View 13: Footpath west of site

Role of Site in Existing View

College buildings on the west side of the site are seen through the chain link fencing

Value of View

Low - a general towncape view of no scenic value.

Visual Receptors

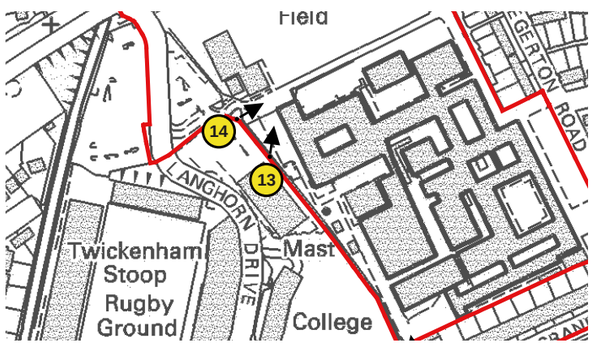
Pedestrians

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:	30.07.14; 12.12
Focal Length/ Horizontal FOV	24mm;
Details:	ISO100; f/13; 1/40
Distance from Application site:	0m 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)
Marsh Farm Lane would be widened and adjoined by the college redevelopment, which would be taller (up to 23.5m in height a.g.l), and extend further than the existing building and be closer to the path at its northern end. Glimpses of the tech hub may be obtained along the path in winter. Roof level elements on more distant buildings may be seen. The existing chain link fence and undistinguished college buildings would be removed. The trees along this edge would be removed and replaced by new planting. The road to the residential site woudl be beyond the planting	The replacement college buildings would be taller and more extensive than existing, but the footpath would be wider with planting along the road. A **medium** magnitude of change	A **minor beneficial** effect arising from the proposed redevelopment of the site, based on the outline parameters.	A high quality design approach to the detailed design of the college proposals, public realm and boundary treatments. Design siting and materials of roof projections to limit visual effect. This would result in an overall **moderate beneficial** visual effect.	The planting between Marsh Farm Lane and college site will mature increasing the visual definition of the route and filtering of views to buildings over time. **Moderate beneficial**

View 14: View from entrance off Langhorn Drive

Role of Site in Existing View

View of existing buildings with playing field beyond. The buildings and visual clutter withint eh college site detract from the view.

Value of View

Low - a general towncape view of no scenic value.

Visual Receptors

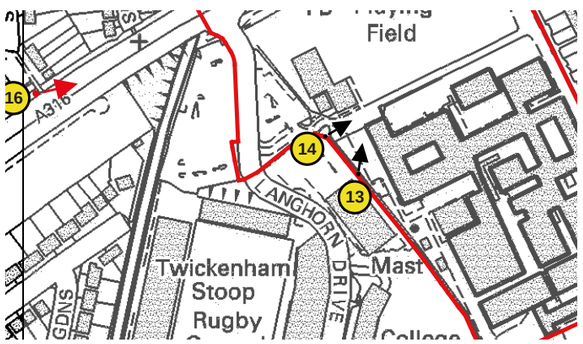
Pedestrians/ motorists accessing the site

Susceptibility to Change

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

Overall Sensitivity

Low

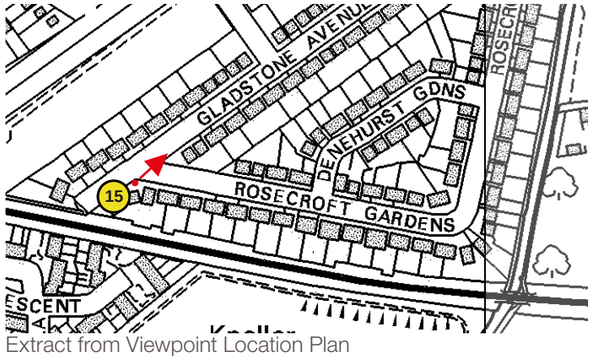


Extract from Viewpoint Location Plan

Image Details	
Date/Time:	30.07.14;12.10
Focal Length/ Horizontal FOV	24mm;
Details:	ISO100; f/13; 1/125
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)
Operation: The two storey tech hub would be seen in place of the existing blank and undistinguished façade of the sports hall, the college building would be seen beyond and would be taller than existing development. There would be a greater sense of enclosure and urban character to the view from this location.	A **high** magnitude of change to the view from this location arising from the construction of the new buildings.	There would be a **moderate neutral** visual effect based on the outline parameters.	With high quality architectural approach to the detailed design of the college proposals and tech hub and high quality public realm and boundary treatments, this would become a **moderate beneficial** visual effect.	Planting within the College site woudl mature and play an increase visual role. **Moderate beneficial** effect

View 15: Gladstone Avenue



Extract from Viewpoint Location Plan

Image Details	
Date/Time:	16.12.14; 13;27
Focal Length/ Horizontal FOV:	24mm; 73.7 deg
Details:	ISO 100; f7.1; 1/250
Distance from Application site:	590m approx

Role of Site in Existing View

The site is not currently seen from this location

Value of View

Medium - a general townscape view within the conservation area

Visual Receptors

Pedestrians and motorists.

Susceptibility to Change

Medium - people within the conservation area may have an expectation of visual amenity

Overall Sensitivity

Medium

Skyline Assessment

Views out of the conservation area are defined by trees on the skyline with views to a number of taller buildings including Twickenham Stoop and some residential tower blocks. The Stoop does not have a landmark role seen from this location. The skyline has a medium sensitivity to change.

The College proposals would be seen on the skyline, the main building would be evident beyond the tech hub and the stem building evident to the right with some filtering provided by intervening trees in winter. It would increase the scale of buildings seen on the skyline from this location. There would be a medium magnitude of change to the skyline.

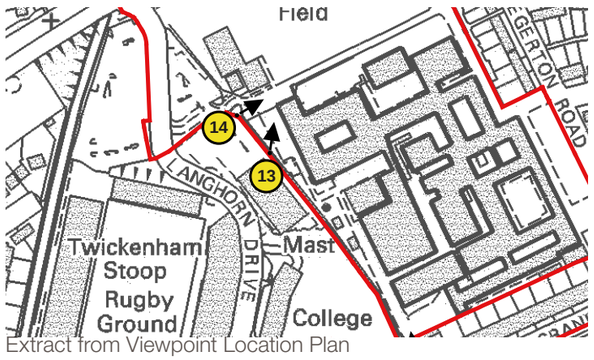
This would give rise to a minor adverse effect on the skyline

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 top of the college buildings would be seen in place of the roof of 'the Stoop' beyond the intervening trees. Some screening would be provided by intervening trees along Gladstone Avenue. Roof level plant enclosures and minor projections may be evident above the building envelope parameter.	There would be a **low** magnitude of change to the overall view as a result of the college redevelopment.	Given the existing views of taller elements beyond intervening trees the proposed development would have a **minor adverse** visual effect.	The articualtion of the mass and scale of the buildings would reduce their visual effect as would the use of suitable materials and screening of plant and services. The siting, design and location fo roof projections and roof level enclosures to minimise their visual role. There would be a **minor neutral** visual effect	As replacement tree planting at the northern end of Marsh Farm Lane matures there would be an slight reduction in the amount of the Stem building that is visible. **Minor Neutral**

Assessment of Operational Effects

View 16: Chertsey Road



Extract from Viewpoint Location Plan

Image Details	
Date/Time:	16.12.10; 13:01
Focal Length/ Horizontal FOV:	24mm; 73.7 deg
Details:	ISO 100; f6.3; 1/160
Distance from Application site:	140m approx

Role of Site in Existing View

The site is screened from view by vegetation north of the Holiday Inn car park

Value of View

Low - view dominated by major road, no scenic value

Visual Receptors

Pedestrians/cyclists - along A316

Susceptibility to Change

Low - 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

Disparate skyline of trees and pedestrian bridge of no particular interest which has been assessed as having a low sensitivity to change.

The College proposals would be a new element on the skyline, seen beyond the tech hub. There would be a medium magnitude of change to the skyline.

This would give rise to a minor neutral effect which has the potential for enhancement through the design of the building to create a local landmark along this radial route that will assist legibility.

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.

Description of Change Resulting from Proposed Development	Nature of Change as a result of Proposed Development	Significance of Effect	Residual Effect following Mitigation (+1 year)	Residual Effect following Mitigation (+15 years)
Filtered views of the upper floors of the new college building would be seen beyond tech hub and would become a notable element within the streetscape. Minor roof projections and plant enclosures may be evidenti. Existing trees on the frontage would be retained. There would be alterations to the central reservation, a change to the railings and traffic lights and new road markings would be seen.	There would be a **medium** magnitude of change to the view in winter and a low magnitude of change in summer due to the extent of screening.	Based on outline parameters, there would be a **minor neutral** visual effect.	With a high quality architectural approach to the detailed design of the college proposals and tech hub (including an integrated approach to the design of plant and other minor projectiions) and high quality public realm and boundary treatments, this would become a **moderate beneficial** visual effect.	Increased screening provided by frontage trees and those trees on Marsh Farm Lane that would be seen from this location **Moderate beneficial**