

APPENDIX 6.5
VISUAL ASSESSMENT

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Representative Viewpoint			Visual Effects												
Ref	Name	Sensitivity	Type ⁱ	Nature ⁱⁱ	Intrusion ⁱⁱⁱ	Proportion ^{iv}	Construction Phase		Construction Phase Residual Effects		Operational Phase – Year 1		Operational Phase – Year 15 (Residual Effects)		Notes
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01	View west from London Road	<p>The viewpoint is located approximately 597m south-east of the Site on the intersection of London Road and the railway line where views west extend along the route of the railway. Views towards the Site are limited by elements that occupy the foreground of the view such as the recently constructed four storey buildings on Brewery Lane, with vegetation along the River Crane providing additional screening beyond.</p> <p>The value of the views obtained from this location is considered to be Low as they are not from a designated area, although do extend west towards buildings within the Queens Road (Twickenham) Conservation Area such as The Albany public house. Views available from this part of London Road are characterised by foreground elements such as the railway line, recent development, and car parking facilities, and as such have minimal cultural associations and limited scenic qualities.</p> <p>As the visual receptors at this location include people travelling in vehicles, walking, at their place of work and at their place of residence, their susceptibility to the type of development proposed is considered to be High.</p> <p>On the basis of the above the sensitivity of receptors at this location is considered to be Medium.</p>	Fixed and Transient	None	None	None	None	Neutral	None	Neutral	None	Neutral	None	Neutral	<p>The temporary construction phase of the Development will be screened from view for visual receptors at the junction of London Road and the railway line by buildings to the north of the railway line such as those along Brewery Lane that occupy the foreground of views, with vegetation along the River Crane beyond adding to the level of screening that construction activities are afforded. The construction phase of the Development will not alter the focus of views available where the foreground elements of built form will prevent any views of activities on the Site. The temporary construction phase of the Development will therefore cause a magnitude of effect of None, resulting in a Neutral significance of effect.</p> <p>At Year 1, the Development will not cause any alterations to views experienced by visual receptors at this location where the four storey buildings at Brewery Lane form the extent of views towards the Site with additional screening benefit provided by vegetation along the River Crane. The Development will not alter the focus of views available where the foreground elements of built form will prevent any views towards the Development set behind existing residential properties along Craneford Way. The Development will cause a magnitude of effect of None, resulting in a Neutral significance of effect.</p> <p>At Year 15, the landscape scheme delivered as part of the Development will have matured although will remain screened from view, along with the built forms of the Development, by the buildings such as those at Brewery Lane that occupy the foreground of views with vegetation lining the River Crane north-west providing additional screening to prevent views towards the Development. The Development will therefore cause a magnitude of effect of None, resulting in a Neutral significance of effect.</p>

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02	View south-west from Chertsey Road	<p>The viewpoint is located approximately 236m north-east of the Site along the A316 Chertsey Road. Views are characterised by the highway boulevard where they are channelled along the route by the predominantly residential development that line it although are generally orientated away from the road. Residential properties to the south of the A316 such as those at the northern end of Egerton Road and those along Chudleigh Road form the foreground of views towards the Site with the recently constructed five storey building immediately adjacent to the southern carriageway of the A316 partially visible alongside the housing on Egerton Road and vegetation that lines the A316, where it limits views towards Twickenham Stoop.</p> <p>The value of the views obtained from this location is considered to be Low as they are not from a designated area and the highway infrastructure limits scenic quality. Although some views towards the culturally recognisable Twickenham Stoop and Twickenham Stadium are available, they are not experienced in the section of view as views towards the Site.</p> <p>As the visual receptors at this location include people travelling in vehicles, walking and at their place of residence, their susceptibility to the type of development proposed is considered to be High.</p> <p>On the basis of the above the sensitivity of receptors at this location is considered to be Medium.</p>	Fixed and Transient	None	None	None	None	Neutral	None	Neutral	None	Neutral	None	Neutral	<p>The temporary construction phase of the Development will be screened from view for visual receptors at the A316 Chertsey Road, where views are influenced by the highway infrastructure and channelled along the route of the road. Houses and garden walls that line the road such as those at the northern end of Egerton Road and Chudleigh Road curtail views towards the Site and will prevent visibility of the construction phase for the Development. The construction phase of the Development will not alter the focus of views which will remain the immediate foreground of the highway boulevard. The temporary construction phase of the Development will cause a magnitude of effect of None, resulting in a Neutral significance of effect.</p> <p>At Year 1, the existing built form along the southern carriageway of the A316 Chertsey Road will prevent views of the Development, which will be screened from view by housing at the northern end of Egerton Road and along Chudleigh Road. Existing buildings that prevent views of the Development mean that the Development will not alter the focus of views available and will cause a magnitude of effect of None. This will result in a Neutral significance of effect.</p> <p>At Year 15, the landscape scheme for the Development will have matured to integrate the Development into views. However, views towards the Site will be curtailed by the existing housing at the northern end of Egerton Road and Chudleigh Road, preventing visibility of the Development and landscape enhancements. The Development will cause a magnitude of effect of None, resulting in a Neutral significance of effect.</p>

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03	View west from Heathfield South	<p>The viewpoint is located approximately 83m to the west of the Site along the residential street of Heathfield South. Views are channelled east and west along the road by the housing and street trees. Views to the west extend towards the northern edge of the Site where it is visible alongside the recently constructed three storey teaching accommodation immediately adjacent to the northern Site boundary. The very northern edge of the existing three storey building on the Site is seen amongst the vegetation that lines the road.</p> <p>The value of the views obtained from this location is considered to be Low as they are not from a designated area and although the uniformity of the terraced housing provides some scenic quality, it is partially eroded by the loss of front gardens and the presence of on-street parking that creates a visual clutter.</p> <p>As the visual receptors at this location include people travelling in vehicles, walking and at their place of residence, their susceptibility to the type of development proposed is considered to be High.</p> <p>On the basis of the above the sensitivity of receptors at this location is considered to be Medium.</p>	Fixed and Transient	Restricted	Glimpse	Limited	Very Small	Negligible Adverse	Very Small	Negligible Adverse	Very Small	Negligible Beneficial	Very Small	Negligible Beneficial	<p>The temporary construction phase of the Development will be partially visible in views west along the residential street where the very northern edge will be seen at the end of the street, filtered through the vegetation that occupies residential gardens and street trees. The construction activities will form a subsidiary element in views where the focus would remain the foreground where residential terraces of uniform character line the street. The construction phase will cause a Very Small magnitude of effect that would result in a Negligible adverse significance of effect.</p> <p>At Year 1, only a very small part of the northern edge of the Development will be visible in views west along Heathfield South, where a small part of the Development will be seen adjacent to the recently constructed three storey building immediately north of the Site. Glimpsed views of the Development and landscape buffer will be framed by the terraced housing lining the road and will replace existing glimpsed views of discordant townscape elements to provide a more homogenous feature in views with consistent detailing and materiality. The Development will cause a Very Small magnitude of effect due to its limited visibility. This would result in a Negligible Beneficial significance of effect.</p> <p>At Year 15, the landscape scheme for the Development will have matured to a height of approximately 20m in height, providing a landscape and ecological buffer along its northern boundary, visible in framed views west along Heathfield South. The trees within the landscape scheme on the northern and eastern edges of the Site will filter views of the Development and integrate it into the townscape, increasing the amount of vegetation visible alongside the street trees and garden vegetation along Heathfield South, causing a Very Small Change to the existing view. This would result in a Negligible Beneficial significance of effect.</p>

04	View west from Court Way	<p>The viewpoint is located approximately 132m east of the Site on the residential street of Court Way, where the existing building on the Site are visible at the end of views along the road where views north and south are curtailed by the linear residential development along the road and some properties on the eastern side of Egerton Road. The four storey part of the main 1930s building on the Site is visible in a framed view along the road between the semi-detached houses.</p> <p>The value of the views obtained from this location is considered to be Low as they are not from a designated area and although the relative uniformity of the semi-detached housing on the road provides some scenic quality, it is partially eroded by the loss of front gardens to parking, on-street car parking and telegraph poles that create a visual clutter.</p> <p>As the visual receptors at this location include people travelling in vehicles, walking and at their place of residence, their susceptibility to the type of development proposed is considered to be High.</p> <p>On the basis of the above the sensitivity of receptors at this location is considered to be Medium.</p>	Fixed and Transient	Restricted	Glimpse	Limited	Small	Minor Adverse	Small	Minor Adverse	Small	Negligible Beneficial	Small	Negligible Beneficial	<p>The temporary construction phase of the Development will be partially visible in views west along the residential street where framed views of the construction activities will be visible in glimpsed views west on Court Way, over and alongside the residential housing on Court Way and on the eastern side of Egerton Road. Ground level construction activities will be screened from view by hoarding and where the more elevated construction activities are visible, they will not alter the focus or context of views available and will occupy a small amount of the view. The construction phase will cause a Small magnitude of effect that would result in a Minor Adverse significance of effect.</p> <p>At Year 1, the three storey eastern part of the Development will be seen in views west along the road where it will be visible over and alongside the residential housing and vegetation lining Court Way and on the eastern side of Egerton Road. The three storey frontage of the Development will be visible in the framed views west, with the four and five storey blocks beyond the frontage partially visible over the three storey block and landscape buffer. The landscape and ecological buffer on the eastern boundary of the Site will provide some softening to the built form at ground level while the homogenous built form of the Development will be visible as a consistent townscape element with fenestration and materiality replicated across the building frontage in the framed view where it will replace the glimpsed views of the existing buildings and relate well to the scale of existing development with the three storey block visible adjacent to the existing residential development in the foreground. The Development will cause a Small magnitude of effect, resulting in a Negligible Beneficial significance of effect as although some taller elements will be visible, the Development will represent an improved street scene and built form.</p> <p>At Year 15, the landscape scheme for the Development will have matured to approximately 20m in height, which will provide a landscape and ecological buffer on the eastern boundary of the Site where it will soften views of the Development. The trees and vegetation within the landscape buffer will filter views of the Development and integrate it into the townscape, increasing the amount of vegetation visible and connecting the Site to the surrounding street scene of street trees and vegetation in front gardens. The Development will cause a Small change to the existing framed view. This would result in a Negligible Beneficial significance of effect.</p>
05	View West from Egerton Road	<p>The viewpoint is located approximately 10m east of the Site where the buildings, fencing and signs are visible at close range in views to the west. The wide view of the Site available is occupied by the existing buildings of mixed character and associated clutter of signage and</p>	Fixed and Transient	Restricted	Full	Full	Large	Moderate Adverse	Large	Moderate Adverse	Large	Moderate Beneficial	Large	Moderate Beneficial	<p>The temporary construction phase of the Development will be visible at close range where hoarding for the Site will screen ground level activities from view and reduce the length of views available. Construction works on the Site seen above the hoarding will occupy a wide section of views west from Egerton Road and will form the focus of views and increase the level of</p>

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		<p>fencing of an educational facility. The main 1930s building on the Site is visible at close range and seen alongside other built form and vegetation.</p> <p>The value of the views obtained from this location is considered to be Low as they are not from a designated area and offer a limited scenic quality due to the presence of visual clutter. Views towards the culturally recognisable Twickenham Stadium are available north along Egerton Road although do not feature in the same section of views as the Site.</p> <p>Visual receptors at this location include people travelling in vehicles, walking and at their place of residence. Residential properties on Egerton Road are afforded some open and direct views of the Site and existing built form that occupies it. As such, susceptibility of visual receptors to the type of development proposed is considered to be High.</p> <p>On the basis of the above the sensitivity of receptors at this location is considered to be Medium.</p>													<p>movement visible for the duration of the temporary construction phase. The construction phase will cause a Large magnitude of effect as it would occupy a large section of views available. This will result in a Moderate Adverse significance of effect.</p> <p>At Year 1, the three storey part of the Development will be seen in views west from Egerton Road where the built form will be seen as a homogenous townscape element that benefits from a landscape and ecological buffer on the eastern boundary, providing an offset from Egerton Road and softening the street scene. The three storey frontage of the Development will be visible and with the four and five storey blocks beyond screened from view. The Development will relate well to the scale of built form that is visible along Egerton Road, including the recently constructed three storey teaching accommodation immediately to the north of the Site as it will be similar in height. The Development will cause a Large magnitude of effect that will result in a Moderate Beneficial significance of effect when combined with the Medium sensitivity.</p> <p>At Year 15, the landscape scheme for the Development will have matured with trees of approximately 20m in height to create a green buffer that helps to filter and soften views of the built form where mature trees within the Site will combine with street trees and established vegetation within residential gardens to increase the amount of vegetation visible along Egerton Road. The Development will cause a Large change to the existing view. This would result in a Moderate Beneficial significance of effect.</p>

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06	View north-west from Craneford Way	<p>The viewpoint is located approximately 55m south-east of the Site with the residential properties along Craneford Way curtailing the majority of views north-west. The top of the four storey part of the main 1930s building is visible over the houses on Craneford Way and amongst vegetation on Egerton Road.</p> <p>The value of the views obtained from Craneford Way is considered to be Low as they are not from a designated area and although the relative uniformity of the semi-detached housing on the road provides some scenic quality, the views do not exhibit any cultural associations.</p> <p>As the visual receptors at this location include people travelling in vehicles, walking and at their place of residence, their susceptibility to the type of development proposed is considered to be High.</p> <p>On the basis of the above the sensitivity of receptors at this location is considered to be Medium.</p>	Fixed and Transient	Restricted	Glimpse	Limited	Small	Minor Adverse	Small	Minor Adverse	Small	Minor Beneficial	Small	Minor Beneficial	<p>The temporary construction phase of the Development will be partially visible in views north-west from Craneford Way where the existing houses on the street and hoarding around the Site will screen the majority of ground level activities. Some views of the more elevated construction works will be visible above the roofs of houses on Craneford Way where they will be seen in the short distance views with the focus remaining on the foreground. The construction phase will cause a Small magnitude of effect that will result in a Minor Adverse significance of effect.</p> <p>At Year 1, only a small part of the Development will be seen over the roofs of houses and vegetation along Craneford Way and Egerton Road. The landscape and ecological buffer on the eastern boundary of the Site will set it back from the edge of Egerton Road and provide some softening to the built form at ground level while the taller five storey built form of the Development, where visible alongside and above the housing of the foreground, will be visible as a consistent townscape element with fenestration and materiality replicated across the development blocks that will not be out of scale with housing in the foreground. The Development will cause a Small magnitude of effect, resulting in a Minor Beneficial significance of effect.</p> <p>At Year 15, the landscape scheme for the Development will have matured to provide a landscape and ecological buffer on the eastern boundary of the Site where it will soften views of the Development that is set back from Egerton Road. The trees that will have matured to approximately 20m in height and vegetation within the landscape buffer will filter views of the Development and integrate it into the townscape, increasing the amount of vegetation visible. The Development will cause a Small change to the existing framed view. This would result in a Minor Beneficial significance of effect.</p>

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07	View north from Craneford Way East Playing Fields	<p>The viewpoint is located approximately 191m south of the Site in the south-east corner of the playing fields where more open views north towards the Site and top of Twickenham Stadium are available. The houses and mature trees lining Craneford Way limit views of the existing building on the Site although the very top of three storey buildings and the top of the four storey part of the main 1930s building is visible.</p> <p>The value of the views obtained from this location is considered to be Medium as they are not from a designated area and offer limited scenic quality although views towards the culturally recognisable Twickenham Stadium are available over the houses along Craneford Way to the north.</p> <p>Visual receptors at this location include people using Craneford Way Playing Fields for recreational activities where the focus of their attention may be on the enjoyment of views. As such, susceptibility of visual receptors to the type of development proposed is considered to be High.</p> <p>On the basis of the above the sensitivity of receptors at this location is considered to be High.</p>	Transient	Open	Partial	Partial	Small	Minor Adverse	Small	Minor Adverse	Small	Minor Beneficial	Small	Minor Beneficial	<p>The temporary construction phase of the Development will be partially visible in the more open views available from the Craneford Way Playing Fields. The houses on Craneford Way will prevent views of the ground level construction activities although some of the more elevated construction works will be visible above the roofs of houses on Craneford Way where they will appear alongside views of Twickenham Stadium. The construction phase of the Development will introduce additional elements into the skyline of views alongside the trees that line Craneford Way and will cause a Small magnitude of effect that will result in a Minor Adverse significance of effect.</p> <p>At Year 1, only the taller four and five storey parts of the Development will be seen over the roofs of houses and vegetation along Craneford Way where they will form new skyline elements that will contribute to the amalgamation of built forms visible over the houses. The fenestration and materiality that is replicated across development blocks of the Development will be seen as a consistent townscape element that will represent a slight increase in the height of built form visible but will not alter the composition of components visible and not interrupt any views towards Twickenham Stadium. The Development will cause a Small magnitude of effect, resulting in a Minor Beneficial significance of effect.</p> <p>At Year 15, the landscape scheme for the Development will have matured to integrate the Development into views. However, views of much of the landscape scheme will be curtailed by existing residential development on Craneford Way. Where trees within the landscape scheme that will have matured to approximately 20m in height, appear over the housing on Craneford Way they will help to soften views of the Development and filter views of the built form. As such, the Development will cause a Small magnitude of effect that will result in a Minor Beneficial significance of effect.</p>

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08	View north from Pedestrian Footbridge over Railway	<p>The viewpoint is located approximately 261m south of the Site on the footbridge that crosses the railway line and connects to Marsh Farm Road. Views north from the bridge extend over the Marsh Farm Allotments in the foreground and Craneford Way Playing Fields, towards Twickenham Stadium.</p> <p>The value of the views obtained from this location is considered to be Medium as they are not from a designated area and offer limited scenic quality although views towards the culturally recognisable Twickenham Stadium are available over the houses along Craneford Way to the north.</p> <p>Visual receptors at this location include people using the footpath for recreational activities where the focus of their attention may be on the enjoyment of views. As such, susceptibility of visual receptors to the type of development proposed is considered to be High.</p> <p>On the basis of the above the sensitivity of receptors at this location is considered to be High.</p>	Transient	Open	Partial	Partial	Small	Minor Adverse	Small	Minor Adverse	Small	Minor Beneficial	Small	Minor Beneficial	<p>The temporary construction phase of the Development will be partially visible in the more open views available from the slightly elevated location of the footbridge that passes over the railway line. The vegetation within Marsh Farm Allotments and houses on Craneford Way will limit views of the lower level construction activities but the taller activities will be partially visible over the roof line of the houses where they will appear in views that include the recently constructed five storey building north of the Site and Twickenham Stadium. The construction phase of the Development will introduce additional elements into the skyline of views alongside the vegetation in the foreground and existing built form in the vicinity of the Site and Twickenham Stadium beyond. The temporary construction phase of the Development will be visible in the context of the urban view north and will cause a Small magnitude of effect that will result in a Minor Adverse significance of effect.</p> <p>At Year 1, only the taller four and five storey parts of the Development will be seen through foreground vegetation within Marsh Farm Allotments and over the roofs of houses along Craneford Way where they will form new skyline elements that will contribute to the amalgamation of built forms visible over the houses although partially interrupting views of Twickenham Stadium. The Development will be seen as a consistent townscape element alongside the existing built forms that create the wider context of views where it will contribute to a consolidation of development north of the open space. The four and five storey elements of the Development blocks will increase the amount of built form visible in the wide ranging vistas but the consistent fenestration and materiality of the Development will create a uniform townscape element. The Development will cause a Small magnitude of effect and will result in a Minor Beneficial significance of effect.</p> <p>At Year 15, the landscape scheme for the Development will have matured to approximately 20m in height and help integrate the Development into views. However, views of the much of the landscape scheme will be curtailed by existing residential development on Craneford Way. Where mature trees within the landscape scheme appear over the housing on Craneford Way they will help to soften views of the Development and filter views of the built form. As such, the Development will cause a Small magnitude of effect that will result in a Minor Beneficial significance of effect.</p>

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09	View north from Marsh Farm Lane	<p>The viewpoint is located approximately 166m south of the Site at Marsh Farm Lane on the edge of the playing fields where more open views north towards the Site are available. The houses and mature trees lining Craneford Way limit views of the existing building on the Site although the very top of three storey buildings and the top of the four storey part of the main 1930s building is visible.</p> <p>The value of the views obtained from this location is considered to be Low as they are not from a designated area and offer limited scenic quality with no cultural associations.</p> <p>Visual receptors at this location include people using Craneford Way Playing Fields and Marsh Farm Lane for recreational activities where the focus of their attention may be on the enjoyment of views. As such, susceptibility of visual receptors to the type of development proposed is considered to be High.</p> <p>On the basis of the above the sensitivity of receptors at this location is considered to be Medium.</p>	Transient	Open	Partial	Partial	Small	Minor Adverse	Small	Minor Adverse	Small	Minor Beneficial	Small	Minor Beneficial	<p>The temporary construction phase of the Development will be partially visible in the more open views available from Marsh Farm Lane. The houses on Craneford Way will prevent views of the ground level construction activities although some of the taller construction works will be visible above the roofs of houses on Craneford Way. The construction phase of the Development will introduce additional elements into the skyline of views alongside the trees that line Craneford Way and will cause a Small magnitude of effect that will result in a Minor Adverse significance of effect.</p> <p>At Year 1, only the taller four and five storey parts of the Development will be seen over the roofs of houses and vegetation along Craneford Way where they will form new skyline elements that will contribute to the amalgamation of built forms visible over the houses. The Development will be seen as a consistent townscape element where the fenestration and materiality will be replicated across the different development blocks, while the four and five storey parts of the Development will represent a slight increase in the height of built form visible but will not alter the composition of components visible or alter the focus of views which would remain the foreground of the playing fields. The Development will cause a Small magnitude of effect, resulting in a Minor Beneficial significance of effect.</p> <p>At Year 15, the landscape scheme for the Development will have matured to approximately 20m in height where it will help integrate the Development into views. However, views of the much of the landscape scheme will be curtailed by existing residential development on Craneford Way. Where mature trees within the landscape scheme appear over the housing on Craneford Way they will help to soften views of the four and five storey parts of Development and filter views of the built form. As such, the Development will cause a Small magnitude of effect that will result in a Minor Beneficial significance of effect.</p>

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10	View north from Craneford Way West Playing Field	<p>The viewpoint is located approximately 202m south-west of the Site on the edge of the playing fields where more open views north-east towards the Site are available. The houses and mature trees lining Craneford Way limit views of the existing building on the Site although the very top of three storey buildings and the top of the four storey part of the main 1930s building is visible amongst the vegetation.</p> <p>The value of the views obtained from this location is considered to be Medium as they are not from a designated area and offer limited scenic quality although views towards the culturally recognisable Twickenham Stadium are available over the houses along Craneford Way to the north.</p> <p>Visual receptors at this location include people using Craneford Way Playing Fields for recreational activities where the focus of their attention may be on the enjoyment of views. As such, susceptibility of visual receptors to the type of development proposed is considered to be High.</p> <p>On the basis of the above the sensitivity of receptors at this location is considered to be High.</p>	Transient	Open	Partial	Partial	Small	Minor Adverse	Small	Minor Adverse	Small	Minor Beneficial	Small	Minor Beneficial	<p>The temporary construction phase of the Development will be partially visible in the more open views available from the Craneford Way Playing Fields. The houses on Craneford Way will prevent views of the ground level construction activities although some of the more elevated construction works will be visible above the roofs of houses on Craneford Way where they will appear alongside views of Twickenham Stadium. The construction phase of the Development will introduce additional elements into the skyline of views alongside the trees that line Craneford Way and will cause a Small magnitude of effect that will result in a Minor Adverse significance of effect.</p> <p>At Year 1, only the taller four and five storey parts of the Development will be seen over the roofs of houses and vegetation along Craneford Way where they will form new skyline elements that will contribute to the amalgamation of built forms visible over the houses. The Development will be seen as a consistent townscape element where the fenestration and materiality will be replicated across the different development blocks. While the four and five storey parts of the Development will represent a slight increase in the height of built form visible, the Development will not alter the composition of components visible and not interrupt any views towards Twickenham Stadium. The Development will cause a Small magnitude of effect, resulting in a Minor Beneficial significance of effect.</p> <p>At Year 15, the landscape scheme for the Development will have matured to integrate the Development into views with trees at approximately 20m in height. However, views of much of the landscape scheme will be curtailed by existing residential development on Craneford Way. Where mature trees within the landscape scheme appear over the housing on Craneford Way they will help to soften views of the Development and filter views of the built form. As such, the Development will cause a Small magnitude of effect that will result in a Minor Beneficial significance of effect.</p>

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11	View north-west from Craneford Way	<p>The viewpoint is located approximately 44m south of the Site and where close range views north from Craneford Way. Views are short in extent and curtailed by the existing three storey built form within the Site and residential properties along Craneford Way.</p> <p>The value of the views obtained from this location is considered to be Low as they are not from a designated area and do not offer any scenic quality due to short extent of the view available and the presence of visual clutter.</p> <p>Visual receptors at this location include those using the open space for recreational activities where the focus of their attention may be on the enjoyment of views and visual receptors at residential properties on Craneford Way. As such, susceptibility of visual receptors to the type of development proposed is considered to be High.</p> <p>On this basis, the sensitivity of receptors at this location is considered to be Medium.</p>	Fixed and Transient	Restricted	Partial	Most	Large	Moderate Adverse	Large	Moderate Adverse	Large	Moderate Beneficial	Large	Moderate Beneficial	<p>The temporary construction phase of the Development will be visible at close range where hoarding for the Site will screen ground level activities from view and reduce the length of views available. Construction works on the Site seen above the hoarding will occupy a wide section of views north from Craneford Way and will form the focus of views and increase the level of movement visible for the duration of the temporary construction phase. The construction phase will cause a Large magnitude of effect as it would occupy a large section of views available. This will result in a Moderate Adverse significance of effect.</p> <p>At Year 1, the five storey western part of the Development will be seen in views north-east from Craneford Way with the taller five storey blocks also visible above residential properties in the foreground where the consistent fenestration and materiality of built form will be seen as a homogenous townscape element that will replace the existing buildings and visual clutter. The Development will relate well to the scale of built form that is visible in views to the north from Craneford Way as the taller five storey parts of will be set behind terraced housing along the southern boundary of the Site which it will be seen in the foreground of views but will not alter the composition of views that is curtailed in the foreground by built form. The Development will cause a Large magnitude of effect that will result in a Moderate Beneficial significance of effect.</p> <p>At Year 15, the landscape scheme for the Development will have matured with trees approximately 20m in height and will integrate the Development into views. However, views of much of the landscape scheme will be curtailed by existing residential development on Craneford Way and parts of the Development. Where mature trees within the landscape scheme are visible over foreground elements in views north-east, they will soften views of the Development and filter views of the built form. As such, the Development will cause a Large magnitude of effect that will result in a Moderate Beneficial significance of effect.</p>

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Ref	Name	Sensitivity	Type ⁱ	Nature ⁱⁱ	Intrusion ⁱⁱⁱ	Proportion ^{iv}	Construction Phase		Construction Phase Residual Effects		Operational Phase – Year 1		Operational Phase – Year 15 (Residual Effects)		Notes
							Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	
12	View east from public open space west of the Site	<p>The viewpoint is located approximately 75m west of the Site where views east extend a short distance beyond the foreground of the open space to the buildings occupying the Site.</p> <p>The value of the views obtained from this location is considered to be Low as they are not from a designated area and do not offer any scenic quality due to short extent of the view available and the presence of visual clutter.</p> <p>Visual receptors at this location include those using the open space for recreational activities where the focus of their attention may be on the enjoyment of views and visual receptors at residential properties on Langhorn Drive. As such, susceptibility of visual receptors to the type of development proposed is considered to be High.</p> <p>On this basis, the sensitivity of receptors at this location is considered to be Medium.</p>	Transient	Open	Partial	Most	Large	Moderate Adverse	Large	Moderate Adverse	Large	Moderate Beneficial	Large	Moderate Beneficial	<p>The temporary construction phase of the Development will be visible at close range where hoarding for the Site will screen some of the ground level activities from view although the taller elements of the construction phase will be seen over the hoarding from the slightly elevated location. Taller construction works on the Site visible over or above the hoarding will occupy a wide section of views east from the open space where they will form a large component of views available for the duration of the temporary construction phase. The construction phase will cause a Large magnitude of effect as it would occupy a large section of views available. This will result in a Moderate Adverse significance of effect.</p> <p>At Year 1, the five storey western block of the Development will be seen in views east from the open space where it would replace the variety of building styles, forms and types with a building frontage that forms a homogenous townscape element of consistent scale, materiality and fenestration and that reduces visual clutter. The Development will relate well to the scale of existing built form that is seen to the east of the open space, where it will be seen at close range but filtered through vegetation in the foreground and will not alter the composition of views where the extent is formed by the existing development on the Site. The Development will cause a Large magnitude of effect that will result in a Moderate Beneficial significance of effect.</p> <p>At Year 15, the landscape scheme for the Development will have matured to integrate the Development into views with trees of approximately 20m in height. However, views of much of the landscape scheme will be curtailed by the five storey Development block on the western edge of the Site. Where mature trees and vegetation forming part of the landscape buffer on the northern edge of the Site are visible alongside the Development, they will help to integrate the built form into views alongside the existing foreground vegetation. As such, the Development will cause a Large magnitude of effect that will result in a Moderate Beneficial significance of effect.</p>

Representative Viewpoint			Visual Effects												Notes
Ref	Name	Sensitivity	Type ⁱ	Nature ⁱⁱ	Intrusion ⁱⁱⁱ	Proportion ^{iv}	Construction Phase		Construction Phase Residual Effects		Operational Phase – Year 1		Operational Phase – Year 15 (Residual Effects)		
							Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	
13	View west from Footpath west of the Site	<p>The viewpoint is located approximately 68m north-west of the Site where views east are curtailed by existing built form on the Site and construction activities immediately north of the Site, occupying the foreground of views through the chain-link fence.</p> <p>The value of the views obtained from this location is considered to be Low as they are not from a designated area and do not offer any scenic quality due to short extent of the view available and the presence of visual clutter in the foreground.</p> <p>Visual receptors at this location include those using the route of the footpath along the western boundary of the Site for recreational activities where the focus of their attention may be on the enjoyment of views. As such, susceptibility of visual receptors to the type of development proposed is considered to be High.</p> <p>On this basis, the sensitivity of receptors at this location is considered to be Medium.</p>	Transient	Open	Partial	Most	Large	Moderate Adverse	Large	Moderate Adverse	Large	Moderate Beneficial	Large	Moderate Beneficial	<p>The temporary construction phase of the Development will be visible at close range where hoarding for the Site will screen some of the ground level activities from view although the taller elements of the construction phase will be seen over the hoarding and will be seen through the fence lining the footpath. The construction phase will cause a Large magnitude of effect as it would occupy a large section of views available. This will result in a Moderate Adverse significance of effect.</p> <p>At Year 1, the five storey parts of the Development on the western and northern edges of the Site will be seen in views south-east from the footpath, where the Development will replace the variety of building styles, forms and types with a coherent building frontage of consistent scale, materiality and fenestration. The Development will be seen at close range filtered through the fencing in the foreground where it will be seen in the short range view and improve the view of varied development forms on the Site. The Development will cause a Large magnitude of effect that will result in a Moderate Beneficial significance of effect.</p> <p>At Year 15, the landscape scheme for the Development of trees and vegetation within the landscape buffer on the northern boundary of the Site will have matured to integrate the Development into views with trees of approximately 20m in height. Where mature trees and vegetation forming part of the landscape buffer on the northern edge of the Site are visible in the foreground of the Development, they will help to integrate the built form into views, softening the buildings and increasing the amount of vegetation and green space visible. As such, the Development will cause a Large magnitude of effect that will result in a Moderate Beneficial significance of effect.</p>

Representative Viewpoint			Visual Effects												
Ref	Name	Sensitivity	Type ⁱ	Nature ⁱⁱ	Intrusion ⁱⁱⁱ	Proportion ^{iv}	Construction Phase		Construction Phase Residual Effects		Operational Phase – Year 1		Operational Phase – Year 15 (Residual Effects)		Notes
							Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	
14	View west from the Footpath west of the Site	<p>The viewpoint is located approximately 115m north-west of the Site where views east are curtailed by existing built form on the Site and construction activities immediately north of the Site, occupying the foreground of views through the chain-link fence.</p> <p>The value of the views obtained from this location is considered to be Low as they are not from a designated area and do not offer any scenic quality due to short extent of the view available and the presence of visual clutter in the foreground.</p> <p>Visual receptors at this location include those using the route of the footpath along the western boundary of the Site for recreational activities where the focus of their attention may be on the enjoyment of views. As such, susceptibility of visual receptors to the type of development proposed is considered to be High.</p> <p>On this basis, the sensitivity of receptors at this location is considered to be Medium.</p>	Transient	Open	Partial	Most	Large	Moderate Adverse	Large	Moderate Adverse	Large	Moderate Beneficial	Large	Moderate Beneficial	<p>The temporary construction phase of the Development will be visible at close range where hoarding for the Site will screen some of the ground level activities from view although the taller elements of the construction phase will be seen over the hoarding and will be seen through the fence lining the footpath. The construction phase will cause a Large magnitude of effect as it would occupy a large section of views available. This will result in a Moderate Adverse significance of effect.</p> <p>At Year 1, the five storey parts of the Development on the western and northern edges of the Site will be seen in views south-east from the footpath, where the Development will replace the variety of building styles, forms and types with a coherent building frontage of consistent scale, materiality and fenestration. The Development will be seen at close range filtered through the fencing in the foreground where it will improve the view of varied development forms on the Site. The Development will cause a Large magnitude of effect that will result in a Moderate Beneficial significance of effect.</p> <p>At Year 15, the landscape scheme for the Development of trees and vegetation within the landscape buffer on the northern boundary of the Site will have matured to integrate the Development into views with trees of approximately 20m in height. Where mature trees and vegetation forming part of the landscape buffer on the northern edge of the Site are visible in the foreground of the Development, they will help to integrate the built form into views, softening the buildings and increasing the amount of vegetation and green space visible. As such, the Development will cause a Large magnitude of effect that will result in a Moderate Beneficial significance of effect.</p>

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Ref	Name	Sensitivity	Type ⁱ	Nature ⁱⁱ	Intrusion ⁱⁱⁱ	Proportion ^{iv}	Construction Phase		Construction Phase Residual Effects		Operational Phase – Year 1		Operational Phase – Year 15 (Residual Effects)		Notes
							Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	
15	View north-west from Gladstone Avenue	<p>The viewpoint is approximately 663m south-west of the Site where views are characterised by the uniformity of the single storey buildings that line the street and channel views along the residential road towards the recently constructed five storey development adjacent to the A316, and the edge of Twickenham Stoop.</p> <p>The value of the views obtained from this location is considered to be Low as although they are from the Rosecroft Gardens Conservation Area and the consistent character of the bungalows creates some scenic quality, the views do not contain any rare or unusual elements and are influenced by on-street parking and telegraph poles which add visual clutter.</p> <p>As the visual receptors at this location include people travelling in vehicles, walking and at their place of residence, their susceptibility to the type of development proposed is considered to be High.</p> <p>On the basis of the above the sensitivity of receptors at this location is considered to be Medium.</p>	Fixed and Transient	Restricted	Glimpse	Limited	Very Small	Negligible Adverse	Very Small	Negligible Adverse	Very Small	Negligible Beneficial	Very Small	Negligible Beneficial	<p>The temporary construction phase of the Development will be partially visible in views along the residential street where only the tallest elements of the construction phase will be seen over rooftops alongside Twickenham Stoop and the recently constructed five storey building to the north of the Site. Where visible, the construction activities will form a subsidiary element in views and the focus would remain the foreground where residential development of uniform character line the street. The construction phase will cause a Very Small magnitude of effect that would result in a Negligible adverse significance of effect.</p> <p>At Year 1, only the very top of the five storey part of the Development will be visible in views west along the residential street, where it will be seen alongside the top of Twickenham Stoop and the recently constructed five storey building to the north of the Site. Glimpsed views of the Development will be almost entirely screened from view by the roofs of the bungalows in the foreground but the parts visible have form consistent element in views with materiality replicated across the development blocks. The limited part of the Development visible will cause a Very Small magnitude of effect. This would result in a Negligible Beneficial significance of effect.</p> <p>At Year 15, the landscape scheme for the Development will have matured to approximately 20m in height and help integrate the Development into views. However, views of the much of the landscape scheme will be curtailed by existing residential development in the foreground. Where mature trees within the landscape scheme appear over the housing within Rosecroft Gardens Conservation Area, they will help to soften views of the Development and filter views of the built form. As such, the Development will cause a Small magnitude of effect that will result in a Negligible Beneficial significance of effect.</p>

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Ref	Name	Sensitivity	Type ⁱ	Nature ⁱⁱ	Intrusion ⁱⁱⁱ	Proportion ^{iv}	Construction Phase		Construction Phase Residual Effects		Operational Phase – Year 1		Operational Phase – Year 15 (Residual Effects)		Notes
							Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	
16	View south-east from A316 Chertsey Road	<p>The viewpoint is approximately 448m north-west of the Site where Views are characterised by the highway boulevard where they are channelled along the route by vegetation and development that lines the road. Oblique views towards the Site are available through vegetation along the southern carriageway, where it limits views towards existing built form on the Site and Twickenham Stoop.</p> <p>The value of the views obtained from this location is considered to be Low as they are not from a designated area and the highway infrastructure limits scenic quality. Although some views towards the culturally recognisable Twickenham Stoop and Twickenham Stadium are available, they are not clear views and include visual clutter associated with the highway.</p> <p>As the visual receptors at this location include people travelling in vehicles, walking and at their place of residence, their susceptibility to the type of development proposed is considered to be High.</p> <p>On the basis of the above the sensitivity of receptors at this location is considered to be Medium.</p>	Fixed and Transient	Restricted	Glimpse	Limited	Very Small	Negligible Adverse	Very Small	Negligible Adverse	Very Small	Negligible Beneficial	Very Small	Negligible Beneficial	<p>The temporary construction phase of the Development will be partially visible in oblique views south-east from the A316 where only the tallest elements of the construction phase will be seen amongst the vegetation immediately south of the road alongside Twickenham Stoop and the recently constructed five storey building to the north of the Site. Where visible, the construction activities will form a subsidiary element in views and the focus would remain the foreground elements and highway. The construction phase will cause a Very Small magnitude of effect that would result in a Negligible adverse significance of effect.</p> <p>At Year 1, only the very top of the five storey part of the Development on the northern boundary of the Site will be visible in oblique views from the A316, through vegetation along the southern boundary of the road where it will be seen alongside Twickenham Stoop and the recently constructed five storey building to the north of the Site. Where glimpsed oblique views of the Development are available, it will form a consistent element in views where the materiality of the built form is replicated across the development blocks. The limited part of the Development visible will cause a Very Small magnitude of effect. This would result in a Negligible Beneficial significance of effect.</p> <p>At Year 15, the landscape scheme for the Development will have matured to approximately 20m in height and help integrate the Development into views. However, views of the much of the landscape scheme will be curtailed by foreground screening of vegetation south of the A316. Where mature trees within the landscape scheme are visible amongst the trees south of the A316, they will help to further soften views of the Development and filter views of the built form by adding a layer of vegetation to views. As such, the Development will cause a Small magnitude of effect that will result in a Negligible Beneficial significance of effect.</p>

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Ref	Name	Sensitivity	Type ⁱ	Nature ⁱⁱ	Intrusion ⁱⁱⁱ	Proportion ^{iv}	Construction Phase		Construction Phase Residual Effects		Operational Phase – Year 1		Operational Phase – Year 15 (Residual Effects)		Notes
							Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	
17	View south from Talma Gardens	<p>The viewpoint is located approximately 351m north of the Site on the residential street of Talma Gardens where they are channelled along the residential street towards the A316 by the housing lining the road. The footbridge over the A316 and vegetation lining the A316 form the extent of views south.</p> <p>The value of the views obtained from this location is considered to be Low as they are not from a designated area and the highway infrastructure limits scenic quality. Although some views towards the culturally recognisable Twickenham Stoop and Twickenham Stadium are available, they are not experienced in the section of view towards the Site.</p> <p>As the visual receptors at this location include people travelling in vehicles, walking and at their place of residence, their susceptibility to the type of development proposed is considered to be High.</p> <p>On the basis of the above the sensitivity of receptors at this location is considered to be Medium.</p>	Fixed and Transient	None	None	None	None	Neutral	None	Neutral	None	Neutral	None	Neutral	<p>The temporary construction phase of the Development will be screened from view for visual receptors at Talma Gardens where views are channelled along the residential street by the houses lining the road. The footbridge over the A316, the vegetation lining the road and building south of the A316 will curtail views towards the Site and will prevent visibility of the construction phase for the Development. The construction phase of the Development will not alter the focus of views which will remain the immediate foreground. The temporary construction phase of the Development will cause a magnitude of effect of None, resulting in a Neutral significance of effect.</p> <p>At Year 1, the existing built form along the southern carriageway of the A316 Chertsey Road, vegetation lining the road and houses lining Talma Gardens will prevent views of the Development, which will be screened from view. Existing foreground screening that prevents views of the Development mean that the Development will not alter the focus of views available and will cause a magnitude of effect of None. This will result in a Neutral significance of effect.</p> <p>At Year 15, the landscape scheme for the Development will have matured with trees at approximately 20m in height to integrate the Development into views. However, views towards the Site will be curtailed by trees and buildings in the foreground, preventing visibility of the Development and landscape enhancements. The Development will cause a magnitude of effect of None, resulting in a Neutral significance of effect.</p>

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Ref	Name	Sensitivity	Type ⁱ	Nature ⁱⁱ	Intrusion ⁱⁱⁱ	Proportion ^{iv}	Construction Phase		Construction Phase Residual Effects		Operational Phase – Year 1		Operational Phase – Year 15 (Residual Effects)		
							Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	
18	View east from public open space west of the Site	<p>The viewpoint is located approximately 35m west of the Site where views east extend a short distance beyond the foreground of the open space to the variety of building scales and styles occupying the Site.</p> <p>The value of the views obtained from this location is considered to be Low as they are not from a designated area and do not offer any scenic quality due to short extent of the view available and the presence of visual clutter.</p> <p>Visual receptors at this location include those using the open space for recreational activities where the focus of their attention may be on the enjoyment of views and visual receptors at residential properties on Langhorn Drive. As such, susceptibility of visual receptors to the type of development proposed is considered to be High.</p> <p>On this basis, the sensitivity of receptors at this location is considered to be Medium.</p>	Transient	Open	Partial	Most	Large	Moderate Adverse	Large	Moderate Adverse	Large	Moderate Beneficial	Large	Moderate Beneficial	<p>The temporary construction phase of the Development will be visible at close range where hoarding for the Site will screen some of the ground level activities from view although the taller elements of the construction phase will be seen over the hoarding from the slightly elevated location. Taller construction works on the Site visible over or above the hoarding will occupy a wide section of views east from the open space where they will form a large component of views available for the duration of the temporary construction phase. The construction phase will cause a Large magnitude of effect as it would occupy a large section of views available. This will result in a Moderate Adverse significance of effect.</p> <p>At Year 1, the five storey western block of the Development will be seen in views east from the open space where it would replace the variety of building styles, forms and types with a building frontage that forms a homogenous townscape element of consistent scale, materiality and fenestration and that reduces visual clutter. The Development will relate well to the scale of existing built form that is seen to the east of the open space, where it will be seen at close range but filtered through vegetation in the foreground and will not alter the composition of views where the extent is formed by the existing development on the Site. The Development will cause a Large magnitude of effect that will result in a Moderate Beneficial significance of effect.</p> <p>At Year 15, the landscape scheme for the Development will have matured to integrate the Development into views with trees of approximately 20m in height. However, views of much of the landscape scheme will be curtailed by the five storey Development block on the western edge of the Site. Where mature trees and vegetation forming part of the landscape buffer on the northern edge of the Site are visible alongside the Development, they will help to integrate the built form into views alongside the existing foreground vegetation. As such, the Development will cause a Large magnitude of effect that will result in a Moderate Beneficial significance of effect.</p>

Representative Viewpoint			Visual Effects												
Ref	Name	Sensitivity	Type ⁱ	Nature ⁱⁱ	Intrusion ⁱⁱⁱ	Proportion ^{iv}	Construction Phase		Construction Phase Residual Effects		Operational Phase – Year 1		Operational Phase – Year 15 (Residual Effects)		Notes
							Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	
19		<p>The viewpoint is located approximately 192m north of the Site at the corner of Egerton Road and the A316 Chertsey Road where views are channelled south along Egerton road by the housing and school development that lines the road, including the recently constructed three and five storey building west of the road.</p> <p>The value of the views obtained from this location is considered to be Low as they are not from a designated area and although the uniformity of the terraced housing provides some scenic quality, it is partially eroded by the loss of front gardens and the presence of on-street parking that creates a visual clutter.</p> <p>As the visual receptors at this location include people travelling in vehicles, walking and at their place of residence, their susceptibility to the type of development proposed is considered to be High.</p> <p>On the basis of the above the sensitivity of receptors at this location is considered to be Medium.</p>	Fixed and Transient	Restricted	Glimpse	Limited	Very Small	Negligible Adverse	Very Small	Negligible Adverse	Very Small	Negligible Beneficial	Very Small	Negligible Beneficial	<p>The temporary construction phase of the Development will be partially visible in views south along Egerton Road where the northern edge of the Development will be predominantly screened from view by the residential properties along Egerton Road in the foreground of views. The taller construction activities will be seen over the foreground built form will form a subsidiary element in views where the focus would remain the foreground where residential terraces of uniform character line the street. The construction phase will cause a Very Small magnitude of effect that would result in a Negligible Adverse significance of effect.</p> <p>At Year 1, only a very small part of the top of the four and five storey aspects of the development blocks on the northern edge of the Development will be visible in views south, where the top of the Development will be seen over roof tops of houses on Egerton Road and adjacent to the recently constructed three storey and five storey buildings immediately north of the Site. Glimpsed views of the Development will form a homogenous feature in views with consistent detailing and materiality. The Development will cause a Very Small magnitude of effect due to its limited visibility. This would result in a Negligible Beneficial significance of effect.</p> <p>At Year 15, the landscape scheme for the Development will have matured to a height of approximately 20m, providing a landscape and ecological buffer along its northern and eastern boundary partially visible in framed views south along Egerton Road. The trees within the landscape scheme on the northern and eastern edges of the Site will filter views of the Development and integrate it into the townscape, increasing the amount of vegetation visible alongside the street trees and garden vegetation, where it will cause a Very Small Change to the existing view. This would result in a Negligible Beneficial significance of effect.</p>

ⁱ Type of receptor: Fixed, Transient

ⁱⁱ Nature of the view of the Development: Open, Filtered/restricted, None

ⁱⁱⁱ Degree of visual intrusion of the Development (extent of the view occupied by the Development): Full, Partial, Glimpse, None

^{iv} Proportion of the Development visible: Full, Most, Partial, Limited, None