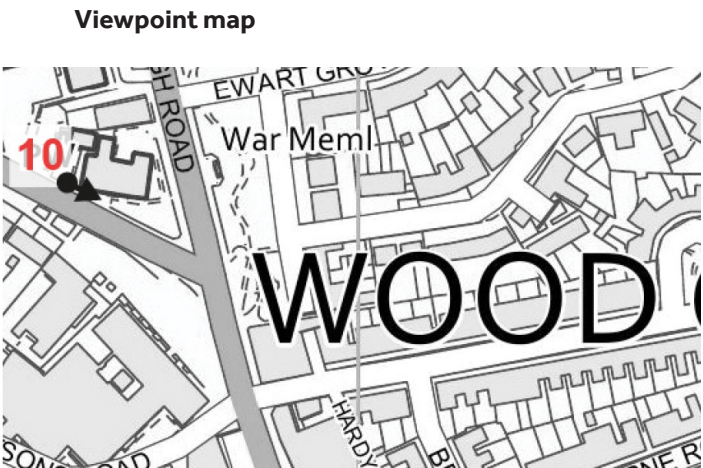


View 10 Existing: Bounds Green Road / Church

- View 10 – Existing**
- 8.44 View 10 is taken from the north of Wood Green crossroads and in a predominantly residential area. It is located on Bounds Green Road, just off the arterial High Road heading north, next to the south side of St Michael’s Church Wood Green. Geographically the viewpoint is uphill from the Site, with the ground gently sloping down towards the town centre.
- 8.45 To the foreground, open grassed areas to both sides of the road, with hedging and tree planting creates an open feel – but also occludes much of the view of the taller developments beyond. To the centre left of the view, there is a noticeable gap in the streetscape, where the buildings fronting High Road, step back to Stuart Crescent behind more green area laid out within King George VI Memorial Garden.



View 10 Proposed: Bounds Green Road / Church

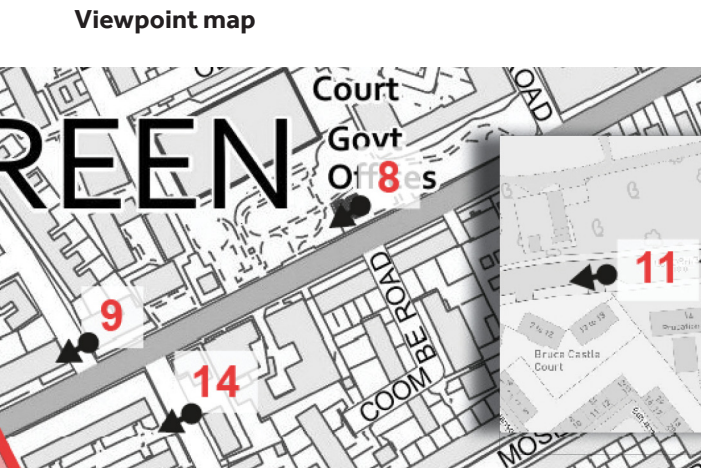
View 10 – Proposed

- 8.46 Shown here as a white wireline, the majority of which is dashed and occluded by the terraced buildings of High Road, the Proposed Development sits just above the ridge line of the buildings along Cranbrook Park visible beyond King George VI Memorial Garden.
- 8.47 Only the roofline of the Proposed Development will be visible, sitting well below the eaves line of the High Road terrace.



View 11 Existing: Locally Significant View 19a - Lordship Lane at Bruce Castle > Alexandra Palace

- View 11 – Existing**
- 8.48 This viewpoint looks west towards the Site from locally significant view 19a and is located just before the roundabout at Lordship Lane and the A10 at Bruce Castle. It looks south west towards the Site. The location is on a hill and the view slopes away down Lordship Lane towards Wood Green. The higher ground and buildings of Alexandra Palace can be seen in the distance, on the other side of the valley, just perceptible in the far background.
- 8.49 In the more immediate context, the tall boundary brick wall to the Bruce Castle estate on the right encloses the grounds, with large trees oversailing the wall and the narrow pavement. To the left set back from the southern pavement are three storey modern residential blocks - set at an angle - facing the roundabout, continued by the brick Victorian terraces and with large street trees along the pavement dominating the view. The roads are heavily tree lined in this view.



View 11 Proposed: Locally Significant View 19a - Lordship Lane at Bruce Castle > Alexandra Palace

View 11 – Proposed

8.50 The Proposed Development is shown as a white dashed wireline from this viewpoint, as it is fully occluded by the trees lining Bruce Castle Park to the northern edge of Lordship Lane. There would be no effect on this view.



View 11 Cumulative: Locally Significant View 19a - Lordship Lane at Bruce Castle > Alexandra Palace

View 11 – Cumulative
8.51 There are no cumulative schemes visible within this view.

