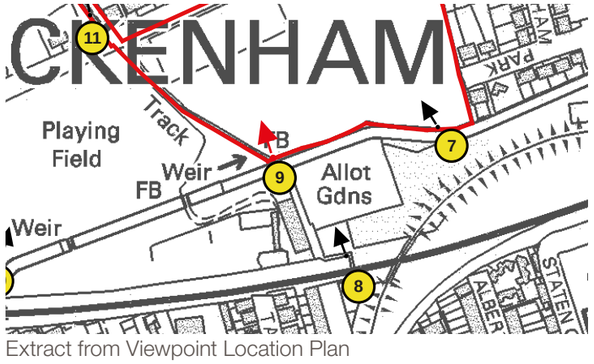
View 9: Marsh Farm Lane - west of Craneford Way East Playing



Extract from Viewpoint Location Plan

Image Details	
Date/Time:	16.12.14; 12.20
Focal Length/ Horizontal FOV:	24mm; 74.9 deg
Details:	ISO100; f/6.3; 1/200
Distance from Application site:	175m approx from main site

Role of Site in Existing View

The Craneford Way Playing Fields form the foreground of the view. Existing buildings on the College site can be seen above and between intervening buildings.

Value of View

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

Visual Receptors

Pedestrians using Marsh Farm Lane

Susceptibility to Change

Medium - the majority of people may be using the footpath to access the College or Rugby Ground. Some users may be accessing the route along the River Crane

Overall Sensitivity

Medium

Skyline Assessment

The existing skyline comprises a combination of trees and the roofs of the taller college buildings beyond the housing fronting Craneford Way. The skyline has a low sensitivity to change. The flank of the College tower is not considered to have a positive landmark role.

Existing taller college buildings would be replaced by buildings of similar apparent height but in different locations. The change in the distribution of the mass of the built form on the college site will not effect any features of skyline interest or value. There would be a low magnitude of change to the skyline and a neutral effect of minor significance

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 artificial pitches and 4m fencing would be seen to the right of this view. Within the college site, glimpses of parts of the tops of four and five storey residential buildings would be seen between the trees on the skyline, with filtered views through the trees in winter. Minor projections (flues/windcatchers/ stair and lift enclosures may be evident as small scale elements above the max height parameter shown on the AVR.	There would be a limited degree of change as a result of the fencing around the edge of the ptches. The magnitude of changes resulting from the residential development would be **medium** based on the outline parameters. The visual edge of the playing fields would continue to be defined by frontage residential buildings and trees with taller development beyond.	The changes to the visual amenity of footpath users resulting from the introduction of the artificial pitches and associated fencing would be limited. The introduction of new buildings on the skyline and the replacement of existing elements of taller buildings currently seen would give rise to a **moderate neutral** visual effect.	The effect on the amenity of the view would be mitigated by the detailed design, form and materials of the buildings which will reduce the amount of built form that is evident compared to the maximum outline parameters. The siting, design and scale of minor projections shoudl seek to minimise visual role and integrate with the architecture/roofscape. **Minor neutral**	Further summer screening will be provided by intervening trees as they mature but this would not alter the signfiicance of the effect **Minor neutral**

Assessment of Operational Effects

View 10: Craneford Way West Playing Field (south-west)

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

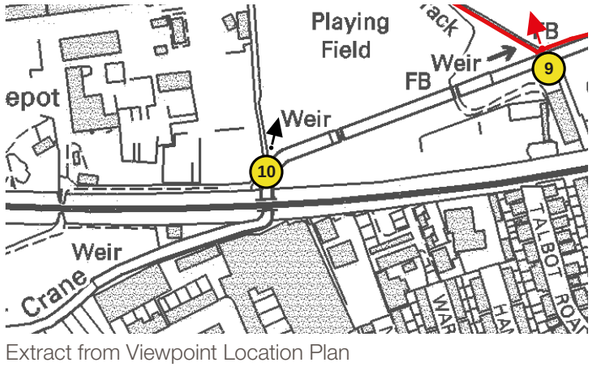
Users of the public open space

Susceptibility to Change

Medium - people likely to be engaged in informal recreation and may have some focus on awareness of visual amenity.

Overall Sensitivity

Medium



Extract from Viewpoint Location Plan

Image Details	
Date/Time:	30.07.14; 11.14
Focal Length:/ Horizontal FOV	24mm;
Details:	ISO100; f/11; 1/200
Distance from Application site:	175m 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)
Residential development on west side of site (of 4 storeys and over) would be seen beyond and left of the frontage housing. Minor roof projections may als be seen. Some screening would be provided by intervening trees although a number of trees would be removed. It would replace existing college buildings which are just glimpsed. The very top of the tallest elements of the new college buildings would replace views of the roof of Twickenham Stadium. The main element in the view would remain the amenity space surrounded by a combination of trees and buildings.	The replacement of existing buildings with slightly taller development within the view would result in a change of **medium** magnitude.	The scheme would give rise to a **moderate neutral effect** to the view.	Mitigation inherent in the detailed design of individual buildings would reduce the extent of built form seen compared to maximum parameters. The siting, design and scale of minor projections shoudl seek to minimise visual role and integrate with the architecture/roofscape. **Moderate neutral**	replacement planting along Marsh Farm Lane would provide some additional screening. **Minor neutral**

View 11: Footpath to west of site

Role of Site in Existing View

Buildings on the west side of the college are seen through the chain link fence

Value of View

Low - a general towncape view of no scenic value.

Visual Receptors

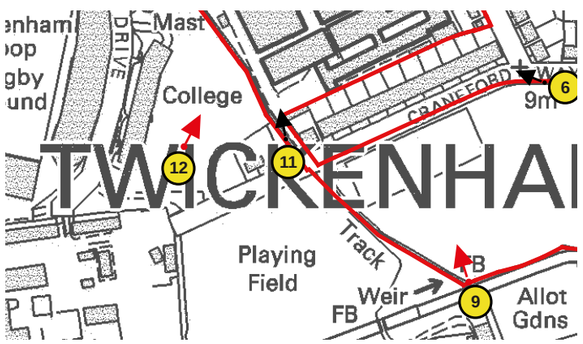
Pedestrians

Susceptibility to Change

Low - people in this location are travelling through the urban area. Their experience of visual amenity is incidental

Overall Sensitivity

Low

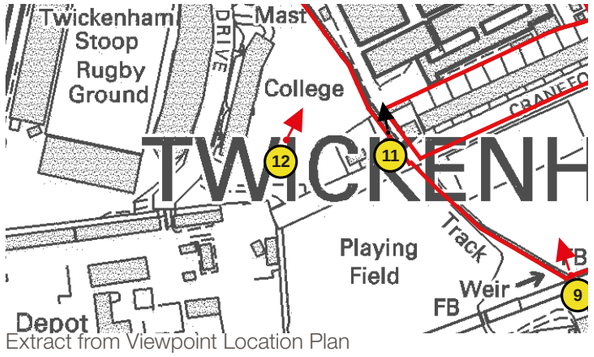


Extract from Viewpoint Location Plan

Image Details	
Date/Time:	
Focal Length:/ Horizontal FOV	24mm;
Details:	
Distance from Application site:	0m

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)
Marsh Farm Lane would be widened and adjoined by residential development, set back from the path two storey development would be in the foreground, with taller development up to five storeys seen beyond. The existing chain link fence and collection of college buildings would be removed. The end of one of the College buildings would be seen in views along the route. minor projections and plant enclosures on the College building may be seen.	Whilst residential development of up to five storeys would be taller than existing college buildings it would be set further back and the footpath link would be enhanced. There would be a **high** magnitude of change to the view from the path.	A **minor beneficial** effect arising from the proposed redevelopment of the site.	High quality design inherent in the detailed design of the residential proposals, associated public realm and boundary treatments. Design, siting and materials of roof projections and plant enclosure to limit visual role. This would increase to a **moderate beneficial** visual effect.	Planting along the enhanced Marsh Farm Lane and within the residential site would be mature and provide filtering of views of buildings and cars **Moderate beneficial**

View 12: Public Open Space west of site



Extract from Viewpoint Location Plan

Image Details	
Date/Time:	16.12.14; 12:37
Focal Length/ Horiznotal FOV:	24mm; 73.7 deg
Details:	ISO 100; f 8; 1/320
Distance from Application site:	70m approx

Role of Site in Existing View

Some of the college buildings on the eastern side of the site are seen across the open space. They are a disparate collection of low quality buildings and are detracting elements in the view

Value of View

Low - limited scenic value.

Visual Receptors

Users of public open space

Susceptibility to Change

Medium - people using this area may be more focussed on the amenity of their immediate surroundings

Overall Sensitivity

Medium

Skyline Assessment

Skyline comprises a combination of trees and a disparate and uncohesive collection of college buildings of no architectural quality with glimpses of Twickenham Stadium beyond. It is not considered that enough of the stadium is visible from this location for it to have a local landmark role. The sensitivity of the skyline to change is low.

The magnitude of change to the skyline would be medium owing to the scale of the buildings that would be introduced and the loss of trees along Marsh Farm Lane.

There would be a minor neutral change to the skyline with the potential for enhancement through the design of buildings.

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 existing collection of undistinguished college buildings would be removed and replaced by residential development up to 5 storeys in height. This would provide overlooking of, and a sense of enclosure to, this area of public open space. The top of the college building would also be seen beyond the intervening trees and adjacent to Challenge Court. Minor roof projections and plant enclosures may be evident above.	There would be a **medium** magnitude of change to the view. New residential and college buildings would be seen in place of existing development and would be taller, although there would be notable screening in summer. Views of Twickenham Stadium that are glimpsed in winter would be screened.	There would be a visual effect of **moderate adverse** significance.	High quality design inherent in the detailed design of the residential and college proposals, secured through the approval of reserved matters. The siting, design and materials of roof projections should seek to minimise their visual effect. There is the potential for this to increase to a **minor beneficial** visual effect.	Replacement tree planting along Marsh Farm lane will mature and over time will play an increased role in visually defining the edge of the open space and filtering views of buildings. **Moderate benefical**

Assessment of Operational Effects