

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 27 - LOCKWOOD RESERVOIR (CUMULATIVE)

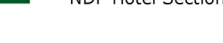


Cumulative effect

The consented High Road West (Lendlease Scheme) and The Goods Yard and The Depot Scheme will be marginally visible in winter, the latter beyond the Stadium. The Development, including the Hotel, will contribute fully to a cluster of tall buildings owing to being closer to the viewpoint. The contribution to the cumulative effect is **moderate** and **beneficial**.

Cumulative effect without High Road West (Lendlease Scheme)

Owing to its distance away from the viewpoint, the Lendlease Scheme is a minor element in this cumulative view; were it to be refused, there will be no change to the Development's contribution to the cumulative effect which will remain **moderate** and **beneficial**.

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- | | | |
|---|-------------------------------------|-------------------|
|  | NDP Hotel Section 73 / Plot 3 | } The Development |
|  | NDP / Plots 4 to 6 | |
|  | The Goods Yard and The Depot | |
|  | 50-56 Fore Street | |
|  | Joyce Avenue And Snells Park Estate | |

High Road West (Lendlease Scheme)

VIEW 27

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 28 - LEESIDE ROAD (EXISTING)

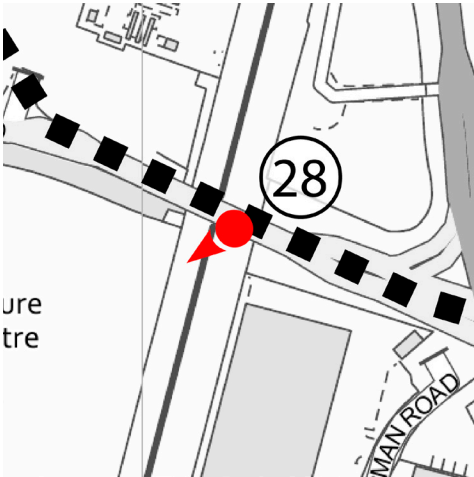
Existing

From this elevated position, as the Leaside Road crosses the railway, a view is possible from the distant east across the open foreground of the leisure ground. From here the Stadium forms a substantial element of the skyline. Other parts of Tottenham are visible where the treescape is less, the 17-storey Northumberland Grove tower is just seen to the left. The Stadium is the only element of quality and architectural interest in the view.

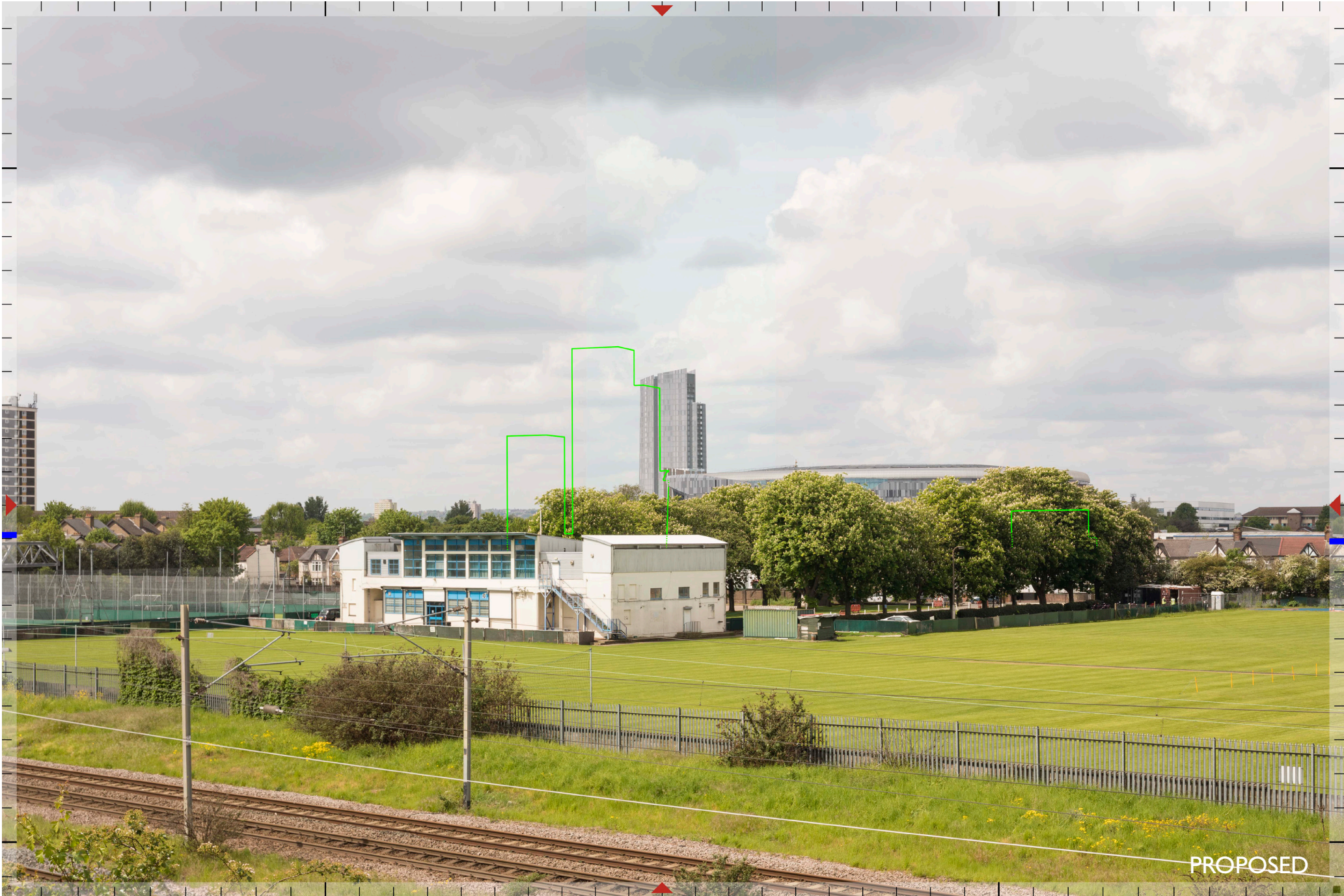
Sensitivity of the view

The sensitivity of the view is **low**.

VIEWPOINT LOCATION



7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 28 - LEESIDE ROAD (PROPOSED - RENDER)



Proposed

The Development forms a closely grouped cluster contiguous with the Stadium. The Hotel element at Plot 3 forms the principal landmark owing to its proximity to the High Road. Though partially obscured by the Residential Buildings at Plot 5, its characteristic skyline and layered planes are still visible. The anticipated high quality architecture of the whole group will provide a complementary element to the currently isolated Stadium.

Magnitude of change

The change is of a **medium** level within this expansive view.

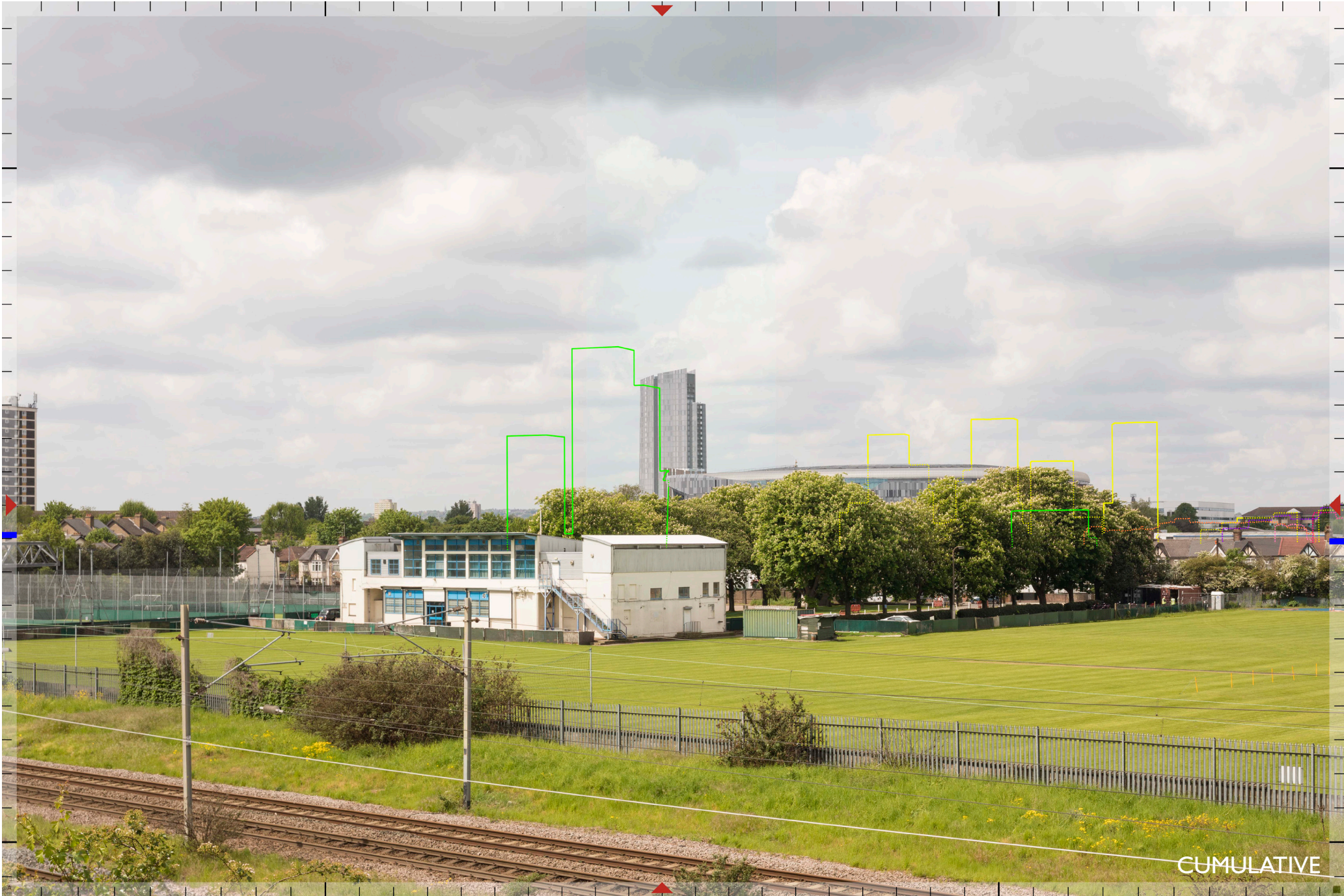
Residual effect

The effect is **minor** as an addition to the already large-scale Stadium. It is also a **beneficial** effect as the Development promises to be of high quality architecture as depicted by the Hotel element.

VIEW 28

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7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 28 - LEESIDE ROAD (CUMULATIVE)



- NDP / Plots 4 to 6
- High Road West (Lendlease Scheme)

Cumulative effect

The High Road West (Lendlease Scheme) is also contiguous with the Stadium though seen as separate from the Development. The tall elements of the Development and the Lendlease Scheme create a cumulative effect which provides a balanced composition around the Stadium. The overall effect is moderate while the contribution made by the Development is **minor** and **beneficial**.

Cumulative effect without High Road West (Lendlease Scheme)

Without the Lendlease Scheme, there would be no cumulative schemes visible in this view; there is therefore **no cumulative effect**.

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