

Harringay Warehouse District, 314 Eade Road, London N15 6RD
TOWNSCAPE, HERITAGE, AND VISUAL IMPACT APPRAISAL

February 2023 NU2219RE01.2

Contents

1.	Introduction	4
2.	Appraisal Methodology	6
3.	Baseline Conditions	7
4.	Appraisal of Effects	15
5.	Summary and Conclusions	20
Appendix A. Planning Policy Review		22
Appendix B. Methodology		27
Appendix C. Representative View Appraisal		32

1. Introduction

1.1 This Townscape, (Built) Heritage, and Visual Impact Appraisal (THVIA) has been prepared to support the planning application for the redevelopment at Harringay Warehouse District, 314 Eade Road, London N15 6RD (hereafter referred to as the 'Proposed Development') located in London Borough Haringey (LB Haringey).

1.2 This THVIA has been prepared on behalf of Provewell Ltd ('the Applicant') and assesses the effect of the Proposed Development (described below), on the townscape, built heritage and visual receptors of the site at Harringay Warehouse District, 314 Eade Road, London N15 6RD (hereafter referred to as the 'Site') and its surroundings; the location of which is shown in **Figure 1.1**.

1.3 The Proposed Development comprises:

"Construction of two new buildings to provide new warehouse living accommodation (Sui Generis (warehouse living)), ground floor café/ workspace (Use Class E) and associated waste collection and cycle parking. Erection of 10 stacked shipping containers (two storeys) to provide workspace/ artist studios (Use Class E), toilet facilities and associated waste collection and cycle parking. Landscape and public realm enhancements including the widening of and works to an existing alleyway that connects Seven Sisters and Tewkesbury Road, works to Tewkesbury Road, the creation of rain gardens, greening, seating, signage and artworks and all other associated infrastructure works, including the removal of an existing and the construction of a new substation to service the new development."

1.4 The Site comprises of a series of parcels that surround the part four / part six storey apartment block of Cara House.

1.5 The Proposed Development has evolved in discussion with LB Haringey Officers, Quality Review Panel, GLA Officers and responding to comments from public consultation.

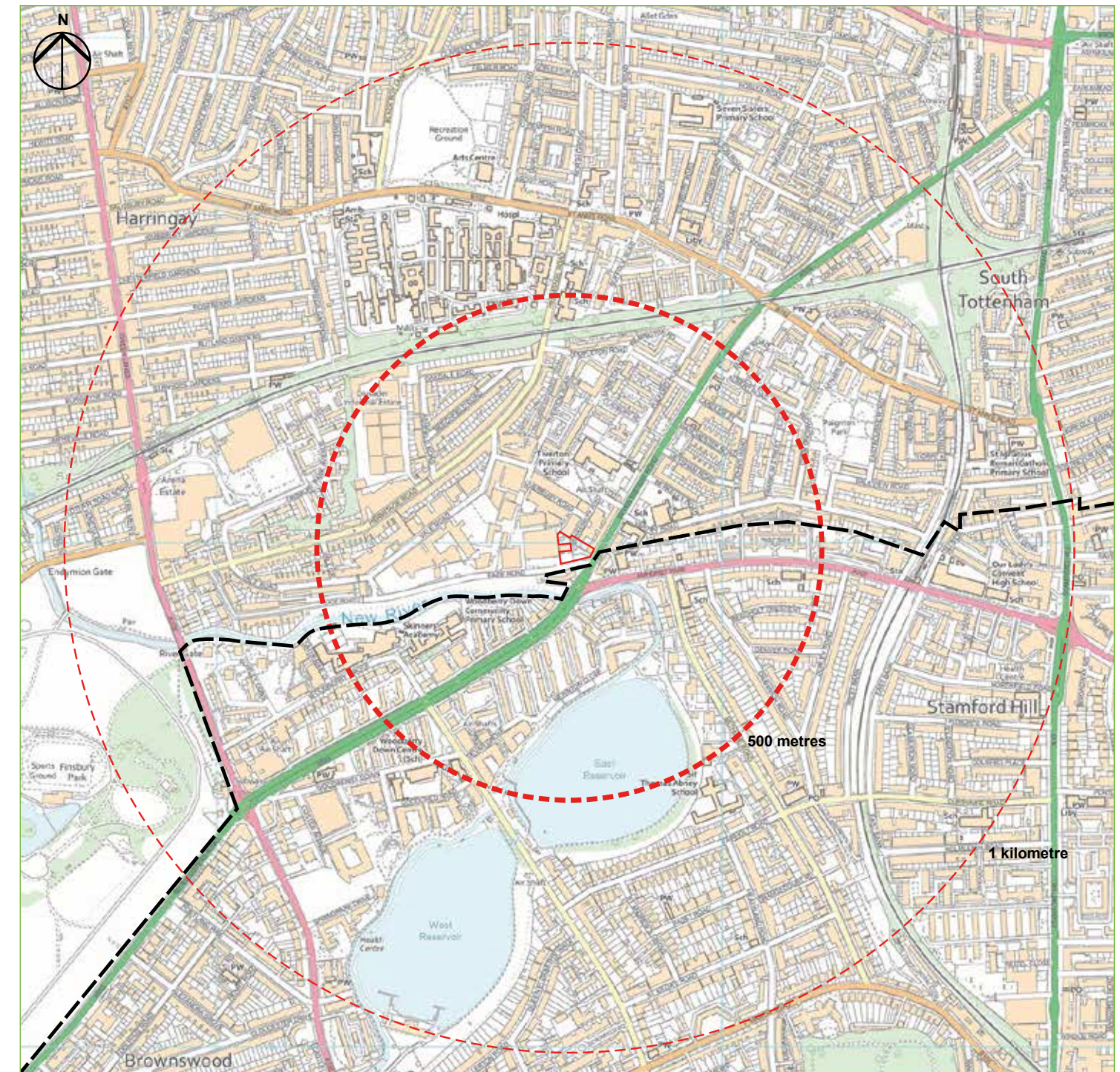


Figure 1.1 - Location Plan



Background

1.6 The THVIA is set out in five sections. Section two provides a summary of the approach and methodology used. This is followed by section three, which assesses the baseline situation of the Site and its surroundings (the baseline study) in respect of townscape character, built heritage assets, and visual amenity. This established the sensitivity of the Site against which the Proposed Development is assessed.

1.7 The fourth section provides an appraisal of effects of the Proposed Development on the previously identified baseline situation and a summary of the findings is set out at the end of the report. The THVIA is supported by a series of figures, photos and appendices, the latter includes an appraisal of effects on the identified representative views.

1.8 To support the THVIA a total of 12 representative views have been used to inform the potential townscape, heritage and visual effects. For each view existing photography and VU.City model shots have been provided. Additional CGIs, illustrations and elevations are included within Morris + Company Ltd's Design and Access Statement and should be read in conjunction with this appraisal.

Planning Context

1.9 Relevant planning policy for the Site includes the Greater London Authority's (GLA) London Plan (2021), along with LB Haringey's Local Plan Strategic Policies 2013-2017 March 2013: Consolidated with alterations since Development Plan Document (July 2017) (Strategic Policies DPD), Development Management Development Plan Document (DM DPD) (July 2017) and Site Allocations DPD.

1.10 Within the LB Haringey's Local Plan Strategic Policies 2016 – 2028 map the Site is located within an Area of Change and a Local Employment Area: Regeneration Area. It falls within Site Allocation SA34 which establishes that there is the opportunity to "increase accessibility, providing increased mixed use floorspace including warehouse living accommodation" and confirms that there is potential for a building on the corner of Eade Road and Seven Sisters Road marking the gateway to the warehouse district.

1.11 In addition the two terraced properties at 341 & 343 Seven Sisters Road and the now vacant breakers yard to the rear form part of the SA35 site allocation.

1.12 The proposed site allocation encourages the redevelopment of existing buildings to "...create a higher quality streetscape on Tewkesbury Road, and complement the Harringay Warehouse neighbourhood".

1.13 In terms of the specific requirements that are relevant to the application the allocation confirms that the terrace fronting Seven Sisters should be retained and the uses on the Site should be commercial at ground / first floor and residential above. The Site Allocation also includes a series of development guidelines which are relevant to the Proposed Development including the provision of an improved connection between the District and Seven Sisters / Amhurst Roads and that buildings should present active frontages these routes, but servicing should be accessed from Overbury Road and Tewkesbury Road.

1.14 Further relevant planning policy context within which the Proposed Development is considered is set out in full in **Appendix A**.

1.15 The London Borough Hackney (LB Hackney) is situated to the south of the study area, as shown in **Figure 1.1**.

2. Appraisal Methodology

2.1 The following section provides a summary of the methodology used for this THVIA to establish both the baseline conditions and the effect of the Proposed Development on townscape and visual matters. It is based upon informed and reasoned professional judgement, considering a combination of quantitative and qualitative factors. It is carried out in accordance with best practice guidance that includes:

- The NPPF (2021), supporting NPPG and Historic England advice;
- Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013);
- An Approach to Landscape Character Assessment (2014);
- Shaping Neighbourhoods: Character and Context SPG (2014);
- Townscape Character Assessment – Landscape Institute Technical Information Note 05/17, revised 2018; and
- Visual Representation of Development Proposals – Landscape Institute Technical Guidance Note 06/19

Summary Methodology

2.2 This THVIA is undertaken with a prior understanding of the nature of the Proposed Development and its purpose is to assess how it may affect the townscape, built heritage and visual amenity of identified receptors. In line with best practice, whilst interrelated, townscape, built heritage and visual effects are considered separately.

2.3 The heritage impact appraisal follows policy set out in the National Planning Policy Framework (NPPF) (2021), National Planning Practice Guidance (NPPG) and Historic England guidance and advice. Whilst the townscape and visual appraisal is carried out in accordance with the Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013) and An Approach to Landscape Character Assessment (2014).

2.4 Through a combination of desk based and field studies, heritage assets and receptors are established, which may be affected by the Proposed Development. The latter term 'receptor' is used to mean an element or assemblage of elements (e.g. people using a public right of way or a townscape character area) that may be affected by the Proposed Development.

2.5 The first stage of the appraisal is to identify the baseline conditions of the Site and surrounding study area. This includes existing elements and characteristics that contribute to the townscape and establish distinct townscape character area receptors which share common features and characteristics. These areas have recognisable patterns of elements, which together create the particular sense of place for the Site and the surrounding townscape. This includes reference, where relevant, to published character assessments and conservation area appraisals. It also considers heritage assets, such as conservation areas or listed buildings, that fall within the identified study area. Visual receptors are recognised along with representative, specific or illustrative views to establish the visibility of the existing Site from within the surrounding study area.

2.6 The next stage considers the value of an asset or receptor and its susceptibility to the proposed change; this is used to establish its sensitivity. The Proposed Development is then considered and from this the potential degree of 'effect' is predicated and assessed on the previously identified asset or receptor, at the first year of operation. Consideration is then given to the overall effect of the Proposed Development when read in conjunction with the emerging developments.

2.7 The methodology for the THVIA is set out in full in **Appendix B**.

Study Area

2.8 The Site occupies approximately 0.23 hectares and two study areas have been considered (as illustrated in **Figure 1.1**). The study area for the appraisal of the townscape character, statutory listed buildings and locally listed buildings includes a 500 metres radius from the centre of the Site; and the study area for conservation areas (including statutorily and locally listed buildings within them) and Registered Parks and Gardens of Special Historic Interest (RPGSHI) includes a one kilometre radius from its centre.

Assumptions and Limitations

2.9 The field survey was undertaken in July 2022 and the photography for the representative viewpoints was undertaken in early December 2022, capturing winter views.

2.10 In assessing the likely effects of the Proposed Development upon townscape character, built heritage, and visual receptors, the THVIA is based on the VU.City imagery set out in **Appendix C**, and material that accompanies the planning application, including the supporting Design and Access Statement, prepared by Morris + Company.

2.11 The THVIA has been undertaken based on access to publicly accessible areas; whilst the potential effects from residential properties have been considered, no access was gained and so the appraisal is based on professional judgement based on the nearest publicly accessible location.

3. Baseline Conditions

3.1 This section considers the Site in terms of the physical townscape and its components along with the townscape character, heritage assets, and visual amenity of existing receptors within the study area. The ‘value’ of each asset or receptor has been considered as part of the baseline study through the desk-based review and site visits and this contributes to the resultant ‘sensitivity’ of each receptor.

The Site

3.2 The Site is irregular in shape and comprises of a series of parcels that surround the part four / part six storey apartment block of Cara House, which include (as shown in **Figure 3.1**):

- Vacant plot on the corner of Eade Road and Seven Sisters Road (referenced as A within Figure 3.1)
- Associated land in front and behind Cara House (referenced as B)
- 2-4 Tewkesbury Road and 341 & 343 Seven Sisters Road (referenced as C)
- The passageway between the Vacant plot (referenced as D)
- End of Tewkesbury Road (referenced as E)

3.3 The Passageway accommodates a change in level of around seven metres between Eade Road to the south down to Tewkesbury Street in the north. A line of evergreen trees run between the vacant plot and the Passageway.

3.4 The Site is bound to the south by Eade Road and its western boundary is shared with Unit 3 of no. 199 Eade Road. Its north-eastern boundary is delineated by Bury Studios (odd nos. 1 to 19 Tewkesbury Road), the southern end of Tewkesbury Road, even nos. 6 to 10 Tewkesbury Road, and no. 345 Seven Sisters Road.

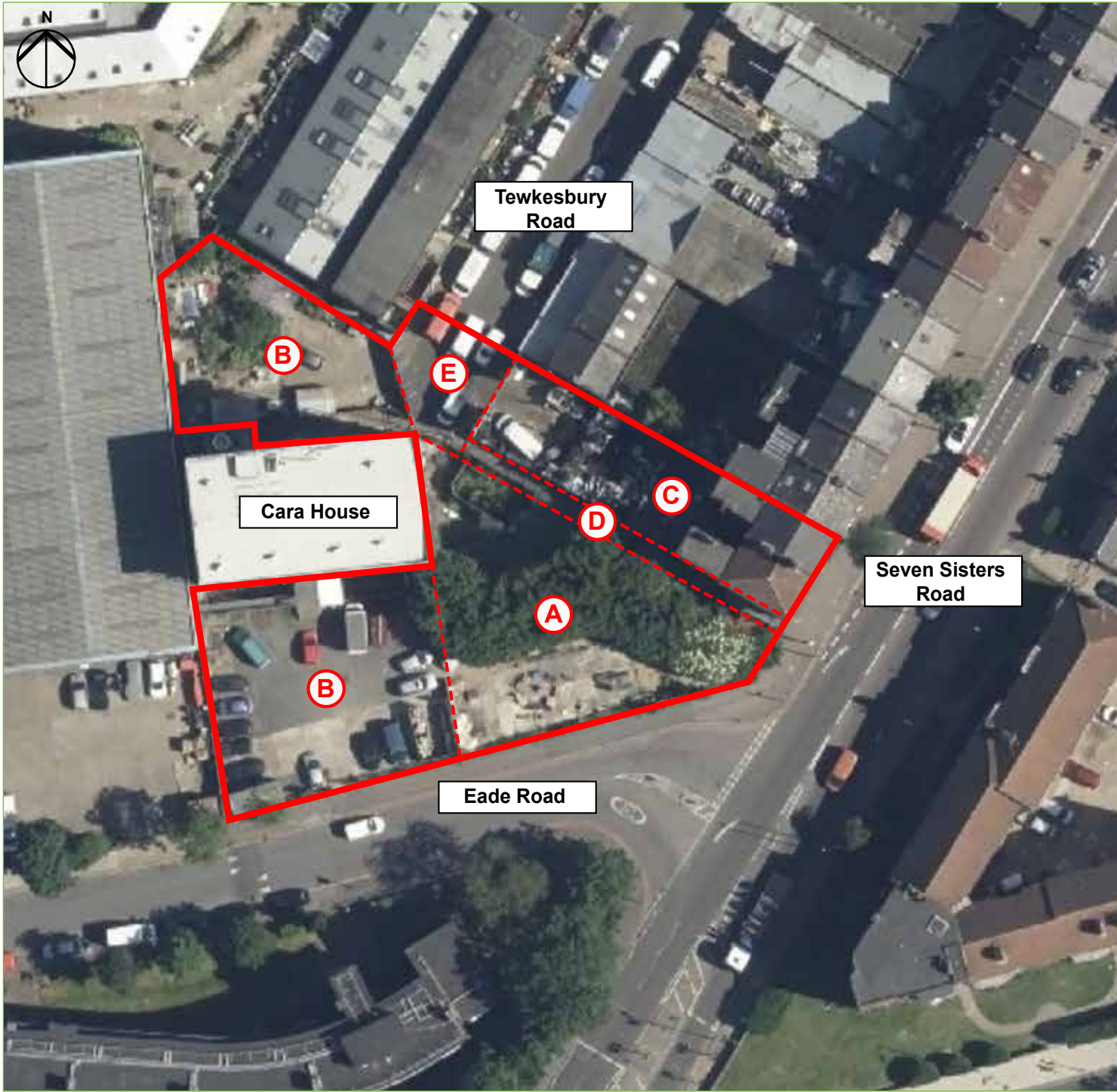


Figure 3.1 - Site Parcels

- Site
- Site parcels
 - A. Vacant plot
 - B. Land in front and behind Cara House
 - C. 2-4 Tewkesbury Road and 341 & 343 Seven Sisters Road
 - D. Passageway
 - E. End of Tewkesbury Road

Baseline Townscape Character

3.5 The topography within the Site and study area broadly slopes from around 35 metres above ordnance datum (AOD) to the south-west down to around 15 metres AOD to the north. To the west of the study area the land rises towards a hill associated with Finsbury Park (outside of the townscape study area) which rises up to 50 metres AOD. Some 3.62 kilometres to the north-west of the Site the landform rises to Alexandra Park, situated at 90 metres AOD, and the communication aerial on top of Alexandra Palace provides a landmark feature within the area.

3.6 The land use within the study area is predominately residential with pockets of industrial and open space areas. Built form within these areas were mainly developed in the 19th to 20th century, with the recent early 21st century residential developments at Woodberry Downs, to the south-west.

3.7 The residential areas building typology includes:

- two storey, terraced and semi-detached properties typically associated with the 19th and early 20th century;
- three to six storey, mid-rise flat blocks and taller 15 storey towers set within communal areas of open space associated with the mid to late-20th century; and
- early 21st century mid-rise and tall buildings of up to 30 storeys in height frame internal courtyards and front onto adjacent streets.

3.8 The urban grain of the study area reflects the land use and building typologies with the 19th and early 20th century residential areas having a tight, formal, grain with small building footprints. The industrial and mid to late-20th and 21st century residential areas have a relatively coarse grain with medium to large footprinted buildings, the industrial area being relatively unstructured, and the residential areas being block and planned.

3.9 The study area includes the open space along the New River, to the south-west, and the East Reservoir, to the south-east. The small pocket park of Tewkesbury Road Open Space is situated to the north. Finsbury Park is located to the west (outside of the townscape study area).

3.10 The primary route of the heavily trafficked Seven Sisters Road (A503) runs past the Site to the south-east and provides north / south-west access through the study area and provides links to the surrounding secondary residential streets and industrial areas. To the north of the study area is the Overground Railway line, which runs east / west on an embankment, whilst to the east (outside of the townscape study area) is a north / south Overground Railway line set in a cutting.

Townscape Character Areas

3.11 At a national level the Site is located within the National Character Area: 112 Inner London. At a regional level the London’s Natural Signatures: The London Landscape Framework recognises it as falling in the Landscape Character Type ‘Clay Ridges’ and Natural Landscape Area of 5. ‘Hampstead Ridge’. Both the national and regional assessments cover a wide area and, whilst they serve to provide useful background and context, the scale is such that there would be no notable effect resulting from the Proposed Development.

3.12 In considering the townscape character areas at a local level consideration has been given to the 2015 Haringey Urban Character Study and 2018 Hackney Characterisation Study. Both documents provide an analysis of the key physical characteristics that contribute to the study area’s townscape character.

3.13 The Site is located to the south-east of the Green Lanes Neighbourhood. The Haringey Urban Character Study notes that:

“The warehouses along Vale Road, Hermitage Road and Eade Road vary in scale from single storey to almost five storey buildings. The high floor to ceiling heights add to the robustness of these buildings”

3.14 Also, that the buildings:

“... comprise robust brick warehouses with large windows with large spaces of car park and tarmac to the rear for goods vehicles. Some ancillary and modern structures have also been incrementally added for storage and other functions.”

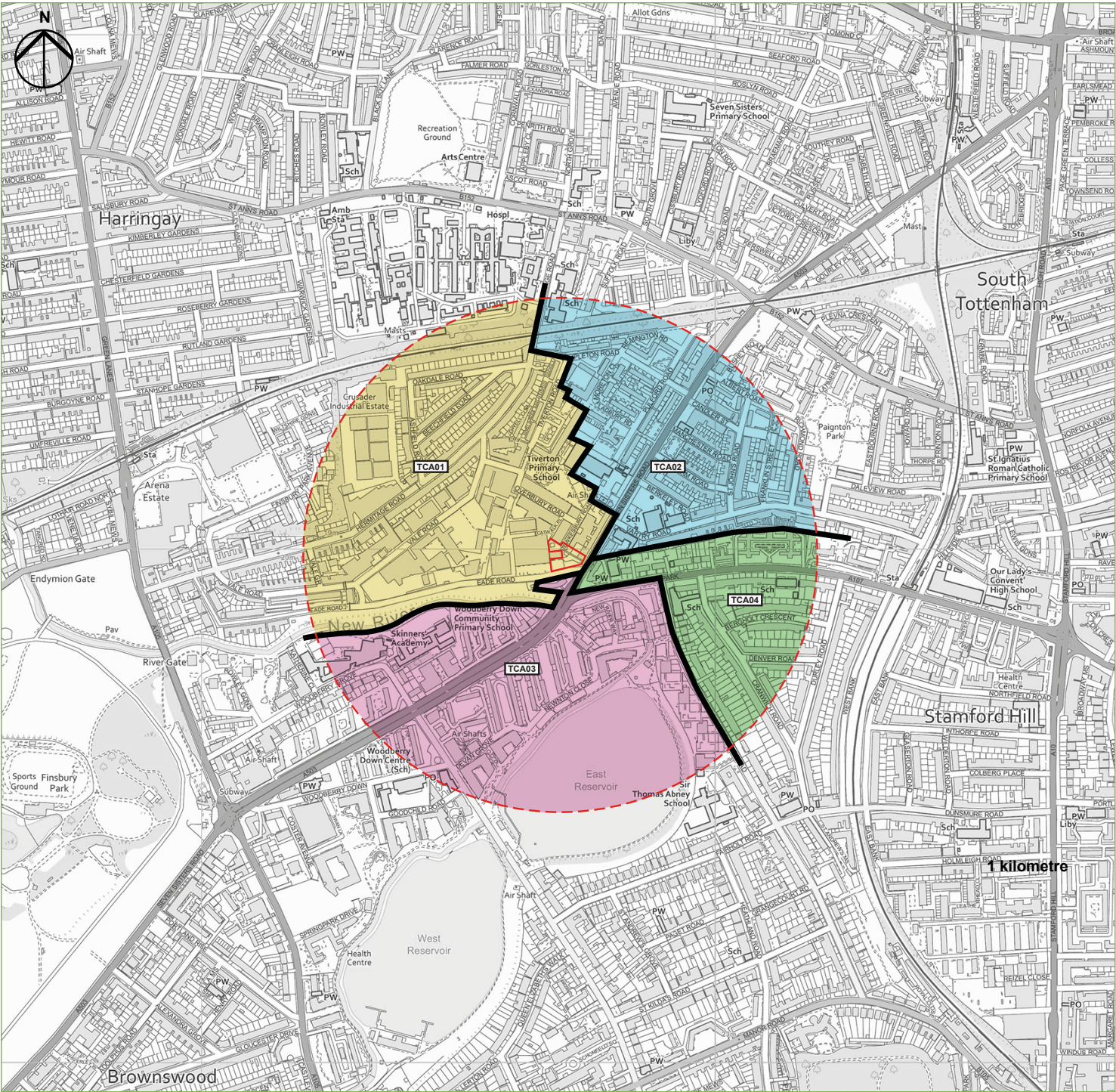


Figure 3.2 - Townscape Character Areas (TCA)



3.15 This appraisal builds on the Haringey Urban Character Study and Hackney Characterisation Study and considers the townscape features that contribute to the existing character of the established study area. The GLA London Plan SPG Character and Context sets out how to assess character areas and sets out four principles:

- Character is all around us and everywhere has a distinctive character.
- Character is about people and communities.
- Places are connected and overlap – boundaries and transitions are important.
- The character of a place is a dynamic concept.

Table 3.1: Townscape sensitivity

TCA	Townscape Elements	Value	Susceptibility to Change	Sensitivity
TCA 01 Green Lanes	• The Site falls within this TCA and the area is predominantly light industrial in land use, with some of the associated warehouses being lived in and pockets of residential and supporting infrastructure such as schools. • The light industrial estates include buildings of up to five storeys in height that are set within areas of hard standing; whilst the residential areas include 19th century terraces that are two storeys in height and late 20th and early 21st century apartment blocks. • The roads within the TCA provide local access to the light industrial estates and residential, with the former being situated in large blocks and having limited permeability. • Medium to low pedestrian and vehicle movement through the TCA and car parking is typically on street. • The chimney associated with the former Maynard's Sweet Factory provides a local landmark within the townscape. • Part of the Stoke Newington Reservoirs, Filter Beds and New River Conservation Area is situated along the southern boundary of the TCA and a locally listed building is located within the TCA. • Representative viewpoints 2, 6 and 7, set out within Appendix C, look across or fall within the TCA. • The TCA's townscape is generally in a low condition and has a low scenic quality and importance.	Medium to low	Low	Low

3.16 Four Townscape Character Areas (TCA) have been identified within the study area and these are shown in **Figure 3.2** and discussed in **Table 3.1**.

3.17 It is important to note that TCA often overlap or interact in ways that mean their identification is simply a tool to enable a logical analysis of the surroundings. It is not a way of prescribing one style or age of building that must be adhered to.

TCA	Townscape Elements	Value	Susceptibility to Change	Sensitivity
TCA 02 Seven Sisters	• Located to the north-east of the Site, this TCA includes residential and supporting infrastructure. • There is a wide range of architectural styles and façade materials that represent the different periods of development within area. • Small to medium footprinted, 19th century and early 20th century, buildings provide terraces set within broadly regular blocks providing a fine urban grain; whilst late 20th century, medium footprinted buildings, have associated car parking areas providing a coarse urban grain. • The area includes the primary route of Seven Sisters Road (A503) a dual carriageway providing access into local streets • Medium to low pedestrian and vehicle movement, away from the primary route, with roads linking together. • Three locally listed buildings are situated within the TCA. • Representative viewpoints 3 and 4 fall within the TCA. • The TCA's townscape is generally in a moderate condition and has a moderate to low scenic quality and importance.	Medium	Low	Medium to low
TCA 03 Woodberry Down	• Situated to the south of the Site the area includes predominantly residential along with schools and local shops. • The area includes a range of building typologies from mid 20th century, two storey, semi-detached houses to early 21st century mid-rise and tall buildings of up to 30 storeys in height. • The East Stoke Newington Reservoir provides an area of open space and recreation. • The area includes the wide, busy, primary highway of Seven Sisters Road (A503), which consists of around six lanes and provide access into the quieter local streets. • The Seven Sisters Road has a high pedestrian and vehicle movement; whilst the residential streets have a lower level. • The tall buildings associated with Woodberry Down Park provide landmarks within the north-east of London. • The Stoke Newington Reservoirs, Filter Beds and New River Conservation Area and three listed buildings fall within the TCA. • Representative viewpoints 5, 8 and 9 are situated within or look across the TCA. • The TCA's townscape is generally in a moderate condition and has a moderate scenic quality and importance	High	Low	Medium
TCA 04 Stamford Hill	• Positioned to the south-east of the Site the area includes predominantly residential along with schools and local shops. • The residential areas include 19th and early 20th century terraces that are two to three storeys in height and mid 20th to early 21st century apartment blocks of up to five storeys. • The building line of these properties varies from street to street, with clearly defined front garden boundaries. • The area includes the primary highway of Amhurst Park (A107), which provides access into the quieter local residential streets. • Medium to low pedestrian and vehicle movement away from the primary routes, with secondary roads typically linking together. • One locally listed building is located within the TCA. • No representative viewpoints have been taken within the TCA, due to limited visibility to the Site from public areas. • The TCA's townscape is generally in a moderate condition and has a moderate to low scenic quality and importance.	Medium	Low	Medium to low

Built Heritage

Historical development of the area

3.18 The Site forms part of the Harringay Warehouse District, a 20th century industrial estate with many post-war and later buildings. It lies in a wider area that apart from the Stoke Newington Reservoir and associated structures, was largely developed as part of the suburban expansion of London towards the end of the 19th century. The Pevsner volume for North London notes in respect of South Tottenham that:

"In the early C19, South Tottenham, like Stamford Hill to its south, had a sprinkling of large houses in their own grounds, homes of city merchants who established themselves on the country fringes. In 1861 St Ann's Church was built (q.v.), and a few middle class villas appeared in the neighbouring streets of Avenue Road, South Grove and North Grove, laid out in 1857. Then the railway came in 1872, and with the introduction of workmen's fares the whole area was rapidly but haphazardly developed with small streets of two storey terraces".

3.19 Since that time there have been successive phases of redevelopment including the substantial inter-war and post-war housing estates built to the south and the east. The former at Woodbury Downs is now the subject of major regeneration scheme with numerous tall buildings.

Heritage Context

3.20 This appraisal considers the heritage significance, and potential impact on this significance arising from the Proposed Development, on the following heritage assets within the study area that are shown in **Figure 3.3**.

3.21 The Site does not include or lie within a heritage asset. The buildings on Site that are to be demolished are of no interest, and nos. 341 & 343 Seven Sisters Road, completing the southern end of a long terrace, are retained.

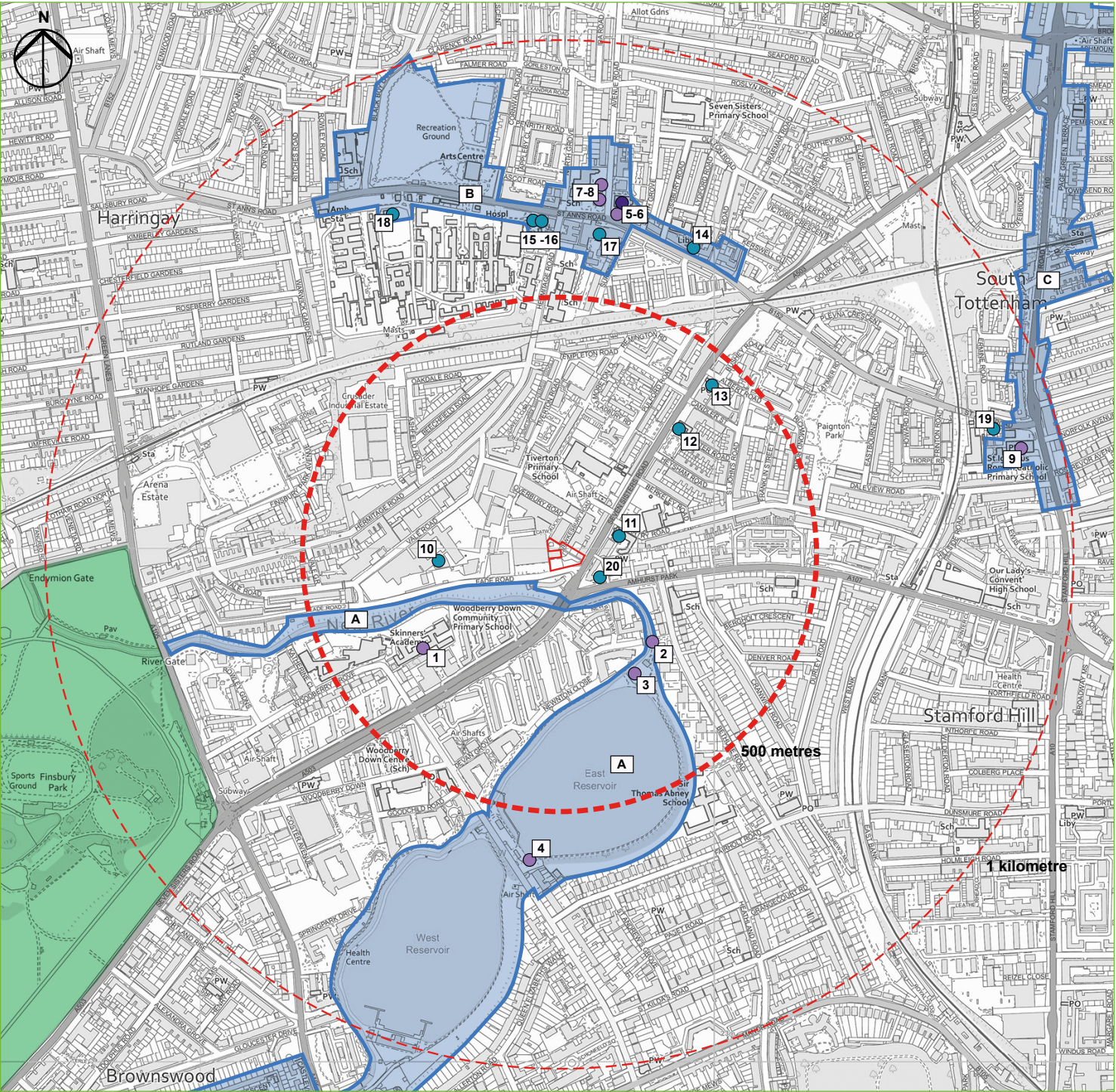


Figure 3.3 - Heritage Assets

- Site
- 500m study area
- 1km study area
- Conservation Areas
 - A. Stoke Newington Reservoirs, Filter Beds and New River Conservation Area (majority falls within LB Hackney)
 - B. Ann's Conservation Area
 - C. South Tottenham High Road Conservation Area
- Statutory Listed Building (grade II*)
 - 5. The Parish Church of St Ann, St Ann's Road
- Statutory Listed Building (grade II)
 - 1. Woodberry Down Community JMI School, Woodberry Grove
 - 2. The Bridge Over New River, Newton Close
 - 3. Ivy House Sluice, Newton Close
 - 4. The Gas House to west of Reservoir, Lordship Road
 - 6. The walls around St Ann's Church Yard, St Ann's Road
 - 7. The St Ann's Church School, Avenue Road
 - 8. Nos 1 to 5 (odd) Avenue Road
 - 9. The Church of St Ignatius, High Road
- Registered Park and Garden of Historic Interest
 - Finsbury Park
- Locally listed building
 - 10. The former Maynard's Sweet Factory, Vale Road
 - 11. Woodberry Down Baptist Church, Seven Sisters Road
 - 12. No. 590 (former Weights and Measure Office) Seven Sisters Road
 - 13. No. 618 (Woodberry Tavern) Seven Sisters Road
 - 14. Nos. 182 & 184 St Ann's Road
 - 15. No. 289 (St. Ann's Police Station) St Ann's Road
 - 16. Orchard House & Mayfield House, St. Ann's Hospital
 - 17. No. 277 (former St. Mary's Priory/Convent) St Ann's Road
 - 18. Highgate House, St. Ann's Hospital St. Ann's Road
 - 19. No. 7 St Anne's Road
 - 20. 100 Amhurst Park (LB Hackney)

3.22 There are two heritage assets in the area close to the Site, and a number in the wider area but the Site context overall is not sensitive in heritage terms. The study area includes all statutory and locally listed buildings within or close to a 500 metres radius from the centre of the Site, and conservation areas and any listed buildings within them, within a 1 kilometre radius from the centre of the Site. These are shown in the plan at **Figure 3.3** and the numbers in () in the text denote their number on the plan.

3.23 The closest heritage asset, lying to the south on the opposite side of Eade Road within the LB Hackney, is the northern off-shoot of the Stoke Newington Reservoirs, Filter Beds and New River Conservation Area (A). The main body of this conservation area lies further south beyond the A503 and Newton Close, and it is here that the 3 listed buildings within it lie (2 to 4). The locally listed no. 100 Amhurst Park (20) lies on Amhurst Road on the opposite side of Seven Sisters Road in the LB Hackney.

3.24 The St Ann’s Conservation Area (B) lies some 580m to the north of the Site and includes 4 statutory listed buildings (5 to 8) and 5 locally listed buildings (14 to 17). South Tottenham High Road Conservation Area (C) lies some 800m to the east and that part in the study area includes one grade II listed building (9); a locally listed building (19) adjoins it to the west.

3.25 The grade II listed Woodberry Down Community JMI School, (1) lies some 240m to the west in the LB Hackney and there are a number of locally listed buildings that lie outside conservation areas within the 500m study area, including the former Maynard's Sweet Factory Vale Road (10) some 160m to the west, and 3 on the south-east side of Seven Sister Road (11 to 13). Finally, some 780m to the west, is the Finsbury Park grade II Register Park and Garden of Special Historic Interest (‘RPGSHI’).

3.26 Statements of significance of all these heritage assets, illustrated on the plan at **Figure 3.3**, are included in the following section.

Heritage Significance

3.27 This appraisal considers the particular significance of each heritage asset and the contribution of setting to this below. The sensitivity of each heritage asset is set out within **Table 3.2**.

Statutory listed buildings

3.28 Woodberry Down Community JMI School, Woodberry Grove (1) is listed grade II. This Primary School was built by the London County Council's Architects Department as part of the London School Plan of 1947 and opened in 1951. This programme of permanent school design after the war produced a characteristic plan which can be seen at Woodberry Down. It has a long, finger plan with classrooms on the south side of a spinal corridor and cloakrooms on the north. There are separate assembly halls for the infants (at ground floor) and juniors (at first floor) that project at the west end, where the staff rooms and main entrance from the road are.

3.29 The school survives remarkably well, and its quintessentially early post-war Scandinavian inspired styling remains apparent and is rare in this period when most schools were of pre-fabricated construction. It has special architectural interest as seen in the quality of the pale brick work, the matte tilework, the shallow pitched roofs and blocky massing, the jaunty lettering, and the impressive sgraffito mural imported from the Festival of Britain's South Bank site.

3.30 Its setting today comprises The New River, the East and West Reservoirs Conservation Area to the north, the recent Skinner’s Academy to the west and the Woodberry Down Park estate to the south, which is undergoing significant regeneration.

3.31 The Bridge over the New River, Newton Close (2) is listed grade II. It dates from the 18th century with alterations and comprises a low segmental arch and no parapet, and curved side walls. The north side is of the original light red brick, and the south side has been refaced in new stock brick.

3.32 Ivy House Sluice, Newnton Close (3) is listed grade II. This is a small square early to mid 19th century building of stock brick with a low pitched pyramidal slated roof. Inside the original manually-operated sluice gate machinery is still in working order.

3.33 The Gas House to the west of the reservoir, Lordship Road (4) is listed grade II. This early to mid 19th century one storey, 4-bay stock brick building has a moulded brick cornice and parapet. There is a large stone panel with an entablature (with wolves' heads in frieze) and pediment in the north wall, with an inscription recording the building of the reservoirs in 1830-33 by William Chadwell Mylne.

3.34 These listed buildings all lie to the south of the Woodberry Down Park and have localised settings relating to the reservoir.

3.35 The Church of St Ignatius, High Road (9) is listed grade II. This cruciform church dates from 1894-1902 and was designed by Father Benedict Williamson in a simple and dignified late 12th century transitional style on a very large scale. It is built of red brick with white stone dressings and has a tiled roof with a stone corbelled cornice. There are very tall twin west towers of three stages with pyramidal tiled roofs, and the south tower has a staircase turret.

3.36 The Parish Church of St Ann, St Ann's Road (5) is listed grade II*. It dates from 1861 and was designed by Thomas Talbot Bury in the second pointed style. It is built of snecked rubblestone with ashlar dressings and has slate roofs. The plan comprises a nave, aisles, south-west porch-steeple, north and south transeptal chapels and an apsed chancel with north chapel. It has a 3 stage tower and the top of the steeple was damaged by a barrage balloon in World War II and rebuilt in 1954-5 by J. Barrington-Baker.

3.37 The walls around St Ann's Church Yard, St Ann's Road (6) are listed grade II. This fairly low stone wall of snecked random rubble with sloped coping dates from c.1861. The original railings have disappeared.

3.38 St Ann's Church School, Avenue Road (7) is listed grade II. This mid to late 19th century stock brick building is part one and part two storeys and has high pitched slated roofs with ornamental ridge tiles. The list description notes it was included for group value.

3.39 Nos. 1 to 5 (odd) Avenue Road (8) are listed grade II. These Model Cottages date from 1858 (legend carved on large stones in south gable). They comprise a row of three stock brick with red brick dressings, two storey cottages. They are two windows wide and have high pitched slated roofs, the eaves of which are broken by six tall narrow gables above the 1st floor windows. The list description notes they were included for group value and curiosity value.

3.40 The Church of St Ann and its wall form a group with the Church School and nos. 1 to 5 (odd) Avenue Road. Their principal setting today comprise the St Ann’s Conservation Area.

Conservation Areas

New River, the East and West Reservoirs Conservation Area (A)

Designation and location

3.41 The New River, the East and West Reservoirs Conservation Area was designated in 1986. It has a disparate form that comprises a tightly defined area around the New River, the East and West Reservoirs, and the former site of the Filter Beds on the western side of Green Lanes. The New River lies to the north of the main body of the conservation area, comprising the reservoirs to the south, and is separated from it for a large part by the large scale development either side of Seven Sisters Road. It lies in the LB Hackney

History

3.42 The reservoirs date from 1833 and the designation report notes that the banks are lined with material from the Old London Bridge.

Character and appearance

3.43 The designation report notes that the reservoirs, filter beds and the New River ‘form part of a unique water resource in Inner London’ and are ‘attractive local landmarks’. It goes on to say ‘the central features of this open and undeveloped area are the East and West Reservoirs and Filter Beds.’

3.44 The character and heritage significance of the conservation area derives largely from the appearance and use of the New River and the reservoirs, the latter the most prominent and dominant element. Both provide a local amenity including the pedestrian path along the south side of the river.

3.45 That part of the conservation area within the study area includes three listed buildings, all grade II: the Gas House, the Ivy House Sluice and the Woodberry Down Bridge.

Setting

3.46 The setting of the Conservation Area comprises a number of large scale interwar, post-war and more recent residential developments, including the Woodberry Down estate which sits between the reservoirs and the New River and includes a number of tall buildings. North of the latter is the industrial development along Eade Road which includes the Site. It is generally an open area with views out in all directions; none of which form part of the original design intent of this essentially utilitarian complex. Views of the Site are limited to those from the footpath along the New River; it is not visible from the main body of the conservation area (where the listed buildings are located).

St Ann’s Conservation Area (B)

Designation and location

3.47 St Ann’s Conservation Area was designated on 2nd April 1987 and is 12.7ha in extent. It is located to the west of Tottenham High Road and east of Green Lanes, in the vicinity of West Green. It has a linear form following the east-west route of St Ann’s Road.

History

3.48 The introduction of the railways to Haringey had a considerable impact on the development of the surrounding area during the mid to late 19th Century. The majority of streets within the area now covered by the St Ann’s Conservation Area were laid out and developed for workers housing during this period, including Cornwall Road, Grove Road and Suffolk Road. Hanger Lane was renamed St Ann’s Road and St Mary’s Priory was built on the south side opposite the junction with Avenue Road.

3.49 A police station was developed on St Ann’s Road during this period, and a large fever hospital (now St Ann’s General Hospital) was established on the open land immediately to the south of Hanger Lane in 1892.

Character and appearance

3.50 The St Ann’s Conservation Area is a relatively small isolated group of buildings and spaces that have a mixed character, diversity and interest. It is located within a largely uniform residential district consisting of long straight roads lined with uniform terraces of mostly Edwardian properties. The western part of the conservation area is focussed on Chestnuts Park (originally known as Chestnuts Recreation Ground), a large open green space.

3.51 The main focal point of the conservation area is the ‘T’ junction of Avenue Road with St Ann’s Road, which has attractive statutory and local listed buildings on all three sides (see above). The former St Ann’s Mixed Junior School and nos. 1 to 5 (odd) Avenue Road are on the north west side, St Ann’s Church is on the north east side and the former St Mary’s Priory is on the south side.

3.52 The tall spire of St Ann’s Church is a landmark visible from much of the conservation area and from long distances outside it.

Setting

3.53 The conservation area has a linear form following St Ann’s Road, and its setting comprise the varied development, in terms of age and scale, that can be found in Tottenham today. There are no views of the Site from the conservation area but the Council’s Appraisal identifies the view south along The Avenue of the spire of St Ann’s Church as being of note, as shown in representative view 10 in **Appendix C**.

South Tottenham Conservation Area (C)

Designation and location

3.54 The South Tottenham Conservation Area was designated in 1998 and no subsequent amendments have been made to the boundary.

History

3.55 Most of the High Road within the South Tottenham Conservation Area was developed within a relatively short time frame between c.1880 to 1900 and this has provided the area with a consistent late Victorian and Edwardian character. None of the higher-status houses of this early residential suburb found north of Tottenham survive to the south.

Character and appearance

3.56 The Council’s Appraisal notes that the South Tottenham Conservation Area is of significance for the few surviving buildings of note, and as the last stretch of the ancient High Road to be built up, illustrating Tottenham’s late-Victorian phase of development as a residential suburb. In terms of the quality and integrity of the townscape, however, its interest has been significantly eroded. Of particular note are the Grade II listed Church of St Ignatius and its associated buildings, a local landmark.

Setting

3.57 The conservation area has a linear form following the high road and its setting comprises the varied development, in terms of age and scale, that can be found in Tottenham today. There are no views of the Site from the conservation area.

RPGSHI

3.58 Finsbury Park is a grade II RPGSHI. It was laid out between 1866-69 by Frederick Manable and Alexander Mackenzie (on the site of a mid 18th century Tea and Pleasure Gardens) and was London’s second municipal park.

3.59 The park occupies a 46ha hilltop site and is in a style typical of mid 19th century urban parks, with railings encircling a relatively symmetrical composition, formal entrance gates, a perimeter carriage drive and several areas of formal planting within more open parkland. The park has an extensive setting. In views to the east, in the direction of the Site, tall buildings are evident including on the Woodberry Down Park estate.

3.60 LB Hackney’s Characterisation Study highlights views from the RPGSHI of Finsbury Park and the visual effect from here is tested within representative view 12 of Appendix C.

Locally listed buildings

3.61 The former Maynard’s Sweet Factory (10). This complex comprises a mix of early 20th century and later industrial buildings and structures including a tall chimney.

3.62 Woodberry Down Baptist Church (corner Vartry Road) Seven Sisters Road (11). This church complex dates from the latter part of the 19th century. It is built of red brick with stone details and the west front is flanked by round towers topped with spires. It has a relatively localised setting on Seven Sisters Road. It forms a group with Stamford Hill Primary School to the north.

3.63 No. 590 (former Weights and Measure Office) Seven Sisters Road (12). This is a modest Neo-Georgian style building with a decorative stone porch with a plaque carved with ‘Weight and Measures Office’ above the entrance.

3.64 No. 618 (Woodberry Tavern) Seven Sisters Road (13). This is a loosely Arts and Craft style late 19th century corner public house built of red brick with slate roofs.

3.65 Nos. 182 & 184 St Ann’s Road (14), No. 289 (St. Ann’s Police Station) St Ann’s Road (15), Orchard House & Mayfield House, St. Ann’s Hospital St. Ann’s Road (16), No. 277 (former St. Mary’s Priory/Convent) St Ann’s Road (17), and Highgate House, St. Ann’s Hospital St. Ann’s Road (18). These locally listed building along St Ann’s Road date from the latter part of the 19th century and all lie in the St Ann’s Conservation Area which forms their principal setting today.

3.66 No. 7 St Anne’s Road, Saint Ignatius Roman Catholic Primary School (19), dates from the late 19th century and lies next to the grade II listed St Ignatius Church. Its principal setting comprises Saint Ignatius Roman Catholic Church.

3.67 No. 100 Amhurst Park (20) lies in the LB Hackney. It was most recently the North London Progressive Synagogue. It was originally a Methodist church, damaged by enemy action in World War II and restored as the Amhurst Park Halls. It has a localised setting on Amhurst Park.

Table 3.2: Heritage Assets sensitivity

	Assets	Sensitivity
Listed Buildings – 500m radius		
1	Woodberry Down Community JMI School, Woodberry Grove (grade II)	Medium
2	The Bridge Over New River (grade II)	Medium
3	Ivy House Sluice, Newnton Close (grade II)	Medium
4	The Gas House to west of Reservoir, Lordship Road (grade II)	Medium
5	The Parish Church of St Ann (grade II*)	High
6	The walls around St Ann’s Church Yard (grade II)	Medium
7	The St Ann’s Church School, Avenue Road (grade II)	Medium
8	Nos 1 to 5 (odd) Avenue Road (grade II)	Medium
9	The Church of St Ignatius (grade II)	Medium
Conservation Areas – 1Km radius		
A	St Ann’s	Medium
B	South Tottenham High Road	Medium
C	Stoke Newington Reservoirs, Filter Beds and New River	Medium
RPGSHI – 1Km radius		
	Finsbury Park	Medium
Locally Listed Buildings – 500m radius		
10	The former Maynard’s Sweet Factory	Low
11	Woodberry Down Baptist Church (corner of Vartry Road) Seven Sisters Road	Low
12	No. 590 (former Weights and Measure Office) Seven Sisters Road	Low
13	No. 618 (Woodberry Tavern) Seven Sisters Road	Low
14	Nos. 182 & 184 St Ann’s Road	Low
15	No. 289 (St. Ann’s Police Station) St Ann’s Road	Low
16	Orchard House & Mayfield House, St. Ann’s Hospital St. Ann’s Road	Low
17	No. 277 (former St. Mary’s Priory/Convent) St Ann’s Road	Low
18	Highgate House, St. Ann’s Hospital St. Ann’s Road	Low
19	No. 7 St Anne’s Road	Low
20	100 Amhurst Park (LB Hackney)	Low

Baseline Visual Appraisal

3.68 The first stage of the baseline visual appraisal is to establish the zone of theoretical visibility (ZTV) or visual envelope of the Site, in other words, the extent of the area from which the Site is visible. This is done through a combination of desk-based research, reviewing the topography of the study area and the locations of potential intervening visual barriers such as built form and significant vegetation from maps, and field survey work. Within this ZTV the groups of people who are likely to experience views to the Site (such as residential properties, employment areas, public highways, public rights of way, areas of open space or formally identified viewpoints) are identified and their associated viewing points, or features, are referred to within the assessment as visual receptors.

3.69 The second stage considers the Site’s visibility and the potential visibility of the Proposed Development and identifies a range of representative views. The nature of the view and to what extent the Site contributes to the view is established.

Stage 1 – Site visibility

3.70 Following the desk-based review of local OS mapping, site visits were undertaken in July 2022. This established the visibility of the Site and existing and potential visual receptors (refer to stage 2 for the latter).

3.71 Open to glimpsed views can be gained to the Site from the immediate townscape and roads orientated towards it. This includes views from the immediate sections of Eade Road and New River Footpath, where they pass by the Site, (Representative Views 6 and 7 in **Appendix C**) and Tewkesbury Road (Representative View 2). The visibility become restricted as the user travels away from the Site along these routes. No views can be gained to the existing Site’s features from the remaining viewpoints.

Stage 2 – Appraisal of views

3.72 The following section identifies potential visual receptors based on orientation towards the Site. These receptors have been placed within groups. Consideration has then been given to typically representative views from these visual receptors in **Appendix C**. The selection of these representative views is discussed at the end of this section.

3.73 The visual receptors (e.g. individual and/or defined groups of people who are likely to be effected by the Proposed Development) include:

- Residential properties located adjacent to the Site and within 500 metres of its boundary, where associated windows are orientated towards the Site;
- Large areas of open space to the north within a kilometre of its boundary; and
- Users of public highways located within 250 metres of the Site.

3.74 In selecting the representative views to test the visual effects of the Proposed Development on visual receptors consideration has been given to regional and local planning policy.

3.75 The 2012 London View Management Framework (LVMF) identifies strategic London Panoramas, townscape views and linear views. The Site does not fall within or in the identified extended backdrop of any of the strategic views. Features surrounding the Site are visible from Alexandra Palace.

3.76 The schedule in Appendix A and Figure 2.1 of LB Haringey’s Development Management Development Plan Document set out Locally Significant Views for the borough. The Site falls in the backdrop of Panoramic View 1 from Alexandra Palace, which is tested within representative view 1 within **Appendix C**. It also falls close to the Linear View 23 from the corner of Seven Sisters Road, Amhurst Park and Eade Road to Alexandra Palace and a similar viewpoint has been tested within representative view 5.

3.77 LB Hackney do not identify local views within their existing planning policy documents. Reference is made to strategic LVMF views and Local Views within the 2020 Local Plan Policy LP5, which notes that they will protect the identified Important Local Views within the borough. The supporting text states that Important Local Views are:

- Views of Heritage Assets, including where the asset would be back dropped; and
- Views of and within Conservation Areas identified as significant in the relevant Conservation Area Appraisal; and
- The views identified in the Hackney Characterisation Study.

3.78 Identified views from the surrounding conservation areas are discussed in the baseline built heritage section.

Table 3.3: Baseline condition of visual receptor’s representative views

No. / Location	Visual Receptor	Distance (metres)	Existing visibility	Value	Susceptibility to Change	Sensitivity
RV1: Alexandra Palace	Visitors / Users of the public open space	3,620	No view	Exceptional	High	High
RV2: Tewkesbury Road	Residents / Employees	100	Glimpsed view	Low	Low	Low
RV3: Seven Sisters Road (north)	Residents / Commuters	170	No view	Low	Medium	Medium to low
RV4: Vartry Road	Residents	290	No view	Medium	Medium	Medium
RV5: Seven Sisters Road (south)	Residents / Commuters	120	No view	Low	Low	Low
RV6: New River Footpath	Users of the public open space	180	Glimpsed view	Medium	High	High to medium
RV7: Eade Road	Residents / Employees	390	Glimpsed view	Low	Low	Low
RV8: Woodberry Grove	Residents	600	No view	Low	Medium	Medium to low
RV9: Woodberry Down East Reservoir	Users of the public open space	565	No view	High	High	High
RV10: Avenue Road	Residents	800	No view	High	Medium	High to medium
RV11: Chestnuts Park	Users of the public open space	935	No view	High	High	High
RV12: Finsbury Park	Users of the public open space	1025	No view	High	High	High

3.79 Based on these findings and the field survey undertaken a series of representative views have been identified to test the Proposed Development in a series of VU.City model shots. These are based on the following:

- public viewpoints;
- public highways;
- townscape or transport nodes;
- heritage features;
- open spaces;
- where the proposed development might be prominent, or visible from concentrations of residential properties;
- places where people work; and
- any other sensitive receptors.

3.80 The representative views summarised in **Table 3.3** have been identified as an appropriate selection to test the Site and Proposed Development in a series of VU.City model shots. These have been selected in line with Policy D9 of the London Plan and include immediate, mid-range and long distance views. These locations are illustrated in **Figure 3.4** and described further within **Appendix C**.

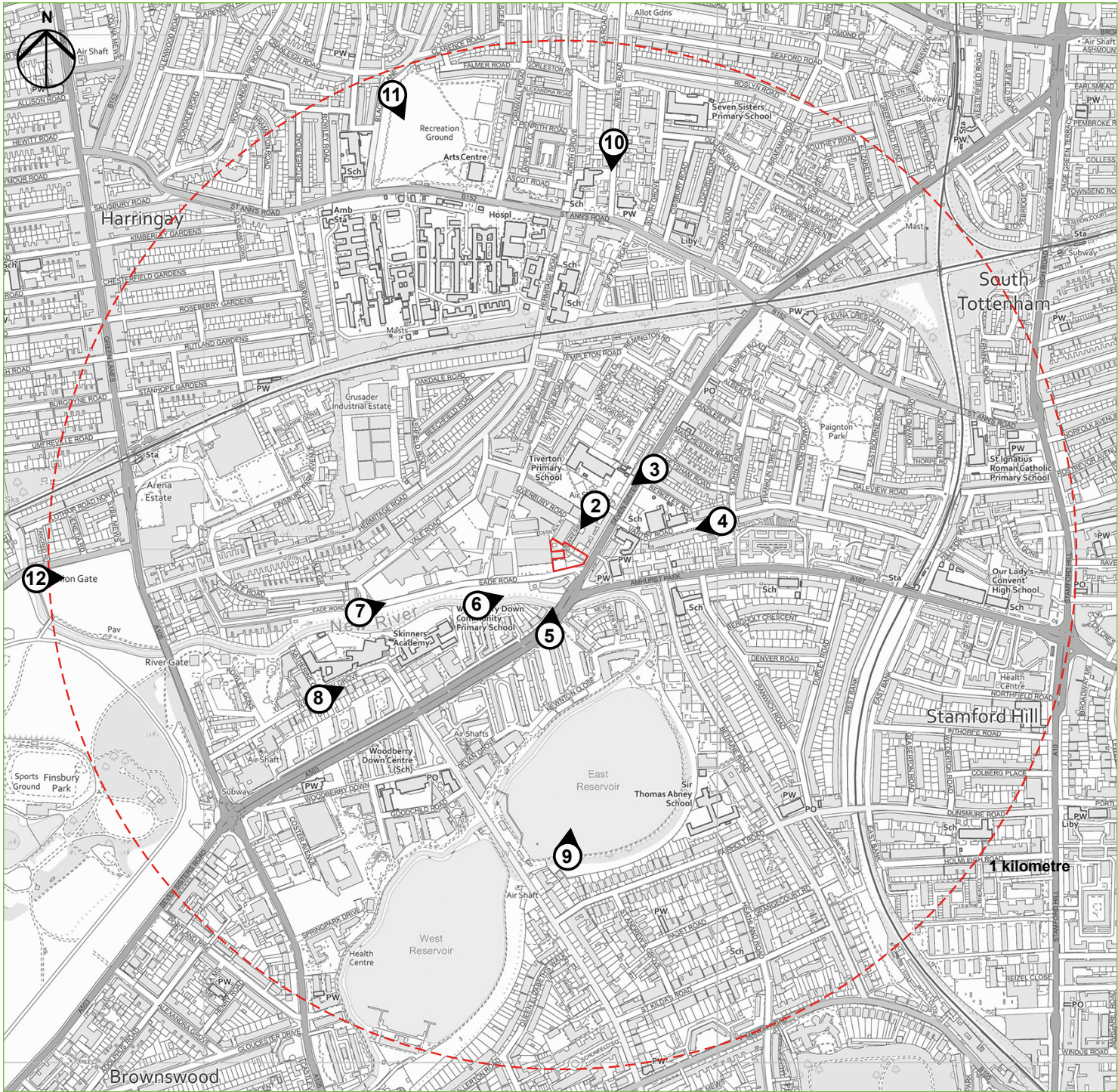


Figure 3.4 - Representative Viewpoint Plan

-  Site
-  1km study area
-  Representative viewpoint

4. Appraisal of Effects

4.1 This section considers how the Proposed Development, described below and illustrated in the accompanying supporting planning application documents, would affect the assets and receptors identified in the baseline study. The first part of this section describes the Proposed Development and the second, third and fourth describe the effects on townscape character, built heritage, and visual receptors respectively.

4.2 To assist in defining the townscape character and visual receptors effects, the sensitivity of the townscape character areas (TCA) and visual receptor's representative views are considered. As outlined in the methodology, sensitivity is determined by combining assessments of value (set out in section 3) and an appraisal of the susceptibility of the TCA and visual receptor's representative views to the Proposed Development.

4.3 In determining the effects of the Proposed Development on built heritage, the effects of the proposal on the setting of conservation and statutory and locally listed buildings are evaluated.

4.4 For the relevant heritage assets and each townscape character and visual receptor, the magnitude of change resulting from the Proposed Development is then described. The magnitude of change, upon completion of the Proposed Development, considers the effects in terms of duration, reversibility, geographical extent and size or scale.

4.5 The Proposed Development is considered to be long term and permanent and therefore to avoid unnecessary duplication, duration and reversibility are not discussed further.

Description of the Proposed Development

4.6 The Proposed Development has evolved as part of consultation with stakeholders, that included LB Haringey Officers and Quality Review Panel. The supporting Design and Access Statement, prepared by Morris + Company, illustrates how the Proposed Development has been carefully considered and designed in response to the Site's opportunities and constraints along with its surrounding current and emerging context.

4.7 The form of the Proposed Development has evolved from existing building lines and the establishment of new and improved routes and outdoor spaces.

4.8 Block A is eight storeys in height, with the top floor set back, and Block B is four storeys. The ground floor of both blocks on Eade Road have commercial space helping to activate the frontage and above the upper floors are dedicated to warehouse living. The lower ground level of Block A, that addresses the new area of public realm at Tewkesbury Yard has a commercial area and flexible container workspaces as shown in **Image 4.1**.

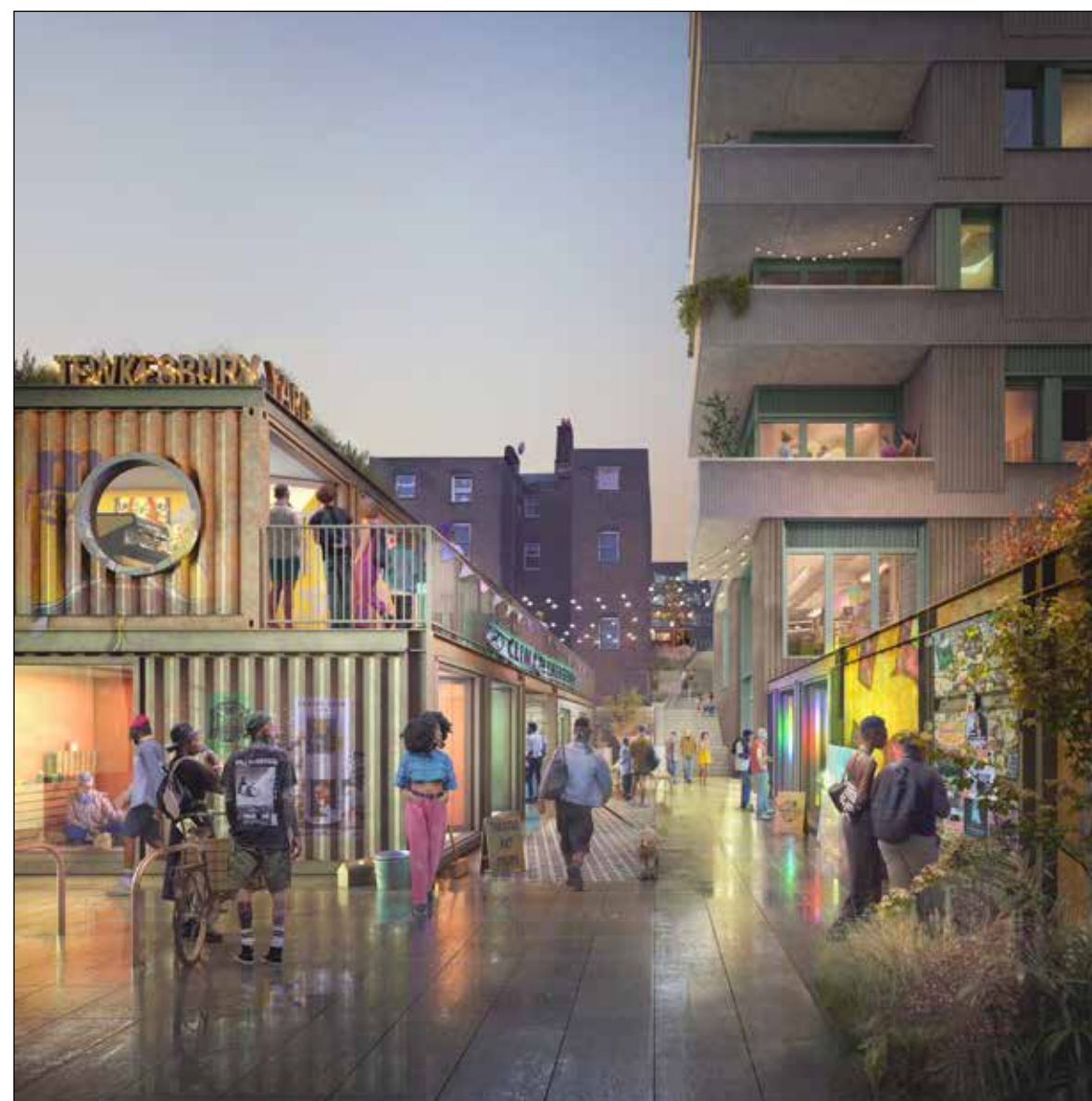


Image 4.1 - Tewkesbury Yard

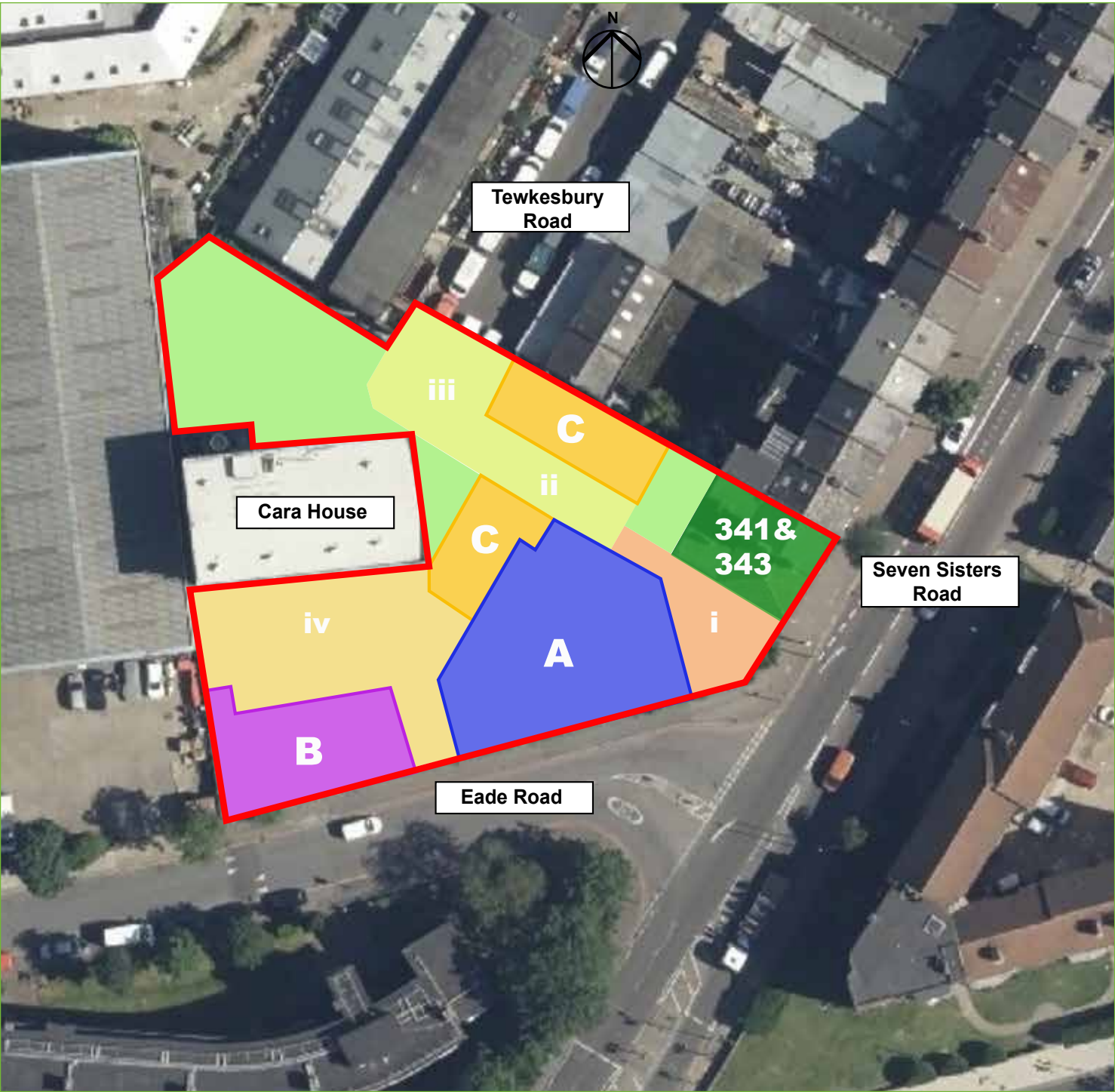
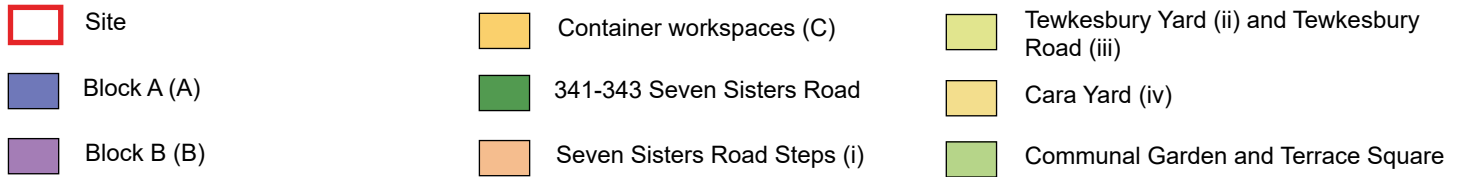


Figure 4.1 - Site Block Plan



4.9 Nos. 341 & 343 Seven Sisters Road are refurbished at the basement with a commercial frontage. Behind, container workspaces are accessed from the new area of public realm at Tewkesbury Yard, as shown in **Figure 4.1**.

4.10 The façades of Blocks A and B reflect the materials, texture and colour present within the warehouse district context. The blocks have inset/outset balconies that provide passive surveillance over routes; whilst the brise soleils and stair articulate the upper levels.

4.11 The commercial area and flexible container workspaces of Block A and behind 341-343 Seven Sisters Road provide activity to the public realm of the steps between Seven Sisters Road and Tewkesbury Yard. Cara Yard provide access to Cara House to the south from Eade Road, as shown in **Image 4.2**, and a new courtyard garden is proposed to the north.



Image 4.2 - Entrance to Cara Yard

4.12 During the construction phase all contractors would be required to apply good practice measures site measures as part of a Construction Management Programme. It can be assumed that the programme would include standard construction methods and housekeeping would be maintained to keep a tidy site and reduce visual clutter during construction works.

Effects on Townscape Character

4.13 The following section considers the effects of the Proposed Development on townscape character at the local level. Definitions and criteria used are found in **Appendix B**.

4.14 There would be temporary, localised effects during the construction phase caused by additional larger vehicles, deliveries, cranes and plant etc. These effects are considered to be negative, however they would be short-lived and temporary in nature and are not considered further.

4.15 The Proposed Development is located within TCA 01 Green Lanes as having a medium to low townscape sensitivity within the baseline section of this appraisal. The Proposed Development’s buildings positively address both Eade Road and Tewkesbury Road and would provide an active frontage to the routes and the stairs between the latter and Seven Sisters Road, as shown in **Image 4.3**. This encourages pedestrian permeability in accordance with the site requirements and design guidelines of the LB Haringey’s Site Allocations DPD Policy SA34.

4.16 The new Blocks A and B buildings on Eade Road provide a contemporary response to the warehouse district. Block A’s massing has been broken up and set back to provide articulation and respond to the receiving townscape’s built form. The buildings architectural treatment includes façade material and detailing that responds to the existing warehouse context and provides visual interest, with variations to help to mark their base, middle and top. The entrances to the buildings are denoted within the facades with clear visual clues to aid with legibility.

4.17 The Proposed Development enhances the townscape character of TCA 01 Green Lanes, as shown in representative views 2, 6 and 7 of **Appendix C**. The Proposed Development would have a direct, permanent, medium magnitude of change and overall moderate to minor and beneficial effect as summarised in **Table 4.1**.

4.18 The Proposed Development would indirectly affect the townscape character of TCA 02 Seven Sisters, TCA 03 Woodberry Down, and TCA 04 Stamford Hill to a limited extent. The Proposed Development’s Block A would be visible from limited areas within these TCAs. In accordance with LB Haringey’s Site Allocations DPD Policy SA34 the building marks the corner of Eade Road and Seven Sisters Road, denoting the gateway to the warehouse district from the south-east.

4.19 The Proposed Development would have an indirect, permanent, low magnitude of change on TCA 02 Seven Sisters, TCA 03 Woodberry Down, and TCA 04 Stamford Hill; resulting in a moderate to minor and beneficial effect on TCA 03 Woodberry Down and minor and beneficial effects on TCA 02 Seven Sisters and TCA 04 Stamford Hill as summarised in **Table 4.1**.

Table 4.1 - Townscape Character Area Appraisal of Effects

Townscape Character Area	Sensitivity	Magnitude of change	Effect
TCA 01 Green Lanes	Low	Medium	Moderate to minor / Beneficial
TCA 02 Seven Sisters	Medium to low	Low	Minor / Beneficial
TCA 03 Woodberry Down	Medium	Low	Moderate to minor / Beneficial
TCA 04 Stamford Hill	Medium to low	Low	Minor / Beneficial



Image 4.3 - Seven Sisters Road and Tewkesbury Road steps

Effects on Built Heritage

4.20 The Proposed Development is described above. This section considers the effects of the Proposed Development on the setting of heritage assets identified in the study area as set out in section 3 and illustrated in **Figure 3.3**.

4.21 Section 3 provides statements of significance of each heritage asset and the assessment methodology is set out at **Appendix B**.

4.22 The Proposed Development would have a minimal effect on the setting of heritage assets and there would be no harm to any element of setting that contributes to the significance of any heritage asset.

4.23 The Proposed Development is up to eight storeys high and of a high quality design appropriate for its industrial context. It would significantly enhance the Site and its immediate context. The nature of the nearby heritage assets, their existing context and the elements of their setting that contribute to their significance are such that the effect overall on their setting would be neutral, as assessed below.

4.24 The effects of the Proposed Development on heritage assets are limited to those heritage assets close to the Site including the New River, the East and West Reservoirs Conservation Area (A), grade II listed Woodberry Down Community JMI School (1), and the locally listed former Maynard's Sweet Factory Vale Road (10), 100 Amhurst Park (20) and Woodberry Down Baptist Church, Seven Sisters Road (11).

4.25 In all cases the magnitude of change would be low to medium. The Proposed Development would be visible in views of or from these heritage assets but there would be no effect on any elements of setting that contributes to their significance. This is evident in the VU.City model shots set out in **Appendix C**. The effect would be moderate to minor and neutral for designated heritage assets, and minor and neutral for locally listed buildings, as summarised in **Table 4.2**.

4.26 In respect of the other heritage assets identified in the study area, both designated and non designated, the distance of the Site from these and the scale and character of the intervening townscape is such that whilst there may be some limited glimpsed views of the Proposed Development from or in conjunction with these assets, there would be no effect on their settings.

Table 4.2: Heritage Assets Appraisal of Effects

	Assets	Sensitivity	Magnitude of change	Effect
Listed Buildings – 500m radius				
1	Woodberry Down Community JMI School, Woodberry Grove (grade II)	Medium	Low to medium	Moderate to minor / Neutral
2	The Bridge Over New River (grade II)	Medium	None	None
3	Ivy House Sluice, Newnton Close (grade II)	Medium	None	None
4	The Gas House to west of Reservoir, Lordship Road (grade II)	Medium	None	None
5	The Parish Church of St Ann (grade II*)	High	None	None
6	The walls around St Ann's Church Yard (grade II)	Medium	None	None
7	The St Ann's Church School, Avenue Road (grade II)	Medium	None	None
8	Nos 1 to 5 (odd) Avenue Road (grade II)	Medium	None	None
9	The Church of St Ignatius (grade II)	Medium	None	None
Conservation Areas – 1Km radius			None	None
A	St Ann's	Medium	None	None
B	South Tottenham High Road	Medium	None	None
C	Stoke Newington Reservoirs, Filter Beds and New River	Medium	Low to medium	Moderate to minor / Neutral
RPGSHI – 1Km radius				
	Finsbury Park	Medium	None	None
Locally Listed Buildings – 500m radius				
10	The former Maynard's Sweet Factory	Low	Low to medium	Minor / Neutral
11	Woodberry Down Baptist Church (corner of Vartry Road) Seven Sisters Road	Low	Low to medium	Minor / Neutral
12	No. 590 (former Weights and Measure Office) Seven Sisters Road	Low	None	None
13	No. 618 (Woodberry Tavern) Seven Sisters Road	Low	None	None
14	Nos. 182 & 184 St Ann's Road	Low	None	None
15	No. 289 (St. Ann's Police Station) St Ann's Road	Low	None	None
16	Orchard House & Mayfield House, St. Ann's Hospital St. Ann's Road	Low	None	None
17	No. 277 (former St. Mary's Priory/Convent) St Ann's Road	Low	None	None
18	Highgate House, St. Ann's Hospital St. Ann's Road	Low	None	None
19	No. 7 St Anne's Road	Low	None	None
20	100 Amhurst Park (LB Hackney)	Low	Low to medium	Minor / Neutral

Effects on Visual Appraisal

4.27 The following section considers the effects of the Proposed Development on the visual receptor's representative views. Definitions and criteria used are found in **Appendix B**.

4.28 There would be temporary, localised changes in the view from visual receptors during the construction phase, typically associated with cranes or the temporary enclosure of the Site with hoarding and views of construction plant. These effects are considered to be negative, however they would be short-lived and temporary in nature and are not considered further.

4.29 With the implementation of the Proposed Development, it is considered that the Site's ZTV would increase with the upper floors of Block A being visible within the immediate surrounding open space areas, roads orientated towards the Site and along the New River.

4.30 The baseline photography and VU.City model shots views and a description of the likely effects of the Proposed Development within all 12 representative viewpoints are provided at **Appendix C. Table 4.3** provides a summary of the findings relating to the value of the views, the sensitivity of the receptors and the magnitude of change resulting from the Proposed Development.

Table 4.3 – Visual Receptor’s Representative Views Appraisal of Effects

No. / Location	Sensitivity	Magnitude of change	Effect
RV1: Alexandra Palace	High	Very low	Minor / Neutral
RV2: Tewkesbury Road	Low	High	Moderate / Beneficial
RV3: Seven Sisters Road (north)	Medium to low	Low	Moderate to minor / Beneficial
RV4: Vartry Road	Medium	Low	Moderate to minor / Beneficial
RV5: Seven Sisters Road (south)	Low	Medium	Moderate to minor / Beneficial
RV6: New River Footpath	High to medium	Medium to low	Moderate / Beneficial
RV7: Eade Road	Low	Low	Minor / Beneficial
RV8: Woodberry Grove	Medium to low	Very low	None
RV9: Woodberry Down East Reservoir	High	None	None
RV10: Avenue Road	High to medium	None	None
RV11: Chestnuts Park	High	Very Low	Minor / Neutral
RV12: Finsbury Park	High	None	None

5 Summary and Conclusions

5.1 The THVIA has been founded on a thorough study of the Site and its townscape setting, and through understanding these features and resources, a robust impact appraisal of the Proposed Development has been undertaken.

5.2 The Site is irregular in shape and comprises of a series of parcels that surround the part four / part six storey apartment block of Cara House. It falls within the LB Haringey's Site Allocations DPD Policy SA34, which establishes that there is the opportunity to "increase accessibility, providing increased mixed use floorspace including warehouse living accommodation."

5.3 The Proposed Development has evolved from existing building lines and the establishment of new and improved routes and outdoor spaces. It includes the eight storey Block A and four storey Block B, both have commercial space helping to activate the frontage and above the upper floors are dedicated to warehouse living. The lower ground level of Block A, that addresses the new area of public realm at Tewkesbury Yard has a commercial area and flexible container workspaces.

5.4 341-343 Seven Sisters Road is refurbished at ground and lower ground floor with a commercial frontage. Behind, container workspaces are accessed from the new area of public realm at Tewkesbury Yard. These provide activity to the public realm of the steps between Seven Sisters Road and Tewkesbury Yard. Cara Yard provide access to Cara House to the south from Eade Road.



Image 5.1 - New active frontage to Eade Road



Image 5.2 - Marking the gateway to the warehouse district

Townscape Character

5.5 The townscape character appraisal considers the townscape elements that contribute to the study area, such as land use, movement, built form and appearance, along with heritage assets, Haringey Urban Character Study and Hackney Characterisation Study. The Site itself sits within TCA 01 Green Lanes, which covers the north-west of the study area. Further TCAs include TCA 02 Seven Sisters to the north-east, TCA 03 Woodberry Down to the south, and TCA 04 Stamford Hill to the south-east.

5.6 The Proposed Development responds to the site requirements and design guidelines of the LB Haringey's Site Allocations DPD Policy SA34 and enhances the steps between Tewksbury Road and Seven Sisters Road. Block A also marks the corner of Eade Road and Seven Sisters Road, activating these routes (as shown in **Image 5.1**) and denoting the gateway to the warehouse district from the south-east.

5.7 It enhances the townscape character of TCA 01 Green Lanes leading to a residual, direct, permanent, moderate to minor and beneficial effect, as summarised in **Table 4.1**. The Proposed Development would have a residual, indirect, permanent, moderate to minor and beneficial effect on TCA 03 Woodberry Down and minor and beneficial effects on TCA 02 Seven Sisters and TCA 04 Stamford Hill.

Built Heritage

5.8 The residual, indirect, permanent, effects of the Proposed Development on heritage assets are limited to those heritage assets close to the Site. The effect would be moderate to minor and neutral for designated heritage assets (the New River, the East and West Reservoirs Conservation Area (A), grade II listed Woodberry Down Community JMI School (1)), and Minor and neutral for locally listed buildings (the former Maynard's Sweet Factory Vale Road (10), 100 Amhurst Park (20) and Woodberry Down Baptist Church, Seven Sisters Road (11)). There would be no harm to the setting of any heritage asset, as identified within **Table 4.2**.

Visual Appraisal

5.9 Open to glimpsed views can be gained to the Site from the immediate townscape and roads orientated towards it. The visibility become restricted as the user travels away from the Site.

5.10 With the implementation of the Proposed Development, it is considered that Block A would increase the visibility to the Site from the surrounding townscape, roads and immediate areas of open space.

5.11 The Proposed Development has had regard to Policy D9: Tall Buildings and this appraisal has considered its visual impact within long-range views (representative views 1, 9, 10, 11 and 12); mid-range views (representative views 3, 4, 7 and 8); and immediate views (representative views 2, 5 and 6). The Proposed Development would not result in any adverse effects to established strategic and borough views. It would enhance the skyline and provides a visual reference point helping with orientation towards the corner of Eade Road and Seven Sisters Road, marking the gateway to the warehouse district as shown in **Image 5.2**.

5.12 Overall, it is considered that the Proposed Development would lead to the following residual, direct, permanent, effects on the representative views, as summarised in **Table 4.3**:

- Moderate and beneficial effect – RV2: Tewkesbury Road and RV6: New River Footpath
- Moderate to minor and beneficial effect – RV3: Seven Sisters Road (north) and RV4: Vartry Road, RV5: Seven Sisters Road (south)
- Minor and beneficial effect – RV7: Eade Road
- Minor and neutral effect – RV1: Alexandra Palace and RV11: Chestnuts Park

5.13 The Proposed Development has either a negligible or no effect on the remaining viewpoints. It is noted that the view from RV11: Chestnuts Park would be restricted with the redevelopment of St Ann's Hospital.

A. Planning Policy Review

Legislation and Regulations

A.1 Legislation regarding buildings of special architectural and historic interest is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.

A.2 Section 66 further states that special regard must be given by the local authority in the exercise of planning functions to the desirability of preserving the special architectural and historic interest of listed buildings and their settings. Section 72 of the Act requires the local authority pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

A.3 The impact of the Proposed Development on the special architectural and historic interest (significance) of the affected designated heritage assets has, in line with the 1990 Act, been detailed within Section 4 of this appraisal.

A.4 The European Landscape Convention (ELC) provides a basis for closer co-operation on landscape issues across Europe and was signed and ratified in the UK. This recognition of landscape matters raises their profile and the ELC has been set out to improve approaches to the planning, management and protection of landscapes throughout Europe.

A.5 The ELC defines landscape as “an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors” and it includes ‘townscape’, as well as all forms of rural landscape.

National Policy and Guidance

National Planning Policy Framework

A.6 At a national level the National Planning Policy Framework (NPPF), published on 20th July 2021 and sets out the Government’s planning policies for England. Of the core objectives set out in the NPPF, the environmental objective is of relevance to this assessment.

A.7 This is:

“to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

A.8 Section 12 of the NPPF (Achieving well-designed places) in paragraph 126 states that

“the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

A.9 Paragraph 130 requires planning policies to ensure quality developments, which (in summary):

“will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; and

optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.”

A.10 The NPPF promotes early discussions between applicants, the local planning authority and local community in Paragraph 132, whilst Paragraph 134 states that:

“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design”

A.11 Section 16 of the NPPF deals with conserving and enhancing the historic environment. It applies to plan-making, decision-taking and the heritage-related consent regimes under the 1990 Act.

A.12 Heritage assets are defined in Annex 2 of the NPPF as a

“building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”

A.13 The NPPF notes, at paragraph 189, that heritage assets:

“should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”

A.14 The NPPF requires an applicant to describe the heritage significance of any heritage assets affected by a proposal, including any contribution made by their setting (para 194). It goes on to say that:

“the level of detail should be proportionate to the heritage assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”

A.15 The NPPF identifies three key factors local authorities should take into account in determining applications:

"The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

The desirability of new development making a positive contribution to local character and distinctiveness."

A.16 Paragraph 199 states that in assessing impact, the more important the asset, the greater the weight should be given to its conservation. It notes that heritage significance can be harmed or lost through alteration or destruction of the heritage asset or from development within its setting.

A.17 The setting of a heritage asset is defined in Annex 2 as:

"the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

A.18 Where a development proposal will lead to 'less than substantial' harm to the heritage significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (paragraph 202).

A.19 Paragraph 203 states the effect of an application on the significance of a non-designated heritage asset requires a balanced judgement having regard to the scale of any harm or loss and the heritage significance of the heritage asset.

National Planning Practice Guidance

A.20 The NPPF is supported by the web-based National Planning Practice Guidance (NPPG). This is intended to provide more detailed guidance regarding the implementation of national policy set out in the NPPF.

A.21 The NPPG includes a section called 'Historic environment' which was updated on 23 July 2019. It explains which bodies are responsible for the designation of heritage assets and provides information on heritage consent processes.

A.22 The NPPG considers the factors that should inform decision taking about developments that would affect heritage assets. It notes that

"heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals..." (18a-007).

A.23 It goes on to say

"understanding the significance of a heritage asset and its setting from an early stage in the design process can help to inform the development of proposals which avoid or minimise harm" (18a-008). It states that in assessing proposal, where harm is found, the extent of harm should be 'clearly articulated' as either 'substantial' or 'less than substantial' (18a-018).

A.24 The PPG notes that setting is defined in the NPPF and that:

"all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent" (18a-013).

A.25 It goes on to say,

"the extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each' (18a-013).

National Design Guidance

A.26 The National Design Guidance states that "creating high quality buildings and places is fundamental to what the planning and development process should achieve". It sets out how well-designed places that are "beautiful, enduring and successful" can be achieved. It forms part of the Government's collection of planning practice guidance.

National Character Areas

A.27 The Site falls with the National Character Area Profile '112 Inner London'. Key Characteristics of 112 Inner London relevant to the site include (in summary):

An extensive network of parks and open spaces, providing outdoor recreation close to people's homes and places of work. This network, which is also a resource for wildlife, features large public parks such as Hyde Park in the west and Queen Elizabeth Olympic Park in the east; heaths and commons to the north and south; garden squares, churchyards, allotments and public open spaces; and the Thames Path National Trail.

An extensive urban forest of small woodlands and trees in streets, parks, gardens and open spaces which bring nature into the heart of the city, provide shade and cooling, clean the air, communicate the seasons, support wildlife and provide a link to London's previous wooded landscape.

A network of rivers, streams, canals, lakes, reservoirs and smaller waterbodies which, together with similar features in outer London, form a strategically important network which provides transport corridors, drainage and flood management, freshwater, diverse wildlife habitats, heritage value, recreational opportunities and important views.

A unique mix of modern architecture and built heritage features. Many important historic buildings, features and designed landscapes provide evidence of a rich heritage. Roman remains, medieval churches, historic Royal palaces, former Royal hunting grounds and World Heritage Sites at Westminster Palace, the Tower of London and Maritime Greenwich sit alongside and among modern urban development and contemporary iconic features such as the Shard, the Gherkin and the London Eye, providing views across Inner London and to neighbouring NCAs. Architectural materials are very varied and reflect a wide range of sources, from locally made bricks to further afield within the UK, such as Portland Stone from Dorset.

Regional Planning Policy and Guidance

London Plan

A.28 The London Plan was adopted in March 2021 and provides a strategic plan which sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years.

A.29 The London Plan’s Chapter three: Design provides policies relevant to built heritage, townscape and visual matters. ‘Policy D1: London’s form, character and capacity for growth’ establishes that boroughs should undertake area assessments that define the characteristics, qualities and value of difference places. These assessments should include elements such as urban form and structure, along with views and landmarks.

A.30 The supporting text for Policy D1 in paragraph 3.1.7 recognises that:

“As change is a fundamental characteristic of London, respecting character and accommodating change should not be seen as mutually exclusive. Understanding of the character of a place should not seek to preserve things in a static way but should ensure an appropriate balance is struck between existing fabric and any proposed change. Opportunities for change and transformation, through new building forms and typologies, should be informed by an understanding of a place’s distinctive character, recognising that not all elements of a place are special and valued.”

A.31 Policy D3: Optimising Site Capacity through the Design-led Approach recognises that development design should in regard to ‘Quality and Character’ (in summary):

“11) respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character; and

12) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well.”

A.32 Policy D4: Delivering good design identifies the importance of the Design and Access Statement to demonstrate that the proposal meets the design requirements of the London Plan and that the proposals should be thoroughly scrutinised by the borough planning, urban design and conservation officers.

A.33 Policy D8: Public realm supports well designed areas that ensure that the movement function of an area and its requirements as a place reflects the individual characteristics of an area. Also, that associated buildings activate and provide natural surveillance to the public realm.

A.34 Policy D9: Tall Buildings, is the primary policy with regard to tall buildings. It states that tall buildings should be part of a plan-led approach and that local authorities should identify in Development Plans locations where tall buildings are appropriate in principle and indicate general building heights that would be appropriate.

A.35 The policy goes onto to establish impacts that the development proposals should address. Those relevant to this assessment include (in summary):

“Visual Impact of the building within long-range, mid-range and immediate views.

The building should reinforce the spatial hierarchy of the local and wider context, aiding with legibility and wayfinding.

The building’s architectural quality and materials should be of an exemplary standard.

The building should take account of, and avoid harm to, the significance of London’s heritage assets and their settings.”

A.36 Policy HC1: Heritage Conservation and Growth states that development that affect heritage assets and their settings should ‘conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings’.

A.37 Policy HC3: Strategic and Local Views and Policy HC4: London View Management Framework, consider development proposals within both strategic and borough views. In regard to the latter, it states that Boroughs should clearly identify local views in their Local Plans and strategies.

London View Management Framework SPG

A.38 The London View Management Framework (LVMF) has been prepared to support the London Plan’s policies and provides management plans for London Panoramas, Linear Views, River Prospects and Townscape Views. It seeks to designate, protect and manage views of London and some of its major landmarks, however the Site does not fall within any of the 27 identified strategic views.

Shaping Neighbourhoods: Character and Context SPG

A.39 The Shaping Neighbourhoods: Character and Context SPG has also been prepared to support the London Plan. It sets out an approach and process to help understand the character and context of a place to help inform the planning and design process, and guide change in a way which is responsive to individual places and locations.

London’s Natural Signatures: The London Landscape Framework

A.40 At a regional level, the London’s Natural Signatures: The London Landscape Framework has been prepared for Natural England by Alan Baxter. It aims to support and go beyond existing green space policy within the region. It splits Greater London into seven Landscape Types and 22 Natural Landscape Areas. It recognises the Site as falling within the Landscape Character Types of ‘Clay Ridges’ and Natural Landscape Area of 5. ‘Hampstead Ridge’..

Local Planning Policy and Guidance

Local Plan

A.41 Local planning policy is set out within LB Haringey’s Haringey Local Plan Strategic Policies 2013-2017 March 2013: Consolidated with alterations since Development Plan Document (July 2017) (Strategic Policies DPD), Development Management Development Plan Document (DM DPD) (July 2017) and Site Allocations DPD.

A.42 Adopted in LB Haringey’s Strategic Policies DPD, Policy SP11: Design states that new development should enhance and enrich the built environment. It goes on to provide criteria to do this that include respecting the local context, character and historic significance and requiring that tall buildings follow CABE / English Heritage Guidance on Tall Buildings (2007).

A.43 It also aims to not only preserve the heritage of the borough, but contribute to it by ensuring that only buildings of high quality which will be appreciated by future generations are permitted. It aims to ensure that all development shall ‘be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey’s sense of place and identity’.

A.44 Policy SP12: Conservation aims to ensure that the historic significance of all heritage assets in the borough will be conserved. This includes Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens and Archaeological Priority Areas, as well as locally important heritage assets (Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest). It also aims to protect key local views and the Strategic view from Alexandra Palace to St Paul’s Cathedral.

A.45 LB Haringey’s DM DPD sets out the Haringey Development Charter in Policy DM1: Delivering High Quality Development, which states that “all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area.” It goes on to set out supporting design standards to be followed. Policy DM5 recognises locally significant views and vistas, which have been considered within this assessment and states that:

“B Obstructions to the Locally Significant Views should be minimised and will be assessed by the Council on their level of impact on the views.

C Development proposals should consider opportunities to create new local views and vistas through the design and layout of new development.”

A.46 Within the DM DPD Appendix A and Figure 2.1 set out the Locally Significant Views, which summarise the findings of the Urban Character Study (2015), where further details can be found. No Locally Significant Views cross the Site.

A.47 Policy DM6: Building Heights states that (in summary):

“the Council expects building heights to be of an appropriate scale which respond positively to the site’s surroundings, the local context, and the need to achieve a high standard of design in accordance with Policy DM1.

B. Proposals for taller buildings that project above the prevailing height of the surrounding area must be justified in urban design terms and should conform to the following general design requirements:

a Be of a high standard of architectural quality and design, including a high quality urban realm;

b Protect and preserve existing locally important and London wide strategic views in accordance with Policy DM5; and

c Conserve and enhance the significance of heritage assets, their setting, and the wider historic environment that would be sensitive to taller buildings (see Policy DM9).

C Tall buildings will only be acceptable in areas identified on Figure 2.2 as being suitable for tall buildings. In addition to the requirements in (B) above, proposals for tall buildings should also:

a Represent a landmark building which by its distinctiveness must:

i Be a way finder or marker, drawing attention to locations of civic importance, major public transport interchanges, and areas of high visitation;

ii Be elegant and well proportioned, and visually interesting when viewed from any distance or direction; and

iii Positively engage with the street environment.

c Have regard to the Council’s Tall Buildings and Views Supplementary Planning Document.

A.48 Policy DM9: Management of the historic environment notes that if development affects a heritage asset, it will be assessed on the impact to the heritage asset and their setting.

A.49 The Site falls within Site Allocation SA34 which establishes that there is the opportunity to “increase accessibility, providing increased mixed use floorspace including warehouse living accommodation.”

A.50 Under Site Requirements it states (in summary):

There is potential for a building on the corner of Eade and Seven Sisters Rds marking the gateway to the warehouse district from Seven Sisters Rd.

There should be a fine-graining of the street network in this area encouraging pedestrian permeability.

A.51 The Development Guidelines include (in summary):

Development needs to create active frontages to ensure passive surveillance.

Buildings in the area should continue to be designed to maintain the unique warehouse character of the area.

A.52 To inform the production of current and emerging planning policy documents LB Haringey produced the Urban Character Study, which recognised areas with high townscape or landscape value. The findings of this have been considered within this assessment as part of the establishment of townscape receptors. The Potential Tall Buildings Locations Validations Study was also prepared to assess the locations already established by LB Haringey to determine the types of design/policy limitations that may be appropriate in terms of place-making, townscape and landscape, and views. This has been considered when determining the visual receptor’s representative views, along with the following conservation area appraisal and management plans.

Conservation Area Appraisals

A.53 The St Ann’s Conservation Area Appraisal was adopted on 9 March 2009. It assesses the significance of the St Ann’s Conservation Area.

A.54 There is a South Tottenham Conservation Area Appraisal (no date is given for its adoption). It assesses the significance of the South Tottenham Conservation Area.

Other guidance

Historic England: Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

A.55 The purpose of this note is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding.

A.56 In terms of general advice on decision-taking it notes at para 4 that:

"The first step for all applicants is to understand the significance of any affected heritage asset and, if relevant, the contribution of its setting to its significance."

A.57 The guidance goes on to suggest a number of common steps in assessing significance.

The Setting of Heritage Assets: Historic England: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) December 2017

A.58 This guidance states that it provides ‘information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties’ and that ‘alternative approaches may be equally acceptable, provided they are demonstrably compliant with legislation, national policies and objectives.’

A.59	At para 9 it states that <i>"Setting is not a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated Its importance lies in what it contributes to the significance of the heritage asset or the ability to appreciate that significance."</i>	Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage assets (October 2019) A.63 The purpose of this note is to provide guidance on analysing the significance of heritage assets. It elaborates on the policy, guidance and advice set out in the NPPF and national PPG. It suggests a staged approach to assessing the effect of proposals on heritage significance which would usually include: <i>"1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits</i> <i>2. Understand the significance of the asset(s). These two stages fulfil the requirement in paragraph 189 of the NPPF and are undertaken by the applicant.</i> <i>3. Understand the impact of the proposal on that significance. This stage fulfils the requirement in paragraph 190 of the NPPF and is undertaken by the LPA. However, the applicant needs to be aware of impacts so that the analysis of significance submitted to the LPA, under paragraph 189, is sufficient in its level of detail.</i> <i>4. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF</i> <i>5. Look for opportunities to better reveal or enhance significance."</i>
A.60	At para. 18 the guidance states that: <i>"Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development."</i>	
A.61	It goes on to say that <i>"many places coincide with the setting of a heritage asset and are subject to some degree of change over time. "</i>	
A.62	The guidance proposes a five stage programme of assessment: (1) identifying the assets affected; (2) assessing the degree to which the setting make a contribution to the significance of a heritage asset or allows the significance to be appreciated; (3) assessing the effect of the proposed development; (4) maximising enhancement and minimising harm; and (5) making and monitoring the decision and outcomes.	

B. Full Methodology

B.1 This THVIA has been undertaken in accordance the methodology set out below which draws on best practice guidance as published in the following documents:

- The NPPF (2021), supporting NPPG and Historic England advice;
- Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013);
- An Approach to Landscape Character Assessment (2014);
- Shaping Neighbourhoods: Character and Context SPG (2014); and
- Visual Representation of Development Proposals – Landscape Institute Technical Guidance Note 06/19

B.2 The THVIA is undertaken with a prior understanding of the nature of the development being proposed and the purpose is to assess how the particular proposals may affect the townscape and visual amenity of identified receptors or in other words the townscape as a resource and those who experience it.

B.3 In line with best practice, whilst interrelated, built heritage, townscape and visual effects are considered separately.

B.4 The first stage of the assessment is to gain a detailed understanding of the existing conditions and a baseline study is undertaken which reviews the existing townscape elements and features, characteristics, including reference to published character assessments. Visual receptors are identified along with specific viewpoints to establish the visibility of the existing site. The next stage considers the value of a particular townscape or view. This information is then used along with an assessment of the susceptibility to the proposed change to form a judgement about the townscape or visual sensitivity.

B.5 The development proposals are considered and the effects are described in relation to the townscape character, feature, or view etc. The magnitude of change is established on each townscape or visual receptor and combining an assessment of this with the established sensitivity, a conclusion is reached about any likely effects. This appraisal considers the proposals at different stages, from construction through to establishment of any mitigation. The effects can be either positive or negative or at times neutral.

Methodology for Appraisal of Townscape Character Effects

B.6 The term ‘townscape receptor’ has been used within the appraisal to mean an assemblage of elements (e.g. townscape character areas) that may be affected by the Proposed Development.

Townscape Value

B.7 Townscape Value has been determined through an assessment of the character of the townscape, its scenic qualities and condition, the elements and features that it contains, and any specific value attached to the

townscape whether formally eg through a designation; or informally eg local connections historic or artistic connections or a local landmark. Townscape Value is categorised in **Table B.1**.

Townscape Susceptibility to Change

B.8 The susceptibility of the townscape is concerned with establishing whether or not the townscape, be it a particular character area, townscape type or element can accommodate the proposed development without unacceptable negative consequences. The levels of susceptibility has been assessed using the criteria used in **Table B.2**.

Table B.1: Townscape Value

Value	Typical criteria	Typical scale of importance/ rarity	Typical examples
Exceptional	High importance and rarity. No or limited potential for substitution.	International	World Heritage Site
High	High importance and rarity. Limited potential for substitution.	National, Regional, Local	National Park, Area of Outstanding Natural Beauty (AONB), and/or Conservation Area and/or typically an area containing listed buildings, and/or Registered Park and Gardens.
Medium	Moderate importance and rarity. Limited potential for substitution.	Regional, Local	Undesignated but value perhaps expressed through non-official publications and/or demonstrable use and/or local listing.
Low	Minor importance and rarity. Considerable potential for substitution.	Local	Areas identified as having some redeeming feature or features and possibly identified for improvement.
Very Low	Minor importance and rarity.	Local	Areas identified for improvement / recovery.

Table B.2: Townscape Receptor Susceptibility to Change to the Proposed Development

Susceptibility to change	Criteria
High	An area possessing particularly distinctive townscape elements, characteristics or sense of place, with a few townscape detractors. A townscape with limited tolerance to change of the type proposed.
Medium	An area with some distinctive townscape elements, characteristics, or clearly defined sense of place, but with some townscape detractors. A townscape which is partially tolerant to change of the type proposed.
Low	An area with recognisable townscape character, but few distinctive townscape elements, characteristics, and some, or a number of townscape detractors. The landscape is tolerant to change of the type proposed OR the area is separated by distance or features and has little or no direct relationship with the Site / and / or Proposed Development.

Townscape Sensitivity

B.9 The sensitivity of the townscape has been derived by combining the judgements on Value and Susceptibility to Change described in the previous tables, as set out in **Table B.3**.

Table B.3: Sensitivity of Townscape Receptors

Susceptibility to Change	Value		
	Exceptional / High	Medium	Low / Very Low
High	High	High to medium	Medium
Medium	High to/or medium	Medium	Medium to/ or low
Low	Medium	Medium to low	Low

Establishing Townscape Magnitude of Change

B.10 In order to establish the townscape magnitude of change of the Proposed Development, including both the loss of existing features and replacement with new elements, an assessment has been made which considers the size, scale, duration and reversibility of the effect.

B.11 The Proposed Development has been considered based on its nature and a professional interpretation is made in respect of each townscape character area. Magnitude of Change of the Townscape has been assessed following the criteria set out in **Table B.4**.

B.12 At times, it has been judged that the effects are negligible or neutral or, as a result of professional judgement, may varied from a strict application of the matrix below, where this is the case, justification is provided within the main text of the appraisal.

Establishing Townscape Effects

B.13 To establish the overall townscape effects, the assessments of ‘sensitivity’ and ‘the magnitude of change’ have been combined as shown in **Table B.5**. The effects can be positive/beneficial, negative/adverse or neutral. The criteria applied is set out in **Table B.5**.

Table B.4: Magnitude of Change on the Townscape Receptors Criteria

Magnitude to change	Criteria
High	Where the Proposed Development (or works to facilitate them) would result in the total loss or major alteration of the elements that make up the character of the baseline townscape. Where the introduction of elements are considered to be wholly uncharacteristic in the particular context. Where the effects of the Proposed Development would be experienced over a large scale and/or influence more than one townscape type/character area. Loss of or major alteration to key elements / characteristics of the baseline.
Medium	Where the Proposed Development (or works to facilitate them) would result in the partial loss or alteration of one or more of the key elements that make up the character of the baseline townscape. Where the introduction of new features may be prominent but not necessarily wholly uncharacteristic in the particular context. Where the effects of the Proposed Development would be largely experienced within the townscape type/ character area within which they will sit. Partial loss of or alteration to one or more key elements / characteristics of the baseline.
Low	Where the Proposed Development (or works to facilitate them) would result in minor loss or alteration of one or more of the key elements that make up the character of the baseline townscape. Where the introduction of elements would not generally be considered uncharacteristic in the particular setting and/or context. Where the Proposed Development occur within other character areas or types. Minor loss of or alteration to one or more key elements / characteristics of the baseline.
Negligible / None	Where the Proposed Development (or works to facilitate it) would result in a very minor loss or alteration of one or more of the key elements that make up the character of the baseline townscape. The introduction of elements that may not be uncharacteristic in the particular context. Where the proposal occurs within other character areas or types and their introduction by virtue of distance will have limited or no effect on the baseline character area.

Table B.5: Townscape Receptors Effects

Sensitivity	Magnitude of Potential Impact			
	High	Medium	Low	Negligible and/or None
High	Major	Major to Moderate	Moderate	Moderate to Minor and/or Minor or None
Medium	Major to Moderate	Moderate	Moderate to Minor	Minor and/ or None
Low	Moderate	Moderate to Minor	Minor and/or None	None

Table B.6: Effects Criteria

Beneficial Criteria – The Proposed Development ...
Fit comfortably within the characteristics of the townscape Increases characteristic features or enhances the contribution to the wider context. Do not result in an incongruous feature within the prevailing pattern of townscape. Complements local/national planning policies or guidance to protect townscape character.
Adverse Criteria – The Proposed Development ...
Result in a change that is out of scale with surrounding townscape / landform and/or pattern of the townscape. Results in a loss of positive townscape feature or characteristics, including within a particular visual receptor’s view. Results in an incongruous features within the prevailing pattern of townscape. Conflicts with local/national planning policies or guidance to protect /manage townscape character.
Neutral Criteria – The Proposed Development ...
Where the proposals will have an indiscernible effect on the townscape character or characteristics of an area. Where any effects will see one element replaced with another so as to result in an effect that on balance is neither positive or negative .

Methodology for Appraisal of Built Heritage Effects

B.14 The Assessment is prepared in line with National Planning Policy Framework (NPPF) (paragraph 189) which advises local planning authorities to require an applicant “to describe the significance of any heritage assets affected, including any contribution made by their setting”. The methodology used here draws on guidance set out below, including the Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage assets (October 2019).

B.15 The evaluation of significance, sensitivity and heritage impacts are based on professional judgement following a site visit and desk-based research.

Heritage receptor

B.16 A heritage receptor is defined as a heritage asset (HA) which has the potential to be affected by the proposals, either directly or indirectly. For the purposes of this assessment HAs include listed buildings, Conservation Areas, Registered Parks and Gardens of Special Historic Interest (‘RPGSHI’) and locally listed buildings (archaeology is dealt with in another chapter). Effects can be temporary or permanent, and effects can occur in the short term or long term.

Heritage method of baseline data collection

B.17 There are no HAs on the Site but there are a number in the area around the Site. All relevant designated HAs within a 1km radius of the site, and non designated HAS with a 500m radius of the Site have been identified.

B.18 The process of collecting baseline data involved identifying the relevant HAs included in the following documentary and mapping resources:
Historic England on-line National Heritage List for England;
Statutory List of Buildings of Special Architectural and Historic Interest; and
OPDC Local Plan and London Borough of Ealing Local Plan and other guidance (including Conservation Area Character Appraisals and the local list).

B.19 A combination of desk-based study and field survey would be undertaken to establish the extent of the study area and the relevant existing above ground heritage baseline conditions of the Site and its surroundings. This would include consideration of:

- National and local heritage policy and guidance;
- The existing effects of the Site;
- The physical characteristics of the Site's context; and
- The nature of the Proposed Development.

B.20 Site visits were undertaken to check the desktop assessment with regard to the potential significance of effect of the Proposed Development on the HAs within the surrounding area (and to check for any additional HAs that were not originally identified). The site visit to the Site and the surrounding area was undertaken in May 2021.

Significance criteria

B.21 The significance of the environmental effects of the Proposed Development upon the relevant receptors is determined by two variables: the sensitivity to change of the HA affected, and the magnitude of effect upon the HA's heritage significance either direct or indirect i.e. on those aspects of setting that contribute significance. The guidance and criteria set out in the following documents have been used for this assessment:

- The Planning (Listed Buildings and Conservation Areas) Act 1990.
- Section 16 of the National Planning Policy Framework (2021) (NPPF).
- National Planning Practice Guidance 2019 (PPG).
- Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage assets (October 2019)
- Department for Culture, Media & Sport Circular: Principles of Selection for Listing Buildings (November 2018);
- Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage assets (October 2019); and
- Historic England guidance: Conservation Area Designation, Appraisal and Management, 2019
- Historic England Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second edition, 2017).

Table B.7 Built Heritage Asset Sensitivity

Sensitivity	Typical criteria
High	World Heritage Site Grade I or II* listed building Grade I or II* RPGSHI
Medium	Grade II listed building Grade II RPGSHI Conservation area
Low	Locally listed building
Low / negligible	Other non designated heritage assets e.g. Buildings of Local Heritage Interest

Table B.8 Magnitude of change

Magnitude of change	Typical criteria
High	Considerable effect on the HA or its setting
Medium	Change to a HA or its setting that is readily noticeable
Low	Slight change to a HA or its setting
Negligible / None	Very limited or no change to a HA or its setting

Table B.9 Built Heritage Effects

Sensitivity	Overall Appraisal of Built Heritage Effects			
High	Major	Major /to moderate	Moderate	Minor to/ Negligible
Medium	Major/ to moderate	Moderate	Moderate to/ minor	None
Low	Moderate	Moderate to / minor	Minor	None
Low/ Negligible	Minor	Minor/ negligible	Negligible	None
	High	Medium	Low	Negligible / None
	Magnitude of Change			

Heritage Sensitivity

B.22 The sensitivity to change of each HA or groups of assets is considered in relation to both direct and indirect impact. This is based on the designation and grade of the HA and an assessment of its heritage significance (in light of NPPF policy), i.e. what elements of its fabric / constituent parts and setting contribute to its heritage significance. The heritage significance of each assets and the elements of its setting that contribute to this, including the special architectural and historic interest of statutory listed buildings and the character and appearance of conservation areas, would be assessed.

B.23 The importance of a HA is determined based on the heritage designations and grades, as set out in **Table B7**.

B.24 Consideration of heritage importance and heritage significance together provides the basis for understanding the sensitivity to change of each of the HAs. The sensitivity to change is a professional judgment and assessed as high, medium or low and this overall assessment of sensitivity would not necessarily correspond with the assessment of the heritage importance of the HA as high, medium or low. The assessment of the sensitivity of the receptor under consideration takes into account a judgement about its quality in the round. For example: a Conservation Area or a Listed Building may have a good or a poor setting, and a good quality setting is more sensitive to change than a poor quality setting; Conservation Areas include within them areas of greater and lesser quality; and so on.

Establishing heritage magnitude of change

B.25 The magnitude of change is assessed according to the degree of change to the HA or its setting (direct or indirect effect) as set out in **Table B8**.

Establishing Heritage Effects

B.26 The likely effect is derived through consideration of the magnitude of change and the sensitivity to change of the HAs as set out in Table B7. This assessment takes into account the heritage significance of the particular HA and how the Proposed Development would affect this. The terms in the boxes in **Table B9** indicate the effect which results from the relevant combination of magnitude of change and sensitivity.

B.27 Effects are also assessed qualitatively as beneficial, adverse, or neutral in respect of their effect on the heritage significance of the HA. This assessment, based on professional judgment, is in recognition of the fact that an effect on an HA or its setting can enhance its heritage significance (a beneficial effect), harm its heritage significance (an adverse effect) or leave its heritage significance unchanged (a neutral effect). This consideration is independent of whether it is a major, moderate or minor change. This is in line with how decisions are made in relation to changes to HAs in the planning process as set out in the NPPF. It is in line with the statutory requirement to preserve or enhance the character and appearance of a conservation area (which would be a neutral or beneficial effect); or to preserve the special architectural and historic interest of a listed building (which would be a neutral effect).

B.28 An informed assessment has been undertaken of the potential impacts of the Proposed Development on the significance of the identified HAs. It has takes into account the nature and condition of the HA and its setting as found today and how these contribute to its heritage significance. As part of this analysis, consideration has been given to:

- the nature and scope of the Proposed Development;
- the location and proximity of HAs to the site;
- the relative sensitivity of the heritage assets and their setting to change;
- any historical, functional and visual interrelationships between the HAs and the site and also each other, as part of a defined group or ensemble; and
- The general conclusions about the impact of the Proposed Development on HAs include consideration of the overall impact on the historic environment in the round.

Methodology for Appraisal of Visual Effects

B.29 ‘Visual receptor’ includes residents, visitors and other groups of viewers and considers the visual amenity of people affected through a series of representative views to the Proposed Development

Visual Value

B.30 Value of a particular view is determined through an assessment of the location, the nature of the view, its scenic qualities and condition, the elements and features that it contains and is categorised in **Table B.10**.

Table B.10: Value of the Visual Receptor’s Representative View

Value	Criteria
Exceptional	The view from the representative viewpoint is: highly exceptional nature, identified with a designated heritage asset, or a planning policy designation; and/or mentioned in a number of guidebooks or on tourist maps; and/or referenced in art and literature.
High	Where the views have a generally high scenic value. The view may be within, from or towards a designated heritage asset, or a planning policy designation; and/ or mentioned in a number of guidebooks or on tourist maps; and/or referenced in art and literature but there may be some incongruous features or elements within in the view.
Medium	The view from the representative viewpoint has a view of scenic value, with moderate local importance and scenic quality: it is typically identified to a heritage asset; and/or of local visual amenity importance. Limited potential for substitution of some elements within the view.
Low	The view from the representative viewpoint is not related to designated, or non-designated, heritage asset, or a planning designation; and/or mentioned in a guidebooks or on tourist maps; and/ or referenced in art and literature; and/ or of little visual amenity importance. Considerable potential for substitution of some elements in the view.
Very Low	The view from the representative viewpoint is unsightly and of low importance. Considerable potential for substitution of some or all elements in the view.

Visual Susceptibility to Change

B.31 The assessment of susceptibility is concerned with establishing to what extent the visual receptor can accommodate the change in the nature of the view or the visual amenity of the view resulting from proposed development. In establishing susceptibility the circumstances in which the view is experienced eg does the view form part of the reason for being in a particular location (visiting a local landmark), or is it secondary to the reason for the person being in a particular location (eg a daily commute to work by car). Each visual receptor’s representative view is described within the appraisal.

B.32 The levels of susceptibility are assessed using the criteria set out in **Table B.11**. The susceptibility may be reduced if the quality nature of the view is lower.

Table B.11: Visual Receptor Representative Views Susceptibility to Change to the Proposed Development

Susceptibility to change	Criteria
High	People engaged in outdoor recreation activity such as using public rights of way whose attention is likely to be focused on the townscape or on particular views. Visitors to heritage assets or visitor attractions where views of the townscape or surroundings are an important part of the experience. Residents at home or using their gardens, or where views contribute to the townscape setting of a residential area.
Medium	People visiting retail outlets or other destinations as a leisure activity, or at a place of work, where the views to the landscape or surroundings are part of the experience OR where the receptor, normally categorised as High is located in an area of poor scenic value where the views to the surrounding area are unlikely to be the main focus of attention (e.g. walking routes to work).
Low	People engaged in outdoor sport or recreation that does not depend on an appreciation of the view. People travelling by road or rail (unless the route is specifically identified for its views). People at work or in a workplace or a place of education where the views to the landscape or surroundings are not important.

Visual Sensitivity

B.33 The sensitivity of the visual receptor’s representative view has been derived by combining the judgements on Value and Susceptibility to Change described in the previous tables, as set out in **Table B.12**.

Table B.12: Sensitivity of Representative Views

Susceptibility to Change	Value		
	Exceptional / High	Medium	Low / Very Low
High	High	High to medium	Medium
Medium	High to/or medium	Medium	Medium to/ or low
Low	Medium	Medium to low	Low

Establishing Visual Magnitude of Change

B.34 In order to establish the visual magnitude of change of the Proposed Development, including both the loss of existing elements and replacement with new features, an assessment has been made which considers the size, scale, duration and reversibility of the effect.

B.35 The Proposed Development has been considered based on its nature and a professional interpretation is made in respect of each visual receptor’s representative view. Magnitude of Change of the Visual Effect has been assessed following the criteria set out in **Table B.13**.

Table B.13: Magnitude of Change on Visual Receptor Representative Views Criteria	
Magnitude to change	Criteria
High	Where the Proposed Development (or works to facilitate them) would result in the total loss or major alteration of the elements that make up the view from a particular location. Where the introduction of elements are considered to be wholly uncharacteristic in the particular context. Where the effects of the Proposed Development would be visible over a large scale and / or at close range.
Medium	Where the Proposed Development (or works to facilitate them) would result in the partial loss or alteration of one or more of the key elements that make up the view from a particular location. Where the introduction of new features may be prominent but not necessarily wholly uncharacteristic in the particular context. Where the effects of the Proposed Development would be largely seen from further afield or as only part of a view.
Low	Where the Proposed Development (or works to facilitate them) would result in minor loss or alteration of one or more of the key elements that make up the view from a particular location. Where the introduction of elements would not generally be considered uncharacteristic in the particular context. Where the Proposed Development will have limited or no effect on the baseline character area or view.
Negligible / None	Where the Proposed Development (or works to facilitate it) would result in a very minor loss or alteration of one or more of the key elements that make up the view from a particular location. Where the effects of the Proposed Development would only be seen from a distance and be imperceptible within the context of the wider view

Establishing Visual Effects

B.36 To establish the overall visual effects, the assessments of ‘sensitivity’ and ‘the magnitude of change’ have been combined as shown in **Table B.14**.

B.37 At times, it has been judged that the effects are negligible or neutral or, as a result of professional judgement, may varied from a strict application of the matrix below, where this is the case, justification is provided within the main text of the appraisal.

Table B.14: Visual Receptor Representative Views Effects

Sensitivity	Magnitude of Potential Impact			
	High	Medium	Low	Negligible and/or None
High	Major	Major to Moderate	Moderate	Moderate to Minor and/or Minor or None
Medium	Major to Moderate	Moderate	Moderate to Minor	Minor and/ or None
Low	Moderate	Moderate to Minor	Minor and/or None	None

B.38 The effects can be positive/beneficial, negative/ adverse or neutral. The criteria applied is set out in **Table B.15**.

Table B.15: Effects Criteria

Beneficial Criteria – Where the Proposed Development
Fit comfortably within the visual receptor’s view. Improves the view or an element within the visual receptor’s view. Do not obstruct views towards a high quality or scenic townscape. Do not obstruct views or detracts from the visual amenity of a view towards a heritage asset. Provides ability to include adequate or appropriate mitigation. Complements local/national planning policies or guidance to protect visual amenity or specific views.
Adverse Criteria – Where the Proposed Development
Results in a loss of positive townscape feature or characteristics within a particular visual receptor’s view. Obstructs a view towards a high quality or scenic townscape. Obstructs views or detracts from the visual amenity of a view towards a heritage asset. Lacks ability to include adequate or appropriate mitigation. Conflicts with local/national planning policies or guidance to protect /manage visual amenity or specific views.
Neutral Criteria – Where the Proposed Development
Where the proposals will have an indiscernible effect on the view or existing visual amenity of a view. Where any effects will see one element replaced with another so as to result in an effect that on balance is neither positive or negative .

C. Representative View Appraisal

Introduction

C.1 A selection of representative views has been identified to recognise and assess the likely effects of the Proposed Development on the identified visual receptors, as shown in **Figure 3.4**. Baseline photography and VU.City model shots have been prepared for each of these representative views. **Table 4.3** summarise the findings of this visual impact assessment.

C.2 The VU.City model shots provide two-dimensional representations of a complex scenic experience and as such are indicative. They have, however, been chosen to give an impression of the maximum effect of the Proposed Development in the viewing experience. These views are kinetic and variable in nature when experienced within the townscape. Within the emerging context model shots the blue massing shows consented schemes and yellow massing schemes under construction.

C.3 The imagery is no substitute for the actual visual experience from a representative view. It is essential when considering these views that the individual is aware of the viewing experience at each location and to be aware of traffic noise, weather, the surrounding buildings and any other similar matters. It is therefore recommended that this document is taken on site to fully appreciate the nature of the viewing experience in each representative view location.

C.4 The selection of representative views considers the location of both conservation areas and surrounding townscape. In determining the effects of the Proposed Development, a judgement is made regarding the design quality of the completed scheme.

Representative view 1: Alexandra Palace the viewing terrace (LVMF Assessment Point 1A.2)

Baseline Condition

C.5 Positioned on the viewing terrace of Alexandra Palace this viewpoint is positioned within the Alexandra Palace and Park Conservation Area. Its position on a raised vantage point provides panoramic views over Central and East London.

C.6 The foreground is made up of the grounds of Alexandra Palace and the South Terrace vehicle access. Beyond the access road, in the middle ground, are Alexandra Park and its mature trees. The River Lee Valley causes the landform to drop down and can be seen in the far background of the view. As the viewing terrace is raised it provides a panoramic view across Hornsey, Finsbury Park and Green Lanes. The Site is not discernible within the view. Orientation within this view is possible by relating to the multiple high-rise buildings within the townscape.

C.7 The representative view has been taken from a LVMF assessment point and is recognised as having an exceptional value. The viewpoint at this assessment point includes a LVMF protected vista to St Paul's Cathedral, which is positioned to the south (outside of the view).



Representative view 1 baseline photo (2021)

C.8 The representative view would be experienced by people visiting Alexandra Palace and its associated ground. It is considered to have a high susceptibility to change and a high sensitivity to the Proposed Development. The approach to determining the view's 'susceptibility to change' and 'sensitivity' is set out in the supporting methodology in **Appendix B**.



Representative view 1 baseline VU.City

Effects of the Proposed Development

C.9 A limited glimpsed view would be prevented to the upper floor of the Proposed Development's Block A building in the winter by the trees present within Alexandra Park, as shown in the baseline photograph and non-verified Vu.City model shot. Where visible from this vantage point the block would be visible in the far background of the view and would be read in conjunction with the existing built form, resulting in a very low magnitude of change, resulting in a likely local, permanent, direct, minor effect.

C.10 The Proposed Development would result in a neutral effect on the representative view, due to the buildings neither improving or damaging the view or existing visual amenity of the visual receptors experiencing the view.

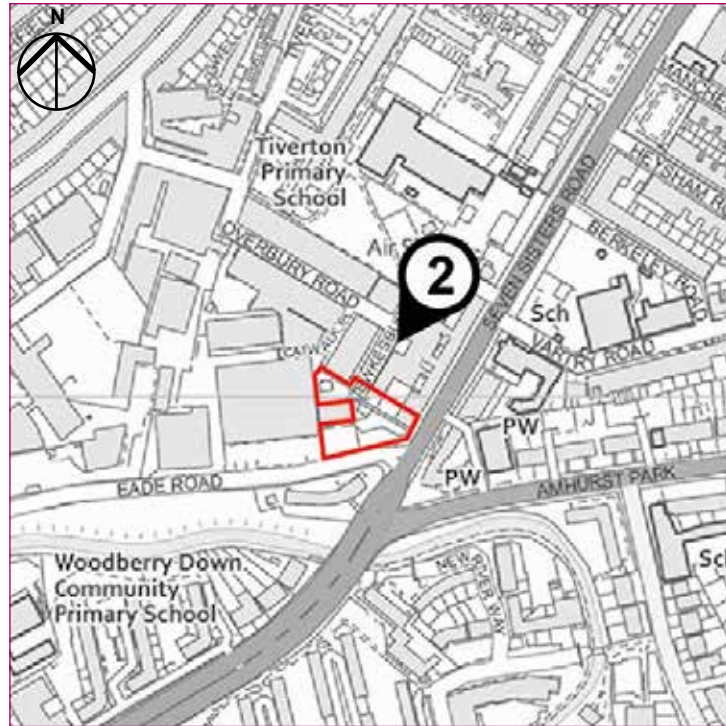


Representative view 1 proposed VU.City imagery



Representative view 1 proposed plus emerging context VU.City imagery

Representative View 2: Tewkesbury Road



Baseline Condition

C.11 Taken in close proximity to the Site from the western edge of Tewkesbury Road, this representative view is located some 100 metres from the Site's north-eastern boundary. The viewpoint is situated adjacent to Burlington House and looks southward towards the Site.

C.12 Tewkesbury Road creates a linear view heading south-west up to the middle ground and is flanked by street parking on both sides. The east (left) side of the road is mostly lined by low-rise garage services buildings and appearing above and behind these are back views of three storey residential flat buildings with retail at the ground floor associated with Seven Sisters Road. The west (right) side of the road is bordered by a two storey and a four storey residential block with the junction with Overbury Road visible in between.

C.13 Rising up and punctuating the middle ground of the view is Cara House, which is enclosed by and sits outside of the Site's western boundary. A crane visible in the background to the south (ahead) indicates the new Berkeley residential development near Woodberry Down and appearing behind this in the view is the relatively new high rise waterside residential tower Skyline Apartments located on Devan Grove near Woodberry Wetlands.



Representative view 2 baseline photo (2022)

C.14 The townscape has limited local importance and low scenic value and it is considered that the representative view has a low value. It would be experienced by people travelling through the area where the view is unlikely to be the main focus of attention. It is considered to have a low susceptibility to change and a low sensitivity to the Proposed Development.



Representative view 2 baseline VU.City

Effects of the Proposed Development

C.15 The non-verified Vu.City model shot demonstrates that the Proposed Development's Block A building would punctuate the end of the linear view of Tewkesbury Road and a glimpsed view would be afforded to Block B and the interlinking bridges. Whilst the building would be prominent within the view, its façade material responds to the warehouse district's townscape character, as shown in **Image C.1**. It would result in a high magnitude of change and through combining this with the low sensitivity, the Proposed Development would have a likely local, permanent, direct, moderate effect on the representative view.

C.16 The imagery illustrates the vertical nature provided by the stacked window openings and inset / outset balconies. Overall, it is considered that the Proposed Development provides carefully articulated buildings that would provide visual interest and improves the townscape resulting in a beneficial effect within the view from this viewpoint.



Representative view 2 proposed VU.City imagery

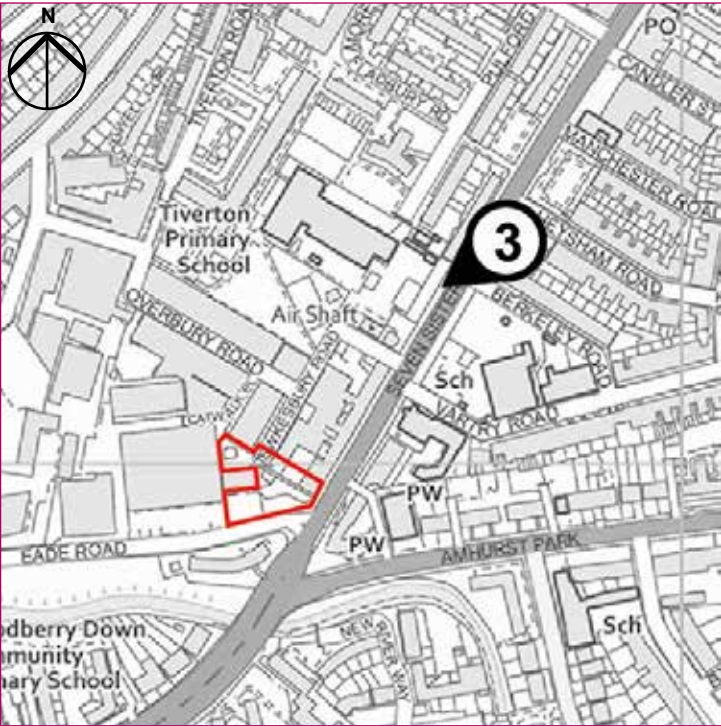


Image C.1 - New activity tp Tewkesbury Road



Representative view 2 proposed plus emerging context VU.City imagery

Representative View 3: Seven Sisters Road (north)



Baseline Condition

C.17 Situated within the townscape to the north-east of the Site, this representative view has been taken from the eastern pavement of the Seven Sisters Road, some 170 metres away.

C.18 The busy Seven Sisters Road provides a linear view from the foreground to the background bordered by bus lanes and wide pavements on both sides, and mature London Plane trees. Low black railings in the foreground on the east (left) side of the road enclose the Telephone Exchange building and set behind high black railings visible beyond at the corner junction of Berkeley Road is Stamford Hill Primary School's playground. Appearing here through the trees is the red brick and tall window façade of the locally listed Woodberry Down Baptist Church on the corner of Vartry Road.

C.19 On the west (right) side of the road in the foreground is a modern, brown brick, three floor apartment building and ahead of this, Tiverton Primary School's playground is indicated in the view by the hedges and street trees that enclose it.



Representative view 3 baseline photo (2022)

C.20 The buildings visible in the middle ground after the traffic lights are three storeys in height with residential dwellings above and retail or offices at the ground floor. The group of trees thereafter denote where New River travels under the road, set within Stoke Newington Reservoirs, Filter Beds and New River Conservation Area, and beyond these tree canopies in the background is the brown brick Kinver House block of flats situated south of Seven Sisters Road (A503).

C.21 The representative view has a low value, due to the view being of low visual importance with moderate to low scenic value. Its environ is influenced by the noise and traffic of vehicles using the highway. It would be experienced by commuters and local residents where the view is unlikely to be the main focus of attention and has a medium susceptibility to change and a medium to low sensitivity to the Proposed Development.



Representative view 3 baseline VU.City

Effects of the Proposed Development

C.22 The upper floors of the Proposed Development's Block A building would be visible rising above the buildings present in the middle ground of the view, as shown within the non-verified Vu.City model shot. This would have a low magnitude of change and through combining this with the medium to low sensitivity, the Proposed Development would have a likely local, permanent, direct, minor effect on the representative view.

C.23 Block A would provide visual interest to the representative view and views along Seven Sisters Road and, in accordance with LB Haringey's Site Allocations DPD Policy SA34, the building marks the corner of Eade Road, denoting the gateway to the warehouse district. It would result in a beneficial effect.

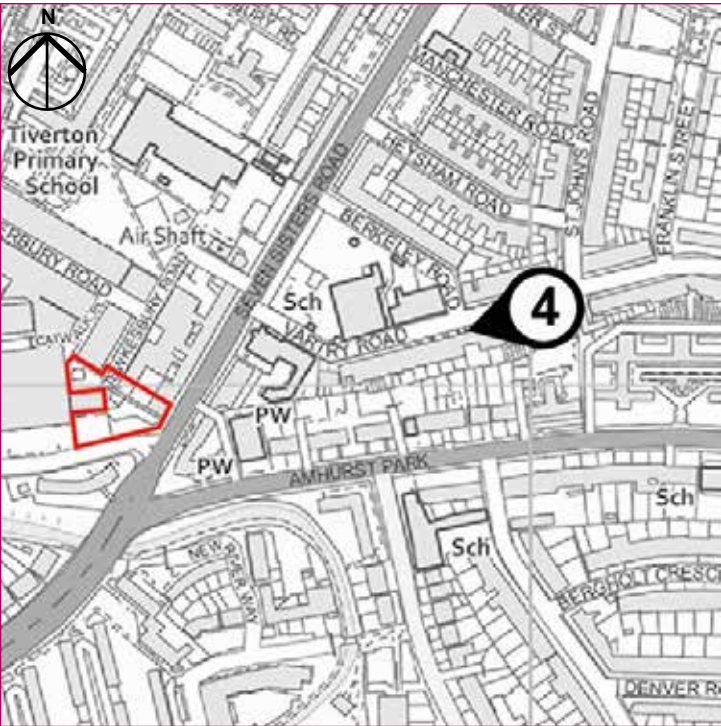


Representative view 3 proposed VU.City imagery



Representative view 3 proposed plus emerging context VU.City imagery

Representative View 4: Vartry Road



Baseline Condition

C.24 This representative view is positioned broadly 290 metres east of the Site, on the southern pavement of Vartry Road outside no.106.

C.25 Two storey, terraced, residential properties of a similar age and style with small front yards en-closed by brick walls frame both sides of Vartry Road along with street parking, leading the eye from the fore to the middle ground of the view. Visible on the north (right) side of the road in the middle ground, after the junction with Berkeley Road, are two low-rise, red-roofed, yellow brick buildings associated with Stamford Hill Primary School.

C.26 Vartry Road angles northward (right) in the middle distance of the view where the round flower-like upper window of locally listed Woodberry Down Baptist Church can be seen on the street's south (left) side. The treetops in the background indicate the nearby junction with Seven Sisters Road.



Representative view 4 baseline photo (2022)

C.27 The representative view takes in elements of local listed buildings and has moderate scenic value, resulting in a medium value. It would be experienced by people travelling through the residential area where the view is unlikely to be the main focus of attention and has a medium susceptibility to change and a medium sensitivity to the Proposed Development.



Representative view 4 baseline VU.City imagery

Effects of the Proposed Development

C.28 The upper floors of the Proposed Development's Block A building would be visible rising above the buildings present in the middle ground of the view and trees that line Seven Sisters Road, as shown within the non-verified Vu.City model shot. This would have a low magnitude of change and through combining this with the medium to low sensitivity, the Proposed Development would have a likely local, permanent, direct, moderate to minor effect on the representative view.

C.29 Block A would provide visual interest to the representative view and, in accordance with LB Haringey's Site Allocations DPD Policy SA34, the building marks the corner of Eade Road and Seven Sisters Road, aiding in marking the gateway to the warehouse district. It would result in a beneficial effect.

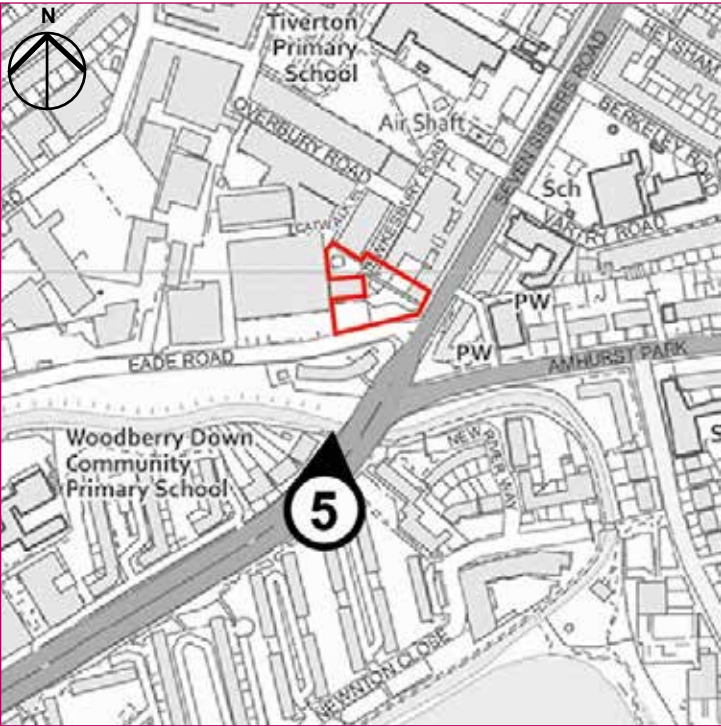


Representative view 4 proposed VU.City imagery



Representative view 4 proposed plus emerging context VU.City imagery

Representative View 5: Seven Sisters Road (south)



Baseline Condition

C.30 Taken from the eastern pavement of the busy Seven Sisters Road (A503), this representative linear view is located approximately 120 metres south of the Site's boundary. The viewpoint is positioned adjacent to Selwood House apartment block, and looks north towards the Site. The view falls close to Linear View 23, a Locally Significant View from the corner of Seven Sisters Road, Amhurst Park and Eade Road to Alexandra Palace.

C.31 The foreground of the view is dominated by the dual carriageway of Seven Sisters Road along with its wide pavements and central reservation, and a bus lane on its south side. Visible on the north (opposite) side of the road are two storey, semi-detached residential properties nos. 337 and 337a, and adjacent to these in the centre middle ground, a high brick wall and wooden fence indicate access to a public footpath that follows the New River, both travelling east/west (right/left) beneath the road and marked in the view by trees and hedges. The latter section of the view falls within Stoke Newington Reservoirs, Filter Beds and New River Conservation Area and visible immediately north (ahead) of this region is the long flat roof of four storey Vivian House, located on the south side of Eade Road and opposite the Site's southern boundary.



Representative view 5 baseline photo (2022)

C.32 Seven Sisters Road heads north-east (ahead and right) towards its pedestrian crossing junction with Amhurst Park (A107), visible to the east (right) in the middle ground, where four storey Amhurst Court residential flats can be seen on its corner. Seven Sisters Road curves into the middle distance, past its traffic light junction with Eade Road to the west (left) and towards the background where three storey buildings with residential dwellings above and retail or offices below can be seen on its west (left) side. On its east (right) side, a corner turret of locally listed Woodberry Down Baptist Church can be glimpsed.

C.33 The representative view has a low value, due to the view being of low visual importance with moderate to low scenic value. Its environment is influenced by the noise and traffic of vehicles using the road. It would be experienced by commuters and local residents where the view is unlikely to be the main focus of attention and has a medium susceptibility to change and a medium to low sensitivity to the Proposed Development.



Representative view 5 baseline VU.City

Effects of the Proposed Development

C.34 The Block A building would be visible rising above the buildings present in the middle ground of the view along with the top of Block B, as shown within the non-verified Vu.City model shot. This would have a medium magnitude of change and through combining this with the medium to low sensitivity, the Proposed Development would have a likely local, permanent, direct, moderate to minor effect on the representative view.

C.35 The Proposed Development would provide visual interest to the representative view and views along Seven Sisters Road and, in accordance with LB Haringey's Site Allocations DPD Policy SA34, the building marks the corner of Eade Road, denoting the gateway to the warehouse district. It would result in a beneficial effect.

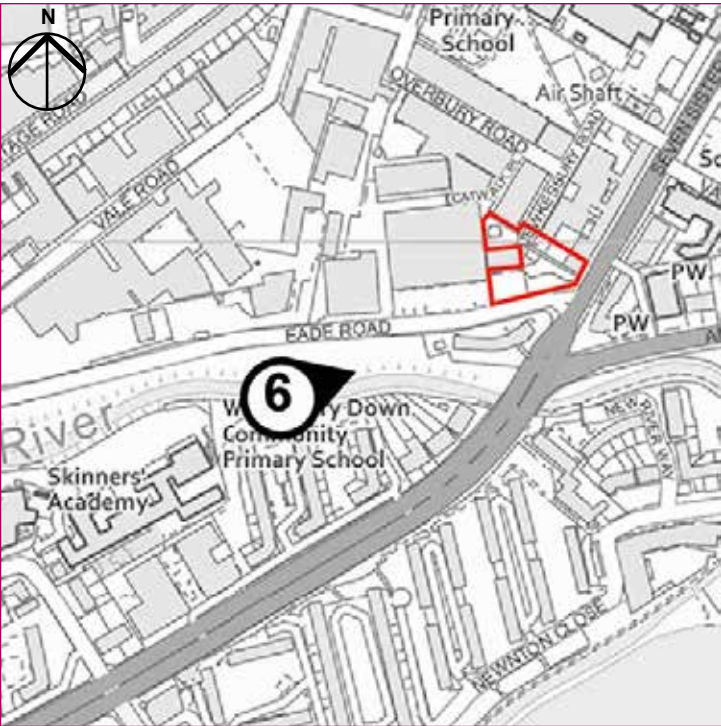


Representative view 5 proposed VU.City imagery



Representative view 5 proposed plus emerging context VU.City imagery

Representative View 6: New River Footpath



Baseline Condition

C.36 Situated broadly 180 metres from Site's south-west corner, this representative view has been taken from public footpath New River Path which runs along the south side of public open space New River. The view looks north-east towards the Site and falls within Stoke Newington Reservoirs, Filter Beds and New River Conservation Area.

C.37 The foreground takes in the width of the New River along with its public footpath to the south (right) and descending grass bank to the north (left) which together, framed by trees, form a linear and relatively open view meandering eastward (ahead and right) and into the middle ground towards the southern section of Seven Sisters Road (A503).

C.38 The built form set back on the north (opposite) side of Eade Road provides a backdrop to the river in the middle ground and comprises, from left to right in the view, low-rise, medium to large foot-print corrugated warehouse-style retail and office units as well as six storey apartment complex Cara House, the latter enclosed by and sitting outside of the Site's western boundary.



Representative view 6 baseline photo (2022)

C.39 Opposite Cara House on the south (right) side of Eade Road are the long flat roof and chimneys of four storey, brown brick block of flats Vivian House and glimpsed between these two buildings is a view to the chimneys of the built form addressing Seven Sisters Road (north) in the background.

C.40 The representative view has a medium value, due to the viewpoint being positioned within a conservation area but having moderate to low scenic value. It would be experienced by users of the open space where the view is likely to be the main focus of attention and has a high susceptibility to change and a high to medium sensitivity to the Proposed Development.



Representative view 6 baseline VU.City

Effects of the Proposed Development

C.41 The western façades of the Proposed Development's Blocks A and B buildings would be visible in the middle ground of the view, as shown within the non-verified Vu.City model shot. The imagery demonstrate how the buildings address Eade Road and would have a medium magnitude of change and through combining this with the high to medium sensitivity, the Proposed Development would have a likely local, permanent, direct, moderate effect on the representative view.

C.42 The Proposed Development would provide visual interest to the representative view and, in accordance with LB Haringey's Site Allocations DPD Policy SA34, the building marks the corner of Eade Road and Seven Sisters Road, aiding in marking the gateway to the warehouse district and resulting in a beneficial effect.

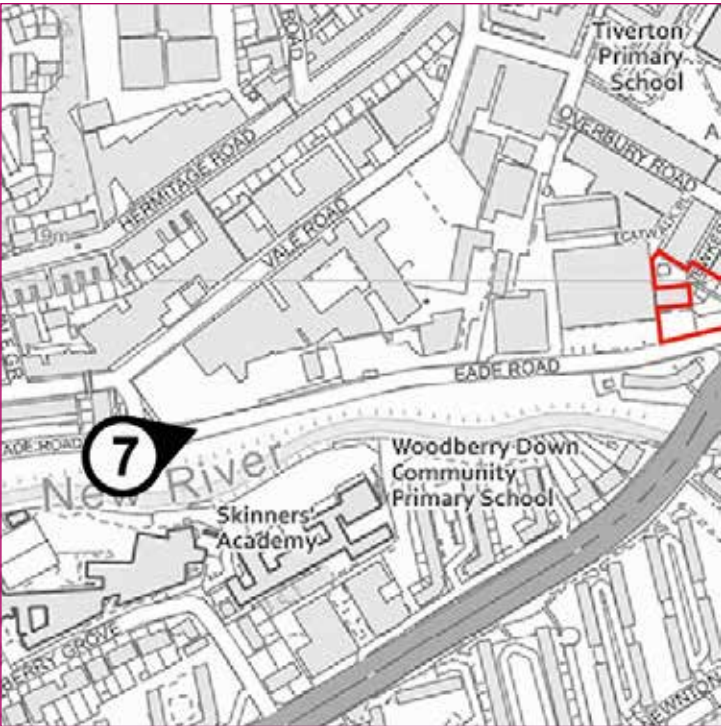


Representative view 6 proposed VU.City imagery



Representative view 6 proposed plus emerging context VU.City imagery

Representative View 7: Eade Road



Baseline Condition

C.43 This representative view is taken looking along Eade Road from its southern pavement, adjacent to its junction with Linkway, this representative viewpoint is situated some 390 metres west of the Site. The view looks eastward towards the Site's western and southern boundaries and takes in elements of the Stoke Newington Reservoirs, Filter Beds and New River Conservation Area.

C.44 Eade Road provides a linear view moving eastward (ahead) from the foreground to the middle distance of the view. Palisade fencing enclosing trees frame the road's south (right) side denoting the northern boundary of Stoke Newington Reservoirs, Filter Beds and New River Conservation Area, and a grass bank can be seen ascending in the direction of the New River and grade II listed Wood-berry Down Community JMI School, Woodberry Grove.

C.45 To the north (left) of Eade Road, appearing above and behind the black hoarding from the fore to the middle ground, is land associated with the low-rise, medium footprint office and retail industrial warehouse-style units visible beyond on Vale Road, including the locally listed former Maynard's Sweet Factory and its high chimney. This built form being set back from the road helps to creates a relatively open feel to the view.



Representative view 7 baseline photo (2022)

C.46 Punctuating the view at the far end of Eade Road is the corrugated façade of a low-rise, warehouse-style retail unit and glimpsed beyond this through the trees is the flat roof of Cara House, located immediately outside the Site's western boundary.

C.47 The representative view has a medium value, due to the viewpoint being positioned within a conservation area but having moderate to low scenic value. It would be experienced by users of the open space where the view is likely to be the main focus of attention and has a high susceptibility to change and a high to medium sensitivity to the Proposed Development.

C.48 The representative view has a low value as it has little visual amenity importance. The representative view would be experienced by people travelling through the area where the view is unlikely to be the main focus of attention and has a low susceptibility to change and a low sensitivity to the Proposed Development.



Representative view 7 baseline VU.City

Effects of the Proposed Development

C.49 The non-verified Vu.City model shot demonstrates that the Proposed Development's Blocks A and B buildings would punctuate the end of Eade Road. It would result in a low magnitude of change and through combining this with the low sensitivity, the Proposed Development would have a likely local, permanent, direct, minor effect on the representative view.

C.50 The Proposed Development would provide visual interest to the representative view and views along Eade Road and, in accordance with LB Haringey's Site Allocations DPD Policy SA34, the building marks the corner of Seven Sisters Road and would result in a beneficial effect.

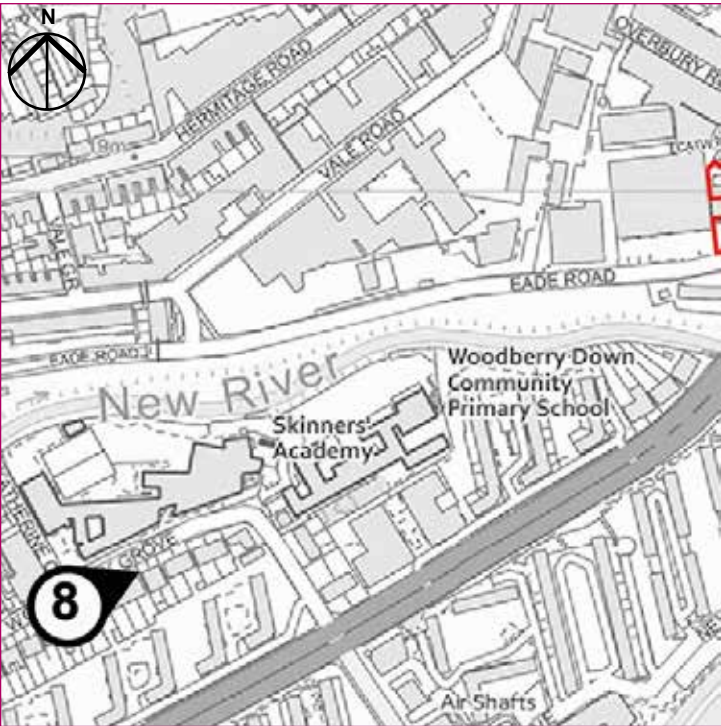


Representative view 7 proposed VU.City imagery



Representative view 7 proposed plus emerging context VU.City imagery

Representative View 8: Woodberry Grove



Baseline Condition

C.51 Located some 600 metres from Site’s south-west corner, this linear representative view is situated on the southern pavement of Woodberry Grove.

C.52 Woodberry Grove along with its wide tree-lined pavements leads the eye eastward from the fore to the middle distance of the view framed by two storey, semi-detached residential properties on its south (right) side. Contained behind the black railings that border the north (left) side of the road are the grounds and modern black and red clad façade of the three floor Skippers’ Academy building, a Secondary School and Sixth Form in the Woodberry Down community.

C.53 As the road curves south in the middle distance, the yellow brick façade of the grade II listed Woodberry Down Community JMI School can be seen punctuation the view and to the south (right), rising up in the background, a crane denotes the new Berkeley residential development near Woodberry Down.



Representative view 8 baseline photo (2022)

C.54 The representative view takes in elements of a listed building and has moderate scenic value, resulting in a medium value. It would be experienced by people travelling through the residential area where the view is unlikely to be the main focus of attention and has a medium susceptibility to change and a medium sensitivity to the Proposed Development.



Representative view 8 baseline VU.City

Effects of the Proposed Development

C.55 A limited glimpsed view is likely to be gained to the Proposed Development's building's roof plant areas in the winter, as shown in the non-verified Vu.City model shot. The roof plant areas would be visible in the background of the view and would be read in conjunction with the existing built form, resulting in a very low magnitude of change and through combining this with the low sensitivity, the Proposed Development would have no effect.

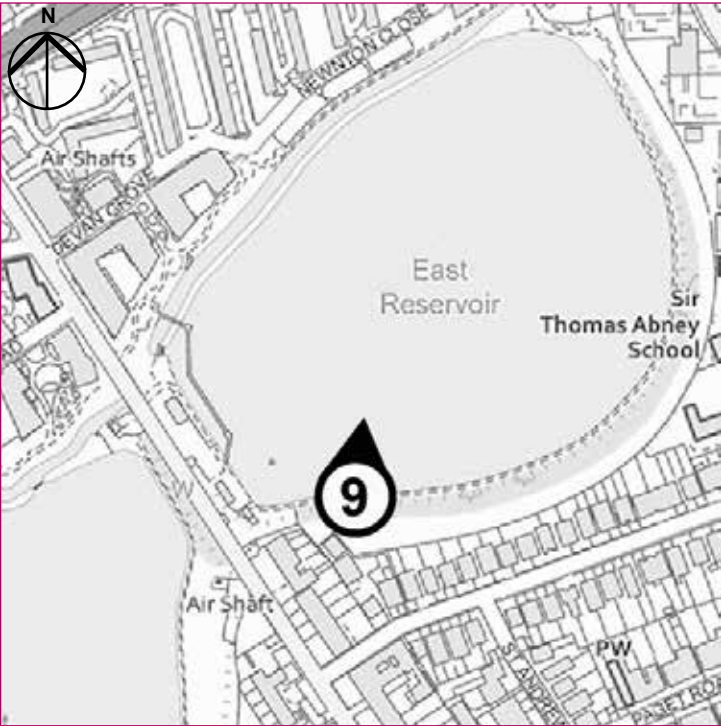


Representative view 8 proposed VU.City imagery



Representative view 8 proposed plus emerging context VU.City imagery

Representative View 9: Woodberry Down East Reservoir



Baseline Condition

C.56 This representative view has been taken approximately 565 metres south of the Site and looks northward towards it from a footpath that runs around the edge of Woodberry Down East Reservoir in the Woodberry Wetlands. The viewpoint falls within Stoke Newington Reservoirs, Filter Beds and New River Conservation Area.

C.57 The fore to the middle distance of the view is open, dominated by the Woodberry Down East Reservoir and the grassland and vegetation that borders its circumference. Beyond the reservoir, travelling along the middle distance of the view, a treeline borders both sides of the New River.



Representative view 9 baseline photo (2022)

C.58 Located immediately outside of the conservation area, built form rises up along the background of the view, along Devan Grove and Newnton Close and includes from west (left) to east (right) respectively, the modern mid-rise Rivulet Apartments, a group of five storey yellow brick blocks of flats, a mid to high-rise complex of newly built apartment blocks and an older white high-rise residential tower block associated with Bethune Road. Cranes visible in the background to the north-west (ahead and left) indicate the new Berkeley residential development at Woodberry Down.

C.59 The representative view is recognised as having a moderate scenic value and have a high value due to its position within a conservation area. It would be experienced by users of the open space where the view is likely to be the main focus of attention and has a high susceptibility to change and a high sensitivity to the Proposed Development.



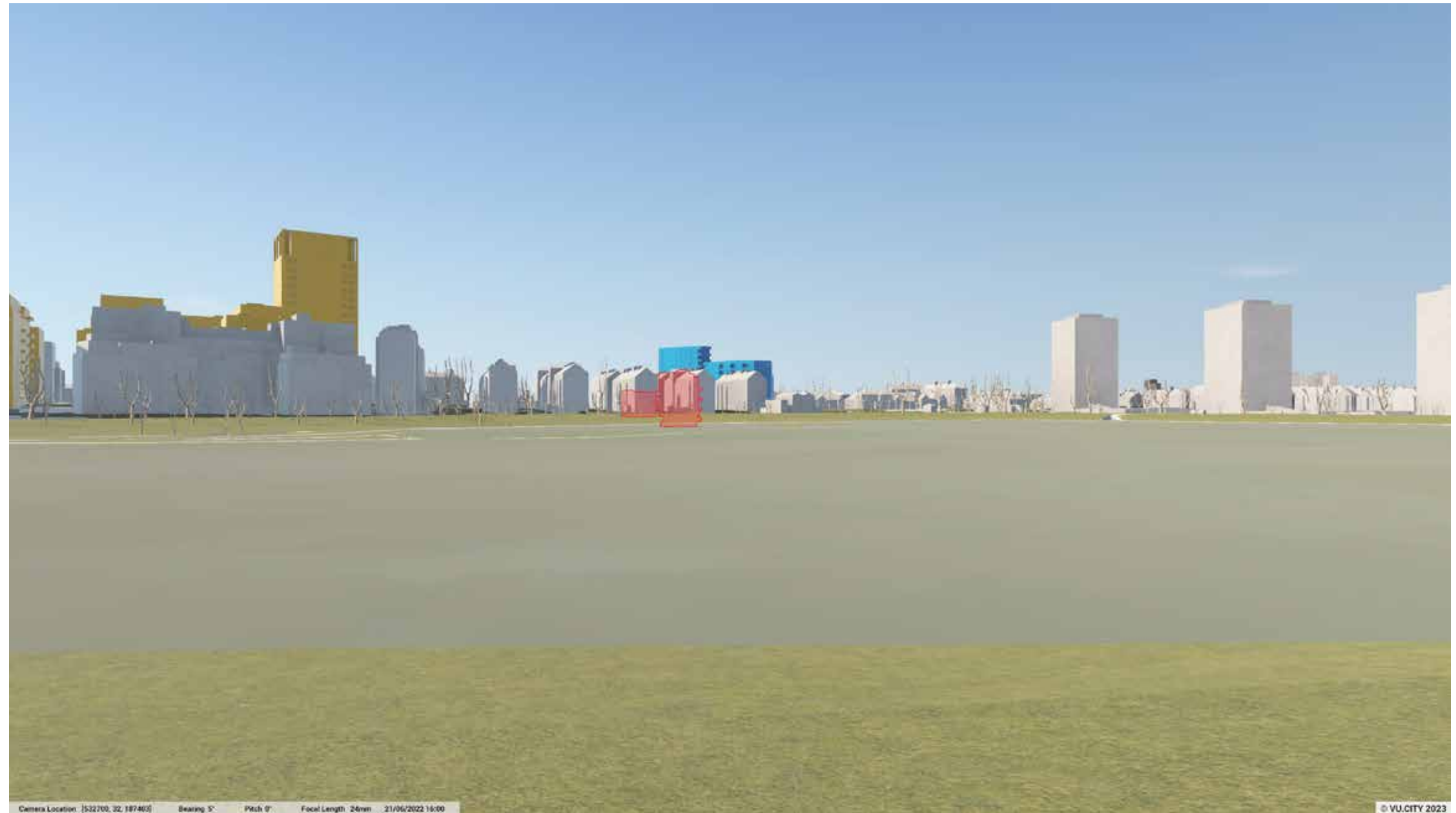
Representative view 9 baseline VU.City

Effects of the Proposed Development

C.60 No view would be possible to the Proposed Development, due to intervening buildings, as shown within the non-verified Vu.City model shot, resulting in no magnitude of change or effect on the representative view.

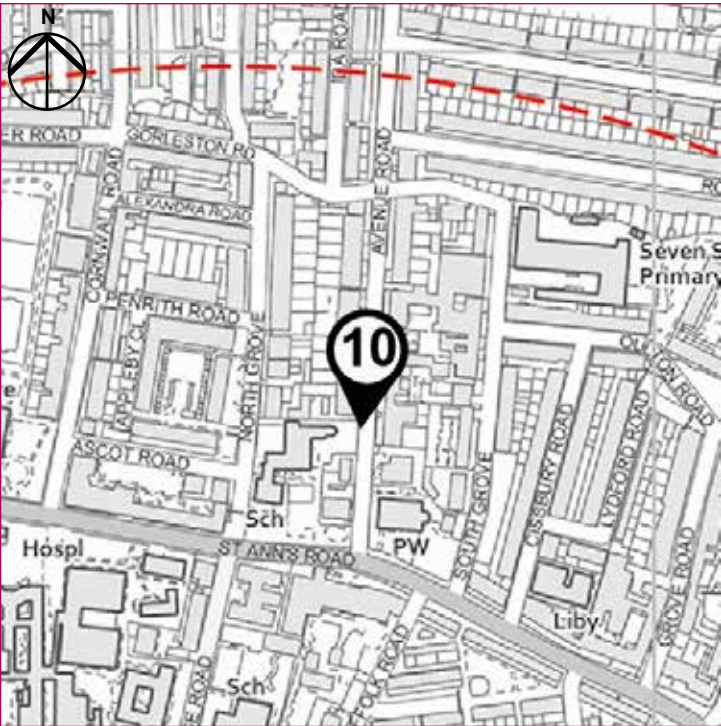


Representative view 9 proposed VU.City imagery



Representative view 9 proposed plus emerging context VU.City imagery

Representative View 10: Avenue Road



Baseline Condition

C.61 Taken some 800 metres away from the western pavement of Avenue Road, outside no.21, this representative view takes in a typical townscape to the north of the Site. This linear viewpoint looks south towards the Site and falls within St Ann's Conservation Area.

C.62 Two to three storey residential properties of varying age, character and façade material with small front yards and driveways frame both sides of Avenue Road from the fore to the middle ground of the view along with street parking. On the west (right) side of the road in the middle ground, a group of trees mark the entrance to St Ann's C of E Primary School and immediately south (ahead) of the latter respectively are grade II listed nos. 1 to 5 (odd) Avenue Road and St Ann's Church School.



Representative view 10 baseline photo (2022)

C.63 The cluster of trees in the middle ground on the east (left) side denote St Ann's Hall and the grade II* listed Parish Church of St Ann behind, its spire rising up, as well as the grade II listed walls around its church yard. Glimpsed under the tree canopies in the far middle distance, on the south (opposite) side of St Ann's Road, is a partial view of the façade of no. 279, the locally listed former St. Mary's Priory/Convent. It is considered that intervening built form and vegetation screens views to the Site in the background.

C.64 The representative view is recognised as having a moderate scenic value and have a high value due to its position within a conservation area. It would be experienced by people travelling through the residential area where the view is unlikely to be the main focus of attention and has a medium susceptibility to change and a high to medium sensitivity to the Proposed Development.



Representative view 10 baseline VU.City

Effects of the Proposed Development

C.65 No view would be possible to the Proposed Development, due to intervening buildings, as shown within the non-verified Vu.City model shot, resulting in no magnitude of change or effect on the representative view.

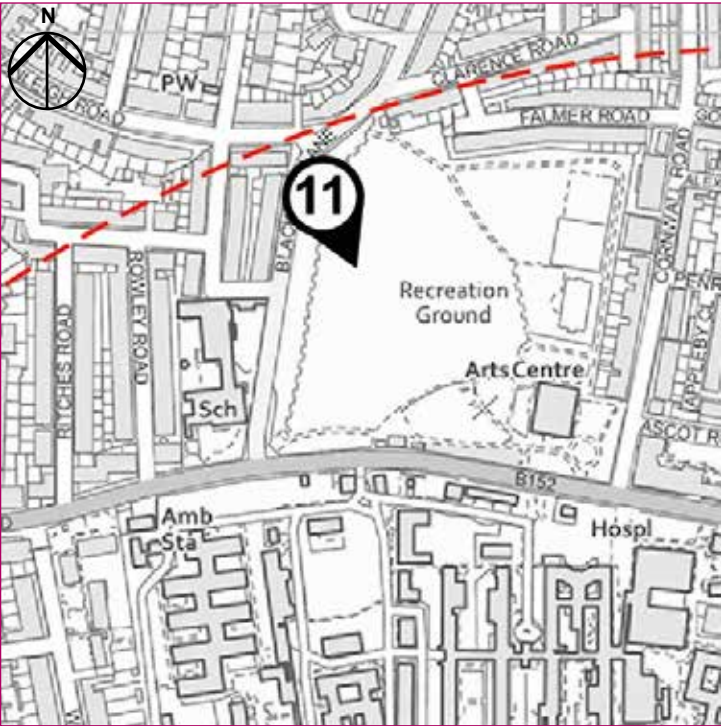


Representative view 10 proposed VU.City imagery



Representative view 10 proposed plus emerging context VU.City imagery

Representative View 11: Chestnuts Park



Baseline Condition

C.66 Taken from a public footpath close to the north-west entrance of public open space Chesnuts Park, this representative view is positioned broadly 935 metres away. The view looks south-east in the direction of the Site and is set within St Ann’s Conservation Area.

C.67 The flat open grassland of public open space Chesnuts Park recreation ground dominates the fore to middle distance of the view along with its perimeter footpath. At the south-east (opposite) corner of the park, a row of younger formally planted trees marks the park’s playground area and partial views can be seen through the trees to the east (left) of the playground of the park’s Community and Arts Centre building.

C.68 Mature trees frame all sides of the park and visible between a centre break in the treeline along the park’s south side is its associated small cafe building. Beyond the park, the built form and vegetation of St Ann’s Hospital set back on St. Ann’s Road can be glimpsed in the far middle distance, where the locally listed Highgate Gouse is located.



Representative view 11 baseline photo (2022)

C.69 The representative view is recognised as having a moderate scenic value and have a high value due to its position within a conservation area. It would be experienced by users of the open space where the view is likely to be the main focus of attention and has a high susceptibility to change and a high sensitivity to the Proposed Development.



Representative view 11 baseline VU.City

Effects of the Proposed Development

C.70 A limited glimpsed view is likely to be gained to the upper floor of the Proposed Development's building in the winter, as shown in the non-verified Vu.City model shot. The block would be visible in the far background of the view and would be read in conjunction with the existing built form, resulting in a very low magnitude of change, resulting in no effect on the representative view.



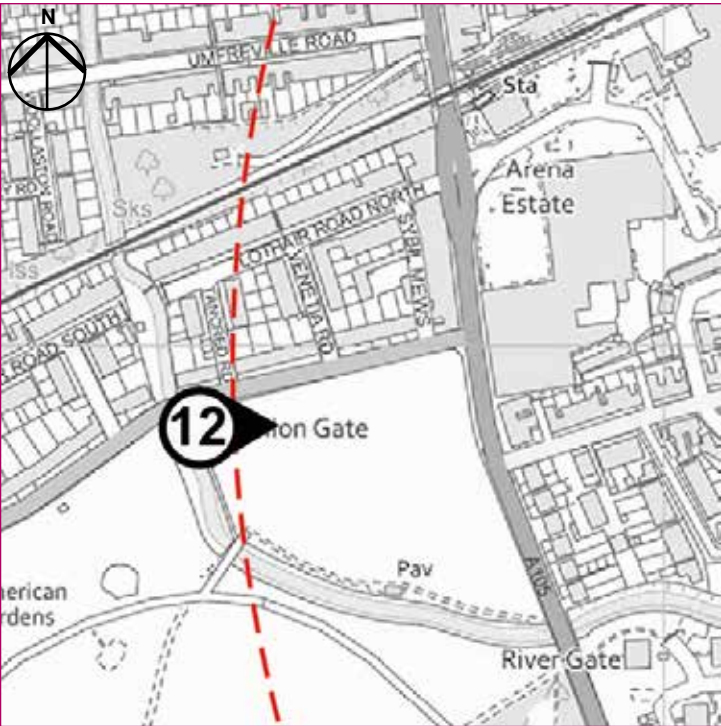
Representative view 11 proposed VU.City imagery

C.71 With the redevelopment of St Ann's Hospital as a new residential neighbourhood, the limited glimpsed view afforded to the Proposed Development's building would be blocked by the new proposed buildings.



Representative view 11 proposed plus emerging context VU.City imagery

Representative View 12: Finsbury Park



Baseline Condition

C.72 Located some 1025 metres west of the Site, this representative view has been taken looking east from the northern footpath New River Path, within public open space Finsbury Park RPGSHI. The viewpoint is positioned around 20 metres south of New River Gate, looking through a gap in the trees.

C.73 This open view looks across the north-east corner of Finsbury Park and its baseball ground from the fore to middle distance. The New River travels through the park from the New River Gate entrance, south-eastward to the opposite side of the park, its treelined border visible to the far right in the view. Beyond the trees and fence that frame the park's north (left) side are three storey, terraced residential properties of a similar age and style lining the north (left) side of Endymion Road (B150).

C.74 The low-rise built form addressing Green Lanes to the east (ahead) in the far middle distance is predominantly residential with Arena Shopping Park's larger footprint buildings visible beyond the park's north-east (ahead and left) corner.



Representative view 12 baseline photo (2022)

C.75 Rising up in the background to the south-east (ahead and right) are mid-rise residential tower blocks associated with Rowley Gardens and beyond, the high-rise Skyline Apartments on Devan Grove. It is considered the views to the Site in the back-ground are prevented due to intervening vegetation and built form.

C.76 The representative view is recognised as having a moderate scenic value and have a high value due to its position within a RPGSHI. It would be experienced by users of the open space where the view is likely to be the main focus of attention and has a high susceptibility to change and a high sensitivity to the Proposed Development.



Representative view 12 baseline VU.City

Effects of the Proposed Development

C.77 No view would be possible to the Proposed Development, due to intervening buildings, as shown within the non-verified Vu.City model shot, resulting in no magnitude of change or effect on the representative view.



Representative view 12 proposed VU.City imagery



Representative view 12 proposed plus emerging context VU.City imagery



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