









APPENDIX 1

Townscape and Visual Impact Assessment - Views Analysis





TVIA IMAGE 1– Lambeth Local View – Landmark Silhouette (ii) View N along Knights Hill

	<p>View location is south of the junction with Chapel Road</p>	
		
<p>St Luke's Church tower is the focal point of the view. It is silhouetted against clear sky.</p>	<p>Option 1 – the Indicative Approach is not visible. No effect.</p>	<p>Option 2 - the Indicative Approach is not visible. No effect.</p>




TVIA IMAGE 2- Lambeth Local View – Landmark Silhouette (iii) View S along Norwood Road

	<p>View location is close to no. 499 Norwood Road</p>	
		
<p>St Luke’s Church tower is the focal point of the view. It is silhouetted against clear sky and the vista is framed by foreground buildings. The church sits in the West Norwood Conservation Area.</p>	<p>Option 1 – The increase in mass and height on the right hand side of the view does not compromise the viewer’s ability to appreciate the church. No harm to the view. No harm to the setting of the Grade II* listed church. No harm to the setting of the West Norwood Conservation Area.</p>	<p>Option 2 – The increase in mass and height on the right hand side of the view does not compromise the viewer’s ability to appreciate the church. No harm to the view. No harm to the setting of the Grade II* listed church. No harm to the setting of the West Norwood Conservation Area.</p>



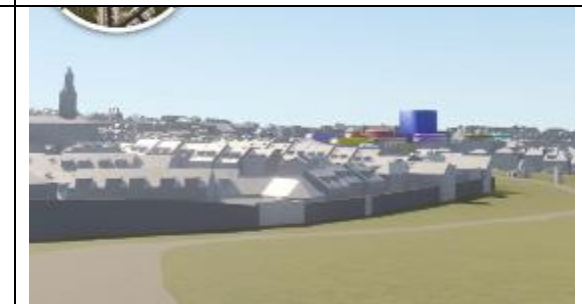

TVIA IMAGE 3 - Lambeth Local View – Panorama View (iii) View along Weaver Walk from Chapel Road

	<p>View location is on corner of Weaver Walk and Chapel Road</p>	
		
<p>St Luke's Church tower is the focal point of the view. It is silhouetted against clear sky.</p>	<p>Option 1 - The highest part of the Indicative Approach is visible to the left of the church. However, it is not so large as to be dominant or distracting in the view. Nor does it prevent the viewer from appreciating the church tower in silhouette. No harm to the view. No harm to the setting of the listed building.</p>	<p>Option 2– The highest parts of the Indicative Approach are visible to the left of the church. However, they are not so large as to be dominant or distracting in the view. Nor do they prevent the viewer from appreciating the church tower in silhouette. No harm to the view. No harm to the setting of the listed building.</p>




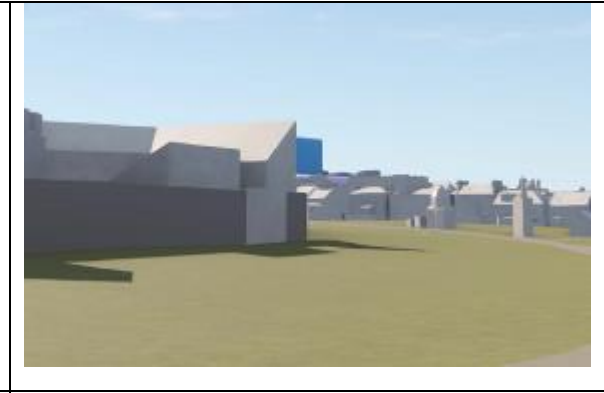
TVIA IMAGE 4- Lambeth Local View – Panorama View (iv) View N from Knights Hill

	<p>View location is near no. 151 Knights Hill</p>	
<p>St Luke’s Church tower is the focal point of the view. It is silhouetted against clear sky and terminates the vista along Knight’s Hill.</p>		
	<p>Option 1 - The highest part of the Indicative Approach is visible off to the left of the church tower. It is not within the view cone but off to the left and will be largely screened by trees, if glimpsed it is not so large as to be dominant or distracting in the wider townscape. Nor does it prevent the viewer from appreciating the church tower I silhouette. No townscape harm. No harm to the view. No harm to the setting of the listed building.</p>	<p>Option 2 – The highest parts of the Indicative Approach are visible off to the left of the church tower. They are not within the view cone but off to the left and will be largely screened by trees, if glimpsed they will not be so large as to be dominant or distracting in the wider townscape. Nor do they prevent the viewer from appreciating the church tower I silhouette. No townscape harm. No harm to the view. No harm to the setting of the listed building.</p>



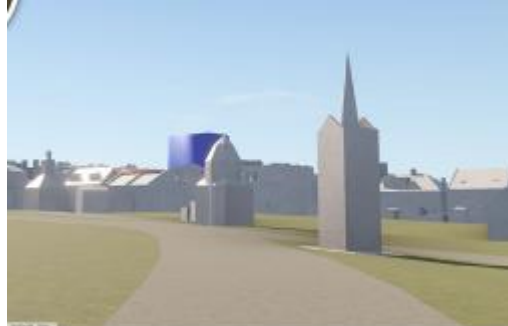

TVIA IMAGE 5- West Norwood Cemetery - Western Perimeter Path

	<p>View location on western perimeter of within WNC looking north with St Luke’s Church tower viewed on left.</p>	
		
<p>Existing – This is one of the only elevated locations within the cemetery with good views out over the wider district. The distant hillside is tree capped and the tower of St Luke’s Church is a local landmark.</p>	<p>Option 1 – the highest element of the Indicative Approach is clearly visible on the tree-capped ridgeline. However, it will neither be dominant nor distracting in this view because of the partial tree screening and general low form / horizontal emphasis. No harm to the setting of the grade II* listed church as it retains its dominance. No harm to the setting of the West Norwood Conservation Area. No harm to the setting of the Cemetery as a registered landscape.</p>	<p>Option 2 – the highest elements of the Indicative Approach will break the tree-capped ridgeline. However, they will neither be dominant nor distracting in this view due to the relatively compact forms and degree of foreground tree screening. No harm to the setting of the grade II* listed church as it retains its dominance. No harm to the setting of the West Norwood Conservation Area. No harm to the setting of the Cemetery as a registered landscape.</p>





TVIA IMAGE 6 - West Norwood Cemetery – west side near boundary wall

	<p>View location on western perimeter of within West Norwood Cemetery looking north near the NE corner of the Dunbar Dunelm Estate.</p>	
		
<p>In summer the mature planting screens the Dunbar Dunelm Estate from view and occludes the pathway ahead. In winter the visibility is improved but trees still provide a degree of screening.</p>	<p>Option 1 – highest part of the Indicative Approach is visible in the distance and will reveal itself as the viewer proceeds northwards. However, in reality due to the significant tree screening, it will have a negligible effect on the appreciation of the landscape or significance of the cemetery. No harm to the setting of the West Norwood Conservation Area. No harm to the setting of the Cemetery as a registered landscape.</p>	<p>Option 2 – highest part of the Indicative Approach is visible in the distance and will reveal itself as the viewer proceeds northwards. However, in reality, due to the significant tree screening, it will have a negligible effect on the appreciation of the landscape or significance of the cemetery. No harm to the setting of the West Norwood Conservation Area. No harm to the setting of the Cemetery as a registered landscape.</p>



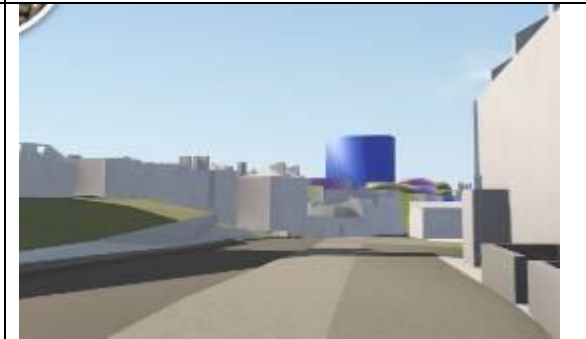

TVIA IMAGE 7 - West Norwood Cemetery – Main roadway leading to entrance

	<p>View location on the main road within West Norwood Cemetery looking north towards the main entrance.</p>	
		
<p>The Longsdon and Gilbert mausoleums are grade II listed and on one of the principal routes within the cemetery</p> <p>At present the world beyond the cemetery gates is not readily appreciable although the tree screening this significantly as the viewer proceeds northwards towards the perimeter. This means that individual trees rather than dense clumps of trees provide the screening from this point onwards.</p>	<p>Option 1 - The tallest part of the Indicative Approach rises behind the dome of the Longsdon mausoleum. However, the road is curved and as the viewer proceeds the two forms will separate again; the effect in the view is therefore fleeting. Furthermore, the presence of the mature trees and the distance between the dome and the Indicative approach need also to be taken into account. The Indicative approach is clearly a distant, separate structure which sits well within the tree screen and is not eye-catching or unduly discordant. No harm to the setting of the Conservation Area, the setting of the Cemetery as a registered landscape or to the settings of the mausoleums.</p>	<p>Option 2 – The tallest parts of the Indicative Approach are seen behind the dome of the Longsdon mausoleum. However, the road is curved and as the viewer proceeds the two forms will separate again. The effect in the view is therefore fleeting. Furthermore, the presence of the mature trees and the distance between the dome and the Indicative approach need also to be taken into account. The Indicative approach is clearly a distant, separate structure which sits well within the tree screen and is not eye-catching or unduly discordant. No harm to the setting of the Conservation Area, the setting of the Cemetery as a registered landscape or to the settings of the mausoleums.</p>




TVIA IMAGE 8 – High Street at St Luke’s Churchyard

	<p>View location is within St Luke’s Churchyard</p>	
		
<p>The churchyard is the foreground of the view. The middle grounds buildings are mostly within the West Norwood Conservation Area.</p>	<p>Option 1 – the highest part of the Indicative approach is glimpsed across the rooftops. It is marginally taller than the chimneypots of the middle ground buildings. It is noticeable but not unduly dominant or distracting. No townscape harm. No harm to the setting of the West Norwood Conservation Area.</p>	<p>Option 2 – the highest part of the Indicative approach is glimpsed across the rooftops. It is marginally taller than the chimneypots of the middle ground buildings. It is noticeable but not unduly dominant or distracting. No townscape harm. No harm to the setting of the West Norwood Conservation Area.</p>





TVIA IMAGE 8 – High Street at Dunbar Street

	<p>The view location is on the east side of the High Street near junction with Dunbar Street</p>	
		
<p>This is a view location within the West Norwood Conservation Area with the Grade II* listed St Luke's Church off camera to the left and its churchyard in the foreground. The view looks north. The large middleground tree stands on the churchyard opposite the library.</p>	<p>Option 1 – The tallest element of the Indicative Approach provides a visual termination at the end of the vista and announces the heart of the town centre. The careful selection of locally distinct materials should ensure that any massing here integrates well into the townscape. No harm to the setting of the West Norwood Conservation Area. No townscape harm.</p>	<p>Option 2 – The tallest element of the Indicative Approach provides a visual termination at the end of the vista and announces the heart of the town centre. The careful selection of locally distinct materials should ensure that any massing here integrates well into the townscape. No harm to the setting of the West Norwood Conservation Area. No townscape harm.</p>

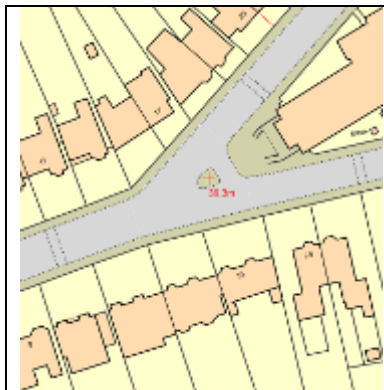


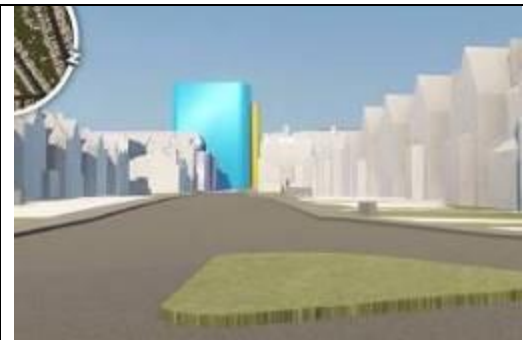
TVIA IMAGE 10 – Norwood High Street at West Norwood Library

	<p>This is a view location is outside west Norwood Library</p>	
		
<p>Within the West Norwood Conservation Area, the viewer is looking north. On the left is St Luke’s churchyard, on the right is the library. Low rise middle ground development lies outside the conservation area</p>	<p>Option 1- The tallest element of the Indicative Approach provides a visual termination at the end of the vista and announces the heart of the town centre. The careful selection of locally distinct materials should ensure that any massing here integrates well into the townscape. No harm to the setting of the West Norwood Conservation Area. No townscape harm.</p>	<p>Option 2 - The tallest element of the Indicative Approach provides a visual termination at the end of the vista and announces the heart of the town centre. The careful selection of locally distinct materials should ensure that any massing here integrates well into the townscape. No harm to the setting of the West Norwood Conservation Area. No townscape harm.</p>





TVIA IMAGE 11 – Norwood Road at Cemetery Entrance Gates

	<p>View location is at the West Norwood Cemetery gates</p>	
		
<p>This view location on Norwood High Street looking north out of the West Norwood Conservation Area and along Norwood Road. The middle ground buildings on the right are within the conservation area.</p>	<p>Option 1 - The Indicative Approach is seen ahead enclosing the western side of the Norwood Road frontage. Additionally, the highest part can be glimpsed above the foreground roofscape; it is neither unduly dominant nor distracting. The townscape effect is acceptable. No harm to the setting of the West Norwood Conservation Area.</p>	<p>Option 2 - The Indicative Approach is seen ahead enclosing the western side of the Norwood Road frontage. Additionally, the highest part can be glimpsed above the foreground roofscape; it is neither unduly dominant nor distracting. The townscape effect is acceptable. No harm to the setting of the West Norwood Conservation Area.</p>



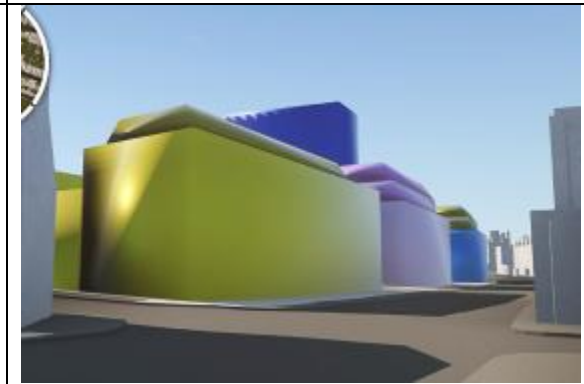

TVIA IMAGE 12- Chatsworth Way at corner of Idmiston Road

	<p>The view looks west from near the Baptist Church.</p>	
		
<p>This is a low-rise residential context on the edge of the town centre. The townscape has a pleasant suburban character to the width of the road and the mature trees.</p>	<p>Option 1 - The greatest height within the Indicative approach provides a visual termination at the end of the road – announcing the presence of the town centre. It is clearly noticeable but not discordant and the breadth of Chatsworth Way ensures it that does not appear unduly dominant. Tree screening will soften the effect further. The careful selection of locally distinct materials should ensure that any massing here integrates well into the locality. No townscape harm.</p>	<p>Option 2 - The greatest height within the Indicative approach provides a visual termination at the end of the road – announcing the presence of the town centre. It is clearly noticeable but not discordant and the breadth of Chatsworth Way ensures it that does not appear unduly dominant. Tree screening will soften the effect further. The careful selection of locally distinct materials should ensure that any massing here integrates well into the locality. No townscape harm.</p>

TVIA IMAGE 13 – Devane Way open space at rear of Julian’s Primary School

	<p>View location is the public open space overlooking the Leisure Centre</p>	
		
<p>The foreground open space is a public park. The middle ground building is the modern leisure centre. This is not a heritage sensitive location, but the locality is of high amenity value to the local community.</p>	<p>Option 1 - The Indicative Approach’s highest part will appear as a distant form which is partially screened by the leisure centre. Should the viewer move to the right the whole form will be revealed. That said, foreground planting will provide a strong degree of screening. The high quality contemporary architecture of the leisure centre is not sensitive to the presence of other complementary modern development. No townscape harm.</p>	<p>Option 2 - The Indicative Approach massing will appear as a distant group partially screened by the leisure centre. Should the viewer move to the right the whole form will be revealed. That said, foreground planting will provide a strong degree of screening The high quality contemporary architecture of the leisure centre is not sensitive to the presence of other complementary modern development. No townscape harm.</p>





TVIA IMAGE 14 –Norwood Road near junction with Chestnut Road

	<p>The view location is at the northern extreme of the West Norwood Conservation Area.</p>	
		
<p>Whilst the architectural quality is not high, the curving alignment of Norwood Road here provides a pleasing effect.</p>	<p>Option 1 – the Norwood Road frontage blocks of the Indicative Approach are pulled back from the existing building line to provide a more generous footway. The set-back upper floors help integrate the buildings with their context. The highest part of the Indicative approach is glimpsed in the backdrop. The whole appears as a coherent, contemporary group. Townscape effect is beneficial.</p>	<p>Option 2 – the Norwood Road frontage blocks of the Indicative Approach are pulled back from the existing building line to provide a more generous footway. The set-back upper floors help integrate the buildings with their context. The highest part of the Indicative approach is glimpsed in the backdrop. The whole appears as a coherent, contemporary group. Townscape effect is beneficial.</p>

TVIA IMAGE 15 – Norwood Road near corner with Lancaster Avenue

<p>Whilst the architectural quality is not high, the curving alignment of Norwood Road here provides a pleasing effect.</p>	<p>Option 1 - the Norwood Road frontage blocks of the indicative approach enclose the western side of the road. The set-back upper floors help integrate the buildings with their context and the building line follows the curved road alignment and maintains a sense of enclosure. Townscape effect is beneficial.</p>	<p>Option 2 - the Norwood Road frontage blocks of the indicative approach enclose the western side of the road. The set-back upper floors help integrate the buildings with their context and the building line follows the curved road alignment and maintains a sense of enclosure. Townscape effect is beneficial.</p>

TVIA IMAGE 16 –Lancaster Avenue near junction with Thurlow Park Road

	<p>The view location is within the Lancaster Avenue Conservation Area</p>	
		
<p>The viewer is looking along the length of Lancaster Avenue which is all designated as a conservation area. The road is very wide and the townscape character is spacious</p>	<p>Option 1 – the Indicative Approach is visible at the end of the vista although, in reality, trees will largely screen most of the lower part from view. The highest part of the Indicative Approach will be appreciable across the rooftops in the distance. It is a compact form which is not dominant or distracting. It announces the presence of the town centre at the end of the vista. No harm to the setting of the conservation area. No townscape harm.</p>	<p>Option 2 - the Indicative Approach is visible at the end of the vista although, in reality, trees will largely screen most of the lower part from view. The highest part of the Indicative Approach will be appreciable across the rooftops in the distance. It is a compact form which is not dominant or distracting. It announces the presence of the town centre at the end of the vista. No harm to the setting of the conservation area. No townscape harm.</p>