

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 15 - HIGH ROAD AT PHILIP LANE (PROPOSED - WIRELINE)



Proposed

The prominence of the Hotel element of the Development provides a significant landmark for the planned regeneration of Tottenham, together with its companion Residential Buildings to its east, partially screened by trees. Its slenderness bears similarities to that of the Tottenham High Cross monument in the foreground. Its articulated top and vertical layering makes it distinctive and a legible urban landmark.

Magnitude of change

The amount of change, though a meaningful landmark, is **low** in relation to the broad view.

Residual effect

The effect is **minor** but its high quality architecture, slender nature and landmark role mean it is **beneficial**.

VIEW 15

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7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 15 - HIGH ROAD AT PHILIP LANE (CUMULATIVE)



Cumulative effect

The cumulative schemes on the High Road are obscured by the west frontage buildings. Only a small slither of the Joyce Avenue and Snells Park Estates Scheme will be visible in winter behind the foreground tree. There is effectively **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**.

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

VIEW 15

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 16 - HIGH ROAD AT DORSETT ROAD (EXISTING)

Existing

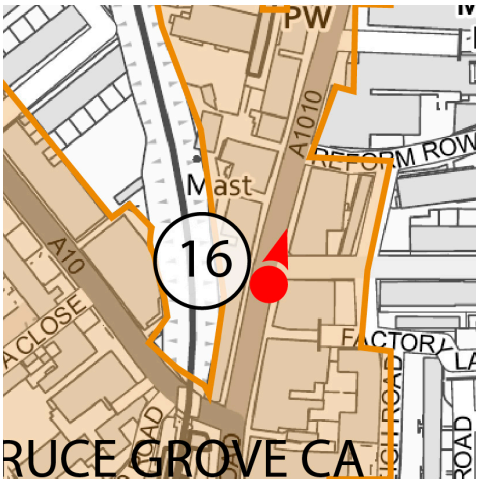
From within the Bruce Grove Conservation Area, views north lead to the Stadium shrouded in trees. Frontage buildings form a strong sense of enclosure which opens up through set back buildings with trees beyond the terraces, with the Stadium providing a sense of what is beyond.

Sensitivity of the view

As a conservation area still requiring regeneration, the sensitivity to change is **medium**.

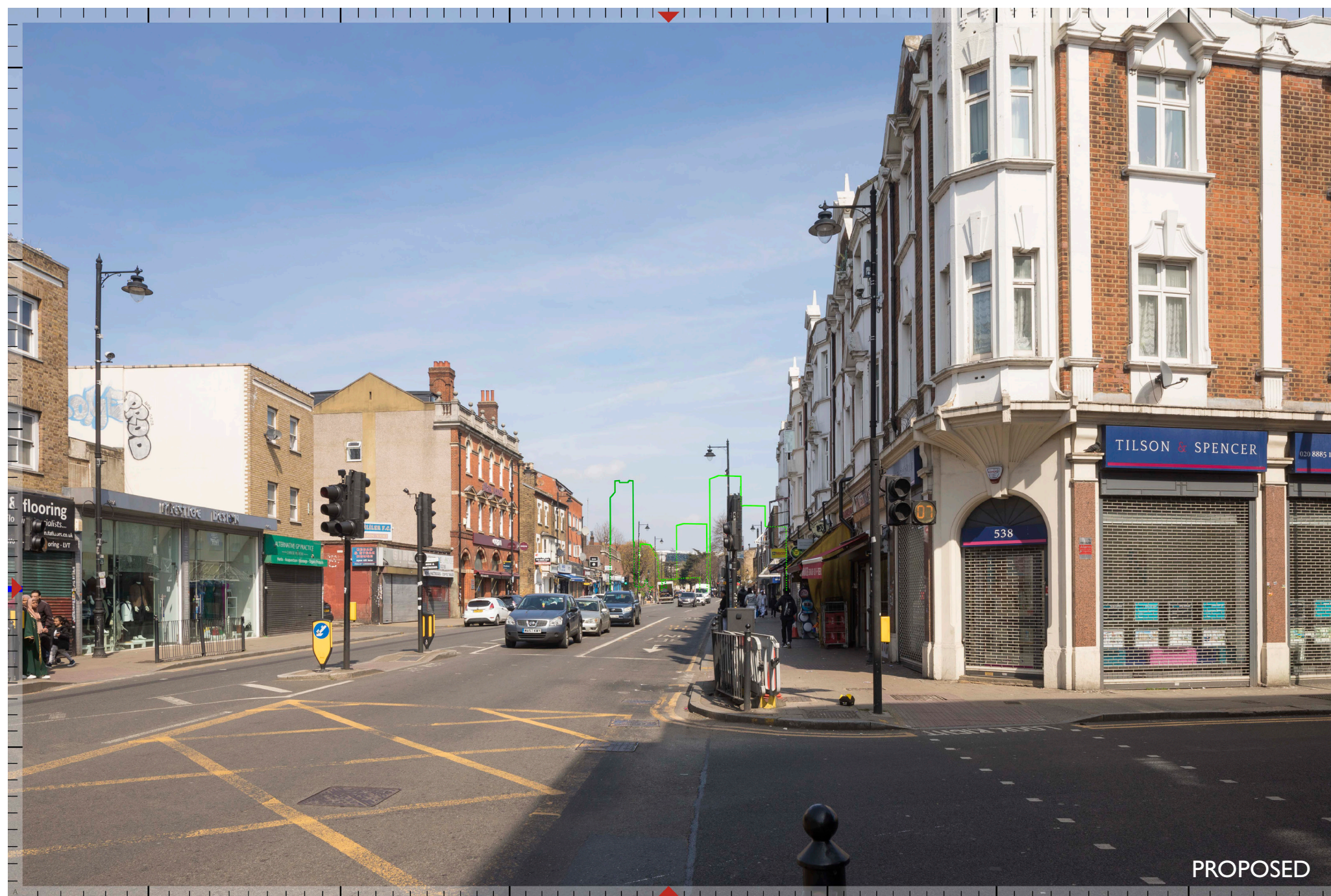


VIEWPOINT LOCATION



7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 16 - HIGH ROAD AT DORSETT ROAD (PROPOSED - WIRELINE)



Proposed

The large scale of the Stadium is added to the proposed Hotel and Residential Buildings of the Development. The Hotel will take on a landmark role with its distinctive profile and high quality architecture. It will provide a focus to the view as a marker of the continuing Tottenham regeneration.

Magnitude of change

The degree of change is **medium** since both the Hotel and the Residential Buildings of the Development will add a noticeable change.

Residual effect

The effect is a **moderate** one which is **beneficial** in providing an enriched townscape and landmark focus marking the area of regeneration.

VIEW 16

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 16 - HIGH ROAD AT DORSETT ROAD (CUMULATIVE)



Cumulative effect

There is **no cumulative effect**, the cumulative schemes on the High Road being obscured by the west frontage buildings.

Cumulative effect without High Road West (Lendlease Scheme)

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

VIEW 16