

APPENDIX 7 – VISUAL EFFECTS TABLE

REPRESENTATIVE VIEWPOINTS Site Context Photograph (SCP) locations on Figure 6 where relevant		Sensitivity	Commentary	Construction Phase (winter)		Year 1 Operation (winter)		Year 15 Operation (summer)	
				Magnitude	Effect	Magnitude	Effect	Magnitude	Effect
			view, which in combination with the existing trees on the western edge of Udney Park Road being in leaf, will retain the existing composition of the view.						
14	Udney Park Road (SCP 19 and 20)	The view is representative of residential properties nos. 38-30b Udney Park Road. As the receptors' view is from a location which is not designated and is not of any cultural association the value is low. As the receptor is a resident, the susceptibility is high. The low value and high susceptibility results in a medium sensitivity to the Proposed Development.	There would be close range views of the construction of Plot C, with more oblique views of the construction of Plot B. The majority of the construction activity associated with Plot A would be screened by the existing clubhouse. The construction activity would be seen in the context of existing built form and in part softened by the extent of existing trees along the west side of Udney Park Road. At year 1 the massing of Plot C would truncate across the Site, albeit seen in the context of existing built form along the east side of Udney Park Road. At year 15 and with the existing vegetation in leaf on the west side of Udney Park Road Plot C would be largely softened.	Large	Major Adverse	Medium	Moderate Adverse	Small	Neutral
15	Faircroft Court / Cromwell Road	The view is representative of residents bordering the south-west edge of the Site, specifically 57-63 Udney Park Road and 35-39 Cromwell Road. As the receptors' view is from a location which is not designated and is not of any cultural association the value is low. As the receptor is a resident, the susceptibility is high. The low value and high susceptibility results in a medium sensitivity to the Proposed Development.	There will be close range views of the construction of the new park and associated sports facilities from upper storey rear windows, including the new built form in the southern part of the Site in relation to no.39 Cromwell Road. There would also be views of the construction of Plot C from the rear upper floor windows of the properties along Cromwell Road, although these would be largely filtered by the existing vegetation. The construction work would therefore be noticeable. At year 1 of construction, Plot C would be seen in the context of existing buildings adjacent to Udney Park Road and therefore reflect the existing composition of the view. The new park and sports facilities would reflect the existing composition of the view also, with views being retained across the Site, including for across the new built form in the southern part of the Site. The new planting within the Site is considered	Medium	Moderate Adverse	Medium	Negligible Beneficial	Medium	Minor Beneficial

Notes:
Throughout: '✓' denotes where distinct characteristics of view, magnitude of effect or significance of effect are experienced from certain viewpoints associated with the receptor

- 1 Sensitivity of receptor: High, Medium, Low
- 2 Magnitude of Effect: Large, Medium, Small, Very Small and None
- 3 Significance of Effect: Major, Moderate, Minor, Negligible, Neutral
- 4 Type of Change/Effect: Adverse, Neutral, Beneficial

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REPRESENTATIVE VIEWPOINTS Site Context Photograph (SCP) locations on Figure 6 where relevant		Sensitivity	Commentary	Construction Phase (winter)		Year 1 Operation (winter)		Year 15 Operation (summer)	
				Magnitude	Effect	Magnitude	Effect	Magnitude	Effect
			to be beneficial in increasing the scenic quality of the Site. At year 15 the existing garden vegetation would largely soften views of the Site. The establishment of the new linear tree belts in the south-west part of the Site would largely soften views of the 3G pitch and new car-park in the southern part of the Site, balanced against the localised reduction in views across the Site as a result of the new planting.						
16	Thames Path National Trail (SCP 21)	As a recognised trail the value of receptor is high. As the receptors are engaged in recreation their susceptibility is high. The combination of the high value and high susceptibility results in a high sensitivity to the Proposed Development.	The Proposed Development would be screened by the intervening vegetation and built form during the construction and operational phases.	None	Neutral	None	Neutral	None	Neutral
17	Gomer Gardens (SCP 22)	The view is representative of residents to the west of the Site As the receptors' view is from a location which is not designated and is not of any cultural association the value is low. As the receptor is a resident, the susceptibility is high. The low value and high susceptibility results in a medium sensitivity to the Proposed Development.	The Proposed Development would be screened by the intervening vegetation and built form during the construction and operational phases.	None	Neutral	None	Neutral	None	Neutral
18	Bushy Park (SCP 23)	As a registered park and garden the value of the receptor is high. As the receptor includes recreational users the susceptibility is high. The combination of the high value and high susceptibility results in a high sensitivity to the Proposed Development.	The Proposed Development would be screened by the intervening vegetation and built form during the construction and operational phases.	None	Neutral	None	Neutral	None	Neutral

Notes:

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- 2 Magnitude of Effect: Large, Medium, Small, Very Small and None
- 3 Significance of Effect: Major, Moderate, Minor, Negligible, Neutral
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