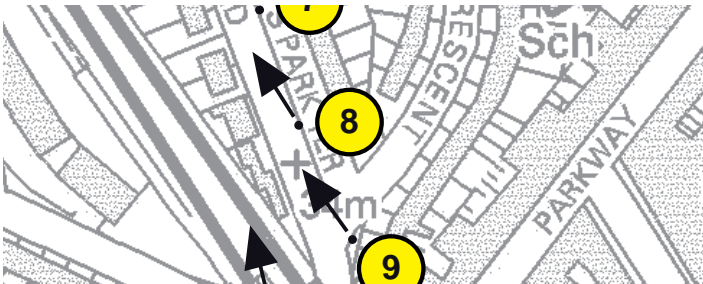


VP8. Oval Road (footpath opposite 1 Oval Road)



Role of the existing site in the view

- 5.105 From the eastern footpath on Oval Road, outside of Regent's Park Terrace looking north towards the site, the primary components of the view include:
1. The brick boundary wall and street trees to the frontage of Regent's Park Terrace;
 2. 19th century villas and townhouses define the street, which has a spacious quality due to its width and the set back of buildings. The three storey villas on the west side of the street are complemented by the formal four storey Regent's Park Terrace. The consistency in materials and architectural style creates a harmonious composition within the street scene;
 3. Mature trees and vegetation are a notable element providing an attractive setting for the building frontages and
 4. Whilst partly filtered by the mature trees, the seven storey Lockhouse development in the background of the view is a notable departure from the otherwise consistent frontages.
- 5.106 The value of the view is considered to be high. It is a largely consistent and attractive streetscape including listed buildings.
- 5.107 Visual receptors at this viewpoint are pedestrians moving north. Their primary focus is likely to be on their journey although they will have some secondary awareness of visual amenity. Their susceptibility to visual change will be medium.
- 5.108 The sensitivity of the visual receptors to change is considered to be medium overall.



Representative Viewpoint Plan Excerpt

Criteria	Detail
Distance / Direction	134 / NNW
Receptors	Pedestrians
Time / Date	10:12 / 07-11-2016
Focal Length	24mm



Visual Effects

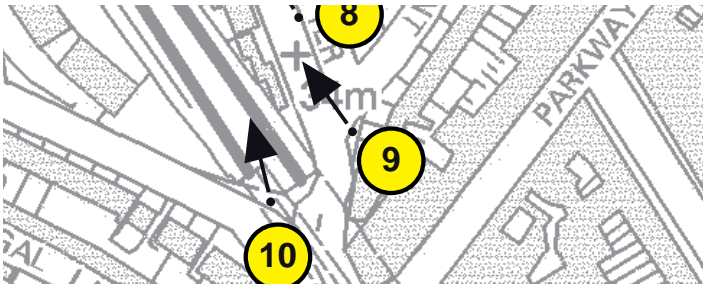
- 5.109 The proposed development would not be visible from this location, as it is entirely screened by the built frontages of 5-9 Oval Road.
- 5.110 There would be no visual effect from this location.

VP9. Intersection of Gloucester Crescent and Oval Road



Role of the existing site in the view

- 5.111 From the footpath on the south side of the junction of Oval Road and Gloucester Crescent, looking north towards the site the primary components in the view include:
 1. The junction of Oval Road with Gloucester Crescent which dominates the foreground. The presence of the junction breaks up the built context and provides an open setting to the view;
 2. A 20th century three storey red brick building (1 Oval Road) that is noticeably out of character with the street, due to its form, materials and on driveway parking below. The presence of the rail corridor behind is evident from the overhead power lines seen above the frontage wall;
 3. Regent's Park Terrace, its private driveway and mature trees within the front garden area define the east side of the street. The semi detached villas are notable elements in the middle distance on the west side of the street. The consistency in form, detailing and style of the terrace and villas together with the mature trees contribute to the visual amenity of the Oval Road frontage; and
 4. In the background to the view larger scale 20th century buildings including the Lockhouse development, above the roofscape of the Oval Road frontage and the backs of the flats fronting Gloucester Avenue.
- 5.112 The visual coherence of the 19th century building frontages and mature street trees is diminished by a number detracting elements within the view. The value of the view is medium.
- 5.113 Visual receptors at this viewpoint are pedestrians and cyclists moving north. Their primary focus is likely to be on their journey although they will have some secondary awareness of visual amenity. Their susceptibility to visual change will be medium.
- 5.114 The sensitivity of the visual receptors to change is medium.



Representative Viewpoint Plan Excerpt

Criteria	Detail
Distance / Direction	188 / NW
Receptors	Pedestrians
Time / Date	09:44 / 07-11-2016
Focal Length	24mm



Visual Effects

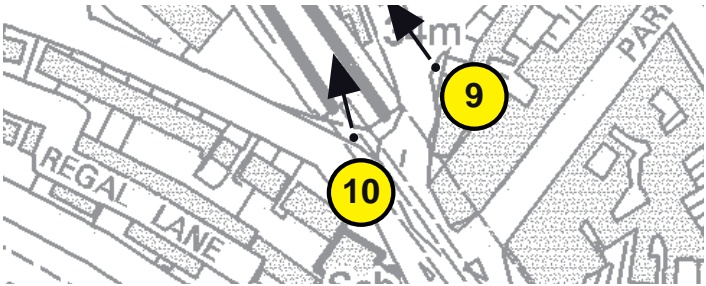
- 5.115 The proposed development would not be visible from this location, as it is entirely screened by the built frontages of 3-7 Oval Road.
- 5.116 There would be no visual effect from this location.

VP10. Regent's Park Road (adjacent to rental bike station)



Role of the existing site in the view

- 5.117 From a widened area in the footway close to the junction of Oval Road and Gloucester Crescent, just west of the bridge over the rail line, there is a view (in winter months) looking directly north along the railway corridor. The existing site is screened by intervening vegetation.
- 5.118 The main components of the view include:
 - 1. The foreground of the view is dominated by a wide expanse of pavement and a blank brick wall that largely prevents views of the rail line. The tops of the steel gantries can just be seen;
 - 2. The trees are a notable element in the view and provide a high level of screening. The large tree in the foreground screens views from this location during the summer months;
 - 3. Built development is perceived as a tertiary layer within the view, most notably the rear of no. 1 Oval Road, a 20th century building of no particular visual interest. The ten storey Lockhouse development can be also seen in the background but due to a combination of the filtering effect of the trees and distance, it have a minimal influence on the character of the view.
- 5.119 The value of the view is low. It is an incidental view of the backs of mainly 20th century properties along the railway with a foreground cluttered with signage and utility company cabinets.
- 5.120 Visual receptors at this viewpoint are pedestrians and cyclists moving north. Their primary focus is likely to be on their journey although the will have some secondary awareness of visual amenity. Their susceptibility to visual change will be medium.
- 5.121 The sensitivity of the visual receptors to change is considered to be low overall.



Representative Viewpoint Plan Excerpt

Criteria	Detail
Distance / Direction	183 / NNW
Receptors	Pedestrians / Cyclists
Time / Date	10:57 / 07-11-2016
Focal Length	24mm



Visual Effects

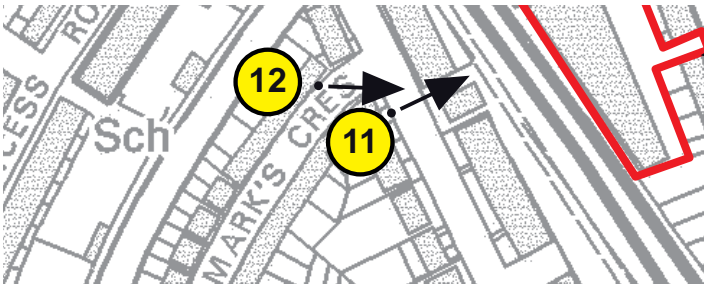
- 5.122 Filtered views of the part of the scheme would be obtained from this location in the winter. The stepped form of the scheme would be seen in place of the lower storeys of Lockhouse development above the existing brick wall. The materials, form and details are more compatible with the character of the wider townscape and would be a small scale but positive addition to the view.
- 5.123 There would be a low degree of visual change in winter and no change in summer.
- 5.124 Overall, there would be a minor beneficial change in winter and no change in the summer.

VP11. Gloucester Avenue (footpath outside No. 53)



Role of the existing site in the view

- 5.125 From the western footpath of Gloucester Avenue, there is a glimpsed view through a gap in the frontage created by a single storey substation and associated structures, across the rail corridor towards the site. The existing industrial units can be seen.
- 5.126 The main components of the view include:
1. The flank wall of no. 36 Gloucester Avenue, a 2.5 storey red brick building that has been converted into residential apartments. Set behind an attractive red brick wall with iron fencing;
 2. Single storey flat roofed buildings associated with the electricity sub station which lack of windows and articulation;
 3. Beyond the substation the overhead steel gantries associated with the rail corridor are seen together with the tops of the western facades of the existing industrial buildings within the site;
 4. The Lockhouse development can be seen in the background, beyond the frontage building ranging from three to ten storeys in height; and
 5. A large mature tree that largely screens the adjacent five storey block of mid 20th century flats at 13 Gloucester Avenue.
- 5.127 The value of this view is considered to be low due to the disjointed urban character, limited quality of the buildings and cluttering effect of the overhead gantries and power lines.
- 5.128 Visual receptors at this viewpoint are pedestrians, cyclists and motorists. Their primary focus is likely to be on their journey although they will have some secondary awareness of visual amenity. Their susceptibility to visual change will be medium.
- 5.129 The sensitivity of the visual receptors to change is considered to be medium overall.



Representative Viewpoint Plan Excerpt

Criteria	Detail
Distance / Direction	74 / ENE
Receptors	Pedestrians
Time / Date	13:19 / 02-10-2016
Focal Length	24mm