

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 14 - BRUCE GROVE LOOKING TOWARDS EDMANSONS CLOSE (EXISTING)

Existing

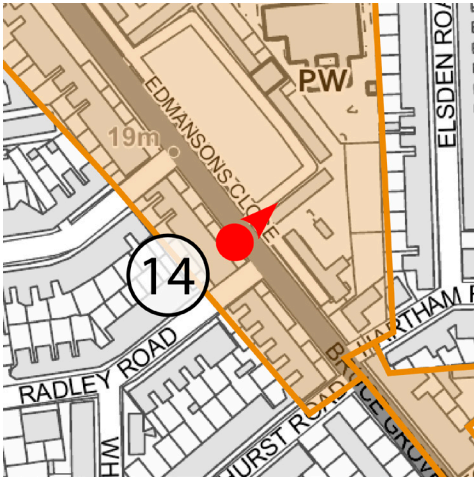
This view is looking across Bruce Grove into Edmansons Close. The buildings, formerly the Sailmaker's Almshouses, now known as the Drapers' Almshouses are listed Grade II. Much hidden by foreground trees and only visible across the vehicular access gates, this regular 1870s range of three wings, has a clear skyline. It is best appreciated from the internal courtyard space.

Sensitivity of the view

This is an incomplete view of the formal listed group; a more complete view is only available from within the courtyard. The sensitivity of the view is therefore **medium**.



VIEWPOINT LOCATION



7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 14 - BRUCE GROVE LOOKING TOWARDS EDMANSONS CLOSE (PROPOSED - WIRELINE)



Proposed

The amended Hotel element of the Development to the left and the consented Residential Building to its right rise above the ridge line of the listed building. Whereas the Residential Building was the higher of the two in the Consented Scheme, the Hotel was recognised as a potential landmark for the Consented Scheme. The increased height of the Hotel together with its reduced width and distinctive form better represent its landmark role in this view. This is a limited intrusion to the wider setting of the listed building, restricted to the entrance opening due to the dense perimeter trees. It is mitigated by the high quality of the architecture and the urban legibility afforded by it. Once within the enclosed space and able to fully appreciate the whole 'listed' ensemble, the Development's visibility will reduce to nil.

Magnitude of change

This is a momentary and **low** magnitude of change.

Residual effect

The residual effect is **minor** in quantum. Its visibility in the view is balanced by its value as a high design quality landmark leading to a **balanced** effect

VIEW 14

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7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 14 - BRUCE GROVE LOOKING TOWARDS EDMANSONS CLOSE (CUMULATIVE)



Cumulative effect

While there is **no cumulative effect** owing to the obscuration by perimeter trees, the High Road West (Lendlease Scheme) can be seen to also rise above the ridge line of the listed building.

Cumulative effect without High Road West (Lendlease Scheme)

There will be no cumulative schemes visible in this view and therefore **no cumulative effect**.

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

VIEW 14

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 15 - HIGH ROAD AT PHILIP LANE (EXISTING)

Existing

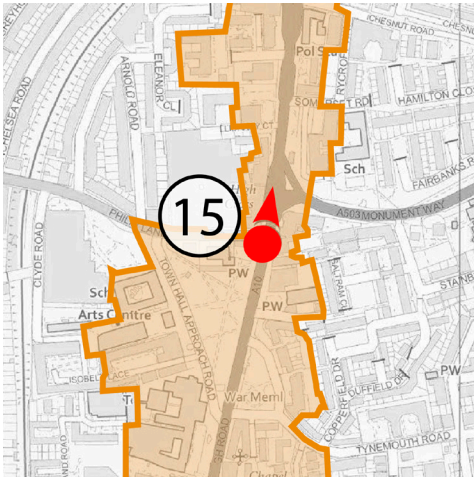
After a slight bend in the High Road, a long view opens up culminating in the Stadium. The townscape here varies from back-of-pavement to buildings set back behind trees. The view is from within the Tottenham Green Conservation Area. There is a distinct brow of a hill at the Grade II listed Tottenham High Cross which also marks the junction with Monument Way. It is the only vertical structure in view. A view from this Grade II monument looking north on the High Road has been identified as a locally significant view in LBH's 2017 Development Management DPD, however the view is illustrating the setting of the High Cross.

Sensitivity of the view

This view is of **high to medium** sensitivity owing to the designation of the High Cross, its position within a conservation area and the nearby designated view.



VIEWPOINT LOCATION



7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 15 - HIGH ROAD AT PHILIP LANE (PROPOSED - WIRELINE)



Proposed

The prominence of the Hotel element of the Development provides a significant landmark for the planned regeneration of Tottenham, together with its companion Residential Buildings to its east, partially screened by trees. Its slenderness bears similarities to that of the Tottenham High Cross monument in the foreground. Its articulated top and vertical layering makes it distinctive and a legible urban landmark.

Magnitude of change

The amount of change, though a meaningful landmark, is **low** in relation to the broad view.

Residual effect

The effect is **minor** but its high quality architecture, slender nature and landmark role mean it is **beneficial**.

VIEW 15

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