

View 7 Proposed: Vincent Road / Moselle Avenue

View 7 – Proposed

8.32 Shown as a white dashed wireline in this view, the Proposed Development is fully occluded by the northern terraced housing of Moselle Avenue. There would be no effect on this view.



View 7 Cumulative: Vincent Road / Moselle Avenue

View 7 – Cumulative

8.33 Shown as coloured wirelines within this view, mostly dashed and occluded by the existing townscape, glimpses of the cumulative schemes to the west of the Site are just discernable sitting behind and in the distance within this viewpoint. Notably, the taller eastern point tower of The Chocolate Factory can be seen breaking the ridge and chimney lines of the northern terrace of Moselle Avenue. This is not read in conjunction with the Proposed Development.

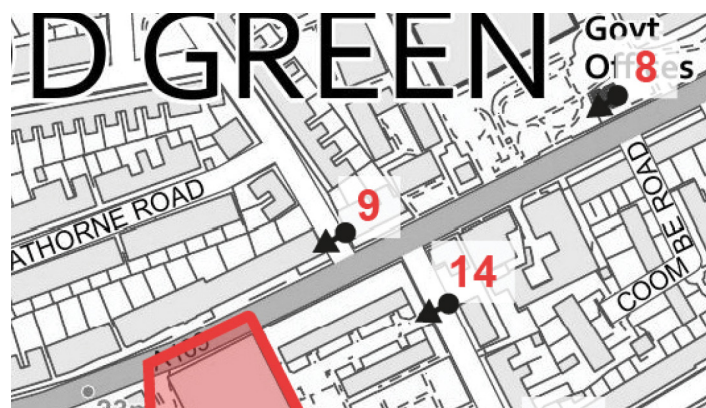


View 8 Existing: Lordship Lane / Wood Green Crown Court

View 8 – Existing

- 8.34 This view is located to the east of the Site on Lordship Lane, from the northern pavement. Sitting outside of the conservation area, looking south west to the Site in the distance. The viewpoint sits just further east from the vehicular entrance into Wood Green Crown Court. Associated court buildings in a buff brick with slate roof can be seen to the right of the view, set back from the street line. The rest of the view towards Wood Green junction on this side of the road is fully occluded by trees overhanging the public realm.
- 8.35 To the south of Lordship Lane, mixed grain and ages of building line the pavement with minimal setback, sitting between two storeys with raised ground floor and four storeys. In the middle ground, the Vincent Estate can be seen sitting back from the street, is partially occluded by dense planting and trees towards the Site area. The Site is seen sitting lower than the surrounding townscape, with the larger scale buildings addressing the Wood Green junction terminate the view.

Viewpoint map



View 8 Proposed: Lordship Lane / Wood Green Crown Court

- View 8 – Proposed**
- 8.36 The Proposed Development is shown as a white wireline in this view, with much of the development shown dashed and fully occluded by the foreground residential buildings along Lordship Lane.
- 8.37 To the centre of the view, Building A sits behind the set-back Vincent Estate buildings, creating a new backdrop and filling the gap and completing the street when looking west up to Wood Green junction. It would front onto the street and create a stronger active frontage addressing the public realm. The proposed scale of the building aligns with the more urban town centre around the station while stepping down at the more residential fringes of the Site.



View 8 Cumulative: Lordship Lane / Wood Green Crown Court

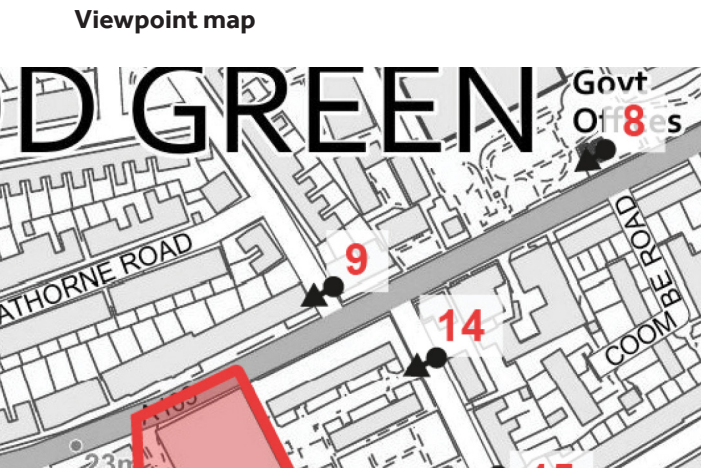
View 8 – Cumulative

8.38 There are no cumulative schemes visible within this view, indicated by the dashed wireline that all are occluded by existing built form.



View 9 Existing: Lordship Lane / St Albans Crescent

- View 9 – Existing**
- 8.39 This view is the second of two along Lordship Lane, looking south west towards the Site and the commercial centre of Wood Green. It is taken from a spot on the eastern corner of the turning into St Albans Crescent, on the northern side of the road.
- 8.40 The Site sits in the middle ground of the shot, with its shallow pitched roof and lower height, clearly distinguished from the denser and taller development closer to the commercial centre of Wood Green junction – which terminates the view.
- 8.41 Set back from the street line, the Vincent Estate is to the left of the shot, directly adjacent to the east of the Site. On the north side of the road, the Victorian terraced brick-built housing, set back from the pavement behind short walls, line the view until trees and planting occlude the view to the end of the terrace line.



View 9 Proposed: Lordship Lane / St Albans Crescent

View 9 – Proposed

- 8.42 The Proposed Development is represented with a photorealistic render. Building A appears fronting onto the northern boundary and creating a new active frontage to the public realm along Lordship Lane. The square columned raised ground floor, anchors the building and turns the corner, stepping down along the eastern façade and includes larger vertical fenestration to articulate this corner.
- 8.43 The stepped treatment at roof level, with the middle brick portion of the building stepping down to the south, helps it respond to and reduce the visual impact of the massing on the lower density townscape along the south and east fringes of the Site. The northern elevation steps up towards the town centre, mirroring Omnibus House, while the lighter materiality and tonality of the upper floors completes the building profile now better addressing Lordship Lane.

