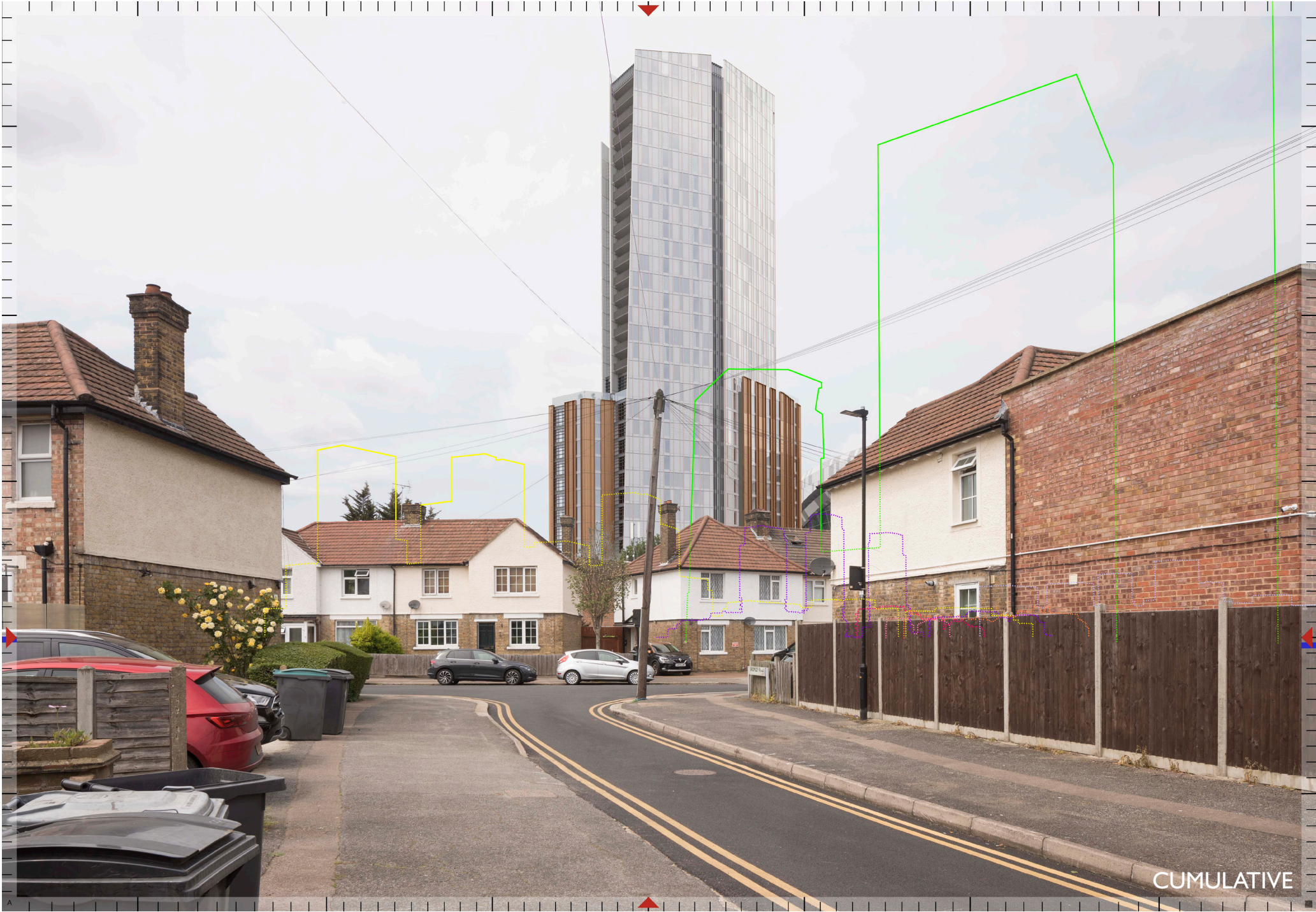


7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 25 - 17 BROMLEY ROAD (CUMULATIVE)



Cumulative effect

The yellow outlines depict the consented High Road West (Lendlease Scheme). It continues the larger scale of development but being further away is less visible compared to the Hotel and companion residential buildings. The Development's contribution to a cumulative effect is **major** 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**.

- NDP / Plots 4 to 6
- High Road West (Lendlease Scheme)

VIEW 25

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

Existing

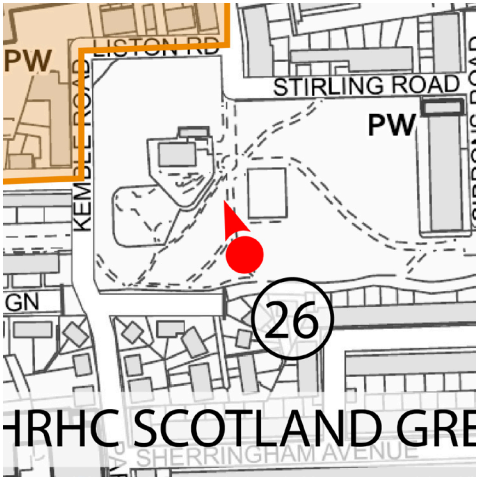
Hartington Park is set to the east of the High Road and south of Lansdowne Road. It comprises open grass areas, low mounds, scattered medium sized trees, a playground and lighting columns. The overall character is a functional area of informal recreation that is otherwise ordinary. The park is enclosed by a variety of one, two and three-storey undistinguished residential buildings, other than at its northwest corner where it borders the Scotland Green Conservation Area. The roof structure of the Stadium is clearly evident in winter, where it is seen beyond the trees in the mid-distance.

Sensitivity of the view

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



VIEWPOINT LOCATION



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



Proposed

Parts of the Development would be seen through the trees across the park, away from the conservation area. Only the top of the proposed Hotel at Plot 3 and the two higher Residential Buildings at Plot 5 will be visible. The former, with its distinctive top and profile will act as a landmark while the Residential Buildings will be less expressive. All elements are considered to be of high quality architecture.

Magnitude of change

The magnitude of change in the view is **low**.

Residual effect

The effect is **minor** in the way it changes the view, but **beneficial** in its contribution of high quality architecture.

VIEW 26

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