

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



Cumulative effect

The cumulative schemes on the High Road are obscured by the west frontage buildings. Only a small slither of the Joyce Avenue and Snells Park Estates Scheme will be visible in winter behind the foreground tree. There is effectively **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 15

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 16 - HIGH ROAD AT DORSETT ROAD (EXISTING)

Existing

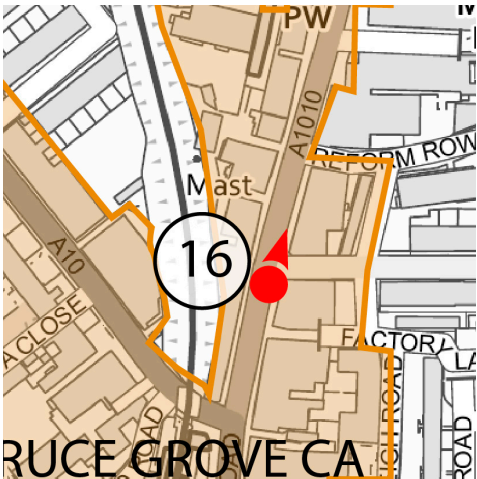
From within the Bruce Grove Conservation Area, views north lead to the Stadium shrouded in trees. Frontage buildings form a strong sense of enclosure which opens up through set back buildings with trees beyond the terraces, with the Stadium providing a sense of what is beyond.

Sensitivity of the view

As a conservation area still requiring regeneration, the sensitivity to change is **medium**.

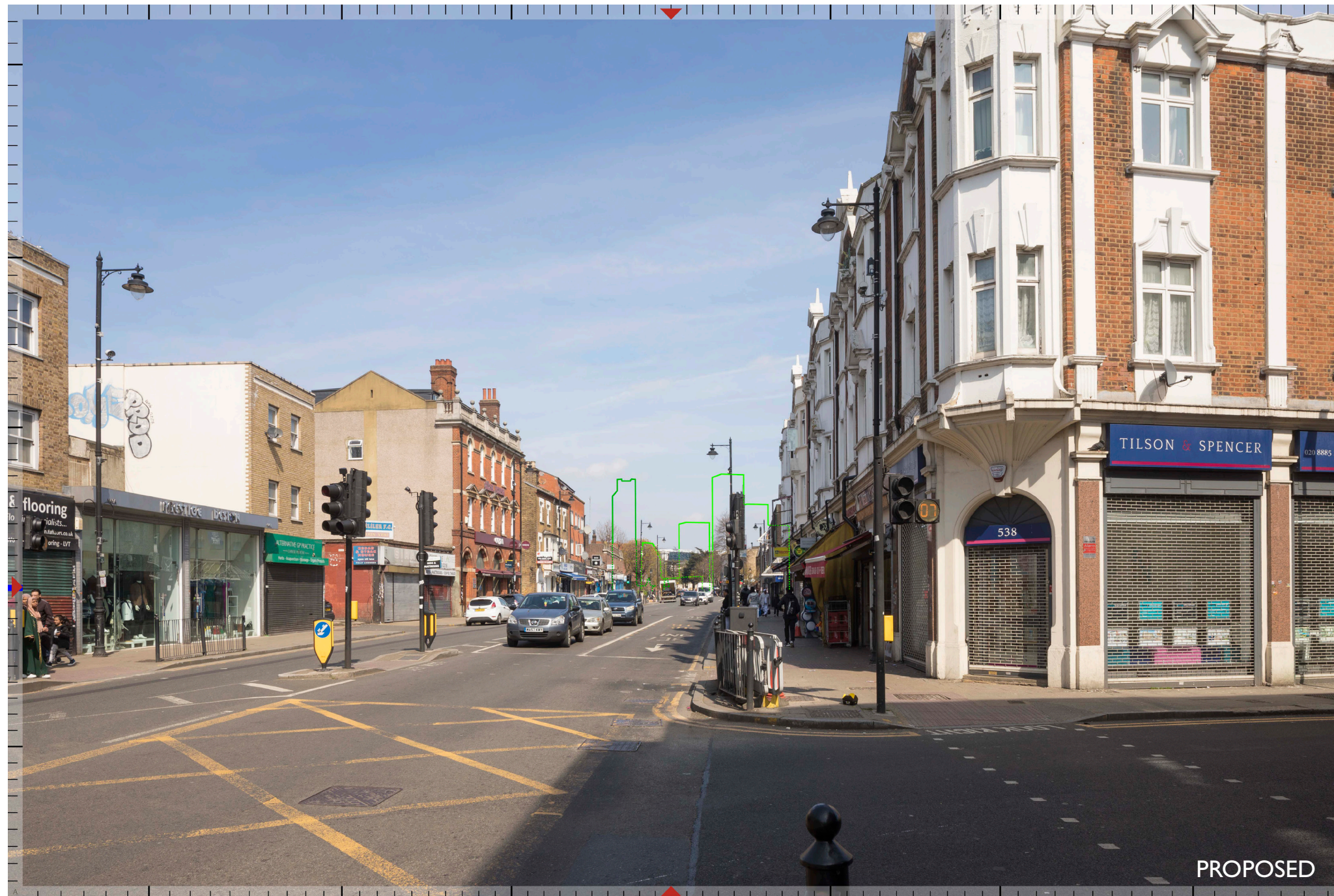


VIEWPOINT LOCATION



7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 16 - HIGH ROAD AT DORSETT ROAD (PROPOSED - WIRELINE)



Proposed

The large scale of the Stadium is added to the proposed Hotel and Residential Buildings of the Development. The Hotel will take on a landmark role with its distinctive profile and high quality architecture. It will provide a focus to the view as a marker of the continuing Tottenham regeneration.

Magnitude of change

The degree of change is **medium** since both the Hotel and the Residential Buildings of the Development will add a noticeable change.

Residual effect

The effect is a **moderate** one which is **beneficial** in providing an enriched townscape and landmark focus marking the area of regeneration.

VIEW 16

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VIEW 16 - HIGH ROAD AT DORSETT ROAD (CUMULATIVE)



Cumulative effect

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

Cumulative effect without High Road West (Lendlease Scheme)

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

VIEW 16

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

Existing

The view is from the North Tottenham Conservation Area looking north along the High Road from the western pavement and south of the junction with Lansdowne Road/Lordship Lane. To the left is the former Council offices at Grade II listing from the early 20th century, in a neo-Jacobean style. On the opposite side of the road is the locally listed Nos.636-638, a former department store in an Art Deco style built in 1930, and recently reconstructed after being severely damaged in the 2011 riots. The Stadium appears in the background and the Site lies between it and street trees.

Sensitivity of the view

The sensitivity of the view in the direction of the Site is **medium**.

VIEWPOINT LOCATION

