2026

re:shape

Townscape & Visual Impact Assessment: Volume 2 of the Environmental Statement

Ashley Park

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1.0
NON-TECHNICAL / EXECUTIVE SUMMARY

ASHLEY PARK (FORMER ASHLEY HOUSE SITE), ASHLEY ROAD, TOTTENHAM HALE, LONDON BOROUGH OF HARINGEY, N17 9LZ

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NON-TECHNICAL / EXECUTIVE SUMMARY

1.1 This report provides an assessment of the impact of proposals at Former Ashley House site, Ashley Road, Tottenham Hale, London Borough of Haringey, N17 9LZ on townscape and visual receptors.

1.2 'Townscape and Visual' are treated as individual disciplines and separate assessments are provided in accordance with legislation, planning policy and best practice guidance. The townscape and visual assessment has been carried out in accordance with the Guidelines for Landscape and Visual Impact Assessment, Third Edition (Landscape Institute and Institute of Environmental Management and Assessment, 2013).

1.3 The assessment and design development has been informed by visual tools, including a zone of theoretical visibility and 24 accurate visual representations have also been prepared by visualisation consultants Harvey Scott Vision. The location of the viewpoints has been informed by architectural and historic accounts of the area, an appraisal of the existing site and surroundings, and planning policy.

POLICY DISCUSSION

1.4 The proposed development seeks the intensification of the application site and so it is therefore relevant to understand policies that seek the optimisation of land

1.5 The Site is located within the Upper Lee Valley Opportunity Area, one of London's principal regeneration corridors identified for significant housing, employment and infrastructure growth. At a local level, The Site lies within the Tottenham Hale regeneration area and partly within the existing District Centre, with the wider site proposed to fall within the enlarged District Centre in the emerging plan, a key focus for growth and investment that has undergone substantial transformation into a mixed-use urban centre. The Site also falls within the Tottenham Area Action Plan area, which promotes high-density, mixed-use development, enhanced connectivity and regeneration centred on Tottenham Hale Station, and within the Tottenham Housing Zone, designated to accelerate housing delivery in locations with significant development potential.

1.6 The Site benefits from excellent public transport accessibility, with a PTAL of 5-6a and proximity to Tottenham Hale Station, supporting the principle of higher-density development. The Site benefits from implemented extant permissions establishing the acceptability in principle of substantial residential-led redevelopment on the site, including development of material height.

1.7 Collectively, these strategic designations and previous planning approvals provide policy support for the continued intensification of the Site through the delivery of high-density development within one of London's principal growth areas.

TOWNSCAPE

1.8 The townscape assessment considers the proposed development within its urban context, including the buildings, the relationships between them, the different types of urban open spaces, including green spaces and the relationship between buildings and open spaces.

1.9 The assessment of the site's townscape character and its surrounding context has been informed by relevant characterisation studies, including the Urban Character Study (2015) and the Tottenham Area Action Plan (2017). This analysis has informed the identification of six townscape areas within the site's surroundings, broadly comprising the town centre, adjacent residential neighbourhoods and the surrounding open spaces.

1.10 The assessment finds the operational stage of the proposed development would give rise to effects ranging from Negligible Neutral to Minor Beneficial. No significant effects are identified.

1.11 For Townscape Character Area 1: Tottenham Growth Area in which the site is identified within, the proposed development responds positively to this established regeneration context by introducing a comprehensive mixed-use scheme comprising affordable housing, shared living accommodation, commercial floorspace and associated public realm improvements. The proposed development has been carefully designed in response to the existing and emerging townscape of Tottenham Hale. The 23-storey tower would form a subordinate component of the established cluster of tall buildings associated with Tottenham Hale town centre, reinforcing the legible hierarchy of the skyline and wider aspirations for growth. The proposals would also introduce a high-quality architectural response, drawing upon the area's industrial heritage through the use of robust brickwork, articulated façades and distinctive architectural detailing, resulting in a visually distinctive addition that would make a positive contribution to the evolving character of the area. As a whole, the proposals would contribute towards the continued transformation of Tottenham Hale as a high-density, mixed-use urban centre and reinforce the aspirations of the Growth Area.

VISUAL

1.12 The visual assessment considers the impact of the proposed development upon visual receptors. The assessment relates to how people will be affected by changes in views and visual amenity at different places, including publicly accessible locations. Visual receptors are always people (although usually visual receptors are defined according to use e.g. residential, business, road, footpath etc.), rather than landscape features.

1.13 The potential visibility of the proposed development has been understood through the preparation of a zone of theoretical visibility, using a topographically referenced three-dimensional model. This is a tool for a high-level understanding of the extent of visibility and has been further interrogated through review of individual viewpoints using field surveys and digital software.

1.14 The zone of theoretical visibility demonstrates that there would be visibility of the proposed development from the immediate and wider area surrounding the application site. The greatest extent of intervisibility would occur in close proximity to the site, particularly along principal routes approaching Tottenham Hale town centre and around the transport interchange, where existing street alignments and development form allow direct views towards the site. To the east, visibility would extend across the more open landscape of the Lee Valley corridor, including the reservoir chain and adjoining open spaces, where the open character enables longer-distance views, albeit often filtered by intervening development. To the north, south and west, intervisibility would progressively diminish as a result of surrounding built form, street alignment and intervening development, with visibility generally limited to streets aligned with the site, gaps between buildings and other more open locations.

1.15 As part of the pre-application process, Montagu Evans identified a series of representative viewpoints to inform the assessment of visual amenity and the experience of visual receptors within the study area. Following consultation with the Local Planning Authority, including correspondence dated 11 May 2026, additional viewpoints were incorporated to consider potential effects on the Grade II listed Drapers' Almshouses at Bruce Castle and the Grade II listed Engine House at Walthamstow Wetlands, reflecting matters raised through the Council's ongoing Tall Buildings Study. In total, 24 representative viewpoints have been selected to support the assessment of the likely effects of the proposed development on visual amenity.

1.16 The assessment considers a range of visual receptor groups within the study area, including users of the Lee Valley Reservoirs, local residents, users of the High Road and approach roads, users of Tottenham Hale Station, Down Lane Park, Bruce Grove and Bruce Castle Park. In addition to the assessment of visual amenity from these representative viewpoints, consideration has also been given to relevant strategic views, including the view from Alexandra Palace Viewing Terrace.

1.17 The assessment finds the operational stage of the proposed development would give rise to effects ranging from None to Moderate Beneficial. The Moderate Beneficial effect arises from changes to Down Lane Park.

1.18 For receptors within Down Lane Park, the proposed development would be experienced as part of the existing and emerging cluster of tall and large buildings associated with Tottenham Hale town centre, where visibility would principally be limited to the taller tower element. The proposed development would introduce a high-quality and distinctive building to the skyline, characterised by a refined material palette, strong vertical emphasis and a well-articulated crown, which would contribute positively to the area's evolving townscape character. Whilst the proposed development would introduce an additional tall building into views, it would be perceived within the context of existing and consented tall buildings and would reinforce, rather than detract from, the established pattern of growth and regeneration.

1.19 Visibility would vary across the park, with the clearest views experienced from more open areas, whilst mature vegetation, intervening development and changes in orientation would often filter or restrict views. Receptors would also experience a substantial improvement to the condition of the application site itself through the replacement of vacant brownfield land with a high-quality mixed-use development, enhanced public realm and a new east-west pedestrian connection linking the park with Ashley Road.

1.20 Overall, the proposed development would be experienced as a positive component of Tottenham Hale's continuing regeneration, responding positively to its context, enhancing the appearance of the site and contributing to the evolving character of the wider town centre. The assessment concludes that the resulting visual change would give rise to a Moderate Beneficial effect, as a result of the enhancement in architectural quality and visual amenity

1.21 The view from Alexandra Palace Viewing Terrace has been assessed as part of the visual appraisal due to its proximity to London View Management Framework (LVMF) Views 1A.1 and 1A.2. Whilst these designated strategic views are directed south towards Strategically Important Landmarks, including St Paul's Cathedral, the representative view assessed as part of this TVIA is orientated south-east towards Tottenham Hale and, as such, the proposed development would not affect any strategic views or landmark viewing corridors identified within the LVMF.

1.22 From this elevated and long-distance viewpoint, the proposed development would be experienced as part of the wider built form of Tottenham Hale within the middle ground of the view, where tall and large-scale buildings already form an established component of the townscape. The proposed development would be perceived within the context of existing and emerging development and would contribute to the continued consolidation of Tottenham Hale's evolving skyline in a manner consistent with the area's strategic growth and regeneration objectives.

1.23 Overall, the likely effect on visual receptors from this viewpoint is assessed as Negligible Neutral.

SUMMARY

1.24 The proposed development has evolved through a detailed understanding of the site, its surrounding townscape and visual context, and the strategic aspirations for growth and regeneration within Tottenham Hale. The assessment concludes that the proposals would deliver a high-quality mixed-use redevelopment of a vacant brownfield site, enhancing the appearance of the site, improving connectivity and public realm, and contributing positively to the evolving character of Tottenham Hale.

1.25 The proposed development would give rise to beneficial urban design and townscape improvements to the study area, including its character and function. The proposals would also demonstrably improve the visual amenity of the site. The proposed development would be experienced as a positive component of the area's ongoing regeneration, in accordance with the aspirations of the development plan.

2.0 INTRODUCTION

ASHLEY PARK (FORMER ASHLEY HOUSE SITE), ASHLEY ROAD, TOTTENHAM HALE, LONDON BOROUGH OF HARINGEY, N17 9LZ

INTRODUCTION

2.1 Montagu Evans has been instructed by Re:shape T Ltd (hereafter referred to as the 'Applicant') to provide consultancy services and produce this Townscape and Visual Impact Assessment (the 'TVIA') in support of proposals which are subject to a planning application at the Former Ashley House site, Ashley Road, Tottenham Hale, London Borough of Haringey, N17 9LZ (the 'Site')

2.2 The description of development (the 'Proposed Development') is as follows:

"Full planning permission for a phased mixed-use development comprising: (i) enabling works and operations; (ii) residential development (Use Class C3) including affordable housing; (iii) shared living accommodation (Sui Generis), (iv) commercial and community floorspace (Use Classes E and F2); and (v) site-wide and/or phase-specific access, servicing, public realm, blue-badge parking, cycle parking, open space, hard and soft landscaping, utilities, plant and all other associated works."

2.3 The Proposed Development is subject to Environmental Impact Assessment (EIA). The TVIA forms Volume 2 of the Environmental Statement (ES) which is submitted with the application. The assessment is undertaken in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) ('the EIA Regulations').

2.4 The Site is located in the London Borough of Haringey (the 'Council'). The Site is described at ES Volume 1 and also within the Design and Access Statement (DAS) prepared by DLA Architecture and the Planning Statement prepared by Lichfields.

2.5 **Figure 2.1** shows the boundary of the Site, and an aerial view is provided at **Figure 2.2**.

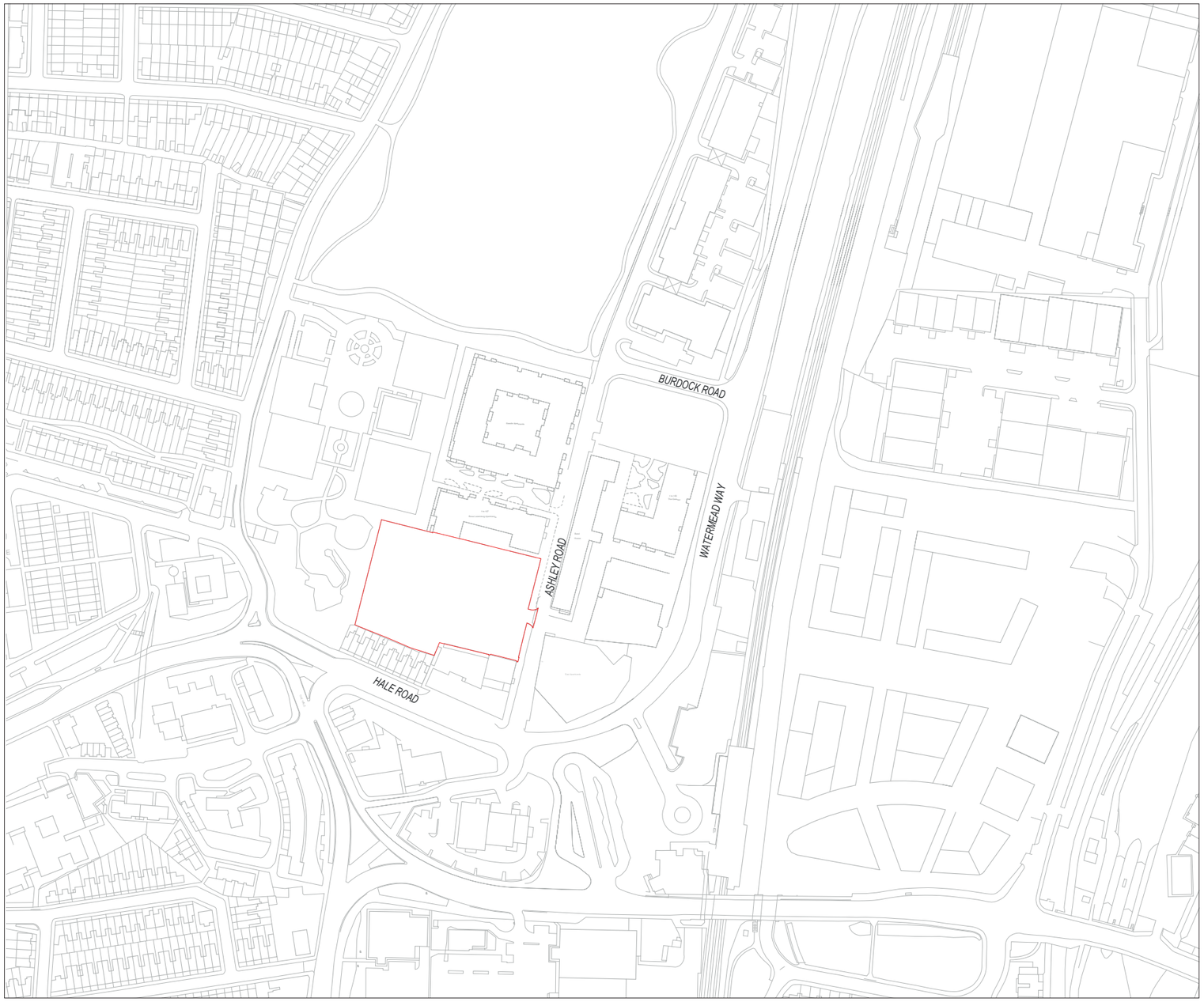

Figure 2.1 Site Plan

Figure 2.2 Aerial View. Source: Google (base map)

PURPOSE OF THE TVIA

2.6 The TVIA provides an assessment of likely significant effects of the Proposed Development on townscape and visual receptors.

2.7 The townscape assessment will consider the Proposed Development within its urban context, including the buildings, the relationships between them, the different types of urban open spaces, including green spaces and the relationship between buildings and open spaces.

2.8 The visual assessment will consider the impact of the Proposed Development upon visual receptors e.g. people. The assessment relates to how the amenity of people in the area affected by development will change (positive, negative or neutral). Visual receptors are always people (although usually visual receptors are defined according to use e.g. residential, business, road, footpath etc.), rather than landscape features. Impact on landscape components is treated under the heading townscape (when in cities).

2.9 The assessment as a whole is informed by visual tools, including a zone of theoretical visibility (ZTV), non-verified massing studies and accurate visual representations ('AVRs'). The tools inform the assessment of the impact of the Proposed Development on heritage, townscape and visual receptors e.g. they allow an understanding of the geographical extent and magnitude of visibility from representative locations. The tools are not receptors themselves, unless comprising strategic views designated in the development plan, such as, in London, the 2012 London View Management Framework.

STRUCTURE OF THE TVIA

2.10 The TVIA is structured as follows:

2.10.1 The methodology for undertaking the TVIA for the ES assessment is provided at **Section 3.0**;

2.10.2 Legislation, planning policy and guidance relevant to the assessment of likely effects on townscape and visual receptors is set out at **Section 4.0**;

2.10.3 A description of the historical development of the Site and surrounding area is provided at **Section 5.0**;

2.10.4 A description of the existing townscape character and visual amenity is provided at **Section 6.0**;

2.10.5 A description of the existing visual amenity is provided at **Section 7.0:**

2.10.6 The impact of the Proposed Development on townscape receptors is assessed at **Section 8.0**;

2.10.7 An assessment of the impact of the Proposed Development on visual receptors is provided at **Section 9.0**;

2.10.8 The TVIA is concluded at **Section 10.0**.

3.0 METHODOLOGY

ASHLEY PARK (FORMER ASHLEY HOUSE SITE), ASHLEY ROAD, TOTTENHAM HALE, LONDON BOROUGH OF HARINGEY, N17 9LZ

METHODOLOGY

3.1 This section describes the framework for townscape and visual assessment. The method for each discipline is the product of legislation, policy and best practice guidance set out in **Section 4.0**. The assessment is proportionate and no longer than is necessary to assess properly the potential likely significant effects of the Proposed Development. All impacts deemed relevant or material to planning are identified and the consequent effects appraised.

3.2 Throughout this analysis, and across all disciplines, the reader will be presented with the words impact and effect. 'Impact' is defined as the action being taken, and 'effect' is the change resulting from the action. The overall effect is also given a nature of effect (beneficial, adverse or neutral). There is no direct correlation between magnitude of impact and nature of effect, since change is by definition not necessarily adverse or beneficial. Similarly, and dependent on context, one can have a high magnitude of impact which is neutral in effect, which may strike some readers as peculiar or perverse. For example, however, it is possible for a major change to be so similar to others that have occurred and are anticipated that practically speaking it is neither beneficial or detrimental to the value of the receiving receptor (and hence is neutral).

SCOPING AND BASELINE ASSIMILATION

3.3 This assessment is based on the Scoping Report submitted to the Council in July 2026. At the time of writing, no EIA Scoping Opinion has been received. The Scoping Report identified townscape and visual receptors which would be assessed in the ES. Where a design has evolved or material changes to the baseline occur to an extent that that scope has changed, reasoned justification is provided.

SITE VISITS

3.4 A field survey of the baseline situation was undertaken by Montagu Evans during August 2026.

STUDY AREA

3.5 The study area for the TVIA comprises:

3.5.1 Townscape character areas up to 1km from the Site;

3.5.2 Visual receptors in the local and wider area.

3.6 The plans at the respective baseline sections identify all of the receptors identified in the study area.

3.7 Site observations, a manual desk-based review of OS maps, characterisation studies and relevant heritage receptors were used to determine the study area. It has been informed by building locations and heights, topography and townscape features, and an understanding of the scale of the Proposed Development.

3.8 A Zone of Theoretical Visibility (ZTV) has been produced to identify the potential extent of visibility of the Proposed Development within a 2000sqm grid centred on the Site (**Figure 3.1**). The ZTV has been produced using topographically referenced three-dimensional models from VU.CITY software. It is a tool for a high-level understanding of the extent of visibility, which was further interrogated through review of individual viewpoints using field surveys and digital software.

ACCURATE VISUAL REPRESENTATIONS AND VISUAL AIDS

3.9 The assessment of each discipline is informed by AVRs. The location of the viewpoints has been agreed with the Council during the pre-application process.

3.10 The AVRs are provided in the following scenarios:

3.10.1 Existing = baseline photography

3.10.2 Proposed = Existing plus the Proposed Development

3.10.3 Cumulative = Proposed Development plus schemes in the surrounding area that are subject to an extant consent

3.11 A qualitative assessment has also been undertaken for the Cannon Factory redevelopment. Accordingly, the cumulative assessment considers a secondary cumulative scenario that includes the indicative proposals of the Cannon Factory scheme. Given its emerging status and the level of information available at the time of assessment, the effects of this scheme have been assessed on a qualitative basis.

3.12 Notwithstanding that the baseline photography and associated AVRs were captured during summer conditions, the assessment has been undertaken on a reasonable worst-case basis and has incorporated qualitative consideration of winter conditions, when deciduous vegetation would not be in leaf and potential visibility of the Proposed Development may be greater. Where relevant, the assessment text identifies locations where seasonal variations in vegetation cover could increase intervisibility and considers the likely extent and nature of visual change under these conditions. The conclusions of the assessment therefore take account of both summer and winter scenarios and are considered robust notwithstanding the season in which the photography was obtained.

3.13 The AVRs are independently prepared by Harvey Scott Vision according to an industry standard method provided at **Appendix 1.0**. The variables include angle of lens, framing of shot and orientation. TGN 06/19 Visual Representation of Development Proposals Technical Guidance Note (2019) prepared by Landscape Institute recommend one set of considerations, but these are not universally applied and are not suited often to certain urban environments because the angle of lens, 50 degrees, often eliminates context in close and medium-distance shots.

3.14 AVRs are merely tools of assessment, to be applied on site, and to act as aide memoires afterwards. They do not represent visual perception. The objective of an AVR is to simulate the likely visual changes that would result from a Proposed Development. AVRs are two-dimensional and cannot capture the complexity of the visual experience. It is an approximation of the three-dimensional visual experience the observer would receive on site. Neither do they capture transient significant effects arising from noise or traffic on perception, or that wider range of expectations and associations that anyone in an urban scene may have.

3.15 Artists' impressions based on geometrically accurate information (models) or characteristics of computer-generated images (CGIs) may sometimes be used. Whilst not independently verified, these can be very helpful in establishing and assessing the way a proposal will affect its immediate environment (to take one example only) and/or convey particular characteristics of development. This is because the AVR methodology is generally less helpful for assessing up close effects or, for example, in capturing the interaction of new landscape with buildings.

3.16 The qualitative text accompanying the visual assessment seeks to contextualise the views. Inevitably one must accept that professional judgement is involved in this specialist area on the basis of the above and the importance of design quality in the operation of policy. A visit to the location from which the photographs were taken is required to appreciate and understand the visual impact.

3.17 Changes to visual amenity should not be judged in relation to static views (which are abstractions and not real) but in relation to the overall experience of an area and dependent upon the particular experiences and expectations of different receptors. The modelled viewpoints are often selected to show schemes at their maximum impact and not capture their typical impact in a receiving area or location. The impact assessment considers both the particular impact illustrated and the overall impact to come to a net assessment which more accurately reflects the overall experience than a single view.

Figure 3.1 ZTV of the Proposed Development prepared in VU.CITY.

TOWNSCAPE AND VISUAL

3.18 The framework for assessment of townscape and visual impact has been prepared using the Guidelines for Landscape and Visual Impact Assessment, Third Edition (Landscape Institute and Institute of Environmental Management and Assessment, 2013) ('GLVIA3'). The two components of townscape and visual assessment are:

3.18.1 The assessment of townscape effects: assessing effects on the townscape as a resource in its own right; and

3.18.2 The assessment of visual effects: assessing effects on the general visual amenity experienced by people. Specific views are also assessed where they form strategic views designated in the development plan, or where agreed with the competent authority.

TOWNSCAPE AND VISUAL VALUE

TOWNSCAPE VALUE

3.19 The townscape baseline assessment describes character areas/types and their characteristics. It defines the distinct and recognisable patterns of elements, or characteristics that make one area different from another, rather than better or worse. Areas are defined and mapped with boundaries that suggest a sharp change from one townscape area to another; however, on site, changes can be more subtle and practically, this often represents a zone of transition. Criteria to assess townscape character areas and apportion value is contained in **Table 3.1**.

3.20 Assessment is informed by an understanding of how an area has evolved, the use of aerial photography and field survey, along with desk-based research as appropriate and to a level commensurate with the sensitivity of the receptor and its susceptibility to change. Important published sources will normally comprise formal character assessments prepared, for example, as part of local plan making or agencies or county authorities.

3.21 The objective of identifying the existing context is to provide an understanding of the townscape in the area that may be affected – its constituent elements, its character and the way this varies spatially, its geographic extent, its history, its condition, the way the townscape is experienced and the value attached to it. This assessment cannot practically and objectively capture what local people in an area feel about their area (unless of course this has been subject to a specific study which is produced in an objective or reflective manner). Thus, this value analysis reflects professional judgment.

TOWNSCAPE RECEPTOR VALUE

Value	Importance	Typical Criteria	Typical Features / Characteristics
Very High	International / National	Unique or outstanding townscape with clearly distinctive characteristics, features and elements; Widespread use of quality materials; Very strong urban structure, characteristic patterns and balanced combination of built form and open space; Appropriate management for land use; No, or very limited, detracting features.	International or national designation, and/or designated heritage receptors of significant importance
High	National / Regional / Local	Distinctive or unusual townscape with notable features and elements; Evident use of quality materials; Strong urban structure, characteristic patterns and balanced combination of built form and open space; Appropriate management for land use with limited scope to improve; Limited detracting features.	National or regional designation, and/or designated heritage receptors
Medium	Regional / Local	Attractive townscape with occasional distinctive features; Recognisable urban structure, characteristic patterns and combinations of built form and open space; Scope to improve management for land use; Some detracting features.	Regional or local recognition, including local plan designations, with value possibly expressed through literature and cultural associations.
Low	Local	Commonplace or ordinary townscape with limited variety or distinctiveness; Distinguishable urban structure, characteristic patterns and combinations of built form and open space, although often fragmented; Scope to improve management or land use; Potentially some dominant detracting features and areas of very low value.	Some positive townscape features but largely degraded and may benefit from regeneration, restoration or enhancement.
Very Low	Local	Very common townscape, often in decline; Weak or degraded urban structure, characteristic patterns and combination of built form and open space; Lack of management has resulted in degradation; Frequent dominant detracting features; Disturbed or derelict land requires treatment.	Heavily degraded townscape and/or identified for change.

Table 3.1 Townscape Receptor Value Criteria

VISUAL AMENITY VALUE

3.22 The visual baseline assessment established the area in which the development may be visible, the different groups of people who may experience views of the development, the places where they will be affected and the nature of the views and visual amenity at those points.

3.23 The baseline study identifies individuals and/or defined groups of people within the area who will be affected by changes in the views, 'visual receptors'. The following visual receptors are identified by GLVIA3 as being likely to be the most susceptible to change:

- 3.23.1 Residents and other frequent users of the area;
- 3.23.2 People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, attractions or those whose attention or interest is likely to be focused on the landscape and on particular views; and
- 3.23.3 Communities where views contribute to the landscape setting enjoyed by residents in the area.

3.24 Representative viewpoints are identified based on a comprehensive review of the surrounding area, including the following criteria:

- 3.24.1 Heritage receptors;
- 3.24.2 Townscape character;
- 3.24.3 Where the development may be prominent;
- 3.24.4 Be visible from concentrations of residential areas;
- 3.24.5 Open spaces (parkland, publicly accessible space);
- 3.24.6 Potentially sensitive receptors (e.g. schools);
- 3.24.7 Accessibility to the public;
- 3.24.8 The viewing direction, distance and elevation;
- 3.24.9 Townscape and transport nodes.

3.25 The identification of viewpoints also considers any strategic or local viewpoints identified by the local planning authorities or other relevant bodies.

3.26 The visual amenity value of locations is assessed using the criteria contained in **Table 3.2**. Amenity is a broad concept in planning, and the Planning Portal [online] defines it as "*A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.*" Changes in amenity are typically assessed through changes to what people see and perceive, and the shorthand for this are 'views' and 'visual impact'.

3.27 The places at which or in which these individuals will experience a change will always be a publicly accessible place, in line with best practice. The visual assessment is therefore separate to a 'residential amenity assessment', which considers private viewpoints from residential properties (refer to GLVIA3, paragraph 6.17). In some instances, the visual impact assessment will address impacts from private land, but that is only where this topic has been scoped with the decision maker and a specific methodology agreed. Such private land amenity assessments often rely on other concepts in town planning/measures such as privacy and enclosure or overbearing.

VISUAL AMENITY VALUE	
Value	Criteria / Examples
Very High	Areas of national or international importance and/or identified strategic views of national or international importance. Very enjoyable area with multiple positive elements and/or Very High townscape value.
High	Areas of national or regional importance, or particular local importance and/or static view identified in the development plan. Enjoyable area with several positive elements and/or High townscape value.
Medium	Areas of regional or local importance and/or static view identified in planning guidance, including conservation area appraisals. Pleasant area with some positive elements and/or Medium townscape value.
Low	Commonplace areas with limited positive elements and/or Low townscape value, often with detracting elements.
Very Low	Area of Very Low townscape value (e.g. industrial areas/busy main roads) that has very few positive characteristics, usually with significant detracting elements.

Table 3.2 Visual Amenity Value Criteria

TOWNSCAPE AND VISUAL SUSCEPTIBILITY

3.28 The first stage in the assessment of the Proposed Development on a townscape or visual receptor is to identify its sensitivity to the Proposed Development. Sensitivity is identified by calibrating the baseline value of the receptor with its susceptibility, defined as the ability to accommodate the particular type and/or nature of development without undue consequences for the maintenance of the baseline situation and/or the achievement of planning policies and strategies. The criteria for determining townscape susceptibility is described at **Table 3.3** and visual susceptibility at **Table 3.4**.

TOWNSCAPE SUSCEPTIBILITY

3.29 GLVIA3 explains landscape susceptibility at pages 88–89. There is no specific definition of townscape susceptibility. Professional judgement is applied based on the understanding of landscape susceptibility to reach judgements on townscape susceptibility.

3.30 GLVIA3 describes susceptibility to change of landscape receptors as "*the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the Proposed Development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.*"

3.31 Susceptibility is relative to the general type of development proposed e.g. a receptor may be more or less susceptible to a proposal for an industrial facility as opposed to a residential building depending on the receiving environment. Equally, a receptor may be more or less susceptible to a tall building than a low-rise development depending on the receiving environment.

3.32 Effects are particular to the specific landscape / townscape in question, which includes reference to aspects such as the quality, nature and condition of the receptor, or, existing scale and grain e.g. if the existing townscape is of a similar scale and / or grain as the Proposed Development, it may have a greater ability to accommodate the Proposed Development and thus a lower susceptibility to change, subject to those existing characteristics not undermining or undue consequence arising from that baseline condition or anticipated achievement of relevant townscape / landscape planning policies, which includes site allocations or anticipated development identified in the statutory development plan.

TOWNSCAPE SUSCEPTIBILITY TO CHANGE CRITERIA	
High	The receptor has a low ability to accommodate the specific proposed change e.g. the existing townscape / landscape comprises very limited or no similar types of development to that proposed and/or the townscape / landscape policies do not anticipate this type of development.
Medium	The receptor has a moderate ability to accommodate the specific proposed change e.g. the existing townscape / landscape comprises some similar types of development to that proposed and/or the townscape / landscape policies anticipate some of this type of development.
Low	The receptor has a high ability to accommodate the specific proposed change e.g. the existing townscape / landscape comprises several similar types of development to that proposed and/or the townscape / landscape policies anticipate this type of development.

Table 3.3 Susceptibility of Townscape Receptor to Change Criteria

VISUAL SUSCEPTIBILITY

3.33 GLVIA3 explains visual susceptibility at pages 113–114. Page 113 sets out that susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:

3.33.1 The occupation or activity of people experiencing the view at particular locations;

3.33.2 The extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.

3.34 Visual receptors who are more likely to have a high susceptibility to change include residents at home, people who are engaged in activities that involve an appreciation of the surrounding landscape or townscape, and visitors to heritage assets or other attractions. This is the advice of GLVIA3; however, the guidance also makes it clear that this will not be true in all cases since susceptibility to change is to some extent, as noted, a function of context.

3.35 Again, and subject to that qualification, visual receptors who are more likely to have a low susceptibility to change include users of amenity space that does not depend on or involve an appreciation of the surrounding landscape / townscape such as people engaged in sports activities. GLVIA3 states that "*each project needs to consider the nature of the groups of people who will be affected and the extent to which their attention is likely to be focused on views and visual amenity.*"

VISUAL SUSCEPTIBILITY TO CHANGE CRITERIA	
High	The receptor has a low ability to accommodate the specific proposed change e.g. the visual receptor is likely to be heavily engaged on the view/visual amenity and/or the type of development is incongruent to the baseline condition or would undermine the enjoyment of the visual receptor.
Medium	The receptor has a moderate ability to accommodate the specific proposed change e.g. the visual receptor is likely to be partially engaged on the view / visual amenity and/or the type of development is congruent to aspects of the baseline condition or would undermine some aspects of the enjoyment of the visual receptor.
Low	The receptor has a high ability to accommodate the specific proposed change e.g. the visual receptor is likely to be not engaged on the view / visual amenity and/or the type of development is congruent to the baseline condition or would not undermine the enjoyment of the visual receptor.

Table 3.4 Susceptibility of Visual Receptor to Change Criteria

TOWNSCAPE AND VISUAL SENSITIVITY

3.36 The baseline value of the receptor and its susceptibility are calibrated using the matrix at **Table 3.5**. Sensitivity is recorded in a verbal scale (high, medium or low), supported by the clear narrative linked to evidence from the baseline study and an assessment of susceptibility.

3.37 Where the value or susceptibility of a receptor is considered to fall between two categories, professional judgement is applied to determine the most appropriate sensitivity category, having regard to the characteristics of the receptor, the baseline evidence and the extent to which the receptor aligns with the attributes of each category.

TOWNSCAPE AND VISUAL SENSITIVITY			
Receptor Value	Susceptibility of Receptor to Change		
	Low	Medium	High
Very Low	Low	Low	Low/Medium
Low	Low	Low/Medium	Medium
Medium	Low/Medium	Medium	Medium/High
High	Medium	Medium/High	High
Exceptional	Medium/High	High	High

Table 3.5 Townscape and Visual Sensitivity (Nature of Receptor Likely to be Affected)

TOWNSCAPE AND VISUAL MAGNITUDE

3.38 The magnitude of impact is a qualitative judgement supported by the narrative text within the assessment. The professional judgement is quantified using criteria at **Table 3.6**. The judgement of magnitude considers the size or scale, geographical extent or duration and reversibility of the impact.

TOWNSCAPE AND VISUAL MAGNITUDE OF IMPACT	
High	Major change to the value of the townscape receptor or visual amenity. The proposals would be very noticeable, comprising a notable change over an extensive area or an intensive change over a more limited area. May comprise major alteration to key elements/features/characteristics of the receptor. The duration of this impact may be permanent and non-reversible.
Medium	Moderate change to the value of the townscape receptor or visual amenity. The proposals would be noticeable, comprising a recognisable change over a large area or a moderate change over a more limited area. May comprise alteration to one or more key elements/features/characteristics of the receptor. The duration of this impact may be semi-permanent and partially reversible.
Low	Minor change to the value of the townscape receptor or visual amenity. The proposals would be noticeable, although comprising a small change over a limited area or similar to a main component of the receptor. May comprise minor alteration to one or more key elements/features/characteristics of the receptor. The duration of this impact may be temporary and reversible.
Very Low	Barely discernible change to the value of the townscape receptor or visual amenity. The proposals would not be noticeable, although comprising a very small change over a very limited area or very similar to the main components of the receptor. May comprise very minor alteration to one or more key elements/features/characteristics of the receptor. The duration of this impact may be temporary and reversible.
Nil	No change to the value of the townscape receptor or visual amenity.

Table 3.6 Magnitude of Impact Criteria

TOWNSCAPE AND VISUAL LIKELY EFFECTS

3.39 Likely effects are determined by combining the judgements of sensitivity and the magnitude of impact using a common matrix shared across all topic areas (**Table 3.7**). For the purposes of this assessment and the EIA Regulations, effects of Moderate or Major scale are generally treated as significant. Criteria defining the scale of effect is provided at **Table 3.8**.

3.40 Where the magnitude of impact is considered to fall between two categories, the resulting level of effect is determined through the application of professional judgement, having regard to the nature, extent and duration of the change, the characteristics of the receptor, and the context in which the effect would be experienced.

TOWNSCAPE AND VISUAL LIKELY EFFECT ON RECEPTOR			
Magnitude	Sensitivity		
	Low	Medium	High
Nil	None	None	None
Very Low	Negligible	Negligible	Negligible / Minor
Low	Minor	Minor / Moderate	Moderate
Medium	Minor / Moderate	Moderate	Moderate / Major
High	Moderate	Moderate / Major	Major

Table 3.7 Likely Effect on Receptor Matrix

3.41 Professional judgement is required to determine the nature of the likely effects. Criteria defining the nature of effect is provided at **Table 3.9.** For example, there will be cases where a high magnitude of impact produces a major scale of effect, on the basis that the component is prominent or noticeable, but notwithstanding that the quality of effect is beneficial as a consequence of design quality or other benefits. This approach arises most often as a consequence of major developments in areas positively identified for transformational change. Often, such impacts will have varied effects such that a hard and fast categorisation of an effects quality is finely balanced as between beneficial or harmful. In many instances, therefore, the final identification of impact and effect will turn on discursive analysis. This makes a necessary professional adjustment to the tabular analysis format which can produce inaccurate reporting.

TOWNSCAPE AND VISUAL SCALE OF AN EFFECT	
Major	The change resulting from the impact of the Proposed Development upon the receptor would give rise to a very significant effect.
Moderate	The change resulting from the impact of the Proposed Development upon the receptor would give rise to a significant effect.
Minor	The change resulting from the impact of the Proposed Development upon the receptor would give rise to an effect, but this would not be significant.
Negligible	The change resulting from the impact of the Proposed Development upon the receptor would give rise to a barely discernible effect. This would not be significant
None	The change resulting from the impact of the Proposed Development upon the receptor would have no effect.

Table 3.8 Scale of an Effect

3.42 The assessment of nature of effect also requires a qualitative discussion to describe and elucidate this judgement to the reader. This is necessary because townscape and visual assessment is not a strict quantitative process and some of these considerations will depend on expert judgements. Accordingly, there is an emphasis on qualitative text throughout the assessment to describe the receptors and the judgements in regard to the significance of the identified effects.

TOWNSCAPE AND VISUAL NATURE OF AN EFFECT	
Beneficial	An advantageous effect to a receptor
Neutral	An effect that on balance is neither beneficial nor adverse to a receptor.
Adverse	A detrimental effect to a receptor

Table 3.9 Nature of an Effect

CUMULATIVE EFFECTS

3.43 A diagram of the cumulative schemes is provided at **Figure 3.2**.

TOWNSCAPE AND VISUAL

3.44 GLVIA3 sets out two main approaches to inter-project effects between any given Proposed Development and cumulative schemes (See GLVIA, paragraph 7.18). The first approach is to focus:

> *primarily on the additional effects of the main project under consideration... on top of the cumulative baseline*

3.45 The second approach is to focus:

> *on the combined effects of all the past, present and future proposals together with the new project*

3.46 This assessment takes the first approach, which is to focus on the additional effects of the Proposed Development on top of the cumulative baseline. It is considered that this approach is best suited to an urban environment, in which the cumulative effects between the Proposed Development and other cumulative schemes may be complex (including situations in which the effect of the Proposed Development could be lessened or removed entirely by cumulative schemes) and because, as also acknowledged in the GLVIA3, it may not be considered reasonable to assess the effect of many complex schemes other than the Proposed Development in the manner required by the 'combined effects' approach.

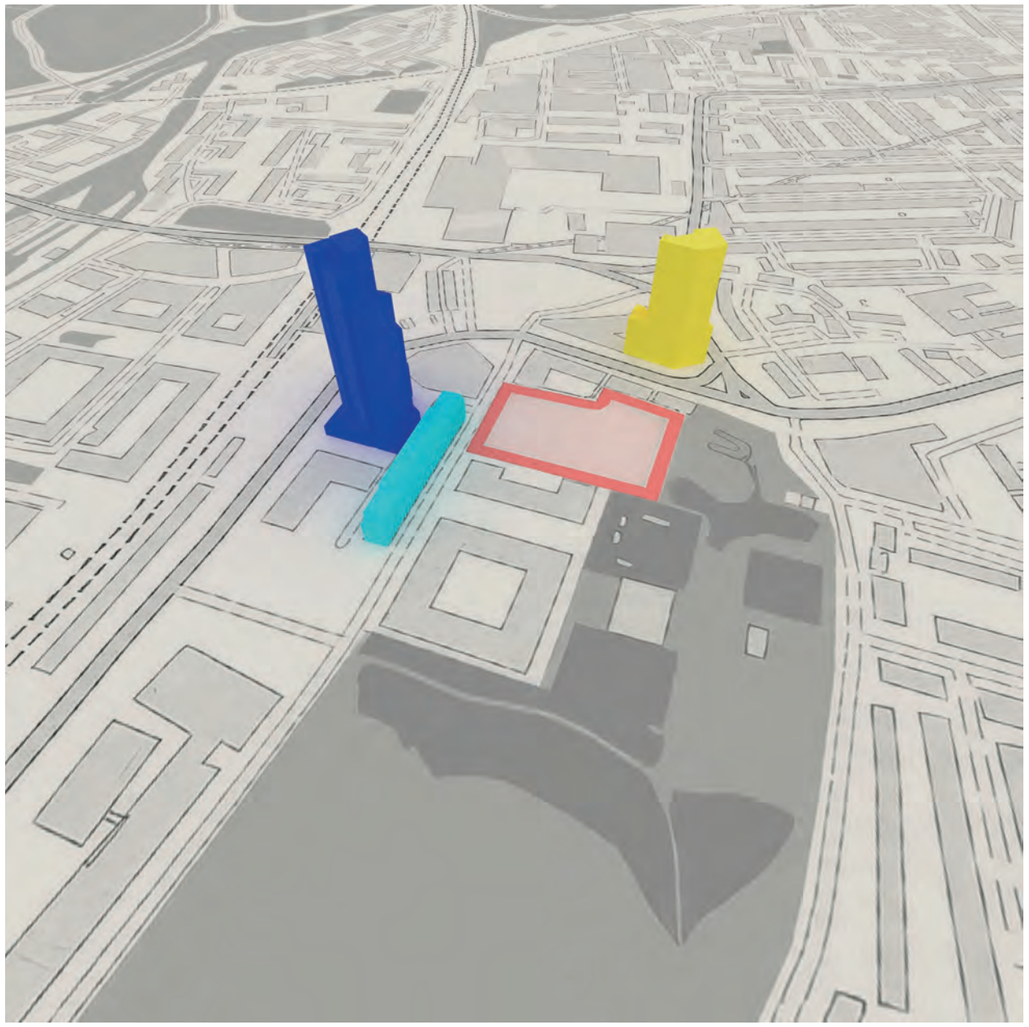

Figure 3.2 Dimetric View of Cumulative Schemes

MITIGATION

3.47 Mitigation measures proposed to prevent, reduce or offset any significant likely adverse effects have been identified and developed as part of the pre-application design process. The primary mitigation measures have become embedded into the project design, commonly referred to as embedded mitigation.

3.48 The likely effects of the Proposed Development include embedded mitigation. As a result, there is no requirement for additional mitigation and thus likely residual effects remain the same as the likely effects, unless otherwise stated.

CLIMATE CHANGE

3.49 The likely effects of the Proposed Development are defined under the current climate conditions, which may alter under a future climate scenario. The EIA Regulations require that the change in impact magnitude and a receptor's 'vulnerability' (i.e. susceptibility or resilience to change) are considered in respect of a future climate condition.

3.50 The vulnerability of the receptors according to the definitions provided in the guidance, and it has been judged that all of the townscape and visual receptors have low vulnerability.

3.51 The likely projected future conditions for each of temperature, precipitation, wind speed and cloud cover have been considered. It is considered that the magnitude of impact and resultant nature and scale of the effects of the Proposed Development during the enabling, construction and operational phase will not be changed under the future climate conditions.

3.52 Overall, the likely effects of the Proposed Development are unlikely to change as a result of climate change.

FUTURE EVOLUTION OF THE BASELINE

3.53 The EIA Regulations require that the likely evolution of the baseline is considered. This is an assessment in the event that the Proposed Development were not to come forward. In other words, the likely effect on the receptors if the cumulative developments and any relevant policy designations were to come forward without the Proposed Development.

3.54 In the absence of the Proposed Development, the Site would likely remain in its current condition. However, this scenario would not fully reflect the established planning context, as the Site is subject to extant planning permissions for substantial residential-led redevelopment. These consents demonstrate a long-standing intention for the Site to be redeveloped and to contribute towards the wider regeneration of Tottenham Hale, consistent with its designation as one of London's principal Opportunity Areas and a key focus for housing, employment and infrastructure growth.

3.55 The Site further lies within the Tottenham Hale District Centre, Tottenham Area Action Plan area and Tottenham Housing Zone. Collectively, these designations promote the comprehensive regeneration of Tottenham Hale through the redevelopment of underutilised land, the delivery of high-density residential-led mixed-use development, improvements to public realm and connectivity, and the creation of a vibrant and sustainable urban centre focused around Tottenham Hale Station.

3.56 The area surrounding the Site has undergone substantial transformation in recent years and continues to evolve through the implementation of consented and emerging development proposals. The delivery of schemes such as Hale Village, Hale Works, developments along Ashley Road, Ashley Depot, and those brought forward under the Strategic Development Sites permission has contributed to the emergence of a new townscape character within Tottenham Hale. This evolving townscape is defined by contemporary architecture, increased urban density, and a growing cluster of tall and large buildings that reflects the wider regeneration objectives of the Tottenham Hale Growth Area.. In the absence of the Proposed Development, this process of regeneration would continue, and the baseline conditions would continue to evolve as additional developments are brought forward across Tottenham Hale and the wider Opportunity Area.

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4.0
LEGISLATION AND PLANNING POLICY

ASHLEY PARK (FORMER ASHLEY HOUSE SITE), ASHLEY ROAD, TOTTENHAM HALE, LONDON BOROUGH OF HARINGEY, N17 9LZ

LEGISLATION AND PLANNING POLICY

4.1 The following section sets out the planning policy context for the Site and for the context of the assessment process.

DEVELOPMENT PLAN

4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 stipulates that where in making any determination under the Planning Acts, regard is to be had to the development plan, and the determination must be made in accordance with that plan unless material considerations indicate otherwise. The following documents form the statutory development plan.

4.3 The statutory development plan and the policies relevant to the assessment of heritage, townscape and visual considerations are set out at **Table 4.1** below.

NATIONAL POLICY

4.4 The development plan is supported by the planning policies set out in the NPPF. The relevant provisions are set out at **Table 4.2**.

DEVELOPMENT PLAN POLICY	KEY PROVISIONS
London Plan (2021)	**Chapter 1: Planning London's Future – Good Growth** • Policy GG2: Making the best use of land **Chapter 3: Design** • Policy D1: London's form, character and capacity for growth • Policy D3: Optimising site capacity through the design-led approach • Policy D8: Public Realm • Policy D9: Tall Buildings **Chapter 7: Heritage and Culture** • Policy HC1: Heritage Conservation and Growth • Policy HC3: Strategic and Local Views
Haringey Development Management DPD (2017)	DM1 (Delivering High Quality Design) DM2 (Delivering Accessible and Safe Environments) DM3 (Public Realm) DM5 (Locally Significant Views and Vistas) DM6 (Building Heights)
Haringey's Local Plan Strategic Policies 2013–2026 (2013, consolidated with alterations since 2017)	SP1 (Managing Growth) SP11 (Design)
Site Allocations DPD (2017)	TH5 (Station Square North) TH6 (Ashley Road Employment Centre)
Tottenham Area Action Plan DPD (2017)	AAP1 (Regeneration / Masterplanning) AAP6 (Urban design and character including tall buildings) AAP8 Development along Tottenham High Road TH5 (Station Square North) TH6 (Ashley Road Employment Centre)

Table 4.10 Development Plan Policy Relevant to HTVIA

NATIONAL POLICY	KEY PROVISIONS
National Planning Policy Framework (NPPF) August 2026	**Chapter 12: Making effective use of land** • Policy L1: Planning for an effective use of land • Policy L2: Making effective use of land • Policy L3: Achieving appropriate densities **Chapter 14: Achieving well- designed places** • Policy DP3: Key principles for well-designed places

Table 4.11 National Planning Policy Relevant to HTVIA

MATERIAL CONSIDERATIONS

4.5 In addition to legislation and policy, the assessment will take into consideration relevant planning guidance and any material considerations, including:

4.5.1 National Planning Practice Guidance (online);

4.5.2 Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA) (2013);

4.5.3 An Approach to Landscape Character Assessment (2014);

4.5.4 TGN 06/19 Visual Representation of Development Proposals Technical Guidance Note (2019) prepared by Landscape Institute

4.5.5 Tall Buildings: Historic England Advice Note 4 (2022);

4.5.6 IEMA, CIfA and IHBC (2021) Principles for Cultural Heritage Impact Assessment

4.5.7 London Borough of Haringey (2015) Urban Characterisation Study.

4.5.8 London Borough of Haringey (various dates) Conservation Area Character Appraisals.

4.5.9 London Borough of Haringey (2015) Potential Tall Buildings Locations Validation Study.

4.5.10 London Borough of Haringey (2015) Tottenham Hale District Framework.

4.5.11 London Borough of Haringey (2017) Tottenham Area Action Plan.

4.5.12 London Borough of Haringey (n.d.) Haringey's Local List.

EMERGING POLICY

EMERGING HARINGEY NEW LOCAL PLAN

4.6 The London Borough of Haringey is preparing a new Local Plan that will replace the existing strategic planning framework. The Council undertook an initial "First Steps" Regulation 18 consultation between November 2020 and February 2021, followed by consultation on the Draft Local Plan (Regulation 18) between July and September 2025. The emerging plan sets out Haringey's long-term spatial vision and planning policies for managing growth, development, regeneration, infrastructure and environmental objectives across the borough

4.7 According to the Council's adopted Local Development Scheme (March 2025), consultation on the Proposed Submission Local Plan (Regulation 19) is programmed for Summer 2026, with submission to the Planning Inspectorate and Examination in Public anticipated between July and November 2026. Subject to the outcome of the examination and any required modifications, adoption of the new Local Plan is scheduled for February 2027. Once adopted, the new Local Plan will form the primary basis for determining planning applications within the borough and replace relevant existing development plan policies.

THE NEXT LONDON PLAN

4.8 The GLA is in the process of preparing a new London Plan. In May 2025, the GLA published the Mayor's Consultation Document titled "Towards a New London Plan", which outlined key policy considerations intended to shape the strategic direction of London over the next 20 to 25 years.

4.9 The emerging London Plan remains at a relatively early stage of preparation. Initial consultation was undertaken between May and June 2025, followed by an Integrated Impact Assessment Scoping Consultation between December 2025 and February 2026. A Draft London Plan was subsequently published on 16 July 2026 and is currently subject to consultation until 15 October 2026. Given the early stage of its preparation and consultation, the emerging London Plan is afforded limited weight at this stage and, accordingly, its policies have not been assessed within this report.

STRATEGIC DESIGNATIONS

4.10 The Site is located within the Upper Lee Valley Opportunity Area (OA), one of the Mayor of London's designated Opportunity Areas identified in the London Plan as locations capable of accommodating substantial housing, employment and infrastructure growth. The Upper Lee Valley Opportunity Area is recognised as one of London's principal regeneration corridors, extending across parts of Haringey, Enfield, Waltham Forest and Hackney, and is intended to support the delivery of up to 21,000 new homes and 13,000 new jobs through strategic transport investment and the comprehensive redevelopment of previously industrial and underutilised land.

4.11 At a more local level, the Site lies within the Tottenham Hale regeneration area and partly within the existing District Centre, with the wider site proposed to fall within the enlarged District Centre in the emerging plan, a key focus for growth and investment that has undergone substantial transformation into a mixed-use urban centre. Over the past decade, Tottenham Hale has undergone substantial transformation from a predominantly industrial and transport-oriented location into a mixed-use urban centre comprising residential, commercial, leisure and community uses. The District Centre designation supports continued intensification around Tottenham Hale Station, alongside improvements to retail provision, public realm and town centre functions.

4.12 The Site also falls within the area covered by the Tottenham Area Action Plan (AAP), which provides the strategic planning framework for the long-term regeneration of Tottenham. The AAP identifies Tottenham Hale as one of the borough's principal growth locations and promotes the delivery of new homes, employment opportunities, community infrastructure and enhanced connectivity. The framework supports high-density, mixed-use development in appropriate locations and seeks to create a cohesive and sustainable urban environment centred on the station and surrounding town centre.

4.13 In addition, the Site lies within the Tottenham Housing Zone, one of the Greater London Authority's designated Housing Zones established to accelerate housing delivery in locations with significant development potential.

4.14 The Site benefits from a highly accessible location approximately 200-300 metres from Tottenham Hale Station, which provides access to London Underground and National Rail services, together with an extensive bus interchange. The Site has a Public Transport Accessibility Level (PTAL) of between 5 and 6a, reflecting its excellent public transport connectivity and supporting the principle of higher-density development in this location.

4.15 Collectively, these strategic designations demonstrate that the Site is located within one of London's significant regeneration and growth areas. The policy framework supports the delivery of high-density, mixed-use development, enhanced connectivity, public realm improvements and the continued evolution of Tottenham Hale as a major metropolitan centre, establishing a strong strategic basis for redevelopment of the Site.

STRATEGIC AND LOCAL VIEWS

4.16 The Site is not located in any of the designated Viewing Corridors identified in the London View Management Framework (2012).

4.17 The Site is also not located within any of the identified viewing corridors in the Urban Characterisation Study (2015).

4.18 Further consideration has been given to views identified within the various Conservation Area Appraisals and Management Plans (Various Dates), including but not limited to Tottenham Green Conservation Area, Bruce Grove Conservation Area and Scotland Green Conservation Area.

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5.0
BASELINE: HISTORICAL DEVELOPMENT

ASHLEY PARK (FORMER ASHLEY HOUSE SITE), ASHLEY ROAD, TOTTENHAM HALE, LONDON BOROUGH OF HARINGEY, N17 9LZ

BASELINE: HISTORICAL DEVELOPMENT

5.1 This section provides a description of the historical development of the Site and that of the surrounding area. The section has been informed by secondary sources, including:

5.1.1 Historic maps (Sources: Promap, National Library of Scotland and the British Library).

5.1.2 Historic photos (including aerial images from Britain from Above).

5.1.3 Online sources (British History Online, Historic England).

5.1.4 The Buildings of England: London 4: North: Bridget Cherry and Nikolaus Pevsner (1998).

HISTORICAL DEVELOPMENT OF THE AREA

5.2 The Site is situated in Tottenham Hale located in north London. Tottenham Hale was historically a small rural Hamlet located to the north of the city, situated just to the west of the River Lea. The area derives its name from the old English word Hale, which means to hoist or pull, which relates to the goods, and particularly timber, that would have been unloaded from the River Lea before being taken south via road.

5.3 The hamlet gradually expanded over the course of the proceeding decades, though remained distinct and separated from London to the south. It formed the eastern boundary of Tottenham, which was a larger town which was connected to London via the High Road.

5.4 The construction of the Northern and Eastern Railway Line and the opening of Tottenham Hale station in 1840 brought the railway to the area, which linked Stratford in east London to Broxbourne in the Hertfordshire.

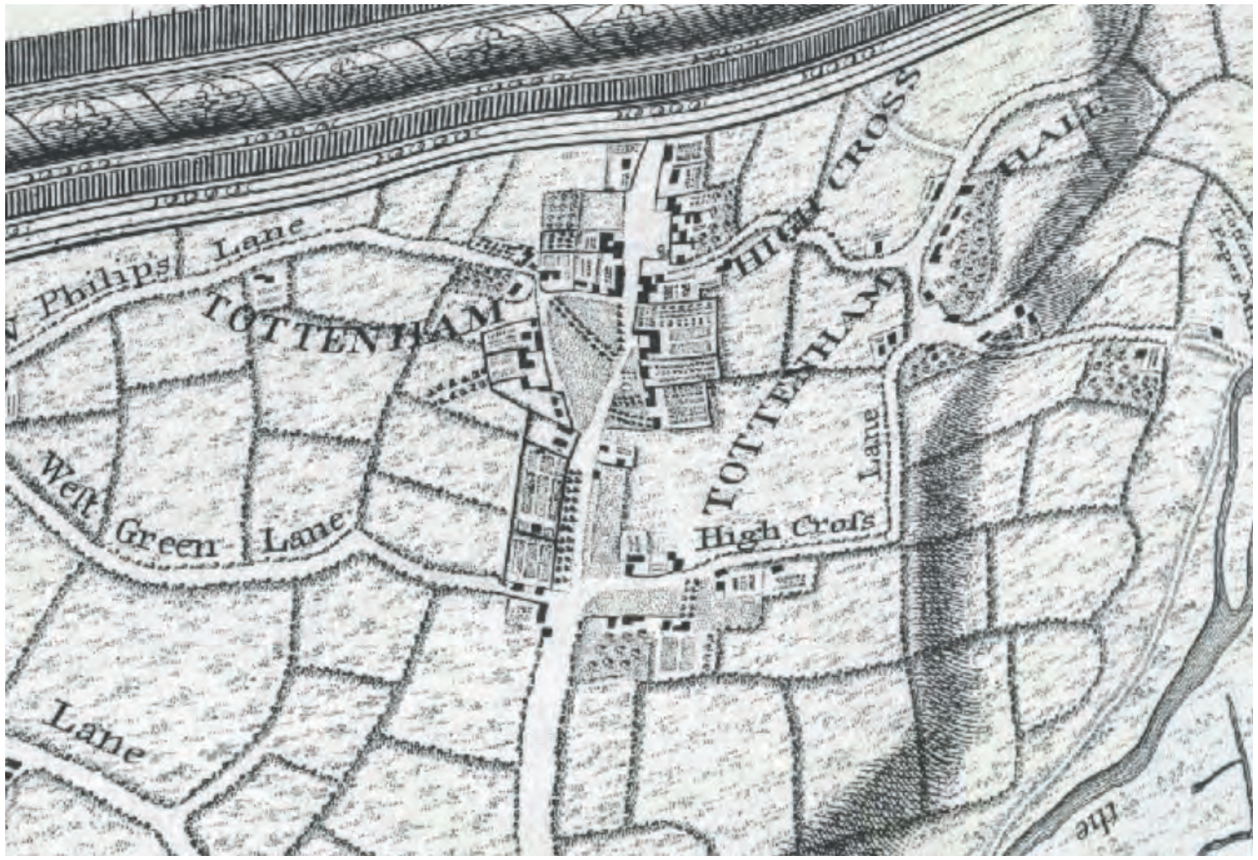

Figure 5.1 John Rocque's London 10 Miles Round Map Of 1746

5.5 The arrival of the railway in 1840 did not immediately improve links with London or create major new settlements around Tottenham Hale. However, it encouraged eastward expansion from the High Road, and by the 1860s new terraces and residential roads had connected previously separate parts of Tottenham. Development around railway stations, particularly at Tottenham Hale and Northumberland Park, transformed the area's historic ribbon form of settlement.

5.6 Population growth accelerated during the 1850s and 1860s, driven by expectations of improved transport and services rather than existing infrastructure. Tottenham evolved from an affluent residential village into a densely developed lower middle class and working-class suburb. Rapid housebuilding led to significant problems with water supply and sewerage, for which the area became notorious.

5.7 Despite this urban growth, large areas of the parish remained rural, particularly the marshlands east of the railway and the central and western parts of Tottenham, where farms, open fields, and scattered country houses still dominated the landscape.

5.8 From the mid-19th century onwards, Tottenham, West Green and Wood Green underwent rapid transformation from a largely rural landscape of farms, villas, and country estates into a densely populated suburban district. Improved railway connections, particularly during the 1870s, were the primary catalyst for growth, attracting large numbers of commuters and working-class residents from central London.

5.9 The arrival of the Great Eastern Railway in 1872 triggered particularly rapid expansion in eastern Tottenham. Large estates, farms and country houses were progressively sold for housing developments, including the extensive Noel Park Estate in the 1880s, one of London's earliest large-scale planned working-class suburbs. By the 1890s, formerly separate settlements such as Tottenham Hale, West Green and St Ann's had effectively merged into a continuous urban area.

5.10 By the turn of the century terraced housing development approaching the High Road from Tottenham Hale replaced the more irregular housing from earlier periods, which reflected the ongoing densification of development and the expansion of the population.

5.11 Into the 20th century there was industrial expansion near Tottenham Hale, Northumberland Park and the Lea Valley which created local employment alongside the area's role as a commuter suburb. **Figure 5.4** illustrates large cabinet works, Boot and Shoe factory and the Crown Works alongside the railway. Of note was the Harris Lebus furniture factory which opened in 1900. It was once declared the largest furniture manufacturer in the world, and occupied a 5.5-hectare greenfield site on the River Lea.

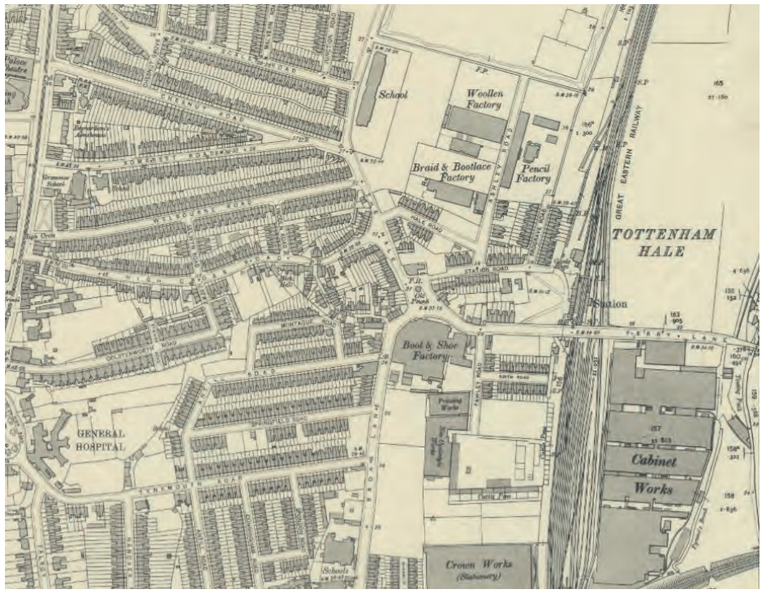

Figure 5.4 OS Map of 1915.

Figure 5.2 OS Map of 1873.

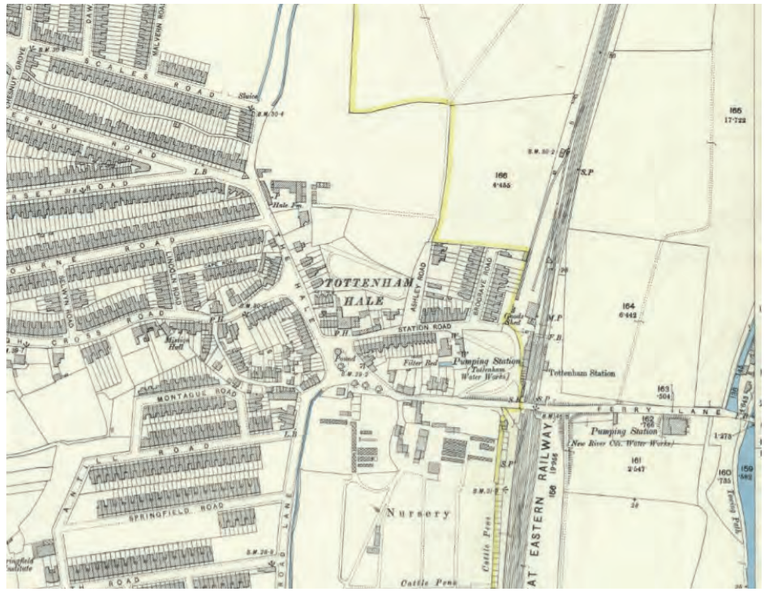

Figure 5.3 OS Map of 1896.

Figure 5.5 Aerial Image of Harris Lebus Works, 1933. Source: Britain From Above

5.12 Between the wars the remaining farmland was further developed for housing, and there was further industrial expansion around the railway. The wider area also benefitted from new roads, parks and public facilities though the area remained working class. This period also saw a significantly increased population density in Tottenham with large new council estates developed.

5.13 Following the Second World War, redevelopment, slum clearance and municipal housing schemes transformed much of the Victorian townscape of Tottenham. By the 1970s, relatively little of the pre-Victorian landscape remained, aside from historic buildings such as Bruce Castle, a few almshouses, remnants of the old High Road, and open spaces including the Lea Valley marshes.

5.14 During the latter half of the 20th century, Tottenham Hale experienced significant industrial decline. Many of the manufacturing sectors that had underpinned the area's economy contracted or disappeared, including firms producing duplicators, photocopiers, industrial fans, pencils, rubber goods, footwear and furniture. Among the most notable closures was the Harris Lebus furniture factory, which ceased operations at the end of the 1960s.

5.15 The majority of the large industrial works were replaced by the large Tottenham Hale Retail Park in the late 20th century, though remnants of these large buildings remained into the 21st century. The area also included a significant amount of road infrastructure, resulting in a fragmented townscape (**Figure 5.8**).

Figure 5.6 Aerial Image of Harris Lebus Works and wider industrial development, 1938. Source: Britain From Above

Figure 5.8 OS Map of 1955

Figure 5.7 OS Map of 1939

Figure 5.9 OS Map of 1967

Figure 5.10 Aerial Image from 1999. Source: Google Earth

Figure 5.11 Aerial Image from 2024. Source: Google Earth

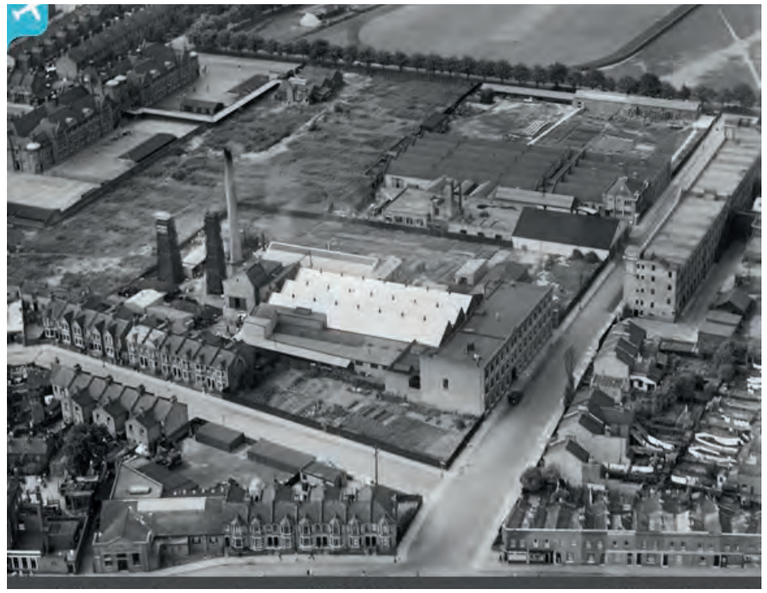

Figure 5.12 Aerial Image of Factories Along Ashley Road, 1933. Source: Britain From Above

5.16 This fragmented mixture of varied housing, former industrial buildings and large retail outlets remained throughout the 2010s. This changed in 2009 when the large works north of Ferry Lane was demolished and replaced by large scale modern residential development located around Perkyn Square. This was the first phase of a larger regeneration scheme at Tottenham Hale, which includes £1 billion of development investment, backed by Haringey Council and the GLA.

5.17 This regeneration has continued into the 2020s, with further mixed use, residential led, development coming forward on the western side of the Tottenham Hale station. Another development of note is Hale Wharf, located on the eastern side of the River Lea, which introduced further high-quality tall residential development to the area.

HISTORIC DEVELOPMENT OF THE SITE

5.18 The Site is located to the west of Tottenham Hale station and Ashley Road and has seen a variety of uses over its history.

5.19 Before the industrialisation of the area, it comprised of cottages, gardens and a bowling green. However, this had changed in a significant way by the 20th century when it comprised a mixture of terraced houses and industrial works, including a Printing Ink and Varnish Factory named the Eclipse Works and a Dry Batteries works named Ashley Works (**Figure 5.12**). The wider uses on and around the Site can also be seen at **Figure 5.6**.

5.20 At some point in the late 20th century the Site was turned over to some form of warehouse or storage facility associated with goods transport or industrial uses. This can be seen at **Figure 5.8** which shows a large yard for vehicle parking, a warehouse with a pitched roof and another building perpendicular to it along the west side of the Site.

5.21 The Site was cleared during 2023 following implementation of the extant permissions and is now vacant, surrounded by high density modern residential development.

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6.0
BASELINE: TOWNSCAPE

ASHLEY PARK (FORMER ASHLEY HOUSE SITE), ASHLEY ROAD, TOTTENHAM HALE, LONDON BOROUGH OF HARINGEY, N17 9LZ

BASELINE: TOWNSCAPE

6.1 This section describes the townscape character of the Site and its surroundings. It has been informed by the existing characterisation studies applicable to the Site, including the Urban Character Study (2015) and the Tottenham Area Action Plan (2017).

URBAN CHARACTER STUDY (2015)

6.2 The Urban Character Study was published in 2015 and helps to identify areas with high townscape or landscape value, to identify appropriate locations for tall buildings and high density, to identify issues adversely affecting the quality of townscapes, to guide the urban design of new development in regeneration areas, and to protect significant vistas and view corridors.

6.3 The study identifies Tottenham Hale as a distinctive neighbourhood whose character has historically been defined by its relationship between the River Lea and Lea Valley landscape to the east and Tottenham High Road to the west. The study examines the area's landscape setting, movement patterns, urban morphology, land uses, heritage assets, visual qualities and prevailing character typologies to inform future growth and regeneration.

6.4 The study notes that Tottenham Hale occupies a low-lying floodplain landscape within the Lea Valley, characterised by reservoirs, waterways, wetlands and extensive open spaces which contribute significantly to its ecological and visual character. Whilst benefiting from excellent public transport connectivity, the area is described as fragmented by railway infrastructure, major roads and industrial land uses, creating barriers to movement and limiting connections between the urban area and the Lea Valley landscape.

6.5 From an urban form perspective, the study identifies a varied townscape comprising Victorian and Edwardian residential terraces, post-war housing estates, industrial areas, retail-led development and more recent higher-density mixed-use schemes. It highlights a particularly diverse mix of character typologies, ranging from fine-grain residential streets and historic industrial buildings to large-format retail sheds and emerging apartment-led development around the station.

6.6 The study further presents Tottenham Hale as an area undergoing substantial transition, moving from a predominantly industrial, retail and infrastructure-led environment towards a more coherent mixed-use urban centre.

6.7 The document identifies deficiencies in connectivity, public realm quality and urban coherence, noting that major transport infrastructure, large-format retail development and post-war planning interventions have weakened the relationship between the town centre and the Lea Valley. The study therefore regards Tottenham Hale as possessing considerable capacity for regeneration, whilst emphasising the need to improve connections, legibility and the quality of the public realm.

6.8 In heritage and townscape terms, the study recognises the importance of the area's established Victorian and Edwardian residential streets, which are described as providing a consistent urban grain, strong enclosure and a human-scaled townscape. It also highlights the significance of surviving heritage assets, industrial buildings and local landmarks, including the Berol Building, Lutheran Church and 62 High Cross Road, which contribute to local distinctiveness and identity.

6.9 Overall, Tottenham Hale is characterised as a highly diverse urban area where established residential neighbourhoods, industrial heritage, transport infrastructure and the expansive Lea Valley landscape coexist. Whilst identifying shortcomings in urban structure and coherence, the study views the area as having significant potential for growth and transformation provided that future development responds positively to the area's landscape setting, historic street pattern, townscape grain and valued environmental assets.

6.10 This supports the assessment approach that considers the Site within an area of acknowledged capacity for substantial change, while also recognising the need for development to respond positively to retained character and valued assets.

TOTTENHAM AREA ACTION PLAN (2017)

6.11 The Tottenham Area Action Plan was adopted in 2017 and establishes the long-term planning framework for the regeneration and growth of Tottenham, guiding the delivery of new homes, employment, infrastructure and public realm improvements.

6.12 The Plan identifies Tottenham Hale as a key growth location, where investment and redevelopment will support the transformation of the area into a vibrant district centre centred on Tottenham Hale Station, with enhanced connectivity to the Lee Valley and surrounding neighbourhoods.

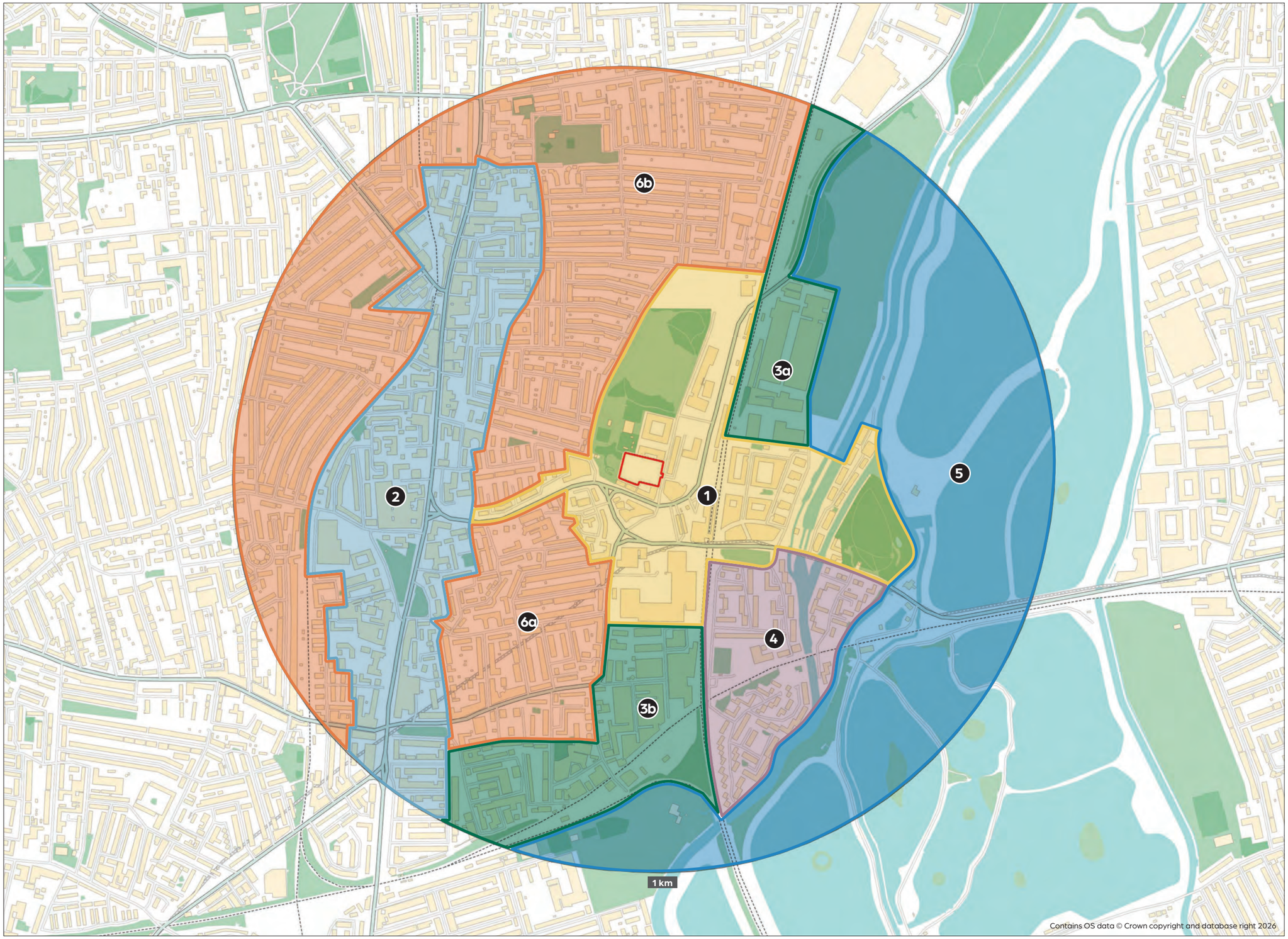
6.13 The Area Action Plan describes Tottenham Hale as a strategically important growth area undergoing a transition from a predominantly retail, industrial and employment-based location to a more diverse mixed-use urban centre. Whilst the area retains substantial industrial and commercial functions associated with the Upper Lee Valley, recent development has introduced higher-density residential, commercial and community uses, contributing to an evolving metropolitan character centred on the transport interchange. The Area Action Plan identifies this process of regeneration as fundamental to the future character of Tottenham Hale, whilst maintaining its role as an important employment and economic location.

TOWNSCAPE CHARACTER AREAS

6.14 The townscape surrounding the Site may be categorised into six distinct areas. For the purposes of this assessment the character areas are referred to as:

- 6.14.1 Townscape Character Area 1: Tottenham Growth Area
- 6.14.2 Townscape Character Area 2: Tottenham High Road Area of Change
- 6.14.3 Townscape Character Area 3: Infrastructure, commercial and light industrial corridors
- 6.14.4 Townscape Character Area 4: Riverside Development
- 6.14.5 Townscape Character Area 5: Walthamstow Wetlands
- 6.14.6 Townscape Character Area 6: Tottenham Residential

6.15 The broad boundaries of the character areas are identified in **Figure 6.1** and overlaid with ZTV at **Figure 6.2**. The character and appearance of the character areas is discussed below.



TOWNSCAPE CHARACTER AREA PLAN

- Application Site
- 1 Tottenham Growth Area
- 2 Tottenham High Road Area of Change
- 3 Infrastructure, commercial and light industrial corridors
- 4 Riverside Development
- 5 Walthamstow Wetlands
- 6 Tottenham Residential

LOCATION:
Ashley House, Ashley Road, Tottenham

DATE:
August 2026

SCALE:
1:10,000 @ A3

FIGURE 6.1 Townscape Character Area Plan

▲ **NORTH**

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TOWNSCAPE CHARACTER AREA PLAN ZTV OVERLAY

- Application Site
- 1 Tottenham Growth Area
- 2 Tottenham High Road Area of Change
- 3 Infrastructure, commercial and light industrial corridors
- 4 Riverside Development
- 5 Walthamstow Wetlands
- 6 Tottenham Residential

LOCATION:
Ashley House, Ashley Road, Tottenham

DATE:
August 2026

SCALE:
1:10,000 @ A3

FIGURE 6.1 Townscape Character Area Plan and ZTV Overlay. Source: VU.CITY

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TOWNSCAPE CHARACTER AREA 1: TOTTENHAM GROWTH AREA

6.16 Character Area 1 is located to the centre of the study area and is formed of Tottenham Hale Growth Area. The Character Area incorporates the Site and is characterised by a varied and evolving townscape.

6.17 The character area, including the Site, lies within a number of strategic growth and regeneration designations, including the Upper Lee Valley Opportunity Area, Tottenham Area Action Plan area and the Tottenham Housing Zone. The Site also lies partly within the existing Tottenham Hale District Centre, with the wider site proposed to fall within the enlarged District Centre. Collectively, these designations identify Tottenham Hale as one of London's principal regeneration locations, capable of accommodating substantial housing, employment and infrastructure growth. Over the past decade, the character area has undergone significant transformation from a predominantly industrial and transport-focused location into a mixed-use urban centre. These designations highlight the potential for continued and substantial change within the area, including the delivery of high-density, residential-led mixed-use development, including the introduction of taller and larger buildings.

6.18 The urban nature of the character area is further reinforced by the presence of Tottenham Hale Station and the adjoining transport interchange. The station is served by National Rail services operated by Greater Anglia and the London Underground Victoria Line, providing frequent connections to Central London, Stansted Airport, Hertford and Cambridge.

6.19 Land uses within the character area is varied and includes a combination of residential, commercial, retail and leisure uses. Whilst elements of the area's industrial heritage remain evident, large parts of the character area have been redeveloped in recent years, resulting in an increasingly mixed-use environment centred on Tottenham Hale Station and the surrounding town centre.

6.20 Built form within the character area is similarly varied, ranging from retained low-rise commercial and industrial buildings to contemporary mid-rise and tall residential-led developments. Taller buildings are concentrated around Tottenham Hale Station and along key movement corridors, where they form prominent features within the townscape and contribute to the area's emerging character. Architectural styles are predominantly modern in appearance, characterised by contemporary materials including brick, metal cladding and extensive glazing.

6.21 The character area also incorporates Down Lane Park, which provides an area of open green space within townscape. The park is characterised by extensive open grassed areas, sports and recreational facilities, children's play areas, and a network of pedestrian routes that provide connections between the surrounding residential neighbourhoods and Tottenham Hale town centre.

6.22 The character area has undergone significant regeneration in recent years, resulting in the delivery of a number of substantial developments. These include the Hale Village Masterplan (Planning Reference: HGY/2006/1177), which introduced residential buildings of up to 21 storeys; the completed 1 Ashley Road development (Planning Reference: HGY/2018/2223), comprising buildings of up to 18 storeys; the 2 Ashley Road scheme (Planning Reference: HGY/2018/2223), which reaches a maximum height of 14 storeys; and the Hale Works development (Planning Reference: HGY/2017/2005), which rises to 33 storeys, amongst others.

6.23 The character area is undergoing significant transformation. The combination of retained modern buildings, cleared sites, and consented schemes establishes an emerging townscape of varied scale and height, reflecting the ongoing regeneration of this part of Tottenham.

6.24 Associated viewpoint: 9, 16, 17, 18, 19, 20 and 22.

6.25 Townscape value: **Low / Medium**

TOWNSCAPE CHARACTER AREA 2: TOTTENHAM HIGH ROAD AREA OF CHANGE

6.26 Character Area 2 is located to the west of the study and is formed of Tottenham High Road Area of Change.

6.27 The Tottenham High Road Area of Change is identified by the Council as an area with considerable potential for growth, though on a lesser scale than growth areas. These areas are appropriately located to support growth and contain identified sites which are available and suitable for development.

6.28 Tottenham High Road forms the principle route through the character area, providing a historic north-south route through Tottenham and accommodating a diverse mix of commercial, community, civic and residential uses. Development fronting the High Road is generally continuous in form, comprising predominantly two to four-storey buildings. Building ages and styles vary considerably, ranging from eighteenth and nineteenth-century properties to inter-war and later modern infill development.

6.29 Streets extending east and west from the High Road are predominantly residential in character and are generally formed of late Victorian and Edwardian terraces, alongside occasional semi-detached dwellings and later twentieth-century development.

6.30 Tottenham Green forms an important historic focal point within the character area, comprising of small area of public open space that marks the historic centre of Tottenham. Development surrounding the Green includes a number of listed and locally listed buildings exhibiting Georgian, Victorian and Edwardian architectural influences, characterised by traditional brick construction, decorative façades and varied roof forms.

6.31 Notable heritage designations within and adjoining the character area include the North Tottenham Conservation Area, Tottenham Green Conservation Area and Scotland Green Conservation Area, which collectively preserve the historic townscape character of Tottenham High Road and its associated civic, commercial and residential development.

6.32 The Tottenham High Road Historic Corridor contains a diverse collection of listed and locally listed buildings, including historic houses, churches, former civic buildings, schools and commercial premises dating predominantly from the eighteenth, nineteenth and early twentieth centuries. Architectural styles vary across the corridor but are generally characterised by traditional brick construction, decorative detailing, pitched roofs and prominent landmark buildings that provide visual interest and aid legibility along the High Road.

6.33 Associated viewpoint: 6, 7 and 8.

6.34 Townscape value: **Low / Medium**

TOWNSCAPE CHARACTER AREA 3: INFRASTRUCTURE, COMMERCIAL AND LIGHT INDUSTRIAL CORRIDORS

6.35 Character Area 3 is located to the centre and south of the study area and is characterised by commercial and light industrial development. These areas have been grouped together due to shared townscape characteristics.

6.36 The built form of the character area largely consists of small to large units, which are set with hard landscaped areas, often forming areas of storage and car parking. Building typologies reflect the commercial and industrial nature of the area and are generally formed of retail and light industrial units and warehouses.

6.37 Historically, Sub-Area 3b has accommodated industrial and employment uses since the early twentieth century. By contrast, Sub-Area 3a remained largely undeveloped during this period, comprising open land and allotments before its redevelopment during the latter part of the twentieth century.

6.38 Buildings predominantly date from the late-twentieth century up to the present day and typically range between one and three storeys in height. Brick, corrugated metal and steel form prominent materials used in the area, with many buildings having low pitched roofs or flat roofs. The buildings are generally utilitarian in appearance, serving as part of the commercial and industrial development.

6.39 Buildings are set amongst a series of side roads which generally run broadly east to west and subject to light industrial vehicles. The enclosed nature of the street and their orientation means that there is limited inter visibility with the Site.

6.40 Associated viewpoint: N/A

6.41 Townscape value: **Low**

TOWNSCAPE CHARACTER AREA 4: RIVERSIDE DEVELOPMENT

6.42 Character Area 4 is located to the south east of the study area and characterised by late 20th century residential riverside development.

6.43 Situated between the River Lee Navigation, the River Lea and associated waterways, the residential neighbourhood is defined by low to medium-rise apartment buildings and terraced housing set within private gardens and communal areas of open space.

6.44 The layout of building is generally arranged around perimeter roads and landscaped courtyards, creating a relatively enclosed and self-contained environment. The area is influenced by the surrounding waterways, which provide a verdant setting and physical separation from adjoining areas. Mature trees and vegetation are prominent throughout the character area, softening the appearance of the residential development and reinforcing the area's sense of enclosure and visual separation from the wider townscape.

6.45 Public routes, bridges and waterside paths provide connections to the wider Lee Valley corridor and Tottenham Hale. The area's waterside location affords occasional views towards the surrounding townscape, including the existing cluster of taller buildings associated with the ongoing regeneration of Tottenham Hale, which form a notable backdrop in mid distance views.

6.46 Associated viewpoint: N/A

6.47 Townscape value: **Low / Medium**

TOWNSCAPE CHARACTER AREA 5: WALTHAMSTOW WETLANDS

6.48 Character Area 5 is located to the east of the study area and is characterised by a collection of open spaces forming part of the wider Lee Valley Reservoir Chain.

6.49 Within Haringey, parts of the area form Tottenham Marshes Site of Importance for Nature Conservation (SINC), a Site of Borough Importance for Nature Conservation Grade I, while within Waltham Forest, areas are designated as Sites of Special Scientific Interest (SSSI) and Sites of Importance for Nature Conservation (SINC), reflecting their ecological, landscape and biodiversity value.

6.50 The corridor comprises a series of large reservoirs, watercourses, marshland and areas of managed parkland that collectively form a broad and distinctive landscape corridor within this part of North London. Its character is strongly influenced by the extensive water bodies that define much of the area, with the reservoirs generally enclosed by embankments, vegetation and operational infrastructure associated with water management.

6.51 Public access is facilitated by an extensive network of footpaths, cycle routes and recreational spaces, allowing users to experience expansive views across the reservoirs and surrounding landscape. The open and largely undeveloped nature of the area affords a notable sense of tranquillity despite its proximity to major urban centres and strategic transport infrastructure.

6.52 Built development within the character area is limited and generally comprises infrastructure associated with reservoir operations, utility structures, bridges, pathways and occasional recreational facilities.

6.53 The open nature of the character area affords extensive views across the wider townscape, including towards the Site. In these views, the tall and large buildings associated with the ongoing regeneration of Tottenham Hale form part of the surrounding urban context in which the character area is experienced, providing a prominent built edge to the western extent of the character area.

6.54 Associated viewpoint: 10, 11, 12, 13, 14, 15 and 24.

6.55 Townscape value: **Medium**

TOWNSCAPE CHARACTER AREA 6: TOTTENHAM RESIDENTIAL

6.56 Character Area 6 surrounds Tottenham Hale and is characterised by an established inner London residential neighbourhood.

6.57 The character area is predominantly composed of residential development dating from the Late Victorian period through to the late twentieth century, and extends west and north-west from the commercial, transport and mixed-use environment around Tottenham Hale and Tottenham High Road.

6.58 The prevailing townscape is defined by extensive terraces of late nineteenth and early twentieth century housing arranged along a regular network of streets. Properties are generally two to three storeys in height and are constructed primarily of yellow and red brick, often with decorative detailing including bay windows, gabled roof forms, chimney stacks, projecting porches and ornamental brickwork. Building lines are typically consistent, reinforcing the strong sense of enclosure and continuity along streets.

6.59 Interwar and later twentieth-century residential development is interspersed throughout the character area, introducing a variety of housing typologies including semi-detached dwellings, maisonettes and low-rise apartment blocks. These developments generally retain a domestic scale and complement the surrounding historic townscape, although they exhibit a broader range of materials, architectural styles and roof forms reflective of their respective periods of construction.

6.60 Whilst the character area is predominantly residential in character, it also accommodates a range of others uses including that of community facilities, educational establishments, places of worship and areas of public open space.

6.61 The character area contains a number of designated and non-designated heritage assets, including parts of the Bruce Grove, North Tottenham and Clyde Circus Conservation Areas, together with a range of listed and locally significant buildings. Collectively, these receptors comprise of concentration of Victorian and Edwardian buildings that contribute to the rich and varied townscape.

6.62 Associated viewpoint: 3, 4, 21 and 23

6.63 Townscape value: **Low**

TOWNSCAPE SUMMARY

6.64 **Table 6.1** presents a summary of the townscape receptor baseline information.

REF.	TOWNSCAPE CHARACTER AREA	TOWNSCAPE VALUE	FULL ASSESSMENT REQUIRED?
1	Tottenham Growth Area	Low / Medium	Yes
2	Tottenham High Road Area of Change	Low / Medium	Yes
3	Infrastructure, commercial and light industrial corridors	Low	Yes
4	Riverside Development	Low / Medium	Yes
5	Walthamstow Wetlands	Medium	Yes
6	Tottenham Residential	Low	Yes

Table 6.1 Summary of Townscape Receptor Baseline.

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7.0
BASELINE: VISUAL

ASHLEY PARK (FORMER ASHLEY HOUSE SITE), ASHLEY ROAD, TOTTENHAM HALE, LONDON BOROUGH OF HARINGEY, N17 9LZ

BASELINE: VISUAL

EXTENT OF VISIBILITY

7.1 A Zone of Theoretical Visibility (ZTV) has been produced to identify the potential extent of visibility of the Proposed Development within a 2000sqm grid centred on the Site. The ZTV has been produced using topographically referenced three-dimensional models from VuCity software. It is a tool for a high-level understanding of the extent of visibility, which was further interrogated through review of individual viewpoints using field surveys and digital software.

7.2 The ZTV illustrates that there would be intervisibility of the Proposed Development from the immediate and wider townscape. The greatest extent of visibility occurs in close proximity to the Site, particularly along principal routes approaching Tottenham Hale town centre and around the transport interchange, where existing development form and street alignments provide direct views towards the Site.

7.3 To the east, visibility extends across the more open landscape associated with the Lee Valley corridor, including the reservoir chain and adjoining areas of open spaces. The relatively open character of these areas enables longer-distance intervisibility, although intervening development would locally filter and restrict views.

7.4 To the north, south and west, the extent of intervisibility progressively diminishes as a result of the alignment of the surrounding street network relative to the Site, together with the prevailing pattern of low-rise residential development and intervening commercial and light industrial buildings, which curtail longer views. Visibility from these wider areas is generally confined streets that align with the Site, gaps between buildings or from more open spaces.

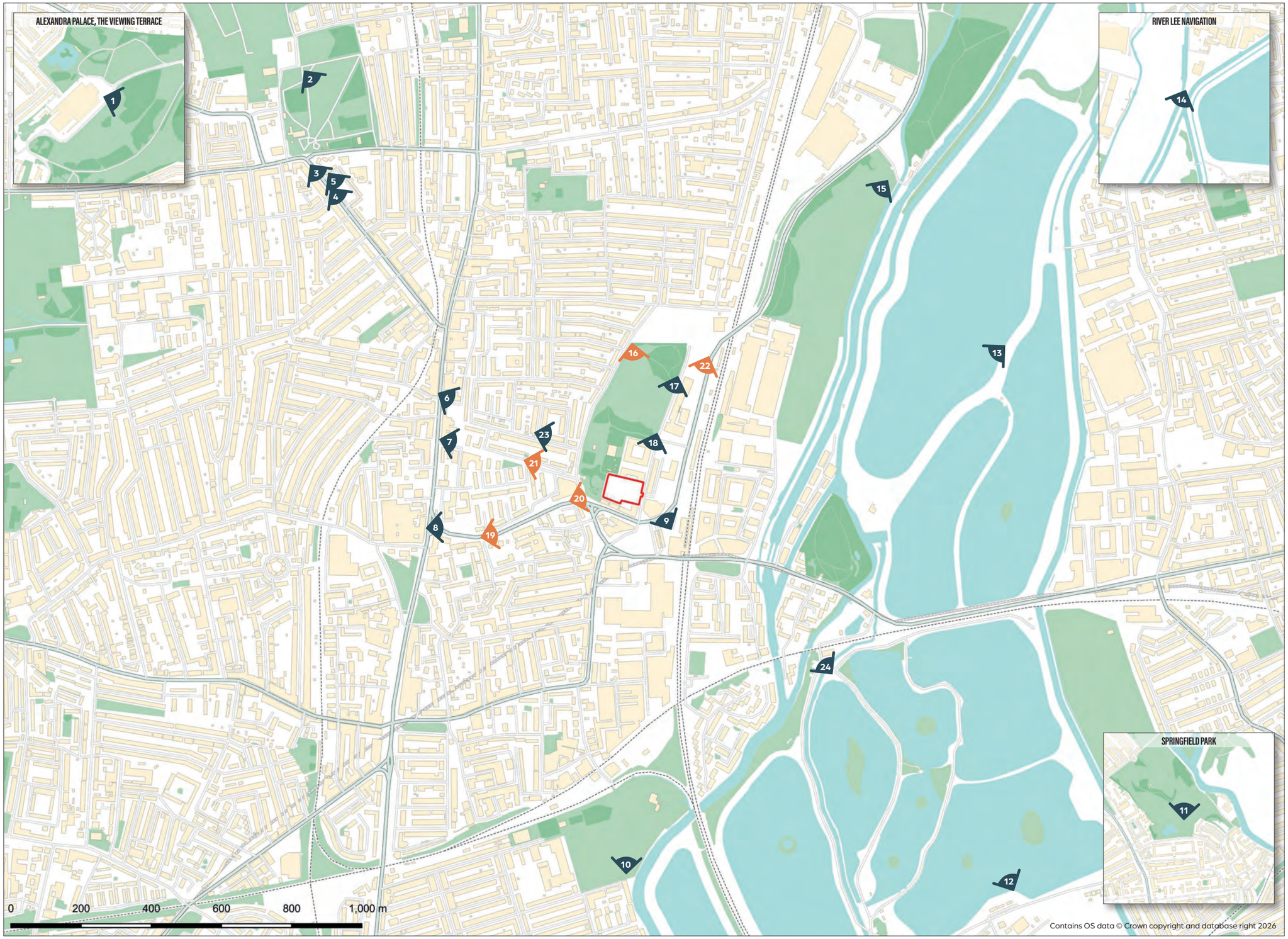
REPRESENTATIVE VIEWS

7.5 As part of the pre-application process, Montagu Evans identified 20 representative viewpoints to inform the assessment of visual amenity and to capture the experience of visual receptors within the study area.

7.6 Following consultation with the Local Planning Authority, including correspondence dated 11th May 2026, additional viewpoints were requested to assess potential effects on the Grade II listed Drapers' Almshouses at Bruce Castle and the Grade II listed Engine House at Walthamstow Wetlands, reflecting considerations arising from the Council's ongoing Tall Buildings Study in support of the emerging Local Plan. These viewpoints were subsequently incorporated into the scope of the visual assessment.

7.7 In total, 24 representative viewpoints have been selected to support the assessment of likely effects on visual amenity.

7.8 The location of the representative views is provided at **Figure 7.1** and is overlaid with the ZTV at **Figure 7.2**. The baseline photography – the existing context – for each view is provided at **Appendix 1.0**.



VIEW LOCATION PLAN

- Application Site
- Wireline (AVR1)
- Render (AVR3)

1. Alexandra Palace, the viewing terrace
2. Bruce Castle Park
3. Bruce Grove (1)
4. Bruce Grove (2)
5. Edmansons Close Courtyard
6. High Road and Stoneleigh Road Junction
7. High Road and Chesnut Road Junction
8. High Road and Monument Way Junction
9. Tottenham Hale Station
10. Markfield Park
11. Springfield Park
12. Walthamstow Wetlands (south east)
13. Walthamstow Wetlands (north)
14. River Lee Navigation
15. Tottenham Marshes
16. Down Lane Park
17. Ashley Road (1)
18. Ashley Road (2)
19. Monument Way (1)
20. Monument Way (2)
21. Junction of Hamilton Close and Chesnut Road
22. Watermead Way
23. Scales Road
24. Engine House

LOCATION:
Ashley House, Ashley Road, Tottenham

DATE:
August 2026

SCALE:
1:11,000 @ A3

FIGURE 7.1 View Location Plan

▲ **NORTH**

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VIEW LOCATION PLAN ZTV OVERLAY

- Application Site
- Wireline (AVR1)
- Render (AVR3)

1. Alexandra Palace, the viewing terrace
2. Bruce Castle Park
3. Bruce Grove (1)
4. Bruce Grove (2)
5. Edmansons Close Courtyard
6. High Road and Stoneleigh Road Junction
7. High Road and Chesnut Road Junction
8. High Road and Monument Way Junction
9. Tottenham Hale Station
10. Markfield Park
11. Springfield Park
12. Walthamstow Wetlands (south east)
13. Walthamstow Wetlands (north)
14. River Lee Navigation
15. Tottenham Marshes
16. Down Lane Park
17. Ashley Road (1)
18. Ashley Road (2)
19. Monument Way (1)
20. Monument Way (2)
21. Junction of Hamilton Close and Chesnut Road
22. Watermead Way
23. Scales Road
24. Engine House

LOCATION:
Ashley House, Ashley Road, Tottenham

DATE:
August 2026

SCALE:
1:11,000 @ A3

FIGURE 7.1 View Location Plan with ZTV Overlay. Source. VU.CITY

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VISUAL RECEPTORS

7.9 The text below sets out the different groups of people who may experience views of the development, the places where they will be affected and the nature of the views and visual amenity at those points.

7.10 The View Location Plan is overlaid with the Townscape Area Plan at **Figure 7.1** to identify different character areas.

USERS OF THE LEE VALLEY RESERVOIR

7.11 A number of representative views have been identified to illustrate the experience of users to Lee Valley Reservoir and the adjoining open space and parks. The receptor group is represented by the following viewpoints:

- View 10: Markfield Park
- View 11: Springfield Park
- View 12: Walthamstow Wetlands (south east)
- View 13: Walthamstow Wetlands (north)
- View 14: River Lee Navigation
- View 15: Tottenham Marshes
- View 24: Engine House

7.12 Receptors using the Lee Valley Reservoirs include walkers, cyclists, recreational visitors and those engaged in nature-based activities. The Lee Valley Reservoirs and associated open spaces form an extensive network of reservoirs, wetlands, waterways, marshes and recreational landscapes within the wider Lee Valley corridor

7.13 The visual experience of these receptors is shaped by the open character of the landscape, with expansive views across water bodies, grassland and areas of mature vegetation. Views are often panoramic in nature and are influenced by variations in landform, vegetation cover, seasonal conditions and the alignment of waterways. The relative openness of the reservoir landscape affords longer distance views across the surrounding townscape, including towards the existing and emerging cluster of tall and large buildings associated with Tottenham Hale.

7.14 Whilst receptors are principally focused on recreational activities and appreciation of the natural environment, the surrounding urban skyline forms a noticeable component of the wider visual context, creating a clear contrast between the extensive open landscapes of the Lee Valley and the more densely developed urban areas beyond.

7.15 Visual amenity value: **Medium**

LOCAL RESIDENTS

7.16 A number of representative views have been identified to illustrate the experience of residents within the immediate surrounding residential areas. The receptor group is represented by the following viewpoints:

- View 5: Edmansons Close Courtyard
- View 17: Ashley Road (1)
- View 18: Ashley Road (2)
- View 21: Junction of Hamilton Close and Chesnut Road
- View 23: Scales Road

7.17 Situated within inner London residential areas that form part of and surrounding Tottenham Hale, residents generally have a higher susceptibility to noticing change given their familiarity with an area. A range of residential typologies is evident to visual receptors moving through the area, including historic terraced and semi-detached housing alongside contemporary apartment developments.

7.18 Within these immediate residential areas, a number of views are afforded within and towards Tottenham Hale town centre by virtue of the prevalence of low-rise residential development or proximity to the town centre. Residents will therefore be highly aware of their proximity to this area of redevelopment and the change in townscape character including that of existing tall and large buildings, along with increased activity and traffic movements along key routes into Tottenham Hale.

7.19 Visual amenity value: **Low / Medium**

USERS OF HIGH ROAD

7.20 A number of representative views have been identified to illustrate the experience of users travelling and the High Road. The receptor group is represented by the following viewpoints:

- View 6: High Road and Stoneleigh Road Junction
- View 7: High Road and Chesnut Road Junction
- View 8: High Road and Monument Way Junction

7.21 The High Road forms the principal historic north-south spine through Tottenham, extending from Edmonton in the north to Stamford Hill in the south. Receptors are likely to be users of the road, including drivers or cyclists who are travelling north to south along the High Road. As such, receptors will be primarily focused on vehicular, or cycle movement and activity associated with the road, including movement, noise, traffic levels, junctions and pedestrian crossings

7.22 As this group of receptors travel through the area, most will be aware of the heavily urbanised character of the environment, including buildings of varied uses, ages and architectural styles. Whilst specific urban forms and details may remain unnoticed, due to the receptors' attention being primarily on the road and traffic, there may be occasional glimpses of developments beyond the road; however, their primary focus would remain on the immediate road and traffic conditions. Receptors would experience the urban environment transiently as part of the movement along the road

7.23 Visual amenity value: **Low**

USERS OF THE APPROACH ROADS

7.24 A number of representative views have been identified to illustrate the experience of receptors using the main approach roads towards Tottenham Hale town centre. The receptor group is represented by the following viewpoints:

- View 19: Monument Way (1)
- View 20: Monument Way (2)
- View 22: Watermead Way

7.25 Receptors are likely to be users of the road including drivers or cyclists who are travelling along the main thoroughfares in and out of Tottenham Hale. Receptors will be primarily focused on vehicular, or cycle movement and activity associated with the road, including movement, noise, traffic levels and pedestrian crossings.

7.26 As this group of receptors travel through the area, most will be aware of the mixed character along the road, ranging from inner London residential neighbourhoods and commerical and light industrial parks to the tall and large development associated with Tottenham Hale town centre.

7.27 Receptors travelling along these principal routes will become increasingly aware of the evolving townscape character as they approach Tottenham Hale, reflected in the increasing building density, scale and prevalence of contemporary architecture. Whilst specific urban forms and architectural details may not be readily perceived due to their focus on the road and surrounding traffic conditions, the taller and larger buildings within this part of Tottenham act as legible landmarks, reinforcing a strong sense of arrival and orientation within the Tottenham Hale town centre.

7.28 Visual amenity value: **Low / Medium**

USERS OF TOTTENHAM HALE STATION

7.29 A representative view has been identified to illustrate the experience of commuters, residents, visitors and interchange passengers at Tottenham Station. The receptor group is represented by the following viewpoints:

- View 9: Tottenham Hale Station

7.30 Receptors experience the surrounding townscape from station platforms, concourse areas, public spaces and immediate approaches, where views are often dynamic and influenced by movement through the transport interchange.

7.31 The station is situated to the centre of Tottenham Hale and is surrounded by a mix of contemporary residential-led development, commercial uses, transport infrastructure and public realm improvements associated with recent redevelopment. Receptors at the station will be aware of the mixed character surrounding the station including the existing and emerging cluster of tall and large buildings.

7.32 Visual receptors generally afford open and elevated views from platform areas and more contained views from ground-level spaces, where visibility is influenced by surrounding buildings and transport infrastructure. Views are typically directed along street corridors, railway alignments and public spaces.

7.33 Visual amenity value: **Low / Medium**

USERS OF DOWN LANE PARK

7.34 A representative view has been identified to illustrate the experience of users to Down Lane Park. The receptor group is represented by the following viewpoints:

- View 16: Down Lane Park

7.35 Receptors within the park are likely to comprise people using the area for amenity, sport, and general enjoyment, with their focus primarily on the green and open space within an otherwise urban environment.

7.36 The park is characterised by extensive open grassed areas, sports and recreational facilities, children's play areas, and a network of pedestrian routes that provide connections between the surrounding residential neighbourhoods and Tottenham Hale town centre.

7.37 Whilst mature trees mark the boundaries and sub areas of the park, views are afforded above and between the tree canopy towards surrounding development. Most notable are views of the existing and emerging cluster of tall and larger-scale buildings associated with Tottenham Hale, which form a prominent feature within south and south-easterly skyline views.

7.38 Receptors attention is likely to be shared between park activities, movement through the space and the surrounding development, which forms a notable element of the wider townscape.

7.39 Visual amenity value: **Medium**

USERS OF BRUCE GROVE

7.40 A number of representative views have been identified to illustrate the experience of users travelling and the Bruce Grove The receptor group is represented by the following viewpoints:

- View 3: Bruce Grove (1)
- View 4: Bruce Grove (2)

7.41 Bruce Grove is a principal local route within Tottenham, extending north eastwards from Tottenham High Road to The Roundway and Lordship Lane

7.42 As this group of receptors travel through the area, most will be aware of the mixed character along the road, ranging from the inner London residential areas to the Bruce Grove District Centre to the west.

7.43 More notably, receptors travelling south easterly along the road, will have vague awareness of the increasing scale and density of development in wider views towards Tottenham Hale. Whilst specific urban forms and details may remain unnoticed as their focus remains on the road and traffic, the collection of tall and large volumes at Tottenham Hale form a legible marker to the area.

7.44 Visual amenity value: **Low**

USERS OF BRUCE CASTLE PARK

7.45 A representative view has been identified to illustrate the experience of users to Bruce Castle Park. The receptor group is represented by the following viewpoints:

- View 2: Bruce Castle Park

7.46 Receptors within the park are likely to comprise people using the area for amenity, sport, and general enjoyment, with their focus primarily on the green and open space within an otherwise urban environment.

7.47 Bruce Castle Park forms a substantial area of public open space centred on the listed Bruce Castle and extends across approximately 8 hectares of historic parkland. The park comprises a variety of spaces and facilities, including open grassed areas, formal gardens, recreational facilities, children's play spaces and areas of memorial planting, connected by a network of pedestrian routes which link to the surrounding residential streets. The layout of the park largely reflects its late nineteenth-century conversion to public open space, whilst retaining elements of its earlier historic landscape.

7.48 The centre of the park features the Grade I listed Bruce Castle, which dates principally from the early 17th century and is constructed predominantly of red brick. The building is distinguished by its prominent clock tower and cupola, half-octagonal projecting wings, and refined classical detailing, including sash windows, decorative pediments and Doric and Ionic surrounds. The former manor forms an attractive focal feature within the park, and receptors would readily appreciate its architectural quality and historic significance.

7.49 The number and density of mature trees within the recreation ground creates an intimate and solitary atmosphere, whilst restricting views out to the wider townscape.

7.50 The receptor's attention will likely be focussed on their respective activities within the recreation ground, and where views may be gained out to the wider townscape, such awareness will remain as a peripheral feature to the activities of visual receptors within this group.

7.51 Visual amenity value: **Medium**

STATIC VIEWS

7.52 In addition to the visual amenity experienced by people – informed by representative views – the assessment has considered the following strategic views designated in the development plan, or that were agreed with the competent authority:

- View 1: Alexandra Palace, the viewing terrace

7.53 LVMF Views 1A.1 and 1A.2 from Alexandra Palace are oriented south towards Strategically Important Landmarks, including St Paul's Cathedral. In contrast, view 1 of this TVIA from the viewing terrace at Alexandra Palace, is oriented south-east towards Tottenham Hale.

7.54 The Proposed Development would not affect the designated landmarks or protected viewing corridors identified in the LVMF. However, given the proximity of the representative view to LVMF Views 1A.1 and 1A.2, the relevant management guidance has been taken into account and the view is considered as part of the assessment's static representative views.

EXISTING

7.55 View 1 is located from the viewing terrace at Alexandra Palace. The view is looking towards the south east and is situated approximately 4.70km from the Site, at its nearest point

7.56 into account in the assessment of this representative view.

7.57 The view is situated on the terrace of the Grade II listed Alexandra Palace and lies within the Alexandra Palace and Park Conservation Area. The view also encompasses the Grade II Registered Park and Garden of Alexandra Park and Palace. The heritage receptors add to the amenity of the view.

7.58 The foreground is defined by the terrace edge of Alexandra Palace and the sloping grassed land immediately below, which descends south-eastwards from the viewing location. Areas of lawn, a pedestrian route and temporary hoarding associated with events or site management are visible, whilst mature trees frame the view to the left and right.

7.59 The middle ground is characterised by the extensive tree canopy of Alexandra Park, which forms a broad belt of vegetation across the view. Above and between the canopy, views are gained towards the wider townscape forming part of the Haringey. Development generally varies in nature from suburban low rising housing to taller and larger development marking urban centres and areas of growth.

7.60 The backdrop comprises a broad panoramic view across East London towards Essex. The view is characterised by a series of distant ridgelines and elevated landforms, beyond which glimpsed views are gained of development on the horizon.

7.61 The receptors of this view are visitors to Alexandra Palace and users of the surrounding amenity space.

7.62 Value of visual amenity: **High**

7.63 For this static view, a description of the existing scene for each identified view and the likely visual receptors are provided at **Section 9.0**. This description is set alongside a corresponding AVR of the Proposed Development and analysis of any significant effect occurring.

SUMMARY

7.64 **Table 7.1** below provides an overview of the visual receptor considerations,

VISUAL RECEPTOR	REPRESENTATIVE VIEWS	VISUAL AMENITY VALUE
Static View		
Alexandra Palace, the viewing terrace	View 1: Alexandra Palace, the viewing terrace	High
Visual Receptors		
Users of the Lee Valley Reservoir	View 10: Markfield Park View 11: Springfield Park View 12: Walthamstow Wetlands (south east) View 13: Walthamstow Wetlands (north) View 14: River Lee Navigation View 15: Tottenham Marshes View 24: Engine House	Medium
Local Residents	View 5: Edmansons Close Courtyard View 17: Ashley Road (1) View 18: Ashley Road (2) View 21: Junction of Hamilton Close and Chesnut Road View 23: Scales Road	Low / Medium
Users of the High Road	View 6: High Road and Stoneleigh Road Junction View 7: High Road and Chesnut Road Junction View 8: High Road and Monument Way Junction	Low
Users of the Approach Roads	View 19: Monument Way (1) View 20: Monument Way (2) View 22: Watermead Way	Low / Medium
Users of Tottenham Hale Station	View 9: Tottenham Hale Station	Low / Medium
Users of Down Lane Park	View 16: Down Lane Park	Medium
Users of Bruce Grove	View 3: Bruce Grove (1) View 4: Bruce Grove (2)	Low
Users of Bruce Castle Park	View 2: Bruce Castle Park	Medium

Table 7.1 Summary of Visual Receptor Baseline.

8.0
ASSESSMENT: TOWNSCAPE

ASHLEY PARK (FORMER ASHLEY HOUSE SITE), ASHLEY ROAD, TOTTENHAM HALE, LONDON BOROUGH OF HARINGEY, N17 9LZ

ASSESSMENT: TOWNSCAPE

8.1 This section assesses the effect of the Proposed Development on the townscape character areas identified in **Table 6.1**.

8.2 A qualitative assessment is provided below. A summary of the effects arising from impacts to townscape receptors is provided at **Table 8.1.**

ENABLING AND CONSTRUCTION

8.3 Volume I, Chapter 5: Enabling and Construction sets out the anticipated programme of works and the key activities that would be undertaken on the Site during enabling and construction necessary to facilitate the Proposed Development. The construction effects have been assessed on the basis of a continuous programme of works across the Site.

8.4 Environmental management controls and mitigation and monitoring measures will form the basis of a Construction Environmental Management Plan (CEMP) (or equivalent) that will be implemented over the duration of construction works. It is anticipated that the implementation of the CEMP and any other required management plans will be secured through appropriately worded planning conditions. Such plans provide a framework for mitigation measures which would be adopted during enabling works and construction to ensure that environmental effects are controlled and minimised.

8.5 The susceptibility and sensitivity of townscape receptors during the construction phase are considered to be consistent with those identified for the operational phase of the Proposed Development and set out later in this chapter.

8.6 The enabling and construction stage would have a direct impact on Character Area 1 – Tottenham Growth Area in which the Site is located within.

8.7 The townscape reflected within this character area is considered to have a Low susceptibility to the enabling and construction stage. The character area forms part of a wider area of planned growth and regeneration and currently accommodates a number of existing, consented and emerging developments. As such, the enabling and construction works form an established component of the townscape, and the proposed works would be experienced within the context of ongoing change. Character Area 1 is therefore considered to have a Low sensitivity to the Enabling and Construction stage.

8.8 The Site would be enclosed with hoardings during the enabling and construction phase, which will provide a visual buffer to the immediate environment. The phased development will, however, result in increased noise, vibration, dust and traffic in the surrounding area. Whilst disruptive, the works would be primarily experienced by people moving through the area or residents to the local area. The enabling works and construction stage activities would therefore have a limited impact on the function or appearance of the character area as a whole. As a result, the magnitude of impact is considered to be Low. This is considered to result in a Minor Adverse effect. This effect would not be significant.

8.9 For the rest of the character areas the potential impact of the enabling works and construction stage on surrounding townscape character areas would be limited by the mitigation measures proposed, plus the separating distances from the site and screening provided by interposing development. The enabling and construction works would be visually obtrusive, albeit generally screened by hoarding. As a result, the magnitude of impact is considered to be Very Low magnitude of impact arising from the enabling and construction works. The likely effects would Negligible Adverse. This effect would not be significant.

OPERATIONAL

TOWNSCAPE CHARACTER AREA 1: TOTTENHAM GROWTH AREA

8.10 Character Area 1 is located to the centre of the study area and is formed of Tottenham Hale Growth Area. The Character Area incorporates the Site and is characterised by a varied and evolving townscape. The townscape value of the area is identified at **Section 6.0** to be Low **/ Medium**.

8.11 The character area is notably mixed and transitional in character, comprising a combination of former industrial land, transport infrastructure, residential neighbourhoods, public open spaces and a substantial concentration of existing and emerging tall and large buildings associated with the ongoing regeneration of Tottenham Hale. The Site lies within a number of strategic growth and regeneration designations, including the Upper Lee Valley Opportunity Area, Tottenham Area Action Plan area and the Tottenham Housing Zone. The Site also lies partly within the existing Tottenham Hale District Centre, with the wider site proposed to fall within the enlarged District Centre. The type of proposed development aligns with the established development typology and the wider aspirations for the area, contributing to and continuing the ongoing regeneration and redevelopment of this part of Haringey. It is for these reasons that the character area is judged to have a **Low susceptibility** to the Proposed Development. This results in a **Low sensitivity**.

8.12 The Proposed Development responds positively to this established regeneration context by introducing a comprehensive mixed-use scheme comprising affordable housing, shared living accommodation, commercial floorspace and associated public realm improvements. The proposals would contribute towards the continued transformation of Tottenham Hale as a high-density, mixed-use urban centre and reinforce the aspirations of the Growth Area.

8.13 The proposed layout comprises two principal development blocks arranged around a central east–west access route, which establishes a new publicly accessible east-west route capable of accommodating pedestrian movement, servicing and associated controlled vehicular access between Ashley Road and Down Lane Park. The northern block accommodates residential homes positioned above active frontages and cycle storage, whilst the southern block incorporates a range of shared living amenities, community facilities and commercial units at ground floor level.

8.14 The proposals would comprise two principal building elements. The northern block, predominantly providing affordable accommodation, would rise to six storeys, whilst the southern block, primarily accommodating the shared living use, would comprise a part 6 and part 23-storey building.

8.15 The 23-storey tower has been strategically positioned to mark a key point within the development, at the entrance to the park and with a relationship to The Hale and Welbourne buildings, and serve as a prominent and legible landmark within the wider townscape.

8.16 The height and massing of the Proposed Development have been carefully composed in response to the established and emerging hierarchy of tall buildings within Tottenham Hale. Whilst the 23-storey tower element would represent a notable component of the proposals, it would remain clearly subordinate to the taller landmark buildings concentrated around Tottenham Hale Station, including that of the 32-storey Anthology Hale Works and the 38-storey Ferry Island development, reinforcing the legible hierarchy of the wider cluster rather than competing with its principal elements. Within this context, the tower would provide an appropriate marker at the western edge of the Growth Area, contributing to a coherent transition between the emerging cluster, Down Lane Park and the surrounding neighbourhoods. The tower's location and form would also create a clear point of orientation, helping to define and frame a legible entrance to Down Lane Park from Ashley Road and the wider town centre.

8.17 At a more local level, the Proposed Development would introduce a notable change in scale relative to Nos. 1-21 Hale Road, which comprise a small group of low-rise residential properties immediately to the south of the Site. However, these properties are located within the Station Square North Site Allocation and the wider area identified for ongoing regeneration and redevelopment and are experienced within a townscape characterised by existing, and emerging tall and large development. Whilst the Proposed Development would result in a notable change to the immediate setting of these properties, such change would be consistent with the wider direction of growth envisaged for Tottenham Hale and the long-term vision for these buildings.

8.18 The proposal drawings within the Design and Access Statement prepared by DLA Architecture and the AVRs at **Appendix 1.0** of this HTVIA demonstrate how the Proposed Development is read within the surrounding townscape, most notably from Ashley Road, Hale Road, and Down Lane Park. From along Ashley Road, the Proposed Development would contribute to the streetscape through an active frontage incorporating entrances, glazing and high-quality public realm enhancements. The proposals would introduce architectural detailing, varied materiality and planting at street level, together with the potential for an enhanced east-west pedestrian route through the site via Ashley Link. This would improve access through a currently inaccessible area and support wider aspirations for enhanced connectivity between Ashley Road and Down Lane Park.

8.19 In longer-distance views, the tower element would be experienced as part of the wider Tottenham Hale cluster, where it would be read as a subordinate element to the principal taller buildings focused around Tottenham Hale Station. The Proposed Development would provide a discernible step down in height from these landmark structures, reinforcing the established hierarchy of the cluster and contributing to a distinct, rational and coherent skyline composition that reflects the established pattern of regeneration across the Tottenham Hale Growth Area.

8.20 The proposed architecture has been carefully developed in response to the surrounding townscape, resulting in a high-quality design characterised by a considered palette of materials and a strong architectural expression. The design draws upon the contemporary character of the existing and emerging townscape whilst also referencing Tottenham Hale's industrial heritage through the use of robust brick architecture, articulated bays, expressed structural elements, sawtooth roof forms, metal detailing and integrated artwork celebrating the history and identity of the area.

8.21 The two blocks are expressed as distinct yet complementary components, reflecting their respective uses. Brick forms the principal material across the development and is complemented by contemporary detailing and metal elements that reference both the area's industrial character and the materiality of surrounding recent developments. Secondary architectural features, including variations in brick tone, perforated metal panels and concrete-effect banding, introduce visual interest, articulation and depth, whilst helping to break down the perceived scale and massing of the blocks.

8.22 More specifically, the Shared Living Block is characterised by a strong vertical composition, with a slender tower element and is articulated through a regular façade rhythm, recessed openings and a lighter material palette. In contrast, the Affordable Block adopts a more horizontal expression, again defined by articulated bays and recessed balconies. The building is further distinguished by a sawtooth roof profile to its end pavilions, which provides a distinctive silhouette and draws reference from the industrial and warehouse forms historically associated with the area. Between the blocks, the use of varied brick tones, metal detailing and carefully composed façades creates visual richness, depth and architectural interest across both buildings. Together, the blocks achieve a cohesive architectural composition that reinforces the identity of the development whilst contributing positively to the evolving character of Tottenham Hale.

8.23 The Proposed Development incorporates a comprehensive public realm and landscaping strategy which seeks to create a high-quality, pedestrian-focused environment that positively integrates the Site with the wider character area. A new east-west route would provide an important connection between Ashley Road and Down Lane Park, supplemented by additional north-south pedestrian links, improved access arrangements and areas of shared surface paving that prioritise pedestrian movement. The public realm would be enhanced through substantial tree planting, species-rich planting beds, seating areas, play features and high-quality hard landscaping, creating an attractive and biodiverse environment. At roof level, the proposals would provide a series of accessible landscaped terraces designed to create multifunctional amenity spaces for residents. These areas would incorporate a variety of seating opportunities, open lawn spaces and informal recreation facilities, including table tennis, encouraging social interaction and outdoor activity. Extensive biodiverse green roofs would also be integrated across the development, incorporating species-rich planting, feature trees, ecological habitats and photovoltaic panels. Overall, the proposed public realm and landscaping improvements would make a positive contribution to townscape character, reinforcing the site's integration with its surroundings whilst enhancing visual amenity, connectivity, biodiversity and the quality of the pedestrian environment.

8.24 Overall, the Proposed Development would have a **Low / Medium** magnitude of impact to the receptor. The Proposed Development would form a congruent and attractive addition to the townscape, delivering a clear enhancement to the streetscape through active frontages, improved legibility, and high-quality architectural detailing. Using professional judgement, the Proposed Development would give rise to a **Minor Beneficial** effect. This effect would not be significant.

TOWNSCAPE CHARACTER AREA 2: TOTTENHAM HIGH ROAD AREA OF CHANGE

8.25 Character Area 2 is located to the west of the study area and is characterised by a mix of commercial, civic and residential uses, alongside predominantly Victorian and Edwardian residential neighbourhoods. The townscape value of the area is identified at **Section 6.0** to be **Low / Medium**.

8.26 The character area encompasses the Tottenham High Road Area of Change, which is identified by the Council as an area with significant capacity for growth and regeneration. Whilst anticipated growth is not on the same scale as that proposed within designated Growth Areas, the area is considered well placed to accommodate future development and contains a number of sites identified as suitable and available for redevelopment. In addition, the setting of the character area includes existing tall and large development associated with Tottenham Hale town centre and the ongoing programme of regeneration and redevelopment in line with the strategic policy aspirations for the area. The character area is judged to have a **Low susceptibility** to change, and this results in a **Low sensitivity**.

8.27 The Proposed Development would not materially alter the character or function of this area, and effects would be limited to its visual relationship with the wider skyline.

8.28 As illustrated on the Character Area Plan and ZTV Overlay at **Figure 6.2**, intervisibility of the Proposed Development and the character area is primarily limited to the junctions that align with the Site or from areas of open space such as Tottenham Green.

8.29 Where intervisibility occurs, including at the locations represented by Views 6, 7 and 8 at **Appendix 1.0**, visibility of the Proposed Development would generally be limited to the upper storeys of the 23-storey tower element forming part of the Shared Living Block. The Proposed Development would be experienced as a wider component of the existing and emerging cluster of tall and large buildings associated with Tottenham Hale town centre, appearing above intervening development and within the established skyline.

8.30 As such, the Proposed Development would reinforce the ongoing programme of regeneration and growth associated with Tottenham Hale and would remain consistent with the wider townscape context. The proposals would neither alter the fundamental composition, function or character of the area nor detract from the appreciation of its predominantly mixed-use and residential townscape.

8.31 As a result, of the separating distance and limited intervisibility of the Proposed Development, the magnitude of impact would be **Very Low**. The effect would be **Negligible Neutral**. This effect would not be significant.

TOWNSCAPE CHARACTER AREA 3: INFRASTRUCTURE, COMMERCIAL AND LIGHT INDUSTRIAL CORRIDORS

8.32 Character Area 3 is located to the centre and south of the study area and is characterised by commerical and light industrial development. These areas have been grouped together due to shared townscape characteristics. The townscape value of the area is identified at **Section 6.0** to be **Low**.

8.33 The character area comprises of a predominantly late twentieth-century commercial and light industrial area characterised by utilitarian low-rise warehouses, retail and employment units set within hardstanding and servicing areas, with an enclosed street pattern. The setting of the character area includes existing tall and large development associated with Tottenham Hale town centre and the ongoing programme of regeneration and redevelopment in line with the strategic policy aspirations for the area. The character area is judged to have a **Low susceptibility** to change, and this results in a **Low sensitivity**.

8.34 The Proposed Development would have no effect on the appearance of this part of the townscape or the way it functions, with the impact of the proposals being limited to that of visual impact.

8.35 The visual impact to the setting of the character area is limited and the Proposed Development would be understood as part of the existing character of the Tottenham Hale town centre which is characterised by existing and emerging tall and large development.

8.36 This is supported by the Townscape Character Area Plan and ZTV overlay at **Figure 6.2** which illustrates that would be limited areas of intervisibility of the Proposed Development from within the character area. From these areas, views of the Proposed Development would be primarily limited to parts of the 23-storey tower element forming part of the Shared Living Block and understood as part of the tall and large development associated with Tottenham Hale and the strategic growth and regeneration objectives for the area.

8.37 As a result, the Proposed Development, the magnitude of impact would be **Very Low**. The effect would be **Negligible Neutral**. This effect would not be significant.

TOWNSCAPE CHARACTER AREA 4: RIVERSIDE DEVELOPMENT

8.38 Character Area 4 is located to the south east of the study area and characterised by late 20th century residential riverside development.

8.39 The townscape value of the area is identified at **Section 6.0** to be **Low / Medium**.

8.40 The character area comprises of the relatively enclosed late 20th century riverside residential neighbourhood, characterised by low to medium rise housing set amongst waterways, landscaped open spaces and mature trees and vegetation. The setting of the character area includes existing tall and large development associated with Tottenham Hale town centre and the ongoing programme of regeneration and redevelopment in line with the strategic policy aspirations for the area. The character area is judged to have a **Low susceptibility** to change, and this results in a **Low sensitivity**.

8.41 Again, the Proposed Development would have no effect on the appearance of this part of the townscape or the way it functions, with the impact of the proposals being limited to that of visual impact.

8.42 As illustrated on the Character Area Plan and ZTV Overlay at **Figure 6.2**, visibility of the Proposed Development is limited to parts of the northern and western edges of the character area location north of the railway line, whilst the area to the south would not experience any intervisibility with the proposals.

8.43 In reality, visibility of the Proposed Development would be largely restricted to glimpsed and fragmented views between existing tall buildings within Tottenham Hale town centre. In such views, the proposals would generally be perceived behind interposing development and would form a minute peripheral feature in views.

8.44 Where glimpsed, the Proposed Development would be understood as part of the tall and large development associated with Tottenham Hale and the strategic growth and regeneration objectives for the area.

8.45 As a result of limited intervisbility between the Proposed Development and the character area, the magnitude of impact would be **Very Low**. The effect would be **Negligible Neutral**. This effect would not be significant.

TOWNSCAPE CHARACTER AREA 5: WALTHAMSTOW WETLANDS

8.46 Character Area 5 is located to the east of the study area and is characterised by a collection of open spaces forming part of the wider Lee Valley Reservoir Chain.

8.47 The townscape value of the area is identified at **Section 6.0** to be **Medium**.

8.48 The character area comprises of the open and Walthamstow Wetlands and wider Lee Valley Reservoir Chain, characterised by expansive water bodies, marshland and recreational routes that afford extensive views across the wider townscape, including towards the existing and emerging cluster of tall and large buildings within Tottenham Hale, which form part of the area's ongoing programme of regeneration and redevelopment in accordance with its strategic policy aspirations. The character area is judged to have a **Low susceptibility** to change, and this results in a **Low / Medium sensitivity**.

8.49 The Proposed Development would have no effect on the appearance of this part of the townscape or the way it functions, with the impact of the proposals being limited to that of visual impact.

8.50 The Townscape Character Area Plan and ZTV overlay at **Figure 6.2** demonstrates there would be varied intervisibility of the Proposed Development from within the character area. The extent of intervisibility is illustrated at Views 10, 11, 12, 13, 14, 15 and 24 at **Appendix 1.0** demonstrate how the Proposed Development will manifest from within the character area.

8.51 In several of the views, the proposals would be subject to partial views, being largely or entirely occluded by a mix of either interposing development or mature trees. During winter months, deciduous trees would not be in leaf, and it may be possible views are gained towards the Site. However, in such an instance views would be seen over some distance and the Proposed Development would likely remain substantially filtered by intervening vegetation and existing development.

8.52 From locations where the Proposed Development is more readily visible, Views 11, 12, 13 and 15 demonstrate visibility would generally be limited to the middle and upper storeys of the 23-storey tower element within the Shared Living Block, with lower storeys largely screened by intervening built form and vegetation. Over these distances, the tower would be experienced within the context of the existing and emerging cluster of tall and large buildings associated with Tottenham Hale town centre, where it would integrate comfortably into the established skyline composition.

8.53 As whole, the impact of the Proposed Development would be limited to visual impacts over distance, the effects of which would have minimal impact on the character of the area, and no impact upon its function. As a result, the Proposed Development would have a **Low** magnitude of impact to the receptor. It would therefore give rise to a **Minor Beneficial** effect. This effect would not be significant.

TOWNSCAPE CHARACTER AREA 6: TOTTENHAM RESIDENTIAL

8.54 Character Area 6 surrounds Tottenham Hale and is characterised by an established inner London residential neighbourhood. The townscape value of the area is identified at **Section 6.0** to be **Low**.

8.55 The character area comprises an established Inner London residential neighbourhood characterised by extensive Victorian and Edwardian terraced housing, later residential infill, community uses and open spaces. The setting of the character area includes existing tall and large development associated with Tottenham Hale town centre and the ongoing programme of regeneration and redevelopment in line with the strategic policy aspirations for the area. The character area is judged to have a **Low / Medium susceptibility** to change, and this results in a **Low sensitivity**

8.56 The Townscape Character Area and the ZTV overlay at **Figure 6.2** indicate that the Proposed Development will have varied intervisibility within surrounding residential areas. Owing to the separation distances between these areas and the proposals, as well as intervening development, the principal visibility of the Proposed Development will be from residential areas to the west, particularly from streets that align with the Site.

8.57 In more immediate views where intervisibility occurs, Views 21 and 23 at **Appendix 1.0** demonstrate that the 23-storey tower volume forming part of the Shared Living Block would form the principal visible element of the Proposed Development. The tower would be experienced within the context of the existing and emerging cluster of tall and large buildings associated with Tottenham Hale town centre, where it would form part of the established and evolving skyline and help define the transition from the surrounding lower-rise residential areas to the more intensive urban character of the town centre. The slender proportions and vertical articulation of the tower would contribute to a legible and well-defined development within the wider townscape. Its architectural treatment, including the use of high-quality brickwork, recessed detailing and a defined crown, would provide visual interest and assist its integration within the contemporary character of Tottenham Hale's emerging skyline.

8.58 Within the wider residential areas located to the north and west of the character area, the Townscape Character Area Plan and ZTV Overlay at **Figure 6.2** indicate that the Proposed Development would be largely screened from view, with visibility generally confined to a limited number of locations where streets align with the Site or from more open areas of public open space.

8.59 From such locations such as Bruce Grove which forms a wider road that aligns with the Site, Views 3 and 4 illustrate that visibility of the Proposed Development would generally be limited to the upper storeys of the 23-storey tower element forming part of the Shared Living Block. Viewed over some distance, the proposals would be experienced as part of the existing and emerging cluster of tall and large development marking the location of Tottenham Hale.

8.60 Overall, the Proposed Development would have a **Low / Medium** magnitude of impact to the receptor. It would therefore give rise to a **Minor Beneficial** effect. This effect would not be significant.

CUMULATIVE SCENARIO 1

8.61 The cumulative schemes which are set out at ES Volume 1, Chapter 2: EIA Methodology and have been considered in terms of the potential effects on the townscape receptors.

8.62 In the cumulative context, the consented and emerging schemes within Townscape Character Area 1: Tottenham Growth Area would be visible in conjunction with the Proposed Development. These cumulative schemes in the surrounding area in conjunction with the Proposed Development would be seen as part of the emerging context of taller and larger development within this part of townscape, in line with policy aspirations for the area. The proposals would continue to have a **Low / Medium** magnitude of impact on the character area and would give rise to a **Minor Beneficial** effect. This effect would not be significant.

8.63 For the remainder of townscape receptors, the magnitude of impact of the proposals and the likely effect is judged to remain the same in the cumulative scenario, despite the increased density of development in Townscape Character Area 1.

CUMULATIVE SCENARIO 2

8.64 A qualitative cumulative assessment has been undertaken in respect of the emerging Cannon Factory redevelopment proposals, which have the potential to contribute to cumulative townscape and visual effects in combination with the Proposed Development. At the time of preparing this assessment, a scheme for the redevelopment of the Cannon Factory site is being progressed through the pre-application process. The emerging proposal comprises two buildings ranging from 8 to 25 storeys in height and would provide purpose-built student accommodation (PBSA) and hotel accommodation.

8.65 In the cumulative context, the Cannon Factory proposals, together with the cumulative schemes identified at ES Volume 1, Chapter 2: EIA Methodology, would be experienced alongside the Proposed Development as part of the existing and emerging cluster of taller and larger-scale development within Tottenham Hale. Collectively, these developments would reinforce the ongoing programme of regeneration and redevelopment envisaged by planning policy and would remain consistent with the established and evolving townscape character of the area.

8.66 Accordingly, the assessment of likely effects presented for the Proposed Development would not alter as a result of the Proposed Development being considered in conjunction with both Cumulative Scenario 1 and the emerging Cannon Factory scheme.

SECTION SUMMARY

8.67 The assessment on townscape receptors is summarised in **Table 8.1** below.

REF	TOWNSCAPE RECEPTOR	TOWNSCAPE VALUE	SUSCEPTIBILITY	SENSITIVITY	MAGNITUDE OF IMPACT (CONSTRUCTION)	LIKELY EFFECT (CONSTRUCTION)	MAGNITUDE (COMPLETED DEVELOPMENT)	LIKELY EFFECT (OPERATIONAL)	LIKELY EFFECT (CUMULATIVE SCENARIO 1)	LIKELY EFFECT (CUMULATIVE SCENARIO 2)
1	Tottenham Growth Area	Low / Medium	Low	Low	Low	Minor Adverse	Low / Medium	Minor Beneficial	Minor Beneficial	Minor Beneficial
2	Tottenham High Road Area of Change	Low / Medium	Low	Low	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
3	Infrastructure, commercial and light industrial corridors	Low	Low	Low	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
4	Riverside Development	Low / Medium	Low	Low	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
5	Walthamstow Wetlands	Medium	Low	Low / Medium	Very Low	Negligible Adverse	Low	Minor Beneficial	Minor Beneficial	Minor Beneficial
6	Tottenham Residential	Low	Low / Medium	Low	Very Low	Negligible Adverse	Low / Medium	Minor Beneficial	Minor Beneficial	Minor Beneficial

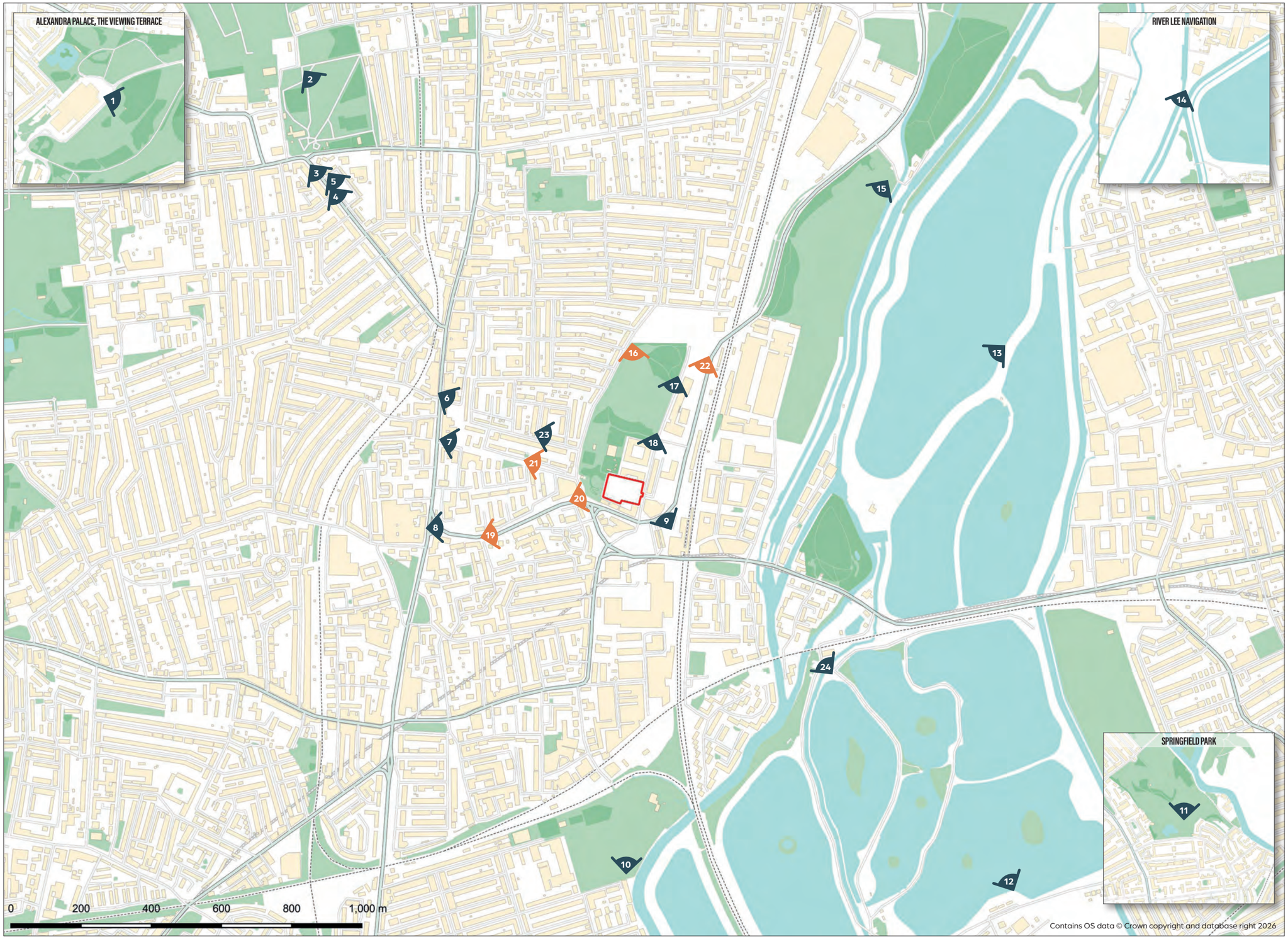
Table 8.2 Summary of likely effects on townscape receptors.

9.0
ASSESSMENT: VISUAL

ASHLEY PARK (FORMER ASHLEY HOUSE SITE), ASHLEY ROAD, TOTTENHAM HALE, LONDON BOROUGH OF HARINGEY, N17 9LZ

ASSESSMENT: VISUAL

9.1 This section assesses the likely effect arising from the impact of the Proposed Development on the visual receptors identified in **Table 7.1**. For ease of reference the View Location Plan is re-provided at the start of this section (**Figure 9.1**).



VIEW LOCATION PLAN

- Application Site
- Wireline (AVR1)
- Render (AVR3)

1. Alexandra Palace, the viewing terrace
2. Bruce Castle Park
3. Bruce Grove (1)
4. Bruce Grove (2)
5. Edmansons Close Courtyard
6. High Road and Stoneleigh Road Junction
7. High Road and Chesnut Road Junction
8. High Road and Monument Way Junction
9. Tottenham Hale Station
10. Markfield Park
11. Springfield Park
12. Walthamstow Wetlands (south east)
13. Walthamstow Wetlands (north)
14. River Lee Navigation
15. Tottenham Marshes
16. Down Lane Park
17. Ashley Road (1)
18. Ashley Road (2)
19. Monument Way (1)
20. Monument Way (2)
21. Junction of Hamilton Close and Chesnut Road
22. Watermead Way
23. Scales Road
24. Engine House

LOCATION:
Ashley House, Ashley Road, Tottenham

DATE:
August 2026

SCALE:
1:11,000 @ A3

FIGURE 9.1 View Location Plan

▲ **NORTH**

MONTAGU EVANS
70 ST MARY AXE,
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ENABLING AND CONSTRUCTION

9.2 **ES Volume I, Chapter 5: Enabling and Construction** sets out the anticipated programme of works and the key activities that would be undertaken on the Site during the enabling and construction necessary to facilitate the Proposed Development. The construction effects have been assessed on the basis of a continuous programme of works across the Site.

9.3 The susceptibility and sensitivity of visual receptors during the construction phase are considered to be consistent with those identified for the operational phase of the Proposed Development and set out later in this chapter.

9.4 The likely effect of these activities on the visual amenity experienced by the visual receptors identified in the baseline is assessed below in the summary table; however, the works are temporal in nature and would lead to the operational phase of the Proposed Development.

9.5 The nature of the effect often reverts to Adverse owing to the changes to the ability to appreciate the visual amenity where close in proximity to the Site. Impacts from a distance are more likely to be neutral in nature due to the relatively limited visual impact, often experienced in transit and as part of a wider panorama.

9.6 The Site would be enclosed with hoardings during the enabling and construction phase, which will provide a visual buffer to the immediate environment. The impact of the hoarding will be experienced by visual receptors within a proximity to the Site, i.e. those people moving around the immediate area where it is possible to appreciate the street level context, principally that of Local Residents.

9.7 For the following receptor groups, the construction activity such as cranes and equipment will introduce a new feature in their experience. The works would form an apparent feature within the immediate area that would detract from visual amenity. The magnitude of impact is **Low** and the effect is **Minor Adverse**:

9.7.1 Local Residents

9.8 For the following receptor groups, the enabling and construction activities would be more apparent as part of the wider townscape in the view. The appearance of such activities would detract from visual amenity. However, the Proposed Development will appear unobtrusive, due to separation distance. The magnitude of effect is **Very Low** and the effect is **Negligible Adverse**:

9.8.1 Users of the Lee Valley Reservoir
9.8.2 Users of the High Road
9.8.3 Users of the Approach Roads
9.8.4 Users of Tottenham Hale Station
9.8.5 Down Lane Park
9.8.6 Users of Bruce Castle Park
9.8.7 Users of Bruce Grove

9.9 All of the identified effect during the enabling and construction stage will not be significant.

STATIC VIEWS

9.10 For Views 1: Alexandra Palace, the viewing terrace which forms part of the static assessed view, the construction activities would be more apparent as part of the wider townscape in the views. Whilst the appearance of such activities would detract from the visual amenity, the, visual impact of these works is, however, far more limited geographically than the full study area and is tempered by their temporary nature.

9.11 Although it would be possible to discern construction equipment during this phase of the development from these locations, for example cranes, this would not alter the composition or focus of the views, with such structures being a common feature in this part of London.

9.12 Therefore, the magnitude of impact on visual receptors experiencing these views would be **Very Low** and the likely effect would **Negligible Adverse**. This effect would not be significant.

OPERATIONAL

USERS OF THE LEE VALLEY RESERVOIR

9.13 A number of representative views have been identified to illustrate the experience of users to Lee Valley Reservoir and the adjoining open space and parks. The receptor group is represented by the following viewpoints:

- View 10: Markfield Park
- View 11: Springfield Park
- View 12: Walthamstow Wetlands (south east)
- View 13: Walthamstow Wetlands (north)
- View 14: River Lee Navigation
- View 15: Tottenham Marshes
- View 24: Engine House

9.14 The visual amenity for Users of the Lee Valley Reservoir is identified at **Section 7.0** as Medium

9.15 The focus of these receptors is likely to be on recreational activities and enjoyment of the natural environment. Whilst their focus would primarily be directed towards their immediate surroundings, the openness of the reservoir landscape affords expansive views across the wider townscape and urban skyline. As a result, receptors are likely to be aware of the existing and emerging cluster of tall and large buildings associated with Tottenham Hale town centre. As a result of the above, receptors are judged to have a **Low susceptibility** to change, resulting in a **Low / Medium sensitivity**.

9.16 The ZTV overlay at **Figure 7.2** indicates that the Proposed Development will have varied intervisibility from the Lee Valley Reservoirs and the adjoining open space and park.

9.17 Views 10, 14 and 24 at **Appendix 1.0** illustrate that the Proposed Development would be completely occluded from view by a mix of interposing development and mature vegetation and trees. During winter months, deciduous trees would not be in leaf, and it may be possible views are gained towards the Site. In these views, the Proposed Development would be understood over some distance and likely remain heavily filtered or obscured from view, with possible filtered views being gained between existing development, vegetation and trees.

9.18 From locations where the Proposed Development is more readily visible, including Views 11, 12, 13 and 15, the proposals would generally be perceived as the middle and upper storeys of the 23-storey tower element of the Shared Living Block, with the lower storeys largely screened by intervening built form and vegetation.

9.19 Over these distances, the 23-storey tower would be experienced within the context of the existing and emerging cluster of tall and large-scale buildings associated with Tottenham Hale town centre. The Proposed Development would integrate comfortably within the established skyline composition, appearing as a subordinate element to the taller 32-storey Anthology Hale Works development and the 38-storey Ferry Island development, both of which already form the tallest features on the skyline.

9.20 Overall, taking into account the extent of visibility from different public locations, the existing and emerging context of tall and large-scale development within Tottenham Hale, and the manner in which the Proposed Development would be perceived as a coherent addition to the established urban skyline edge, the magnitude of impact is judged to be **Very Low**. The Proposed Development would give rise to a **Negligible Beneficial** effect.

LOCAL RESIDENTS

9.21 A number of representative views have been identified to illustrate the experience of residents within the immediate surrounding residential areas. The receptor group is represented by the following viewpoints:

- View 5: Edmansons Close Courtyard
- View 17: Ashley Road (1)
- View 18: Ashley Road (2)
- View 21: Junction of Hamilton Close and Chesnut Road
- View 23: Scales Road

9.22 The visual amenity for Local Residents is identified at **Section 7.0** as **Low / Medium**.

9.23 The focus of this receptor group would largely be on their day-to-day activities associated with the residential character of the area. A variety of residential typologies would be experienced by visual receptors moving through the area, comprising historic terraced and semi-detached housing alongside contemporary apartment developments. Receptors are also likely to have a strong familiarity with both the local area, including their proximity to Tottenham Hale town centre and the ongoing programme of regeneration and redevelopment. As such, receptors would be aware of the evolving townscape character of the area, including that of tall and large development. Receptors are judged to have a **Low / Medium susceptibility** to change, resulting in a **Low / Medium sensitivity**.

9.24 The ZTV overlay at **Figure 7.2** indicates that the Proposed Development will have varied intervisibility with surrounding residential areas, owing to the distance, regularity of development and orientation of streets within this part Haringey.

9.25 Areas of visibility are largely confined to roads adjoining and aligned with the Site, most notably Ashley Road and Chesnut Road. Views 17, 18, 21 and 23 at **Appendix 1.0** are taken from these locations and demonstrate how the Proposed Development would introduce new built form within the Site. Within these views, the proposals would be perceived as a congruent addition to Tottenham Hale town centre, reflecting the established development typology and evolving urban character of the area.

9.26 From along Ashley Road, Views 17 and 18 illustrate how receptors would be able to appreciate the base of the Proposed Development as they travel along the street. The lower levels of the proposals have been designed to incorporate entrances, glazing and high-quality landscape interventions that contribute to an attractive and well-animated pedestrian environment. Receptors would also be able to appreciate the detailing and materiality of the building at close range, including the varied brickwork, architectural articulation and planting. Receptors would further be able to experience the new east-west pedestrian connection through the Site, providing an attractive and legible route between Ashley Road and Down Lane Park.

9.27 From other residential areas within close proximity to the Site, Views 21 and 23 illustrate how the 23-storey tower element forming part of the Shared Living Block would form the principal visible feature in views. In these views, the Proposed Development would be seen alongside existing and emerging tall and large development within Tottenham Hale town centre, forming part of the established and evolving skyline beyond the foreground of lower-rise residential areas.

9.28 The architecture of the tower would be readily discernible to receptors, with its slender proportions, strong vertical emphasis and carefully articulated façade contributing to a distinctive and refined appearance. The proposed brickwork, recessed openings and subtle variations in detailing would add visual interest and legibility within the skyline, while the building's simple and elegant form would reinforce the contemporary architectural character emerging across Tottenham Hale.

9.29 Within the wider area, the ZTV indicates that views of the Proposed Development would be limited owing to intervening existing development. From wider residential areas, visibility of the Proposed Development would generally be limited due to the presence of intervening development and its distance from the Site. This is demonstrated by View 5, where the Proposed Development would be completely occluded from view. Where the ZTV indicates potential intervisibility, views would primarily be experienced from streets aligned with the Site, together with selected areas of public open space.

9.30 Given the above, the magnitude of impact is **Low,** resulting in a **Minor** effect. Due to high-quality architectural design and materiality of the Proposed Development, the Nature of this effect would be **Beneficial**. This effect would not be significant.

USERS OF HIGH ROAD

9.31 A number of representative views have been identified to illustrate the experience of users travelling and the High Road. The receptor group is represented by the following viewpoints:

- View 6: High Road and Stoneleigh Road Junction
- View 7: High Road and Chesnut Road Junction
- View 8: High Road and Monument Way
- Junction

9.32 The visual amenity for Users of High Road is identified at **Section 7.0** as **Low.** As this group of receptors travel through the area, most will be aware of the heavily urbanised character of the environment, including buildings of varied uses, ages and architectural styles. Whilst specific urban forms and details may remain unnoticed, due to the receptors' attention being primarily on the road and traffic, there may be occasional glimpses of developments beyond the road, however, their primary focus would remain on the immediate road and traffic conditions. Receptors would have a **Low / Medium susceptibility** to change, resulting a **Low sensitivity**.

9.33 The ZTV overlay at **Figure 7.2** illustrates that there would be limited intervisibility between the Proposed Development and the High Road, with intervisibility being limited to that junctions than align with the Site or from areas of open space such as Tottenham Green.

9.34 As illustrated by Views 6, 7 and 8 at **Appendix 1.0**, where streets and junctions along the High Road align with the Site, receptors would gain intermittent and often partial views of the Proposed Development. In these locations, visibility would typically be filtered and framed by existing buildings and trees, limiting the extent to which the Proposed Development could be appreciated.

9.35 View 6 demonstrates that the upper storeys of the proposed 23-storey element forming part of the Shared Living Block would be visible from the High Road at its junction with Stoneleigh Road. From this location, the Proposed Development would be seen as a distant component of the wider townscape, emerging above interposing development and within the context of existing and emerging tall buildings associated with Tottenham Hale.

9.36 Similarly, View 7 illustrates that visibility would again be largely confined to the upper storeys of the proposed 23-storey element forming part of the Proposed Development, which would be seen above intervening development. In these views, the Proposed Development would be perceived as a component of the wider urban skyline and would not detract from the appreciation of the wider townscape character of the area.

9.37 Whilst the Proposed Development would introduce additional tall and large development into these views, its visibility from the High Road would generally be limited, intermittent and experienced in the context of movement through the area. The Proposed Development would therefore be perceived as a wider peripheral component of Tottenham Hale's ongoing regeneration, reinforcing the area's emerging character without detracting from the appreciation of the wider townscape.

9.38 As a result of the above, the magnitude of impact is judged to be **Very Low**. The Proposed Development would give rise to a **Negligible Beneficial** effect. This effect would not be significant.

USERS OF THE APPROACH ROADS

9.39 A number of representative views have been identified to illustrate the experience of receptors using the main approach roads towards Tottenham Hale town centre. The receptor group is represented by the following viewpoints:

- View 19: Monument Way (1)
- View 20: Monument Way (2)
- View 22: Watermead Way

9.40 The visual amenity for Users of High Road is identified at **Section 7.0** as: **Low / Medium**.

9.41 The focus of the receptors would be on the vehicular, or cycle movement and activity associated with the road, including movement, noise, traffic levels and pedestrian crossings. As this group of receptors travel through the area, most will be aware of the mixed character along the road, ranging from inner London residential neighbourhoods and commercial and light industrial parks to the tall and large development associated with Tottenham Hale town centre. As a result of the above, receptors are judged to have a **Low susceptibility** to change, resulting in a **Low sensitivity**.

9.42 The ZTV overlay at **Figure 7.2** illustrates that there would be varied intervisibility between the Proposed Development and the approach roads.

9.43 As receptors travel along these approach roads whilst, their focus would remain on the road and the activity along the street, there would be intermittent opportunities, such as at junctions, where receptors may briefly perceive their wider surroundings. The clearest effects of the Proposed Development on this group of receptors would occur in close proximity to the Site, in which View 20 at **Appendix 1.0** depicts, receptors would readily perceive the new built form, including its scale, massing, architectural composition and articulation.

9.44 In these views, the Proposed Development would be seen within the context of existing and emerging tall and large development that characterises Tottenham Hale town centre. The mid-rise elements of the proposals would assist in anchoring the proposals at street level, whilst the 23-storey tower forming part of the Shared Living Block would establish an additional tower within the town centre skyline. Notwithstanding its visibility from locations in close proximity to the Site, the Proposed Development would appear as complementary and congruent features to the ongoing regeneration of Tottenham Hale and would reinforce the area's evolving urban character and cluster of taller buildings.

9.45 In medium distance views, View 22 illustrates that views of the Proposed Development would be limited to the upper storeys of the 23-storey tower element forming part of the Shared Living Block. From this location, the proposals would be understood over some distance and understood as part of the existing and emerging context of tall and large development marking the location of Tottenham Hale town centre.

9.46 As a whole, the magnitude of impact is therefore to be considered **Low / Medium**, resulting in a **Minor** effect. Due to the high quality architecture of the Proposed Development, the Nature of this effect would be **Beneficial**. This effect would not be significant.

USERS OF TOTTENHAM HALE STATION

9.47 A representative view has been identified to illustrate the experience of commuters, residents, visitors and interchange passengers at Tottenham Station. The receptor group is represented by the following viewpoints:

- View 9: Tottenham Hale Station

9.48 The visual amenity for Users of Tottenham Hale Station is identified at **Section 7.0** as **Low / Medium**. Receptors experience the surrounding townscape from station platforms, concourse areas, public spaces and immediate approaches, where views are often dynamic and influenced by movement through the transport interchange. The station is situated to the centre of Tottenham Hale and is surrounded by a mix of contemporary residential-led development, commercial uses, transport infrastructure and public realm improvements associated with recent redevelopment. Receptors at the station will be aware of the mixed character surrounding the station including the existing and emerging clusters of tall and large buildings. receptors would have a **Low susceptibility** to change, resulting a **Low sensitivity**.

9.49 The ZTV overlay at **Figure 7.2** illustrates that there would be very limited intervisibility between the Proposed Development and the station. As illustrated in View 9 at **Appendix 1.0**, which is taken from outside the principal station entrance adjacent to the bus terminal, the Proposed Development would be entirely screened from view by interposing development. Elsewhere within the station complex, views may be given towards the Proposed Development from the national rail platforms. In these views, the Proposed Development would appear as a secondary component within the wider townscape, seen in the background of the Berol Quarter development.

9.50 Receptors would be readily aware of the townscape surrounding the station, including the presence of tall and large developments that define the existing and emerging character of Tottenham Hale. While limited views of the Proposed Development may be available from sections of the national rail stational platforms, these would be partial, experienced in the context of movement and short dwell times. The Proposed Development would be perceived as a secondary element within the wider townscape, viewed against the backdrop of existing and emerging development, including the Berol Quarter. As such, its visibility would be too limited and transient to materially influence a receptor's appreciation of the station environment or the wider townscape, and the resulting change would not alter how these views are experienced or perceived.

9.51 As a result of the above, the magnitude of impact is therefore to be considered **Nil**, resulting in a **None** effect. This effect would not be significant.

USERS OF DOWN LANE PARK

9.52 A representative view has been identified to illustrate the experience of users to Down Lane Park. The receptor group is represented by the following viewpoints:

- View 16: Down Lane Park

9.53 The visual amenity for Users of Down Lane Parkis identified at **Section 7.0** as **Medium**

9.54 Receptors within Down Lane Park are primarily engaged in leisurely and recreational activities, with their attention oriented towards the open green spaces, recreational facilities and children's play areas forming part of the park environment. While receptors are likely to focus their attention on activities within the park, they will also be readily aware of the surrounding townscape, including the existing and emerging cluster of tall and large buildings associated with Tottenham Hale town centre. Receptors are judged to have a **Low susceptibility** to change, resulting in a **Low / Medium sensitivity**.

9.55 The ZTV overlay at **Figure 7.2** indicates that there would be significant intervisibility between the Proposed Development and Down Lane Park, particularly from areas within the northern, western and southern parts of the park.

9.56 View 16 at **Appendix 1.0** illustrates the extent of this intervisibility from the northern edge of the park. From this location, the Proposed Development would appear as new built form beyond the park boundary. Visibility of the scheme would principally be limited to the 23-storey element forming part of the Shared Living Block. In these views, the Proposed Development would be seen alongside existing tall and large development, including the 32-storey Anthology Hale Works development and the 38-storey Ferry Island development.

9.57 Furthermore, the proposed material palette and architectural treatment to the tower element would introduce a refined and contextually responsive building that complements the surrounding built environment. The architecture of the tower would be readily discernible to receptors, with its strong vertical emphasis, carefully articulated façade and well defined crown contributing to a distinctive and elegant appearance.

9.58 Within this context, the Proposed Development would be perceived as part of the existing cluster of tall building within Tottenham Hale. Whilst the Proposed Development would introduce an additional tall and large building to the skyline, it would not appear isolated or incongruous but instead reinforcing the area's ongoing transformation and emerging character.

9.59 The visibility of the Proposed Development would also vary across the park. Receptors located along the northern areas and within more open areas would experience the clearest views towards the tower element, whereas visibility from other locations would be moderated by interposing development existing mature trees, and changes in orientation within the park.

9.60 Receptors using the southern area of the park, including the sports pitches and play areas, would be more aware of the transformation in the condition of the Site itself. The introduction of high quality and well considered architecture would represent an improvement to the existing condition of the Site, which is currently characterised by brownfield land enclosed by hoardings. Receptors would also experience the new east-west pedestrian connection through the Site, providing an attractive and legible route that would enhance movement through the area and improve access to a currently inaccessible part of the Site. The lower levels of the Proposed Development have been designed to create an active and engaging street frontage, with entrances, glazing and high-quality landscape interventions contributing to an attractive and animated pedestrian environment.

9.61 Overall, the Proposed Development would be experienced as a positive component of Tottenham Hale's continuing regeneration. The proposals would respond positively to its context, enhance the appearance of the Site and contribute towards the evolving character of the wider town centre. The Proposed Development is considered to result in a **Medium** magnitude of impact, resulting in **Moderate** effect. Owing to the high quality of the proposed architecture and its positive appearance within views, the nature of the effect is considered **Beneficial**. This effect would be significant.

USERS OF BRUCE GROVE

9.62 illustrate the experience of users travelling and the High Road. The receptor group is represented by the following viewpoints:

- View 3: Bruce Grove (1)
- View 4: Bruce Grove (2)

9.63 The visual amenity for Users of Bruce Groveis identified at **Section 7.0** as Low.

9.64 The focus of the receptors would be on the vehicular, or cycle movement and activity associated with the Bruce Grove, including movement, noise, traffic levels and pedestrian crossings. As this group of receptors travels along the road, they will be aware of the mixed character along the road, ranging from the inner London residential areas to the Bruce Grove District Centre to the west. More notably, receptors travelling south easterly along the road, will have vague awareness of the increasing scale and density of development in wider views towards Tottenham Hale. As a result, receptors would have a **Low / Medium susceptibility** to change, resulting a **Low sensitivity**.

9.65 The ZTV overlay at **Figure 7.2** indicates that there would be intervisibility of the Proposed Development from along the road, as a result of its alignment with the Site. As demonstrated by Views 3 and 4 at **Appendix 1.0**, the Proposed Development would be partially visible in the background of the view, with views being limited to that of the upper storeys to the 23 storey volume forming part of Shared Living Block. From these locations, the proposals would be seen over some distance and understood as part of the tall and large building cluster at Tottenham Hale. The scale of the Proposed Development would sit comfortably within views, appearing as a subservient element to the taller 32 storey Anthology Hale Works development and the 38 storey Ferry Island development.

9.66 As receptors travel south easterly along the road whilst, their focus would remain on the road and the activity along the street, there would be intermittent opportunities, such as at junctions, where receptors may briefly perceive their wider surroundings, including views towards the Site. In these views the Proposed Development would continue to form a secondary feature as a result of its scale and the appearance of taller and larger development, as well as being partially obscured from views by interposing development and tree cover.

9.67 It is worth noting that the visibility of the Proposed Development is limited to receptors travelling south easterly, with those travelling north westerly the proposals would appear behind the receptors and not subject to views.

9.68 The magnitude of impact is judged to be **Very Low**, taking into account the limited impact to the receptor group as a whole, with the focus of this receptor group being on the road and traffic conditions. Receptors would experience the urban environment transiently as part of the movement along the road. It is judged to give rise to a likely effect of **Negligible Neutral**. This effect would not be significant.

USERS OF BRUCE CASTLE PARK

9.69 A representative view has been identified to illustrate the experience of users to Bruce Castle Park. The receptor group is represented by the following viewpoints:

- View 2: Bruce Castle Park

9.70 The visual amenity for Users of Bruce Castle Parkis identified at **Section 7.0** as **Medium**.

9.71 Receptors within the park are likely to comprise people using the area for amenity, sport, and general enjoyment, with their focus primarily on the green and open space within an otherwise urban environment. The number and density of mature trees within the park create an intimate and solitary atmosphere, whilst almost entirely restricting views out to the wider townscape. As a result, Receptors are judged to have a **Medium susceptibility** to change, resulting a **Medium sensitivity**.

9.72 The ZTV overlay at **Figure 7.2** indicates that there would be very limited intervisibility of the Proposed Development from the park. This is supported by View 2 at **Appendix 1.0** which illustrates that during summer months the proposals would be completely occluded from view by trees and their associated canopies.

9.73 During winter months, deciduous trees would not be in leaf, and it may be possible views are gained beyond the park towards Tottenham Hale. In these views, the Proposed Development would be understood over some distance and likely obscured from view by interposing development and the existing tree canopy within the park. In the event views of the proposals would be given, these would likely be glimpsed views between and above the existing tree canopy.

9.74 Whilst receptors would have an awareness of the townscape surrounding the park, receptors are likely to be concentrating on their leisurely activities, the slight change through the minimal visibility of the Proposed Development will not alter how these views are considered.

9.75 As a result of the above, the magnitude of impact is therefore to be considered **Nil**, resulting in a **None** effect. This effect would not be significant.

CUMULATIVE SCENARIO 1

9.76 The cumulative schemes set out in ES Volume 1, Chapter 2: EIA Methodology have been considered in relation to their potential effects on visual receptors.

9.77 In the cumulative context, the consented and emerging schemes within the Tottenham Hale area would be visible in conjunction with the Proposed Development in a number of views. Collectively, these developments would be experienced as part of the existing and emerging cluster of tall and large buildings associated with Tottenham Hale and the ongoing programme of regeneration and redevelopment envisaged by planning policy. The Proposed Development would continue to be perceived as an integrated component of the evolving urban skyline.

9.78 For all visual receptor groups, the magnitude of impact and likely effect identified for the Proposed Development scenario would remain unchanged in the cumulative scenario. Whilst the cumulative developments would increase the overall density of development visible within certain views, they would not materially alter the conclusions of the visual assessment, and the likely effects would remain as set out within the Proposed Development assessment scenario.

CUMULATIVE SCENARIO 2

9.79 A qualitative cumulative assessment has been undertaken in respect of the emerging Cannon Factory redevelopment proposals, which have the potential to contribute to cumulative townscape and visual effects in combination with the Proposed Development. At the time of preparing this assessment, a scheme for the redevelopment of the Cannon Factory site is being progressed through the pre-application process. The emerging proposal comprises two buildings ranging from 8 to 25 storeys in height and would provide purpose-built student accommodation (PBSA) and hotel accommodation.

9.80 In the cumulative context, the Cannon Factory proposals, together with the cumulative schemes identified at ES Volume 1, Chapter 2: EIA Methodology, would be visible alongside the Proposed Development within a number of views. Collectively, these developments would be experienced as part of the existing and emerging cluster of tall and large buildings associated with Tottenham Hale and the ongoing programme of regeneration and redevelopment envisaged by planning policy. The Proposed Development would remain legible within views and continue to be perceived as an integrated component of the evolving skyline.

9.81 For all visual receptor groups, the magnitude of impact and likely effect identified for the Proposed Development scenario would remain unchanged in the cumulative scenario. Whilst the Cannon Factory proposals would further contribute to the overall density of development visible within certain views, they would not materially alter the conclusions of the visual assessment, and the likely effects would remain as set out within the Proposed Development assessment scenario and Cumulative Scenario 1.

STATIC VIEWS

9.82 In addition to the visual amenity experienced by people – informed by representative views – the assessment has considered strategic views designated in the development plan, or that were agreed with the competent authority.

9.83 For these static views, a description of the existing scene for each identified view and the likely visual receptors is provided below. This description is set alongside a corresponding AVR of the Proposed Development and analysis of any significant effect occurring.

VIEW 1: ALEXANDRA PALACE, THE VIEWING TERRACE

EXISTING

9.84 View 1 is located from the viewing terrace at Alexandra Palace. The view is looking towards the south east and is situated approximately 4.70km from the Site, at its nearest point

9.85 LVMF Views 1A.1 and 1A.2 from Alexandra Palace are directed south towards strategically important landmarks, including St Paul's Cathedral. In contrast, View 1 in this TVIA is directed south-east towards Tottenham Hale. As a result, the Proposed Development would not affect the strategic views identified in the LVMF. However, given its proximity to LVMF Views 1A.1 and 1A.2, the relevant management guidance has been taken into account in the assessment of this representative view.

9.86 The view is situated on the terrace of the Grade II listed Alexandra Palace and lies within the Alexandra Palace and Park Conservation Area. The view also encompasses the Grade II Registered Park and Garden of Alexandra Park and Palace. The heritage receptors add to the amenity of the view.

9.87 The foreground is defined by the terrace edge of Alexandra Palace and the sloping grassed land immediately below, which descends south-eastwards from the viewing location. Areas of lawn, a pedestrian route and temporary hoarding associated with events or site management are visible, whilst mature trees frame the view to the left and right.

9.88 The middle ground is characterised by the extensive tree canopy of Alexandra Park, which forms a broad belt of vegetation across the view. Above and between the canopy, views are gained towards the wider townscape forming part of the Haringey. Development generally varies in nature from suburban low rising housing to taller and larger development marking urban centres and areas of growth.

9.89 The backdrop comprises a broad panoramic view across East London towards Essex. The view is characterised by a series of distant ridgelines and elevated landforms, beyond which glimpsed views are gained of development on the horizon.

9.90 The receptors of this view are visitors to Alexandra Palace and users of the surrounding amenity space.

9.91 Value of visual amenity: **High**

PROPOSED

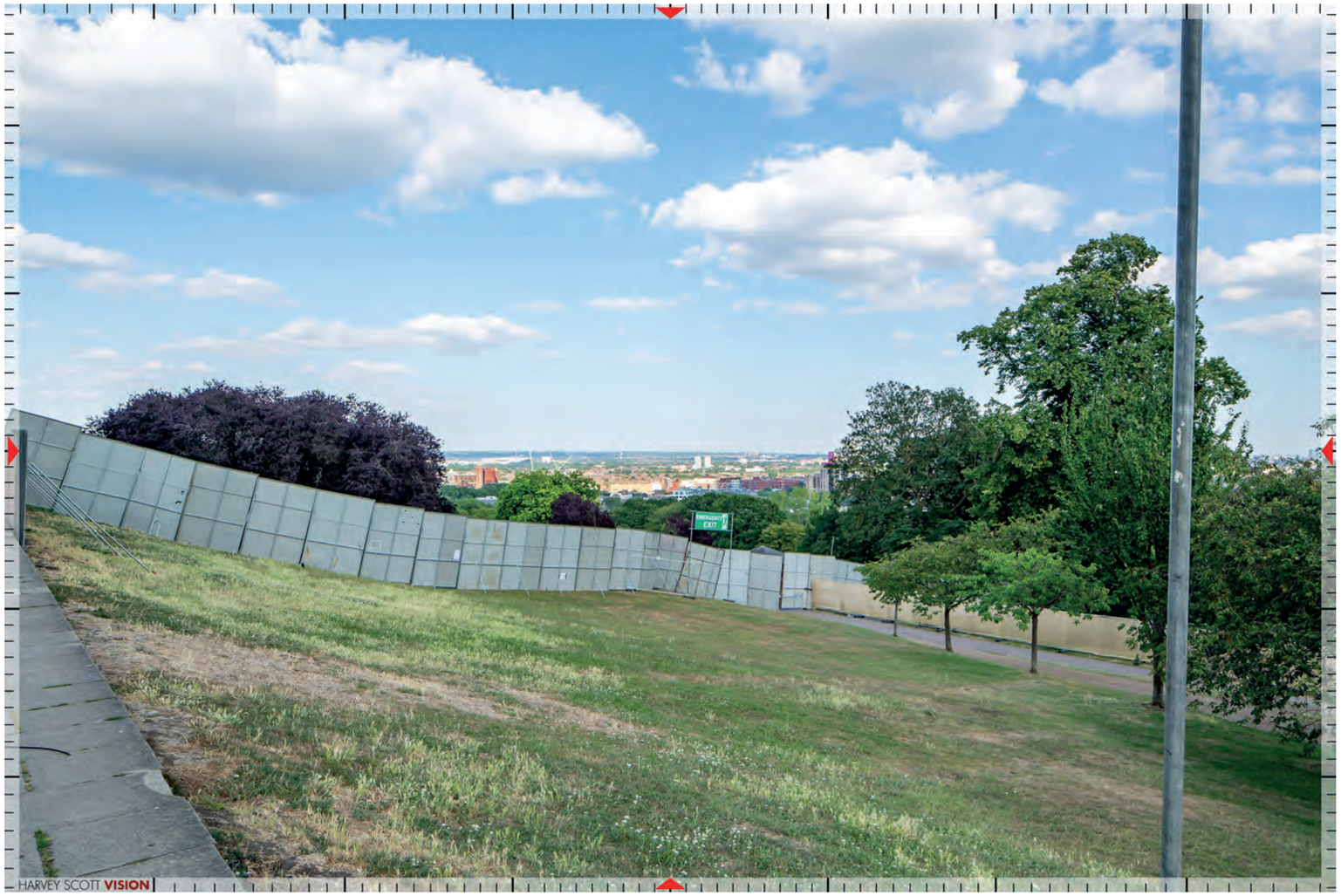
9.92 The susceptibility of visual receptors is considered to be **Low**. This is due to the panoramic nature of the view and the existing varied development within the middle ground, including that of tall and large development. Therefore, the sensitivity is **Medium**.

9.93 The Proposed Development is indicated by a pink wireline.

9.94 The Proposed Development would be seen over some distance as a wider feature in the middle ground of the view. The proposals would be seen amongst the existing development within Tottenham Hale, where tall and large-scale buildings already form an established component of the townscape in response to the area's strategic growth and regeneration objectives.

9.95 Over this distance, the Proposed Development would be understood as part of the existing middle ground and contribute to the continued consolidation of the area's emerging skyline.

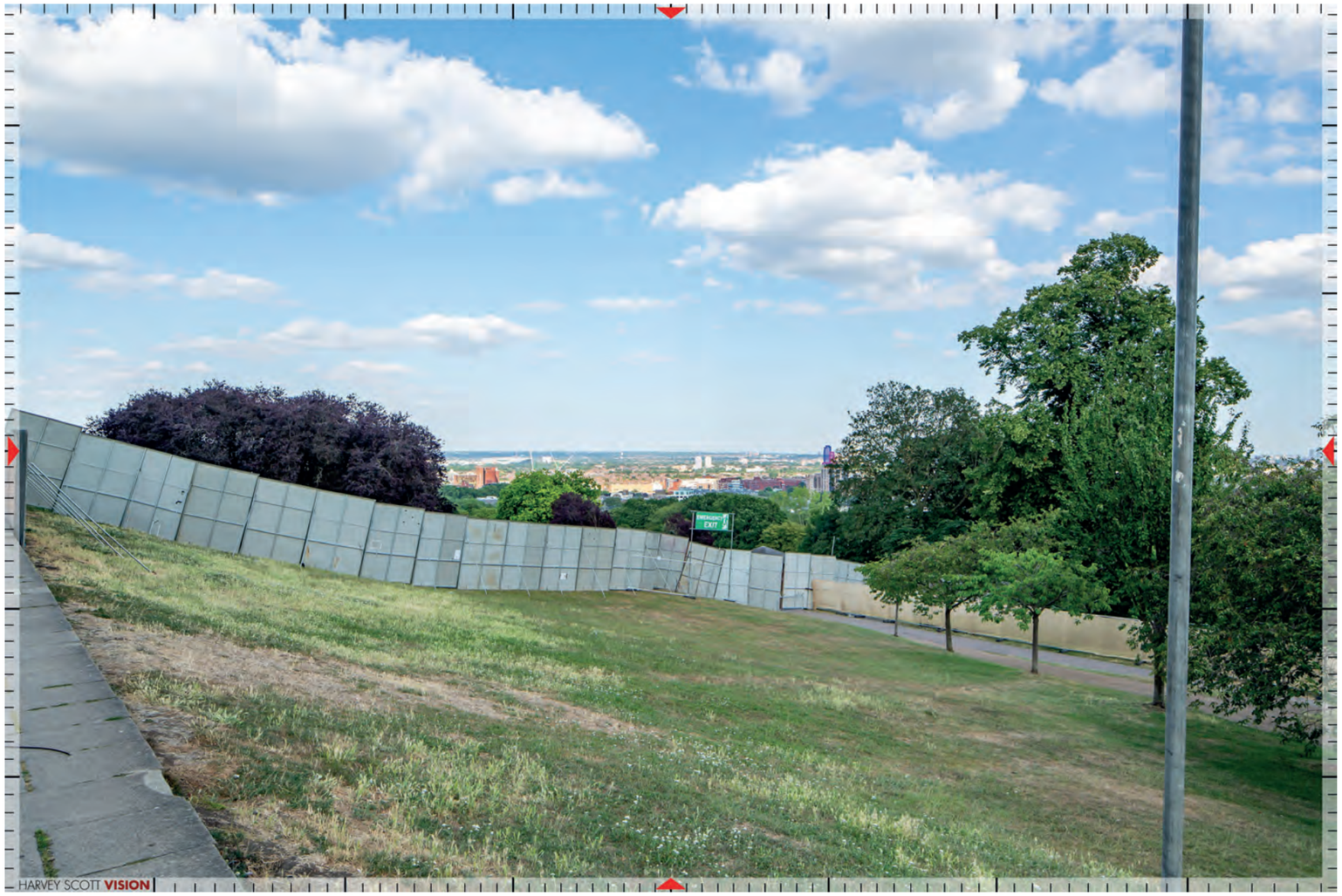
9.96 The magnitude of impact is **Very Low** on the visual amenity receptors. The likely effect on visual receptors in this view is **Negligible Neutral**. This effect would not be significant.



CUMULATIVE SCENARIO 1

9.97 Within the cumulative context, the blue and yellow wirelines demonstrates further tall and large development within the backdrop of the view. Collectively the schemes will emphasise the redevelopment of the wider Tottenham Hale to include that of further tall and large contemporary development.

9.98 The magnitude of impact is not considered to change from **Very Low** because the Proposed Development would continue to be perceived as part of the existing cluster of tall and large development within the backdrop of the view. The likely effect would remain at **Negligible Neutral** and not significant.



CUMULATIVE SCENARIO 2

9.99 A qualitative cumulative assessment has been undertaken in respect of the emerging Cannon Factory redevelopment proposals, which have the potential to contribute to cumulative townscape and visual effects in combination with the Proposed Development. At the time of preparing this assessment, a scheme for the redevelopment of the Cannon Factory site is being progressed through the pre-application process. The emerging proposal comprises two buildings ranging from 8 to 25 storeys in height and would provide purpose-built student accommodation (PBSA) and hotel accommodation.

9.100 In the cumulative context, the Cannon Factory proposals, together with the cumulative schemes identified at ES Volume 1, Chapter 2: EIA Methodology, would likely be visible alongside the Proposed Development from this view. Collectively, these developments would be experienced as part of the existing and emerging cluster of tall and large buildings associated with Tottenham Hale and the ongoing programme of regeneration and redevelopment envisaged by planning policy. The Proposed Development would remain legible within views and continue to be perceived as an integrated component of the evolving skyline.

9.101 The magnitude of impact is not considered to change from **Very Low** because the Proposed Development would continue to be perceived as part of the existing cluster of tall and large development within the backdrop of the view. The likely effect would remain at **Negligible Neutral** and not significant.

VISUAL RECEPTOR / STATIC VIEW	REPRESENTATIVE VIEWS	VALUE	SUSCEPTIBILITY	SENSITIVITY	MAGNITUDE OF IMPACT (CONSTRUCTION)	LIKELY EFFECT (CONSTRUCTION)	MAGNITUDE (COMPLETED DEVELOPMENT)	LIKELY EFFECT (OPERATIONAL)	LIKELY EFFECT (CUMULATIVE SCENARIO 1)	LIKELY EFFECT (CUMULATIVE SCENARIO 2)
Visual Receptors										
Users of the Lee Valley Reservoir	View 10: Markfield Park View 11: Springfield Park View 12: Walthamstow Wetlands (south east) View 13: Walthamstow Wetlands (north) View 14: River Lee Navigation View 15: Tottenham Marshes View 24: Engine House	Medium	Low	Low / Medium	Very Low	Negligible Adverse	Very Low	Negligible Beneficial	Negligible Beneficial	Negligible Beneficial
Local Residents	View 5: Edmansons Close Courtyard View 17: Ashley Road (1) View 18: Ashley Road (2) View 21: Junction of Hamilton Close and Chesnut Road View 23: Scales Road	Low / Medium	Low / Medium	Low / Medium	Low	Minor Adverse	Low	Minor Beneficial	Minor Beneficial	Minor Beneficial
Users of the High Road	View 6: High Road and Stoneleigh Road Junction View 7: High Road and Chesnut Road Junction View 8: High Road and Monument Way Junction	Low	Low / Medium	Low	Very Low	Negligible Adverse	Very Low	Negligible Beneficial	Negligible Beneficial	Negligible Beneficial
Users of the Approach Roads	View 19: Monument Way (1) View 20: Monument Way (2) View 22: Watermead Way	Low / Medium	Low	Low	Very Low	Negligible Adverse	Low / Medium	Minor Beneficial	Minor Beneficial	Minor Beneficial
Users of Tottenham Hale Station	View 9: Tottenham Hale Station	Low / Medium	Low	Low	Very Low	Negligible Adverse	Nil	None	None	None
Down Lane Park	View 16: Dawn Lane Park	Medium	Low	Low / Medium	Very Low	Negligible Adverse	Medium	Moderate Beneficial	Moderate Beneficial	Moderate Beneficial
Users of Bruce Grove	View 3: Bruce Grove (1) View 4: Bruce Grove (2)	Low	Low / Medium	Low	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
Users of Bruce Castle Park	View 2: Bruce Castle Park	Medium	Medium	Medium	Very Low	Negligible Adverse	Nil	None	None	None
Static Views										
Alexandra Palace, the viewing terrace	View 1: Alexandra Palace, the viewing terrace	High	Low	Medium	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral

Table 9.1 Summary of likely effects on visual receptors.

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10.0 CONCLUSION

ASHLEY PARK (FORMER ASHLEY HOUSE SITE), ASHLEY ROAD, TOTTENHAM HALE, LONDON BOROUGH OF HARINGEY, N17 9LZ

CONCLUSION

10.1 Montagu Evans has prepared this report on behalf of the Applicant to assess the impact of the Proposed Development on townscape and visual receptors. The TVIA forms Volume 2 of the Environmental Statement (ES) which is submitted with the application. The assessment is undertaken in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) ('the EIA Regulations').

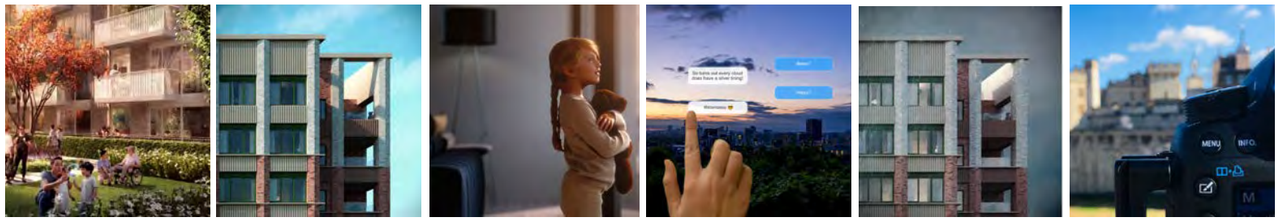
10.2 'Townscape and Visual' are treated as separate disciplines and separate assessments are provided in accordance with legislation, planning policy and best practice guidance. A complete summary of the findings of the TVIA and the policy compliance of the Proposed Development are provided in the Executive Summary at the start of this report.

10.3 Overall, the assessment concludes that the Proposed Development would not give rise to any significant adverse townscape effects or significant adverse visual effects. Whilst the majority of operational townscape and visual effects are assessed as Negligible or Minor and therefore not significant, a significant Moderate Beneficial visual effect has been identified in relation to users of Down Lane Park, arising from the introduction of a high-quality and distinctive building and improvements to the condition of the Site.

10.4 The Site is located within the Tottenham Hale Growth Area, an area that has undergone substantial transformation and continues to accommodate tall and large development as part of its planned regeneration. The Proposed Development would make effective use of a vacant brownfield site and contribute to the continued evolution of Tottenham Hale as a high-density, mixed-use urban centre. Within this context, the Proposed Development would be perceived as a coherent and integrated component of the existing and emerging Tottenham Hale cluster, reinforcing the established hierarchy of taller buildings and the area's evolving skyline. The Proposed Development would respond positively to its surroundings through a high-quality architectural approach, enhanced public realm and improved connectivity, resulting in a development that contributes positively to the character, appearance and function of the townscape, improve the visual amenity of the Site, while supporting the wider regeneration objectives for Tottenham Hale.

APPENDIX 1: AVRS PREPARED BY HARVEY SCOTT VISION

FORMER ASHLEY HOUSE SITE, ASHLEY ROAD, TOTTENHAM HALE, LONDON BOROUGH OF HARINGEY, N17 9LZ



VERIFIED VIEWS

ASHLEY HOUSE
TOTTENHAM HALE, LONDON
August 2026

HARVEY SCOTT **VISION**

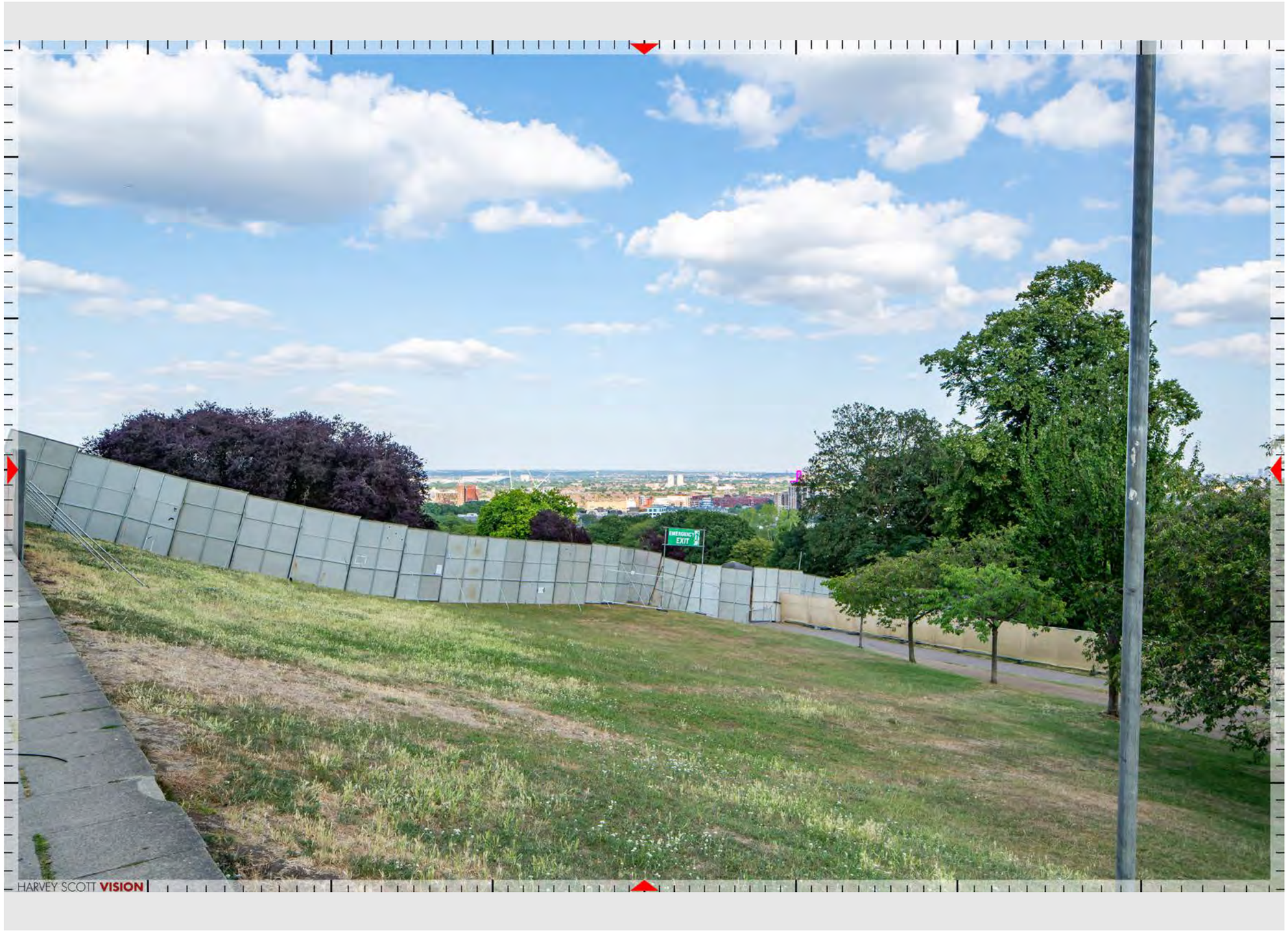
Existing view: View 1

View Location

National Grid Reference: 529700.157E, 190029.694N
Distance: ≈ 4.6km
Survey pin height: 88.657m AOD

t: 020 8013 6556 e: studio@harveyscottvision.com w: http://harveyscottvision.com

Proposed view: View 1



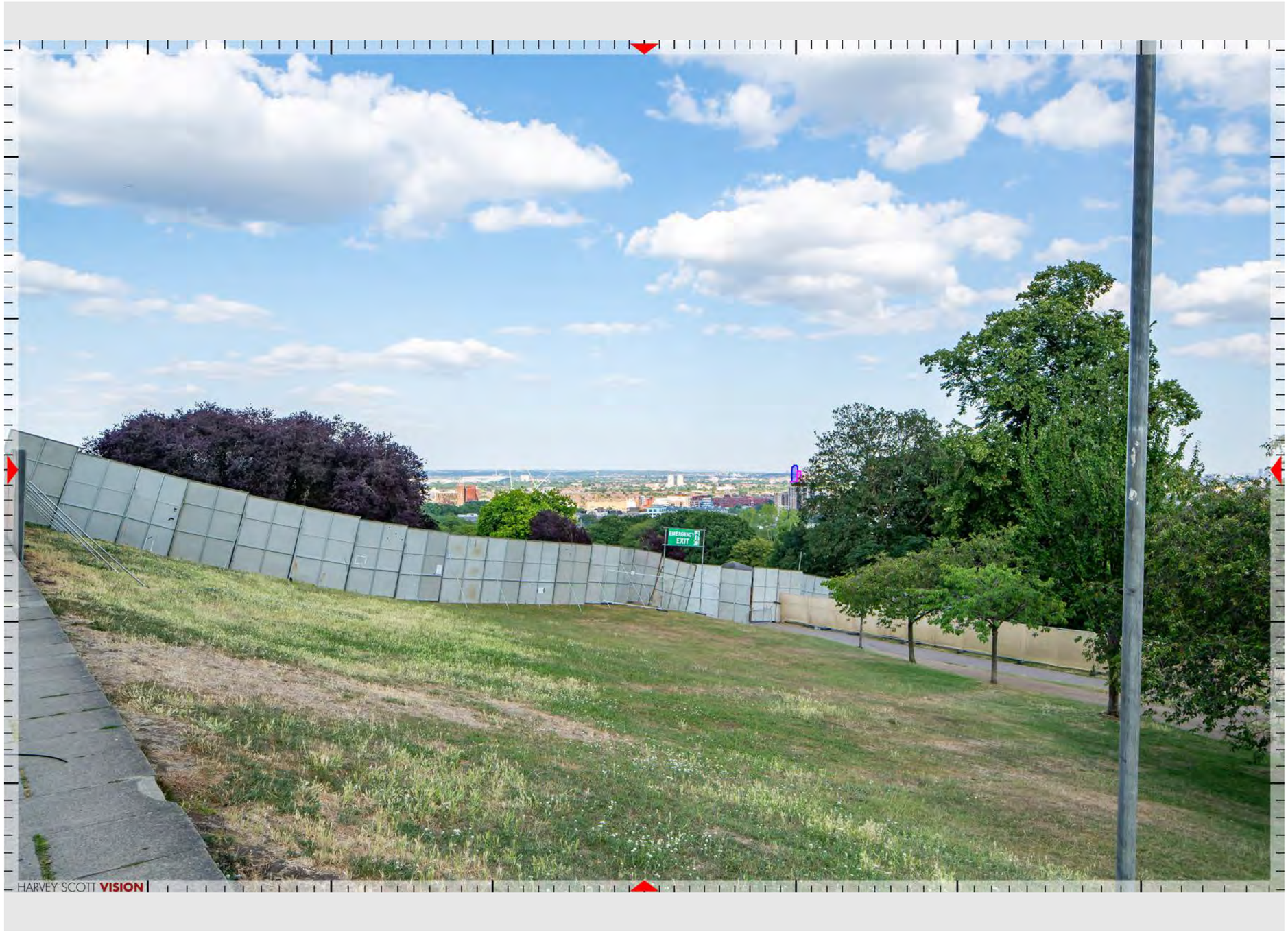
Photography Location

Camera body: Canon EOS 5D Mark III
Camera Lens: 24mm
Date of photograph: 15th July 2026
Time of photograph: 17:30 BST
Height of camera above survey pin: 1.603m
Lens shift: 0mm

N.B. Refer to Appendix 3.7 for further explanation.

t: 020 8013 6556 e: studio@harveyscottvision.com w: http://harveyscottvision.com

Proposed view with cumulative schemes: View 1



Existing view: View 2

View Location

National Grid Reference: 533421.996E, 190837.029N
Distance: ≈ 1.44km
Survey pin height: 16.072m AOD

Proposed view: View 2

Photography Location

Camera body: Canon EOS 5D Mark III
Camera Lens: 24mm
Date of photograph: 15th July 2026
Time of photograph: 15:22 BST
Height of camera above survey pin: 1.601m
Lens shift: 0mm

N.B. Refer to Appendix 3.7 for further explanation.

Proposed view with cumulative schemes: View 2 (none visible)