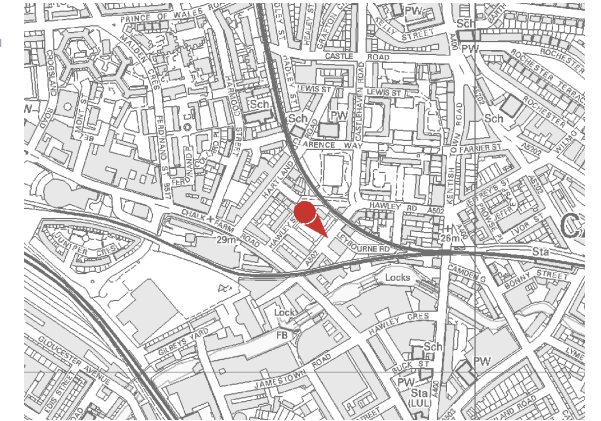




Baseline

*Camera Location*

National Grid Reference 528695.1E 184285.3N

Camera height 28.74m AOD

Looking at Centre of Site

Bearing 138.6°, distance 0.2km

Photography Details

Height of camera 1.60m above ground

View as Existing (2008)

- 6.36 This view towards the Site looking across Castlehaven Road is dominated by the grass, trees and playground of Castlehaven Open Space, framed by the rail viaduct on the left and a terrace of houses, about 20-30 years old, in red-purple brick. The street frontage buildings on the far side of the road are, from left to right, a pair of 3-storey Victorian houses, 14 and 16 Castlehaven Road; a 1980s two-storey commercial building, 12 Castlehaven Road; a four storey building in stock brick and red brick 4-6 Castlehaven Road; and the Victorian Hawley Arms pub. The Castlehaven Road buildings have substantial gaps between them; the rail viaduct is seen beyond.
- 6.37 The view when there are leaves on the trees is very different; they screen most of what lies beyond them.
- 6.38 This is a view of no particular interest or positive qualities beyond those that derive from the presence of the grass and trees of the gardens. It is of low to moderate sensitivity to change.
- 6.39 For view as existing in 2012 (summer photo) see Appendix ii.

View as Proposed

- 6.40 The street frontage buildings on the Site are replaced by a new street frontage building, Building C1, its main elevation in brick, rising to five storeys across most of its width, with the Hawley Arms retained next to it. The upper floor of the new building is articulated to respond to the height of the Hawley Arms.
- 6.41 A group of mediocre existing buildings is replaced by new buildings of good quality. Building C1 provides continuity and enclosure to the street and Castlehaven Open Space, and there are legible routes at each end through to the remainder of the Site. The new buildings rise to a greater apparent height than the existing and retained buildings, but the scale is appropriate in visual terms to the open setting of Castlehaven Open Space.
- 6.42 Considerably less of the new buildings will be seen when there are leaves on the trees (see view in Appendix ii).
- 6.43 This is (in winter) a moderate to substantial change to the view, of moderate significance. The effect is long-term and beneficial.

*Proposed*