

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 20N - HIGH ROAD AT CEDAR ROAD (NIGHT-TIME) (PROPOSED - RENDER)



Proposed

Since the uses are hotel rooms and residential spaces, the light emittance is sporadic and subdued.

Magnitude of change

This is more subtle at night and in a particularly dark night, as in this photo, it can be considered to be of **medium** magnitude.

Residual effect

The effect at night reduces to **moderate** owing to its subdued appearance but remains **beneficial** as its landmark qualities remain visible.

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 20N

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 21- HIGH ROAD AT RUSKIN ROAD (EXISTING)

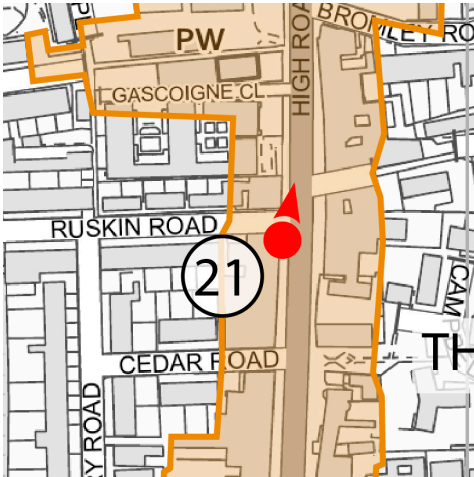
Existing

Moving closer to the Site, the street context is still within the North Tottenham Conservation Area and most of the buildings in the view are locally listed. The Stadium presents a large-scale transition as part of the setting to this area.

Sensitivity of the view

The sensitivity of the view is **high** owing to the conservation area context.

VIEWPOINT LOCATION



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VIEW 21- HIGH ROAD AT RUSKIN ROAD (PROPOSED - RENDER)



Proposed

The proposed Hotel element of the Development consists of three stages/layers of architecture. These are expressions of a change in the plan, which reduces as the building rises. The lower element, which rises just above the Stadium is of earthy tones and is rigorously textured. It forms a harmonious visual relationship with the foreground historic context. The two upper elements are formed from planes or 'blades' that align north/south. The highest is symmetrical, its two blades embrace a southern stridently vertical elevation of horizontal balcony elements, which balance the strident verticality. The east/west planes of the blades are clad in glass with discreet vertical mullions which bring solidity to the acute angled views. It is a high-quality addition which acts as a landmark. The top of the Extreme Sports Building at Plot 4 can just be seen. The Residential Buildings at Plot 5 are set back and command less of a landmark appearance.

Magnitude of change

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

Residual effect

The effect builds on the established large-scale of the Consented Scheme, including the Stadium. Its effect is **major** and **beneficial** in its landmark role with an appropriate quality of architecture.

VIEW 21

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7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 21- HIGH ROAD AT RUSKIN ROAD (CUMULATIVE)



Cumulative effect

The Joyce Avenue And Snells Park Estates Scheme will be very marginally visible above the foreground trees. It will not act cumulatively with the Development owing to its very limited visibility and distance away. There would be **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 / Plots 4 to 6

Joyce Avenue And Snells Park Estate

VIEW 21