

# 5.0 Townscape and visual appraisal

## Effect on townscape character

- 5.1 The townscape effects have been considered at both a Site-wide and character area level.
- 5.2 An appraisal of the changes to the townscape characteristics (as highlighted within section 3) has been made having regard to:

1. The different elements that comprise the townscape;

2. The sensitivity of the townscape to change (a combination of its value and susceptibility); and

3. The extent to which those aspects of the townscape would change and whether the proposed change would be beneficial, neutral or adverse overall in townscape terms.
- 5.3 Consideration has been given to the components of good design and characteristics of well-designed places: including context and identity, urban structure and movement, scale and built form, architectural details and materials, public realm and landscape elements, the proposed mix of uses and how the place functions.

### Townscape character of the Site

- 5.4 The Site currently contains a surface car park as well as the locally listed Berol House and associated public realm. Berol House is a locally listed building and is a remnant of the historic manufacturing use of the Site. Berol House is a positive townscape receptor and is of Medium townscape value, whereas the remainder of the Site has no townscape merit. The Site is allocated for redevelopment and therefore change on the Site is expected and promoted. Planning permission has been granted previously for redevelopment of the car park for a college and a two storey roof extension to Berol House. The proposals would retain and extend Berol House, provide pedestrian linkages and introduce a tall building on the existing car park. The Site has Low susceptibility to change. Its overall level of sensitivity is Medium.
- 5.5 The proposals include redevelopment of the existing car park with mixed use predominantly residential building of up to 30 storeys (2 Berol Yard) associated public realm including a new east-west link, a square and location for the

implementation of a future bridge link over Watermead Way as well as the refurbishment and upwards extension of Berol House. There would be a Medium to High change to the townscape character of the Site.

- 5.6 Berol House would be retained and refurbished. A route through the building at ground level would be created to improve permeability, with retail and commercial uses provided at ground and first floor. The uses and the proposed ground level entrances to the units would help to create a more active frontage to Ashley Road. The proposed 3-storey extension clad in terracota tile and glass would accommodate office uses. The architecture is sympathetic to the character and form of the existing building providing a complementary but distinctive new element that references the buildings' and area's industrial heritage.
- 5.7 The 2 Berol Yard building would introduce flats above retail and community uses with open space at roof and podium levels. It would have a stepping form that transitions from six to thirty storeys. It would respond to the existing and proposed context though the variation in height. The well-composed and articulated elevations would divide the overall mass into a series of fragmented forms. Various brick shades would help to articulate and break up the scale and form of the building and contribute to local and wider legibility.
- 5.8 The two buildings would frame new areas public realm that would be separate from existing roads. Berol Square at the south-western corner of the Site, would connect with a new 'Green Link' running west to east between Tottenham High Road and the Lea Valley. The scheme would facilitate delivery of a new pedestrian bridge, accessed via the first-floor level of 2 Berol Yard, which would span over Watermead Way and continue the route towards Hale Wharf, the River Lea and Tottenham Marshes. A secondary north-south pedestrian route, Berol Walk, is proposed between 2 Berol Yard and Berol House and Berol Square, and would be addressed by retail and commercial uses at ground level which would provide active frontages. Residential uses would provide natural surveillance and contribute to activity within the new public realm and along Ashley Road and Watermead Way.

- 5.9 The main public realm areas would be set within the masterplan and away from the busy Watermead Way and would incorporate high quality paving and planting. The new uses at ground level would provide increased activity and visual interest in addition to new paving, landscaping and planting.
- 5.10 Overall there would be a **Major Beneficial** effect on the townscape character of the Site itself.

### TCA 1: Tottenham Hale East

- 5.11 The Site is centrally situated within TCA1, near the key transport interchange of Tottenham Hale Station. The townscape area is of Low value due to a mix of commercial and industrial buildings that do not provide sufficient visual interest nor contribute to a strong sense of place - though the emerging masterplan within which the Site sits is altering this character at a local level and will increase local townscape value over time. The area has a robust townscape character and is being promoted for redevelopment. Its susceptibility to change is considered to be Low, and its overall sensitivity is Low.
- 5.12 The proposed development would occupy part of a block between Ashley Road and Watermead Way and is relatively small in area in comparison with the wider character area. The proposals would introduce a tall building stepping up to 30 storeys height which would be one of the tallest buildings in the immediate area. Due to its height, there would be wider visibility across the area and a Medium to High change to TCA1.
- 5.13 The proposed development would not alter the existing street pattern but would introduce two new key pedestrian routes and an open space at their intersection. These would link into the One Ashley Road development to the south. The east west 'Ashley Link' in particular would deliver part of a wider ambition to create enhanced east west connections between High Road and open space within the Lea Valley and beyond. The potential for a future footbridge connection over to Hale Village is accommodated. Permeability would be further enhanced by the formation of an opening through the centre of Berol House at ground floor level.
- 5.14 The proposed uses would provide a range of community, flexible commercial – retail, maker space and offices at ground level that would help to

create active frontages to adjacent areas of public realm and tie in with the town centre uses to the south. The increased residential use would provide further activity and vitality to the street spaces as well as providing natural surveillance from the lower floors. The residential uses would also tie in with other emerging developments within the Ashley Road South masterplan area.

- 5.15 The retention and refurbishment of Berol House, including the replacement of windows, would maintain and enhance an interesting historic frontage within the townscape, reinforcing the sense of identity of the area. The proposed roof level extension would relate well to the elevations below and the lightweight, inset third floor addition would be would provide a sympathetic top to the building. There would be a clear and appropriate distinction between the old and new that would add positively to the townscape.
- 5.16 2 Berol Yard would have a similar slender, vertically proportioned form and its stepping heights would relate well to the scale to other consented buildings within the Ashley Road South Masterplan and wider Tottenham Hale area. The fragmented forms would provide articulation and visual interest that would be visible throughout the character area allowing each element to be read individually and reducing the perception of a single large mass. It would serve as a point of orientation towards the station along with other taller buildings in the vicinity, and the future footbridge. The proposed ground level public realm and uses would create a new destination within the wider area, enhancing the sense of place particularly for pedestrians in what is currently a vehicle-dominated, largely industrial environment.
- 5.17 The proposed development would have a **Moderate Beneficial** effect on TCA1: Tottenham Hale East.

### TCA 2: South Tottenham/Markfield Park

- 5.18 This TCA is situated to the south of the Site and is of Medium townscape value as a result of its riverside setting, the amenity and provided by Markfield Park and relatively cohesive residential areas which create distinct self-contained neighbourhoods albeit with varied architectural and urban design quality. The townscape is not protected by conservation area designation but

- does historic structures (listed) within Markfield Park. Its susceptibility to change arising from the proposed development is Low, and its overall sensitivity is Low.
- 5.19 The proposed development would not have any direct effect on the character area. There would be some views from Markfield Park and in some areas to the north, but relatively limited visibility from the residential areas. This would result in a Low change to the character area, due to its distance from the Site and screening. Additional buffer is provided by the busy route of Ferry Lane as well as the train lines which cross the northern part of the area.
- 5.20 The scale and enclosure of residential streets limits long range views towards the Site, whilst open areas, including Markfield Park, feature planting at their edges that reduce visibility, with only the upper elements of 2 Berol Yard visible. Where this is the case, the presence of taller development would provide orientation towards Tottenham Hale station - a positive urban quality given the barriers to movement within the area. 2 Berol Yard would appear as part of a cluster of taller development. Its distinctive stepped, fragmented forms and variety in materials would be visible despite the distance from the Site. Further north within the character area, the high-quality materials and articulation would become more clearly visible, though trees along the river and within residential neighbourhoods would reduce visibility of the building in places.
- 5.21 Overall, there would be a **Minor Beneficial** effect on TCA2: South Tottenham/Markfield Park.

**TCA 3: Park View Road**

- 5.22 The Park View Road character area extends from the south-west to the north-west of the Site and is considered to be of Medium townscape value as a result of the legibility and connectivity of its mostly grid-like layout, which defines a coherent sense of place. There are no conservation areas and few listed buildings within the area. Its susceptibility to change is considered to be Medium, and its overall sensitivity is Medium.

- 5.23 The proposed development is not within this area. Changes would relate to changes to the views of the wider townscape. There would be relatively limited visibility other than from Down Lane Park at the eastern edge of the TCA and on roads aligned with 2 Berol Yard. Overall there would be a Low degree of change to the TCA.
- 5.24 Where seen, the 2 Berol Yard building would be viewed as part of an emerging cluster of tall buildings around Tottenham Hale provide increased visual interest through its articulation of form and materials and would serve as a marker to enhance orientation and wayfinding towards Tottenham Hale Station and the continuation of the Ashley Link. The Berol House building would also be seen from the edge of the area and be a more prominent positive townscape element.
- 5.25 There would be a Minor Beneficial effect overall on the townscape area of Park View Road.
- 5.26 There would be a **Minor Beneficial** effect overall on the townscape area of Park View Road.

**TCA 4: Tottenham Marshes**

- 5.27 This is an extensive character area extending from the south-east to the north-east to the east of the Site. It has a High townscape value as a result of its largely open nature and extensive areas of parks, wetlands, water courses and reservoirs which contributes to local amenity and biodiversity. Its susceptibility to change arising from the proposed development is considered to be Medium, due to the flat, open nature of the wetland landscape and the potential for additional views of tall structures. Its overall sensitivity to change is High.
- 5.28 The proposed development would not be located within this TCA but there would be visibility of the top of 2 Berol Yard across large extents. It would be a single slender element on the skyline seen in the context of other tall buildings. This would result in a Low level of change to the character area.
- 5.29 The proposal would be seen as part of an emerging cluster of tall buildings marking Tottenham Hale station and the future bridge link which would

enhance orientation particularly within areas such as Tottenham Marshes which are largely open with few existing wayfinding opportunities. The distinctive, slender form and varied materials would add visual interest to the emerging skyline. It would have an attractive, profile and contribute positively to the cluster of taller buildings that mark Tottenham Hale.

- 5.30 There would be a **Minor Beneficial** effect on the townscape area of Tottenham Marshes.

**TCA 5: High Road/Bruce Grove**

- 5.31 The High Road/Bruce Grove character area follows the High Road to the west of the Site extending from the south-west to the north-west. It has a High townscape value due to the presence of the High Road, a key historic route through the urban area and variety of historic townscapes. The area is covered by a number of conservation area designations and there are a range of listed buildings. It is separated from the Site by existing urban areas and its susceptibility to change is considered to be Medium. Its sensitivity to change is limited by this separation and is Medium.
- 5.32 The proposed development is not within this character area. Changes would result from relatively localised glimpsed views along Bruce Grove and passing some perpendicular routes including Chesnut Road, Broad Lane and Monument Way. Buildings frontages and mature would provide some screening.
- 5.33 Where the proposal is seen, it would reinforce wayfinding and orientation towards the station and mark the location of the Ashley Link.
- 5.34 There would be a **Negligible** effect on the townscape area of High Road/Bruce Grove.

**Cumulative townscape effects**

- 5.35 The cumulative schemes are all located within TCA 1: Tottenham Hale East. In combination they would result in a High degree of change to the TCA as a result of the change in the land use, scale and built form of development in the area around Tottenham Hale station. This would continue the transformation of this area that has started with initial developments forming part of the Ashley Road masterplan that have already been built or are nearing completion. There would be a combined Moderate to Major Beneficial cumulative townscape effect due to the enhancement of the permeability and legibility of the area. The provision of good quality new buildings including a mix of uses close to the station that will deliver the policy objectives of the Council for this area.
- 5.36 Changes to TCA2 are illustrated by representative view 7 which illustrates that taller elements of built form would be visible in conjunction with the proposed development and would further help to reinforce legibility of Tottenham Hale and the station in the wider area. There would continue to be a Low change to the TCA2 and a Minor Beneficial cumulative townscape effect.
- 5.37 Cumulative changes to TCA3: Park View Road are illustrated by views 13-15. Where seen they would add further tall elements on the skyline (predominantly the addition Millstream Tower within the Ferry Island scheme to the wider context). This would reinforce the legibility of Tottenham Hale within the wider townscape. In these views the tall elements would relate comfortably to one another. There would continue to be a Low change to the character of the area and Minor Beneficial cumulative townscape effect.
- 5.38 From Tottenham Marshes (TCA4), as illustrated by views 9-12, the cumulative schemes would be seen in conjunction with the proposed development together with existing buildings around Tottenham Hale from a range of location within the area. Together they would reinforce the legibility of the station from TCA4. The tallest elements in the views relate well to each other and to the lower

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|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      | development forms creating visual interest overall with their stepping profiles. There would be a Medium change to the character of the townscape and a cumulative Moderate beneficial townscape effect.                                                                                                                                                                                                                                                                                                                                                                                            |     | would be attractive and distinctive elements that would play a positive role in the local and wider townscape.                                                                                                                                                                                                                                                                                                    |
| 5.39 | The townscape effects on High Road/ Bruce Grove (TCA5) are illustrated by views 2-6, which show the visual role of tall building around Tottenham Hale in views heading south-east along Bruce Grove and looking east along roads linking to Tottenham Hale from High Road. The taller built form of the Millstream Tower would be more prominent than the proposed development in some of these views, particularly in the winter. Visibility of the buildings would remain localised with a Very Low change to the character of the area as a whole and a cumulative Negligible townscape effect. | 5.3 | The 2 Berol Yard building would help to provide orientation and wayfinding to Tottenham Hale Station as well as marking Ashley Link, Berol Square and the future bridge link in views from the local and wider area. It would be seen in conjunction with an emerging townscape of taller buildings around Tottenham Hale that reflect the importance of the location in the spatial hierarchy of the wider area. |
|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 5.4 | The proposed development in combination with existing buildings and consented schemes would create a coherent townscape reflecting the mix of uses and accessible location. The stepping and slender built form and varied materials of 2 Berol Yard would complement existing and proposed buildings within the cluster.                                                                                         |
|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 5.5 | As illustrated in the following visualisations, the proposal would work with existing and emerging tall buildings to create a varied skyline for Tottenham Hale town centre that, although taller, fits with the concept for a ‘wave’ profile set out in the THDCF.                                                                                                                                               |

Summary of townscape effects

Visual effects

- 5.6 The visual appraisal has been undertaken with reference to 17 representative views. It gives an overview of the likely range of visual effects and receptors affected.
- 5.7 The nature of the visual effects has been assessed by considering

1. The capacity of the receptors (or people) to accept changes to views dependant on their activity and perception and the values attributed to that view, and

2. The predicted degree (or magnitude) of change to the view (its scale, extent and permanence).
- 5.8 The nature of the change has been assessed as being beneficial, neutral or adverse having regard to the visual characteristics of the townscape and the change arising from the application proposals.
- 5.9 The appraisal of visual effects is set out on the following pages.

Table 5.1: Summary of effects on Townscape Character Areas

| Townscape Character Area               | Value         | Susceptibility to Change | Sensitivity | Degree of Change | Effect on Townscape character | Cumulative degree of change | Cumulative Townscape effect  |
|----------------------------------------|---------------|--------------------------|-------------|------------------|-------------------------------|-----------------------------|------------------------------|
| TCA 1: Tottenham Hale East             | Low to Medium | Low                      | Low         | Medium to High   | Moderate Beneficial           | High                        | Moderate to Major Beneficial |
| TCA 2: South Tottenham/ Markfield Park | Medium        | Low                      | Low         | Low              | Minor Beneficial              | Low                         | Minor Beneficial             |
| TCA 3: Park View Road                  | Medium        | Medium                   | Medium      | Low              | Minor Beneficial              | Low                         | Minor Beneficial             |
| TCA4: Tottenham Marshes                | High          | High                     | High        | Low              | Minor Beneficial              | Medium                      | Moderate Beneficial          |
| TCA5: High Road/Bruce Grove            | High          | Medium                   | Medium      | Very Low         | Negligible                    | Very Low                    | Negligible                   |

# View 1: Alexandra Palace

## Baseline description

### Existing visibility of Site

The Site is not visible from this location.

### Key elements in view

Open space and mature trees on sloping ground within Alexandra Palace in the foreground. the view towards the Site which has a mix of industrial and apartment buildings in the middle ground with the roofs of terraced houses set amongst trees beyond. There are occasional tall buildings in cluding the emerging cluster at Tottenham Hale. The distant skyline is formed of low hills above which a number of the tall buildings project.

## Sensitivity

### Receptors

People visiting Alexandra Palace and associated open space

### Value of view

Elevated panorama from elevated ground across London. The view towards central London is a protected strategic view. There is lesser interest in the view towards the Site which has a varied character. The emerging cluster at Tottenham Hale provides a clear point of reference within the urban landscape.

The view has a Medium value.

### Susceptibility

Due to the elevated position and panoramic outlook people are likely to be focussed on the view and visual amenity, although the principal focus will be views towards central London. They have High susceptibility to change.

### Sensitivity

Having regard to both value and susceptibility the sensitivity of receptors at this location is High.

## Visual effect

The tallest part of the proposed development would be seen together with other buildings at Tottenham Hale. At this distance it would be a relatively small element that would project above the skyline. The proposed extension to Berol House would not be seen.

In the context of the wider panorama there would be a Low degree of change to the view.

The building would have a slender profile with a stepped form that reduces at the upper levels creating a clear top. The difference between the materials of each element would further emphasise the slender nature of the form and would blend sucessfully with the general townscape.

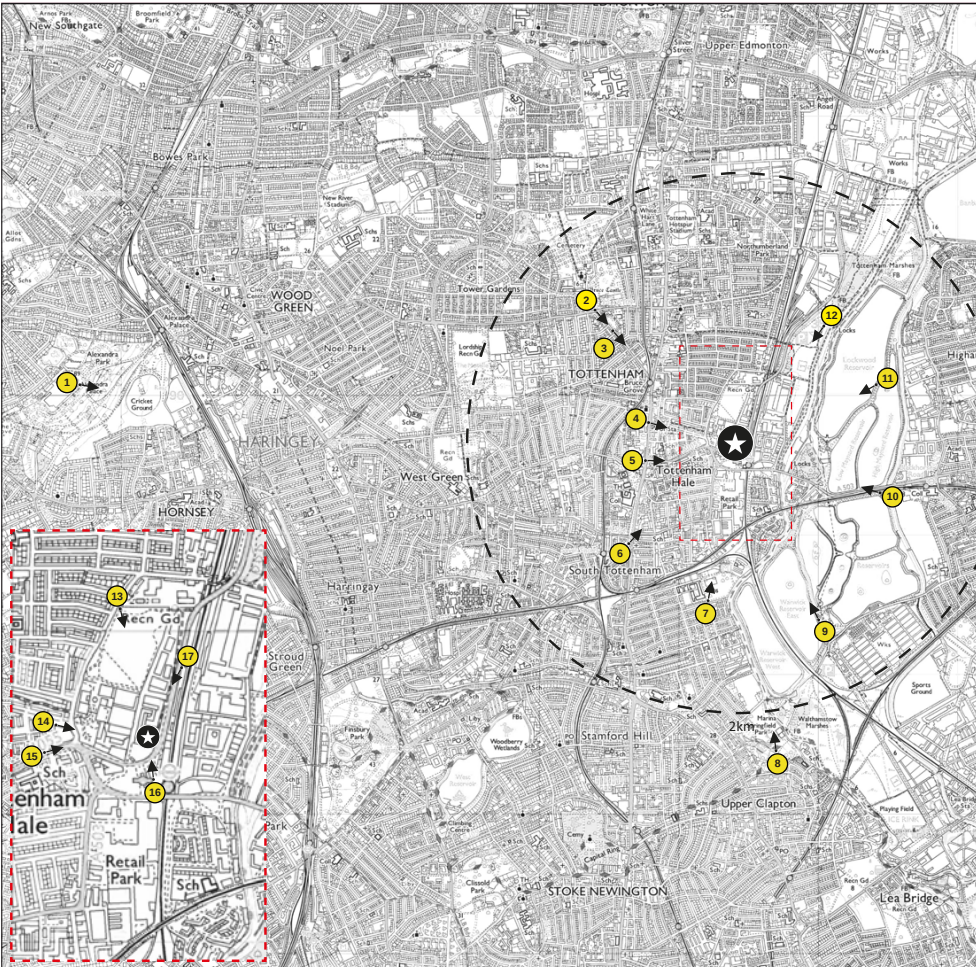
It would be compatible with the general character of the townscape. The projection above the skyline would not be harmful or detract from the quality of the view. It would reinforce the legibility of the existing cluster at Tottenham Hale.

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

### Cumulative effects

The cumulative schemes would further reinforce the cluster of tall buildings at Tottenham Hale replacing some parts of existing buildings in the view. The tallest elements remain to the south around the district centre and their distribution, in conjunction with the proposed development provides sufficient spacing to retain a view through to the higher ground beyond and a sense of the wider valley landform.

There would be a combined Low change and **Minor 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 - 14.30               |
| Grid Co-ordinates        | 529639E, 189991N               |
| Direction of View        | E                              |
| Horizontal Field of View | 50mm                           |
| Ground level             | 92.51m AOD                     |
| Camera height            | 1.6m                           |
| Enlargement              | 96% @ A1                       |

View 1: Existing



View 1: Proposed



View 1: Cumulative



# View 2: Bruce Grove/Lordship Lane junction

## Baseline description

### Existing visibility of Site

The Site is not currently visible from this location.

### Key elements in view

View along Bruce Grove enclosed by terraced houses, flats, trees and other vegetation close to the junction with Lordship Lane. There are glimpsed views of the listed almshouses at Edmanson’s Close through the trees. Tall buildings around Tottenham Hale are seen in the distance.

## Sensitivity

### Receptors

Pedestrians, cyclists and motorists.

### Value of view

Many of the building frontages have architectural interest and the mature trees and planting on the frontage to Edmansons Close provide some relief and enclosure to the streetscene. The view is through a conservation area, and includes listed and locally listed buildings but is diminished by visual clutter at the junction. There would be clearer views of the listed almshouses in the winter months.

The view is of Medium value.

### Susceptibility

Motorists and cyclists in this location would be focussed on their journey accessing the roundabout and have Low susceptibility to change.

Pedestrians may include local residents and people visiting the park/ Bruce Castle. They 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 tallest element of the scheme would be seen above the frontage vegetation along Edmanson’s Close and above the trees within the open space. It would be a noticeable additional element on the skyline. There would be a Medium change to the view.

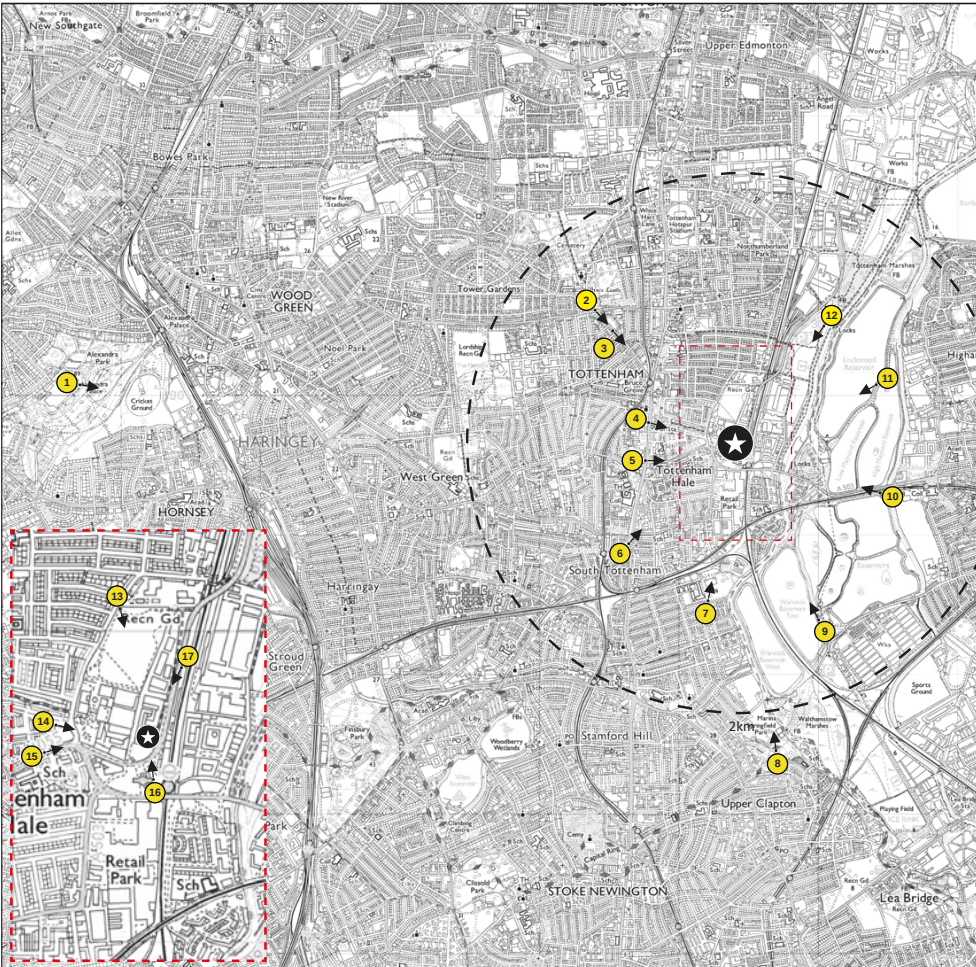
The proposed development would have a slender built form with stepped profile that would be seen in conjunction with the existing tall buildings at Hale Village, reinforcing the legibility of the station. The use of red brick on the north west facing element would tie in with the character of the context. The variation in brick colour would further help to break down the massing. The character of the view would remain the same with glimpsed views of historic townscape elements in the foreground through vegetation with a secondary layer of tall buildings in the distance marking the location of Tottenham Hale.

Overall, there wouldbe a **Neutral** visual effect.

### Cumulative Assessment

The cumulative schemes, particularly Ferry Island would include the larger more noticeable element of Millstream Tower terminating the view along Bruce Grove and further reinforcing the emerging cluster around Tottenham Hale station.

There would be a combined Medium change to the view and a **Neutral** 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            | 16/09/22 - 16.54               |
| Grid Co-ordinates        | 533400E, 190613N               |
| Direction of View        | SE                             |
| Horizontal Field of View | 50mm                           |
| Ground level             | 18.85m AOD                     |
| Camera height            | 1.6m                           |
| Enlargement              | 96% @ A1                       |

View 2: Existing



View 2: Proposed



View 2: Cumulative



# View 3: Bruce Grove

## Baseline description

### Existing visibility of Site

The Site is not currently visible from this location.

### Key elements in view

View along Bruce Grove enclosed by listed almshouses set behind a hedgerow and trees, a frontage of three storey terraces with ground level shops. There are views of the tall buildings around Tottenham Hale along Bruce Grove and above the roof of the terraces.

## Sensitivity

### Receptors

Pedestrians, cyclists and motorists.

### Value of view

The building frontages along Bruce Grove have some architectural interest, including some listed buildings, although these are largely screened by trees. The view is also from within a conservation area There would be clearer views of the listed almshouses in the winter months.

The view is of Medium value.

### Susceptibility

Motorists and cyclists travelling south-east would be focussed on their journey and have Low susceptibility to change.

Pedestrians may include local residents. They 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 few floors of the proposed development would be seen above the gable of the terraced parade. It would be a small element in the view and would not be a readily noticeable element. There would be a Very Low change to the view.

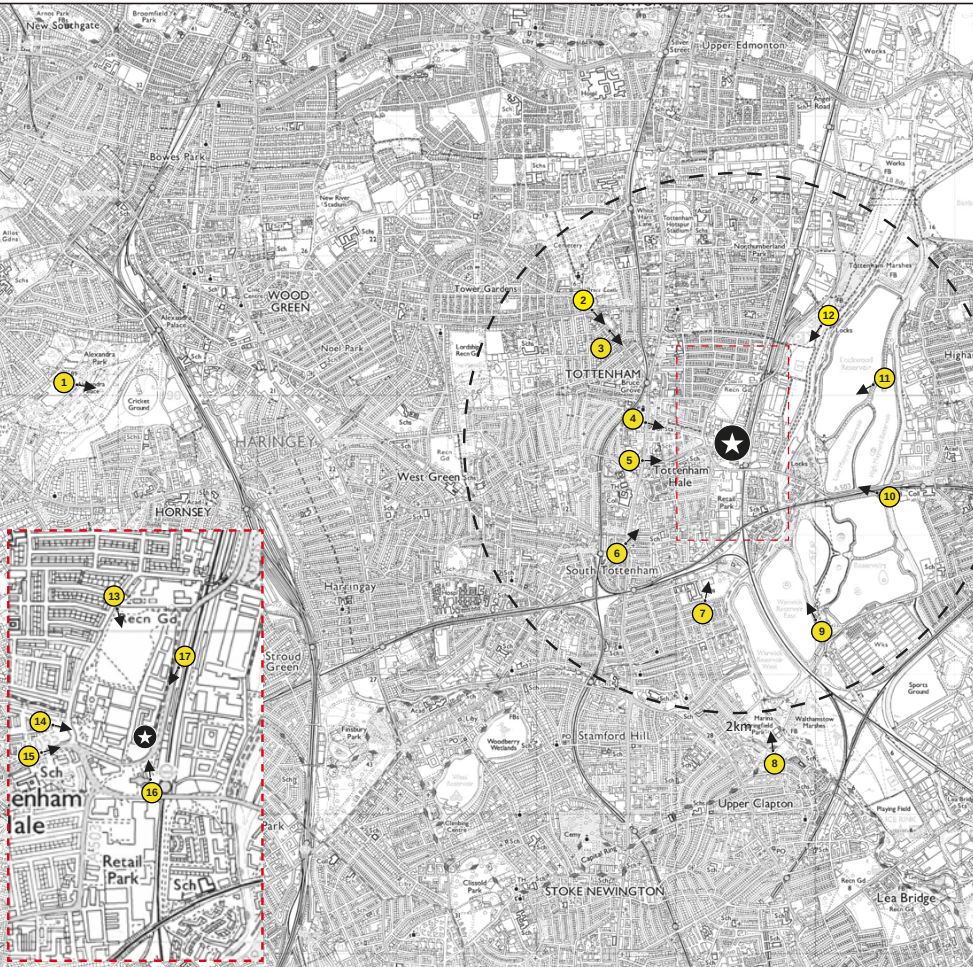
The proposed development would be seen in the context of existing tall buildings and the pattern of roof level chimneys along the frontage. At this distance it would not be out of scale with those elements. The brick facades would help the development blend into the scene.

There would be a **Negligible** visual effect on all receptors.

### Cumulative effects

The Ferry Island scheme in particular would introduce a more noticeable tall building that would be seen in conjunction with and partly screen existing tall buildings at Tottenham Hale. It would draw the eye and together with 29-33 The Hale reinforce the legibility of the emerging area. The cumulative schemes would give rise to a Medium change to the view. The proposed development would not materially alter this.

There would 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 - 16.33               |
| Grid Co-ordinates        | 533509E, 190480N               |
| Direction of View        | SE                             |
| Horizontal Field of View | 50mm                           |
| Ground level             | 19.19m AOD                     |
| Camera height            | 1.6m                           |
| Enlargement              | 96% @ A1                       |

View 3: Existing



View 3: Proposed



View 3: Cumulative



# View 4: High Road/Chesnut Road junction

## Baseline description

### Existing visibility of Site

The Site is not currently visible from this location.

### Key elements in view

Varied streetscape of historic buildings and more modern interventions along a well-used pedestrian and cycle connection lined by mature trees. Above the foreground buildings at the end of the street tall buildings at One Ashley Road can be seen.

## Sensitivity

### Receptors

Pedestrians, cyclists and motorists along Tottenham High Road

### Value of view

There is an attractive collection of historic and modern buildings in the foreground with architectural interest in their facades and juxtaposition. The trees continue the sense of enclosure along the street. The view is from a conservation area and 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

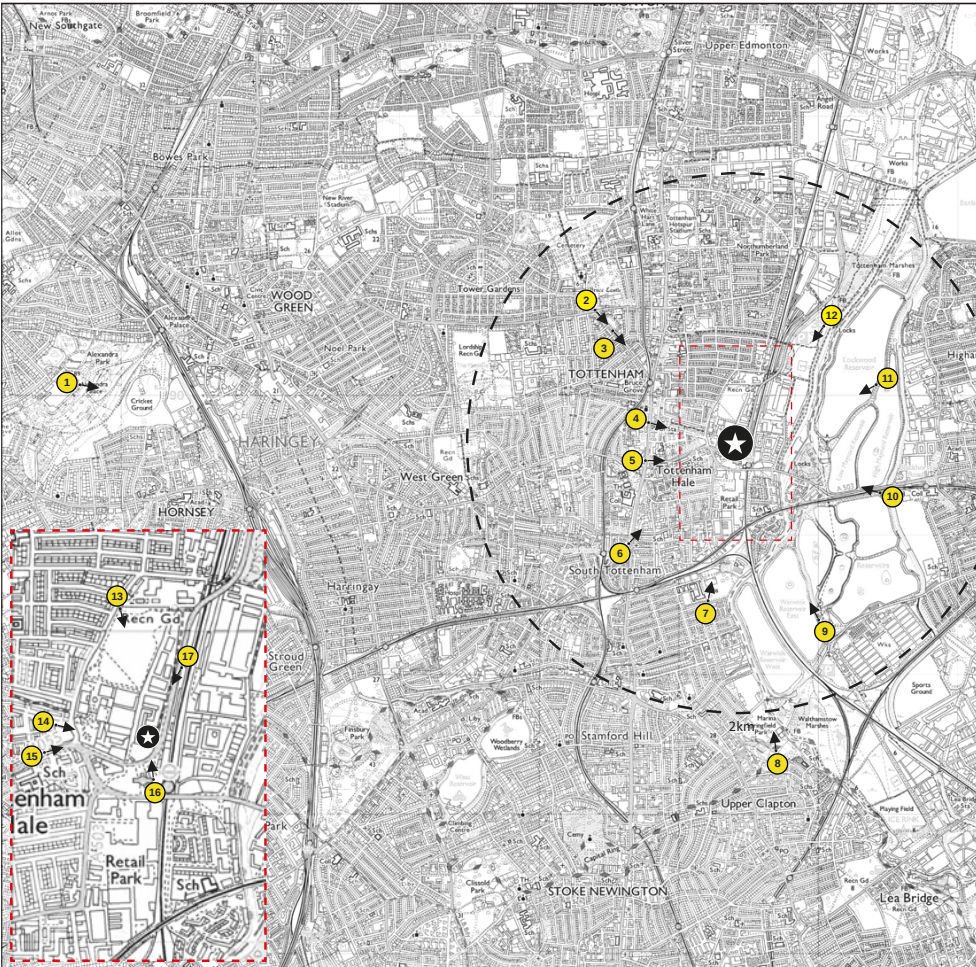
The proposed development would be seen at the end of the road, partly screened by trees in the summer months. There would be increased filtered views in winter. There would be a Medium change to the view.

The proposed development would have a vertical emphasis and slender stepping form that would tie in well with the existing and emerging development at One Ashley Road. The use of brick in a variety of tones would tie in with the varied palette of bricks seen within the streetscape. The proposed development would mark the green link and future bridge over Watermead Way as well as the emerging cluster around Tottenham Hale station reinforcing legibility.

There would be a **Minor Beneficial** (motorists/ cyclists) to **Moderate Beneficial** (pedestrians) visual effect.

### Cumulative effect

The top of the tallest element of the Ferry Island scheme would be seen above the foreground buildings it would not increase the degree of change above Medium, nor alter the **Minor to Moderate Beneficial** effects identified.



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 - 15.15               |
| Grid Co-ordinates        | 533782E, 189800N               |
| Direction of View        | E                              |
| Horizontal Field of View | 50mm                           |
| Ground level             | 10.47m AOD                     |
| Camera height            | 1.6m                           |
| Enlargement              | 96% @ A1                       |

View 4: Existing



View 4: Proposed



View 4: Cumulative

