

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 9 - TOTTENHAM CEMETERY (CUMULATIVE)



Cumulative effect

The approved southern element of the High Road West (Lendlease Scheme) will obscure most of the companion Residential Buildings and a substantial part of the Hotel. It will leave visible its distinctive top and landmark legibility. Both the consented The Goods Yard And The Depot Scheme to the left and the approved High Road West (Lendlease scheme) in the centre, make the proposed development a minor but important partner in contributing to this cumulative effect. The cumulative effect is **minor** and **beneficial**.

Cumulative effect without High Road West (Lendlease Scheme)

Without the Lendlease Scheme, more of the Development will be visible in the view, its visibility levels similar to the consented The Goods Yard and The Depot Scheme to the left; the Development’s contribution to the cumulative effect would be **moderate** and **beneficial**.

VIEW 9

- NDP Hotel Section 73 / Plot 3
 - NDP / Plots 4 to 6
 - The Goods Yard and The Depot
 - High Road West (Lendlease Scheme)
- The Development

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 10 - TOTTENHAM CEMETERY (EXISTING)

Existing

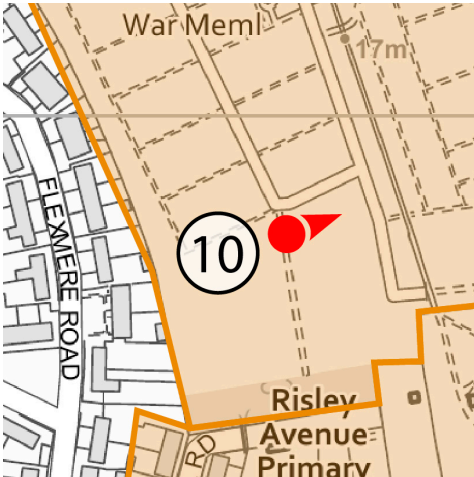
A varied panorama of enclosing trees, a meadow-like graveyard with tombstones, and memorials characterise the view. Mature trees vary in height with a rare drop in height in the direction of the Site, seen from an insignificant place in the cemetery. There is little or no evidence of the urban setting that surrounds the cemetery and little evidence of use by pedestrians. This creates a tranquil setting but one that at times feels isolated.

Sensitivity of the view

The sensitivity of this view is **medium** to **low**.



VIEWPOINT LOCATION



7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 10 - TOTTENHAM CEMETERY (PROPOSED - WIRELINE)



Proposed

The proposed Hotel and part of the Residential Buildings of the Development appear in the tree gap, the former expressing its articulated form and landmark status. The intrusion into this arcadian view, one of very few opportunities for visibility from the cemetery, is redeemed by the architectural quality and its landmark role.

Magnitude of change

This is a **low** magnitude of change in the view as a whole, taking account of all the surroundings.

Residual effect

The effect is **minor** and **balanced** taking account of it being the first intrusion in this particular single view from an insignificant viewing position, balanced by the high quality architecture and urban landmark role which it plays.

VIEW 10

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