

TOWNSCAPE AND VISUAL IMPACT ASSESSMENT

**TVIA View 1 – West Norwood Cemetery western side looking north**



The viewing location is within West Norwood Cemetery (Grade II\* registered landscape) and West Norwood Conservation Area. There is high heritage sensitivity.



The viewer is on the elevated path on the western side of the cemetery. This is one of the more exposed parts of the cemetery with less tree cover than the rest. The view looks beyond the cemetery to the rolling tree capped hillside beyond where St Luke's Church tower is a landmark. The tree topped hill and church contribute positively to the setting of the asset.



The highest element of the indicative approach will punctuate the tree capped hillside. Care has been taken with its height and massing to ensure that St Luke's Church tower retains its primacy in this view. The setting clearly changes but the effect on the significance (including settings) of the assets is neutral. No harm.

**TVIA View 2 – West Norwood Cemetery near main entrance looking north**



The viewing location is within West Norwood Cemetery Grade II\* registered landscape and West Norwood Conservation Area. There is high heritage sensitivity.



The cemetery is extensive in area and has an attractive landscape character which is a combination of its topography and planting. It is this landscape framework that provides a setting for the numerous monuments and which is why it has value as a Registered Landscape.

The highest element of the indicative approach will be glimpsed beyond the cemetery in the distance. It is small and will largely be screened by trees. The effect on the significance (including settings) of the assets is neutral. No harm.

The viewer is facing north and approaching a fork in the road. The left sweep leads to the main entrance. The two middle ground monuments are grade II listed buildings.

**TVIA View 3 – Brockwell Park southern landscape**



The viewing location is within Brockwell Park Grade II registered landscape and the principal component of Brockwell Park Conservation Area. There is high heritage sensitivity.



The rolling landscape of the park here has a semi-rural character and is crossed by pedestrian tracks. It is a popular and well-used space away from traffic. The perimeter trees create a sylvan backdrop. The spire of Trinity Church, Trinity Rise (grade II listed) punctuates the sky and has landmark status in the landscape, and positively contributes to the setting of the park.



The highest element of the indicative approach can be seen to the left of the church tower. It is of a scale in this view which is comparable to the church tower and is clearly subordinate to the church spire. Trinity Church retains its landmark status and the Indicative approach will be largely screened by trees. The effect on the significance (including settings) of the assets is neutral. No harm.

**TVIA View 4 – Knolly's Road (midway)**



The viewing location is mid-point along Knolly's Road. There is no heritage sensitivity.



The architectural quality here is varied with pleasant Victorian housing and modern flats. The townscape quality is moderate/low.



The buildings of the Indicative approach lining the western side of the site can be seen terminating the vista down the street. The highest element of the indicative approach terminates is to the left behind the middle ground houses.

The distant townscape clearly changes but the general character of the road is largely undisturbed. The tallest element of indicative approach is eye catching but with high quality design and careful material selection the effect will not be harmful.



**TVIA View 5 – Knolly's Road at no. 135**



The viewing location is at no.135 Knolly's Road. There is no heritage sensitivity.



The Victorian houses here are of pleasant character and the general effect is spacious. The road curves right (south) in the distance. The townscape quality is moderate.



The southmost block on the western side of the indicative approach terminates the building line of the street. It forms a termination point on the corner. The townscape effect is beneficial.

**TVIA View 6 – Harpenden Road (south end)**



The viewing location is at the southern end of Harpenden Road at the junction with York Hill. There is no heritage sensitivity.



The architectural quality here is varied with pleasant Victorian housing and modern flats. The road has a relatively intimate character. The townscape quality is moderate.



The buildings of the Indicative approach lining the eastern side of the site can be seen terminating the vista down the street with the top of building at the southern end of the site glimpsed over the flat roofs of the foreground houses.

The indicative approach is clearly visible in the townscape but is not unduly dominant or discordant. The effect is neutral.

**TVIA View 7 – Cameron Place**



The viewing location is at the southern end of Cameron Place at the junction with Knolly's Road. There is no heritage sensitivity.



The architectural quality isn't particularly high but the arrangement of buildings, the slope and the trees have an informal and intimate character. The townscape quality is moderate.



The uppermost part of highest element of the indicative approach rises up behind the tree canopy at the end of the street. It will increase the sense of intimacy. Townscape effect is beneficial.

**TVIA View 8 – Tulse Hill at Hardel Rise**



View location is on Tulse Hill looking South along Hardel Rise. There is some heritage sensitivity.



The villa to the right of the view is grade II listed. It adds some interest to an otherwise undistinguished townscape. Townscape value is moderate.



The highest element of the indicative approach can be seen in the centre of the view in the distance. It terminates the view along Hardel Rise but is neither dominant nor distracting. Townscape effect is neutral.



**TVIA View 9 – Leigham Vale at western end**



The view location is at the western end of Leigham Vale to the west of the site. There is no heritage sensitivity.



There is development only to the northern (left) side of Leigham Vale with the tree-lined railway line occupying the southern (right) side). The Victorian houses are pleasant and the general character leafy. Townscape value is moderate.



The highest element of the indicative approach will be glimpsed through the trees. Effect is negligible. Effect is neutral.

**TVIA View 10 – Norwood Road at no. 242-244**



View location is on east side of Norwood Road. The villa is grade II listed. There is heritage sensitivity.



No 242 – 424 Norwood Road is a grade II listed regency villa. It has a compact form and shallow roof. Its context is much changed from when it was erected with modern, urban buildings on either side. Whilst it is not reliant on its setting for its significance, it enriches the townscape and has heritage significance.

The massing of the indicative approach can be viewed in the backdrop. It adds a contemporary layer to an already varied architectural environment. The indicative approach does not dominant or compete unduly with the listed building and is some distance away to the west. The effect on significance is neutral.

**TVIA View 11 – Elmcourt Road**



On Elmcourt Road to the west of Elmcourt School. There is no heritage sensitivity.



Straight road with Victorian houses and mature trees. Moderate townscape value.



The Indicative approach will be visible beyond the trees at the end of the street. The highest element of the indicative will provide an architectural termination to the currently undistinguished the vista. Beneficial effect.

**TVIA View 12 – Knights Hill railway bridge**



On the railway bridge by the Horns Tavern. Some heritage sensitivity as the view location is proposed for inclusion in the West Norwood Conservation area.



The curve of the railway line draws the eye to the leisure centre. The tree lined cutting adds landscape quality. Moderate / high townscape value.



The highest element of the indicative approach terminates the distant view but will be largely screened by middle ground trees. Neutral townscape and heritage effect.