

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 28 - LEESIDE ROAD (EXISTING)

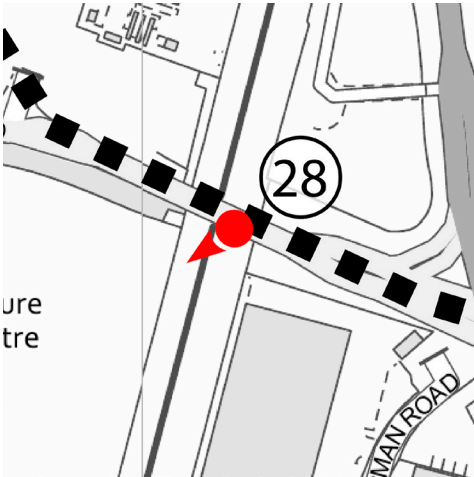
Existing

From this elevated position, as the Leaside Road crosses the railway, a view is possible from the distant east across the open foreground of the leisure ground. From here the Stadium forms a substantial element of the skyline. Other parts of Tottenham are visible where the treescape is less, the 17-storey Northumberland Grove tower is just seen to the left. The Stadium is the only element of quality and architectural interest in the view.

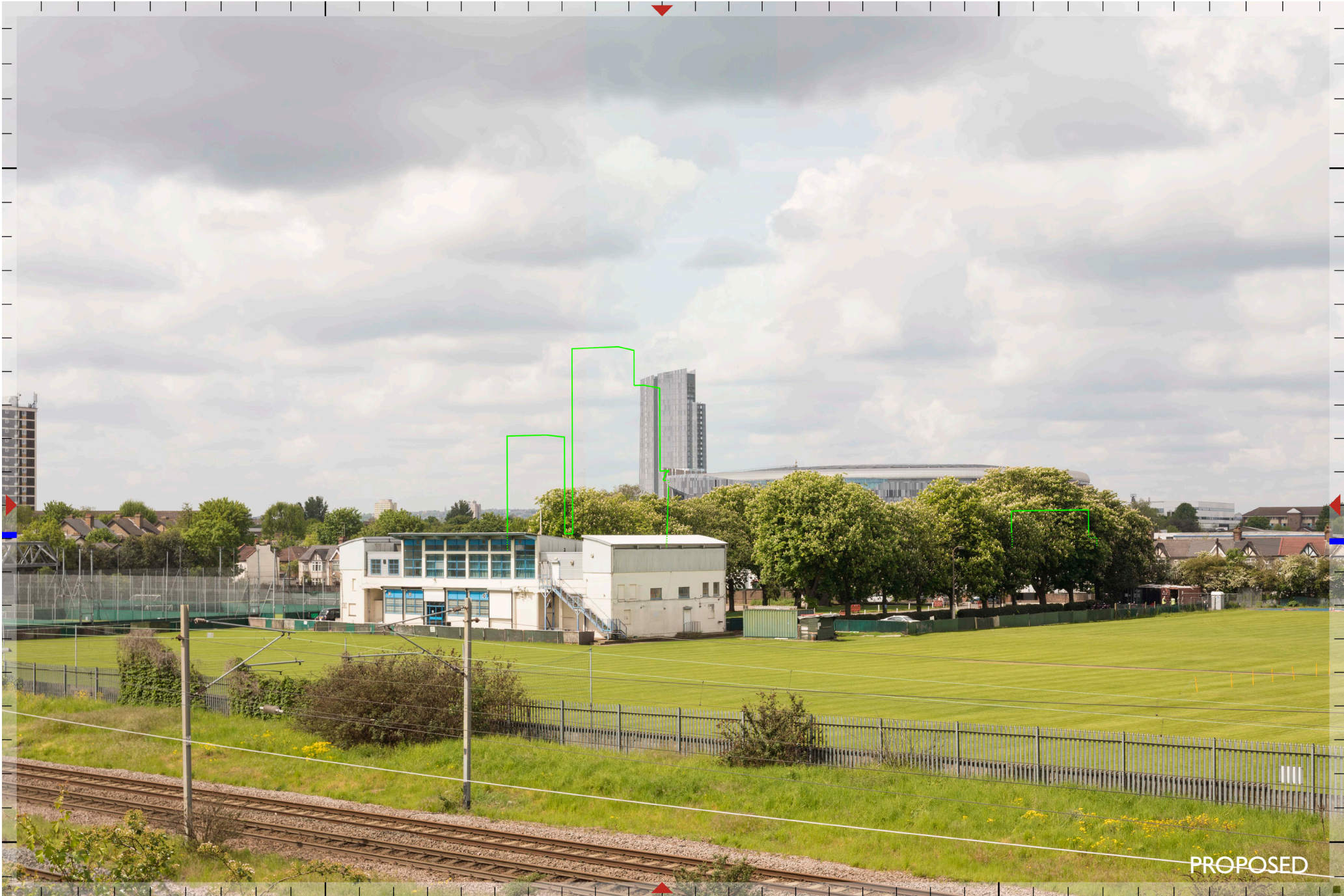
Sensitivity of the view

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

VIEWPOINT LOCATION



7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 28 - LEESIDE ROAD (PROPOSED - RENDER)



Proposed

The Development forms a closely grouped cluster contiguous with the Stadium. The Hotel element at Plot 3 forms the principal landmark owing to its proximity to the High Road. Though partially obscured by the Residential Buildings at Plot 5, its characteristic skyline and layered planes are still visible. The anticipated high quality architecture of the whole group will provide a complementary element to the currently isolated Stadium.

Magnitude of change

The change is of a **medium** level within this expansive view.

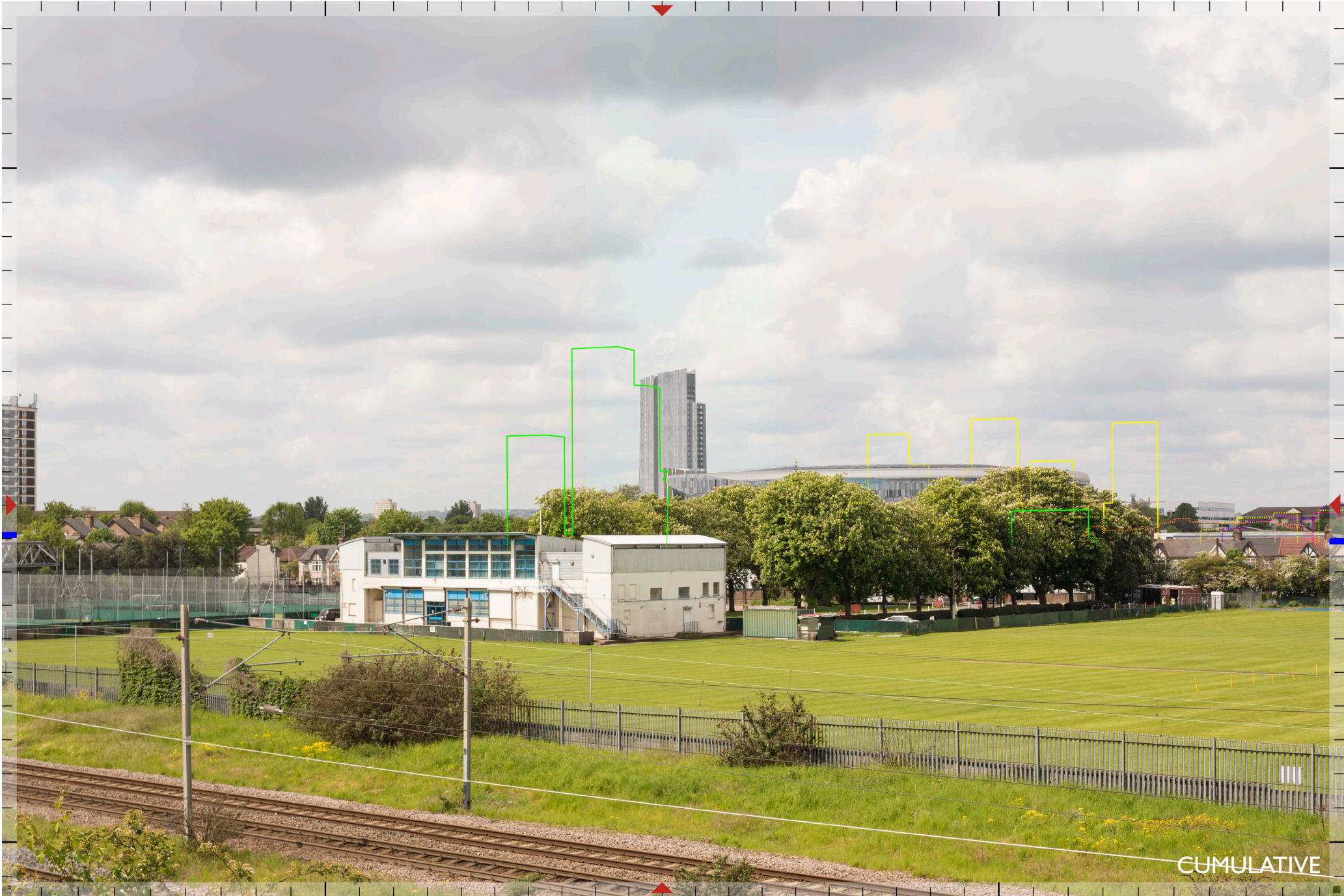
Residual effect

The effect is **minor** as an addition to the already large-scale Stadium. It is also a **beneficial** effect as the Development promises to be of high quality architecture as depicted by the Hotel element.

VIEW 28

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7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 28 - LEESIDE ROAD (CUMULATIVE)



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

Cumulative effect

The High Road West (Lendlease Scheme) is also contiguous with the Stadium though seen as separate from the Development. The tall elements of the Development and the Lendlease Scheme create a cumulative effect which provides a balanced composition around the Stadium. The overall effect is moderate while the contribution made by the Development is **minor** and **beneficial**.

Cumulative effect without High Road West (Lendlease Scheme)

Without the Lendlease Scheme, there would be no cumulative schemes visible in this view; there is therefore **no cumulative effect**.

VIEW 28

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 29 - ALEXANDRA PALACE, SOUTH TERRACE (EXISTING)

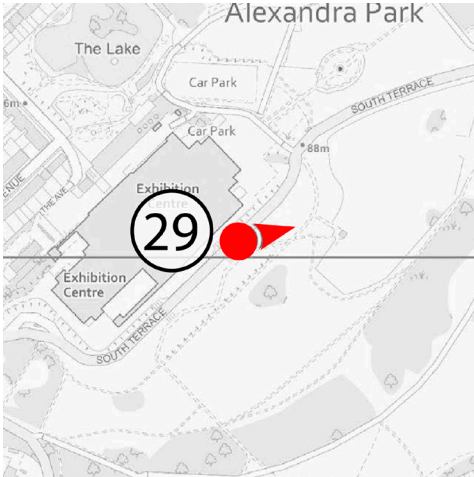
Existing

The view is towards the east, away from the LVMF protected views. It is composed of a very extensive urban conurbation that extends to the very distant horizon, emphasising the sheer size of Greater London. Much of the built form seen is composed of relatively low residential buildings but is regularly punctuated with much taller residential and commercial tower blocks, including clusters within central London. Mature trees within the local setting of the adjacent open space help to break up the urban mass experienced by the viewer. The overall sense experienced by the viewer is defined by the extensive sweeping nature of the view and composition of elements. The Stadium appears as a light horizontal plane which indicates the position of central Tottenham.

Sensitivity of the view

The sensitivity of the view to change is **low**.

VIEWPOINT LOCATION



7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 29 - ALEXANDRA PALACE, SOUTH TERRACE (PROPOSED - WIRELINE)



Proposed

The Development will add to the landmark qualities of the Stadium, providing a vertical counterpart to its overt horizontality but with a similar colouration. The profile of the landmark Hotel element at Plot 3 will be discernible and portray the high quality of the design even at this distance.

Magnitude of change

The change is of a **low** level.

Residual effect

The residual effect is **minor** and **beneficial** through its landmarking role, with high quality architecture.

VIEW 29

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