottenham Hale.

There would be a **Minor to Moderate Beneficial** cumulative visual effect.



Extract from Viewpoint Location Plan



Image details	
Visualisation type	Type 4 AVR Level 2
Camera/ Sensor/ Lens	Canon 5Dsr / Canon TS-E f2.8 L
Date and Time	16/09/22 - 10.49
Grid Co-ordinates	535460E, 189331N
Direction of View	W
Horizontal Field of View	50mm
Ground level	9.68m AOD
Camera height	1.6m
Enlargement	96% @ A1

View 10: Existing



View 10: Proposed



View 10: Cumulative



View 11: Lockwood Reservoir

Baseline description

Existing visibility of Site

The Site is not currently visible from this location.

Key elements in view

View across Lockwood reservoir and central islands to mature trees and development including tall buildings at Tottenham Hale. Concrete revetments, gravel path and grassed margins are visible in the foreground. Pylons along the River Lea are seen on the skyline.

Sensitivity

Receptors

People using the informal footpaths around the reservoir for recreation including anglers and birdwatchers.

Value of view

The water, associated wildlife and surrounding vegetation provide some interest and amenity although the reservoir structure itself is utilitarian. The urban context is varied with some visual interest in the more recently completed developments around Tottenham Hale. The pylons are detracting elements.

The view is of Medium value.

Susceptibility

People accessing the reservoir for informal recreation may have some focus on amenity, although this may be incidental to their activity. The susceptibility of receptors to change is Medium.

Sensitivity

The sensitivity of receptors in this location is Medium.

Visual effect

The proposed development would form a noticeable addition to the skyline. There would be a Medium degree of change to the view.

The stepping form and variation in materials would add to the visual interest and distinctiveness of 2 Berol Yard, seen from this location. The articulation provided by the windows and inset balcones would help to articulate the built form and would ensure, together with the use of brickwork, a common architectural language with the adjacent buildings. The building would enhance the legibility of Tottenham Hale station and the green link.

There would be a **Moderate Beneficial** visual effect.

Cumulative effect

The Ferry Island, Ashley House and Cannon Factory schemes would be visible on the skyline. Together with the Hale Village scheme, the developments form a coherent cluster of buildings around Tottenham Hale station.

There would be a Medium degree of change to the view and a **Moderate Beneficial** cumulative visual effect.



Extract from Viewpoint Location Plan



Image details	
Visualisation type	Type 4 AVR Level 2
Camera/ Sensor/ Lens	Canon 5Dsr / Canon TS-E f2.8 L
Date and Time	28/09/22 - 10.57
Grid Co-ordinates	535410E, 190057N
Direction of View	SW
Horizontal Field of View	50mm
Ground level	15.86m AOD
Camera height	1.6m
Enlargement	96% @ A1

View 11: Existing



View 11: Proposed



View 11: Cumulative

