

6.0 ASSESSMENT OF EFFECTS ON TOWNSCAPE RECEPTORS (CONTD.)

CHARACTER AREA 2 - HIGH ROAD / FORE STREET (CONTD.)



Fig. 6.16: Small scale terraced residential Grade II* premises at Nos. 808 and 810 High Road.



Fig. 6.17: Small scale terraced and locally listed residential and commercial premises on the High Road opposite of the Stadium with the Love Lane Estate in the background.



Fig. 6.18: The Brook House Primary School on the left, the Boundary Court building in the centre and the 20-storey Stellar House on the right.



Fig. 6.19: The Tottenham Hotspur Stadium with the Grade II* and Grade II listed buildings on the east side of the High Road in the foreground.



Fig. 6.20: The southern part of the North Tottenham Conservation Area as seen from the High Road near the junction with Lordship Lane. The Grade II listed No. 639 in the foreground.



Fig. 6.21: White Hart Lane, looking towards the High Road, with the Tottenham Hotspur Stadium in the background and the 10 storey buildings in the Love Lane estate on the right.



Fig. 6.22: White Hart Lane looking east towards the High Road. Lilywhite House is in the background, at the eastern side of the North Tottenham Conservation Area.



Fig. 6.23: Plots 3, 4 and 5 of the NDP Site seen from Park Lane; the Stadium is in the background.



Fig. 6.24: The Tottenham Community Sports Centre at Nos.701-703 High Road.



Fig. 6.25: The Grade II listed Tottenham Baptist Church is on the left, followed by the Grade II listed buildings at Nos.695 and 697 High Road. The locally listed buildings at Nos.685-689 are in the background.



Fig. 6.26: The Grade II listed Southern Gate Building at Whitbread Brewery.



Fig. 6.27: The locally listed building at Nos.636 and 638, the former LCS department store

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CHARACTER AREA 3 - BRUCE CASTLE / TOTTENHAM CEMETERY

Character Area 3 – Bruce Castle / Tottenham Cemetery	Likely effect of the completed Development
6.25 This character area is approximately 400m to the west of the Site and includes parts of LB Haringey’s Bruce Castle and Tottenham Cemetery Conservation Areas. Architecture 6.26 The character area is characterised by a varied architectural style and design, with buildings of between 2 to 4 storeys in height. In the cemetery there are clusters of historic buildings, including original paired chapels (listed Grade II, Fig 6.28) and features of interest such as a tunnel and several sets of entrance gates. The Grade II listed Nos.1-10 Prospect Place (Figs 6.30 and 6.31) are a group of two-storey 19th century cottages near the cemetery’s south entrance. Massing & scale 6.27 The surviving group of 19th century houses contributes a modest domestic character to the area, albeit this scale of buildings has been disrupted by the introduction of modern blocks of flats. Permeability & legibility 6.28 There is high level of pedestrian movement and moderate level of vehicular movement through the area. Panoramic views can be afforded from areas of open space, when not blocked by mature trees. Historic footpaths survive, such as Church Path leading from All Hallows Churchyard and through the Victorian cemetery. Urban grain 6.29 This character area includes wide areas of open, green space, some of it landscaped, combined with the housing along Prospect Place, in a dense grid of fine grain plots. Landscaping 6.30 The area is dominated by the open space of Tottenham Cemetery and Bruce Castle Park. A number of mature trees are present in the park and cemetery including several ancient trees. The relationship between the principal historic buildings and their associated open spaces, for example, Bruce Castle and Park, All Hallows Church and churchyard and the adjoining Tottenham Cemetery to the north, has helped to preserve some of the historic character of the area, in contrast to the later residential development built between Bruce Grove and Tottenham High Road by the end of the 19th century. Earlier landscapes such as the Garden of Peace and the natural feature of the Moselle brook have been incorporated.	6.31 The sensitivity of this character area is high as it includes two conservation areas. However, the sensitivity to change outside the conservation area towards the Site reduces to medium owing to the distance from the Site and the intervening townscape. The Development will be visible from, but not dominant over, a very small number of viewpoints within this character area. The magnitude of change in relation to the character area will be low. In the very few cases where it is visible, it would be the articulated top floors of the proposed Hotel (Plot 3) which would be seen, as the upper expression of new landmark buildings, glimpsed through the gaps in the treescape. The high quality architecture of the Development and of the proposed Hotel scheme at Plot 3 will give rise to a minor effect, which would be beneficial in nature. Likely cumulative effect of the completed Development in combination with cumulative schemes 6.32 Only in a minor number of cases will the Development act cumulatively with The Goods Yard and The Depot Scheme and with the High Road West (Lendlease Scheme). The Development’s contribution to the cumulative effect will be minor and beneficial. If the High Road West (Lendlease Scheme) is refused at judicial review the Development’s contribution to the cumulative effect will remain minor and beneficial.

AVRs relevant to this character area: 9, 10, 11, 12 and 13.

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CHARACTER AREA 3 - BRUCE CASTLE / TOTTENHAM CEMETERY (CONTD.)



Fig. 6.28: Footpath within the Tottenham Cemetery with the Grade II listed paired chapels in the centre of the photograph.



Fig. 6.29: Bruce Castle Park within the Bruce Castle Conservation Area.



Fig. 6.30: South-eastern entrance to Tottenham Cemetery with the Grade II listed Nos.1-10 Prospect Place on the right.



Fig. 6.31: The Grade II listed Nos.1-10 Prospect Place as seen from Tottenham Cemetery.



Fig. 6.32: Tottenham Cemetery within the Tottenham Cemetery Conservation Area.



Fig. 6.33: Playground in Bruce Castle Park within the Bruce Castle Conservation Area.



Fig. 6.34: The Grade I listed Bruce Castle.

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ASSESSMENT AGAINST POLICY AND GUIDANCE RELATED TO TOWNSCAPE

- Assessment against policy and guidance related to townscape**
- 6.33 The effects of the completed Development on the townscape receptors were assessed with reference to three townscape character areas identified around the Site. The assessments found that the effects on these character areas would range from minor to major and would be of a beneficial nature in all cases.
- 6.34 The Development and the proposed design changes to the approved hotel scheme at Plot 3 are in compliance with the 2021 NPPF section 12 'Achieving well-designed places' in that they are of high quality architecture which will add to the overall quality of the area, establish a strong sense of place, respect the local character and distinctiveness, and enrich the city environment. The architects' DAS shows the extent to which the Site and surroundings have been analysed, and how the amended design for Plot 3 has been refined to respond well to its context. The Development has the potential to be an exemplary design which will raise design standards in the Tottenham area.
- 6.35 The Development is in accordance with the London Plan 2021 policies D3 'Optimising site capacity through the design-led approach', D4 'Delivering good design', D8 'Public Realm', and D9 'Tall Buildings', in that it is an appropriate form of development in an area that is considered appropriate for tall buildings; responds to the Site's context and capacity for growth; enhances local context through buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape; is of high quality architecture; and has a mutually supportive relationship between the space, surrounding buildings within and outside the Site and their uses, so that the public realm enhances the amenity and function of buildings contributing to a vibrant public realm. In accordance with policy D9, the architectural quality and materials of the proposed Amendments at Plot 3 will be of an exemplary standard. The visual impacts of the Development were tested in long-range, mid-range and immediate views. These are presented in section 7. The proposals reinforce the spatial hierarchy of the local and wider context, and aid legibility and wayfinding.
- 6.36 The Development is also in line with the key objectives of strategic policy SP11 'Design' in LB Haringey's Local Plan Strategic Policies (2017) and will enhance and enrich Haringey's built environment and create buildings and places that are of high quality and attractive, respecting its local context and character, and contributing to Haringey's sense of place and identity.
- 6.37 The Development is in an area considered appropriate for tall buildings and complies with the relevant policies set out in the Development Management Development Plan Document (2017) (DPD), namely DM1 'Delivering High Quality Design' and DM6 'Building Heights'. Accordingly, in line with policy DM1, the Development relates positively to its locality, having regard to: building heights, form, scale & massing at the Site; urban grain, and the framework of routes and spaces between the proposed Plots within the Site; active, lively frontages to the public realm and Park Lane; and

distinctive architectural styles, detailing and materials. In line with policy DM6, the revised design of the Hotel at Plot 3 is of an appropriate scale for a landmark building, which responds positively to the Site's surroundings, the local context, and is of a high standard of design. Its distinctiveness aids legibility and wayfinding. It is elegant and well proportioned, and visually interesting when viewed from any distance or direction. The design of the Development and the well-considered siting of the Hotel at Plot 3 avoids a canyon effect, and the over lapping between individual buildings in specific views is appropriately considered to avoid any adverse effects.

- 6.38 The Development takes into account the policies and guidance set out in the Tottenham Area Action Plan (2017), of which AAP6 'Urban Design and Character including Tall Buildings' and the site specific guidance NT17 'Tottenham Hotspur Stadium' are relevant. The Development accords with these policies, by introducing buildings whose heights respond to and help to define the surrounding character, whilst optimising opportunities for intensification and regeneration. The proposed Hotel at Plot 3 specifically intends to create a high quality landmark near the Stadium.

COMPARISON AGAINST 2015 TVIA

- Comparison against the 2015 TVIA:**
- 6.39 The townscape assessments in this chapter have been carried out using a different methodology to that used in the 2015 TVIA assessments which was in accordance with the 2015 ES regulations. The consultancy's current ES methodology is in accordance with the 2017 ES regulations, and current planning policy and guidance in relation to townscape as relevant.
- 6.40 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 based on more recently defined townscape character areas in guidance documents, in particular, LB Haringey's Urban Character Study, and recently permitted planning applications. This accords with the need for an up to date and thorough approach to TVIA assessments as requested by LB of Haringey planning officers during pre-application consultations.
- 6.41 The current townscape assessment covers a slightly larger study area than the 2015 assessment and different demarcation of character areas, based on the updated baseline condition. It is therefore not possible to do a like-for-like comparison of significance ratings for residual effects against the 2015 assessment, however, as a broad comparative summary, the 2015 TVIA found residual effects on nearby character areas to be either beneficial or neutral, with one beneficial effect considered to be a significant effect on the Tottenham High Road character area. In the current townscape assessment, there are two significant effects – moderate beneficial on the North Tottenham Character Area and major beneficial on the High Road/Fore Street Character Area.
- 6.42 In terms of the cumulative assessments, the two cumulative scenarios and current baseline being vastly different, it is not possible to do a meaningful comparison of effects.

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS

INTRODUCTION

	Introduction				
7.1	This section provides a detailed visual assessment of the effects of the Development on the local and wider townscape. The images provided have also informed the effects on heritage assets which are set out in Cogent Heritage’s Heritage Statement Addendum dated July 2023.		(iii) a cumulative view showing the Development in combination with other cumulative schemes (depicted as ‘wirelines’).		(ii) Sensitivity of the view: An assessment of the sensitivity of the view to change. The sensitivity rating is a professional judgement that takes into account the townscape value of the view and the susceptibility of visual receptors (people) to change in the view. In this case, the likely visual receptors will primarily be local residents, travellers passing north and south and occasional crowds arriving and leaving the Tottenham Hotspur Stadium, all of whom are used to constant change taking place in the city.
7.2	The assessments in this section are of ‘operational’ effects, i.e., when the buildings proposed is completed and in use. The assessments of the effects arising during demolition and construction are set out separately in section 5 of this TVIA.	7.6	A cumulative view image is included for all the views. Cumulative assessments include two scenarios, one with the approved High Road West (Lendlease) scheme and one assessment without it, in the event that it is refused at judicial review. A list and a map of the cumulative schemes relevant to this TVIA can be found in section 3. Fig 3.18 provides a coloured 3D diagram and key to help identify each scheme.		
7.3	The methodology for visual assessment is set out in section 2. It is essential for any reader using the visual assessments as analysis to be conversant with the methodology, which is particular to the author and which takes into account design quality in particular. This is set out in detail in section 4 of this chapter and is not repeated in detail here.	7.7	Two representative views, 5 and 20, are shown in a night-time condition.		(iii) Proposed: A description of the design quality and its role in mitigation achieved through the design process
	The views		Representation of Schemes in the AVRs		(iv) Magnitude of change: An assessment of the magnitude of change in the view, owing to the Development
7.4	The map at Fig. 7.1 shows the location of the Site and the selected viewpoint positions. 20 relevant view positions have been selected from previous townscape work for the NDP 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. Of this combined set, 31 views have been selected to be produced as Accurate Visual Representations (AVRs) from 29 viewpoints (including two night-time variations) and have been assessed in this section. Of these 17 show the amended Hotel (Plot 3) scheme in wireline and 14 show it as a photorealistic render. The consented maximum parameters for Plots 4 to 6 is shown as wirelines in all views. 11 views have been included as additional information, in the form of non-verified VU.CITY model views (in Appendix 1) 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 set of viewpoints and their form of representation have been informally agreed by LB Haringey.	7.8	The Development is shown in the AVRs in green wirelines with dark green line for the proposed Hotel (Plot 3) which is subject to the Amendments, and light green for the consented Plots 4 to 6 maximum parameters. The completed Plots 1 and 2 are part of the new baseline and can be seen in the updated photography.		(v) Residual effect: A rating of the overall effect taking into account the qualitative aspects of the design, in combination with the significance of the view and the magnitude of change
		7.9	Solid wirelines represent the parts of the proposed or cumulative developments that would be seen without obstruction or are only hidden by trees, and dotted wirelines indicate parts of the proposed or cumulative developments that are hidden behind other buildings or structures.		(vi) Cumulative effect: An assessment of the potential cumulative effects arising in combination with other development proposals, where applicable.
		7.8	A methodology statement by Miller Hare, setting out in detail how accurate visual representations are created, is included in Appendix 5 of this document. A selection of comparative AVRs showing the Development with the approved Hotel scheme (overlaid in light green wireline) is included in Appendix 4.	7.11	The 31 views from 29 viewpoints (with two night-time variations) which are being assessed in this section are listed below. The list also indicates which views have the Hotel (Plot 3) shown as photorealistic renders or wireline AVRs.
		7.9	The cumulative schemes are shown with different coloured wirelines, with a key to identify them easily. Where wireline depictions of the Development are hidden behind other buildings the wireline is shown as dotted, and where the Development is hidden by only tree foliage it is shown with a solid line. Each view is accompanied by a ‘thumbnail’ map extracted from the general views map at Fig. 7.1 which shows the location of the view in relation to the surrounding townscape.		View 1: Fore Street at Sterling Way (wireline)
7.5	The assessments of the 29 AVR views contain three images, as follows:		The assessments		View 2: High Road near Brook House Primary School (wireline)
	(i) an existing view photograph;	7.10	In order to explain the assessment of visual effects, a commentary accompanies each view which includes both objective (height, massing and level of visibility) and subjective but professionally informed (quality of design) elements. The assessment commentary includes:		View 3: High Road at Northumberland Park (render)
	(ii) an Accurate Visual Representation (AVR) of the Development, either as a ‘wireline’ projection or as a photorealistic ‘rendered’ montage of the Hotel (Plot 3) with the approved maximum parameters of Plots 4 to 6 shown in wireline; and		(i) Existing: A description of the existing view, considering its townscape value and visual amenity		View 4: William Street (render)
					View 5: Brereton Road (render)
					View 5N: Brereton Road (night-time) (render)
					View 6: Church Road (render)
					View 7: Church Road (render)
					View 8: Somerset Road (wireline)
					View 9: Tottenham Cemetery (wireline)
					View 10: Tottenham Cemetery (wireline)