

**GEORGIANS TENNIS CLUB,
CROUCH END N8 8JJ**

VISUAL IMPACT APPRAISAL

Georgians Tennis Club

December 2025

Ref: 2521RE01v1



**Neaves
Urbanism**



Prepared by
Neaves Urbanism Ltd.
15/12/2025
2521RE01.1

www.neavesurbanism.co.uk

**A Registered Practice of the Urban Design Group
and the Landscape Institute**

This report is copyright: © Neaves Urbanism Ltd.

Neaves Urbanism accepts no liability for use of this report by other parties other than our client for whom it was prepared for and the associated respective project. All figures and photographs are by Neaves Urbanism unless stated otherwise. Base mapping produced using Ordnance Survey © Crown copyright and database rights 2025 Ordnance Survey (100063751)

The verified views have been prepared by the project visualisation consultant, in accordance with the Landscape Institute Technical Guidance Note of 06/19, and reviewed by either the project architect and/or the client. Neaves Urbanism does not assume responsibility for the accuracy of the verified views.

Contents

1. Introduction.....	1
2. Appraisal Methodology	3
3. Baseline Conditions.....	5
4. Appraisal of Effects	12
5. Summary and Conclusions	17
A. Supporting Figures	20
B. Relevant Planning Policy Review	30
C. Visual Impact Methodology	35
D. Verified views	39

1. Introduction

- 1.1. This Visual Impact Appraisal (VIA) has been prepared to accompany the application for full planning permission for the proposed development (hereafter referred to as the 'Proposed Development') at Georgians Tennis Club, Crouch End N8 8JJ.
- 1.2. It assesses the effect of the Proposed Development (described below), on the visual receptors that surround the Georgians Tennis Club, Crouch End N8 8JJ (hereafter referred to as 'the Site') and the Metropolitan Open Land (MOL) it sits within. The VIA has been commissioned by Georgians Tennis Club ('the Applicant'). The Site is in the administrative boundary of the London Borough of Haringey (LB of Haringey) and is shown in **Figure 1 of Appendix A**.
- 1.3. The Proposed Development has evolved in discussion with local stakeholders and comprises:

"Installation of covering for 3no. padel courts (proposed) and installation of 2no. pickleball courts (retrospective)"
- 1.4. The Applicant is looking to implement padel court canopy on the recently implemented padel courts (LB Haringey planning reference HGY/2024/1839) to allow all weather play.

Structure of the VIA

- 1.5. The VIA has been set out in five sections. Section two provides a summary of the approach and methodology used. This is followed by section three, which considers the baseline situation of the Site and its surroundings (the baseline condition study) in respect of existing visual amenity and visual openness. This established the context of the Site against which the Proposed Development has been designed and assessed.
- 1.6. The fourth section provides an appraisal of effects of the Proposed Development on the previously identified baseline visual situation. A concluding summary of the findings is provided at the end of the VIA. A series of figures and field photos have been prepared to support the VIA and can be found in **Appendix A**.

Planning context

- 1.7. Relevant planning policy for the Site is set out in LB Haringey's Local Plan: Strategic Policies 2013-2026, LB Haringey's Local Plan: Development Management Policies and the supporting Policies Map. These documents provide local guidance regarding development affecting landscape and visual matters.
- 1.8. The supporting Figure 4.3 of the LB Haringey's Local Plan shows the Site is situated in MOL, as shown in **Figure 1 of Appendix A**. MOL is defined within LB Haringey's Local Plan: Strategic Policies 2013-2026 document as:

"... open land within a built-up area which has wider than borough significance. It receives the same presumption against development as Green Belt land. MOL is specific to London in that it

contributes to the physical structure of London's landscape and helps shape the pattern of development so that it occurs in suitable locations."

- 1.9. MOL is a planning designation intended to preserve the 'openness' of the land and prevent urban sprawl and does not relate to landscape value or sensitivity.
- 1.10. No landscape designations apply to the Site that would denote landscape value. Further relevant planning policy context within which the Proposed Development is considered is set out in full in **Appendix B.**

2. Appraisal Methodology

- 2.1. The following section provides a summary of the methodology used for this VIA to establish both the baseline conditions and to assess potential visual effects of the Proposed Development. It was based upon informed and reasoned professional judgement, considering a combination of quantitative and qualitative factors.

Study area

- 2.2. The Site occupies some 0.215 hectare and the study area (as illustrated in **Figure 1 of Appendix A**) included both the Site and its wider context at 250 metres radius from the centre of the Site to the north, east and west, and 500 metres to the south. LB Haringey established Local Plan views outside of this study area have been considered, where relevant.

Surveys

- 2.3. A preliminary desk study was undertaken to establish the physical components of the Site and its surroundings. Potential visual receptors to the building from the surrounding landscape were also identified. Ordnance Survey maps were utilised to identify these features together with aerial photography.
- 2.4. A field study was undertaken by visual analysis specialists Neaves Urbanism in August 2025, when the trees were in leaf. During this field study the visibility was good, and features of the Site and surrounding townscape were identified, and the representative viewpoints established in the desk study were explored and checked. The field studies also involved travelling throughout the study area, producing a working photographic record.

Methodology

- 2.5. The VIA was undertaken with a prior understanding of the nature of the Proposed Development, and its purpose was to assess how it may affect the visual amenity of identified receptors and visual openness of the area.
- 2.6. The appraisal was carried out in accordance with best practice guidance that includes:
- Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013)
 - TGN-2024-01 Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment (2024)
- 2.7. The following provides a summary of the approach taken in this appraisal, with the methodology set out in full in the supporting **Appendix C**.
- 2.8. Through a combination of both a desk based and field study, visual receptors, which may be affected by the Proposed Development were established. The term 'visual receptor' includes the public or community at large, residents, visitors and other groups of viewers and considered the visual amenity of people affected. This appraisal also considered the nature of the views and

provided a series of representative views into the Proposed Development in **Figures 5.1 to 5.4** of **Appendix A** and verified views in **Appendix D**.

- 2.9. The first stage of the appraisal was to identify the baseline conditions of the Site, its elements, and surrounding study area. The existing features and key characteristics that contribute to the visibility of the Site. Potential visual receptors were identified, and consideration was given to local views that are identified in planning policy or guidance documents.
- 2.10. The next stage considered the value of a receptor and its susceptibility to the type of change proposed this was used to establish the receptor's sensitivity. The Proposed Development was then considered and from this the potential degree of 'effect' was predicated and assessed on the previously identified receptors, at the first year of operation.

Assumptions and Limitations

- 2.11. In considering the effects of the Proposed Development upon the Site's visual receptors, the VIA was informed by the material that accompanies the planning application, including the Proposed Development's elevations, plans and supporting Planning, Design and Access Statement, prepared by WEA Planning.
- 2.12. The August 2025 field study was undertaken in summer whilst the trees were in leaf. This is evident in the representative photographs set out in **Appendix A**. The photography for the verified views set out within **Appendix D** was taken in the autumn where the trees were beginning to shed their leaves. In line with best practice, the appraisal of visual effects has been undertaken applying professional judgement relating to the highest degree of visibility, which would normally occur in winter months when intervening deciduous trees are bare of leaves.
- 2.13. The VIA was undertaken based on access to publicly accessible areas. Whilst the potential effects from private properties were considered, no access was gained and so the appraisal was founded on professional judgement based on the nearest publicly accessible location.
- 2.14. It is assumed that the detailed design and layout of the Proposed Development accords with BS 5837:2012 Trees in relation to design, demolition and construction, with sufficient space allowed within the layout to accommodate the mature height and canopy growth of retained trees that surround the Site.

3. Baseline Conditions

- 3.1. This section considers the existing Site in terms of the physical townscape and its components along with the visual amenity from existing visual receptors. The 'value' of each visual receptor has been considered as part of the baseline study through the desk-based review and site visit and contributes to the resultant 'sensitivity' of each receptor.

The Site and its Surrounding Context

The Site

- 3.2. The Site is broadly 'L' shaped and accessed via a track from Park Road to the east, as shown in **Figure 2 of Appendix A**. The north, central and south-eastern portion of the Site contains four padel courts, as shown in **Photo 1 and 2**, and to the west are two pickleball courts (**Photo 3**). Each of the padel courts are surrounded by transparent walls of approximately three metres in height with black metal frames, that have entrances close to the nets and six metre lighting columns. Surrounding the courts are informal seating areas.
- 3.3. The associated administration office and gym can be found to the south-west of the Site (**Photo 4**). The Site's boundaries are defined by three metres in height metal mesh fencing.



Photo 1: Northern padel courts looking south



Photo 2: South-eastern padel court



Photo 3: Western pickle courts and gym



Photo 4: South-west admin office and gym

- 3.4. No townscape designations apply to the Site. There are no listed buildings located within it, and it does not fall within a conservation area.

The surrounding context

- 3.5. The Site is located within the Crouch End Playing Fields, which is designated Metropolitan Open Land, and includes a mixture of public and controlled access open space that is primarily used for either tennis or cricket, as shown in **Figure 2**. Highgate Wood School is positioned to the south of the area and its playing fields, and the Meadow, provides areas of public open space set within a small woodland, as shown in **Figure 1**. Beyond this is an allotment. Lines of mature trees and mesh fencing divides the various sports clubs
- 3.6. A public right of way (referenced as 27-28 on LB Haringey's definitive map) runs to the north of the Site's boundary, between Park Road and Wood Vale east / west respectively. The sports clubs can be accessed from these roads and from Montenotte Road to the south, via shared or individual driveways. As shown in **Figure 2** Crouch End Playing Fields central and south-west area has a network of footpaths that provides access to the public open space and sporting facilities.
- 3.7. Crouch End Playing Fields is typically framed by the back garden fences of residential properties, which include:
- Two storeys in height, detached, residential properties to the north associated with Cranley Gardens.
 - Two storeys in height, semi-detached, residential properties and three to four storey apartment blocks and Park Road Leisure Centre to the east associated with Park Road.
 - Two storeys in height, semi-detached, residential properties to the west associated with Wood Vale.
 - Two storeys in height, semi-detached, residential properties to the south-east associated with Glasslyn Road and Montenotte Road.
 - Two storeys in height, detached, residential properties and four to six storey apartment blocks to the south-west associated with Shepherds Hill.
- 3.8. Also located to the south-west of Crouch End Playing Fields's allotments is the pocket park of Shepherds Hill Gardens, accessed via Shepherds Hill. Vegetation within the area is typically associated with street trees, residential properties gardens and boundaries.
- 3.9. Crouch End Playing Fields's topography slopes broadly from 65 metres above ordnance datum (AOD) in the south-west down to 45 metres AOD in the east. Outside of this area it continues to rise to a high point of 125 metres AOD to the south-west in Highgate. Ridgelines run to the north and south of Crouch End Playing Fields from Highgate. The northern ridgeline follows Muswell Hill Road and extends to Alexandra Palace in the north-west; and a minor ridgeline follows Shepherds Hill. This landform influences the visibility within the study area.

Baseline Visual Appraisal

- 3.10. The first stage of the baseline visual appraisal is to establish the zone of theoretical visibility or visual envelope of the Site, in other words, the extent of the area from which the Site is visible. This is done through a combination of desk-based work, assessing the surrounding topography from maps and surveys and a site visit where the visual receptors are confirmed.
- 3.11. The second stage considers the Site's visibility from the surrounding study area through an appraisal of each identified visual receptor to establish the nature of the view and to what extent it contributes to it.

Stage 1 – Site visibility

- 3.12. Through undertaking a desk based review of local OS mapping and field studies the visibility of the Site was established along with associated visual receptors (refer to stage 2 for the latter).
- 3.13. The extent of existing visibility looking out from the Site is summarised below.
- Open to partial views to the public right of way that runs to the north, footpath to the west, Brookside (Highgate Cricket & Lawn Tennis Club) to the east, and access track to the south and east.
 - Partial to glimpsed views to Highgate Cricket and Lawn Tennis Club, North London Cricket Club Ferme Park, and the central footpath that runs between them to the south of the Site.
 - Glimpsed views to North Middlesex Cricket Club and the upper floors of residential properties that back onto this ground on Cranley Gardens and Park Road.
- 3.14. Further views from the Site to the surrounding sport grounds or open space areas were either restricted by vegetation and/or existing built form present within the study area.

Stage 2 – Appraisal of views

- 3.15. The visual receptors identified at stage 1 can be sub-divided into the following groups with relevant abbreviations referred to in subsequent sections of this appraisal.
- Public Rights of Way, footpaths and access roads (PA)
 - Users of Public Open Space (OS)
 - Residents – eg those within residential properties. (RE)
- 3.16. The following section describes typical views from each of the visual receptors identified. Where relevant and to avoid repetition, some receptors have been placed within groups, generally relating to geographical proximity. This includes an appraisal of the scenic quality of the views, the extent and contribution the Site makes within the view and the value attached to the view.
- 3.17. The Guidelines for Landscape and Visual Impact Assessment places emphasis on assessing visual effects on views from public areas and viewpoints, rather than from private properties. Notwithstanding this, it is acknowledged that residents may be sensitive to changes in their visual

amenity; effects on residential properties have therefore been considered, although it should be noted that in planning terms, there is no private right to a view. When assessing views from residential properties, views from ground floor windows and garden space (which are occupied during waking/daylight hours) are considered most sensitive.

- 3.18. The visual receptors are illustrated in **Figure 3** and a series of representative views are set out at **Figures 5.1 to 5.4** from the points shown in **Figure 4** to assist an understanding of existing visibility of the Site.

Visual receptors

PR01: Public Right of Way

- 3.19. Referenced as 27-28 on LB Haringey's definitive map, this PRow runs between Park Road in the east and Wood Vale in the west, passing along the northern boundary of the Site. As shown in representative views 1, 5, 6 and 7 (**Figures 5.1 and 5.3**) open to partial views can be gained from the immediate section of the route as it passes the Site, views become restricted as the user moves away due to the intervening vegetation and trees that line either side of this route.
- 3.20. The scenic quality experienced by the visual receptor is moderate to low and the value of the views afforded are low. The visual receptor's susceptibility to change is high as the user's attention is likely to be focused on the surrounding landscape and townscape they pass through, and the sensitivity is judged to be medium.

PR02: Footpath and access route following Shepherds Lane

- 3.21. Footpath and access route runs from Park Road in the east and provides access to several sport grounds within Crouch End Playing Fields including the Georgians Tennis Club, passing along the south boundary of the Site. As shown in representative views 2 and 4 (**Figures 5.1 and 5.2**) open to partial views can be gained from the immediate section of the route as it passes the Site, views become restricted as the user moves away due to the intervening trees and vegetation.
- 3.22. The scenic quality experienced by the visual receptor is moderate to low and the value of the views afforded are low. The visual receptor's susceptibility to change is high as the user's attention is likely to be focused on the surrounding landscape and townscape they pass through, and the sensitivity is judged to be medium.

PR03: Footpath and access route following Cot Way

- 3.23. This central footpath and access route runs to the south of the Site, between Highgate Cricket and Lawn Tennis Club, North London Cricket Club Ferme Park. Open to partial views can be gained from the northern section of the route, closest to the Site, views become restricted as the user moves away due to the intervening trees, vegetation, and club houses, as illustrated in representative view 3 (**Figure 5.2**).

- 3.24. The scenic quality experienced by the visual receptor is moderate to low and the value of the views afforded are low. The visual receptor's susceptibility to change is high as the user's attention is likely to be focused on the surrounding landscape and townscape they pass through, and the sensitivity is judged to be medium.

PR04: Footpaths running within the south-west area and OS01: The Meadow and Highgate Wood School Playing Field

- 3.25. The footpaths shown as PR04 provides access within the woodland and public open space areas of The Meadow and Highgate Wood School Playing Field (referenced on **Figure 2** as 'L and M') are located to the south-west of the Site. As shown in representative views 9 and 10 (**Figure 5.4**) views are restricted to the Site due to the intervening trees and vegetation in the summer. It is considered that a glimpsed view would be gained in the winter to the adjacent North London Cricket Club and Highgate Cricket and Lawn Tennis Club sport grounds, but not the Site.
- 3.26. The scenic quality experienced by these visual receptors are moderate to low and the value of the views afforded are low. The visual receptors' susceptibility to change is high as the user's attention is likely to be focused on the surrounding landscape and townscape they pass through, and their sensitivity is judged to be medium.

PR05: Footpath and access route from Montenotte Road

- 3.27. Footpath and access route runs from Montenotte Road in the south and provides access to Highgate Wood School, the allotments and southern sport grounds. Views are prevented in both the summer and winter due to the intervening trees, vegetation and built form of the sport clubs.
- 3.28. The scenic quality experienced by the visual receptor is moderate to low and the value of the views afforded are low. The visual receptor's susceptibility to change is high as the user's attention is likely to be focused on the surrounding landscape and townscape they pass through, and the sensitivity is judged to be medium.

OS02: Shepherds Hill Gardens

- 3.29. Shepherds Hill Gardens is located to the south of Crouch End Playing Fields and sits on the northern upper slopes of the minor ridgeline that follows Shepherds Hill. Representative view 11 (**Figure 5.4**) illustrates the elevated nature of this pocket park that overlooks Crouch End Playing Fields and across to Muswell Hill and Alexandra Place. Views to the Site and its associated feature are screened by vegetation.
- 3.30. The scenic quality experienced by the visual receptor is moderate to low and the value of the views afforded are medium. The visual receptor's susceptibility to change is high as the user's attention is likely to be focused on the surrounding landscape and townscape they pass through, and the sensitivity is judged to be high to medium.

OS03: The Cricket Clubs of North Middlesex, North London, Crouch End, and Highgate and Brookside Tennis Courts

- 3.31. These private sport grounds are referenced on **Figure 2** as 'B, C, G, H, I and F' and are situated to the north-east, east, and south of the Site. Their associated tennis courts, cricket pitches and tree lined boundaries are considered to provide partial to glimpsed views into the Site.
- 3.32. The scenic quality experienced in the view from the visual receptor is low and the value of the views afforded are low. The visual receptor's susceptibility to change is low, as the users are typically engaged in outdoor sport or recreation that does not depend on an appreciation of the view, and the sensitivity is judged to be low.

OS04: Hanley Tennis Club, Wood Vale Tennis Club, Highgate Wood School Grounds, and Hornsey Cricket Club and OS05: Allotments

- 3.33. These private sport grounds are referenced on **Figure 2** as 'D, E, J and K' and are situated to the north-west, west, and south-east of the Site; whilst the allotment is located to the south and referenced as 'N'. Their associated tennis courts, cricket pitches and tree lined boundaries are considered to provide partial to glimpsed views into the Site.
- 3.34. The scenic quality experienced in the view from the visual receptor is low and the value of the views afforded are low. The visual receptor's susceptibility to change is low, as the users are typically engaged in outdoor sport or recreation that does not depend on an appreciation of the view, and the sensitivity is judged to be low.

OS06: Raised area of Alexandra Palace grounds

- 3.35. The raised viewing terrace surrounding Alexandra Palace provides a panoramic view across east and south-east London, and views from it are identified within both the London View Management Framework and the LB Haringey's Locally Significant Views for the borough. Representative view 12 (**Figure 5.4**) illustrates the elevated nature of the terrace. The Site and its associated features are not visible from this terrace, however, the North London Cricket Pavilion and apartment blocks on Shepherds Hill are.
- 3.36. The scenic quality experienced in the view from the visual receptor is high and the value of the views afforded are exceptional. The visual receptor's susceptibility to change is high as it takes in views from an area of public open space where views are part of the experience, and the sensitivity is therefore judged to be high.

RE01: Odd nos. 135 to 185 Cranley Gardens and odd nos. 171 to 191 Park Road and RE03: Odd nos. 153 to 169 Park Road

- 3.37. Located to the north and east of the Site, beyond the North Middlesex Cricket Club and Crouch End Cricket Club sports grounds, it is considered that the upper floors of these two storey residential properties would get limited glimpsed views to the Site and its features in the winter. The scenic quality of the views and the value of the views from these visual receptors are

considered to be medium. The visual receptors' susceptibility to change is high, combined with their value the sensitivity is therefore judged to be high to medium.

RE02: Odd nos. 1 to 85 Wood Vale

- 3.38. Situated to the west of the Site it is considered that views are prevented from these two storey residential properties in both the summer and winter due to the intervening trees and vegetation. The scenic quality of the views and the value of the views from this visual receptor is considered to be medium. The visual receptor's susceptibility to change is high, combined with the value the sensitivity is therefore judged to be high to medium.

RE04: Fuller Court and RE05: Montenotte Road residential dwellings and odd nos. 1 to 71 Glasslyn Road

- 3.39. Positioned to the south-east of the Site it is considered that views are prevented from these two storey residential properties and four storey apartment blocks in both the summer and winter due to the intervening trees and vegetation. The scenic quality of the views and the value of the views from these visual receptors are considered to be medium. The visual receptors' susceptibility to change is high, combined with their value the sensitivity is therefore judged to be high to medium.

RE06: Highgate Heights, Melior Court and 81 Shepherds Hill

- 3.40. Located to the south of the Site, on the raised minor ridgeline that follows Shepherds Hill, it is considered that the upper floors of these residential properties would get limited glimpsed views to the Site and its features in the winter. The scenic quality of the views and the value of the views from these visual receptors are considered to be medium. The visual receptors' susceptibility to change is high, combined with their value the sensitivity is therefore judged to be high to medium.

Visual Openness of the Site and Crouch End Playing Fields

- 3.41. The Site is visually contained within the summer months, when the trees that fall on its northern boundary and along the southern access track are in leaf. It is considered that views are also relatively contained in the winter too, due to the density of this vegetation.
- 3.42. Within Crouch End Playing Fields pockets of visual openness are afforded within and next to the cricket pitches. Their boundaries, along with the publicly accessible footpaths and access tracks, are typically framed by trees or set within woodland. This reduces the perception of visual openness within the area.

4. Appraisal of Effects

- 4.1. This section considers how the Proposed Development, described below and illustrated in the accompanying planning application documents, would affect the receptors identified in the baseline study. The second part of this section describes the effects on the visual receptors.
- 4.2. For each receptor, the magnitude of change resulting from the Proposed Development is described. The magnitude of change, upon completion of the Proposed Development, considers the effects in terms of duration, reversibility, geographical extent and size or scale. The Proposed Development is long term and permanent and therefore to avoid unnecessary duplication, duration and reversibility are not discussed further.

Description of Proposed Development

- 4.3. The Proposed Development seeks full planning permission for implementing canopy over the three padel courts that are situated in the centre and to the north of the Site, and two pickleball courts located to the west of the Site. The canopy would be barrel vaulted in shape and start to provide protection from three metres from ground level and up to to nine metres in height, as shown within the Proposed Canopy Section and Elevation plan prepared by Jeff Kahane + Associates Architects (referenced: 844_PL_250_A) and representative view 13 rendered verified view in **Appendix D**. The canopy would be made from Opal Fabric, which is translucent.



Representative view 13 rendered verified view

- 4.4. Further details on the Proposed Development are set out within WEA Planning's Planning, Design and Access Statement.

Effects on Visual Receptors

- 4.5. The Proposed Development would result in permanent changes to the Site and views towards it from some of the identified visual receptors may change following its implementation. This section sets out the appraisal of potential effects of the Proposed Development on the visual receptors identified in section 3.
- 4.6. In undertaking this visual appraisal consideration has been given to the field photography views set out within **Figures 5.1 to 5.3** of **Appendix A** and the verified views set out in **Appendix D**.
- 4.7. **Table 4.1** provides a summary of the findings relating to the magnitude of change resulting from the Proposed Development. Where effects are identified, consideration has been given to whether they are adverse, beneficial, or neutral. The full definitions for these effects are found in **Appendix C**.
- 4.8. Through appraising the Proposed Development, it is considered that the following visual receptor's views would not experience any or a negligible magnitude of change. The following visual receptors are therefore not discussed further:
- Users of Public Rights of Way, footpaths and cycleways: PR04: Footpaths running within the south-west area and PR05: Footpath and access route from Montenotte Road
 - Users of public open space: OS01: The Meadow and Highgate Wood School Playing Field, OS04: Wood Vale Tennis Club and Hornsey Cricket Club, OS05: Allotments, and OS06: Raised area of Alexandra Palace Alexandra Palace grounds
 - Residents: RE02: Odd nos. 1 to 85 Wood Vale, RE04: Fuller Court and RE05: Montenotte Road residential dwellings and odd nos. 1 to 71 Glasslyn Road
- 4.9. The following provides a summary of the effects for the key receptors / receptor groups in the first year of operation.

Visual receptors

PR01: Public Right of Way and PR02: Footpath and access route following Shepherds Lane

- 4.10. Subject to the season, open to partial views would be gained to the Proposed Development's canopy and pickleball courts from the immediate sections of the public right of way, and the footpath and access track that follows Shepherds Lane, as shown within the verified views for representative views 1, 2, 5 and 13 within **Appendix D**. Views become reduced as the user moves away from the Site.
- 4.11. Overall, the Proposed Development would have a medium magnitude of change, due to the canopy being visible but not uncharacteristic in the context. Combining this magnitude of change with the medium sensitivity results in a **moderate** effect. Within these views the Proposed Development would not provide an incongruous feature within the existing sport grounds, and it is

considered that it would result in a **neutral** effect, due to the change neither improving nor damaging the existing visual amenity experienced by these visual receptors

PR03: Footpath and access route following Cot Way

- 4.12. Subject to the season, partial to glimpsed views would be gained to the Proposed Development's translucent canopy with views to the north, as shown within the verified view for representative view 3 within **Appendix D**. As the user moves away from the Site the visibility of the canopy is reduced by the intervening trees, vegetation, and club houses.
- 4.13. The Proposed Development would have a low magnitude of change, due to the canopy being visible but not uncharacteristic in the context. Combining this magnitude of change with the medium sensitivity results in a **minor** effect. Within these views the Proposed Development would not provide an incongruous feature within the existing sport grounds, and it is considered that it would result in a **neutral** effect, due to the change neither improving nor damaging the existing visual amenity experienced by these visual receptors

OS02: Shepherds Hill Gardens, OS06: Raised area of Alexandra Palace grounds and RE06: Highgate Heights, Melior Court and 81 Shepherds Hill

- 4.14. In the winter glimpsed views would be gained to the Proposed Development's padel tennis courts translucent canopy behind and amongst the Site's northern and southern boundary vegetation and trees from limited areas of Shepherds Hill Gardens, Alexandra Palace south-west terrace area and the upper floors of Highgate Heights and Melior Court. It is considered that the canopy would be screened in the summer when the surrounding trees are in leaf.
- 4.15. The Proposed Development would have a negligible magnitude of change, due to the canopy being visible but not uncharacteristic in the context. Combining this magnitude of change with the high to medium sensitivity results in a **minor** effect. Within these views the Proposed Development would not provide an incongruous feature within the existing sport grounds, and it is considered that it would result in a **neutral** effect, due to the change neither improving nor damaging the existing visual amenity experienced by these visual receptors

OS03: The Cricket Clubs of North Middlesex, North London, Crouch End, and Highgate and Brookside Tennis Courts

- 4.16. In the winter partial to glimpsed views would be gained to the Proposed Development's padel tennis courts canopy through the trees and vegetation that line the public right of way, and the footpath and access track that follows Shepherds Lane from these cricket pitches and open views would be gained from Brookside Tennis Courts, as shown within the verified view for representative view 14 within **Appendix D**. It is considered that the canopy would be screened in the summer when these trees are in leaf.
- 4.17. This would lead to a low magnitude of change, due to the canopy being visible but not uncharacteristic in the context. Combining this magnitude of change with the low sensitivity results

in a **minor** effect. Within these views the Proposed Development would not provide an incongruous feature within the existing sport grounds, and it is considered that it would result in a **neutral** effect, due to the change neither improving nor damaging the existing visual amenity experienced by these visual receptors

RE01: Odd nos. 135 to 185 Cranley Gardens and odd nos. 171 to 191 Park Road and RE03: Odd nos. 153 to 169 Park Road

- 4.18. Subject to the season, limited glimpsed views would be gained to the Proposed Development's padel tennis courts translucent canopy behind the trees and vegetation that line the public right of way to the north of the Site from the first floor windows of these residential dwellings, where they are orientated towards it.
- 4.19. Overall, the Proposed Development would have a negligible magnitude of change, due to the canopy being visible but not uncharacteristic in the context. Combining this magnitude of change with the high to medium sensitivity results in a **minor** effect. Within these views the Proposed Development would not provide an incongruous feature within the existing sport grounds, and it is considered that it would result in a **neutral** effect, due to the change neither improving nor damaging the existing visual amenity experienced by these visual receptors

Table 4.1: Summary of effects

	Value	Susceptibility to Change	Sensitivity	Magnitude of change	Effects
Visual Receptors					
PR01	Low	High	Medium	Medium	Moderate / Neutral
PR02	Low	High	Medium	Medium	Moderate / Neutral
PR03	Low	High	Medium	Low	Moderate to minor / Neutral
PR04	Low	High	Medium	Negligible	None
PR05	Low	High	Medium	None	None
OS01	Low	High	Medium	Negligible	None
OS02	Medium	High	High to medium	Negligible	Minor / Neutral
OS03	Low	Low	Low	Low	Minor / Neutral
OS04	Low	Low	Low	None	None
OS05	Low	Low	Low	None	None
OS06	Exceptional	High	High	Negligible	Minor / Neutral
RE01	Medium	High	High to medium	Negligible	Minor / Neutral
RE02	Medium	High	High to medium	None	None
RE03	Medium	High	High to medium	Negligible	Minor / Neutral
RE04	Medium	High	High to medium	None	None
RE05	Medium	High	High to medium	None	None
RE06	Medium	High	High to medium	Negligible	Minor / Neutral

Potential Effects on the Visual Openness of the Site and Crouch End Playing Fields

- 4.20. The design of the canopy has been carefully considered to retain the perception of visual openness of the Site. The canopy is made from Opal Fabric, which is translucent and would appear as a lightweight structure within the views, and is only used between three and up to nine metres above ground level.

- 4.21. Notwithstanding that the canopy would be visible from the immediate cricket pitches, footpaths and access tracks that surround the Site, due to it not being implemented below three metres it would not affect the visibility through the Site. It would also not affect the existing pockets of visual openness experienced within Crouch End Playing Fields.

5. Summary and Conclusions

- 5.1. This appraisal is based on a thorough study of the Site and its townscape context. Through understanding these features and resources, a robust appraisal of the potential effects of the Proposed Development on visual amenity has been undertaken in line with good practice principles and planning policy.
- 5.2. The Site is broadly 'L' shaped and accessed via a track from Park Road to the east. The north, central and south-eastern portion of the Site contains four padel courts and to the west are two pickleball courts. Each of the padel courts are surrounded by transparent walls of approximately three metres in height with six metre lighting columns. The associated administration office and gym can be found to the south-west of the Site. Its boundaries are defined by three metres in height metal mesh fencing.
- 5.3. The Proposed Development is for implementing a canopy over the three padel courts that are situated in the centre and to the north of the Site. The canopy would be barrel vaulted in shape, made from translucent Opal Fabric, and rise to nine metres in height.

Potential visual effects

- 5.4. There would be changes in some local views towards the Site from visual receptors located close to its immediate boundary and immediate context and raised areas of open space. The Proposed Development would, however, be read behind in conjunction with the vegetation and trees that surround the Site's northern and southern boundaries.
- 5.5. Where changes are experienced in views the Proposed Development would have a **moderate** effect on the immediate visual receptors of the Public Right of Way and footpath and access route following Shepherds Lane and a **moderate to minor** effect on the footpath and access route following Cot Way. Open views would be gained from the adjacent Brookside Tennis Courts; partial to glimpsed views would be gained from the Cricket Clubs of North Middlesex, North London, Crouch End, and Highgate; or glimpsed views would also be gained from limited areas of Shepherds Hill Gardens, Alexandra Palace south-west terrace area and the upper floors windows of odd nos. 135 to 185 Cranley Gardens, odd nos. 171 to 191 Park Road, and odd nos. 153 to 169 Park Road, Highgate Heights and Melior Court, leading to a **minor** effect.
- 5.6. The introduction of the canopy would not be considered uncharacteristic in the context of the existing sports grounds and is considered to neither improve or damage the views, resulting in a **neutral** effect.

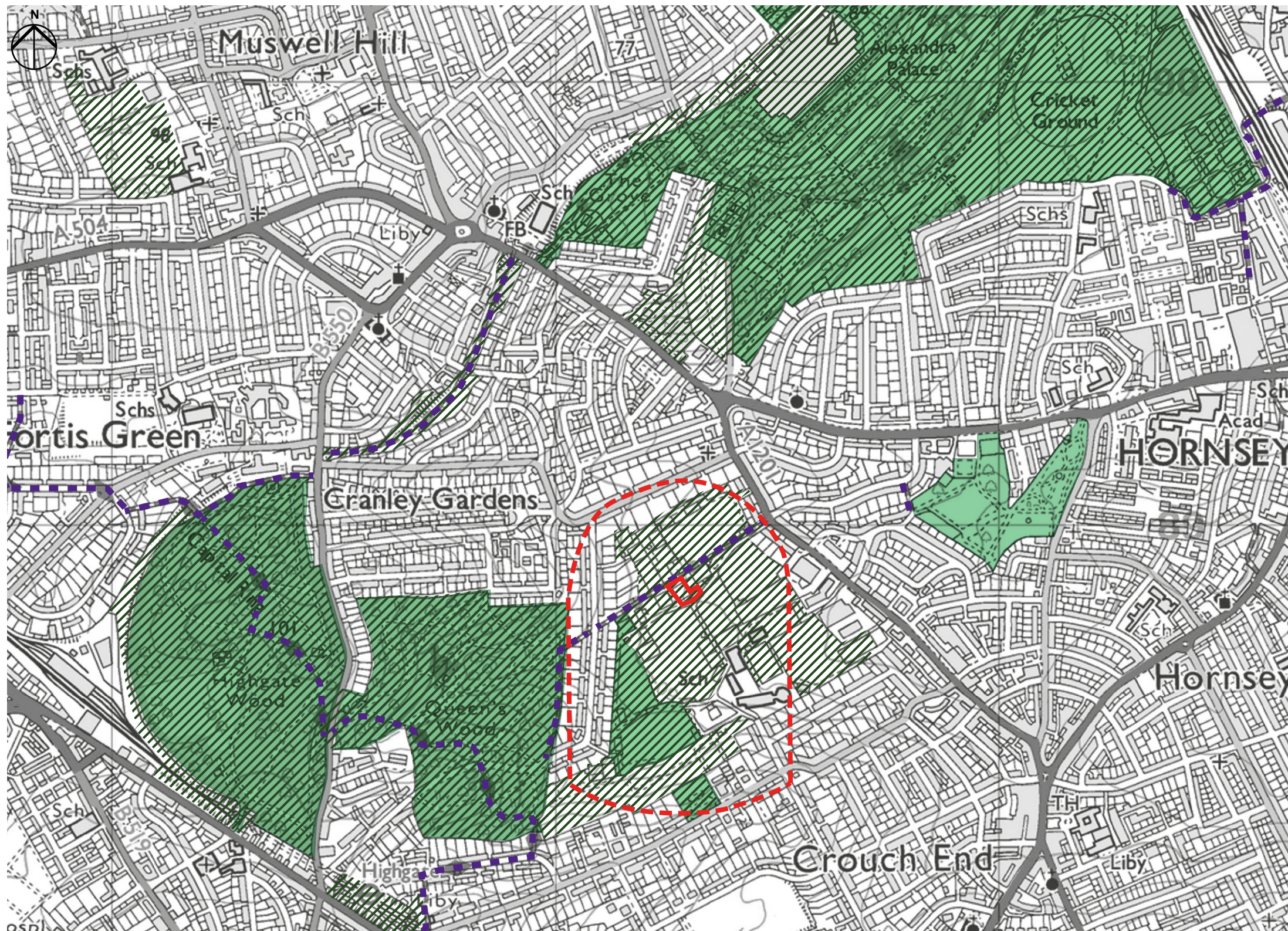
Potential effects on visual openness

- 5.7. The existing padel courts within the Site are visually contained within the summer months, when the trees that fall on its northern boundary and along the southern access track are in leaf. It is considered that views are also relatively contained in the winter too, due to the density of this vegetation. Within the wider Crouch End Playing Fields pockets of visual openness are afforded

within and next to the cricket pitches. Their boundaries, along with the publicly accessible footpaths and access tracks, are typically framed by trees or set within woodland. This reduces the perception of visual openness within the area.

- 5.8. The design of the canopy has been carefully considered to retain the perception of visual openness through the Site. The canopy is made from Opal Fabric, which is translucent and would appear as a lightweight structure within the views. The canopy would be visible from the immediate cricket pitches, footpaths and access tracks that surround the Site, but it is considered that they would not affect the existing pockets of visual openness experienced within the wider Crouch End Playing Fields.

Appendix A. Supporting Figures



Key

- Site
- Study area
- Public rights of way
- Public open space
- Metropolitan Open Land

GEORGIANS TENNIS CLUB, CROUCH END

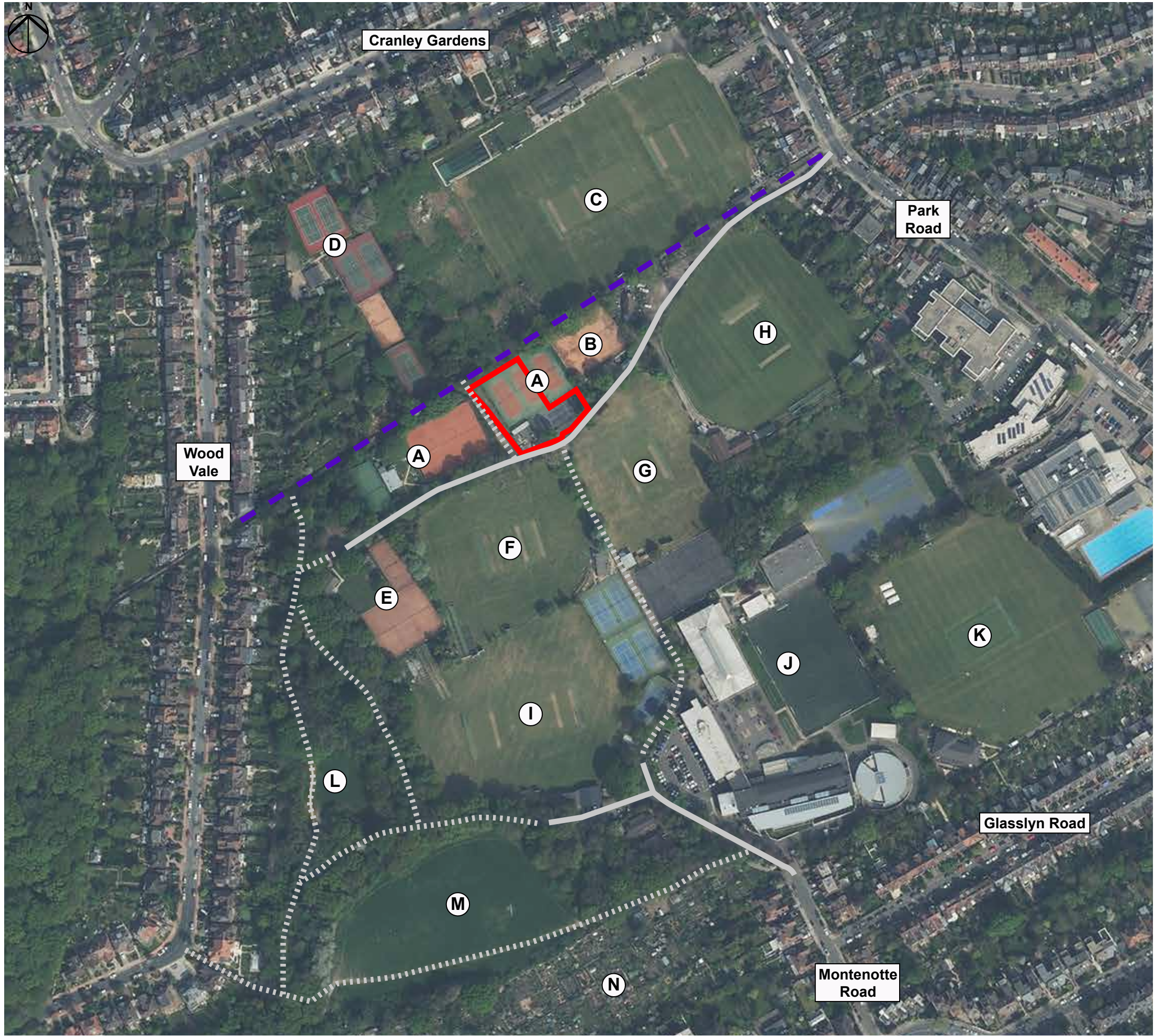
Figure 1: Site Location and Designations

Client: Georgians Tennis Club

Dwg. No: 2521RE01.Fig1

Scale: 1:10,000 @A3

Date: December 2025



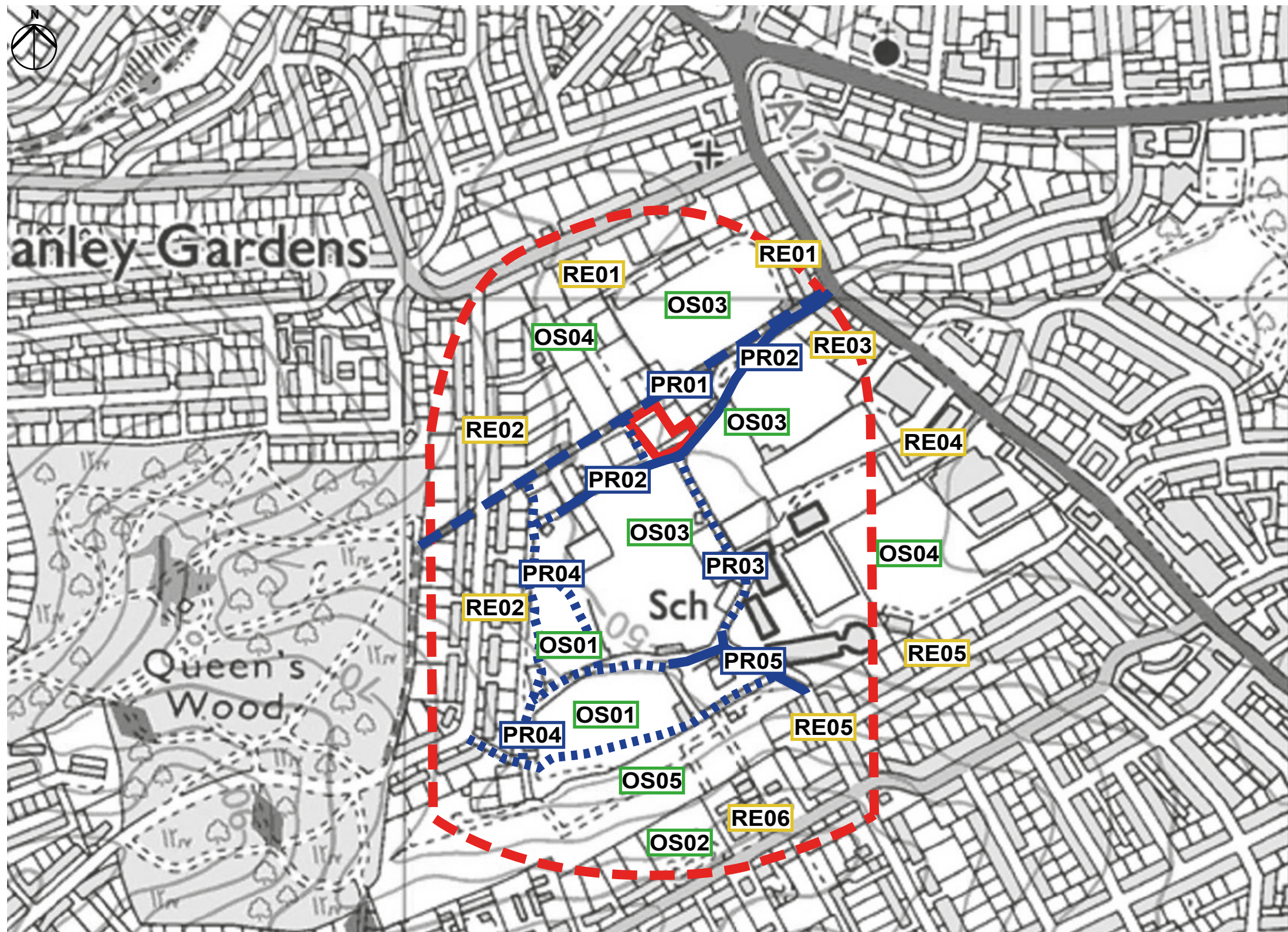
Key

- Site
- Public rights of way
- Permitted footpath
- Access track
- Public / private open space
 - A. Georgians Tennis Club
 - B. Brookside (Highgate Cricket & Lawn Tennis Club)
 - C. North Middlesex Cricket Club
 - D. Wood Vale Tennis Club
 - E. Hanley Tennis Club
 - F. Highgate Cricket and Lawn Tennis Club
 - G. North London Cricket Club Ferme Park
 - H. Crouch End Cricket Club
 - I. North London Cricket Club
 - J. Highgate Wood School Playing Field
 - K. Hornsey Cricket Club
 - L. Meadow
 - M. Highgate Wood School Playing Field
 - N. Allotments

GEORGIANS TENNIS CLUB, CROUCH END
Figure 2: Site Context

Client: Georgians Tennis Club
Dwg. No: 2521RE01.Fig2
Scale: 1:2,500 @A3
Date: December 2025

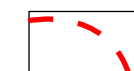




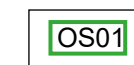
Key



Site



Study area



Public / private open space



Public Right of Way (PROW) and footpaths



Residential Properties

GEORGIANS TENNIS CLUB, CROUCH END

Figure 3: Visual Receptors

Client: Georgians Tennis Club

Dwg. No: 2521RE01.Fig3

Scale: 1:5,000 @A3

Date: December 2025



Key



Site



Representative viewpoint



GEORGIANS TENNIS CLUB, CROUCH END

Figure 4: Representative views

Client: Georgians Tennis Club

Dwg. No: 2521RE01.Fig4

Scale: 1:2,500 and 1:10,000 @A3

Date: December 2025





Representative view 1 - taken from public rights of way (ref: 27-28) central



Representative view 2 - taken from Access Track (west)

GEORGIAN TENNIS CLUB, CROUCH END
Figure 5.1: Representative Views Sheet 1 of 5



Representative view 3 - taken from central footpath



Representative view 4 - taken from Access Track (east)

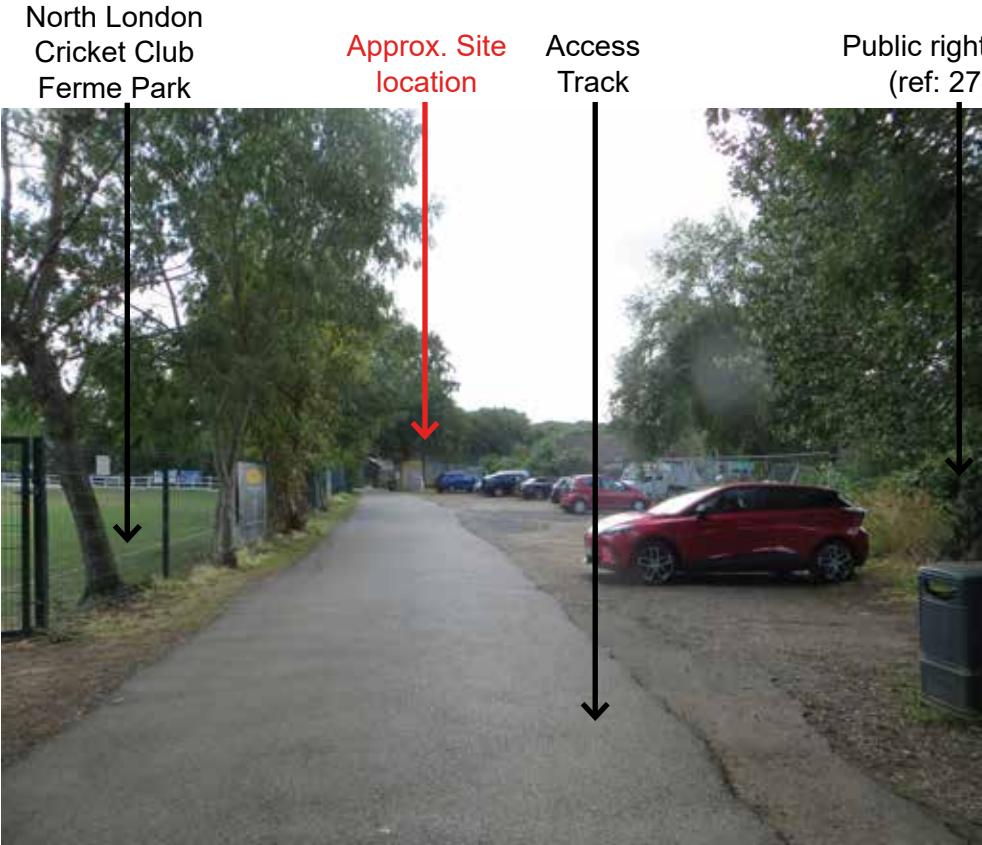
GEORGIANS TENNIS CLUB, CROUCH END
Figure 5.2: Representative Views Sheet 2 of 5

Client: Georgians Tennis Club
Dwg. No: 2521RE01.Fig5.2
Date: December 2025





Representative view 5 - taken from public rights of way (ref: 27-28) east



Representative view 6 - taken from Access Track (eastern entrance)



Representative view 7 - taken from public rights of way (ref: 27-28) west

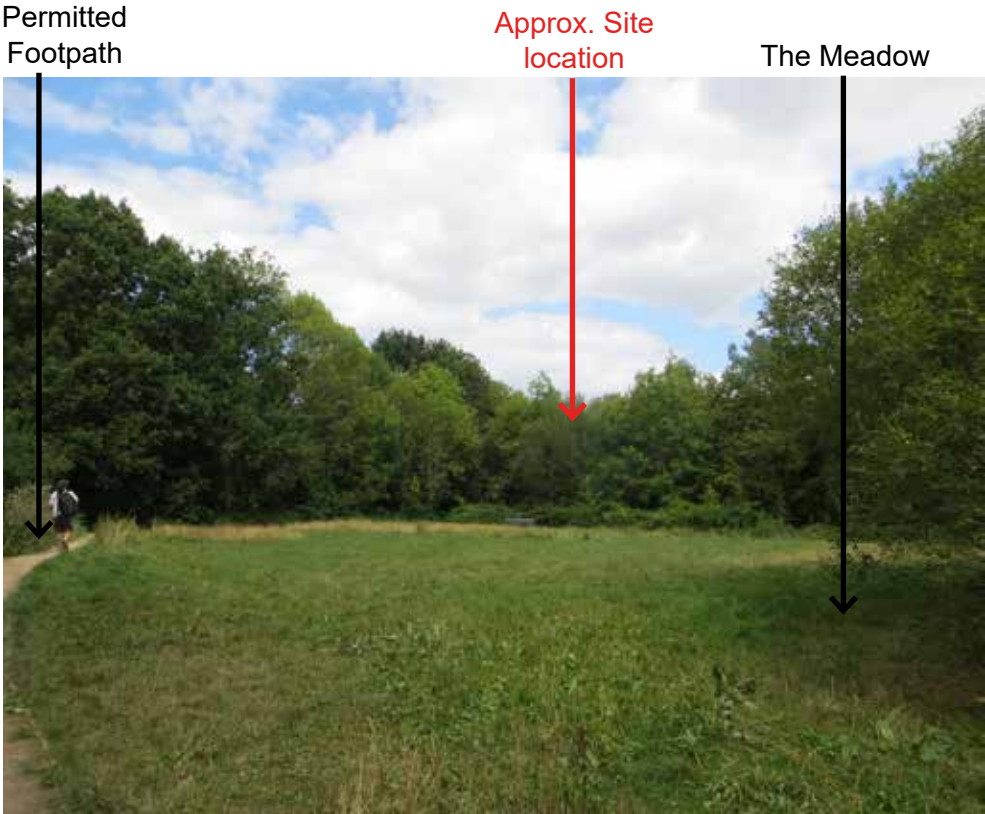


Representative view 8 - taken from central footpath (south)

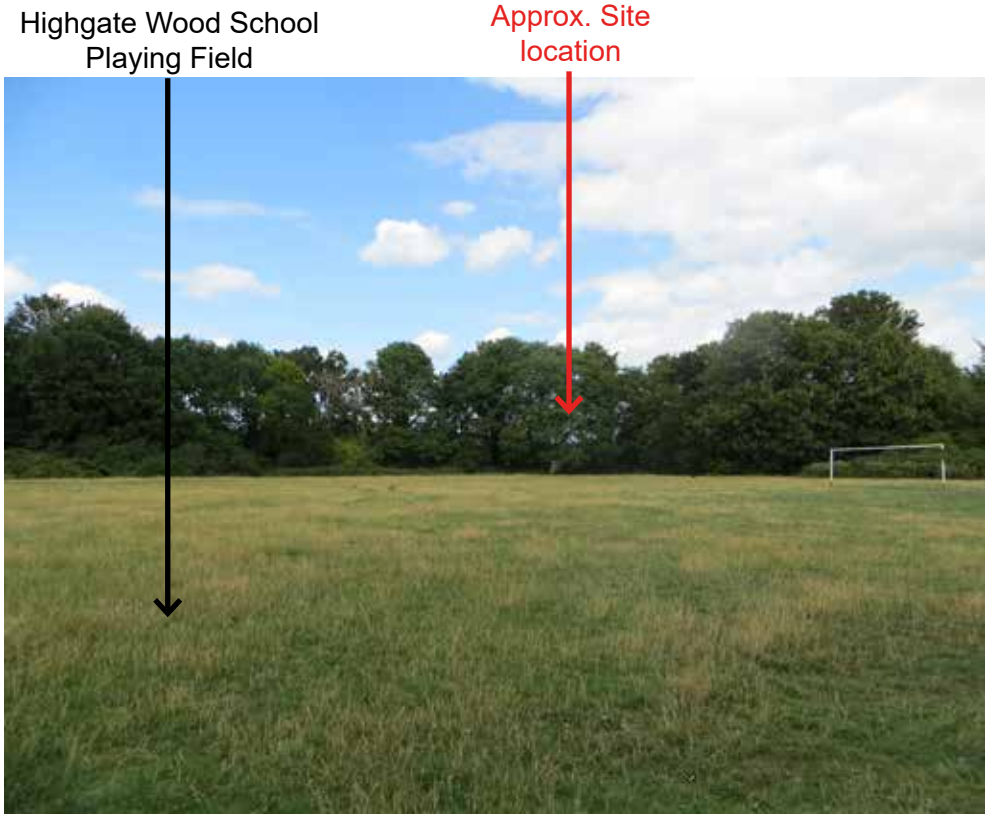
GEORGIANS TENNIS CLUB, CROUCH END
Figure 5.3: Representative Views Sheet 3 of 5

Client: Georgians Tennis Club
Dwg. No: 2521RE01.Fig5.3
Date: December 2025

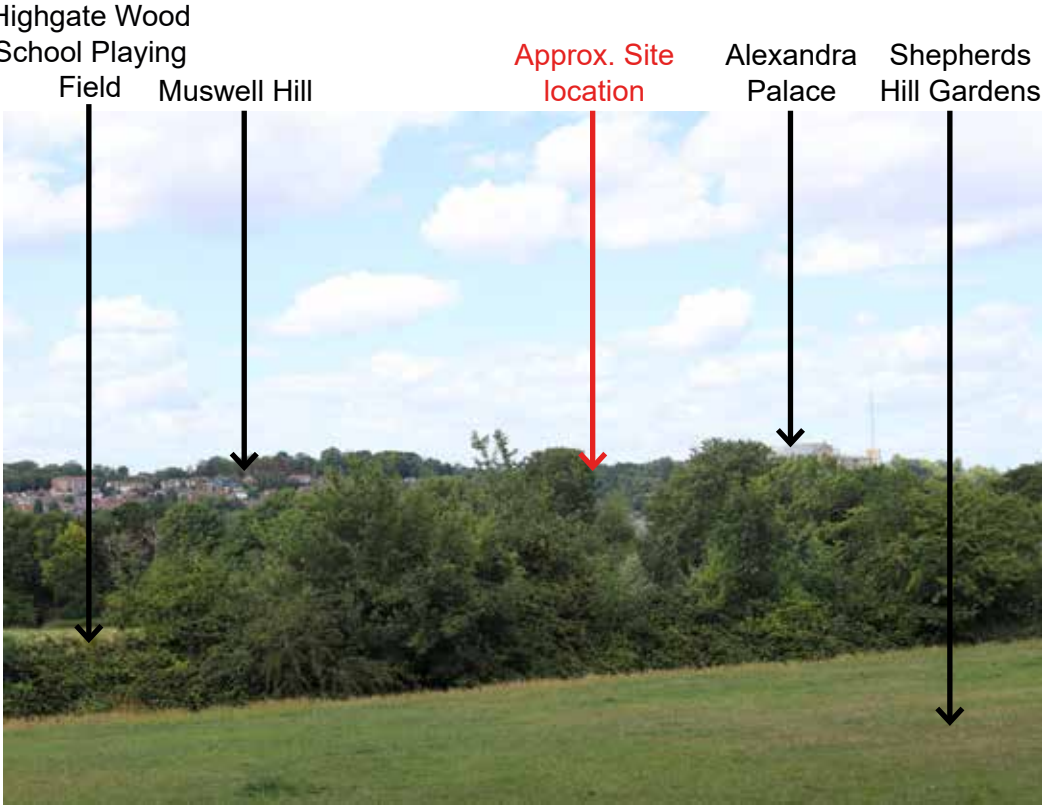




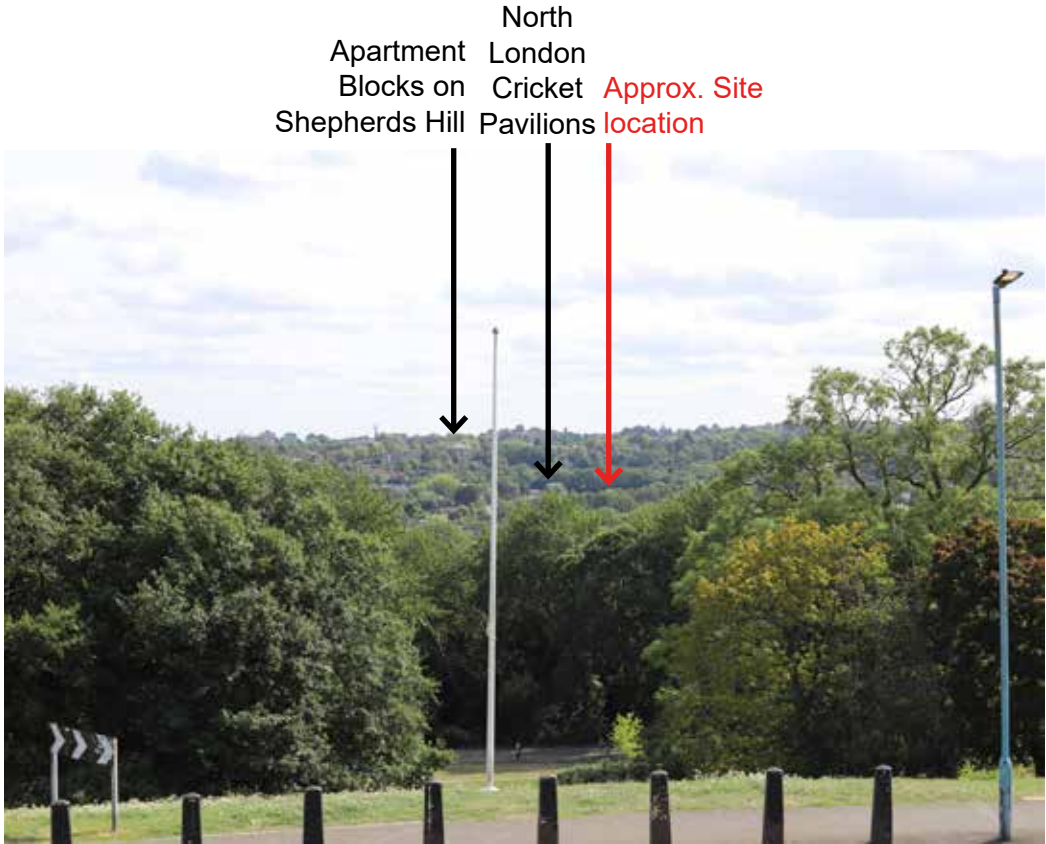
Representative view 9 - taken from the Meadow



Representative view 10 - taken from Highgate Wood School Playing Field



Representative view 11 - taken from Shepherds Hill Gardens

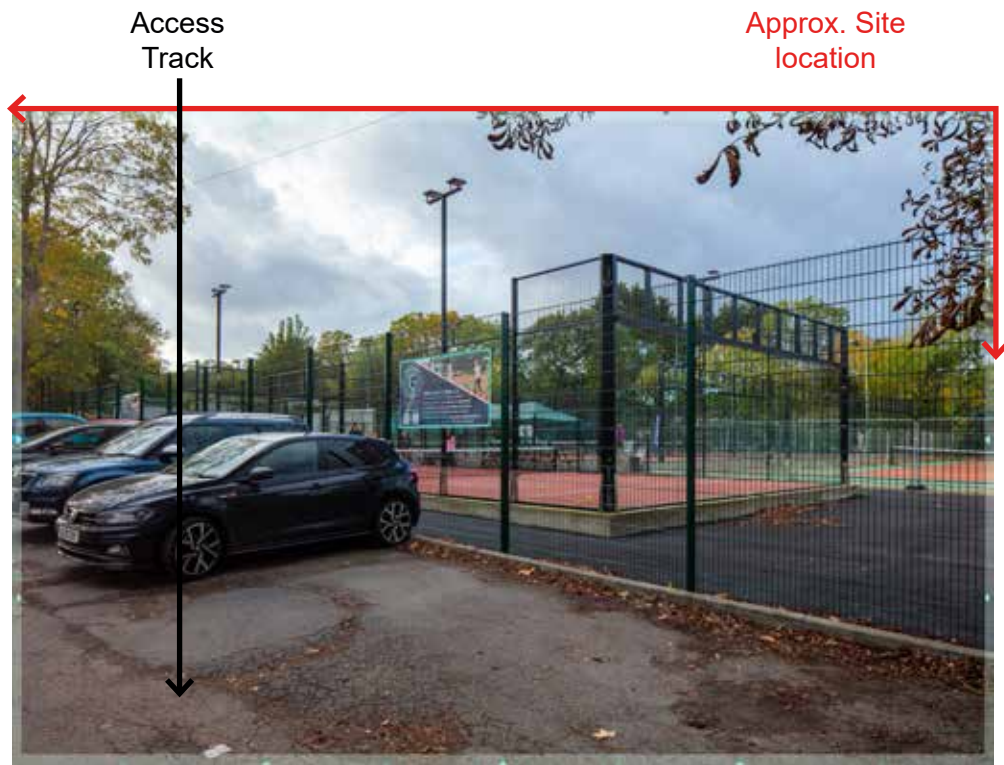


Representative view 12 - taken from Alexandra Palace

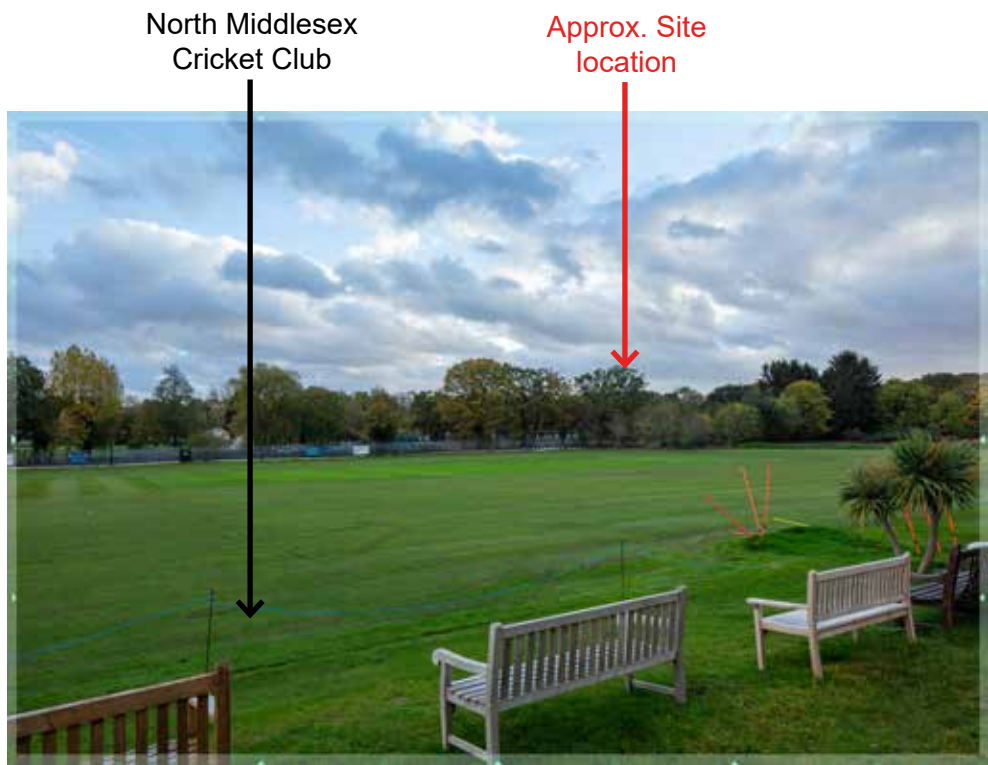
GEORGIANS TENNIS CLUB, CROUCH END
 Figure 5.4: Representative Views Sheet 4 of 5

Client: Georgians Tennis Club
 Dwg. No: 2521RE01.Fig5.4
 Date: December 2025





Representative view 13 - taken from the Access Road (central)



Representative view 14 - taken from the North Middlesex Cricket Club

Appendix B. Relevant Planning Policy Review

B. Relevant Planning Policy Review

National Policy and Guidance

National Planning Policy Framework

- B.1. At a national level the National Planning Policy Framework (NPPF), published on 12th December 2024, and sets out the Government's planning policies for England. Of the core objectives set out in the NPPF, the environmental objective is of relevance to this assessment. This is:

"to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

- B.2. Chapter 12 of the NPPF (Achieving well-designed and beautiful places) in paragraph 131 states that:

"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. ..."

- B.3. Paragraph 135 requires planning policies to ensure quality developments, which (in summary):

"will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; and

optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks."

- B.4. The NPPF promotes early discussions between applicants, the local planning authority and local community in Paragraph 137, whilst Paragraph 139 states that:

"Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design ..."

- B.5. Chapter 13 Protecting Green Belt Land of the NPPF states in paragraph 142 that “the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”. The paragraph 143 sets out the five purposes which are:

“a) to check the unrestricted sprawl of large built-up areas;

b) to prevent neighbouring towns merging into one another;

c) to assist in safeguarding the countryside from encroachment;

d) to preserve the setting and special character of historic towns; and

e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land”.

- B.6. Paragraph 150 notes that:

“If it is necessary to restrict development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt.”

- B.7. Paragraph 152 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraphs 154 and 156 confirm the exceptions to this.

National Planning Policy Guidance

- B.8. The NPPF is supported by the National Planning Practice Guidance (NPPG). This is intended to provide more detailed guidance regarding the implementation of national policy set out in the NPPF.

Regional Policy and Guidance

London Plan

- B.9. The London Plan was adopted in March 2021 and provides a strategic plan which sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years.
- B.10. The London Plan’s Chapter three: Design provides policies relevant to landscape and visual matters. ‘Policy D1: London’s form, character and capacity for growth’ establishes that boroughs should undertake area assessments that define the characteristics, qualities and value of different places. These assessments should include elements such as urban form and structure, along with views and landmarks.

- B.11. The supporting text for Policy D1 in paragraph 3.1.7 recognises that:

“As change is a fundamental characteristic of London, respecting character and accommodating change should not be seen as mutually exclusive. Understanding of the character of a place should not seek to preserve things in a static way but should ensure an appropriate balance is struck between existing fabric and any proposed change. Opportunities for change and transformation, through new building forms and typologies, should be informed by an understanding of a place’s distinctive character, recognising that not all elements of a place are special and valued.”

- B.12. Policy D3: Optimising Site Capacity through the Design-led Approach recognises that development design should in regard to ‘Quality and Character’ (in summary):

“11) respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character; and

12) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well.”

- B.13. Policy D4: Delivering good design identifies the importance of the Design and Access Statement to demonstrate that the proposal meets the design requirements of the London Plan and that the proposals should be thoroughly scrutinised by the borough planning, urban design and conservation officers.

- B.14. Policy HC3 Strategic and Local Views identifies designated strategic views that are set out within the 2012 London View Management Framework. The Site does not fall within or in the extended backdrop of any of the strategic views.

- B.15. Policy G3 Metropolitan Open Land states that Metropolitan Open Land (MOL) is afforded the same status and level of protection as Green Belt, which includes:

“1) MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt

2) boroughs should work with partners to enhance the quality and range of uses of MOL.”

- B.16. The policy goes on to state that “exceptional circumstances” are required to justify changes to MOL boundaries.

Local Policy

- B.17. Local planning policy is set out within LB Haringey’s Haringey Local Plan Strategic Policies 2013-2017 March 2013: Consolidated with alterations since Development Plan Document (July 2017) (Strategic Policies DPD), Development Management Development Plan Document (DM DPD)

(July 2017) and the supporting Policies Map. These documents provide local guidance regarding development affecting landscape and visual matters.

Haringey Local Plan Strategic Policies 2013-2017

- B.18. Policy SP11: Design states that new development should enhance and enrich the built environment. It goes on to provide criteria to do this that include respecting the local context, character and historic significance.
- B.19. The supporting Figure 4.3 of the LB Haringey's Local Plan shows the Site is situated in MOL, which is defined within paragraph 6.3.11 of LB Haringey's Local Plan: Strategic Policies 2013-2026 document as:

"... open land within a built-up area which has wider than borough significance. It receives the same presumption against development as Green Belt land. MOL is specific to London in that it contributes to the physical structure of London's landscape and helps shape the pattern of development so that it occurs in suitable locations."

- B.20. Policy SP13: Open Space and Biodiversity states that all new development should protect and enhance designated MOL and open space from inappropriate development.

Haringey Local Plan Development Management Development Plan Document

- B.21. LB Haringey's DM DPD sets out the Haringey Development Charter in Policy DM1: Delivering High Quality Development, which states that "all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area." It goes on to set out supporting design standards to be followed. Policy DM5 recognises locally significant views and vistas, which have been considered within this assessment and states that:

"B Obstructions to the Locally Significant Views should be minimised and will be assessed by the Council on their level of impact on the views."

C Development proposals should consider opportunities to create new local views and vistas through the design and layout of new development."

- B.22. Within the DM DPD Appendix A and Figure 2.1 set out the Locally Significant Views for the borough. The Site falls in the backdrop of two of the Panoramic Views from Alexandra Palace (3 and 14), which look towards Highgate Ridge or Crouch End Ridge line, respectively. The view from Alexandra Palace has been considered within representative view 12.
- B.23. Policy DM20: Open Space and Green Grid recognises that development that "protects and enhances" Haringey's open spaces would be supported. Also that any ancillary developments should not "adversely detract from the overall function, amenity, character and appearance of the park or open space".

Appendix C. Visual Impact Methodology

C. Visual Impact Methodology

- C.1. This VIA has been undertaken in accordance with the methodology set out below which draws on best practice guidance set out in the 2013 Guidelines for Landscape and Visual Impact Assessment: Landscape Institute/ Institute of Environmental Management and Assessment

Establishing visual sensitivity

- C.2. To assess the likely effects on views / visual amenity the sensitivity of the receptors (ie those looking at the view) is established through a consideration of the Value and the Susceptibility to Change of a particular viewer or viewpoint.

Value

- C.3. Value of a particular view is determined through an assessment of the location, the nature of the view, its scenic qualities and condition, the elements and features that it contains and is categorised in **Table C.1**.

Table C.1: Visual Receptor's Value

Value	Typical criteria
<i>Exceptional</i>	Where views are of a highly exceptional nature, of high scenic value, often within, towards or across a townscape with a national designation or heritage assets.
<i>High</i>	Where the views have a generally high scenic value. The viewpoint may be within or looking towards a designated area but there may be some incongruous features or elements within in the view.
<i>Medium</i>	Where the views are across or towards a townscape in generally good condition; with moderate local importance and/or scenic quality. Limited potential for substitution of some elements within the view.
<i>Low</i>	Where the views are across or towards townscape in poor condition with low to moderate local scenic quality and/or importance. Considerable potential for substitution of some elements in the view.
<i>Poor</i>	Where views are across or towards a degraded townscape in poor condition with limited or no scenic quality and low importance. Considerable potential for substitution of some or all elements in the view.

Visual Susceptibility to Change

- C.4. The assessment of susceptibility is concerned with establishing to what extent the visual receptor can accommodate the change in the nature of the view or the visual amenity of the view resulting from proposed development. In establishing susceptibility, the circumstances in which the view is experienced eg does the view form part of the reason for being in a particular location (visiting a local landmark), or is it secondary to the reason for the person being in a particular location (eg a daily commute to work by car). Each visual receptor is described within the assessment and typical viewpoints are selected and photographed to provide a representation of the views. The levels of susceptibility are assessed using the following criteria defined in **Table C.2**.

Table C.2: Visual Receptor's Level of Susceptibility

Level of Susceptibility	Typical Criteria
<i>High</i>	Where the receptor is engaged in outdoor recreation including public rights of way and their attention is likely to be focused on the townscape or particular views. Visitors to heritage assets or visitor attractions where the views to the townscape or surroundings are an important part of the experience. Residents at home where views contribute to the setting of a residential area.
<i>Medium</i>	People visiting retail outlets or other destinations as a leisure activity, or at a place of work, where the views to the townscape or surroundings are part of the experience OR where the receptor, normally categorised as High is located in an area of poor scenic value where the views to the surrounding area are unlikely to be the main focus of attention (eg walking routes to work).

<i>Low</i>	People engaged in outdoor sport or recreation that does not depend on an appreciation of the view. People travelling by road or rail (unless the route is specifically identified for its views). People at work or in a workplace or a place of education where the views to the townscape or surroundings are not important
------------	---

- C.5. It should be noted that the susceptibility of the receptors may be reduced if the quality nature of the view is lower.

Visual Sensitivity

- C.6. The sensitive of the receptor is derived by combining the judgements on Value and Susceptibility to Change as set out in **Table C.3**.

Table C.3: Visual Receptor's Sensitivity

Value	VISUAL SENSITIVITY		
<i>Exceptional / High</i>	High	High	Medium
<i>Medium</i>	High	Medium	Low
<i>Low to poor</i>	Medium	Low	Low
	<i>High</i>	<i>Medium</i>	<i>Low</i>
	Susceptibility to Change		

Establishing magnitude of change

- C.7. In order to establish the magnitude of change of the proposed development an assessment is made on the size and scale of the effect, the geographical extent of the effect and its reversibility or otherwise. The proposed scheme is considered based on the nature of the proposals, and a professional interpretation is made in respect of each receptor. Magnitude of Change of the Effect on the Visual Receptor is assessed following the criteria set out in **Table C.4**.

Table C.4: Visual Receptor's Magnitude of Change

Magnitude	Criteria
<i>High</i>	Where the proposals (or works to facilitate them) would result in the total loss or major alteration of the elements that make up the view from a particular location. Where the introduction of elements are considered to be totally uncharacteristic in the particular setting. Where the effects of the proposals would be visible over a large scale and / or at close range
<i>Medium</i>	Where the proposals (or works to facilitate them) would result in the partial loss or alteration of one or more of the key elements that make up the view from a particular location. Where the introduction of new features may be prominent but not necessarily wholly uncharacteristic in the particular setting. Where the effects of the proposals would be largely seen from further afield or as only part of a view.
<i>Low</i>	Where the proposals (or works to facilitate them) would result in minor loss or alteration of one or more of the key elements that make up the view from a particular location. Where the introduction of elements would not generally be considered uncharacteristic in the particular setting.

<i>Negligible / None</i>	Where the proposed scheme (or works to facilitate it) would result in a very minor loss or alteration to the view and / or the introduction of elements would not be uncharacteristic in the particular setting. Where the effects of the proposals would only be seen from a distance and be imperceptible within the context of the wider view.
--------------------------	--

Establishing the overall appraisal of visual effects

- C.8. To establish the overall assessment or otherwise of the visual effects, the sensitivity of the visual receptor and the magnitude of change are combined using the matrix set out in **Table C.5**.

Table C.5: Visual Receptor's Assessment of Effect

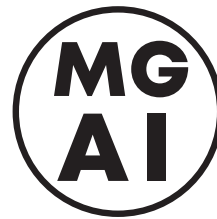
Sensitivity	Overall Assessment of Visual Effects			
<i>High</i>	Major	Major /to moderate	Moderate	Minor to/ Negligible
<i>Medium</i>	Major /to moderate	Moderate	Moderate to / minor	None
<i>Low</i>	Moderate	Moderate to / minor	Minor	None
	<i>High</i>	<i>Medium</i>	<i>Low</i>	<i>Negligible/*None</i>
	Magnitude of Change			

- C.9. The results can either be positive/beneficial or negative/adverse. It may also be the case that there are no effects or that effects are judged to be neutral in such instances this will be explained within the text. The effects can be positive/beneficial, negative/adverse or neutral. The criteria applied are set out in **Table C.6**.

Table C.6: Visual Receptor's Effect

Beneficial Criteria – Where the proposals
Fit comfortably within the view Improves the view or an element within the view Do not result in an incongruous feature within the prevailing pattern of townscape Do not obstruct views towards a high quality or scenic townscape Do not obstruct views or detracts from the visual amenity of a view towards a heritage asset. Offers the ability to provide mitigation that will enhance the view or visual amenity. Complements local/national planning policies or guidance on visual amenity or specific views.
Adverse Criteria – Where the proposals
Result in a change to the view or visual amenity that out of scale with surrounding townscape / landform and/or pattern of townscape Results in a loss of positive townscape feature or characteristics within a particular view Results in incongruous features within the prevailing pattern of townscape Obstructs a view towards a high quality or scenic townscape. Obstructs views or detracts from the visual amenity of a view towards a heritage asset. Lacks ability to include adequate or appropriate mitigation Conflicts with local/national planning policies or guidance to protect /manage visual amenity or specific views.
Neutral Criteria
Where the change (whatever the scale) in the view resulting from the proposals neither improves or damages the view or existing visual amenity of a view

Appendix D. Verified views



Georgians Tennis Club
Verified Views

FINAL



Introduction

This document brings together the key aspects of the verified views production, and will be issued incrementally throughout the project when the AVRs are ready for review, and at completion.

This document contains :

- Viewpoint Map
- The Views
- Methodology

Notes

- In preparing the views, the supplied drawings are coordinated with the survey data collected for the verification process.

A number of markers were surveyed on the padel court structure, which could be correlated to the supplied drawing information.

It was found that the padel courts (and therefore the canopies) were in an incorrect location in the supplied drawings, and so this was corrected before completing the alignments.

Viewpoint Map





View01 Existing - Public Right Of Way (ref: 27-28) Central

Date	28/10/25	HFOV	74°
Time	13:01	Easting	529245.060
Type	AVR01	Northing	188862.666
Camera	Canon EOS 5DS (35mm)	AOD	46.137
Lens	Canon TS-E 24mm F3.5L	Camera Height	1.6m



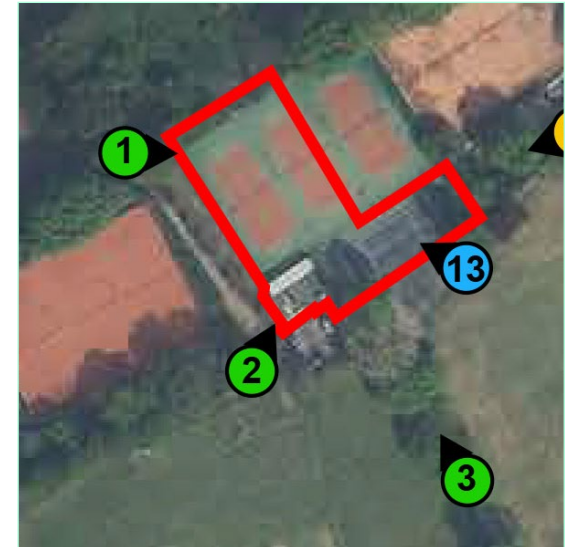
View01 Proposed (Wireline) - Public Right Of Way (ref: 27-28) Central





View02 Existing - Access Road (West)

Date	28/10/25	HFOV	74°
Time	15:29	Easting	529281.908
Type	AVR01	Northing	188811.828
Camera	Canon EOS 5DS (35mm)	AOD	46.229
Lens	Canon TS-E 24mm F3.5L	Camera Height	1.6m



View02 Proposed (Wireline) - Access Road (West)

