



# Turing House Academy

This report provides an analysis and evaluation of the likely visual impact of the proposed development on the Metropolitan Open Land adjacent to Sempervirens Nursery, Whitton.

Methods of analysis include desktop and field studies. Although field studies for sites should ideally be undertaken in Winter to reflect best practice, the particular time constraints of the planning application have not made this possible. A winter assessment will reduce the reliance on vegetative screening to mitigate potential impact on views.

All results were recorded in line with the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) published by the Landscape Institute and the Institute of Environmental Management & Assessment (IEMA).

As a result of the proposed development there would be some minor and moderate impact on views of the site from Hospital Bridge Road. Low impact mitigation measures, such as planting of trees could be considered that help fill the gaps in the line of vegetation particularly along Hospital Bridge Road and therefore further mitigate the impact upon receptors recorded as more sensitive.





4.1 VIEWPOINT LOCATION PLAN

- Viewpoint 1** - View from the Bridge on Hospital Bridge Road looking South West.
- Viewpoint 2** - View from the Bridge on Hospital Bridge Road looking due West.
- Viewpoint 3** - View from Hospital Bridge Road looking North West.
- Viewpoint 4** - View from Heathfield Recreation Ground looking north.
- Viewpoint 5** - View from Borough Cemetary looking due east
- Viewpoint 6** - View from Redfern Avenue looking south east

LEGEND

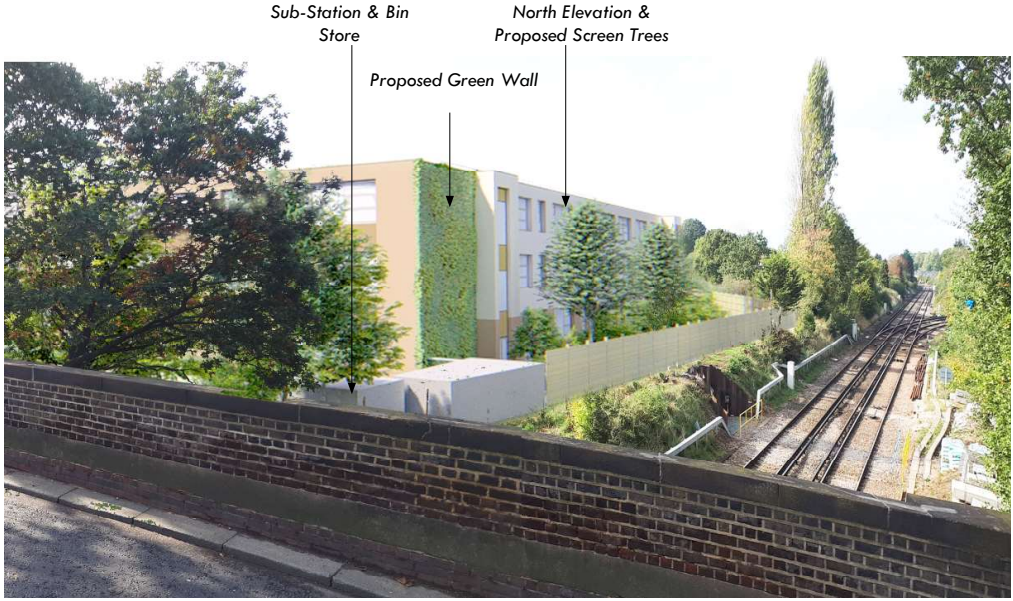
(V1) Viewpoint location

Viewpoint Location Plan





Viewpoint 1 - Existing View



Viewpoint 1 - Proposed View

**Viewpoint 1:** View from the Bridge on Hospital Bridge Road looking South West

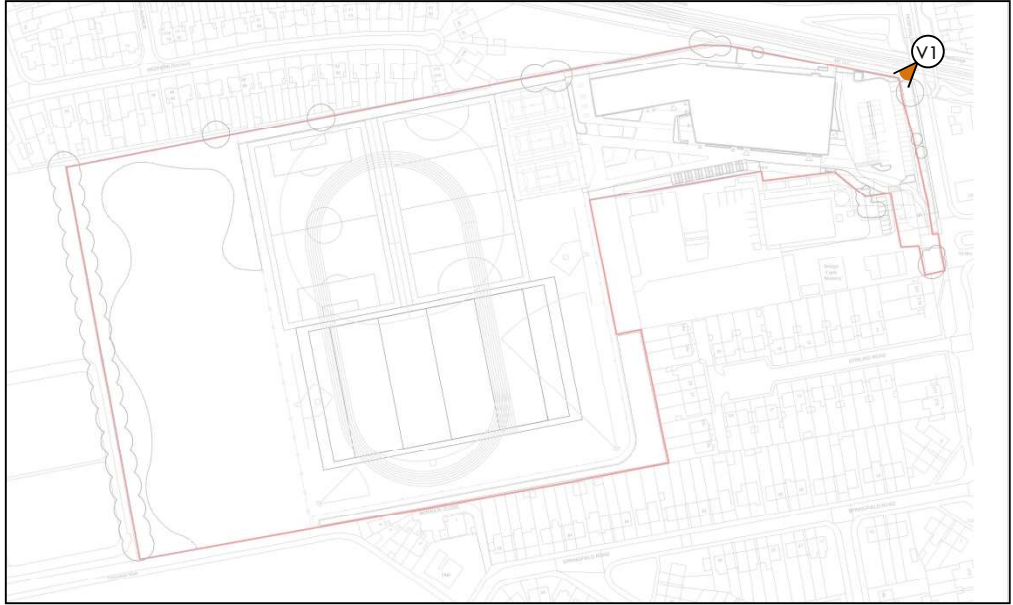
Distance from site boundary: 12m  
 Direction: South West  
 Receptor: Road users from Hospital Bridge Rd  
 Date taken : 16/10/2018  
 Weather conditions: Bright  
 Season taken: Autumn

Reason Chosen: This view represents a view of the site from the highway users travelling south.

Existing View: The bridge, existing vegetation and rail link frame the view. The nursery vegetation and operations make up the view of the site in the middle ground. Existing mature vegetation of the cemetery forms the skyline in the distance.

Proposed View: Although set back from the road and partially screened by the boundary trees along Hospital Bridge Rd, the school building will form the basis of the proposed view. The green wall to the north elevation will soften the impact of the corner of the proposed building and continue the rhythm of green infrastructure to the northern boundary.

Sensitivity of Receptor: Low  
 Magnitude of Change: High  
 Significance of Effect: **Moderate**

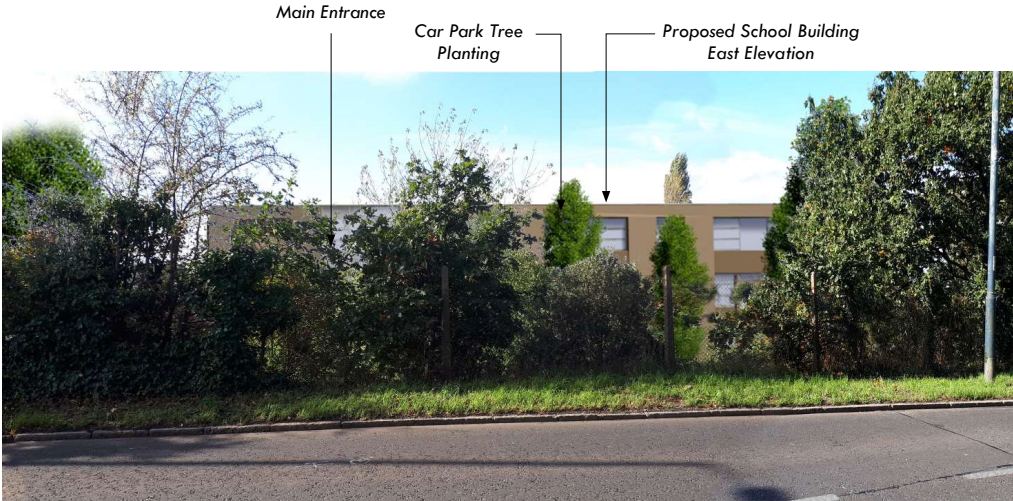


Viewpoint Location Plan





Viewpoint 2 - Existing View



Viewpoint 2 - Proposed View

**Viewpoint 2:** View from Hospital Bridge Road looking due West

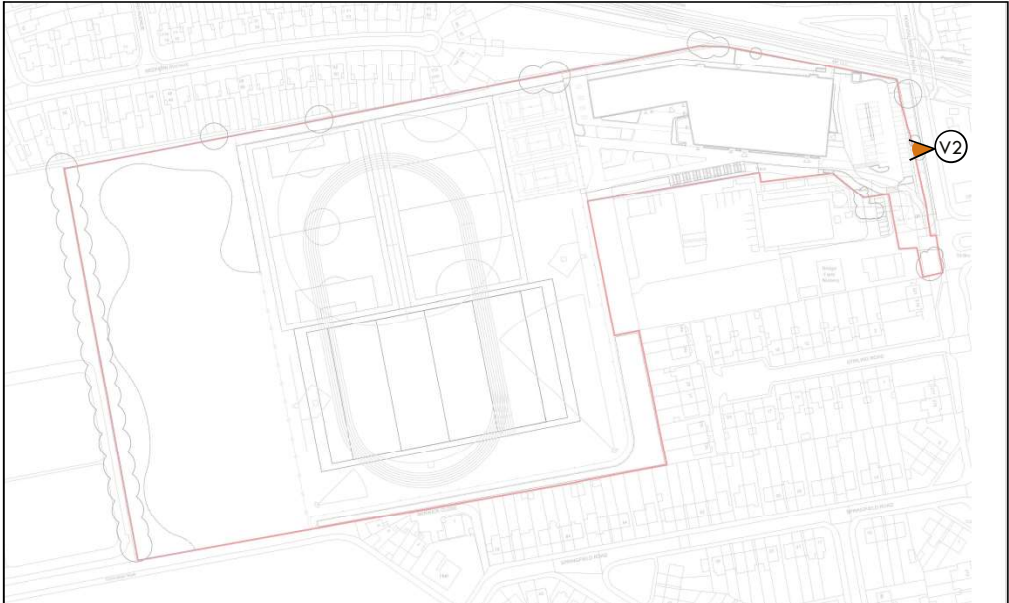
Distance from site boundary: 8m  
 Direction: North north-east  
 Receptor: Pedestrian's and highway users  
 Date taken : 16/10/2018  
 Weather conditions: Bright  
 Season taken: Autumn

Reason Chosen: This view again represents a view of the site from the highway.

Existing View: The existing vegetation to Hospital Bridge Road forms the short distant foreground views. A gap in this green infrastructure reveals a long distance view of the Hounslow Heath Estate residential block in Hounslow.

Proposed View: The proposed development sits directly behind the existing vegetation penetrating the top of the trees and shrubs in the foreground to form a new view. The school will create a new skyline from this location and obstruct any distant views afforded from this location.

Sensitivity of Receptor: Low  
 Magnitude of Change: Medium  
 Significance of Effect: **Minor**



Viewpoint Location Plan





Viewpoint 3 - Existing View



Viewpoint 3 - Proposed View

**Viewpoint 3:** View from Hospital Bridge Road looking North West

Distance from site boundary: 8m  
 Direction: North West  
 Receptor: Residential and road users from Hospital Bridge Rd  
 Date taken : 16/10/2018  
 Weather conditions: Bright  
 Season taken: Autumn

Reason Chosen: This represents a view of the site from the highway and a representational view of the residential property at 128a Montrose Avenue.

Existing View: The existing semi-mature vegetation planted to the top of the embankment along Hospital Bridge road form the basis of the existing view from this location on Hospital Bridge Road. Sempervirens nursery is clearly visible from this location through the existing green infrastructure.

Proposed View: The semi-mature existing vegetation to Hospital Bridge Road partially screen proposed views of the development. The proposed building rises from behind the tops of the shrubs and trees to form a new skyline, however the view is softened by the existing and proposed vegetation.

Sensitivity of Receptor: High  
 Magnitude of Change: Medium  
 Significance of Effect: **Moderate**



Viewpoint Location Plan





Viewpoint 4 - Existing View



Viewpoint 4 - Proposed View

**Viewpoint 4:** View from Heathfield Recreation Ground looking north.

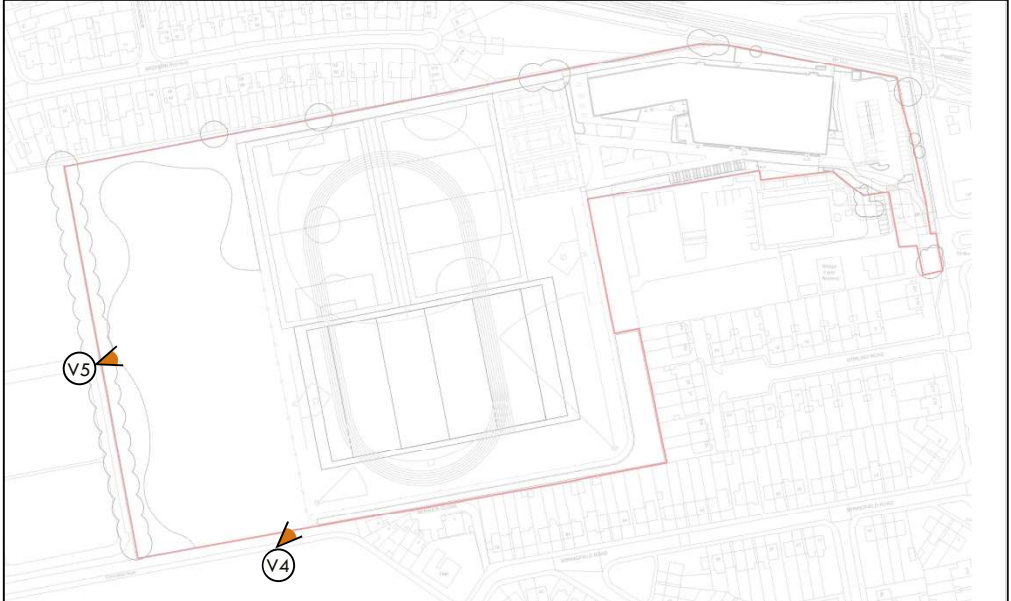
Distance from site boundary: 15m  
 Direction: North  
 Receptor: Recreational  
 Date taken: 16/10/2018  
 Weather conditions: Bright  
 Season taken: Autumn

Reason Chosen: This viewpoint is located along the public footpath along the northern boundary of Heathfield Recreation Ground and therefore affect users of the public open space.

Existing View: Existing mature avenue tree planting within the recreation ground partially obscures the open view into the site. Unimproved grass land forms the middle ground and properties to Redfern Avenue from the skyline. Sempervirens nursery is visible to the east of the view but is congruous with its setting.

Proposed View: Boundary planting to the proposed sports pitches will obscure views into the site. Any long views into the development footprint of the proposals will be screened from this location.

Sensitivity of Receptor: Low  
 Magnitude of Change: Negligible  
 Significance of Effect: **Negligible**



Viewpoint Location Plan





Viewpoint 5 - Existing View



Viewpoint 5 - Proposed View

**Viewpoint 5:** View from Borough Cemetery looking due east

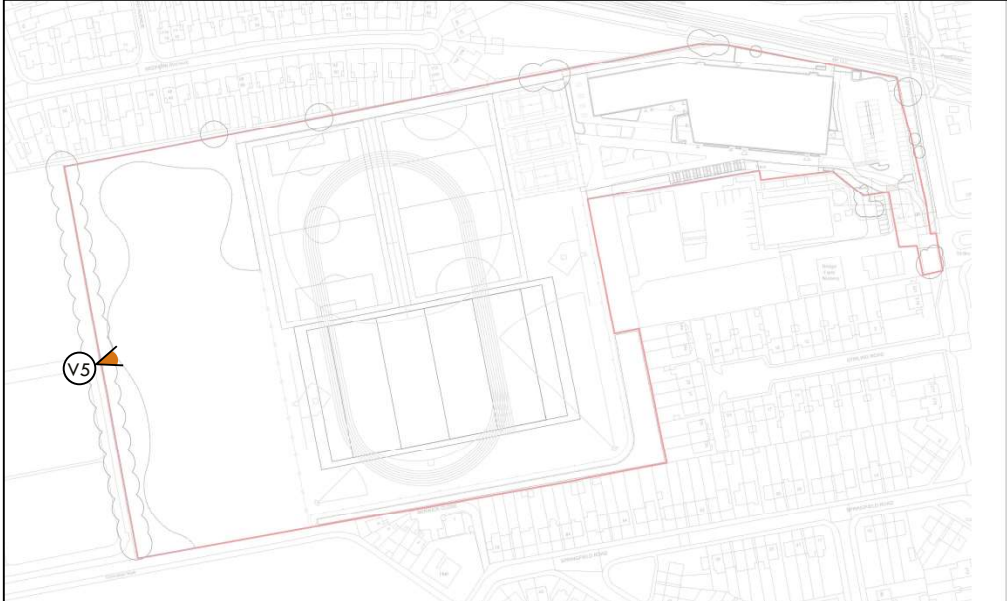
Distance from site boundary: 5m  
 Direction: East  
 Receptor: Private users of the cemetery  
 Date taken: 16/10/2018  
 Weather conditions: Bright  
 Season taken: Autumn

Reason Chosen: Requested by LPA

Existing View: Uninterrupted views through the existing mature boundary trees over the existing unimproved grassland of the MOL towards Sempervirens Nursery in the distance. To the right, the tree lined boundary of Heathfield Recreation Ground is also visible.

Proposed View: Planting associated with the ecological/habitat improvements form the foreground and partially interrupt any long views towards the proposed development footprint. The building, located to the right on the horizon forms a new skyline, however the relative distance and urban context means the change will be discernible.

Sensitivity of Receptor: Low  
 Magnitude of Change: Negligible  
 Significance of Effect: **Negligible**



Viewpoint Location Plan



114 Redfern Avenue  
Location of Site in the distance



Viewpoint 6 - Existing View



Viewpoint 6 - Proposed View

**Viewpoint 6:** View from Redfern Avenue looking south east

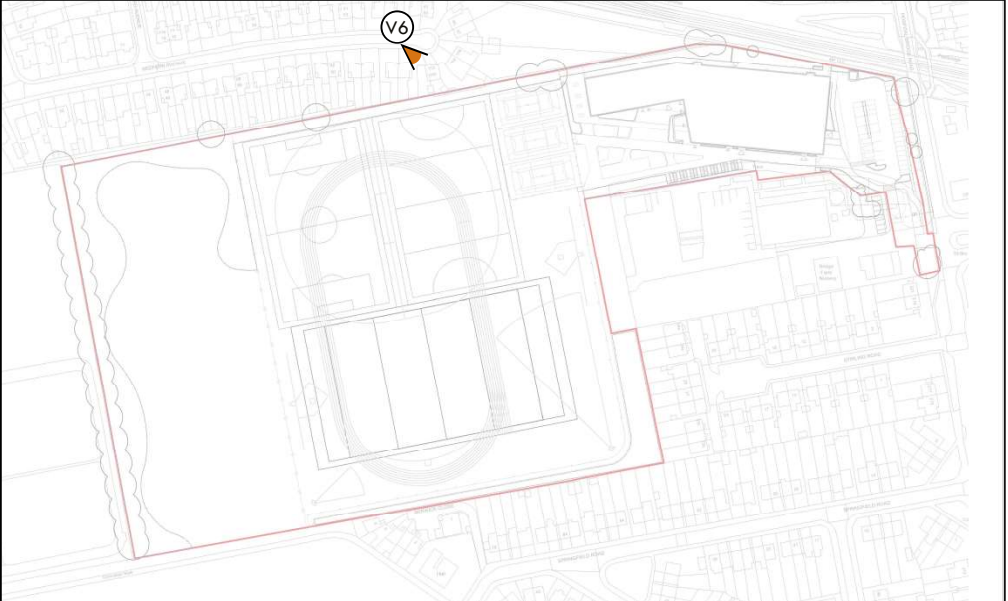
Distance from site boundary: 33m  
Direction: South east  
Receptor: Residential  
Date taken: 16/10/2018  
Weather conditions: Bright  
Season taken: Autumn

Reason Chosen: Requested by LPA

Existing View: Post-war 2 storey semi-detached houses form the view at the end of Redfern Avenue cul de sac.

Proposed View: No change

Sensitivity of Receptor: High  
Magnitude of Change: Negligible  
Significance of Effect: **None**



Viewpoint Location Plan

## 5.1 CONCLUSION

From our combined field and desk-based study, it is apparent that the change on most views into the site will either be moderate adverse or negligible.

The assessment has identified the highway users along Hospital Bridge Road directly opposite the location of the proposed building as the most sensitive receptors. Therefore, to ensure the visual impact of these views into the site from this vantage is mitigated additional tree boundary planting is proposed to restrict views.

Due to the timing of the application, it is not possible to undertake a further field study of views in winter and so we do accept that there will be slight adverse impacts to views during winter months when some of the deciduous boundary vegetation is not in leaf.

In the locations from Hospital Bridge Road, as a result of existing topography, the development does not significantly impact upon highway users.

Further mitigation measures could be considered to control these views, especially along the Hospital Bridge Road frontage where views will change the most.

This report finds that the proposals would generally result in only slight changes to views with negligible overall visual impact.