

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 3 - HIGH ROAD AT NORTHUMBERLAND PARK (CUMULATIVE)



Cumulative effect

The consented High Road West (Lendlease Scheme) and the Northumberland Terrace Scheme will be seen in combination with the Development. All schemes will revitalise the High Road. The Development's contribution to a cumulative effect is **minor** and **beneficial**.

Cumulative effect without High Road West (Lendlease Scheme)

Similar to View 2, if the Lendlease Scheme is refused, the Development's contribution to the overall minor cumulative effect would be **minor** and **beneficial**.

VIEW 3

- NDP / Plots 4 to 6
- Northumberland Terrace, 798-808 High Road
- High Road West (Lendlease Scheme)

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 4 - WILLIAM STREET (EXISTING)

Existing

South of White Hart Lane looking along William Street, effectively from the William Street Garden with the viewer's back to the Grade II listed No.34 White Hart Lane (also known as the Grange). There is little of townscape value though a drop in development allows a view of the Stadium.

Sensitivity of the view

The view is not sensitive to change as the foreground is subject to major regeneration proposals and susceptible to change. The view as a whole is of **low** sensitivity.

VIEWPOINT LOCATION



7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 4 - WILLIAM STREET (PROPOSED - RENDER)



Proposed

The top half of the proposed Hotel will be visible across the lower existing buildings to the right of the Stadium. It is a three-quarter view which allows a clear presentation of its architecture and landmark features, i.e., the clarity of the blades, the articulation between them and the very slender end elevations. The rest of the Development is only partially visible above the Stadium.

Magnitude of change

This is a **medium** level of change to the view.

Residual effect

The effect is of a **minor** quantum but through good design of landmark quality, its effect on the existing townscape provides connectivity and legibility and is, therefore, **beneficial**.

VIEW 4

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7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 4 - WILLIAM STREET (CUMULATIVE)



Cumulative effect

The existing gap of lower buildings will remain as part of the consented High Road West (Lendlease Scheme). The experience of the proposed Hotel element will be the same, contributing to the cumulative effect in a **minor** and **beneficial** way. The rest of the Development is largely obscured.

Cumulative effect without High Road West (Lendlease Scheme)

As no other cumulative schemes are visible in this view, if the Lendlease Scheme is refused, there will be **no cumulative effect**.

- NDP / Plots 4 to 6
- High Road West (Lendlease Scheme)

VIEW 4

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 5 - BRERETON ROAD (EXISTING)

Existing

This is from a vantage point west of the North Tottenham Conservation Area, the qualities of which are minimised in this view by the foreground fenced-in spaces. A group of locally listed buildings, indicated by the group of white gables is to the right. Other heritage assets are obscured from view. The lack of urbanity here allows open views of the Stadium which commands the character of this particular area.

Sensitivity of the view

The sensitivity of this view is **low**.

VIEWPOINT LOCATION

