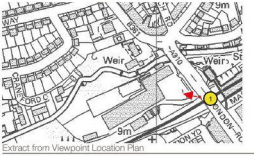
View 1: London Road



Extract from Viewpoint Location Plan

Image Details	
Date/Time:	16.12.14; 10:47
Focal Length/ Horizontal FOV	50mm/ 39.6 deg
Details:	ISO 100; f8; 1/320
Distance from Application site:	450m approx to Craneford Way East Playing Field 572m approx to Main Site

Role of Site in Existing View

No current view of development on Main Site or of Craneford Way East Playing Fields

Value of View

Low - view across construction site, no scenic value

Visual Receptors

Pedestrians, cyclists and motorists crossing railway bridge on London Road

Susceptibility to Change

Low - people generally focussed on their journey rather than the amenity value of the view

Overall Sensitivity

Low

Skyline Assessment

There are no existing features of historic or visual interest on the skyline. Trees on the edge of the foreground construction site form the skyline. The skyline has low sensitivity to change owing to the construction of buildings that will obscure this view.

The development will not be evident of the skyline and will have no effect on the skyline from this location. From the opposite side of the road, the proposed college and residential buildings would also be screened by the new development.

Accurate Visual Representation

Description of Change Resulting from Proposed Development	Nature of Change as a result of Proposed Development	Significance of Effect	Residual Effect following Secondary Mitigation (Year 1)	Residual Effect (Year 15)
No effect on views	The buildings would be entirely screened by intervening vegetation and buildings even during winter months. **Negligible**	There will be a no visual effect arising from the proposed development. **Negligible**	No mitigation required **Negligible**	**Negligible**

Assessment of Operational Effects

View 2: Chertsey Road

Extract from Viewpoint Location Plan

Image Details	
Date/Time:	16.10.14; 11:24
Focal Length/ Horizontal Fov	24mm; 73.7 deg
Details:	ISO 100; f7.1; 1/200
Distance from Application site:	80m approx

Role of Site in Existing View

Trees on site frontage to A316 define the southern edge of the road. There is a view across the northern part of the site. Partial views of existing college buildings, car parking and trees.

Value of View

Low - view dominated by major road, no scenic value

Visual Receptors

Pedestrians/cyclists - along A316

Susceptibility to Change

Medium - people likely to be commuting focussed on journey. Owing to proximity of major road focus unlikely to be on visual amenity

Overall Sensitivity

Low

Skyline Assessment

There are no existing features of historic or visual interest on the skyline. The skyline is formed by trees on the College frontage and the roofs of residential buildings along Egerton Road. There are no elements of particular skyline interest. There is low sensitivity to changes to the skyline.

The proposed college building will be evident on the skyline and will draw the eye due to its scale giving rise to a medium magnitude of change to the skyline.

There would be a minor beneficial change to the skyline as a result of the introduction of a local landmark element. The increased prominence of the College within the townscape is considered to be appropriate given the community use of the building and will assist legibility. The detailed design of the roof plant and projections would need to ensure that these are minor elements that have been designed to fit in with the overall composition.

NB this image shows the the maximum parameters (built envelope) of the proposed buildings and the pedestrian footbridge has been removed. Details of the proposed works to the access are not shown.

Accurate Visual Representation

Description of Change Resulting from Proposed Development	Nature of Change as a result of Proposed Development	Significance of Effect	Residual Effect following Mitigation (Year 1)	Residual Effect (Year 15)
The main college building will be seen beyond frontage parking and retained trees on the Chertsey Road frontage. This will create a new frontage. It is possible that minor projections above the envelope would be visible	Medium scale of change from the introduction of the main College building into the view in summer and high degree of change in winter. Car parking would be seen on the frontage as at present	Whilst new development would be evident and taller than existing development in the view, it would not be incongruous on this arterial route along which large non-residential buildings are seen within the residential context. Whilst the scale is taller that existing development there is potential to create an appropriate landmark and enhance the visual quality of the road. There would be a visual effect of **moderate adverse** significance from the introduction of development on the site frontage.	Mitigation through high quality detailed design of the building elevations and associated articulation of the built form would create an new local landmark on the frontage. Care should be taken in the siting and design of minor roof projections and plant enclosre to ensure that these form part of the architectural composition and are not dominant. **Moderate beneficial**	Increase in screening provided by planting within car park would reduce visual role of parked cars. Existing trees on the Chertsey Road frontage will be larger and provide increased screening in the summer months **Moderate beneficial**

Assessment of Operational Effects

View 3: Heathfield South

Role of Site in Existing View

Vista along street in which part of the existing 1950s College building on Egerton Road terminates the view. Frontage walls, vegetation and frontage parking are also evident.

Value of View

Low - general townscape view of no particular scenic quality

Visual Receptors

Pedestrians

Susceptibility to Change

Medium - residents within their local area will be susceptible to visual change

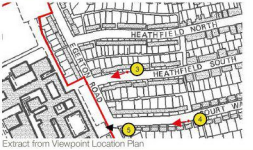
Overall Sensitivity

Medium

Skyline Assessment

There are no existing features of historic or visual interest on the skyline. Relatively consistent skyline of building roofs although the taller elements within the college can be seen on the skyline. Medium sensitivity to change to the skyline.

A new residential frontage would be defined by the redevelopment of the College seen beyond the frontage planting. Minor elements will be seen on the skyline beyond the new building frontage with some screening of winter views and would result in a low magnitude of change. There would be a minor neutral effect on the skyline. The character of the skyline would be comparable to the present situation.



Extract from Viewpoint Location Plan

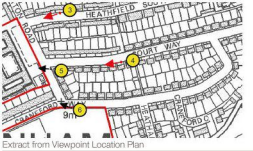
Image Details	
Date/Time:	16.10.12; 11: 39
Focal Length/ Horizontal FOV:	24mm/ 73.7 deg
Details:	ISO 100; f5 ; 1/125
Distance from Application site:	75m approx

Accurate Visual Representation

Description of Change Resulting from Proposed Development	Nature of Change as a result of Proposed Development	Significance of Effect	Residual Effect following Mitigation (Year 1)	Residual Effect (Year 15)
Operation: New development will be evident terminating the view along Heathfield South. It would replace the existing building in the view and be of a similar scale. It is possible that minor projections above the envelope would be visible (chimneys/ lift overruns or stair enclosures).	There would be a **low** magnitude of change arising from residential development fronting Egerton Road. The proposed scale is similar to surrounding buildings. the roof projections would be minor elements that are consitent with the general character of the streetscape	The visual effect would be of **minor neutral** significance.The scale and type of the proposed development is compatible with the townscape context.	Mitigation through high quality detailed design of the building elevations, appropriate articulation of the built form, landscape treatment of gardens and front boundaries could create a new frontage that enhances the existing townscape. Careful design of roof projections to fit with the architectural response. **Minor beneficial**	**Minor beneficial**

Assessment of Operational Effects

View 4: Court Way



Extract from Viewpoint Location Plan

Image Details	
Date/Time:	16.12.14; 11.55
Focal Length/ Horizontal FOV:	24mm; 73.7 deg
Details:	ISO 100 f7.1; 1/200
Distance from Application site:	155m approx

Role of Site in Existing View

There is a partial view of the existing 1950s Richmond College buildings on Egerton Road along Court Way. The tower is a feature at the end of the street

Value of View

Low - A general townscape view of no particular scenic value

Visual Receptors

Pedestrians and motorists.

Susceptibility to Change

Medium - residents within their local area will be susceptible to visual change

Overall Sensitivity

Medium

Skyline Assessment

The tower of the College provides a minor focal point within the townscape and is a slender vertical element on the skyline. The skyline has a medium sensitivity to change

The proposed residential development will be seen beyond the retained frontage planting with the top of taller elements of building just glimsed through the trees. The existing focal point provided by the College tower would be removed from the view giving rise to a medium magnitude of change and a minor adverse effect on the skyline from this location.

Accurate Visual Representation

Description of Change Resulting from Proposed Development	Nature of Change as a result of Proposed Development	Significance of Effect	Residual Effect following Mitigation (Year 1)	Residual Effect (Year 15)
New development will be evident terminating the view along Court Way. It would replace the existing building in the view. The frontage development would have a similar maximum height to existing residential development. Taller roofs would just be seen stepping up beyond. It is possible that minor projections above the envelope would be visible (chimneys/ lift overruns or stair enclosures and roof plant enclosures).	There would be a noticeable change to the view as a result of the removal of the college tower and the filtered views of the new development in place of the existing college building. The scale of replacement buildings would be appropriate to the overall scene and would not be prominent. There would be a **low** magnitude of change	There would be a **minor adverse** visual effect arising from the loss of local landmark element provided by the college tower.	The architectural design would create an appropriate street frontage that would terminate the view and contribute to the visual amenity of the street scene. Careful design and siting of roof projections to fit with the architectural response and limit visual effect of plant enclosure. **Minor beneficial**	As existing planting on the frontage matures views of the buildings would be reduced in the summer months Minor beneficial

Assessment of Operational Effects

View 5: Egerton Road

Role of Site in Existing View

Part of the frontage to the1950s college buildings are seen along Egerton Road together with front boundary walls, railings and trees and hedgerows. Cycle parking stands and car parking are also glimpsed.

Value of View

Low - a general townscape view of no scenic value.

Visual Receptors

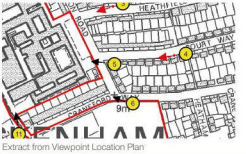
Pedestrians/cyclists/motorists

Susceptibility to Change

Medium - residents within their local area will be susceptible to visual change whereas people travelling through the area are unlikely to be focussed on the amenity of the locality

Overall Sensitivity

Medium



Extract from Viewpoint Location Plan

Image Details	
Date/Time:	30/07/14 10:05
Focal Length:/ Horizontal FoV	24mm;
Details:	ISO 100; f/11; 1/60
Distance from Application site:	12m approx

Description of Change Resulting from Proposed Development	Nature of Change as a result of Proposed Development	Significance of Effect	Residual Effect following Mitigation (Year 1)	Residual Effect (Year 15)
Existing College buildings on the frontage to Egerton Road would be replaced by residential development of a similar scale and set back. Existing trees on the frontage would be retained.	There would be a **low** magnitude of change to the view along the street arising from the change to the buildings on the frontage. Other buildings within the site would not be visible.	There would be a **minor neutral visual effect** based on the parameters.	The architectural design would create an appropriate articulation of street frontage scene compatible with the residential character. A local landmark element could be created through the detailed design. **Minor beneficial**	The trees on the site frontage would continue to mature and become more notable elements in the street. **Minor beneficial**

View 6: Craneford Way

Role of Site in Existing View

The top of the tower on the 1950s college building is just glimpsed. To the left, there is a view across the Craneford Way playing fields (not shown)

Value of View

Low - a general townscape view of no scenic value.

Visual Receptors

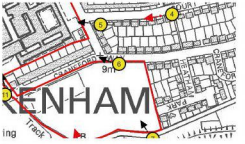
Pedestrians/cyclists/motorists

Susceptibility to Change

Medium - residents within their local area will be susceptible to visual change whereas people travelling through the area are unlikely to be focussed on the amenity of the locality

Overall Sensitivity

Medium



Extract from Viewpoint Location Plan

Image Details	
Date/Time:	30.07.14; 10.28
Focal Length/ Horizontal For	24mm;
Details:	ISO100; f/13; 1/80
Distance from Application site:	1m approx

Description of Change Resulting from Proposed Development	Nature of Change as a result of Proposed Development	Significance of Effect	Residual Effect following Mitigation (Year 1)	Residual Effect (Year 15)
Largely filtered views of the roofs of 4 and 5 storey buildings may just be seen above the roofs of frontage buildings. There would be an access to the playing pitches from Craneford Way but no effect on existing trees. Views of school/ college development would be screened.	There would be a reduction in the amount of taller development seen beyond the frontage buildings, owing to the replacement of the college tower. The screening limits views in summer, with potential for filtered views in winter. Minor roof projections may be seen but would not be out of context given the variety of the roof line. There would be a **low** magnitude of change to the view.	The visual effect would be of **minor neutral** significance. Taller development would continue to be seen beyond the frontage buildings, but in a slightly different location.	Mitigation through massing of built form, use of materials and architectural design and the sensitive siting and design of orrf projections will reduce the amount of development seen / ensure appearance is acceptable. **Minor neutral**	Existing trees would provide marginally more screening but overall visual effect will remain the same. **Minor neutral**

View 7: Craneford Way East Playing Field

Role of Site in Existing View

The tops of buildings within the Richmond College site are seen on the skyline beyond the intervening buildings and trees

Value of View

Medium - view across the playing field which has a sense of openess

Visual Receptors

Users of the public open space for formal and informal recreation

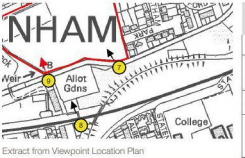
Future users of path along Crane River

Susceptibility to Change

Medium - people engaged in active and informal recreation. People using the field for sports will not be focussed on visual amenity, however informal recreational users may have a greater awareness of visual amenity.

Overall Sensitivity

Medium



Extract from Viewpoint Location Plan

Image Details	
Date/Time:	30.07.14; 10.42
Focal Length/ Horizontal FOV	24mm;
Details:	ISO100; f/11; 1/125
Distance from Application site:	0m approx Approx. 220m from Main Site

Description of Change Resulting from Proposed Development	Nature of Change as a result of Proposed Development	Significance of Effect	Residual Effect following Mitigation (Year 1)	Residual Effect (Year 15)
There would be a view across artificial pitches and through 4m high fencing. Within the college site, glimpses of parts of the tops of 4-5 storey residential buildings would be seen between the trees on the skyline, with filtered views through the trees in winter. 5 storey residential buildings would be similar height to the college tower. Minor roof level projections may be visible	There would be a **medium** magnitude of change as a result of the erection of fencing. The magnitude of change resulting from the residential development would be low. The college development would be screened by residental development.	The use of artificial grass pitches and high quality fencing with good visual permeability would limit the visual effect of the pitches and fencing. Effect - **moderate neutral significance.**	Further mitigation provided through the detailed design of the buildings which will reduce the amount of built form that is evident. **Minor neutral**	Further summer screening will be provided by trees within the Craneford Way Playing fields as these mature but this would not alter the significance of the effect **Minor Neutral**

View 8: Pedestrian footbridge over railway

Role of Site in Existing View

In this elevated view crossing the pedestrian bridge over the railway the top of some of the college buildings are seen above the intervening housing. Some screening is provided by intervening trees in summer with the potential for filtered views in the direction of the site in winter

Value of View

Low - a general townscape view of limited scenic value.

Visual Receptors

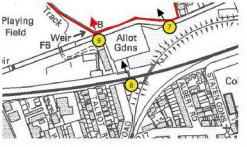
Pedestrians

Susceptibility to Change

Low - people in this location are travelling through the urban area and are unlikely to be focussed on the amenity of the locality

Overall Sensitivity

Low

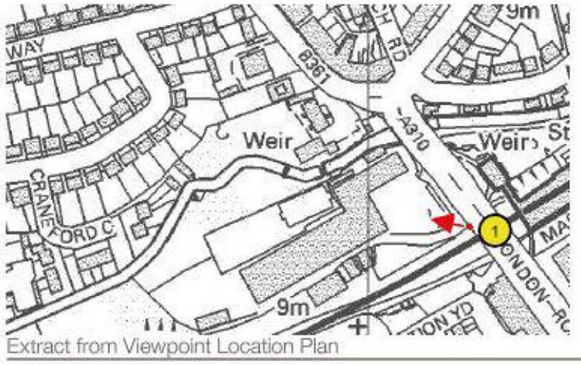


Extract from Viewpoint Location Plan

Image Details	
Date/Time:	30.07.14; 10.58
Focal Length/ Horizontal FOV	24mm;
Details:	ISO100; f/11; 1/80
Distance from Application site:	85m approx from Craneford Way playing field; 65m from main site

Description of Change Resulting from Proposed Development	Nature of Change	Significance of Effect	Residual Effect following Mitigation (Year 1)	Residual Effect (Year 15)
The tops of the existing large scale college buildings would be removed from this view. Taller residential development to the west of the site would be largely screened by intervening trees in the summer months, although filtered views of the tops of buildings would be obtained during the winter. Minor roof level projections and plant enclosure may be seen. Fencing and artificial pitches would be glimpsed within the playing fields. The fencing would play a limited visual role.	A **low** magnitude of change to the view. The new buildings would be largely screened by trees and there would be a reduction in the built form evident beyond the frontage housing in some areas.	There would be a visual effect of **minor neutral** significance from the development of the college site. The 5 storey residential building would not be discernably taller than the existing Challenge Court development The playing fields would have a **negligible** effect if the colour of the playing surfaces contrasts with the grass.	There would be inherent mitigation and reduction of the visual role of buildings, especially in winter as a result of their detailed design including the siting of minor roof level projections and plant enclosures. **Negligible**	Further summer screening will be provided by intervening trees trees as they mature but this would not alter the significance of the effect **Negligible**

View 1: London Road



Extract from Viewpoint Location Plan

Image Details	
Date/Time:	16.12.14; 10:47
Focal Length/ Horizontal FOV	50mm/ 39.6 deg
Details:	ISO 100; f8; 1/320
Distance from Application site:	450m approx to Craneford Way East Playing Field 572m approx to Main Site

Role of Site in Existing View

No current view of development on Main Site or of Craneford Way East Playing Fields

Value of View

Low - view across construction site, no scenic value

Visual Receptors

Pedestrians, cyclists and motorists crossing railway bridge on London Road

Susceptibility to Change

Low - people generally focussed on their journey rather than the amenity value of the view

Overall Sensitivity

Low

Skyline Assessment

There are no existing features of historic or visual interest on the skyline. Trees on the edge of the foreground construction site form the skyline. The skyline has low sensitivity to change owing to the construction of buildings that will obscure this view.

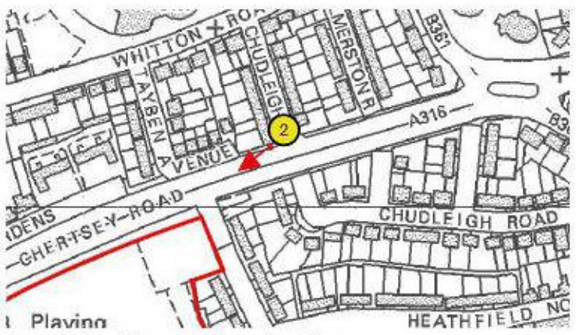
The development will not be evident of the skyline and will have no effect on the skyline from this location. From the oppostite side of the road, the proposed college and residential buildings would also be screened by the new development.

Accurate Visual Representation

Description of Change Resulting from Proposed Development	Nature of Change as a result of Proposed Development	Significance of Effect	Residual Effect following Secondary Mitigation (Year 1)	Residual Effect (Year 15)
No effect on views	The buildings would be entirely screened by intervening vegetation and buildings even during winter months. **Negligible**	There will be a no visual effect arising from the proposed development. **Negligible**	No mitigation required **Negligible**	**Negligible**

Assessment of Operational Effects

View 2: Chertsey Road



Extract from Viewpoint Location Plan

Image Details	
Date/Time:	16.10.14; 11:24
Focal Length/ Horizontal Fov	24mm; 73.7 deg
Details:	ISO 100; f7.1; 1/200
Distance from Application site:	80m approx

Role of Site in Existing View

Trees on site frontage to A316 define the southern edge of the road. There is a view across the northern part of the site. Partial views of existing college buildings, car parking and trees.

Value of View

Low - view dominated by major road, no scenic value

Visual Receptors

Pedestrians/cyclists - along A316

Susceptibility to Change

Medium - people likely to be commuting focussed on journey. Owing to proximity of major road focus unlikely to be on visual amenity

Overall Sensitivity

Low

Skyline Assessment

There are no existing features of historic or visual interest on the skyline. The skyline is formed by trees on the College frontage and the roofs of residential buildings along Egerton Road. There are no elements of particular skyline interest. There is low sensitivity to changes to the skyline.

The proposed college building will be evident on the skyline and will draw the eye due to its scale giving rise to a medium magnitude of change to the skyline.

There would be a minor beneficial change to the skyline as a result of the introduction of a local landmark element. The increased prominence of the College within the townscape is considered to be appropriate given the community use of the building and will assist legibility. The detailed design of the roof plant and projections would need to ensure that these are minor elements that have been designed to fit in with the overall composition.

NB this image shows the the maximum parameters (built envelope) of the proposed buildings and the pedestrian footbridge has been removed. Details of the proposed works to the access are not shown.

Accurate Visual Representation

Description of Change Resulting from Proposed Development	Nature of Change as a result of Proposed Development	Significance of Effect	Residual Effect following Mitigation (Year 1)	Residual Effect (Year 15)
The main college building will be seen beyond frontage parking and retained trees on the Chertsey Road frontage. This will create a new frontage. It is possible that minor projections above the envelope would be visible	Medium scale of change from the introduction of the main College building into the view in summer and high degree of change in winter. Car parking would be seen on the frontage as at present	Whilst new development would be evident and taller than existing development in the view, it would not be incongruous on this arterial route along which large non-residential buildings are seen within the residential context. Whilst the scale is taller that existing development there is potential to create an appropriate landmark and enhance the visual quality of the road. There would be a visual effect of **moderate adverse** significance from the introduction of development on the site frontage.	Mitigation through high quality detailed design of the building elevations and associated articulation of the built form would create an new local landmark on the frontage. Care should be taken in the siting and design of minor roof projections and plant enclosre to ensure that these form part of the archtiectural composition and are not dominant. **Moderate beneficial**	Increase in screening provided by planting within car park would reduce visual role of parked cars. Existing trees on the Chertsey Road frontage will be larger and provide increased screening in the summer months **Moderate beneficical**

Assessment of Operational Effects

View 3: Heathfield South

Role of Site in Existing View

Vista along street in which part of the existing 1950s College building on Egerton Road terminates the view. Frontage walls, vegetation and frontage parking are also evident.

Value of View

Low - general townscape view of no particular scenic quality

Visual Receptors

Pedestrians

Susceptibility to Change

Medium - residents within their local area will be susceptible to visual change

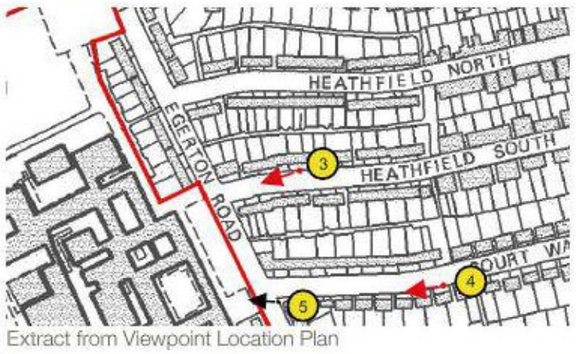
Overall Sensitivity

Medium

Skyline Assessment

There are no existing features of historic or visual interest on the skyline. Relatively consistent skyline of building roofs although the taller elements within the college can be seen on the skyline. Medium sensitivity to change to the skyline.

A new residential frontage would be defined by the redevelopment of the College seen beyond the frontage planting. Minor elements will be seen on the skyline beyond the new building frontage with some screening of winter views and would result in a low magnitude of change. There would be a minor neutral effect on the skyline. The character of the skyline would be comparable to the present situation.



Extract from Viewpoint Location Plan

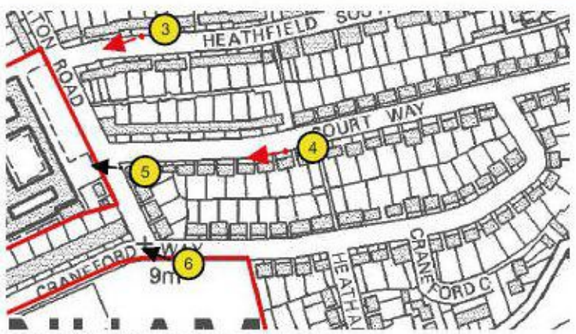
Image Details	
Date/Time:	16.10.12; 11: 39
Focal Length/ Horizontal FOV:	24mm/ 73.7 deg
Details:	ISO 100; f5 ; 1/125
Distance from Application site:	75m approx

Accurate Visual Representation

Description of Change Resulting from Proposed Development	Nature of Change as a result of Proposed Development	Significance of Effect	Residual Effect following Mitigation (Year 1)	Residual Effect (Year 15)
Operation: New development will be evident terminating the view along Heathfield South. It would replace the existing building in the view and be of a similar scale. It is possible that minor projections above the envelope would be visible (chimneys/ lift overruns or stair enclosures).	There would be a **low** magnitude of change arising from residential development fronting Egerton Road. The proposed scale is similar to surrounding buildings. the roof projections would be minor elements that are consitent with the general character of the streetscape	The visual effect would be of **minor neutral** significance.The scale and type of the proposed development is compatible with the townscape context.	Mitigation through high quality detailed design of the building elevations, appropriate articulation of the built form, landscape treatment of gardens and front boundaries could create a new frontage that enhances the existing townscape. Careful design of roof projections to fit with the architectural response. **Minor beneficial**	**Minor beneficial**

Assessment of Operational Effects

View 4: Court Way



Extract from Viewpoint Location Plan

Image Details	
Date/Time:	16.12.14; 11.55
Focal Length/ Horizontal FOV:	24mm; 73.7 deg
Details:	ISO 100 f7.1; 1/200
Distance from Application site:	155m approx

Role of Site in Existing View

There is a partial view of the existing 1950s Richmond College buildings on Egerton Road along Court Way. The tower is a feature at the end of the street

Value of View

Low - A general townscape view of no particular scenic value

Visual Receptors

Pedestrians and motorists.

Susceptibility to Change

Medium - residents within their local area will be susceptible to visual change

Overall Sensitivity

Medium

Skyline Assessment

The tower of the College provides a minor focal point within the townscape and is a slender vertical element on the skyline. The skyline has a medium sensitivity to change

The proposed residential development will be seen beyond the retained frontage planting with the top of taller elements of building just glimsed through the trees. The existing focal point provided by the College tower would be removed from the view giving rise to a medium magnitude of change and a minor adverse effect on the skyline from this location.

Accurate Visual Representation

Description of Change Resulting from Proposed Development	Nature of Change as a result of Proposed Development	Significance of Effect	Residual Effect following Mitigation (Year 1)	Residual Effect (Year 15)
New development will be evident terminating the view along Court Way. It would replace the existing building in the view. The frontage development would have a similar maximum height to existing residential development. Taller roofs would just be seen stepping up beyond. It is possible that minor projections above the envelope would be visible (chimneys/ lift overruns or stair enclosures and roof plant enclosures).	There would be a noticeable change to the view as a result of the removal of the college tower and the filtered views of the new development in place of the existing college building. The scale of replacement buildings would be appropriate to the overall scene and would not be prominent. There would be a **low** magnitude of change	There would be a **minor adverse** visual effect arising from the loss of local landmark element provided by the college tower.	The architectural design would create an appropriate street frontage that would terminate the view and contribute to the visual amenity of the street scene. Careful design and siting of roof projections to fit with the architectural response and limit visual effect of plant enclosure. **Minor beneficial**	As existing planting on the frontage matures views of the buildings would be reduced in the summer months Minor beneficial

Assessment of Operational Effects

View 5: Egerton Road

Role of Site in Existing View

Part of the frontage to the1950s college buildings are seen along Egerton Road together with front boundary walls, railings and trees and hedgerows. Cycle parking stands and car parking are also glimpsed.

Value of View

Low - a general townscape view of no scenic value.

Visual Receptors

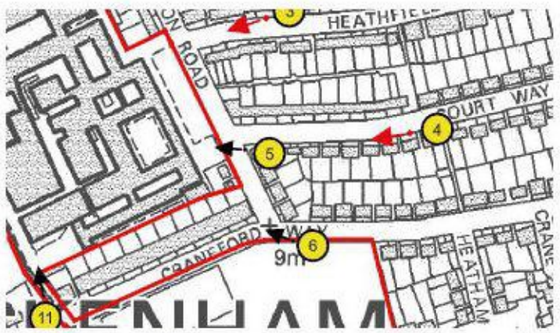
Pedestrians/cyclists/motorists

Susceptibility to Change

Medium - residents within their local area will be susceptible to visual change whereas people travelling through the area are unlikely to be focussed on the amenity of the locality

Overall Sensitivity

Medium



Extract from Viewpoint Location Plan

Image Details	
Date/Time:	30/07/14 10:05
Focal Length:/ Horizontal FoV	24mm;
Details:	ISO 100; f/11; 1/60
Distance from Application site:	12m approx

Description of Change Resulting from Proposed Development	Nature of Change as a result of Proposed Development	Significance of Effect	Residual Effect following Mitigation (Year 1)	Residual Effect (Year 15)
Existing College buildings on the frontage to Egerton Road would be replaced by residential development of a similar scale and set back. Existing trees on the frontage would be retained.	There would be a **low** magnitude of change to the view along the street arising from the change to the buildings on the frontage. Other buildings within the site would not be visible.	There would be a **minor neutral visual effect** based on the parameters.	The architectural design would create an appropriate articulation of street frontage scene compatible with the residential character. A local landmark element could be created through the detailed design. **Minor beneficial**	The trees on the site frontage would continue to mature and become more notable elements in the street. **Minor beneficial**

View 6: Craneford Way

Role of Site in Existing View

The top of the tower on the 1950s college building is just glimpsed. To the left, there is a view across the Craneford Way playing fields (not shown)

Value of View

Low - a general townscape view of no scenic value.

Visual Receptors

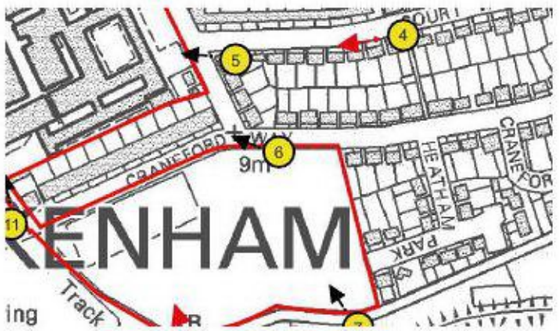
Pedestrians/cyclists/motorists

Susceptibility to Change

Medium - residents within their local area will be susceptible to visual change whereas people travelling through the area are unlikely to be focussed on the amenity of the locality

Overall Sensitivity

Medium



Extract from Viewpoint Location Plan

Image Details	
Date/Time:	30.07.14; 10.28
Focal Length:/ Horizontal For	24mm;
Details:	ISO100; f/13; 1/80
Distance from Application site:	1m approx

Description of Change Resulting from Proposed Development	Nature of Change as a result of Proposed Development	Significance of Effect	Residual Effect following Mitigation (Year 1)	Residual Effect (Year 15)
Largely filtered views of the roofs of 4 and 5 storey buildings may just be seen above the roofs of frontage buildings. There would be an access to the playing pitches from Craneford Way but no effect on existing trees. Views of school/ college development would be screened.	There would be a reduction in the amount of taller development seen beyond the frontage buildings, owing to the replacement of the college tower. The screening limits views in summer, with potential for filtered views in winter. Minor roof projections may be seen but would not be out of context given the variety of the roof line. There would be a **low** magnitude of change to the view.	The visual effect would be of **minor neutral** significance. Taller development would continue to be seen beyond the frontage buildings, but in a slightly different location.	Mitigation through massing of built form, use of materials and architectural design and the sensitive siting and design of orrf projections will reduce the amount of development seen / ensure appearance is acceptable. **Minor neutral**	Existing trees would provide marginally more screening but overall visual effect will remain the same. **Minor neutral**

View 7: Craneford Way East Playing Field

Role of Site in Existing View

The tops of buildings within the Richmond College site are seen on the skyline beyond the intervening buildings and trees

Value of View

Medium - view across the playing field which has a sense of openess

Visual Receptors

Users of the public open space for formal and informal recreation

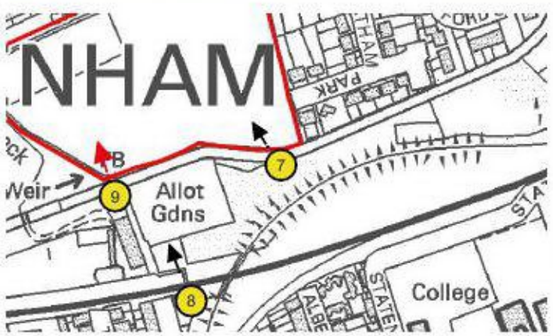
Future users of path along Crane River

Susceptibility to Change

Medium - people engaged in active and informal recreation. People using the field for sports will not be focussed on visual amenity, however informal recreational users may have a greater awareness of visual amenity.

Overall Sensitivity

Medium



Extract from Viewpoint Location Plan

Image Details	
Date/Time:	30.07.14; 10.42
Focal Length:/ Horizontal FOV	24mm;
Details:	ISO100; f/11; 1/125
Distance from Application site:	0m approx Approx. 220m from Main Site

Description of Change Resulting from Proposed Development	Nature of Change as a result of Proposed Development	Significance of Effect	Residual Effect following Mitigation (Year 1)	Residual Effect (Year 15)
There would be a view across artificial pitches and through 4m high fencing. Within the college site, glimpses of parts of the tops of 4-5 storey residential buildings would be seen between the trees on the skyline, with filtered views through the trees in winter. 5 storey residential buildings would be similar height to the college tower. Minor roof level projections may be visible	There would be a **medium** magnitude of change as a result of the erection of fencing. The magnitude of change resulting from the residential development would be low. The college development would be screened by residential development.	The use of artificial grass pitches and high quality fencing with good visual permeability would limit the visual effect of the pitches and fencing. Effect - **moderate neutral significance.**	Further mitigation provided through the detailed design of the buildings which will reduce the amount of built form that is evident. **Minor neutral**	Further summer screening will be provided by trees within the Craneford Way Playing fields as these mature but this would not alter the signfilicance of the effect **Minor Neutral**

View 8: Pedestrian footbridge over railway

Role of Site in Existing View

In this elevated view crossing the pedestrian bridge over the railway the top of some of the college buildings are seen above the intervening housing. Some screening is provided by intervening trees in summer with the potential for filtered views in the direction of the site in winter

Value of View

Low - a general townscape view of limited scenic value.

Visual Receptors

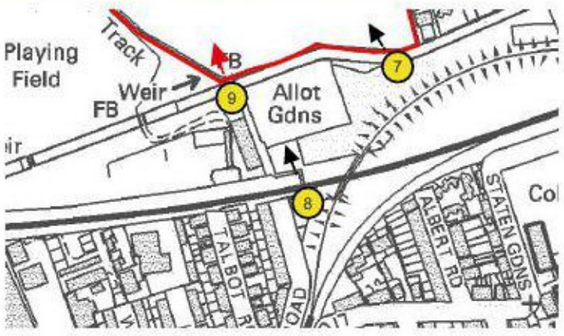
Pedestrians

Susceptibility to Change

Low - people in this location are travelling through the urban area and are unlikely to be focussed on the amenity of the locality

Overall Sensitivity

Low



Extract from Viewpoint Location Plan

Image Details	
Date/Time:	30.07.14; 10.58
Focal Length/ Horizontal FOV	24mm;
Details:	ISO100; f/11; 1/80
Distance from Application site:	85m approx from Craneford Way playing field; 65m from main site

Description of Change Resulting from Proposed Development	Nature of Change	Significance of Effect	Residual Effect following Mitigation (Year 1)	Residual Effect (Year 15)
The tops of the existing large scale college buildings would be removed from this view. Taller residential development to the west of the site would be largely screened by intervening trees in the summer months, although filtered views of the tops of buildings would be obtained during the winter. Minor roof level projections and plant enclosure may be seen. Fencing and artificial pitches would be glimpsed within the playing fields. The fencing would play a limited visual role.	A **low** magnitude of change to the view. The new buildings would be largely screened by trees and there would be a reduction in the built form evident beyond the frontage housing in some areas.	There would be a visual effect of **minor neutral** significance from the development of the college site. The 5 storey residential building would not be discernably taller than the existing Challenge Court development The playing fields would have a **negligible** effect if the colour of the playing surfaces contrasts with the grass.	There would be inherent mitigation and reduction of the visual role of buildings, especially in winter as a result of their detailed design including the siting of minor roof level projections and plant enclosures. **Negligible**	Further summer screening will be provided by intervening trees trees as they mature but this would not alter the signfiicance of the effect **Negligible**