

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
INTRODUCTION (CONTD.)

- View 11:** Tottenham Cemetery (wireline)
- View 12:** Bruce Castle Park (wireline)
- View 13:** Bruce Castle Park (wireline)
- View 14:** Bruce Grove looking towards Edmansons Close (wireline)
- View 15:** High Road at Philip Lane (wireline)
- View 16:** High Road at Dorsett Road (wireline)
- View 17:** High Road south of Lordship Lane (wireline)
- View 18:** High Road at Lansdowne Road (render)
- View 19:** High Road at Hampden Lane (render)
- View 20:** High Road at Cedar Road (render)
- View 20N:** High Road at Cedar Road (night-time) (render)
- View 21:** High Road at Cedar Road (render)
- View 22:** High Road at Bromley Road (render)
- View 23:** Park Lane at Denmark Street (wireline)
- View 24:** Argyle Road towards Vicarage Road (wireline)
- View 25:** 17 Bromley Road (render)
- View 26:** Hartington Park (wireline)
- View 27:** Bridge west of Lockwood Reservoir (wireline)
- View 28:** Leaside Road (render)
- View 29:** Alexandra Palace, South Terrace (wireline)

- Site Boundary
- Plot 3
- LB Haringey Conservation Areas
- LB Enfield Conservation Areas
- Viewpoints

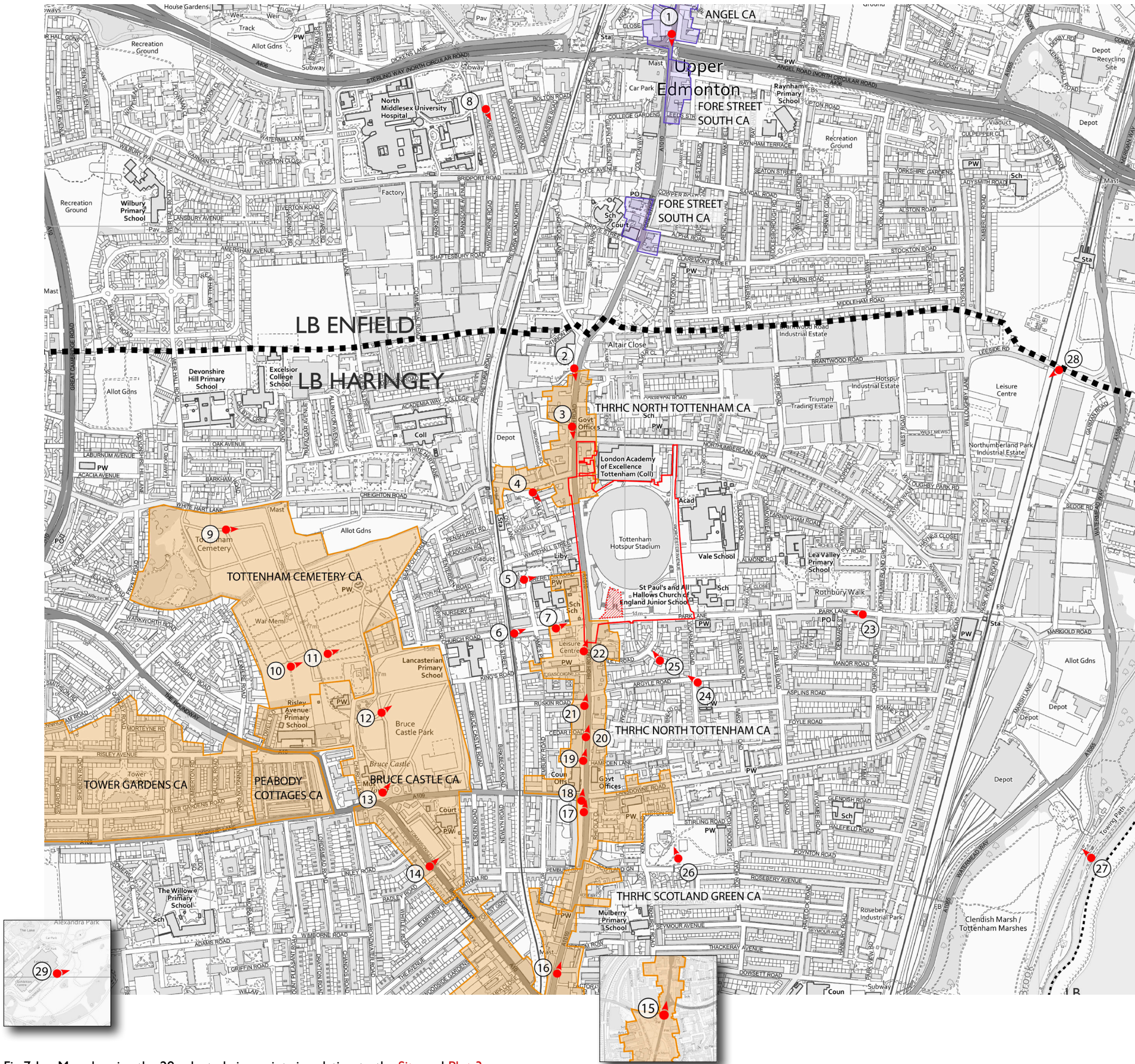


Fig 7.1: Map showing the 29 selected viewpoints in relation to the Site and Plot 3.

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 1 - FORE STREET AT STERLING WAY (EXISTING)

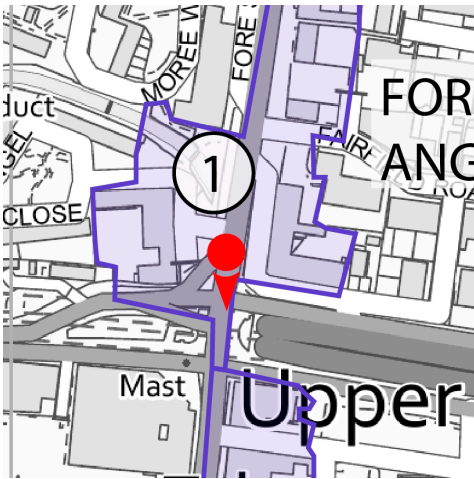
Existing

The view looks south along Fore Street which forms the heart of Upper Edmonton. Two and three storey buildings largely form the street scene, with retail frontages at ground floor and some residential storeys above. The built form is erratic, with varying styles, sizes, and materials used, which combined with the mixed appearance of the shop frontages, creates an uncoordinated character. Axial to the street is the eight-storey residential block, Silverpoint House, at the Alpha Road junction, which is different again in character with little visual relief and without being worthy of a landmark. This viewpoint provides the first glimpse of the football stadium.

Sensitivity of the view

Regenerative change is expected in this unremarkable townscape which is of **low** sensitivity.

VIEWPOINT LOCATION



7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW I - FORE STREET AT STERLING WAY (PROPOSED - WIRELINE)



Proposed

The upper storeys of the proposed Hotel at Plot 3 will be visible above the eight storey Silverpoint House in the centre of the view. The rising blades and the top are clearly visible. The Residential Buildings at Plot 5 are shown set back from the High Road as maximum parameters.

Magnitude of change

The magnitude of change is **low** though the townscape value of the Hotel building as a landmark is apparent through the articulated top.

Residual effect

As a landmark this is a welcome marker for the Stadium estate and is of high quality in design terms. It is a **minor** effect on the view but **beneficial** in its townscape contribution and design quality.

VIEW I

This page is intentionally left blank