

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 5N - BRERETON ROAD (NIGHT-TIME) (PROPOSED - RENDER)



Proposed

Since the uses are hotel rooms and residential spaces, the light emittance from the proposed Hotel at Plot 3 is sporadic and subdued.

Magnitude of change

The change is experienced as more subtle at night but can be considered to be of **medium** magnitude.

Residual effect

The effect at night also remains **moderate** and **beneficial**.

Cumulative effect

Since it is difficult to project the light levels of cumulative unbuilt schemes, a cumulative image for night-time is not presented nor assessed here.

VIEW 5N

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 6 - CHURCH ROAD (EXISTING)

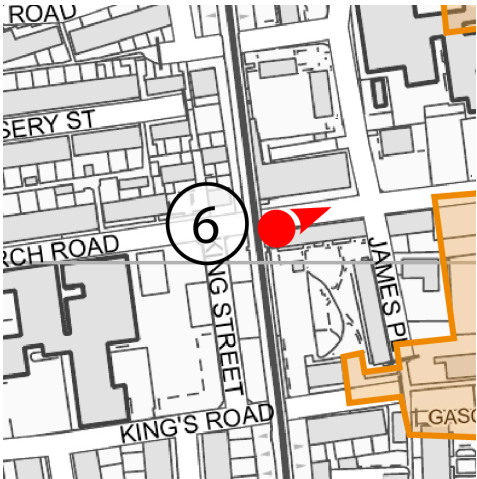
Existing

This is a view down Church Road towards the Stadium. The built frontage along the street creates a uniform but architecturally undistinguished appearance. On the north side of the road, there are retail units beneath two storeys of residential within an undistinguished design. There is presence of a number of mature trees, predominantly contained within the school grounds of St Francis De Sales primary school and an adjacent nursery school, as well as along the frontage of the High Road. When in leaf the trees largely screen the Stadium, but is clearly seen in winter.

Sensitivity of the view

The townscape in this view is unremarkable; its sensitivity is therefore **low**.

VIEWPOINT LOCATION



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VIEW 6 - CHURCH ROAD (PROPOSED - RENDER)



Proposed

The proposed Hotel at Plot 3 presents a series of vertical overlapping planes at varied angles, obscuring the end of the Stadium and rising considerably higher than it. The lower plane is of an earthy hue and becomes an axial focus to Church Street at a lower scale than the other parts. The higher parts are of a lighter hue and together with their linking gaps and slender southern elevation, present a group of five elegant vertical elements. The Hotel obscures much of the Residential Buildings of the Development beyond, its corner position and its expressive architecture manifesting a landmark status.

Magnitude of change

This is a **high** level of change.

Residual effect

The Development affects the existing townscape in a **major** way, but its high quality of the architecture and landmark status give rise to a **beneficial** effect.

VIEW 6

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7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 6 - CHURCH ROAD (CUMULATIVE)



Cumulative effect

As no cumulative schemes will be visible in this view, there is **no cumulative effect**.

Cumulative effect without High Road West (Lendlease Scheme)

There would be no change to the above effect, i.e., **no cumulative effect**.

VIEW 6

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 7 - CHURCH ROAD (EXISTING)

Existing

Towards the east end of Church Road, the Stadium becomes a prominent, large-scale element with a sparse treescape across the school playground in its foreground. There is little by way of urban legibility to announce the High Road between them. Park Lane beyond continues with little urban definition.

Sensitivity of the view

The view is of a townscape where change is anticipated, therefore, the sensitivity is **low**.

VIEWPOINT LOCATION

