

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



Cumulative effect

The approved The Goods Yard And The Depot scheme is obscured by the trees to the far left of the photo. The southernmost element of the approved in outline High Road West (Lendlease Scheme) may just become visible in winter and would be more so as the viewer moves further south. This consideration is not particularly relevant given the non-specific position or status of the view position. There is effectively **no cumulative effect**.

Cumulative effect without High Road West (Lendlease Scheme)

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

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

VIEW 10

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 11 - TOTTENHAM CEMETERY (EXISTING)

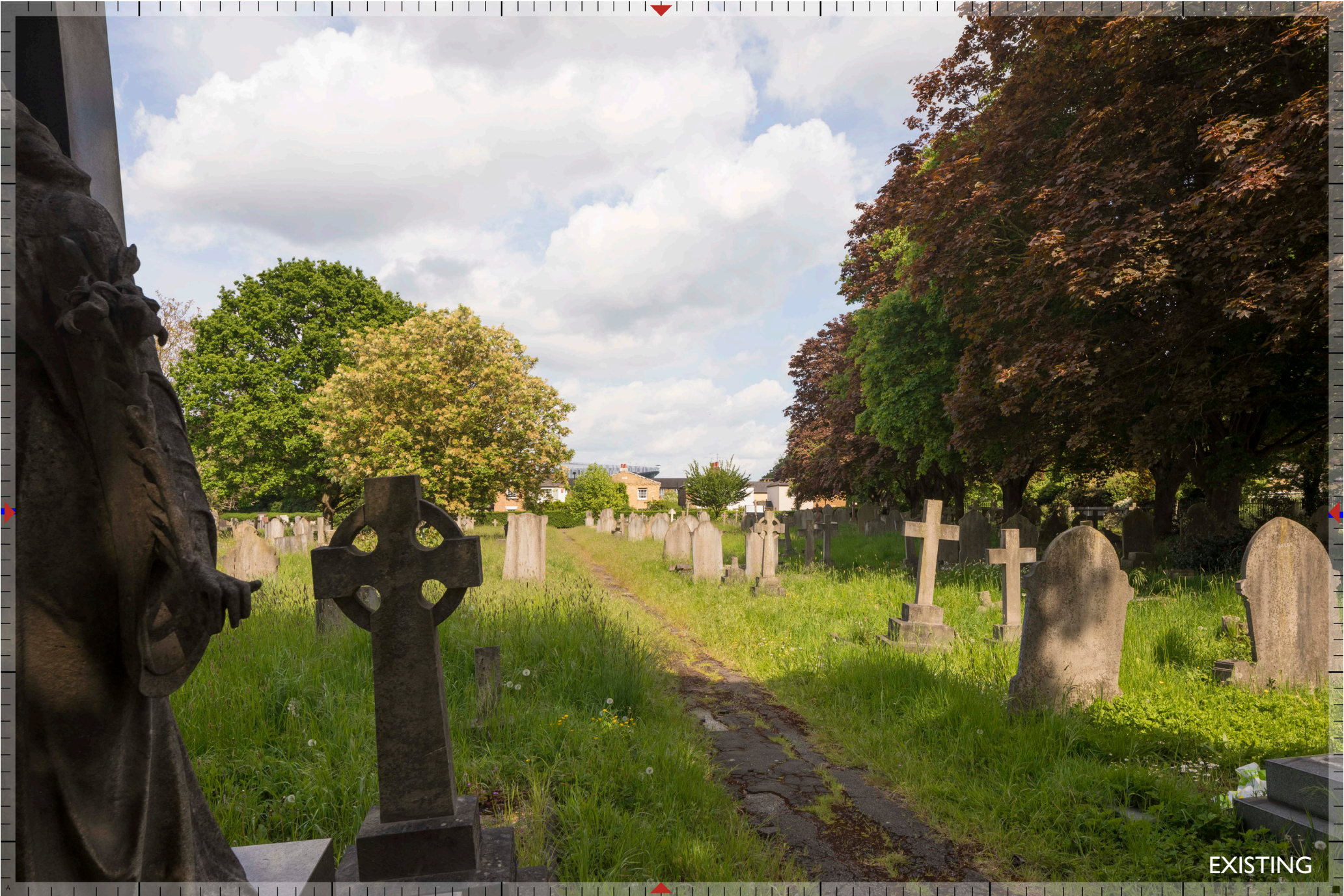
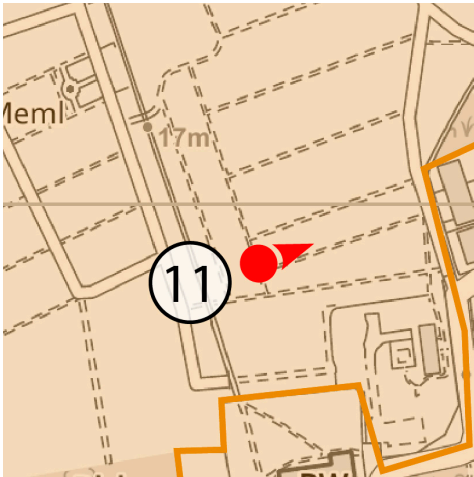
Existing

The view is taken from the south-eastern area of the Tottenham Cemetery within the associated conservation area and looking across the rooftops of the northern part of the Bruce Castle Conservation Area. Mature trees limit the visibility out to the surrounding townscape although the small-scale residential buildings of the neighbouring conservation area are visible with the Stadium as their backdrop. In the fore and middle ground of the view are funeral monuments interspersed within mature trees, which vary in species and size. The footpath is one of many informal and rarely used routes. The view is relatively contained due to the mature trees.

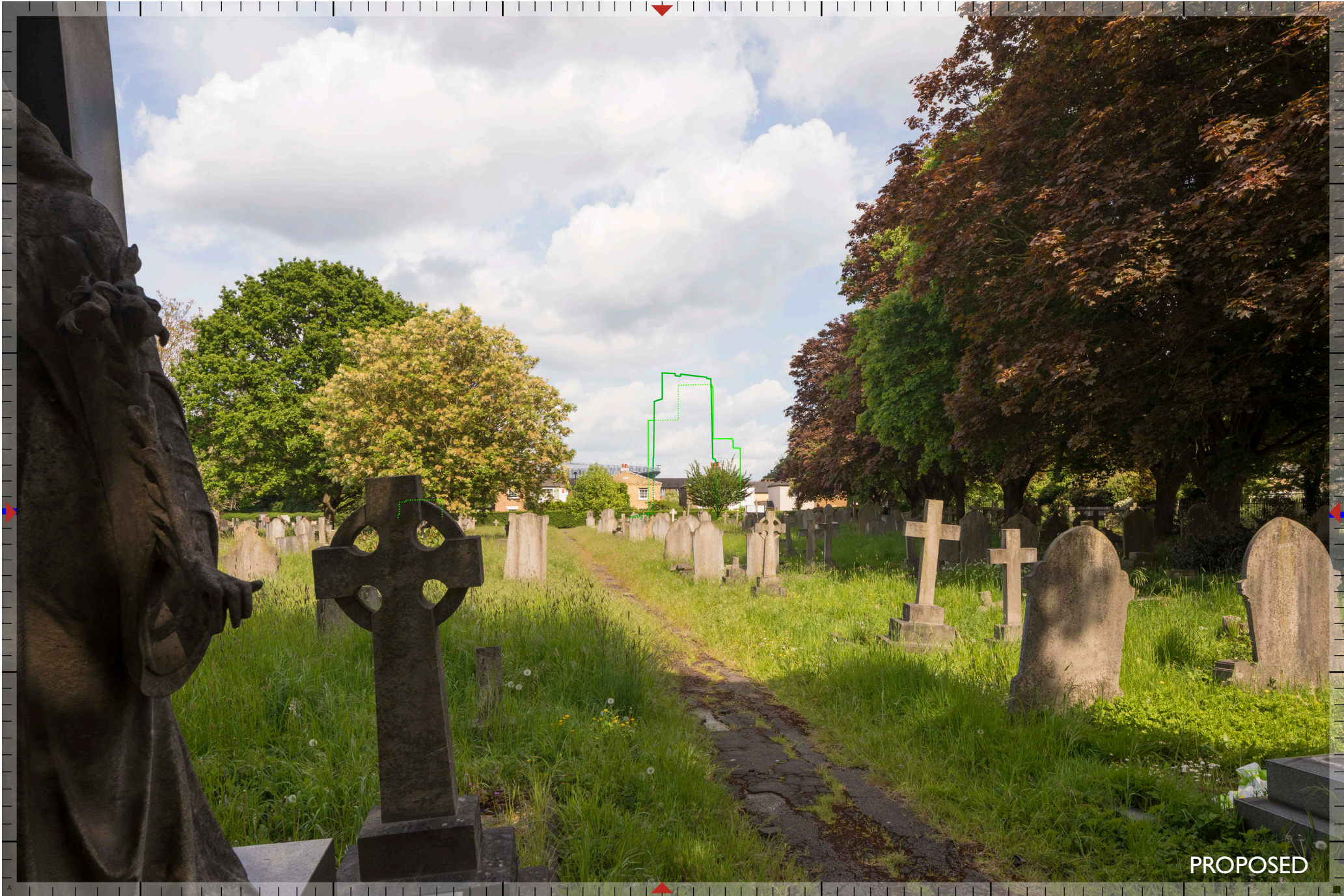
Sensitivity of the view

The view is of **medium to low** sensitivity as it is situated within the Tottenham Cemetery Conservation Area, but from an insignificant place. It is also one of very few areas within this part of the cemetery where urban life is revealed through a gap in the otherwise fully enclosed cemetery space.

VIEWPOINT LOCATION



7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 11 - TOTTENHAM CEMETERY (PROPOSED - WIRELINE)



Proposed

The Hotel part of the Development will be fully visible alongside the Stadium. The approved Residential Buildings at Plot 5 will be mostly obscured. The detailed architecture and profile of the Hotel element is purposely derived to form a landmark element of high quality. Its layered planes divide an otherwise wide form into a series of elegant vertical elements.

Magnitude of change

The level of change is **low**.

Residual effect

This is a minor level of visibility into a tranquil space, one of very few such opportunities from within the cemetery. It gives rise to a balanced effect, as the distance away and high quality architecture of the visible part would mitigate any potential adverse effect. Overall, therefore, the rating is **minor** and **balanced**.

VIEW 11

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