

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 6 - CHURCH ROAD (CUMULATIVE)



Cumulative effect

As no cumulative schemes will be visible in this view, there is **no cumulative effect**.

Cumulative effect without High Road West (Lendlease Scheme)

There would be no change to the above effect, i.e., **no cumulative effect**.

VIEW 6

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 7 - CHURCH ROAD (EXISTING)

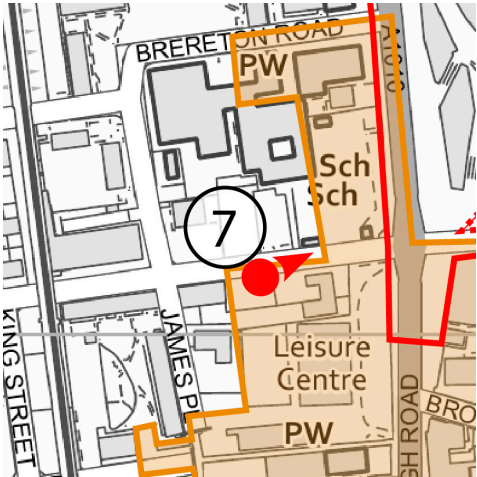
Existing

Towards the east end of Church Road, the Stadium becomes a prominent, large-scale element with a sparse treescape across the school playground in its foreground. There is little by way of urban legibility to announce the High Road between them. Park Lane beyond continues with little urban definition.

Sensitivity of the view

The view is of a townscape where change is anticipated, therefore, the sensitivity is **low**.

VIEWPOINT LOCATION



7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 7 - CHURCH ROAD (PROPOSED - RENDER)



Proposed

The proposed Hotel at Plot 3 presents in a similar manner to View 6 with its distinct vertical planes providing landmark qualities and truncating the view of the Stadium. The lower plane of earthy hue is no longer a focus to the view but can now be seen to integrate aesthetically with the existing perimeter Stadium buildings. The main tower planes exhibit a lightness which relates to the light panels which clad the Stadium. A greater level of detail can now be seen of the southern fully balconied elevation.

Magnitude of change

This is a **high** level of change.

Residual effect

The effect is similar to View 6 in providing a **major** change, but it remains a **beneficial** effect owing to its townscape contribution to the immediate streets as a significant landmark.

VIEW 7

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Cumulative effect without High Road West (Lendlease Scheme)

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VIEW 7

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 8 - SOMERSET ROAD (EXISTING)

Existing

This view is from Somerset Road, Enfield, looking south-east towards the Plot 3 Site which lies on its axis. It is one of very few cases where an axial view exists other than from Fore Street and the High Road. The typology of the context is of Victorian terraced houses in bricks with pitched roofs, white painted bay windows, narrow front gardens with low walls to define their boundaries, and sporadic trees. The 23-storey Rivers Apartments tower is seen on the right.

Sensitivity of the view

The view's sensitivity to change is **low**, being an ordinary residential street, and the position of the Site being some distance away.



VIEWPOINT LOCATION

