



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. Both summer and winter assessments were undertaken to reduce the reliance on negative 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.

In addition to the above, at the request of the Local Planning Authority (LPA) the report also appraises a potential 4 storey option from Hospital Bridge Road as an exercise to demonstrate the likely impacts from the east.

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 Cemetery looking due east

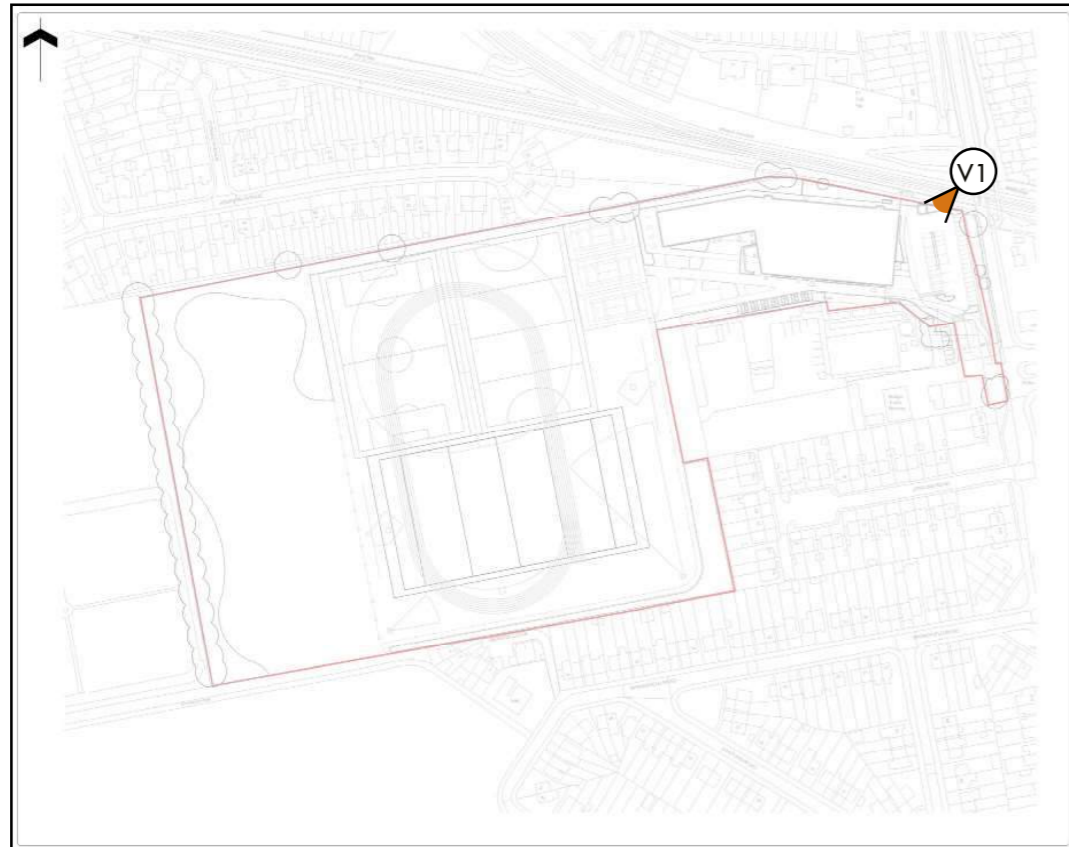
Viewpoint 6 - View from Redfern Avenue looking south east

LEGEND

 Viewpoint location



Viewpoint Location Plan



Viewpoint Location Plan

Viewpoint 1 - Summer: 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**

Additional 4 Storey Assessment

4 Storey Option: With the addition of the 4th storey the proposed school building protrudes above the tree line. Windows that were broken up by existing and proposed vegetation become very prominent and potentially obtrusive.



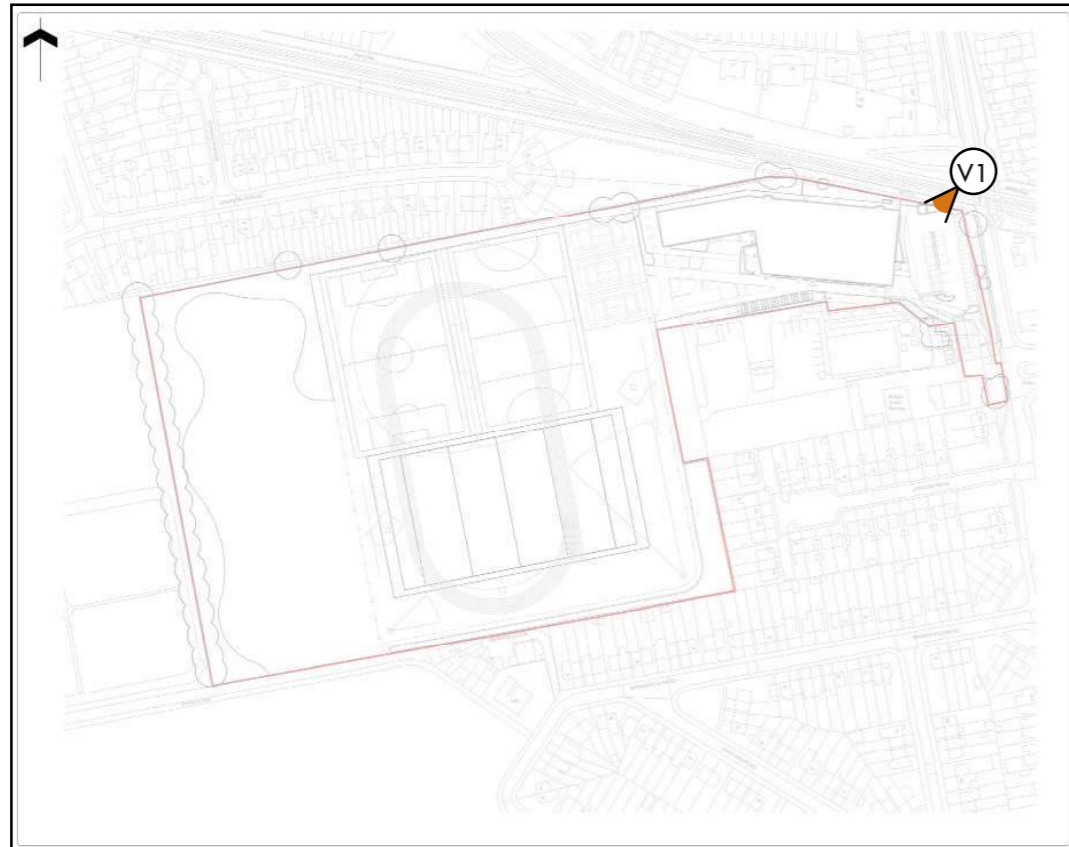
Viewpoint 1 - Existing Summer View



Viewpoint 1 - Proposed Summer View



Viewpoint 1 - Proposed 4 Storey Option Summer View



Viewpoint Location Plan

Viewpoint 1 - Winter: 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 : 07/03/2019
 Weather conditions: Bright
 Season taken: Winter

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: The structure of the winter vegetation partially screen the development from Hospital Bridge road, however the east and northern vegetation become more visible in comparison with the summer view.

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

Additional 4 Storey Assessment

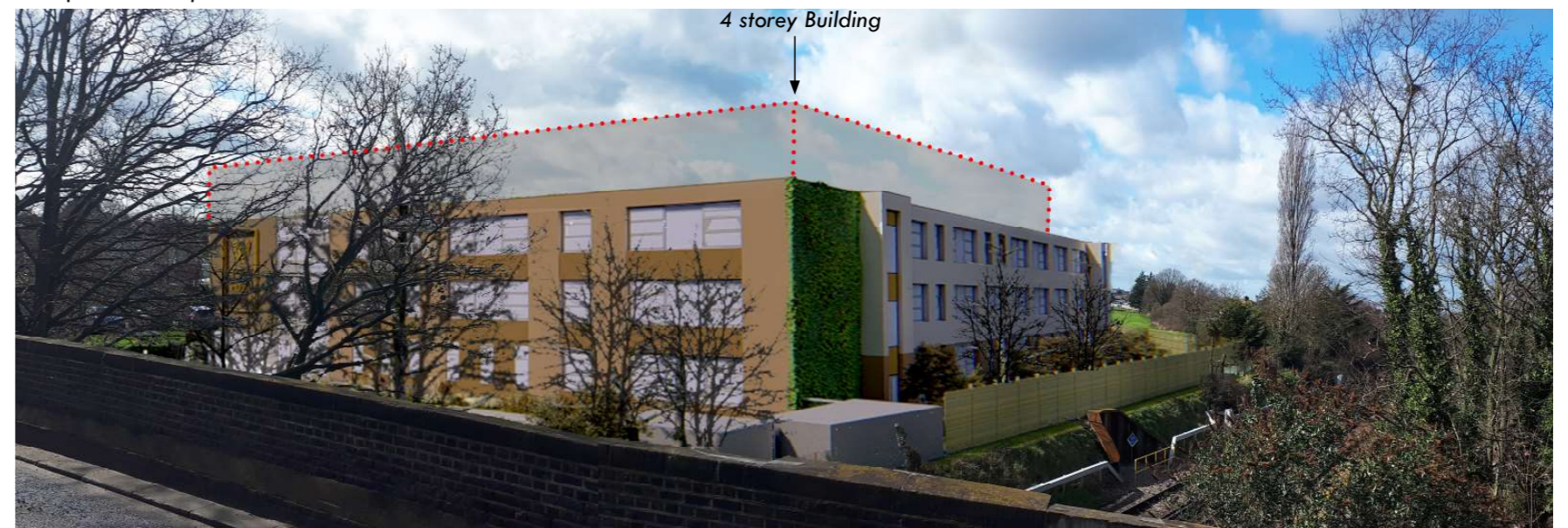
With the addition of the 4th storey the proposed school become a much larger mass in the view, however the length of the north elevation will be reduced and therefore affording long distance views from this location.



Viewpoint 1 - Existing Summer View



Viewpoint 1 - Proposed Summer View



Viewpoint 1 - Proposed 4 Storey Option Summer View



Viewpoint Location Plan

Viewpoint 2 - Summer: 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**

Additional 4 Storey Assessment

4 Storey Option: With the addition of the 4th storey the proposed school building rises above the existing vegetation and become a more visible feature from this location and furthermore redefining the skyline.



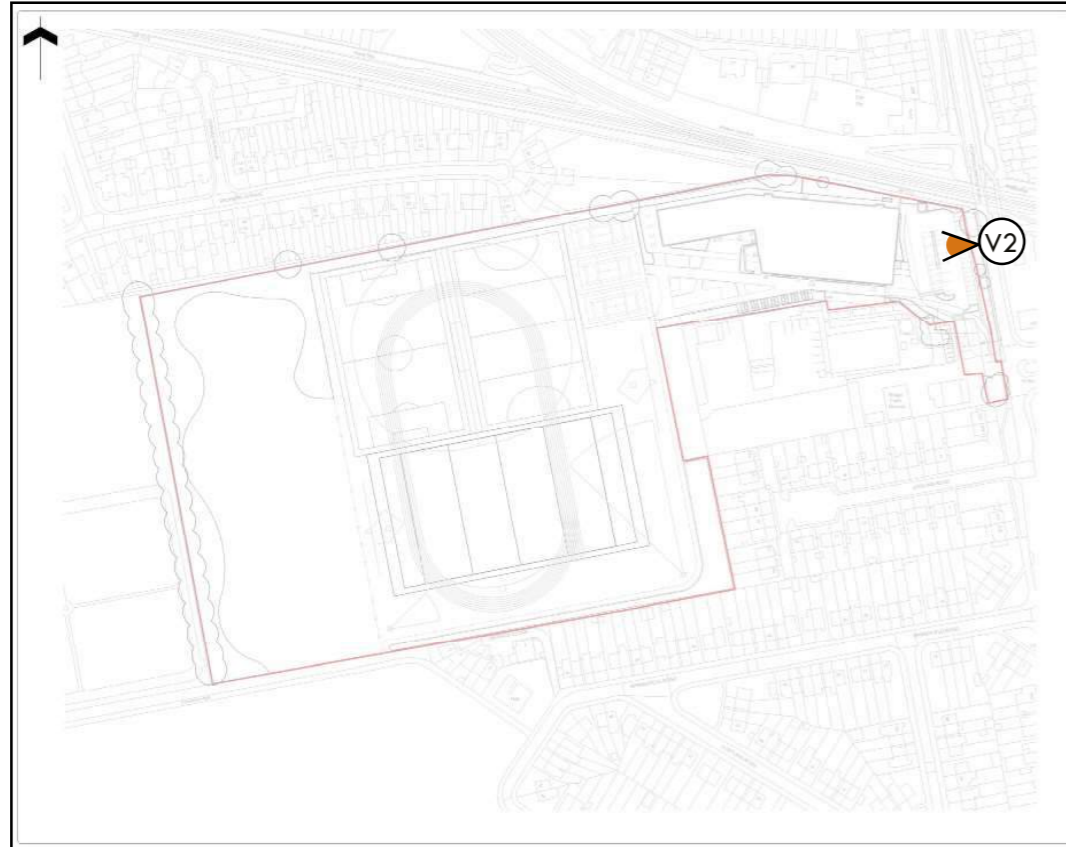
Viewpoint 2 - Existing Summer View



Viewpoint 2 - Proposed Summer View



Viewpoint 2 - Proposed 4 Storey Option Summer View



Viewpoint Location Plan

Viewpoint 2 - Winter: 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 : 07/03/2019
 Weather conditions: Bright
 Season taken: Winter

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. Further to the summer views the boundary to the cemetery is now partially visible.

Proposed View: In the winter view the proposed development becomes more visible as the building sits behind the existing vegetation. A combination of topography and a mix of evergreen and deciduous vegetation still provide screening to the lower floors.

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

Additional 4 Storey Assessment

The 4 storey massing option will become a large mass from this location and will start to break the skyline of existing vegetation. The development will become less congruous with its setting and the east elevation is increased.



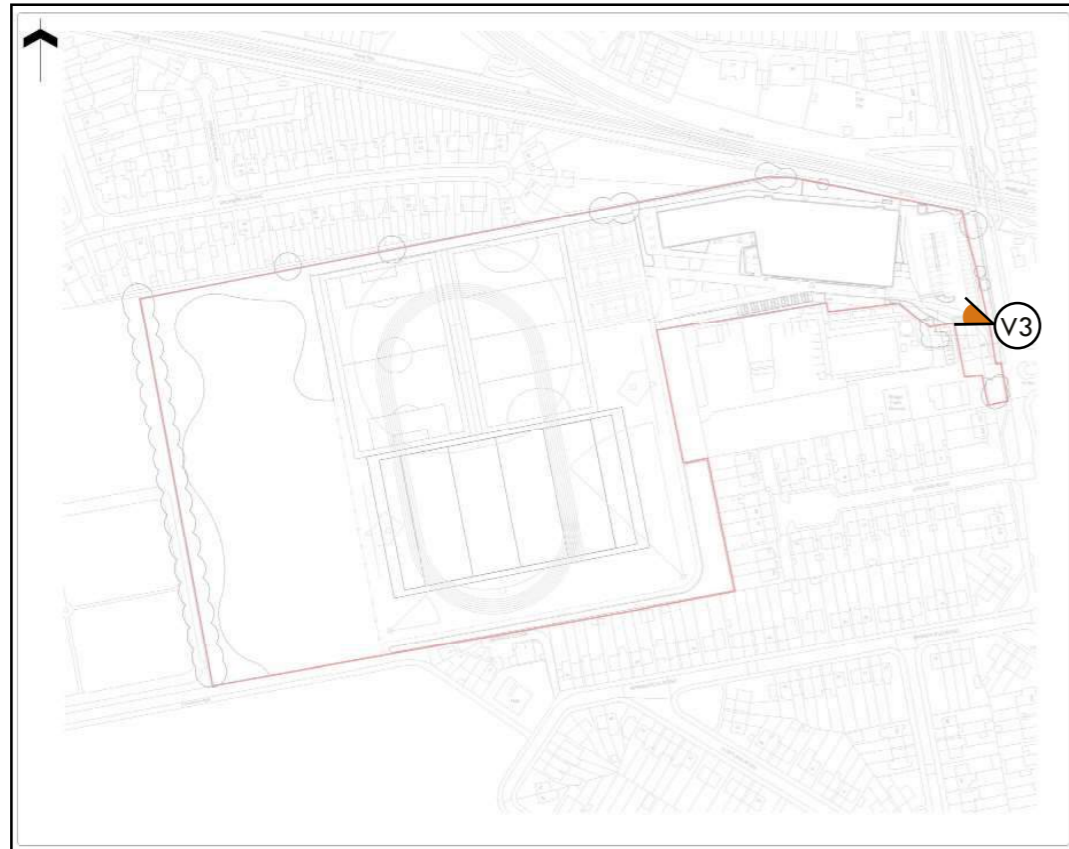
Viewpoint 2 - Existing Winter View



Viewpoint 2 - Proposed Winter View



Viewpoint 2 - Proposed 4 Storey Option Winter View



Viewpoint Location Plan

Viewpoint 3 - Summer: 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 forms 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**

Additional 4 Storey Assessment

The proposed building will not break the skyline of the existing vegetation however will be a larger mass in the view and therefore more prominent.



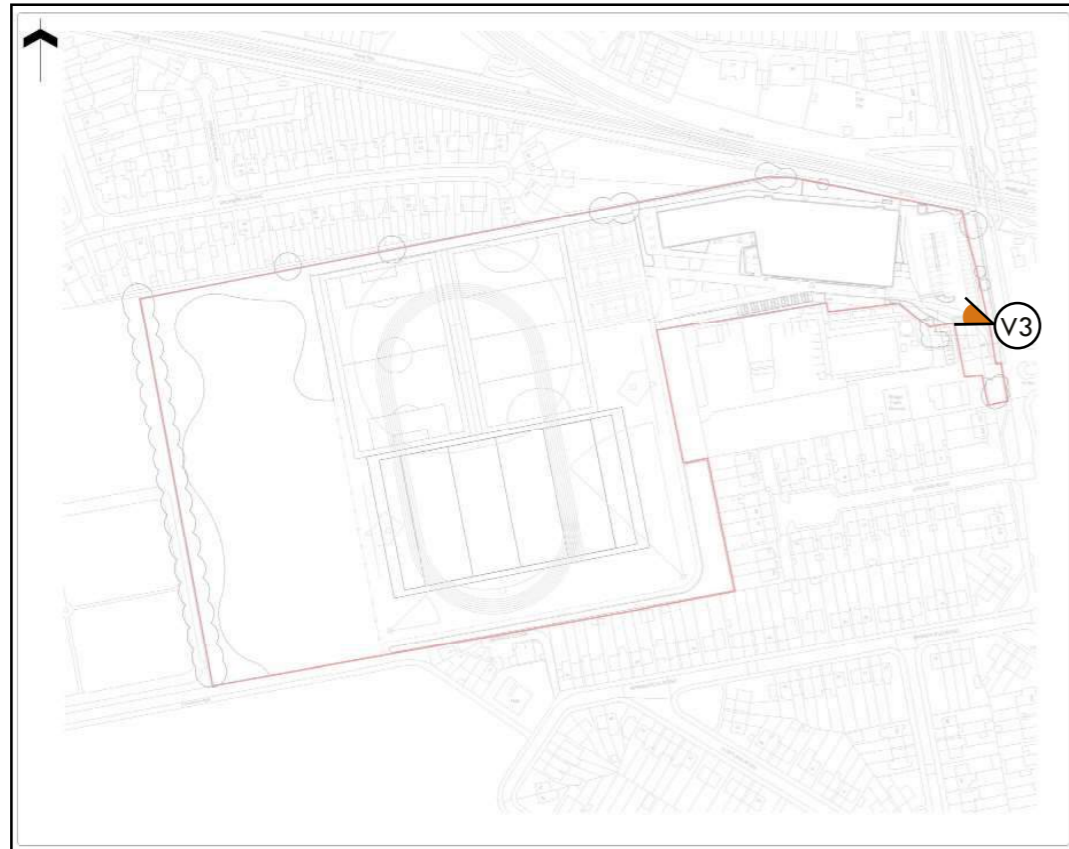
Viewpoint 3 - Existing Summer View



Viewpoint 3 - Proposed Summer View



Viewpoint 3 - Proposed 4 Storey Option Summer View



Viewpoint Location Plan

Viewpoint 3 - Winter: 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 : 07/03/2019
 Weather conditions: Bright
 Season taken: Winter

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

Proposed View: The semi-mature existing vegetation to Hospital Bridge Road will still 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. The car park for Sempervirens will no longer be visible from this view as it will be replaced with the entrance route to the school.

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

Additional 4 Storey Assessment

The eastern elevation of the proposed building will become a much larger element of the view from this location. The 4th storey windows will become an unbroken run and therefore give the impression of overlooking for residents on Montrose Avenue.



Viewpoint 3 - Existing Winter View



Viewpoint 3 - Proposed Winter View



Viewpoint 3 - Proposed 4 Storey Option Winter View



Viewpoint 4 - Existing Summer View



Viewpoint 4 - Proposed Summer View

Viewpoint 4 - Summer: View from Heathfield Recreation Ground looking north.

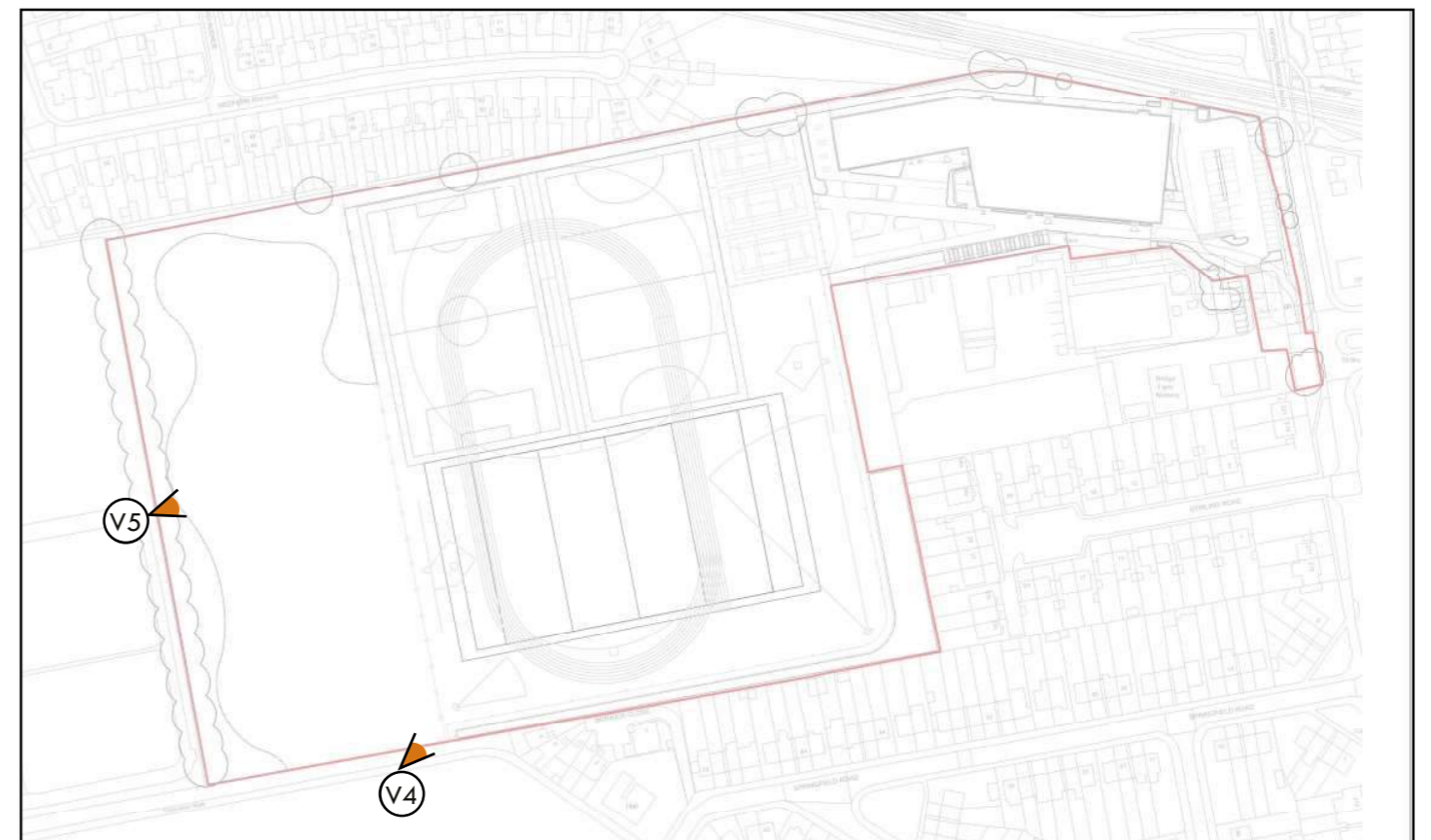
Distance from site boundary: 15m
 Direction: North
 Receptor: Recreational
 Date taken: 16/10/2018
 Weather conditions: Bright
 Season taken: Autumn

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 4 - Existing Winter View



Viewpoint 4 - Proposed Winter View

Viewpoint 4 - Winter: View from Heathfield Recreation Ground looking north.

Distance from site boundary: 15m
 Direction: North
 Receptor: Recreational
 Date taken: 07/03/2019
 Weather conditions: Bright
 Season taken: Winter

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 partially 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 Summer View



Viewpoint 5 - Proposed Summer View

Viewpoint 5 - Summer: View from Borough Cemetery looking due east

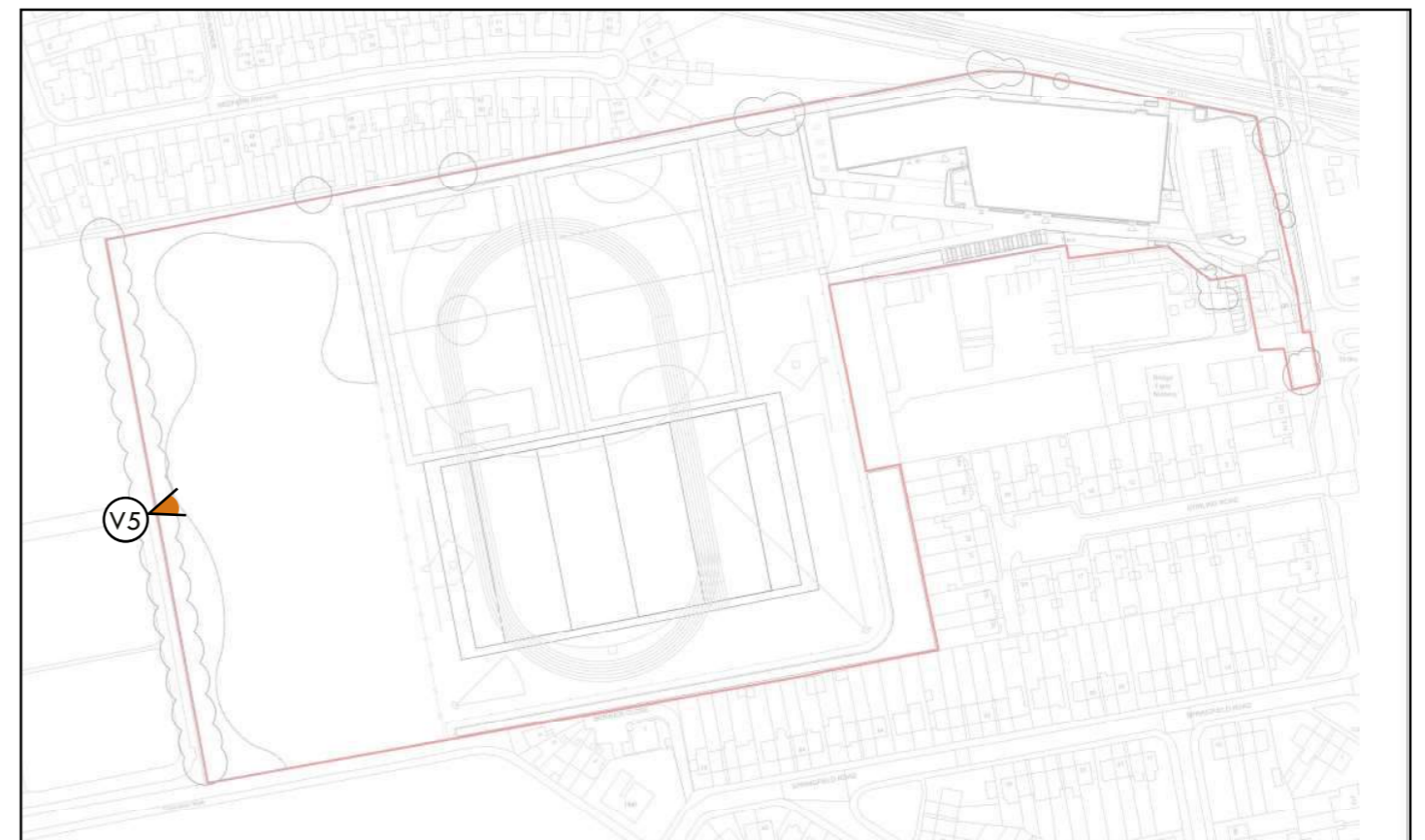
Distance from site boundary: 5m
 Direction: East
 Receptor: Private users of the cemetery
 Date taken: 16/10/2018
 Weather conditions: Bright
 Season taken: Autumn

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 not be discernible.

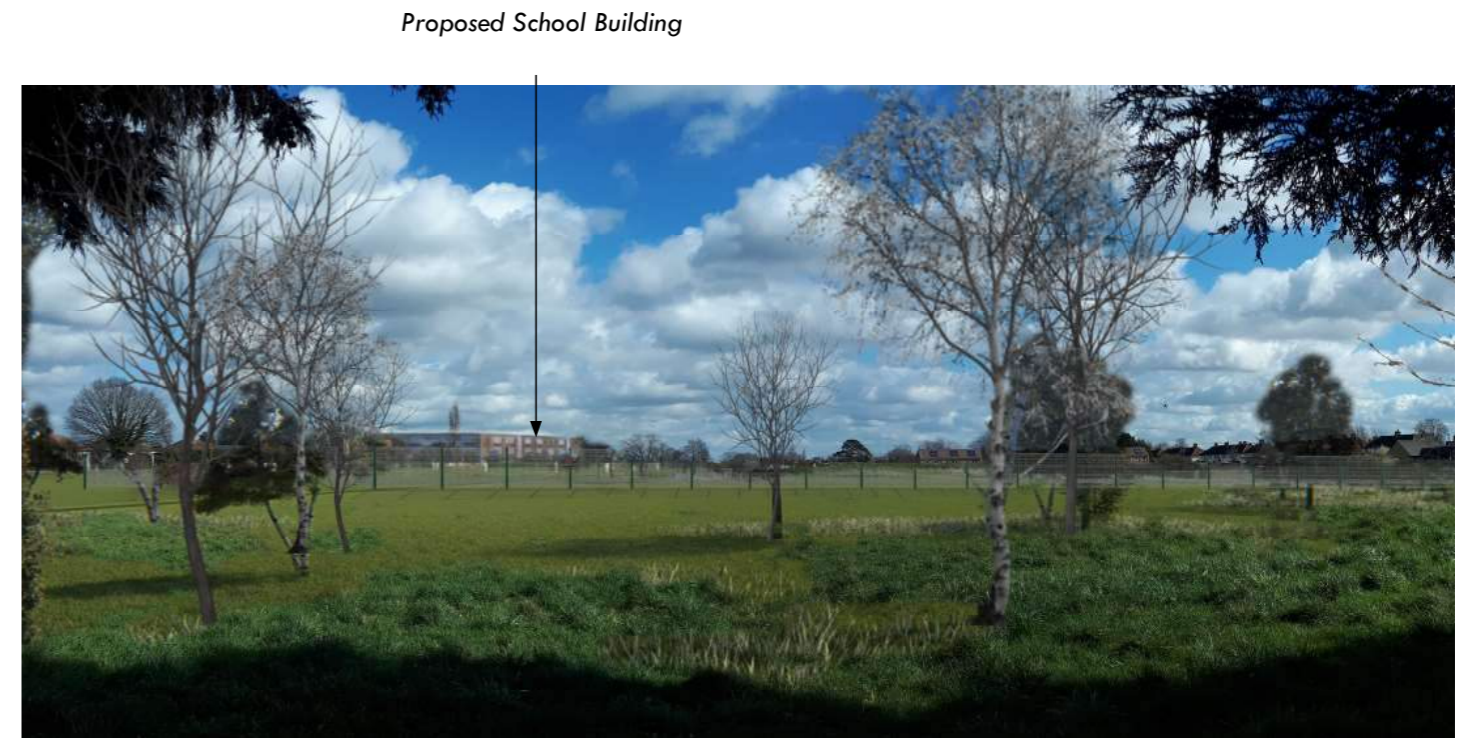
Sensitivity of Receptor: Low
 Magnitude of Change: Negligible
 Significance of Effect: **Negligible**



Viewpoint Location Plan



Viewpoint 5 - Existing Winter View



Viewpoint 5 - Proposed Winter View

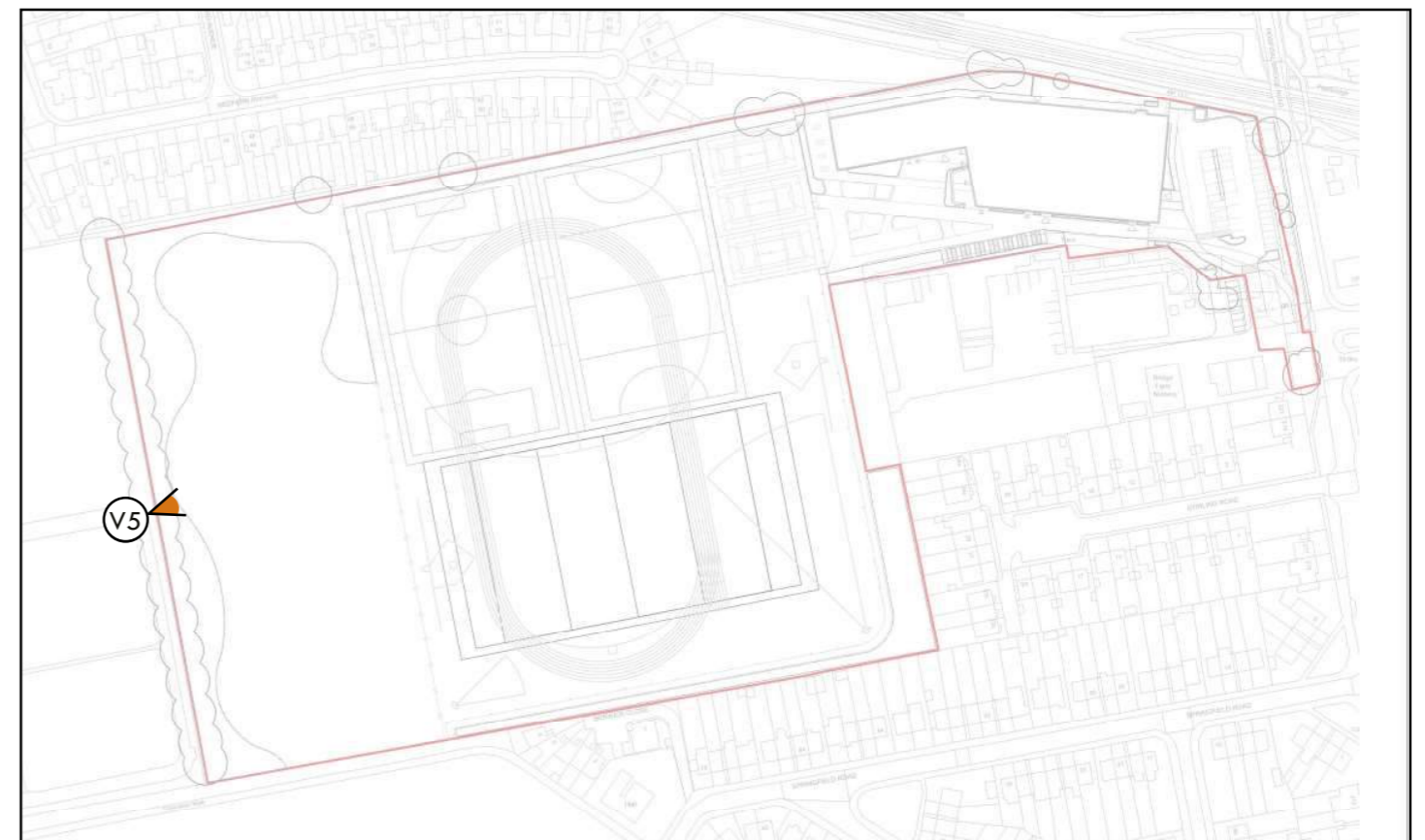
Viewpoint 5 - Winter: View from Borough Cemetery looking due east

Distance from site boundary: 5m
 Direction: East
 Receptor: Private users of the cemetery
 Date taken: 07/03/2019
 Weather conditions: Bright
 Season taken: Winter

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 not be discernible.

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



Viewpoint Location Plan



Viewpoint 6 - Existing Summer View



Viewpoint 6 - Proposed Summer View

Viewpoint 6 - Summer: View from Redfern Avenue looking south east

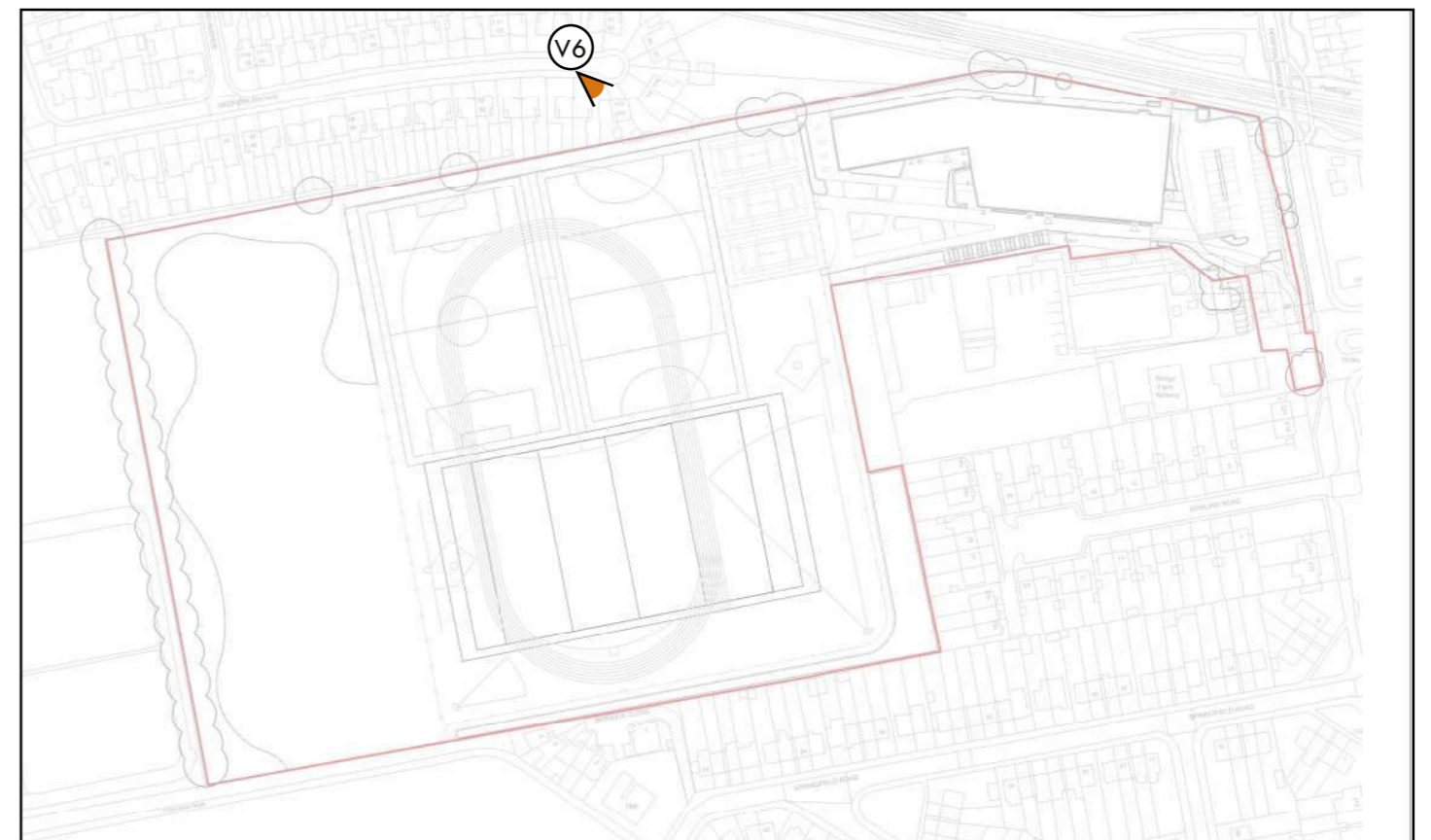
Distance from site boundary: 33m
 Direction: South east
 Receptor: Residential
 Date taken: 16/10/2018
 Weather conditions: Bright
 Season taken: Autumn

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



Viewpoint 6 - Existing Winter View



Viewpoint 6 - Proposed Winter View

Viewpoint 6 - Winter: View from Redfern Avenue looking south east

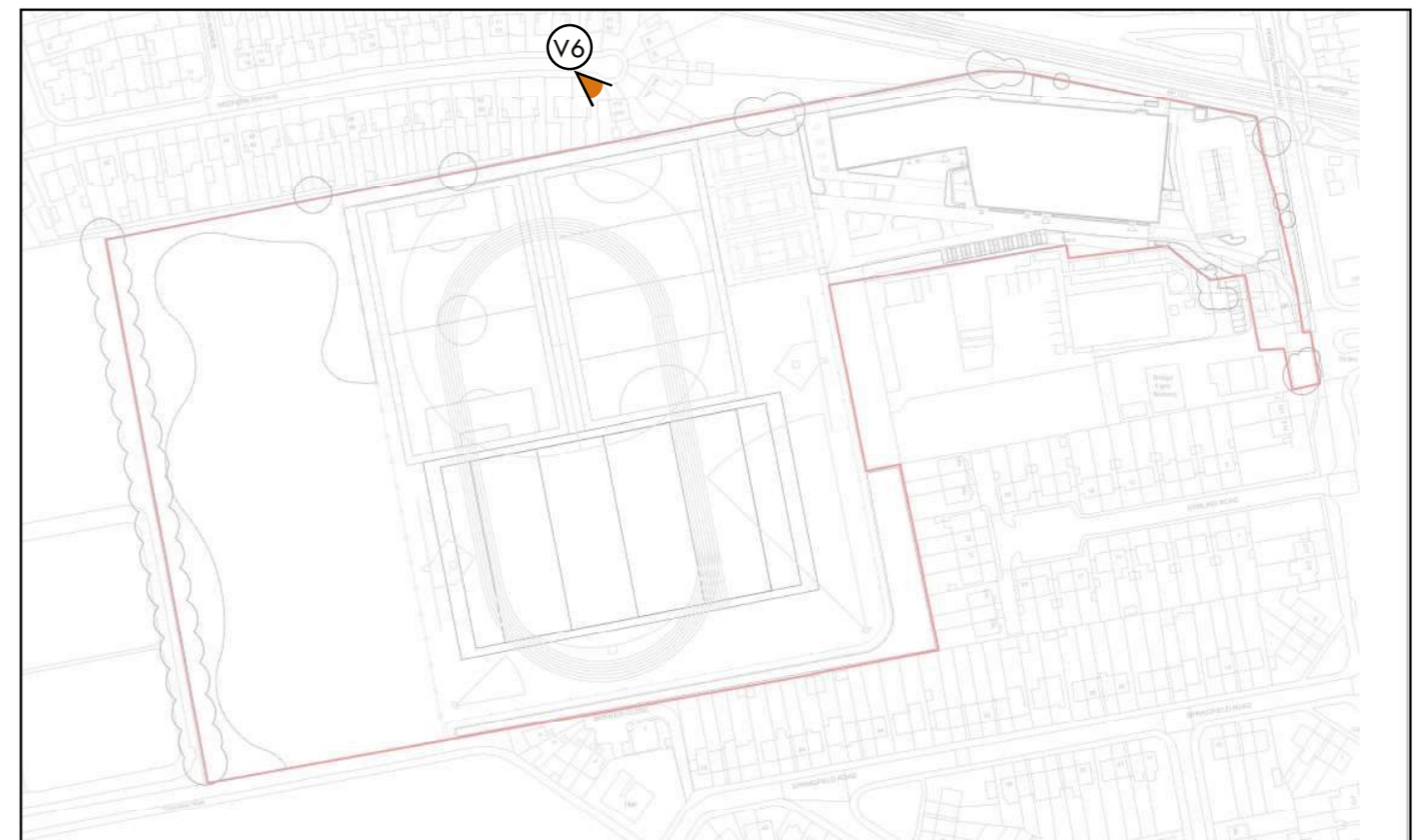
Distance from site boundary: 33m
 Direction: South east
 Receptor: Residential
 Date taken: 07/03/2019
 Weather conditions: Bright
 Season taken: Winter

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

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.

The winter views do not offer any significant changes due to the nature of the existing boundary vegetation. The mix of deciduous and evergreen species maintain the partial screening of views.

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.

4 STOREY MASSING OPTION

In addition to the summer and winter visual appraisal of the proposed 3 storey development it was requested by the LPA that an outline assessment of a 4 storey option is to be undertaken from Hospital Bridge Rd.

It is concluded that by increasing the mass by an additional floor will increase the impact of view of the proposals from the east as the development will rise above the existing vegetation and become a prominent element in the landscape.