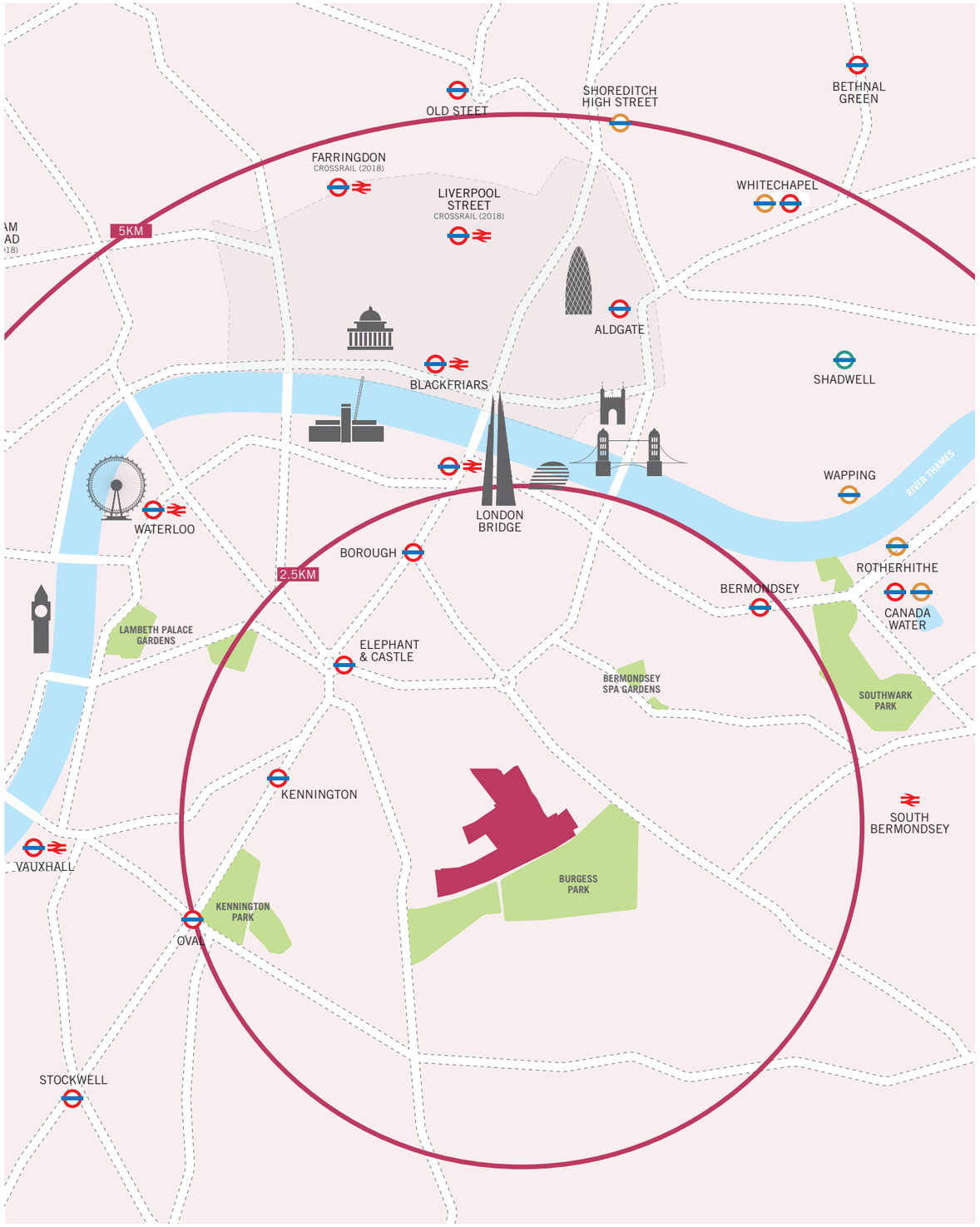


Planning Application for the Aylesbury Estate Regeneration

Masterplan & First Development Site Application

Townscape and Visual Impact Assessment Addendum

WSP

v1

AYLESBURYNOW

CONTENTS

1.0
INTRODUCTION

INTRODUCTION

1.1 This report is an Addendum to Volume 3 of the Environmental Statement (ES) of the Planning Application for the Aylesbury Estate Regeneration. It includes the following:

- The inclusion of ten winter views taken from the same locations as the summer views assessed in Volume 3
- Eight revised summer views where the prposed development massing has changed since Volume 3 was submitted for planning.
- The visual effects of the development is assessed for the winter views and revised summer views, including the cumulative effects of surrounding developments where appropriate.

1.2 Volume 3 forms part of the wider ES and reports the assessment of the likely significant environmental effects of the development proposals on sites 1b, 1c, 4a, 4b, 5, 6, 8, 9, 2a, 2b, 3a, 3b, 11, 12, 13 and 14 of the Aylesbury Estate Regeneration Scheme. These proposals are contained within two applications that will be submitted jointly, including:

- First Development Site Application (FDS Application): Detailed Application for sites 1b and 1c f; and
- Masterplan Application: Outline Application for the remainder of the Estate (Phases 2, 3 & 4).

1.3 This report covers the assessment of both applications as two development options as follows:

- Site Wide Development Option: this option relates to the whole of the Aylesbury Site, namely a combination of the FDS application and the Masterplan Application.
- FDS Only Development Option: this option relates to the FDS scheme proposals. It comprises the implementation of FDS Application 1

Refer to Figure opposite for the location of the FDS and Masterplan Applications.

1.4 The changes to the design of the masterplan development and FDS are as follows:

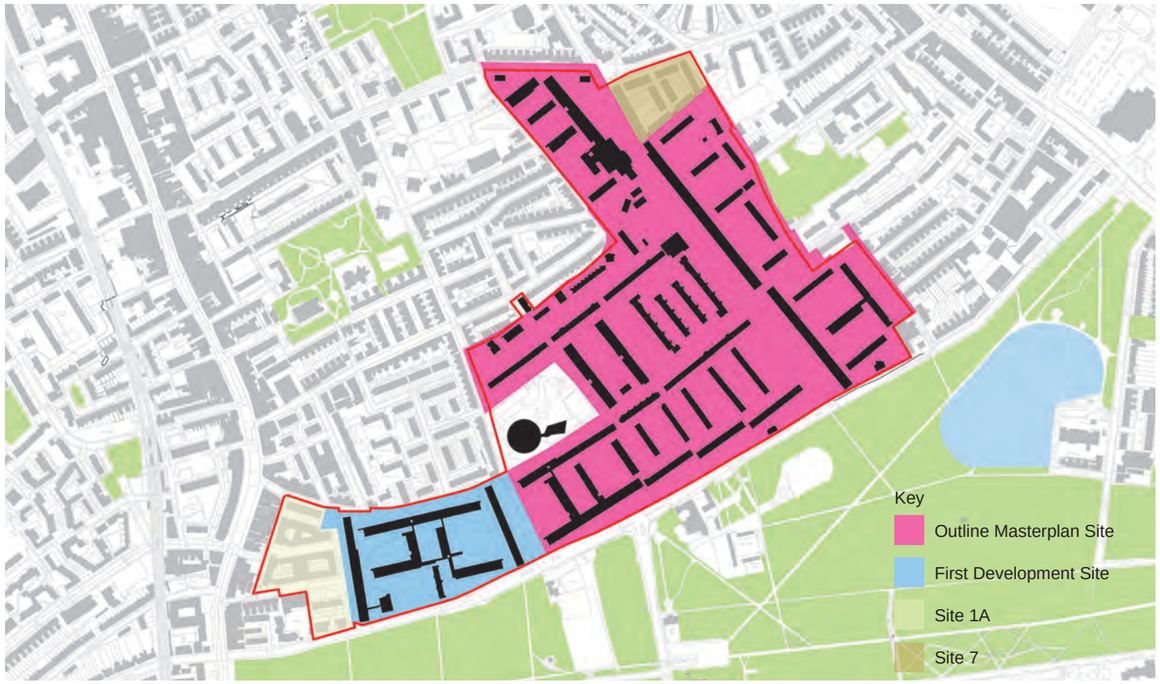
- Masterplan - The footprint has increased and the height of the building to the north of Aylesbury Square (Plot 18) adjusted from 4-6 and 6-8 storeys to 4-8 storeys.
- First Development Site - the height of the tower on the corner of Portland Street and Albany Road marginally increased to rectify a discrepancy between the height identified on the submitted plans and Design and Access Statement. The height of Block 6B has increased by one storey (3.15 metres).

Refer to Figure opposite for the location of the changes to the FDS and Masterplan Applications.

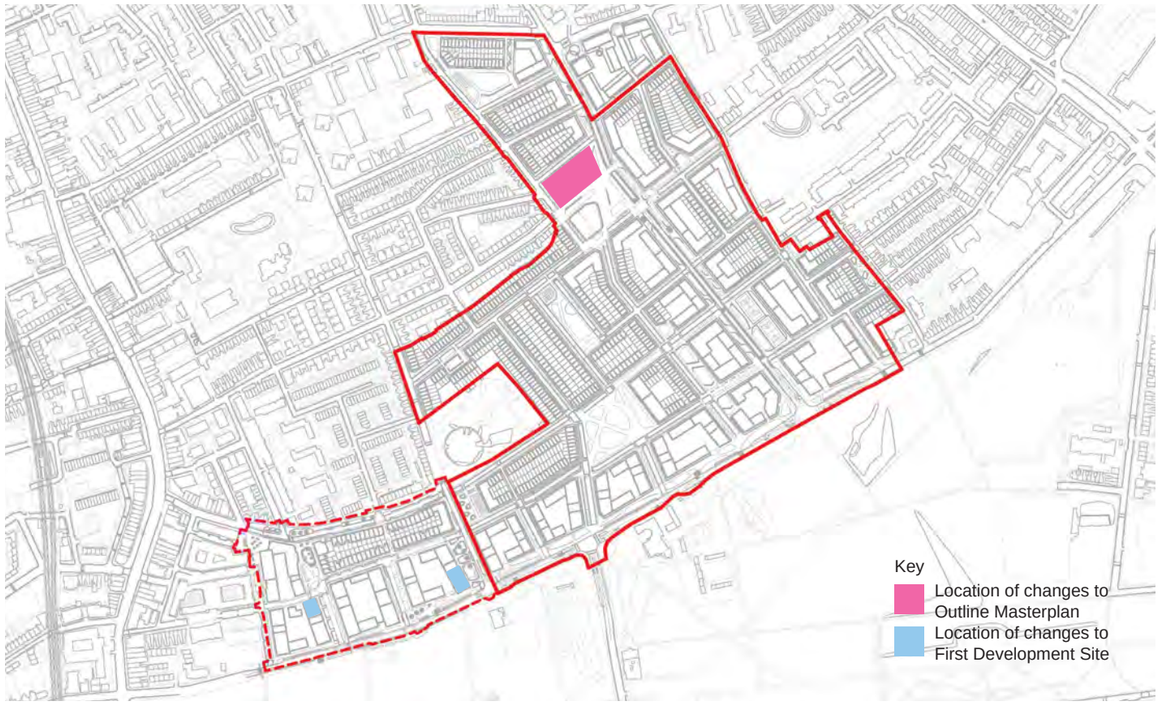
1.5 Due to changes in the information provided on the parameter plans, the minimum parameter for height and plot extent is no longer available. However, to reflect the minimum parameter views within Volume 3 Townscape, Built Heritage and Visual Impact Assessment, Illustrative Reduced Footprint and Heights views have been created to show what would have been the minimum parameter height and plot extent.

1.6 This Addendum is to be read in conjunction with Volume 3 Townscape, Built Heritage and Visual Impact Assessment and with the other volumes forming part of the ES, including the introductory chapters (Chapters 1 – 5), Chapter 14 for information on the below ground archaeology, and Chapters 17, 18 and 19 on the summary of the cumulative effects, mitigation measures and residual effects.

Aylesbury AAP Boundary with the Outline Masterplan and First Development Site highlighted

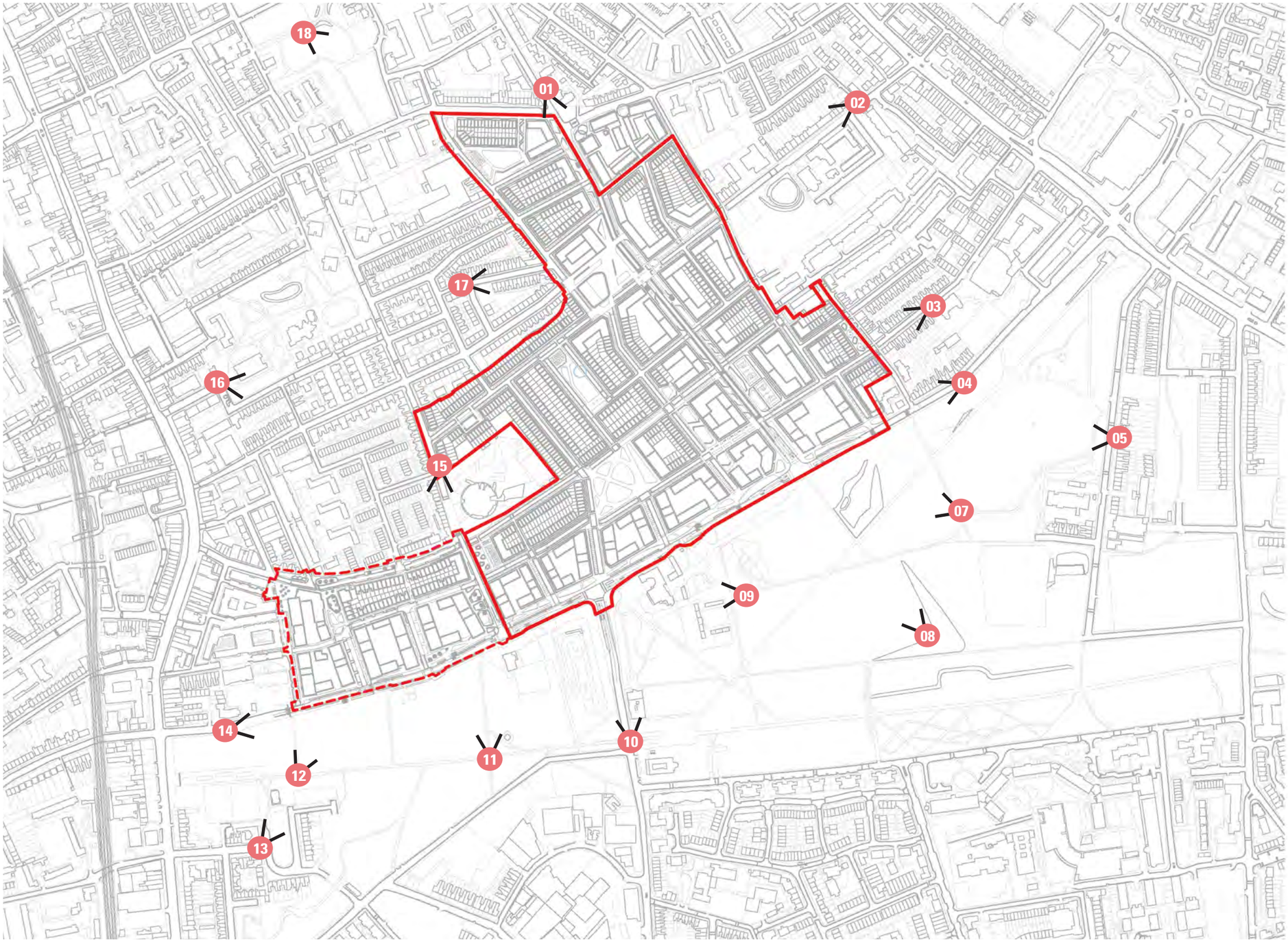


Location of changes to design of Outline Masterplan and First Development Site



2.0 ASSESSMENTS OF EFFECTS: VISUAL

Figure 2.1 Medium Distance Views Plan



MEDIUM DISTANCE VIEWS: REVISED SUMMER VIEWS

View 01
Flint Street just north of East Street looking southeast along Thurlow Street

View 09
East of the north wing of Grade II Listed Almshouses, looking west

View 11
Junction of paths to the southwest of the lime kiln in Burgess Park, looking north towards Portland Street

View 12
Junction of paths in Burgess Park looking northeast towards the First Development Site

View 13
Western edge of Addington Square looking northeast towards the First Development Site

View 15
Portland Street at northern end of Michael Faraday School looking south

View 17
Corner of Aylesbury Road and Brettell Street looking east

View 18
Junction of paths within Nursery Row Park, looking south east

MEDIUM DISTANCE VIEWS: WINTER VIEWS

View 01
Flint Street just north of East Street looking southeast along Thurlow Street

View 04
Eastern end of Albany Road, looking southwest

View 05
Cobourg Road looking west over the lake in Burgess Park

View 09
East of the north wing of Grade II Listed Almshouses, looking west

View 10
Wells Way looking north

View 13
Western edge of Addington Square looking northeast towards the First Development Site

View 15
Portland Street at northern end of Michael Faraday School looking south

View 16
Liverpool Grove in front of church, looking east

View 17
Corner of Aylesbury Road and Brettell Street looking east

View 18
Junction of paths within Nursery Row Park, looking south east

VIEW 01 - EXISTING

Flint Street, north of East Street looking southeast down Thurlow Street - Winter View

VIEW 01: Existing Winter View

Description of Existing View:

2.1 The winter view increases the openess of the view on both sides of Thurlow Street where the trees have lost their leaves. However, the Plane trees on the western side of Thurlow Street continue to provide a partial screen of the Estate buildings, although it is less pronounced without the leaves.

View and Photography Details

Date:	13/12/2014
Time:	14:51:00
Weather:	Clear
Height above ground level:	1.600
OS grid coordinates:	E:532914.993 / N:178487.95
Camera:	Alpa Max/Leaf aptus digital back
Lens focal length:	35mm Schneider Apo Digital lens
Horizontal field of view:	66.60

VIEW 01 - SITE WIDE PROPOSED ILLUSTRATIVE REDUCED FOOTPRINT AND HEIGHTS - REVISED SUMMER VIEW

Description of Proposed View:

2.2 The changes to the building height and extent within Plot 18 of the proposed development increases the massing of development on the western side of Thurlow Street near the CHP chimney in comparison to the 2014 TVIA assessment. However, the additional massing is screened by the existing trees on Thurlow Street that will remain post development.

2.3 Therefore the impact of the development does not change from the 2014 assessment. The development will have a minor visual impact on the existing view as the Thurlow Street receptors have a low sensitivity although the magnitude of change will be moderate. The significance of the effect will be major beneficial as the arrangement of the new buildings will create a coherent yet varied built form which will be a marked improvement on the streetscape.

Flint Street, north of East Street looking southeast down Thurlow Street - Proposed (Illustrative) Revised Summer View

VIEW 01 - SITE WIDE PROPOSED ILLUSTRATIVE REDUCED FOOTPRINT AND HEIGHTS - WINTER VIEW

Description of Proposed View:

2.4 In the winter view, more of the proposed development will be seen on both the eastern and western sides of Thurlow Street where the existing trees have lost their leaves. However, these changes do not significantly affect the character or quality of the view.

2.5 Therefore, the winter view does not change the visual impact of the development from the summer view so the development will have a minor visual impact on the existing view as the Thurlow Street receptors have a low sensitivity although the magnitude of change will be moderate. The significance of the effect will be major beneficial as the arrangement of the new buildings will create a coherent yet varied built form which will be a marked improvement on the streetscape.

Flint Street, north of East Street looking southeast down Thurlow Street - Proposed (Illustrative) Winter View

VIEW 01 - SITE WIDE PROPOSED MAXIMUM PARAMETERS - REVISED SUMMER VIEW

Description of Proposed View:

2.6 The changes to the building height and extent within Plot 18 of the proposed development increases the massing of development on the western side of Thurlow Street near the CHP chimney in comparison to the 2014 TVIA assessment. These changes cause one of the proposed buildings to be seen above the existing trees on the western side of Thurlow Street that was not visible in the 2014 assessment. However, this change do not significantly affect the character or quality of the view.

2.7 Therefore the impact of the development does not change from the 2014 assessment. The development will have a minor to moderate visual impact on the existing view as the Thurlow Street receptors have a low sensitivity although the magnitude of change will be major as the proposed massing of new buildings will be readily noticeable but will not change the overall perception of the view. The significance of the effect will be moderate beneficial as the arrangement of the new buildings will create a coherent yet varied built form which will be a noticeable improvement on the streetscape.

Flint Street, north of East Street looking southeast down Thurlow Street - Proposed (Max) Revised Summer View

VIEW 01 - SITE WIDE PROPOSED MAXIMUM PARAMETERS - WINTER VIEW

Description of Proposed View:

2.8 In the winter view, more of the proposed development will be seen on both the eastern and western sides of Thurlow Street where the existing trees have lost their leaves. However, these changes do not significantly affect the character or quality of the view.

2.9 Therefore, the winter view does not change the impact of the development from the summer view so the development will have a minor to moderate visual impact on the existing view as the Thurlow Street receptors have a low sensitivity although the magnitude of change will be major as the proposed massing of new buildings will be readily noticeable but will not change the overall perception of the view. The significance of the effect will be moderate beneficial as the arrangement of the new buildings will create a coherent yet varied built form which will be a noticeable improvement on the streetscape.

Flint Street, north of East Street looking southeast down Thurlow Street - Proposed (Max) Winter View

VIEW 01 - SITE WIDE PROPOSED MAXIMUM PARAMETERS AND CUMULATIVES - REVISED SUMMER VIEW

Description of Proposed View:

2.10 The changes to the building height and extent of the maximum parameter within Plot 18 of the proposed development improves the view with the cumulative scheme (white wireframe on left) in comparison to the 2014 TVIA assessment as the buildings frame Thurlow Street to create a strong street character.

2.11 Therefore the impact of the development does not change from the 2014 assessment. The development will have a minor to moderate visual impact on the existing view as the Thurlow Street receptors have a low sensitivity although the magnitude of change will be major as the proposed massing of new buildings will be readily noticeable but will not change the overall perception of the view. The significance of the effect will be moderate beneficial as the arrangement of the new buildings will create a coherent yet varied built form which will be a noticeable improvement on the streetscape.

Flint Street, north of East Street looking southeast down Thurlow Street - Proposed (Max + Cumulative) Revised Summer View

VIEW 01 - SITE WIDE PROPOSED MAXIMUM PARAMETERS AND CUMULATIVES - WINTER VIEW

Description of Proposed View:

2.12 Similar to the summer view, the proposed development and the cumulative scheme frame Thurlow Street in the winter view to create a strong street character. Therefore, the loss of leaves in the winter view does not significantly affect the character or quality of the view.

2.13 Therefore, the winter view does not change the impact of the development from the summer view so the development will have a minor to moderate visual impact on the existing view as the Thurlow Street receptors have a low sensitivity although the magnitude of change will be major as the proposed massing of new buildings will be readily noticeable but will not change the overall perception of the view. The significance of the effect will be moderate beneficial as the arrangement of the new buildings will create a coherent yet varied built form which will be a noticeable improvement on the streetscape.

Flint Street, north of East Street looking southeast down Thurlow Street - Proposed (Max + Cumulative) Winter View

VIEW 04

Eastern end of Albany Road - Winter View

VIEW 04: Existing Winter View

Description of Existing View:

2.14 The winter view increases the openess of the view on the left side of the photo where the trees have lost their leaves. The Plane trees edging Albany Road continue to provide a partial screen of the Estate buildings, although it is less pronounced without the leaves.

View and Photography Details

Date:	13/12/2014
Time:	11:09:00
Weather:	Clear
Height above ground level:	1.600
OS grid coordinates:	E:533449.598 / N:178098.487
Camera:	Alpa Max/Leaf aptus digital back
Lens focal length:	35mm Schneider Apo Digital lens
Horizontal field of view:	66.60

VIEW 04 - SITE WIDE PROPOSED ILLUSTRATIVE REDUCED FOOTPRINT AND HEIGHTS - WINTER VIEW

Description of Proposed View:

2.15 In the winter view, the proposed development continues to be partially screened by existing trees along Albany Road, although the screening is less pronounced without the leaves.

2.16 The winter view does not change the impact of the development from the summer view. Therefore, the development will have a minor visual impact on the existing view as the Albany Road receptors have a low sensitivity and the magnitude of change will be moderate. The significance of the effect will be moderate beneficial as the varied height and massing and the use of brick in the proposed buildings will marry the development into the streetscape and the removal of the horizontality of the existing Estate building will make a noticeable improvement on the existing view.

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Eastern end of Albany Road - Proposed (Illustrative) Winter View

VIEW 04 - SITE WIDE PROPOSED MAXIMUM PARAMETERS - WINTER VIEW

Description of Proposed View:

2.17 In the winter view, the proposed development continues to be partially screened by existing trees along Albany Road, although the screening is less pronounced without the leaves.

2.18 The winter view does not change the impact of the development from the summer view. Therefore, the development will have a minor to moderate visual impact on the existing view as the Albany Road receptors have a low sensitivity but the magnitude of change will be major as the changes will alter the perception of the view. The significance of the effect will be minor beneficial as the varied height and massing and the use of brick in the proposed buildings will marry the development into the streetscape and the removal of the horizontality of the existing Estate building will make a discernible improvement to the existing view.

Eastern end of Albany Road - Proposed (max.) Winter View

VIEW 04 - FIRST DEVELOPMENT SITE - WINTER VIEW

Description of Proposed View:

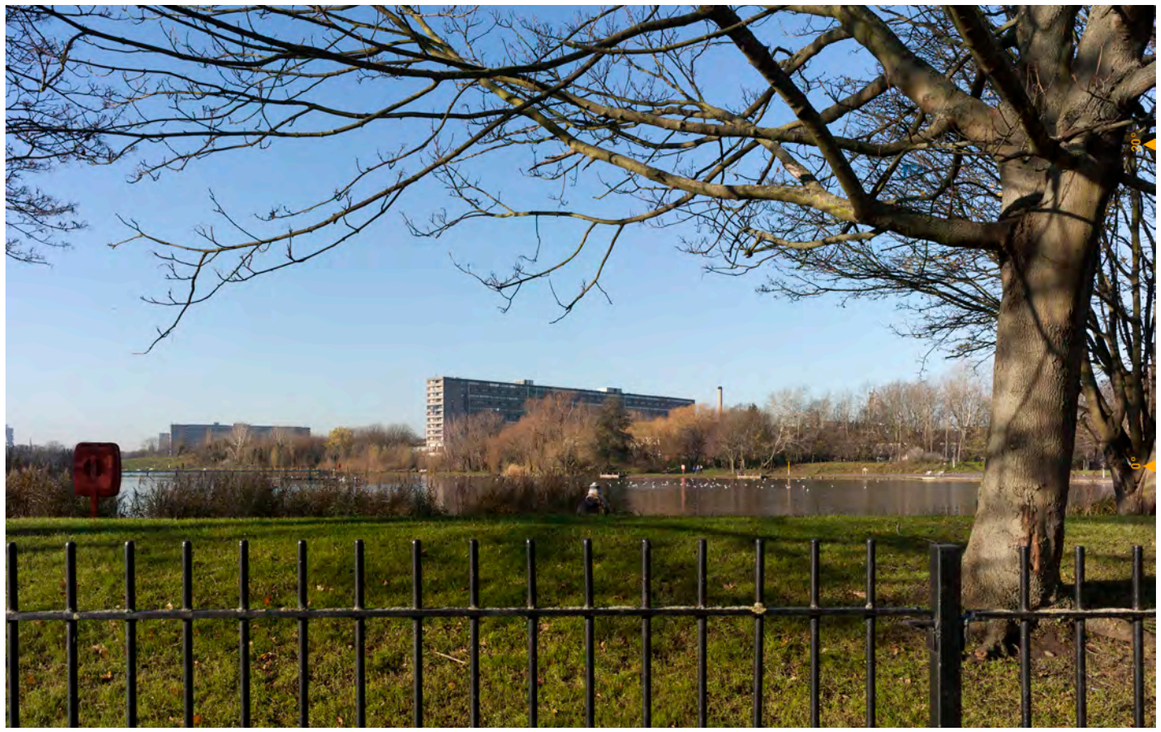
2.19 In the winter view, the First Development Site continues to be partially screened by existing trees which will remain along Albany Road, although the screening is less pronounced than in the summer view.

2.20 The winter view does not change the impact of the development from the summer view. Therefore, the development will have a negligible to minor visual impact on the existing view as the Albany Road receptors have a low sensitivity and the magnitude of change will be minor. The significance of the effect will be negligible as the changes are in the background of the view.

Eastern end of Albany Road - Proposed (FDS) Winter View

VIEW 05

Cobourg Road, looking west over the lake in Burgess Park - Winter View



VIEW 05: Existing Winter View

Description of Existing View:

2.21 The winter view increases the openess of the view in the foreground. The trees within the mid-ground on the northern side of Burgess Park continue to partially screen the lower portions of the Estate buildings although it is less pronounced without the leaves. Some buildings to the west of the Estate can be seen through the vegetation on the right side of the photo.

View and Photography Details

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Time:	10:50:00
Weather:	Clear
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Camera:	Alpa Max/Leaf aptus digital back
Lens focal length:	35mm Schneider Apo Digital lens
Horizontal field of view:	66.60

VIEW 05 - SITE WIDE PROPOSED ILLUSTRATIVE REDUCED FOOTPRINT AND HEIGHTS - WINTER VIEW

Description of Proposed View:

2.22 In the winter view, the proposed development will continue to be partially screened by the existing trees and vegetation within Burgess Park and along Albany Road which will remain.

2.23 The winter view does not change the impact of the development from the summer view. Therefore, the development will have a moderate to major visual impact on the existing view as the park receptors have a high sensitivity and the magnitude of change will be moderate. The significance of the effect will be moderate beneficial as the varied height and massing will create a coherent skyline to the park and the removal of the horizontality of the existing Estate buildings will make a noticeable improvement on the existing view.

Cobourg Road, looking west over the lake in Burgess Park - Proposed (Illustrative) Winter View

VIEW 05 - SITE WIDE PROPOSED MAXIMUM PARAMETERS - WINTER VIEW

Description of Proposed View:

2.24 In the winter view, the proposed development will continue to be partially screened by the existing trees and vegetation within Burgess Park and along Albany Road which will remain.

2.25 The winter view does not change the impact of the development from the summer view. Therefore, the development will have a major visual impact on the existing view as the park receptors have a high sensitivity and the magnitude of change will be major as the changes will alter the overall perception of the view. The significance of the effect will be minor beneficial as the varied height and massing will create a coherent skyline to the park and the removal of the horizontality of the existing Estate buildings will make a discernible improvement on the existing view.

Cobourg Road, looking west over the lake in Burgess Park - Proposed (max.) Winter View

VIEW 05 - SITE WIDE PROPOSED MAXIMUM PARAMETERS AND CUMULATIVES - WINTER VIEW

Description of Proposed View:

2.26 The cumulative schemes (white) are to the right of the proposed development (yellow) and will be partially seen behind the existing vegetation along the northern edge of Burgess Park in the winter view.

2.27 The winter view does not change the impact of the development from the summer view. Therefore, the development will have a major visual impact on the existing view as the park receptors have a high sensitivity and the magnitude of change will be major. The significance of the effect will be minor beneficial.

Cobourg Road, looking west over the lake in Burgess Park - Proposed (max. + cumulatives) Winter View

VIEW 05 - FIRST DEVELOPMENT SITE - WINTER VIEW

Description of Proposed View:

2.28 In the winter view, the First Development Site is in the background of the view and continues to be partially screened by the existing vegetation and trees within Burgess Park which will remain. However, more of the taller FDS buildings will be noticeable in the winter view, altering the magnitude of change from minor to moderate in comparison to the summer view.

2.29 Therefore, the development will have a moderate to major visual impact on the existing view as the park receptors have a high sensitivity and the magnitude of change will be moderate. However, the significance of the effect will continue to be minor beneficial as the removal of the horizontality of the existing Chiltern building will make a discernible improvement on the existing view.

Cobourg Road, looking west over the lake in Burgess Park - Proposed (FDS) Winter View

VIEW 05 - FIRST DEVELOPMENT SITE AND CUMULATIVES - WINTER VIEW

Description of Proposed View:

2.30 The cumulative schemes (white) are to the right of the view and will be partially seen behind the existing vegetation along the northern edge of Burgess Park in the winter view.

2.31 The cumulative developments do not change the impact of the development. Therefore, the development will have a moderate to major visual impact on the existing view as the park receptors have a high sensitivity and the magnitude of change will be moderate. The significance of the effect will be minor beneficial.

Cobourg Road, looking west over the lake in Burgess Park - Proposed (FDS + cumulatives) Winter View

VIEW 09

East of the Almshouses in Burgess Park, looking west - Winter View

VIEW 09: Existing Winter View

Description of Existing View:

2.32 The winter view increases the openess of the view due to the loss of leaves in the foreground. The trees within the mid-ground continue to provide a partial screen to the Estate buildings although it is less pronounced without the leaves, particularly on the right of the photo.

View and Photography Details

Date:	13/12/2014
Time:	11:53:00
Weather:	Clear
Height above ground level:	1.600
OS grid coordinates:	E:533164.751 / N:177829.212
Camera:	Alpa Max/Leaf aptus digital back
Lens focal length:	35mm Schneider Apo Digital lens
Horizontal field of view:	66.60

VIEW 09 - SITE WIDE PROPOSED ILLUSTRATIVE REDUCED FOOTPRINT AND HEIGHTS - REVISED SUMMER VIEW

Description of Proposed View:

2.33 The minor height change to the tower within Block 4 of the First Development Site does not change the visual impact of the development in this view from the 2014 assessment. Therefore, the development will have a major visual impact on the existing view as the park receptors have a high sensitivity and the magnitude of change will be major as the increased massing of the development will change the overall perception of the view. The significance of the effect will be minor beneficial as the varied height and massing of the development will create a coherent skyline and a strong urban character to the park, as required by the AAP and identified as highly beneficial in the AAP Visual Impact Assessment (2009).

East of the Almshouses in Burgess Park, looking west - Proposed (Illustrative) Revised Summer View

VIEW 09 - SITE WIDE PROPOSED ILLUSTRATIVE REDUCED FOOTPRINT AND HEIGHTS - WINTER VIEW

Description of Proposed View:

2.34 In the winter view, more of the proposed development can be seen on the right side of the view as there is less screening of the lower portions of the development than the summer view. However, these changes do not significantly affect the character or quality of the view.

2.35 Therefore, the winter view does not change the impact of the development from the summer view so the development will have a major visual impact on the existing view as the park receptors have a high sensitivity and the magnitude of change will be major as the increased massing of the development will change the overall perception of the view. The significance of the effect will be minor beneficial as the varied height and massing of the development will create a coherent skyline and a strong urban character to the park, as required by the AAP and identified as highly beneficial in the AAP Visual Impact Assessment (2009).

East of the Almshouses in Burgess Park, looking west - Proposed (Illustrative) Winter View

VIEW 09 - SITE WIDE PROPOSED MAXIMUM PARAMETERS - REVISED SUMMER VIEW

Description of Proposed View:

2.36 The minor height change to the tower within Block 4 of the First Development Site does not change the visual impact of the development in this view from the 2014 assessment. Therefore, the development will have a major visual impact on the existing view as the park receptors have a high sensitivity and the magnitude of change will be major as the increased massing of the development will change the overall perception of the view. The significance of the effect will be minor beneficial as the varied height and massing of the development will create a coherent skyline and a strong urban character to the park, as required by the AAP and identified as highly beneficial in the AAP Visual Impact Assessment (2009).

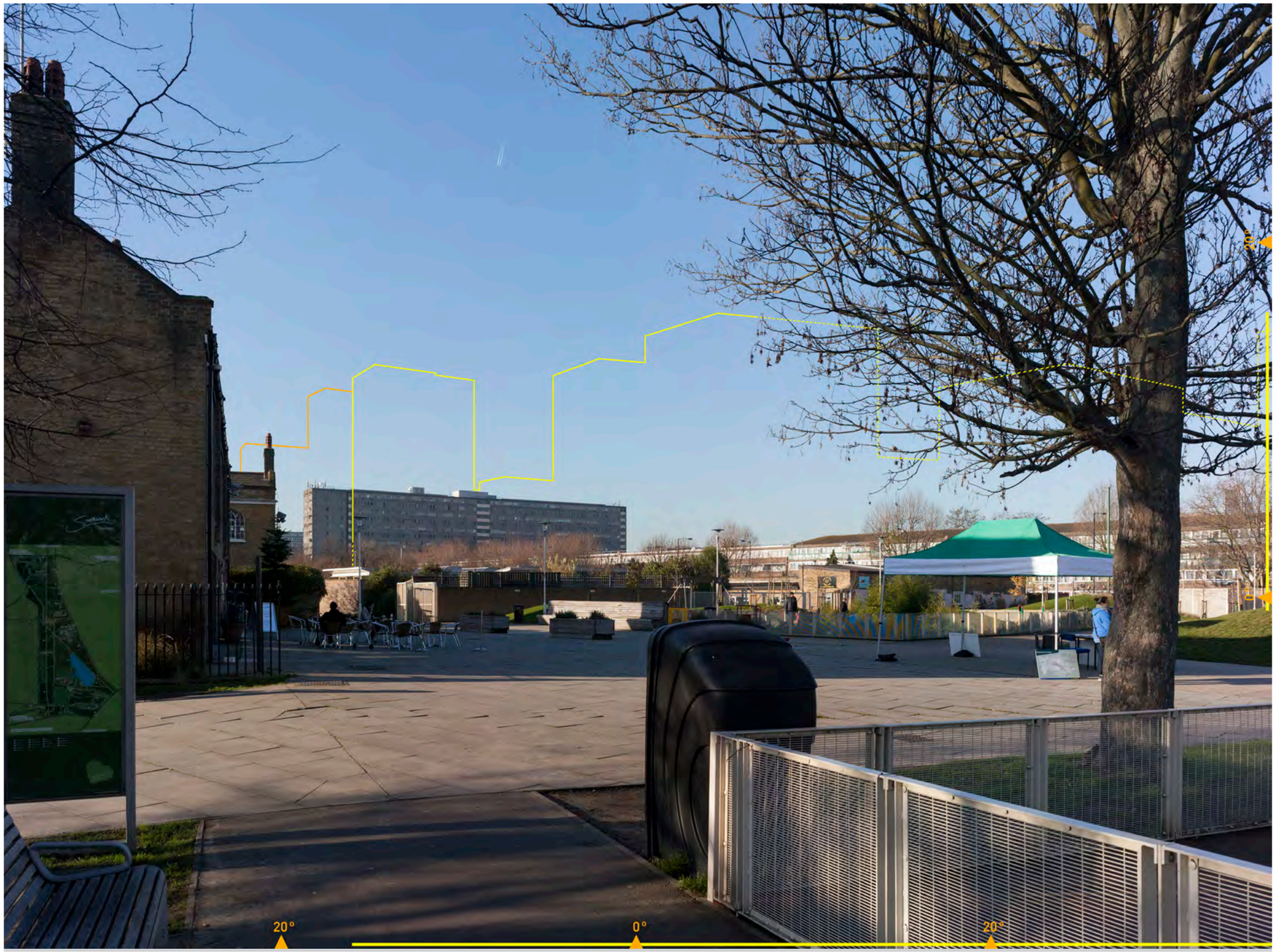
East of the Almshouses in Burgess Park, looking west - Proposed (max) Revised Summer View

VIEW 09 - SITE WIDE PROPOSED MAXIMUM PARAMETERS - WINTER VIEW

Description of Proposed View:

2.37 In the winter view, more of the proposed development can be seen on the right side of the view and there is less screening of the lower portions of the development than the summer view. However, these changes do not significantly affect the character or quality of the view.

2.38 Therefore, the winter view does not change the impact of the development from the summer view so the development will have a major visual impact on the existing view as the park receptors have a high sensitivity and the magnitude of change will be major as the increased massing of the development will change the overall perception of the view. The significance of the effect will be minor beneficial as the varied height and massing of the development will create a coherent skyline and a strong urban character to the park, as required by the AAP and identified as highly beneficial in the AAP Visual Impact Assessment (2009).



East of the Almshouses in Burgess Park, looking west - Proposed (max) Winter View

VIEW 09 - FIRST DEVELOPMENT SITE - REVISED SUMMER VIEW

Description of Proposed View:

2.39 The minor height change to the tower within Block 4 of the First Development Site does not change the visual impact of the development in this view from the 2014 assessment. Therefore, the development will have a moderate to major visual impact on the existing view as the park receptors have a high sensitivity and the magnitude of change will be moderate as the increased height of the development will not change the overall perception of the view. The significance of the effect will be moderate beneficial as the removal of the horizontality of the existing Chiltern building and the variety of height and massing of the proposed development will make a noticeable improvement on the existing view.

East of the Almshouses in Burgess Park, looking west - Proposed (FDS) Revised Summer View

VIEW 09 - FIRST DEVELOPMENT SITE - WINTER VIEW

Description of Proposed View:

2.40 In the winter view, the First Development Site is in the background of the view and continues to be partially screened by existing vegetation and structures within Burgess Park which will remain.

2.41 The winter view does not change the impact of the development from the summer view. Therefore, the development will have a moderate to major visual impact on the existing view as the park receptors have a high sensitivity and the magnitude of change will be moderate as the increased height of the development will not change the overall perception of the view. The significance of the effect will be moderate beneficial as the removal of the horizontality of the existing Chiltern building and the variety of height and massing of the proposed development will make a noticeable improvement on the existing view.

East of the Almshouses in Burgess Park, looking west - Proposed (FDS) Winter View

VIEW 09 - FIRST DEVELOPMENT SITE AND CUMULATIVES - REVISED SUMMER VIEW

Description of Proposed View:

2.42 The cumulative schemes (white) are behind the trees on the right side of the view.

2.43 As the cumulative schemes are not in proximity to the FDS and the height change to the tower within Block 4 of the First Development Site is minor, the impact of the proposed development does not change from the 2014 assessment. Therefore, the development will have a moderate to major visual impact on the existing view as the park receptors have a high sensitivity and the magnitude of change will be moderate. The significance of the effect will be moderate beneficial.

East of the Almshouses in Burgess Park, looking west - Proposed (FDS + cumulatives) Revised Summer View

VIEW 09 - FIRST DEVELOPMENT SITE AND CUMULATIVES - WINTER VIEW

Description of Proposed View:

2.44 The cumulative schemes (white) can just be seen to the left of the tree on the right side of the view.

2.45 As the cumulative schemes are not in proximity to the FDS and they remain partially screened by the existing buildings and vegetation, the impact of the proposed development does not change from the summer view. Therefore, the development will have a moderate to major visual impact on the existing view as the park receptors have a high sensitivity and the magnitude of change will be moderate. The significance of the effect will be moderate beneficial.

East of the Almshouses in Burgess Park, looking west - Proposed (FDS + cumulatives) Winter View

VIEW 10

Canal Bridge on Wells Way, looking north - Winter View

VIEW 10: Existing Winter View

Description of Existing View:

2.46 The winter view increases the openess of the view, particularly on the right side of the photo where more of the Grade II listed Groundwork Trust Office and tower can be seen. The trees and vegetation within Burgess Park on the left of the photo still provides a filtered screen in the winter view. The structure of the large tree to the right of the Shard building also provides a screen in the winter view.

View and Photography Details

Date:	19/12/2014
Time:	12:56:00
Weather:	Clear
Height above ground level:	1.600
OS grid coordinates:	E:533018.921 / N:177629.921
Camera:	Alpa Max/Leaf aptus digital back
Lens focal length:	35mm Schneider Apo Digital lens
Horizontal field of view:	66.60

VIEW 10 - SITE WIDE PROPOSED ILLUSTRATIVE REDUCED FOOTPRINT AND HEIGHTS - WINTER VIEW

Description of Proposed View:

2.47 The proposed buildings behind the vegetation on the left of the photo and to the right of the Shard are still screened in the winter view as they were in the summer view.

2.48 Therefore, the winter view does not change the impact of the development from the summer view so the development will have a minor visual impact on the existing view as the Wells Way receptors have low sensitivity and the magnitude of change will be moderate as the increased height of the development will not change the overall perception of the view. The significance of the effect will be minor beneficial as the varied height and massing of the development will create a coherent skyline and a strong urban character.

Canal Bridge on Wells Way, looking north - Proposed (Illustrative) Winter View

VIEW 10 - SITE WIDE PROPOSED MAXIMUM PARAMETERS - WINTER VIEW

Description of Proposed View:

2.49 The proposed buildings behind the vegetation on the left of the photo and to the right of the Shard will be partailly seen in the winter view. However, these changes do not significantly affect the character or quality of the view.

2.50 Therefore, the winter view does not change the impact of the development from the summer view so the development will have a minor to moderate visual impact on the existing view as the Wells Way receptors have low sensitivity but the magnitude of change will be major as the increased height of the buildings will change the overall perception of the view. The significance of the effect will be minor beneficial as the varied height and massing of the development will create a coherent skyline and a strong urban character.

Canal Bridge on Wells Way, looking north - Proposed (max.) Winter View

VIEW 11 - SITE WIDE PROPOSED ILLUSTRATIVE REDUCED FOOTPRINT AND HEIGHTS - REVISED SUMMER VIEW

Description of Proposed View:

2.51 The minor height change to the tower within Block 4 of the First Development Site does not change the visual impact of the development in this view from the 2014 assessment. Therefore, the development will have a moderate to major visual impact on the existing view as the park receptors have high sensitivity and the magnitude of change will be moderate as the increased height of the buildings will change the view but will not alter the overall perception of the view. The significance of the effect will be minor beneficial as the varied height and massing of the development will create a coherent skyline and a strong urban character to the park.

Southwest of the lime kiln in Burgess Park, looking north towards Portland Street - Proposed (Illustrative) Revised Summer View

VIEW 11 - SITE WIDE PROPOSED MAXIMUM PARAMETERS - REVISED SUMMER VIEW

Description of Proposed View:

2.52 The minor height change to the tower within Block 4 of the First Development Site does not change the visual impact of the development in this view from the 2014 assessment. Therefore, the development will have a major visual impact on the existing view as the park receptors have high sensitivity and the magnitude of change will be major as the increased height of the buildings will change the overall perception of the view. The significance of the effect will be minor beneficial as the varied height and massing of the development will create a coherent skyline and a strong urban character to the park, as required by the AAP and identified as highly beneficial in the AAP Visual Impact Assessment (2009).

Southwest of the lime kiln in Burgess Park, looking north towards Portland Street - Proposed (max) Revised Summer View

VIEW 11 - FIRST DEVELOPMENT SITE - REVISED SUMMER VIEW

Description of Proposed View:

2.53 The minor height change to the tower within Block 4 of the First Development Site does not change the visual impact of the development in this view from the 2014 assessment. Therefore, the development will have a moderate to major visual impact on the existing view as the park receptors have high sensitivity and the magnitude of change will be moderate as the increased height of the buildings will change the view but will not alter the overall perception of the view. The significance of the effect will be minor beneficial as the varied height and massing of the development will create a coherent skyline and a strong urban character to the park.

Southwest of the lime kiln in Burgess Park, looking north towards Portland Street - Proposed (FDS) Revised Summer View

VIEW 11 - FDS ILLUSTRATIVE VIEW - REVISED SUMMER VIEW

Description of Proposed View:

2.54 The minor height change to the tower within Block 4 of the First Development Site does not change the visual impact of the development in this view from the 2014 assessment.

Southwest of the lime kiln in Burgess Park, looking north towards Portland Street - Proposed (FDS) Illustrative Revised Summer View

VIEW 12 - SITE WIDE PROPOSED ILLUSTRATIVE REDUCED FOOTPRINT AND HEIGHTS - REVISED SUMMER VIEW

Description of Proposed View:

2.55 The addition of a storey to Building 6B (located to the rear of Block 6 and not adjacent Burgess Park) and the minor height change to the tower within Block 4 of the First Development Site does not change the visual impact of the development in this view from the 2014 assessment. Therefore, the development will have a major visual impact on the existing view as the park receptors have high sensitivity and the magnitude of change will be major as the increased height and massing of the buildings will change the overall perception of the view. The significance of the effect will be minor beneficial as the varied height and massing of the development will create a coherent skyline and a strong urban character to the park, as required by the AAP and identified as highly beneficial in the AAP Visual Impact Assessment (2009).

Burgess Park looking north towards the First Development Site - Proposed (Illustrative) Revised Summer View

VIEW 12 - SITE WIDE PROPOSED MAXIMUM PARAMETERS - REVISED SUMMER VIEW

Description of Proposed View:

2.56 The addition of a storey to Building 6B (located to the rear of Block 6 and not adjacent Burgess Park) and the minor height change to the tower within Block 4 of the First Development Site does not change the visual impact of the development in this view from the 2014 assessment. Therefore, the development will have a major visual impact on the existing view as the park receptors have high sensitivity and the magnitude of change will be major as the increased height and massing of the buildings will change the overall perception of the view. The significance of the effect will be minor beneficial.

Burgess Park looking north towards the First Development Site - Proposed (max.) Revised Summer View

VIEW 12 - FIRST DEVELOPMENT SITE - REVISED SUMMER VIEW

Description of Proposed View:

2.57 The addition of a storey to Building 6B (located to the rear of Block 6 and not adjacent Burgess Park) and the minor height change to the tower within Block 4 of the First Development Site does not change the visual impact of the development in this view from the 2014 assessment. Therefore, the development will have a major visual impact on the existing view as the park receptors have high sensitivity and the magnitude of change will be major as the increased height and massing of the buildings will change the overall perception of the view. The significance of the effect will be minor beneficial.

Burgess Park looking north towards the First Development Site - Proposed (FDS) Revised Summer View

VIEW 12 - FIRST DEVELOPMENT SITE ILLUSTRATIVE - REVISED SUMMER VIEW

Description of Proposed View:

2.58 The addition of a storey to Building 6B (located to the rear of Block 6 and not adjacent Burgess Park) and the minor height change to the tower within Block 4 of the First Development Site does not change the visual impact of the development in this view from the 2014 assessment.

Burgess Park looking north towards the First Development Site - Proposed (FDS) Illustrative Revised Summer View

VIEW 13

Addington Square looking north towards the First Development Site - Winter View

VIEW 13: Existing Winter View

Description of Existing View:

2.59 The winter view increases the openess of the view, particularly in the centre of the photo where the foregound tree obsured much of the sky in the summer view. The removal of the leaves on the trees within Burgess Park allow more of the existing Bradenham building within the First Development Site and the Phase 1A buildings to be seen on the left of the photo. A small portion of other existing Estate buildings can be seen above the mounding in Burgess Park to the right of the Bradenham building.

View and Photography Details

Date:	13/12/2014
Time:	12:55:00
Weather:	Clear
Height above ground level:	1.600
OS grid coordinates:	E:532582.622 / N:177519.266
Camera:	Alpa Max/Leaf aptus digital back
Lens focal length:	35mm Schneider Apo Digital lens
Horizontal field of view:	66.60

VIEW 13 - FIRST DEVELOPMENT SITE - REVISED SUMMER VIEW

Description of Proposed View:

2.60 The addition of a storey to Building 6B (located to the rear of Block 6 and not adjacent Burgess Park) of the First Development Site does not change the visual impact of the development in this view from the 2014 assessment. Therefore, the development will have a major visual impact on the existing view as the park receptors have high sensitivity and the magnitude of change will be major as the increased massing of the buildings will alter the overall perception of the view. The significance of the effect will be minor beneficial as the varied height and massing of the development will create a coherent skyline and a strong urban character to the park as required by the AAP and identified as highly beneficial in the AAP Visual Impact Assessment (2009).

Addington Square looking north towards the First Development Site - Proposed (FDS) Revised Summer View

VIEW 13 - FIRST DEVELOPMENT SITE - WINTER VIEW

Description of Proposed View:

2.61 The proposed buildings within the First Development Site behind the Burgess Park trees will be more visible in the winter view. However, these changes do not significantly affect the character or quality of the view from the summer view.

2.62 Therefore, the development will have a major visual impact on the existing view as the park receptors have high sensitivity and the magnitude of change will be major as the increased massing of the buildings will alter the overall perception of the view. The significance of the effect will be minor beneficial as the varied height and massing of the development will create a coherent skyline and a strong urban character to the park as required by the AAP and identified as highly beneficial in the AAP Visual Impact Assessment (2009).

VIEW 13 - CUMULATIVE SCHEMES

Description of Proposed View:

2.63 The cumulative schemes are behind the Phase 1A buildings in the winter view so they will not affect the visual impact of the development.

Addington Square looking north towards the First Development Site - Proposed (FDS) Winter View

VIEW 15

Portland Street at northern edge of Michael Faraday School looking south - Winter View

VIEW 15: Existing Winter View

Description of Existing View:

2.64 The winter view increases the view of the sky above the existing houses within the Liverpool Grove conservation area on the right of the photo. The lack of leaves on the trees within the centre of the photo allows more of the school building and Chiltern building to be seen in the view.

View and Photography Details

Date:	13/12/2014
Time:	15:09:00
Weather:	Clear
Height above ground level:	1.600
OS grid coordinates:	E:532782.928 / N:177987.466
Camera:	Alpa Max/Leaf aptus digital back
Lens focal length:	35mm Schneider Apo Digital lens
Horizontal field of view:	66.60

VIEW 15 - SITE WIDE PROPOSED ILLUSTRATIVE REDUCED FOOTPRINT AND HEIGHTS - REVISED SUMMER VIEW

Description of Proposed View:

2.65 The minor height change to the tower within Block 4 of the First Development Site does not change the visual impact of the development in this view from the 2014 assessment. Therefore, the development will have a moderate to major visual impact on the existing view as the residential receptors have a high sensitivity and the magnitude of change will be moderate as the changes will be readily noticeable but would not change the overall perception of the view. The significance of the effect will be minor beneficial as the removal of the horizontality of the existing Estate building will make a noticeable improvement on the existing view.

Portland Street at northern edge of Michael Faraday School looking south - Proposed (Illustrative) Revised Summer View

VIEW 15 - SITE WIDE PROPOSED ILLUSTRATIVE REDUCED FOOTPRINT AND HEIGHTS - WINTER VIEW

Description of Proposed View:

2.66 The proposed masterplan buildings (green) on the eastern side of Portland Street and some of the lower portion of the First Development Site buildings (orange) will be more visible in the winter view. However, this changes do not significantly affect the character or quality of the view from the summer view.

2.67 Therefore, the development will have a moderate to major visual impact on the existing view as the residential receptors have a high sensitivity and the magnitude of change will be moderate as the changes will be readily noticeable but would not change the overall perception of the view. The significance of the effect will be minor beneficial as the removal of the horizontality of the existing Estate building will make a noticeable improvement on the existing view.

Portland Street at northern edge of Michael Faraday School looking south - Proposed (Illustrative) Winter View

VIEW 15 - SITE WIDE PROPOSED MAXIMUM PARAMETERS - REVISED SUMMER VIEW

Description of Proposed View:

2.68 The minor height change to the tower within Block 4 of the First Development Site does not change the visual impact of the development in this view from the 2014 assessment. Therefore, the development will have a major visual impact on the existing view as the residential receptors have a high sensitivity and the magnitude of change will be major as the increased height of the proposed tower will alter the overall perception of the view. The significance of the effect will be minor beneficial as the removal of the horizontality of the existing Estate building will make a noticeable improvement on the existing view and the setting of the buildings within the conservation area.

Portland Street at northern edge of Michael Faraday School looking south - Proposed (max) Revised Summer View

VIEW 15 - SITE WIDE PROPOSED MAXIMUM PARAMETERS - WINTER VIEW

Description of Proposed View:

2.69 Similar to the illustrative reduced footprint and heights winter view, more of the proposed masterplan buildings (green) on the eastern side of Portland Street and some of the lower portion of the First Development Site buildings (orange) will be visible in the winter view. However, this changes do not significantly affect the character or quality of the view from the summer view.

2.70 Therefore, the development will have a major visual impact on the existing view as the residential receptors have a high sensitivity and the magnitude of change will be major as the increased height of the proposed tower will alter the overall perception of the view. The significance of the effect will be minor beneficial as the removal of the horizontality of the existing Estate building will make a noticeable improvement on the existing view and the setting of the buildings within the conservation area.

Portland Street at northern edge of Michael Faraday School looking south - Proposed (max) Winter View

VIEW 15 - FIRST DEVELOPMENT SITE - REVISED SUMMER VIEW

Description of Proposed View:

2.71 The minor height change to the tower within Block 4 of the First Development Site does not change the visual impact of the development in this view from the 2014 assessment. Therefore, the development will have a moderate to major visual impact on the existing view as the residential receptors have a high sensitivity and the magnitude of change will be moderate as the changes will be readily noticeable but would not change the overall perception of the view. The significance of the effect will be moderate beneficial as the removal of the horizontality of the existing Estate building will make a noticeable improvement on the existing view.

Portland Street at northern edge of Michael Faraday School looking south - Proposed (FDS) Revised Summer View

VIEW 15 - FIRST DEVELOPMENT SITE ILLUSTRATIVE VIEW - REVISED SUMMER VIEW

Description of Proposed View:

2.72 The minor height change to the tower within Block 4 of the First Development Site does not change the visual impact of the development in this view from the 2014 assessment.

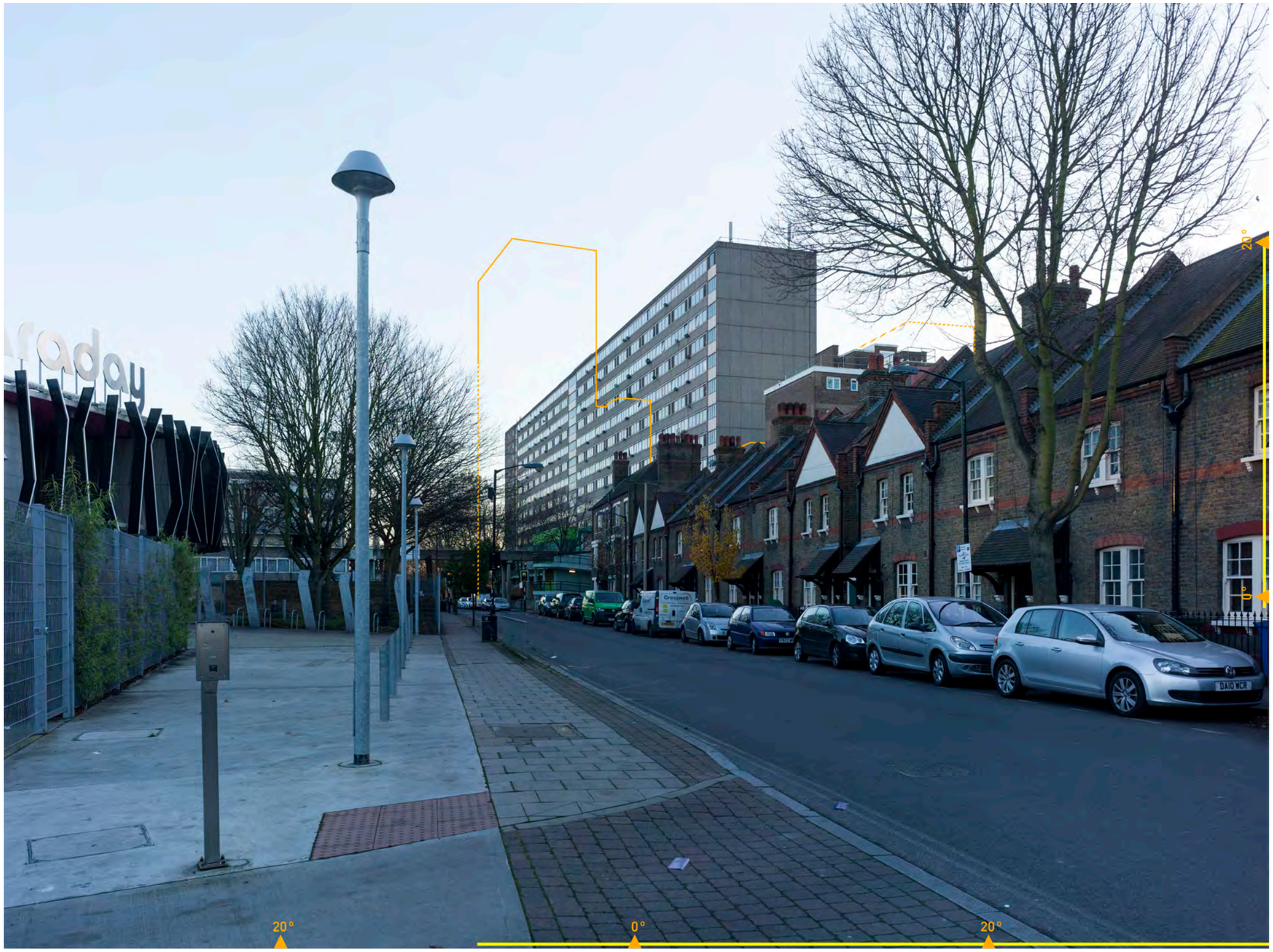
Portland Street at northern edge of Michael Faraday School looking south - Proposed (FDS) Illustrative Revised Summer View

VIEW 15 - FIRST DEVELOPMENT SITE - WINTER VIEW

Description of Proposed View:

2.73 More of the lower portion of the First Development Site buildings (orange) will be visible in the winter view. However, this changes do not significantly affect the character or quality of the view from the summer view.

2.74 Therefore, The development will have a moderate to major visual impact on the existing view as the residential receptors have a high sensitivity and the magnitude of change will be moderate as the changes will be readily noticeable but would not change the overall perception of the view. The significance of the effect will be moderate beneficial as the removal of the horizontality of the existing Estate building will make a noticeable improvement on the existing view.



Portland Street at northern edge of Michael Faraday School looking south - Proposed (FDS) Winter View

VIEW 16

Liverpool Grove in front of Grade 1 listed Church of St Peter's, looking east - Winter View

VIEW 16: Existing Winter View

Description of Existing View:

2.75 The winter view increases openesss of the view and reveals the existing houses along Liverpool Grove conservation area on the right of the photo. The Aylesbury Estate buildings cannot be seen in the view.

View and Photography Details

Date:	13/12/2014
Time:	13.43.00
Weather:	Clear
Height above ground level:	1.600
OS grid coordinates:	E:532473.039 / N:178104.204
Camera:	Alpa Max/Leaf aptus digital back
Lens focal length:	35mm Schneider Apo Digital lens
Horizontal field of view:	66.60

VIEW 16 - SITE WIDE PROPOSED ILLUSTRATIVE REDUCED FOOTPRINT AND HEIGHTS - WINTER VIEW

Description of Proposed View:

2.76 One of the proposed masterplan development buildings may just be seen above the roofline of the existing housing along Liverpool Grove. However, the existing trees even without their leaves and the Liverpool Grove buildings will provide an effective screen of the proposed development. Therefore, the development will have a negligible visual impact on the existing view as the residential receptors have a high sensitivity but the magnitude of change will be negligible as the proposed development will not be seen in the view. The significance of the effect will be negligible.

Liverpool Grove in front of Grade 1 listed Church of St Peter's, looking east - Proposed (Illustrative) Winter View

VIEW 16 - SITE WIDE PROPOSED MAXIMUM PARAMETERS - WINTER VIEW

Description of Proposed View:

2.77 Two of the proposed masterplan development buildings may just be seen above the roofline of the existing housing along Liverpool Grove. However, the existing trees even without their leaves will provide a partial screen of the proposed development. Therefore, the development will have a negligible visual impact on the existing view as the residential receptors have a high sensitivity but the magnitude of change will be negligible as the proposed development can barely be seen in the view. The significance of the effect will be negligible.

Liverpool Grove in front of Grade 1 listed Church of St Peter's, looking east - Proposed (max.) Winter View

VIEW 17

Corner of Aylesbury Road and Brettell Street looking east - Winter View

VIEW 17: Existing Winter View

Description of Existing View:

2.78 The main difference between the winter and summer views is the loss of leaves on the trees at the termination of Aylesbury Road in front of the existing Estate buildings.

View and Photography Details

Date:	13/12/2014
Time:	13:12:00
Weather:	Clear
Height above ground level:	1.600
OS grid coordinates:	E:532810.069 / N:178231.756
Camera:	Alpa Max/Leaf aptus digital back
Lens focal length:	35mm Schneider Apo Digital lens
Horizontal field of view:	66.60

VIEW 17- SITE WIDE PROPOSED ILLUSTRATIVE REDUCED FOOTPRINT AND HEIGHTS - REVISED SUMMER VIEW

Description of Proposed View:

2.79 The change to the height and arrangement of the proposed development has increased the quantity of building seen at the termination of Aylesbury Street. However the increase does not substantially change the visual impact of the development in this view as the proposed buildings replace the horizontal form of the existing Wendover building with a more vertical form and the variety of heights will create an interesting rhythm and skyline which will add to the richness and variety of this view.

2.80 Therefore, the development will have a major visual impact on the existing view as the residential receptors have a high sensitivity and the magnitude of change will be major. The significance of the effect will be minor beneficial as the varied height and massing will add richness and variety and the removal of the horizontality of the Wendover building will make a noticeable improvement on the existing view.

2.81 The proposed development will not affect the cohesiveness of the conservation area. The new buildings will have a beneficial impact on views from the area and a major beneficial impact at the boundary between the conservation area and the Estate.

Corner of Aylesbury Road and Brettell Street looking east - Proposed (illustrative) Revised Summer View

VIEW 17- SITE WIDE PROPOSED ILLUSTRATIVE REDUCED FOOTPRINT AND HEIGHTS - WINTER VIEW

Description of Proposed View:

2.82 In the winter view, more of the lower portion of the proposed development can be seen as there is less screening by the existing trees. However, these changes do not significantly affect the character or quality of the view.

2.83 Therefore, the development will have a major visual impact on the existing view as the residential receptors have a high sensitivity and the magnitude of change will be major. The significance of the effect will be minor beneficial as the varied height and massing will add richness and variety and the removal of the horizontality of the Wendover building will make a noticeable improvement on the existing view.

Corner of Aylesbury Road and Brettell Street looking east - Proposed (illustrative) Winter View

VIEW 17 - SITE WIDE PROPOSED MAXIMUM PARAMETERS - REVISED SUMMER VIEW

Description of Proposed View:

2.84 The change to the height and width of the proposed development has increased the quantity of building seen at the termination of Aylesbury Street. However, the removal of the horizontal form of the existing Wendover building with a more vertical form and the variety of heights will add to the richness and variety of this view.

2.85 The use of brick as the predominant material within the proposed buildings will also reduce the impact of the proposal as the brick will complement the predominantly brick finish of the conservation area buildings, in contrast to the grey concrete of the existing Estate buildings. The proposed taller building will be a landmark in the development as required by the AAP as it will identify the location of Aylesbury Square, the most important civic space in the development.

2.86 Therefore, the development will have a major visual impact on the existing view as the residential receptors have a high sensitivity and the magnitude of change will be major as the changes will alter the overall perception of the view. The significance of the effect will be minor beneficial as the varied height and massing will add richness and variety and the removal of the horizontality of the Wendover building will make a noticeable improvement on the existing view and the boundary between the development and the Liverpool Grove conservation area.

Corner of Aylesbury Road and Brettell Street looking east - Proposed (max.) Revised Summer View

VIEW 17 - SITE WIDE PROPOSED MAXIMUM PARAMETERS - WINTER VIEW

Description of Proposed View:

2.87 In the winter view, more of the lower portion of the proposed development can be seen as there is less screening by the existing trees. However, these changes do not significantly affect the character or quality of the view from the summer view.

2.88 Therefore, the development will have a major visual impact on the existing view as the residential receptors have a high sensitivity and the magnitude of change will be major as the changes will alter the overall perception of the view. The significance of the effect will be minor beneficial as the varied height and massing will add richness and variety and the removal of the horizontality of the Wendover building will make a noticeable improvement on the existing view and the boundary between the development and the Liverpool Grove conservation area.

Corner of Aylesbury Road and Brettell Street looking east - Proposed (max.) Winter View

VIEW 18

Junction of paths within Nursery Row Park, looking south east - Winter View

VIEW 18: Existing Winter View

Description of Existing View:

2.89 The winter view increases the openess of the view with more of the buildings surrounding the park able to be seen behind the structure of the trees. The Taplow Estate building can be seen near the centre of the photo behind the buildings on Orb Street on the eastern side of the park.

View and Photography Details

Date:	13/12/2014
Time:	14:36:00
Weather:	Clear
Height above ground level:	1.600
OS grid coordinates:	E:532617.712 / N:178544.969
Camera:	Alpa Max/Leaf aptus digital back
Lens focal length:	35mm Schneider Apo Digital lens
Horizontal field of view:	66.60

VIEW 18 - SITE WIDE PROPOSED ILLUSTRATIVE REDUCED FOOTPRINT AND HEIGHTS - REVISED SUMMER VIEW

Description of Proposed View:

2.90 The proposed development built to minimum parameters is in the centre-right of the view but it is entirely screened by existing vegetation. Therefore, the development will have a negligible visual impact on the existing view as the park receptors have a high sensitivity but the magnitude of change will be negligible as the proposed development cannot be seen in the view. The significance of the effect will be negligible.

Junction of paths within Nursery Row Park, looking south east - Proposed (illustrative) Revised Summer View

VIEW 18 - SITE WIDE PROPOSED ILLUSTRATIVE REDUCED FOOTPRINT AND HEIGHTS - WINTER VIEW

Description of Proposed View:

2.91 The proposed development built to a reduced footprint and height can be seen in the centre-right of the view and above the existing buildings along Orb Street. However, the proposed development is screened by the structure of the trees in the winter view.

2.92 Therefore, the development will have a negligible visual impact on the existing view as the park receptors have a high sensitivity but the magnitude of change will be negligible as the proposed development will barely be seen in the view. The significance of the effect will be negligible.

Junction of paths within Nursery Row Park, looking south east - Proposed (illustrative) Winter View

VIEW 18- SITE WIDE PROPOSED MAXIMUM PARAMETERS - REVISED SUMMER VIEW

Description of Proposed View:

2.93 The proposed development built to maximum parameters is entirely screened by existing vegetation. Therefore, the development will have a negligible visual impact on the existing view as the park receptors have a high sensitivity but the magnitude of change will be negligible as the proposed development cannot be seen in the view. The significance of the effect will be negligible.

Junction of paths within Nursery Row Park, looking south east - Proposed (max.) Revised Summer View

VIEW 18- SITE WIDE PROPOSED MAXIMUM PARAMETERS - WINTER VIEW

Description of Proposed View:

2.94 The proposed development built to maximum parameters can be partially seen above the existing buildings and through the structure of the trees in the winter view. However, the presence of the proposed buildings will not significantly affect the character or quality of the view.

2.95 Therefore, the development will have a minor to moderate visual impact on the existing view as the park receptors have a high sensitivity but the magnitude of change will be minor as the proposed development can only be partially seen in the view. The significance of the effect will be negligible.

Junction of paths within Nursery Row Park, looking south east - Proposed (max.) Winter View

VIEW 18 - SITE WIDE PROPOSED MAXIMUM PARAMETERS AND CUMULATIVES - REVISED SUMMER VIEW

Description of Proposed View:

2.96 The cumulative schemes (white) and the proposed development (yellow) are entirely screened by existing vegetation and buildings. Therefore, the development will have a negligible visual impact on the existing view as the park receptors have a high sensitivity but the magnitude of change will be negligible as the proposed development cannot be seen in the view. The significance of the effect will be negligible.

Junction of paths within Nursery Row Park, looking south east - Proposed (max. + cumulatives) Revised Summer View

VIEW 18 - SITE WIDE PROPOSED MAXIMUM PARAMETERS AND CUMULATIVES - WINTER VIEW

Description of Proposed View:

2.97 The cumulative schemes (white) can barely be seen above the existing buildings on Orb Street just to the left of centre within the winter view.

2.98 Therefore, similar to the maximum parameter view, the development will have a minor to moderate visual impact on the existing view as the park receptors have a high sensitivity but the magnitude of change will be minor as the proposed development and cumulative developments can only be partially seen in the view. The significance of the effect will be negligible.

Junction of paths within Nursery Row Park, looking south east - Proposed (max. + cumulatives) Winter View

3.0
CONCLUSION

CONCLUSION

3.1 As concluded in the 2014 assessment, analysis of the revised summer views and winter views identifies that the visual impact of the site wide development and FDS will be a beneficial improvement to the existing views even though the proposed development will sometimes have a major visual impact.

SUMMARY OF VISUAL EFFECTS

Site Wide Development Option

VIEW		*DESCRIPTION OF LIKELY SIGNIFICANT EFFECT*	*SENSITIVITY TO CHANGE*	*MAGNITUDE OF CHANGE*	*VISUAL IMPACT*	*SIGNIFICANCE OF EFFECTS*
01. Flint Street, looking southeast down Thurlow Street - Revised Summer View	Illustrative Reduced Footprint and Heights	The arrangement of the new buildings will create a coherent yet varied built form which will be a marked improvement on the streetscape.	Low	Moderate	Minor	Major beneficial
	Maximum Parameters	The arrangement of the new buildings will create a coherent yet varied built form which will be a noticeable improvement on the streetscape and the proposed building typologies and materials will be more consistant with the surrounding townscape character than the existing Estate buildings.	Low	Major	Minor to moderate	Moderate beneficial
	Max + cumulatives	The combination of the Site 07 and proposed development buildings will frame both sides of Thurlow Street to create a strong urban form to this important thoroughfare.	Low	Major	Minor to moderate	Moderate beneficial
01. Flint Street, looking southeast down Thurlow Street - Winter View	Illustrative Reduced Footprint and Heights	The arrangement of the new buildings will create a coherent yet varied built form which will be a marked improvement on the streetscape.	Low	Moderate	Minor	Major beneficial
	Maximum Parameters	The arrangement of the new buildings will create a coherent yet varied built form which will be a noticeable improvement on the streetscape and the proposed building typologies and materials will be more consistant with the surrounding townscape character than the existing Estate buildings.	Low	Major	Minor to moderate	Moderate beneficial
	Max + cumulatives	The combination of the Site 07 and proposed development buildings will frame both sides of Thurlow Street to create a strong urban form to this important thoroughfare.	Low	Major	Minor to moderate	Moderate beneficial
04. Eastern end of Albany Road - Winter View	Illustrative Reduced Footprint and Heights	The proposed Landmark Towers proposed at the junction of Albany Road/Thurlow Street are taller than the existing Wendover block but the varied height and massing and the use of brick in the proposed buildings will marry the development into the streetscape and the removal of the horizontality of the existing Estate building will make a noticeable improvement on the existing view.	Low	Moderate	Minor	Moderate beneficial
	Maximum Parameters	The variation in height and massing and the use of brick in the proposed buildings will marry the development into the streetscape and the removal of the horizontality of the existing Estate building will make a discernible improvement on the existing view.	Low	Major	Minor to moderate	Minor beneficial

VIEW		DESCRIPTION OF LIKELY SIGNIFICANT EFFECT	SENSITIVITY TO CHANGE	MAGNITUDE OF CHANGE	VISUAL IMPACT	SIGNIFICANCE OF EFFECTS
05. Cobourg Road, looking west over the lake in Burgess Park - Winter View	Illustrative Reduced Footprint and Heights	The proposed development is taller than the existing Aylebury Estate blocks in this view but their varied height and massing will create a coherent skyline to the park and the removal of the horizontality of the existing Estate buildings will make a noticeable improvement to the existing view.	High	Moderate	Moderate to major	Moderate beneficial
	Maximum Parameters	The increased heights of the proposed buildings mean that more buildings will be seen above the tree-line from this viewpoint. However, the varied height and massing of the proposed buildings will create a coherent skyline to the park and the removal of the horizontality of the existing Estate buildings will make a discernible improvement to the existing view.	High	Major	Major	Minor beneficial
	Max + cumulatives	As the cumulative schemes cannot be seen in the view, the impact of the proposed development will not change.	High	Major	Major	Minor beneficial
09. East of the Almhouses in Burgess Park, looking west - Revised Summer View	Illustrative Reduced Footprint and Heights	The proposed buildings increase the quantity of built form within this view but the varied height and massing of the proposed buildings creates a consistant and interesting rhythm along the park which will add to the richness and variety of this view.	High	Major	Major	Minor beneficial
	Maximum Parameters	The increased height of the maximum parameters increases the dominance of the proposed buildings within the view. However, this will be compensated by the provision of a coherent and varied skyline.	High	Major	Major	Minor beneficial
09. East of the Almhouses in Burgess Park, looking west - Winter View	Illustrative Reduced Footprint and Heights	The proposed buildings increase the quantity of built form within this view but the varied height and massing of the proposed buildings creates a consistant and interesting rhythm along the park which will add to the richness and variety of this view.	High	Major	Major	Minor beneficial
	Maximum Parameters	The increased height of the maximum parameters increases the dominance of the proposed buildings within the view. However, this will be compensated by the provision of a coherent and varied skyline.	High	Major	Major	Minor beneficial
10. Canal Bridge on Wells Way, looking north - Winter View	Illustrative Reduced Footprint and Heights	The proposed buildings are well proportioned with the existing Grade II listed office building on the east side of Well's Way.	Low	Moderate	Minor	Minor beneficial
	Maximum Parameters	The maximum parameters increases the height of the proposed buildings at the end of Well's Way that can be seen in this view but the buildings are still in good proportion with the listed office building and the proposed brick material will complement the brick facade of this existing building.	Low	Major	Minor to moderate	Minor beneficial

VIEW		DESCRIPTION OF LIKELY SIGNIFICANT EFFECT	SENSITIVITY TO CHANGE	MAGNITUDE OF CHANGE	VISUAL IMPACT	SIGNIFICANCE OF EFFECTS
11. Southwest of the lime kiln in Burgess Park, looking north towards Portland Street - Revised Summer View	Illustrative Reduced Footprint and Heights	The Landmark Towers proposed at the junction of Albany Road and Portland Street will create a dramatic gateway effect to Portland Street, emphasising the location of this important north-south street. The reduced depth of the proposed towers contains the taller elements to the Park Edge, in contrast to the slab character of the existing Chiltern Building that extends into the site. The varied height and massing of the development will create a coherent skyline and a strong urban character to the park.	High	Moderate	Moderate to major	Minor beneficial
	Maximum Parameters	The increase in the height of the Masterplan buildings at their maximum parameters improves the composition of the buildings as an urban edge but does increase the impact of the buildings as more of the buildings will be seen. The view of The Shard is blocked by the proposed buildings in this view.	High	Major	Major	Minor beneficial
12. Burgess Park looking north towards the First Development Site - Revised Summer View	Illustrative Reduced Footprint and Heights	The proposed buildings range in height and massing across the view, creating a varied urban form than the two existing slab buildings that currently bookend the view. The proposed development responds well to the newly built Site 1A building on the left edge of the view.	High	Major	Major	Minor beneficial
	Maximum Parameters	As the masterplan building that has increased in height can only partially be seen in the view, the impact of the view is unchanged fom the minimum parameter view.	High	Major	Major	Minor beneficial
15. Portland Street looking south - Revised Summer View	Illustrative Reduced Footprint and Heights	The reduced width of the proposed towers contrasts strongly with the slab character of the existing Chiltern Building and will reduce the dominance of the built form adjacent to Aycliffe House and the other buildings within the Liverpool Grove Conservation Area on the right side of the view.	High	Moderate	Moderate to major	Minor beneficial
	Maximum Parameters	The increased height of the proposed Masterplan tower on the left side of the view ensures the building can now be seen above the existing tree. The reduced depth of the proposed buildings improves the setting of the buildings within the conservation area.	High	Major	Major	Minor beneficial

VIEW		*DESCRIPTION OF LIKELY SIGNIFICANT EFFECT*	*SENSITIVITY TO CHANGE*	*MAGNITUDE OF CHANGE*	*VISUAL IMPACT*	*SIGNIFICANCE OF EFFECTS*
15. Portland Street looking south - Winter View	Illustrative Reduced Footprint and Heights	The reduced width of the proposed towers contrasts strongly with the slab character of the existing Chiltern Building and will reduce the dominance of the built form adjacent to Aycliffe House and the other buildings within the Liverpool Grove Conservation Area on the right side of the view.	High	Moderate	Moderate to major	Minor beneficial
	Maximum Parameters	The increased height of the proposed Masterplan tower on the left side of the view ensures the building can now be seen above the existing tree. The reduced depth of the proposed buildings improves the setting of the buildings within the conservation area.	High	Major	Major	Minor beneficial
	Max + cumulatives	As the cumulative schemes cannot be seen in the view, the impact of the proposed development will not change.	High	Major	Major	Minor beneficial
16. Liverpool Grove in front of Grade I listed Church of St Peter's, looking east - Winter View	Illustrative Reduced Footprint and Heights	The proposed development built to minimum parameters is entirely screened by existing buildings.	High	Negligible	Negligible	Negligible
	Maximum Parameters	The proposed development built to maximum parameters is entirely screened by existing vegetation and buildings.	High	Negligible	Negligible	Negligible
17. Corner of Aylesbury Road and Brettell Street looking east - Revised Summer View	Illustrative Reduced Footprint and Heights	The varied height and massing will add richness and variety and the removal of the horizontality of the existing Estate building will make a noticeable improvement on the existing view.	High	Major	Major	Minor beneficial
	Maximum Parameters	The increase height of the maximum parameter proposals increases the impact of the proposed buildings on the view. However, the use of brick as the predominant material in the proposed buildings will add richness and variety. The removal of the horizontality of the existing Estate building will make a noticeable improvement on the existing view and improve the boundary between the Estate and the Liverpool Grove conservation area.	High	Major	Major	Minor beneficial

VIEW		DESCRIPTION OF LIKELY SIGNIFICANT EFFECT	SENSITIVITY TO CHANGE	MAGNITUDE OF CHANGE	VISUAL IMPACT	SIGNIFICANCE OF EFFECTS
17. Corner of Aylesbury Road and Brettell Street looking east - Winter View	Illustrative Reduced Footprint and Heights	The varied height and massing will add richness and variety and the removal of the horizontality of the existing Estate building will make a noticeable improvement on the existing view.	High	Major	Major	Minor beneficial
	Maximum Parameters	The increase height of the maximum parameter proposals increases the impact of the proposed buildings on the view. However, the use of brick as the predominant material in the proposed buildings will add richness and variety. The removal of the horizontality of the existing Estate building will make a noticeable improvement on the existing view and improve the boundary between the Estate and the Liverpool Grove conservation area.	High	Major	Major	Minor beneficial
18. Junction of paths within Nursery Row Park, looking south east - Revised Summer View	Illustrative Reduced Footprint and Heights	The proposed development is entirely screened by existing vegetation.	High	Negligible	Negligible	Negligible
	Maximum Parameters	The proposed development built to maximum parameters is entirely screened by existing vegetation and buildings.	High	Negligible	Negligible	Negligible
	Max + cumulatives	The proposed development and cumulative schemes are entirely screened by existing vegetation and buildings.	High	Negligible	Negligible	Negligible
18. Junction of paths within Nursery Row Park, looking south east - Winter View	Illustrative Reduced Footprint and Heights	The proposed development is screened by existing vegetation and buildings.	High	Negligible	Negligible	Negligible
	Maximum Parameters	The proposed development seen above the surrounding buildings is partially screened by the structure of the trees in the winter view.	High	Minor	Minor to moderate	Negligible
	Max + cumulatives	The proposed development and cumulative schemes seen above the surrounding buildings is partially screened by the structure of the trees in the winter view.	High	Minor	Minor to moderate	Negligible

SUMMARY OF VISUAL EFFECTS

FDS Only Development Option

VIEW		*DESCRIPTION OF LIKELY SIGNIFICANT EFFECT*	*SENSITIVITY TO CHANGE*	*MAGNITUDE OF CHANGE*	*VISUAL IMPACT*	*SIGNIFICANCE OF EFFECTS*
04. Eastern end of Albany Road - Winter View	FDS only	The proposed development is almost fully screend by existing trees which will remain along Albany Road.	Low	Minor	Negligible to minor	Negligible
05. Cobourg Road, looking west over the lake in Burgess Park - Winter View	FDS only	The proposed development is taller than the existing Aylebury Estate blocks in this view but the reduced depth of the proposed buildings will reduce the impact of the horizontality of the built form on the park.	High	Moderate	Moderate to major	Minor beneficial
	FDS and cumulatives	The cumulative schemes are not within the vicinity of the proposed development in this view so the effect of the development will not change.	High	Moderate	Moderate to major	Minor beneficial
09. East of the Almhouses in Burgess Park, looking west - Revised Summer View	FDS only	The proposed buildings replace the existing slab-like Chiltern block with buildings of varied height and massing that will make a noticeable improvement to the existing view.	High	Moderate	Moderate to major	Moderate beneficial
	FDS and cumulatives	As the cumulative schemes are not in proximity to the FDS, the impact of the proposed development will not change.	High	Moderate	Moderate to major	Moderate beneficial
09. East of the Almhouses in Burgess Park, looking west - Winter View	FDS only	The proposed buildings replace the existing slab-like Chiltern block with buildings of varied height and massing that will make a noticeable improvement to the existing view.	High	Moderate	Moderate to major	Moderate beneficial
	FDS and cumulatives	As the cumulative schemes are not in proximity to the FDS, the impact of the proposed development will not change.	High	Moderate	Moderate to major	Moderate beneficial
11. Southwest of the lime kiln in Burgess Park, looking north towards Portland Street - Revised Summer View	FDS only	The Landmark Tower proposed at the junction of Albany Road and Portland Street is taller than the existing Chiltern block in this view but its reduced depth will reduce the built form dominance in the view in comparison to the existing Chiltern Building.	High	Moderate	Moderate to major	Minor beneficial
12. Burgess Park looking north towards the First Development Site - Revised Summer View	FDS only	The proposed buildings range in height and massing across the view, creating a varied urban form than the two existing slab buildings that currently bookend the view. The proposed development responds well to the newly built Site 1A building on the left edge of the view.	High	Major	Major	Minor beneficial
13. Addington Square looking north towards the First Development Site - Revised Summer View	FDS only	The massing of buildings seen from this viewpoint is increase but, as the development is in the background, the existing trees and features of Burgess Park will reduce the impact of the development and the use of brick as the predominant material in the proposed buildings will complement the brick facade of the listed buildings.	High	Major	Major	Minor beneficial

VIEW		*DESCRIPTION OF LIKELY SIGNIFICANT EFFECT*	*SENSITIVITY TO CHANGE*	*MAGNITUDE OF CHANGE*	*VISUAL IMPACT*	*SIGNIFICANCE OF EFFECTS*
13. Addington Square looking north towards the First Development Site - Winter View	FDS only	The massing of buildings seen from this viewpoint is increase but, as the development is in the background, the existing trees and features of Burgess Park will reduce the impact of the development and the use of brick as the predominant material in the proposed buildings will complement the brick facade of the listed buildings.	High	Major	Major	Minor beneficial
15. Portland Street looking south - Revised Summer View	FDS only	The reduced width of the proposed tower contrasts strongly with the slab character of the existing Chiltern Building and will reduce the dominance of the built form adjacent to Aycliffe House and the other buildings within the Liverpool Grove Conservation Area on the right side of the view.	High	Moderate	Moderate to major	Moderate beneficial
15. Portland Street looking south - Winter View	FDS only	The reduced width of the proposed tower contrasts strongly with the slab character of the existing Chiltern Building and will reduce the dominance of the built form adjacent to Aycliffe House and the other buildings within the Liverpool Grove Conservation Area on the right side of the view.	High	Moderate	Moderate to major	Moderate beneficial

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Planning Application for
the Aylesbury Estate Regeneration