

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 8 - SOMERSET ROAD (CUMULATIVE)



Cumulative effect

The emerging Joyce Avenue and Snells Park Estate regeneration project fully obscures the whole Development including the Hotel. The consented The Goods Yard and The Depot Scheme can be seen to the right of Rivers Apartments. As the Development would not be visible, the cumulative effect will be **no change**.

Cumulative effect without High Road West (Lendlease Scheme)

The Development’s contribution remains that of **no change**.

- NDP Hotel Section 73 / Plot 3
 - NDP / Plots 4 to 6
 - The Goods Yard and The Depot
 - Joyce Avenue And Snells Park Estate
- The Development

VIEW 8

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

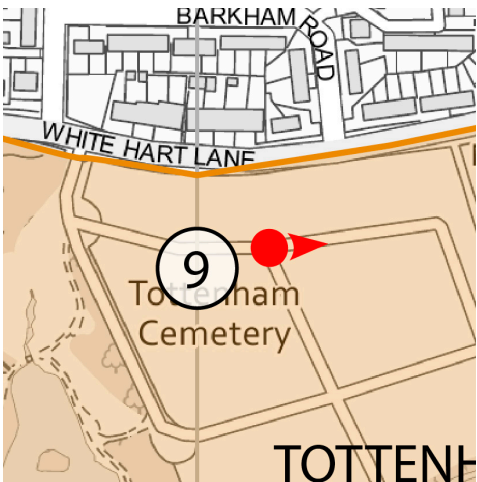
Existing

The view is from a northerly position within the cemetery at a junction of paths. The cemetery is quite open with a belt of trees to the east. There is busy White Hart Lane to the north with continuous development on its north side visible from this part of the cemetery. Towards the Site the trees are not consistent, leaving potential visibility of tall buildings where there is a drop in the treeline.

Sensitivity of the view

This view, which is from within the Tottenham Cemetery Conservation Area, is of **medium** sensitivity to change as there are no listed buildings in the view and the viewer is aware of the urban context as described above.

VIEWPOINT LOCATION



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



Proposed

Three towers of the Development will be visible in the rare dip in the treeline. While the Hotel at Plot 3 is primarily visible, the other two Residential Buildings are either screened by trees, or partially obscured by the landmark element. Their composition, individual profiles, and variation in form will make this an attractive addition to an environment already exposed to perimeter development in other directions, while providing orientation and urban legibility. The high quality of the architecture is the established and essential ingredient to the acceptability of this effect.

Magnitude of change

Taking account of the wide foreground panorama of trees and seasonal changes to visibility, this is a **low** magnitude of change.

Residual effect

This is a **minor** level of effect but the Hotel's high quality design and wayfinding role as a landmark makes it **beneficial**; the approved Residential Buildings are secondary to it.

VIEW 9

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