

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 26 - HARTINGTON PARK (CUMULATIVE)



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

Cumulative effect

Owing to other cumulative schemes being obscured by the dense treescape, 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 26

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 27 - BRIDGE WEST OF LOCKWOOD RESERVOIR (EXISTING)

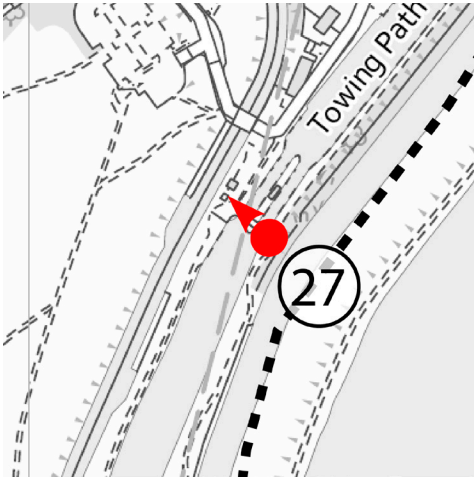
Existing

The bridge at the lock gates over the River Lee Navigation is a popular place for pedestrians along with the nearby Waterside Cafe. The reservoir, Pymmes Brook and Coppermill Stream add interest to the wider rural marshland. Glimpses of the Stadium can be seen between the sparse treescape. A tall mast within the Marsh Lane railway yard can be seen to the left.

Sensitivity of the view

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

VIEWPOINT LOCATION



7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 27 - LOCKWOOD RESERVOIR (PROPOSED - WIRELINE)



Proposed

The Development is visible through the treescape. The proposed Hotel at Plot 3 is to the left, with the consented Extreme Sports Building at Plot 4 and Residential Buildings at Plot 5 to its right. There will be no effect in summer but as shown, glimpses of the Development, filtered by trees, will be possible with no leaves on the trees.

Magnitude of change

The change is of a **low** magnitude in winter, nil in summer, the Stadium already signalling central Tottenham.

Residual effect

The effect is **minor** in winter and, owing to the high quality of architecture and the particular landmark quality of the Hotel, will be **beneficial**.

VIEW 27

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7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 27 - LOCKWOOD RESERVOIR (CUMULATIVE)



Cumulative effect

The consented High Road West (Lendlease Scheme) and The Goods Yard and The Depot Scheme will be marginally visible in winter, the latter beyond the Stadium. The Development, including the Hotel, will contribute fully to a cluster of tall buildings owing to being closer to the viewpoint. The contribution to the cumulative effect is **moderate** and **beneficial**.

Cumulative effect without High Road West (Lendlease Scheme)

Owing to its distance away from the viewpoint, the Lendlease Scheme is a minor element in this cumulative view; were it to be refused, there will be no change to the Development’s contribution to the cumulative effect which will remain **moderate** and **beneficial**.

- NDP Hotel Section 73 / Plot 3
- NDP / Plots 4 to 6
- The Goods Yard and The Depot
- 50-56 Fore Street
- Joyce Avenue And Snells Park Estate
- High Road West (Lendlease Scheme)
- The Development

VIEW 27