

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 12 - BRUCE CASTLE PARK (EXISTING)

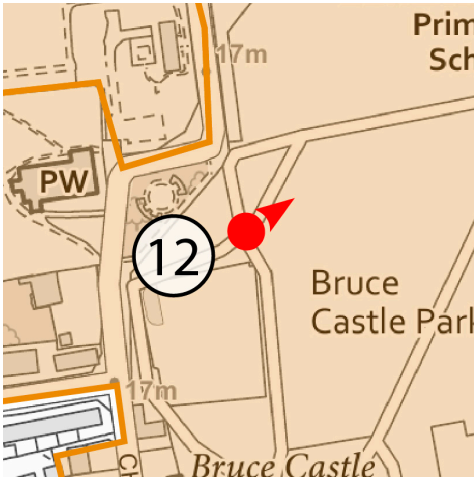
Existing

This viewpoint affords open views across the immediate parkland setting within the Bruce Castle Conservation Area. The parkland is composed of regularly managed grassland with scattered mature specimen trees and an avenue of mature trees, seen to the left, connecting Church Lane to Kings Road. Different species delineate the boundary of the open space, with indications of the boundaries being defined by the glimpses of housing and a school just beyond the park boundaries. These elements are seen more clearly beneath the branches of the parkland trees in winter and are more heavily screened when in leaf. This is one of very few areas where the perimeter trees are low.

Sensitivity of the view

The view is of **medium** sensitivity to change as the trees are spaced further apart than in most cases and in a position where the Development is likely to appear.

VIEWPOINT LOCATION



7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 12 - BRUCE CASTLE PARK (PROPOSED - WIRELINE)



Proposed

Two of the proposed towers of the Development will be clearly visible above the reduced tree skyline. The layered planes of the Hotel and its layering with one of the Residential Buildings gives rise to an elegant grouping. This is enhanced by their verticality.

Magnitude of change

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

Residual effect

The effect is **minor** though meaningful in terms of landmark urban legibility and high quality architecture, leading to a **beneficial** effect.

VIEW 12

This page is intentionally left blank

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 12 - WIRELINE (CUMULATIVE)



- NDP Hotel Section 73 / Plot 3
 - NDP / Plots 4 to 6
 - High Road West (Lendlease Scheme)
- The Development

Cumulative effect

The yellow line depicts the massing of the consented High Road West (Lendlease Scheme) as an urban layering glimpsed through the springtime trees. The contribution of the Development to the cumulative effect, being the main visible element, is **minor** and **beneficial**.

Cumulative effect without High Road West (Lendlease Scheme)

Without the Lendlease Scheme, there will be no cumulative schemes visible in this view and therefore **no cumulative effect**.

VIEW 12