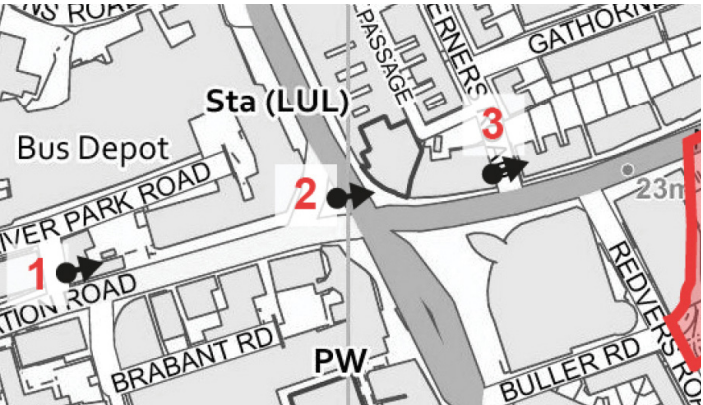


View 1 Existing: Station Road / River Park Road

View 1 – Existing

- 8.6 This viewpoint is taken from the middle of Station Road on the northern side of the pavement, opposite the entrance to Brabant Road, looking east towards the Site. The view is not located within any of the local CAs. The Mecca Bingo building is seen terminating the view at eye level, to the eastern side of Wood Green traffic junction, fronting onto the southern side of Lordship Lane.
- 8.7 Due to the curvature of the road to the north, the warehouse style building looks to sit centrally in the road, creating a gap between the taller townscape of the junction closer to the viewer. The roofline of the Vincent estate is seen breaching the shallow pitch of the building on the Site, with the courser grain landmark buildings surrounding the junction framing the dramatic drop in height. Much of the low height frontage is obscured by street clutter and traffic. To the foreground, the width of Station Road creates an open and generally uncluttered view, with a varied mix of architectural styles and ages fronting the street.

Viewpoint map



View 1 Proposed: Station Road / River Park Road

View 1 – Proposed

- 8.8 The Proposed Development is shown as a white wireline in this view. Much of the proposal is delineated as a dashed wireline due to it being almost entirely occluded by the existing surrounding townscape.
- 8.9 Visible from this viewpoint would be the upper storeys of Building A, the tallest building on the Site, which fronts onto Lordship Lane. The majority of the Proposed Development sits behind the larger junction buildings and infills the gap between the buildings on the south of the road and those on the north. Through the introduction of greater massing on the Site the Proposed Development would identify more closely with the larger commercial building of Wood Green Station and its high street, sitting comfortably within the established heights along High Road and beyond from this viewpoint.

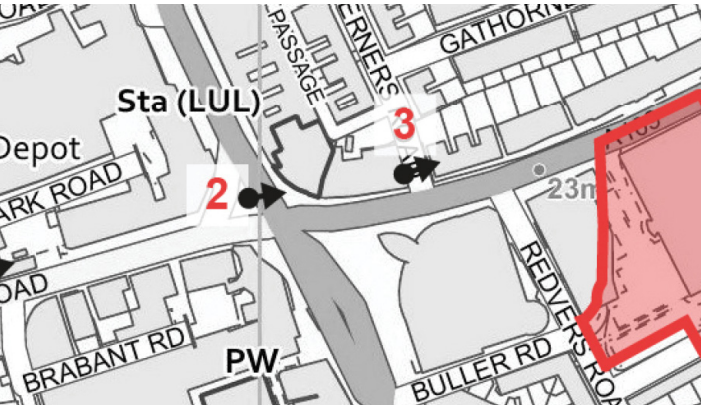


View 2 Existing: Station Road / A105

View 2 – Existing

- 8.10 This view is located on the south west corner of the busy junction of High Road, Station Road and Lordship Lane, it is not within a CA. It looks east towards the Site and forms a sequence of views from this direction along with views 1 and 3. The view takes in the north and south sides of the Lordship Lane junction. This view is taken close to the locally listed Nag’s Head public house, which it faces away from, and takes in a portion of the vent and base of the Grade II listed Wood Green underground station to the left.
- 8.11 The Site can be seen in the distance, sitting between the larger building of Omnibus House and Vue Cinema, and beyond, the Vincent estate and the roof line of the modern 5 storey buildings further east on Lordship Lane. Within the immediate foreground the view is interrupted by traffic, pedestrian crossing and street trees, meaning much of the existing building’s low lying frontage is just visible within the background terminating the view.

Viewpoint map



View 2 Proposed: Station Road / A105

View 2 – Proposed

- 8.12 The Proposed Development is shown as a white wireline from this viewpoint, with much of the massing dashed due to it being occluded by the larger scale existing buildings on the Wood Green junction.
- 8.13 As the viewer proceeds east onto Lordship Lane more of the frontage of the proposed Building A is visible from this viewpoint, which addresses the public realm and street along Lordship Lane. It's height and massing would address the larger scale urban centre and close the sky gap adopting the variation and neighbouring heights of Omnibus House and the Vue Cinema. The new mass and form established through the redevelopment of the Site would strengthen the contribution made to the town centre townscape character and strengthen the urban block in which it sits at this busy transport junction.



View 3 Existing: Lordship Lane / Berners Road

View 3 – Existing

- 8.14 This view looks east again but is taken this time from the northern pavement of Lordship Lane, closer to the Site. Located at the junction of Berners Road, around 100m west of the Site. The Vincent estate building fronting onto Lordship Lane is visible in the background of the view. The existing former Mecca Bingo building steps down from this and there is a sudden jump in scale at Omnibus House, located in the middle ground. The Vue Cinema building steps up from this again, its blank elevation to the right, which makes more of an address to the more major street junction and Wood Green Station.
- 8.15 The townscape varies within this view. To the right the south side of the Wood Green junction the scale steps down, from the larger commercial buildings fronting onto the junction, towards the Site. To the left of the shot, the residential brick terraced buildings set behind small front areas and walls, follow the curve of the road before the background view is occluded by street planting.

Viewpoint map



View 3 Proposed: Lordship Lane / Berners Road

View 3 – Proposed

- 8.16 The Proposed Development is represented here as a photorealistic render, appearing in the middle ground. The expressed ground floor with full height glazing addresses the public realm, offering an activated street frontage to the southern pavement of Lordship Lane, and a strong base grounding the building. The chamfered corner completed with the 'muted gold aluminium' clad upper level adds interest to the street scene and draws the viewer towards the Site. This proposed corner expression takes influence from the articulated corner character of the Noel Park development in this new architectural addition. Its height and scale matches that of the adjacent Omnibus House, aligning with the scale towards the west and Wood Green junction.
- 8.17 The materiality and tonality of the Proposed Development knits in with the existing townscape, with the use of brick to the middle creating texture and referencing the predominantly brick surroundings. The top of the building appears lighter, with a stepped back and recessive material palette.



View 4 Existing: Russell Avenue / Lymington Avenue

View 4 – Existing

- 8.18 This view is taken from within the Noel Park CA and near the Grade II listed Church of St Mark. Positioned on the eastern pavement, just south of the turning into Lymington Avenue, looking north west towards the Site. The view takes in the island location of the church, with the western facing apse and north eastern facing transept visible. Much of which is occluded by large dense trees.
- 8.19 The view is open and allows for a wide appreciation of the low-level, fine grain context of the Noel Park residential development. In the foreground, the northern corner of Lymington Road is obscured by hedges and fencing, with planting and trees stretching beyond into the middle distance. In the background, the view is terminated by the terraced and gabled housing of Gladstone Avenue, running east west beyond, with the eastern portion again occluded by large trees.

Viewpoint map

