

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 17 - HIGH ROAD SOUTH OF LORDSHIP LANE (PROPOSED - WIRELINE)



Proposed

The upper parts of the Hotel element of the Development are clearly visible and operate as a landmark for the regenerated area. It has a slender form with its layered planes seen 'end on'. Its architectural quality is high as extrapolated from rendered views. The Residential Buildings are obscured by the Art Deco building in the foreground.

Magnitude of change

The magnitude of change is of a **medium** level.

Residual effect

This has a **moderate** effect on the view while adding a qualitative and meaningful landmark to the townscape. It is therefore a **beneficial** effect.

VIEW 17

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7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 17 - HIGH ROAD SOUTH OF LORDSHIP LANE (CUMULATIVE)



Cumulative effect

The Joyce Avenue And Snells Park Estates Scheme will be marginally visible to the left of the Stadium. It would not act cumulatively with the Development owing to its limited visibility and distance away. There would be **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**.

- NDP Hotel Section 73 / Plot 3
 - NDP / Plots 4 to 6
 - Joyce Avenue And Snells Park Estate
- The Development

VIEW 17

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 18 - HIGH ROAD AT LANSDOWNE ROAD (EXISTING)

Existing

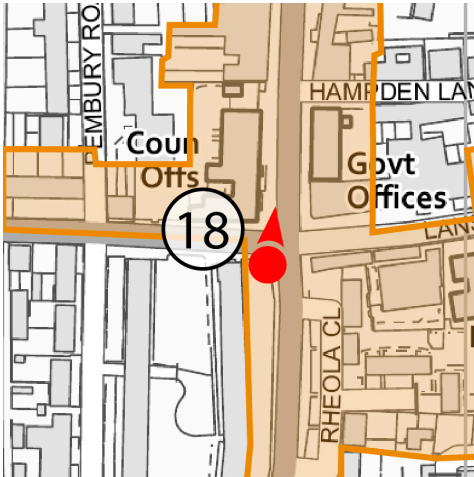
Further towards the Site and still within the North Tottenham Conservation Area, more of the Stadium is revealed and the full elevation of the Grade II listed former Council Offices provides a historic western street enclosure. The east side is less coherent. Except for the locally listed Art Deco corner building, historic buildings on this side are either obscured owing to the acute angle of the street frontage or so distant as to be indistinguishable.

Sensitivity of the view

As a view from within a conservation area, the sensitivity is **medium**.



VIEWPOINT LOCATION



7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 18 - HIGH ROAD AT LANSDOWNE ROAD (PROPOSED - RENDER)



Proposed

The upper parts of the proposed Hotel element of the Development are clearly visible and operate as a landmark for the regenerated area. The Hotel has a slender form with its layered planes seen 'end on'. Its architectural quality is high as can be clearly seen in this rendered view. While the slender stack of balconies are clearly expressed, the receding blades east and west appear solid, being seen acutely. Alongside the Hotel element, the smaller Extreme Sports Building (Plot 4) appears marginally higher than the Stadium. The upper few floors of the Residential Buildings (Plot 5) are visible above a neutral contributor to the conservation area.

Magnitude of change

The magnitude of change is of a **medium** level.

Residual effect

This has a **moderate** effect on the view while adding a qualitative and meaningful landmark of high quality and distinctive architecture to the townscape. It is therefore a **beneficial** effect.

VIEW 18

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7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 18 - HIGH ROAD AT LANSDOWNE ROAD (CUMULATIVE)



Cumulative effect

There is **no cumulative effect**, the cumulative schemes on the High Road being obscured by the west frontage buildings and signage.

Cumulative effect without High Road West (Lendlease Scheme)

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

VIEW 18

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 19 - HIGH ROAD AT HAMPDEN LANE (EXISTING)

Existing

From this position on the High Road, virtually all buildings on both sides of the road are positive contributors to the North Tottenham Conservation Area and many are locally listed. Within the eastern range there are also three listed buildings. A group of mature trees enhance the quality of the street. However, the highly visible Stadium building forms a prominent part of the setting.

Sensitivity of the view

The sensitivity of the view to change is **high**.



VIEWPOINT LOCATION

