

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



Cumulative effect

The other cumulative schemes on the High Road and Fore Street add a linear clustering effect partly obscuring the Stadium. The Hotel element of the Development contributes fundamentally, being the landmark and southernmost element of high quality. The Development’s contribution to the cumulative effect is **minor** and **beneficial**.

Cumulative effect without High Road West (Lendlease Scheme)

If the Lendlease Scheme is refused, there will be a separation between the Development and the linear cluster of cumulative schemes to its left; its contribution to the cumulative effect would remain **minor** and **beneficial**.

- NDP Hotel Section 73 / Plot 3

NDP / Plots 4 to 6

819-829 High Road, Tottenham ('Printworks' site)

The Goods Yard and The Depot

Northumberland Terrace, 798-808 High Road

The Development
- Meridian Water, Willoughby Lane And Meridian Way

50-56 Fore Street

Joyce Avenue And Snells Park Estate

High Road West (Lendlease Scheme)

VIEW 29

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

ASSESSMENT AGAINST POLICY AND GUIDANCE RELATED TO TOWNSCAPE

COMPARISON AGAINST 2015 TVIA

Assessment against policy and guidance related to views	Comparison against the 2015 TVIA:
7.12 The Development accords with The London Plan 2021 policies D9 ‘Tall Buildings’ and its requirement for the visual impact of the proposals to be assessed in close, mid-range and long-range views. These assessments are presented earlier in this chapter. The Amendments to Plot 3, subject of this S73 application, and the Development as a whole, would have a beneficial effect on all these views owing to the high architectural and landmark quality of the design, its contribution to the existing and emerging skyline, and would not adversely affect any local or strategic views. The proposed Amendments to the Hotel at Plot 3 would make a positive contribution to the local townscape in terms of legibility and, in closer views, would have an appropriate relationship with the street, maintaining the pedestrian scale, character and contributing to the vitality of the street and the built environment.	7.15 The visual assessments in this chapter have been carried out using a different methodology to that used in the 2015 TVIA assessments. The consultancy’s methodology draws upon best practice guidance set out in the ‘Guidelines for Landscape and Visual Impact Assessment’ (GLVIA, Third Edition, 2013), as well as current ES regulations and national and regional planning guidance.
7.13 It would also accord with the Development Management DPD Policy DM5 ‘Locally Significant Views and Vistas’ by introducing buildings that make a positive contribution to the characteristics and composition of local views and would not obstruct any relevant Locally Significant Views as set out in Appendix A of the policy document. The Development would also create interesting new views and vistas as a result of the proposed design and site layout of the Development.	7.16 The consultancy has reviewed the 2015 TVIA and taken into account any aspects that remain relevant, however with the substantial changes in the baseline condition and updated methodology, this section should be considered as a new standalone assessment. This accords with the need for an up to date and thorough approach to TVIA assessments as requested by LB Haringey planning officers during pre-application consultations.
7.14 In line with Historic England’s ‘Tall Buildings Advice Note 4’, the impact of the Development on views has been assessed in detail, taking into account heritage assets in the view. The assessment of the effects on heritage assets can be found in the separate Heritage Statement Addendum by Cogent Heritage. This section presents the view assessments along with illustrative material in the form of verified AVRs.	7.17 20 relevant view positions have been selected from the 2015 ES for the Consented Scheme, with minor adjustments to some view positions where appropriate. All the 2015 photographs have been updated. 20 additional view positions have been chosen by Citydesigner to fully illustrate the visual effects of the revised Hotel scheme. These view positions and their form of representation, either as AVR renders (14 views), AVR wirelines (17 views) or model views (11 views) have been informally agreed by LB Haringey during pre-application consultations. The 11 non-verified model views, also informally agreed with officers, have not been assessed and are included as additional information.
	7.18 Owing to the significant changes to baseline conditions, a new larger set of viewpoint positions, and the updated methodology for assessment, it is not possible to do a like-for-like comparison of significance ratings with the 2015 assessments; however, as a broad comparative summary, the 2015 assessments of 30 view positions resulted in 8 significant residual effects of which 5 were neutral and 3 beneficial. The current assessments of 31 views result in 14 significant residual effects which are all beneficial; 8 were considered to be major effects, and 6 are moderate. These findings reflect the fact that the revised Hotel scheme at Plot 3 is intended to be a landmark building that is highly visible and of high quality architecture. A selection of comparative AVRs showing the Development with the approved Hotel scheme (overlaid in light green wireline) is included in Appendix 4.
	7.19 In terms of the cumulative assessments, the two cumulative scenarios and current baseline being vastly different when compared to the 2015 assessments, it is not possible to do a meaningful comparison.

8.0 CONCLUSION AND RESIDUAL EFFECTS

8.1	This application is for a significant change to the part of the Consented Scheme that includes the Hotel element at Plot 3 which is the focus of the S73 Amendments. Plots 4 - 6 of the Development remain unchanged and are still in outline. The form and appearance of the Hotel are changed in ways which are beneficial to the townscape and visual impact. Taking on the role as the 'landmark' element of the whole Consented Scheme, the proposal for the Hotel is for a higher, more slender building with a more distinctive appearance than the previous design.	- the architectural quality, style and palette of materials identified in the architects' DAS; - the arrangement of routes, public realm, landscaped spaces and active uses at street level; and - other cumulative schemes that, if and when built, would be likely to act in conjunction with the Development.	have a beneficial effect when the Development is seen in conjunction with other cumulative developments. In two cases there will be no change (views 8 and 13) and in 16 cases there will be no cumulative effect. There are no adverse cumulative effects. In the event that the High Road West (Lendlease Scheme), which is currently under judicial review, is refused, there will be no change in the case of two views (views 8 and 13) and no cumulative effect in 21 views; the Development will have a beneficial cumulative effect in the remaining views.		
8.2	This TVIA provides a thorough study of the current townscape condition of the Site and its context. It identifies the townscape and visual receptors potentially affected by the Development and the Amendments to the Hotel at Plot 3 and provides assessments of the effects likely to arise in each case.	8.6	It is recognised that the completed Development would have a permanent effect on the existing surrounding urban area. The operational effects of the Development on townscape and visual receptors are summarised in Tables 8.2 and 8.3 respectively. An overview comparison of the effects between the 2015 scheme and the proposed scheme is provided in Table 8.4.	8.11	The mitigation was embedded in the design process. Primarily the high quality of the design is derived from the landmarking nature of the Site adjacent to the Stadium in the context of a larger masterplan. This assessment acknowledges the achievement by the architects to create an appropriate form for a landmark building which complements rather than compromises these aspects. Design interventions have occurred, leading to modifications and improvements in the performance of the Development in relation to its effects on townscape and visual receptors. Potential adverse effects have, therefore, been considered and mitigated through refinements to the design.
8.3	Assessments of potential impact and likely effects made in this document take account of the Site, its existing surroundings and their collective historic development. Knowledge of the Site and its relationship to receptors has been obtained through extensive field work and research. The effects arising from the Amendments to the Hotel element of the Development have also been assessed in light of the architects' detailed designs. The consultancy has advised the architects on the development of the design throughout the process. This has been aided by the specialist preparation of Accurate Visual Representations (AVRs) and VU.CITY modelling used throughout the process of design development.	Operational townscape effects			
	Construction effects of the Development	8.7	The principal townscape effects on the wider and local area resulting from the completed Development in providing a landmark building at Plot 3 were assessed. It was found that the Development would have beneficial effects on townscape receptors in the surrounding context of the Site. These would vary in significance from minor to major.	Supplementary mitigation measures for operational effects	
8.4	The effects on the local area, in terms of its townscape character and public realm, and visual amenity were assessed in section 5 and are summarised in Table 8.1. On balance, post mitigation, they were found likely to range between negligible and moderate and to be of an adverse nature, because of the disturbance caused by the presence of cranes, scaffolding, the sight of incomplete buildings, site-deliveries, lighting and service connections. The effects would be short-term and temporary in nature and it was found that they would affect, to a higher degree, areas located closer to the Site.	8.8	No adverse cumulative effects were found on townscape receptors. The effects would range from minor to major and beneficial. The effects on townscape receptors are summarised in Table 8.2.	8.12	Most effects on receptors were found to be not adverse, but rather beneficial and, in four cases, neutral or balanced. This is the result of the intended landmark status and the high quality of the architecture. No supplementary mitigation measures are therefore recommended.
	Operational effects of the completed Development	Operational visual effects			
8.5	Construction works would have a negligible or minor and adverse effect on distant views, owing to the requirement for cranes and the large scale of the Development when under construction, without the mitigation arising from the design of the external building envelopes when completed.	8.9	The potential visual effects of the completed Development on 31 local and distant townscape views from 29 viewpoints (with two night-time variations) were assessed. The effects on visual receptors are summarised in Table 8.3. Of these views, it was found that the majority of effects would be of a beneficial nature. Only four views would be likely to have a neutral or balanced effect, i.e., views from the High Road, north of Lampden Lane and north of Brettenham Road (views 2 and 8); views from the Tottenham Cemetery (views 10 and 11), Bruce Castle Park (view 13), and Bruce Grove looking towards Edmansons Close (view 14). The significance of residual effects would again have great variations, with the majority of the effects found to be either minor or moderate. Eight views will have a major effect, i.e., views from Church Road (views 6 and 7), views from the High Road (views 19, 20, 21, and 22), and view 24 from Argyle Road and 25 from Bromley Road.	8.13	On the basis of the assessments, the consultancy considers that the design developed by the architects, with the input of LB Haringey planning officers, is not only appropriate, in accordance with the national, regional and local planning policy framework relating to design, townscape and views, but is of a very high calibre and will lead to a beneficial development.
		Note on summary tables			
8.6	The assessment of the effects of the completed Development on the townscape and visual receptors has been undertaken with particular regard to: the size, location and massing of the completed Development;	8.10	In terms of cumulative effects, it was found that the majority of views would	8.14	As stated in the methodology of this TVIA, the overall significance ratings given in the assessments and repeated here in summary tables should not be converted into statistics, as it is crucial that the qualitative written narrative related to each effect is fully understood and taken into account by decision makers. Those reading the tables provided in this section should consider them, therefore, as supporting material to the narrative assessments included in the assessment sections of this TVIA, which should be considered in full.

8.0 CONCLUSION AND RESIDUAL EFFECTS (CONTD.)

Notes for Summary Table of Effects:

- All Major and Moderate effects are considered to be significant.
- The consultancy has reviewed the previous TVIA submitted with the 2015 ES and taken into account aspects that remain relevant in relation to this S.73 application; however with the substantial changes in the baseline condition, updates to the EIA regulations and national policy and guidance, this TVIA chapter has been prepared as a fully updated report assessing recently defined townscape character areas and new viewpoint positions where necessary, to illustrate the full townscape and visual effects of the S73 Amendments to the Consented Scheme.

Construction Effects (Post-mitigation)	
Visual Receptors	Residual effect (short-term, temporary)
Close distance receptors	Minor to moderate; Adverse
Medium distance receptors	Minor; Adverse
Long distance receptors	Negligible to Minor; Neutral
Townscape Receptors	Residual effect (short-term, temporary)
Close distance receptors	Moderate; Adverse
Medium distance receptors	Minor; Adverse
Long distance receptors	N/A

Table 8.1: Summary of construction effects. Only ‘moderate’ and ‘major’ effects are considered significant in ES terms.

Receptor – Operational effects	Residual effect (operational/ permanent)	Cumulative effect (operational/ permanent)	Cumulative effect without Lendlease Scheme (operational/ permanent)
Townscape Receptors			
1. North Tottenham	Moderate; Beneficial	Moderate; Beneficial	Moderate; Beneficial
2. High Road/ Fore Street	Major; Beneficial	Major; Beneficial	Major; Beneficial
3. Bruce Castle/ Tottenham Cemetery	Minor; Beneficial	Minor; Beneficial	Minor; Beneficial

Table 8.2: Summary of operational effects on townscape receptors. Only ‘moderate’ and ‘major’ effects are considered significant in ES terms.

8.0 CONCLUSION AND RESIDUAL EFFECTS (CONTD.)

Receptor – Operational effects	Residual effect (operational/ permanent)	Cumulative effect (operational/ permanent)	Cumulative effect without Lendlease Scheme (operational/ permanent)
Visual Receptors			
View 1 – Fore Street at Sterling Way	Minor; Beneficial	Minor; Beneficial	Minor; Beneficial
View 2 – High Road near Brook House Primary School	Minor; Beneficial	Minor; Beneficial	Minor; Beneficial
View 3 – High Road at Northumberland Park	Minor; Beneficial	Minor; Beneficial	Minor; Beneficial
View 4 – William Street	Minor; Beneficial	Minor; Beneficial	No cumulative effect
View 5 – Brereton Road	Moderate; Beneficial	Major; Beneficial	No cumulative effect
View 5N – Brereton Road (night-time)	Moderate; Beneficial	N/A	N/A
View 6 – Church Road	Major; Beneficial	No cumulative effect	No cumulative effect
View 7 – Church Road	Major; Beneficial	No cumulative effect	No cumulative effect
View 8 – Somerset Road	Minor; Beneficial	No change	No change
View 9 – Tottenham Cemetery	Minor; Beneficial	Minor; Beneficial	Moderate; Beneficial
View 10 – Tottenham Cemetery	Minor; Balanced	No cumulative effect	No cumulative effect
View 11 – Tottenham Cemetery	Minor; Balanced	No cumulative effect	No cumulative effect
View 12 – Bruce Castle Park	Minor; Beneficial	Minor; Beneficial	No cumulative effect
View 13 – Bruce Castle Park	Minor; Neutral	No change	No change
View 14 – Bruce Grove looking towards Edmansons Close	Minor; Balanced	No cumulative effect	No cumulative effect
View 15 – High Road at Philip Lane	Minor; Beneficial	No cumulative effect	No cumulative effect
View 16 – High Road at Dorsett Road	Moderate; Beneficial	No cumulative effect	No cumulative effect
View 17 – High Road south of Lordship Lane	Moderate; Beneficial	No cumulative effect	No cumulative effect
View 18 – High Road at Lansdowne Road	Moderate; Beneficial	No cumulative effect	No cumulative effect
View 19 – High Road at Hampden Lane	Major; Beneficial	No cumulative effect	No cumulative effect
View 20 – High Road at Cedar Road	Major; Beneficial	No cumulative effect	No cumulative effect
View 20N – High Road at Cedar Road (night-time)	Moderate; Beneficial	N/A	N/A
View 21 – High Road at Cedar Road	Major; Beneficial	No cumulative effect	No cumulative effect
View 22 – High Road at Bromley Road	Major; Beneficial	No cumulative effect	No cumulative effect
View 23 – Park Lane at Denmark Street	Minor; Beneficial	No cumulative effect	No cumulative effect
View 24 – Argyle Road towards Vicarage Road	Major; Beneficial	No cumulative effect	No cumulative effect
View 25 – 17 Bromley Road	Major; Beneficial	Major; Beneficial	No cumulative effect
View 26 – Hartington Park	Minor; Beneficial	No cumulative effect	No cumulative effect
View 27 – Bridge west of Lockwood Reservoir	Minor; Beneficial	Moderate; Beneficial	Moderate; Beneficial
View 28 – Leaside Road	Minor; Beneficial	Minor; Beneficial	No cumulative effect
View 29 – Alexandra Palace, South Terrace	Minor; Beneficial	Minor; Beneficial	Minor; Beneficial

Table 8.3: Summary of operational effects on visual receptors. Only 'moderate' and 'major' effects are considered significant in ES terms.

8.0 CONCLUSION AND RESIDUAL EFFECTS (CONTD.)

Aspects previously considered in 2015 ES	Potential Changes due to Amendments	Comments
Construction Stage		
Effects on Townscape Character Areas	Changes to footprint at ground level and increase in height by 17m	The changes to the building footprint and overall height of the proposed Hotel at Plot 3 would not increase the number of significant construction effects compared to the approved hotel of the Consented Scheme.
Effects on Visual Receptors	Changes to footprint at ground level, increase in height by 17m and revised building proportions	The increased height of the proposed Hotel at Plot 3 would allow more visibility of construction activities from long distance views compared to the approved hotel scheme but the effects will not be significant owing to the distance away. In views where the proposed Hotel will just become visible when the approved hotel was not, the effects will range from negligible to minor as only a small part of the top will be visible; this will not result in any additional significant effects.
Completed Development Stage		
Effects on Townscape Character Areas	Changes to footprint at ground level, increase in height and a refinement of the architecture	The Amendments would result in the proposed Hotel at Plot 3 becoming a landmark building owing to its increased height and high quality architecture which will make a greater contribution to the 'Legibility' aspect of surrounding Townscape Character Areas leading to additional beneficial effects as set out in detail in section 6 of the report. A broad comparative summary is provided in paragraphs 6.39 to 6.42.
Effects on Visual Receptors	Increase in height, change in form and layout, more elegant proportions and a refinement of the architecture	The Amendments would result in a high quality landmark building at Plot 3, owing to its increased height, more elegant proportions, high quality architecture and materials. This would lead to beneficial effects in all views except for four minor balanced/neutral effects from Tottenham Cemetery and Bruce Castle Park. These assessments are set out in detail in section 7 with a broad comparative summary provided in paragraphs 7.15 to 7.19.

Table 8.4: Summary of comparative effects between 2015 ES and current assessments.

APPENDIX I - ADDITIONAL MODEL VIEWS

- A1.1

The consultancy has tested a wide set of views in VU.CITY, including views from the 2015 ES application that were not selected to be shown as AVRs in cases where views from the surrounding area have already been adequately represented and assessed as AVRs in the visual assessment chapter, or the view is not from a sensitive townscape context or the Development has limited visibility. This appendix includes a record of 11 non-verified images generated by the consultancy using the VU.CITY software and a model of the scheme prepared by the architects.
- A1.2

The set of views and form of representation have been informally agreed by the officers at LB Haringey. The non-verified images illustrate the overall volume and massing, rather than the detail, and is provided as supporting information to the AVRs presented in section 7 of this report. The leaves on foreground trees have not been shown for the purposes of clarity. The reader can extrapolate the effects of trees from the accompanying winter photograph for each view. In summer, when the trees are in full leaf, the visibility of the scheme may be further reduced in some of the views.
- A1.2

The location of the views is shown on the views map at figure A1.1. The 11 views are listed below:

View A:

81 Fore Street

View B:

High Road at White Hart Lane

View C:

Trulock Road

View D:

Park Avenue at Park Lane

View E:

High Road near Reform Row

View F:

Lordship Recreation Ground

View G:

DLG Planes Flying Field

View H:

Pymmes Park Grade II listed Walled Garden

View I:

Craig Park

View J:

Footpath within Tottenham Marshes

View K:

Waterhall Close

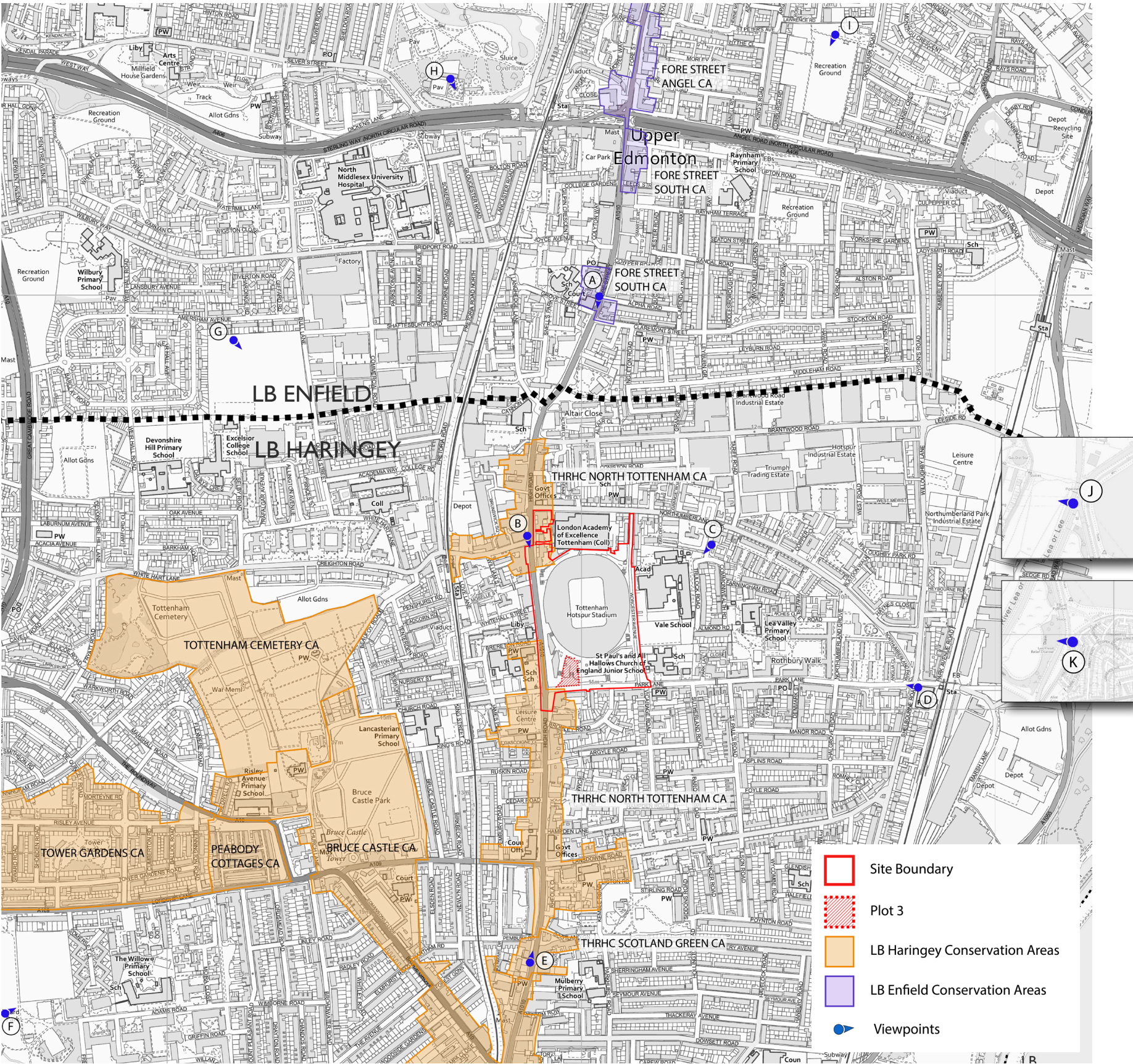
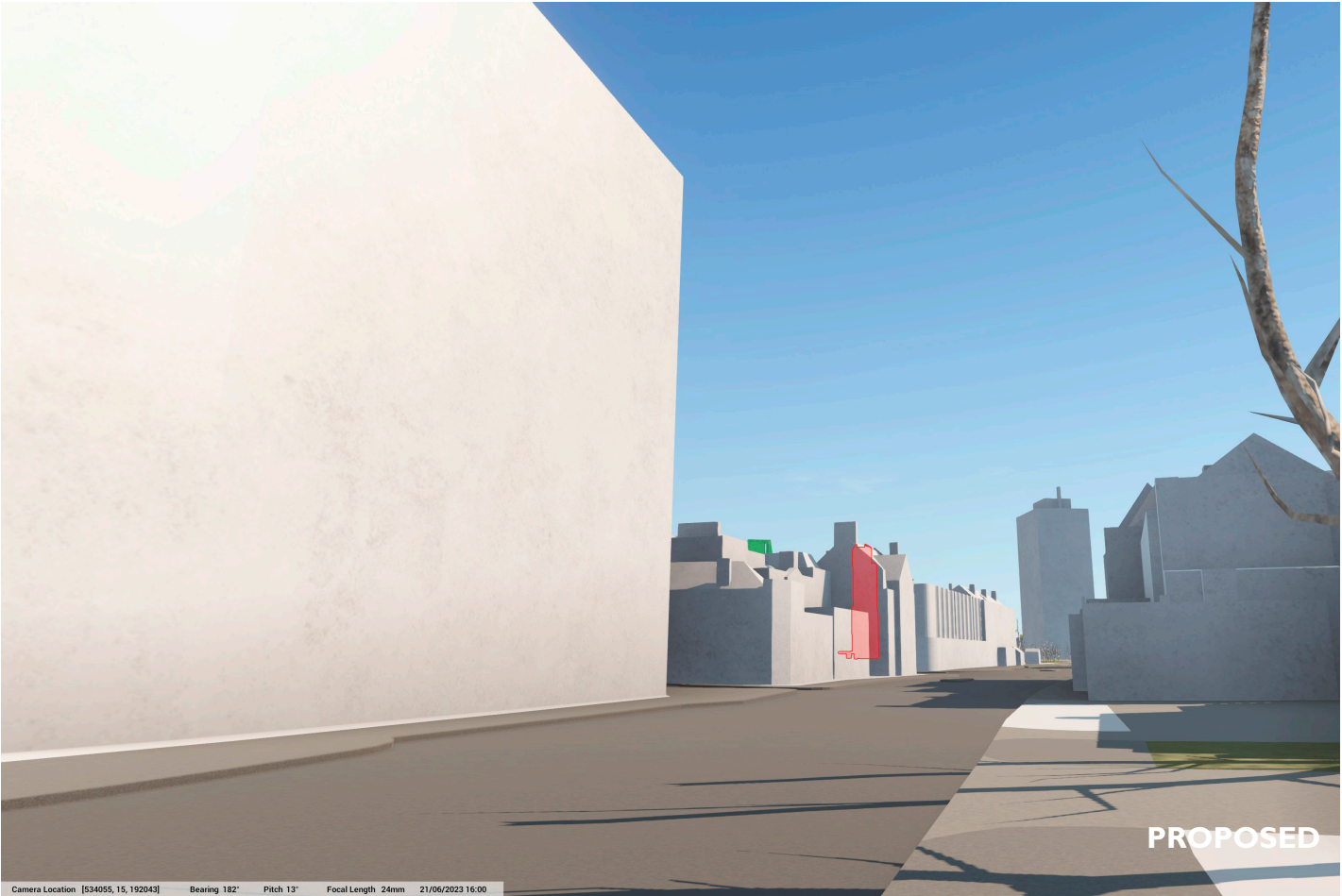
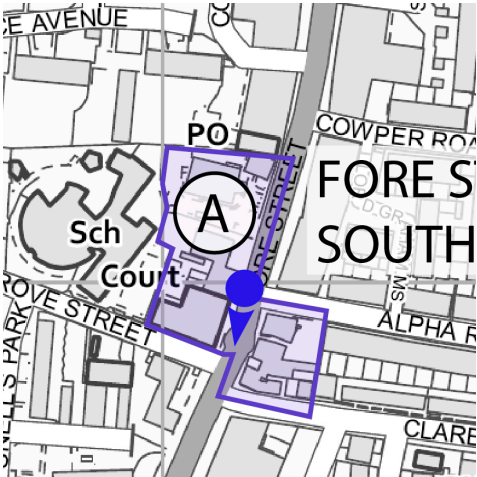


Fig.A1.1: Map showing the additional viewpoints tested in VU.CITY in relation to the Site and the Plot 3.

APPENDIX I - ADDITIONAL MODEL VIEWS (CONTD.)
VIEW A - 81 FORE STREET



VIEWPOINT LOCATION



APPENDIX I - ADDITIONAL MODEL VIEWS (CONTD.)
VIEW B - HIGH ROAD AT WHITE HART LANE



VIEWPOINT LOCATION

