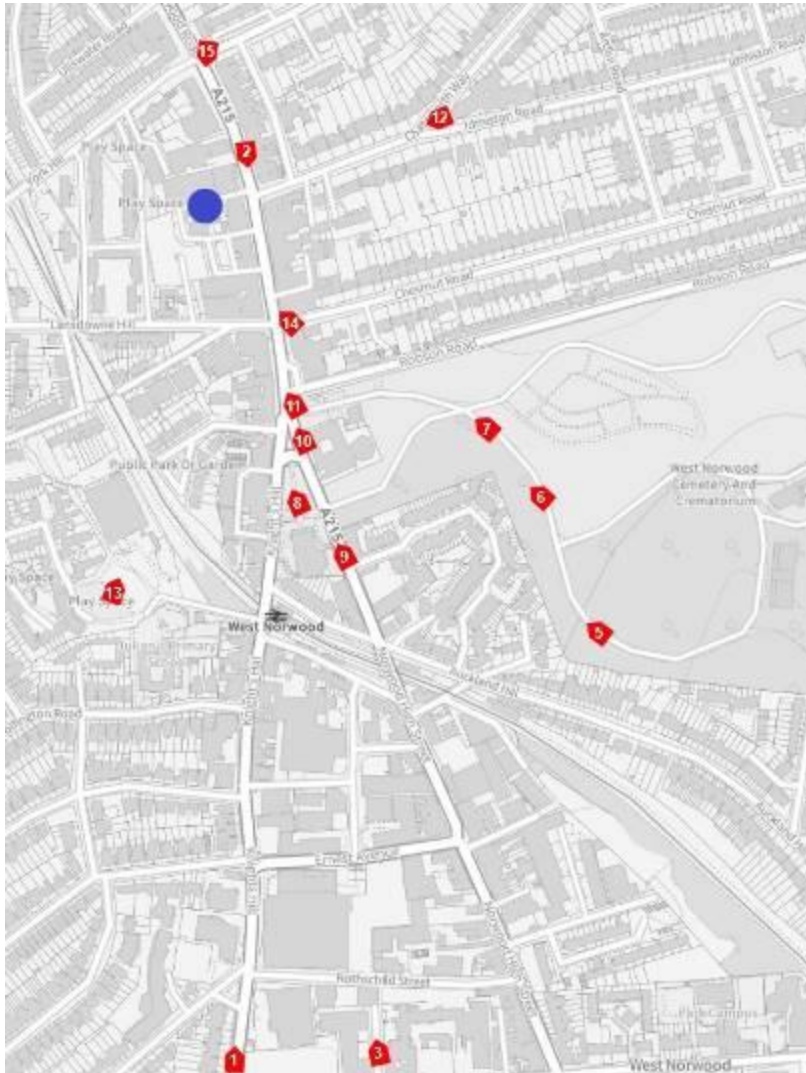


APPENDIX 1 Townscape and Visual Impact Assessment - Views Analysis

View location map

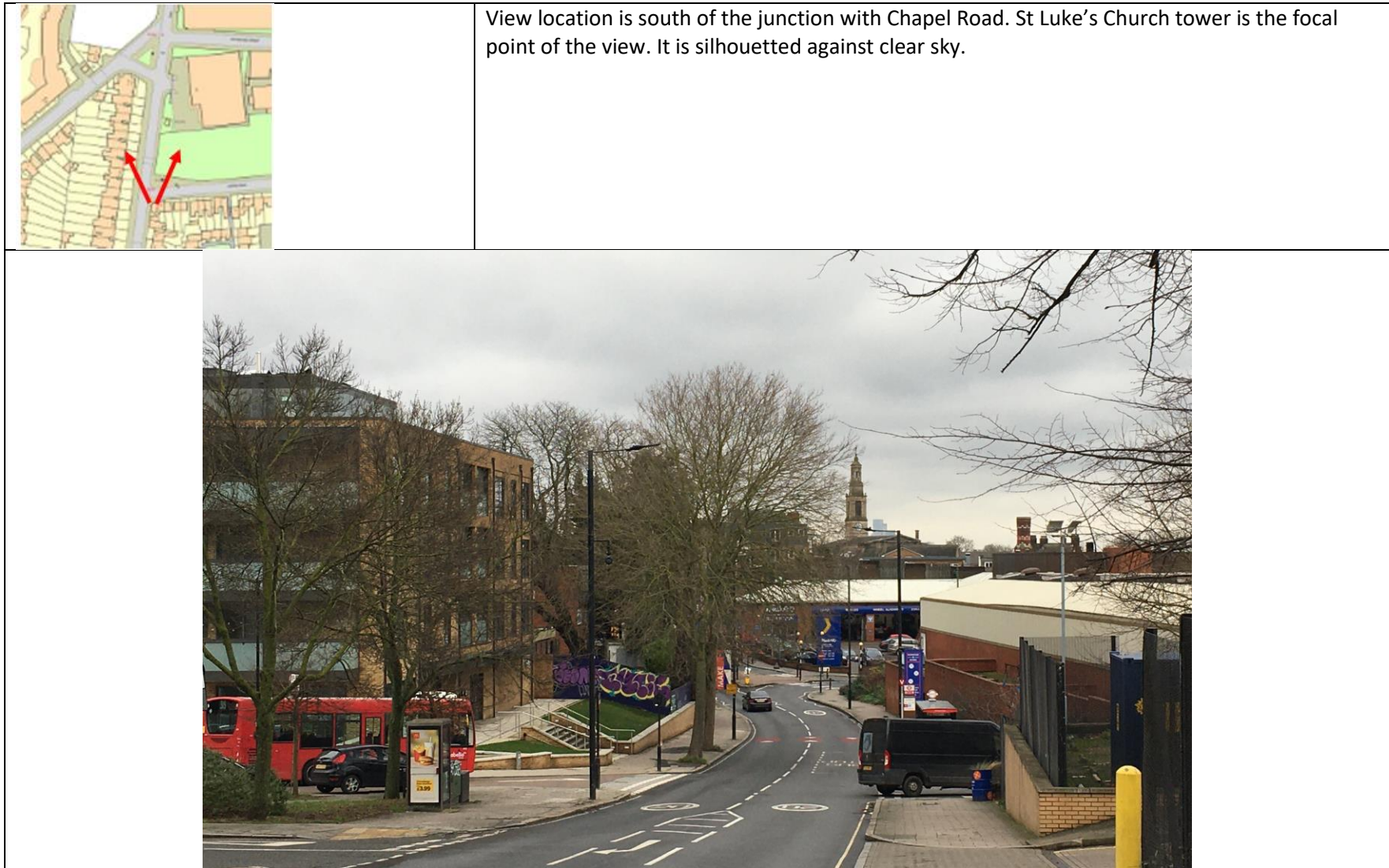


Wider views not shown on map

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

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

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





The Indicative Approach is not visible. No effect.

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



View location is outside no. 491 Norwood Road. 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.





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 whether existing or proposed.

TVIA IMAGE 3 - Lambeth Local View – Landmark Silhouette (iv) View along Weaver Walk from Chapel Road



View location is on corner of Weaver Walk and Chapel Road. St Luke's Church tower is the focal point of the view. It is silhouetted against clear sky.





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 as to cause harm. 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 church as a listed building.

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



View location is near no. 151 Knights Hill. 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.





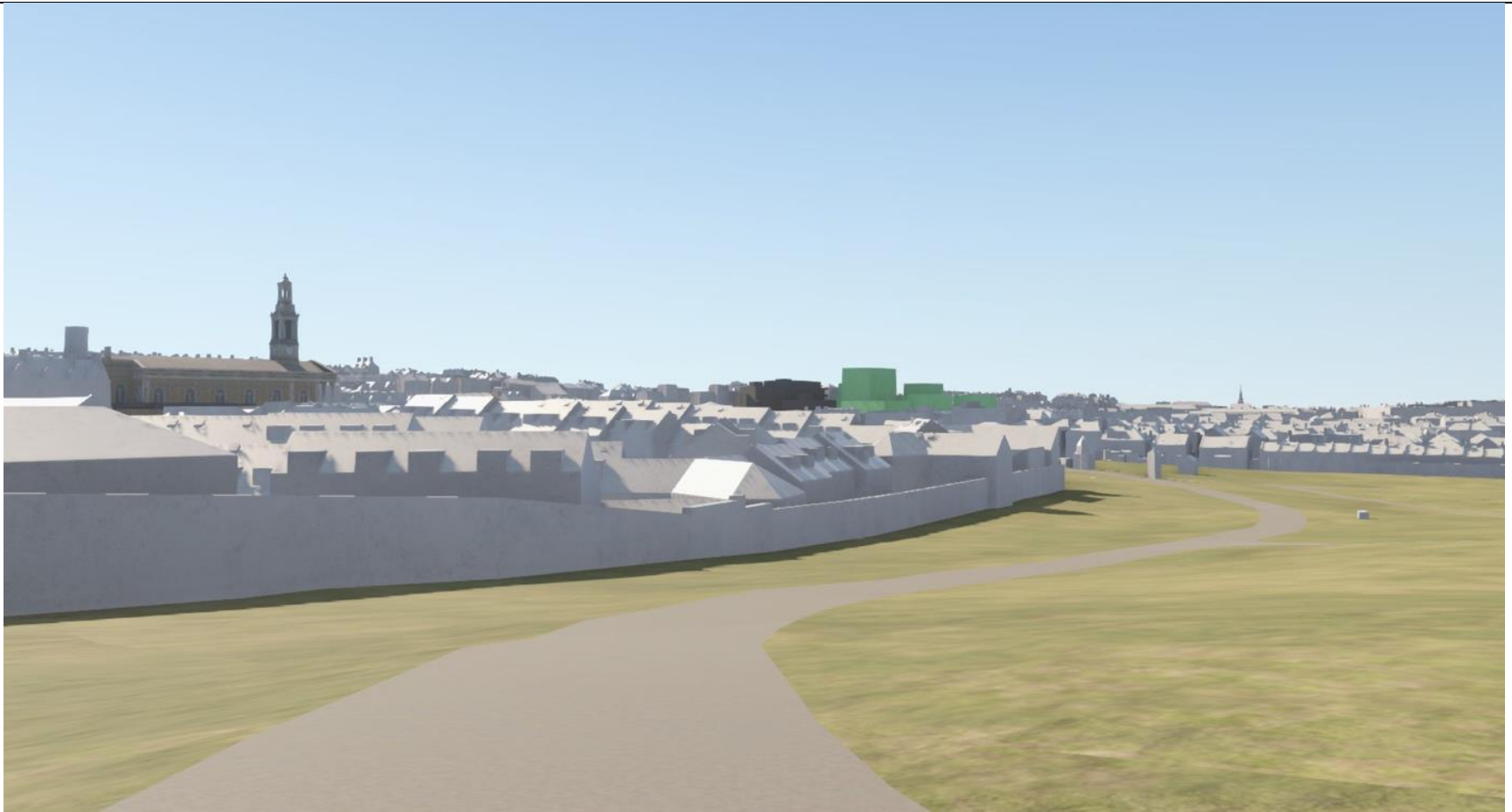
The highest part of the Indicative Approach is visible off to the left of the view. It is well off to the left and will be largely screened by trees, if glimpsed it is not so large as to be dominant or distracting in the wider townscape. Nor does it prevent the viewer from appreciating the church tower's silhouette. No townscape harm. No harm to the view. No harm to the setting of the church as a listed building.

TVIA IMAGE 5- West Norwood Cemetery - Western Perimeter Path



View location on western perimeter of within WNC looking north with St Luke's Church tower viewed on left. 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.





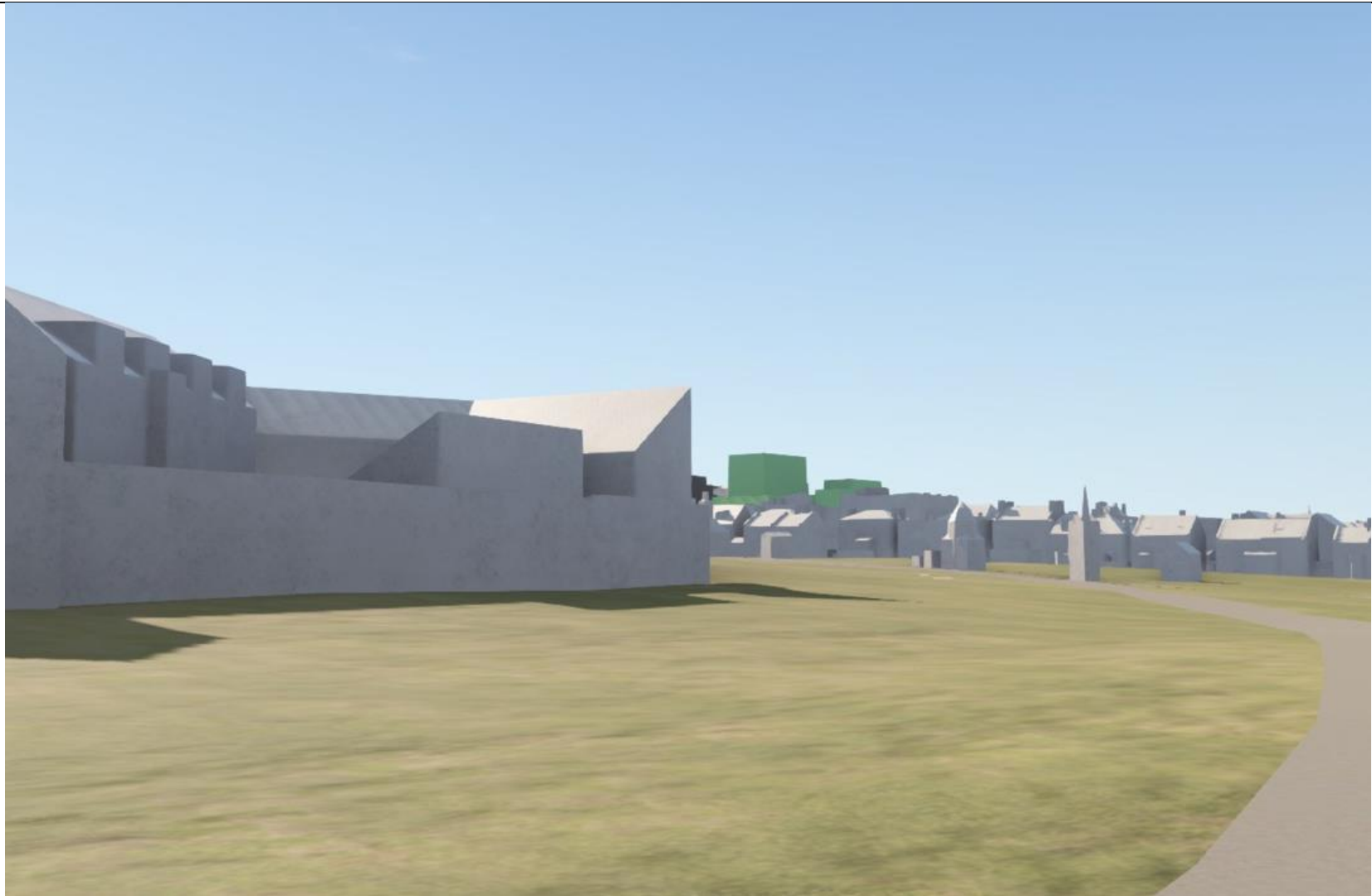
The highest element of the Indicative Approach will be visible on the ridgeline with the lower parts glimpsed to its right and 6 Lansdowne Way development to its left. The Indicative Approach will neither be dominant nor distracting in this view because of the partial tree screening and general low form / horizontal emphasis. No harm to the setting of the grade II* listed St Luke's church as it retains its dominance off to the left. No harm to the setting of the West Norwood Conservation Area existing or proposed. No harm to the setting of the Cemetery as a registered landscape.

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



View location on western perimeter of within West Norwood Cemetery looking north near the NE corner of the Dunbar Dunelm Estate. 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.





The upper parts of the Indicative Approach are visible in the distance but are not dominant or distracting. In reality, due to the significant tree screening within the Cemetery, the Indicative Approach 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.

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

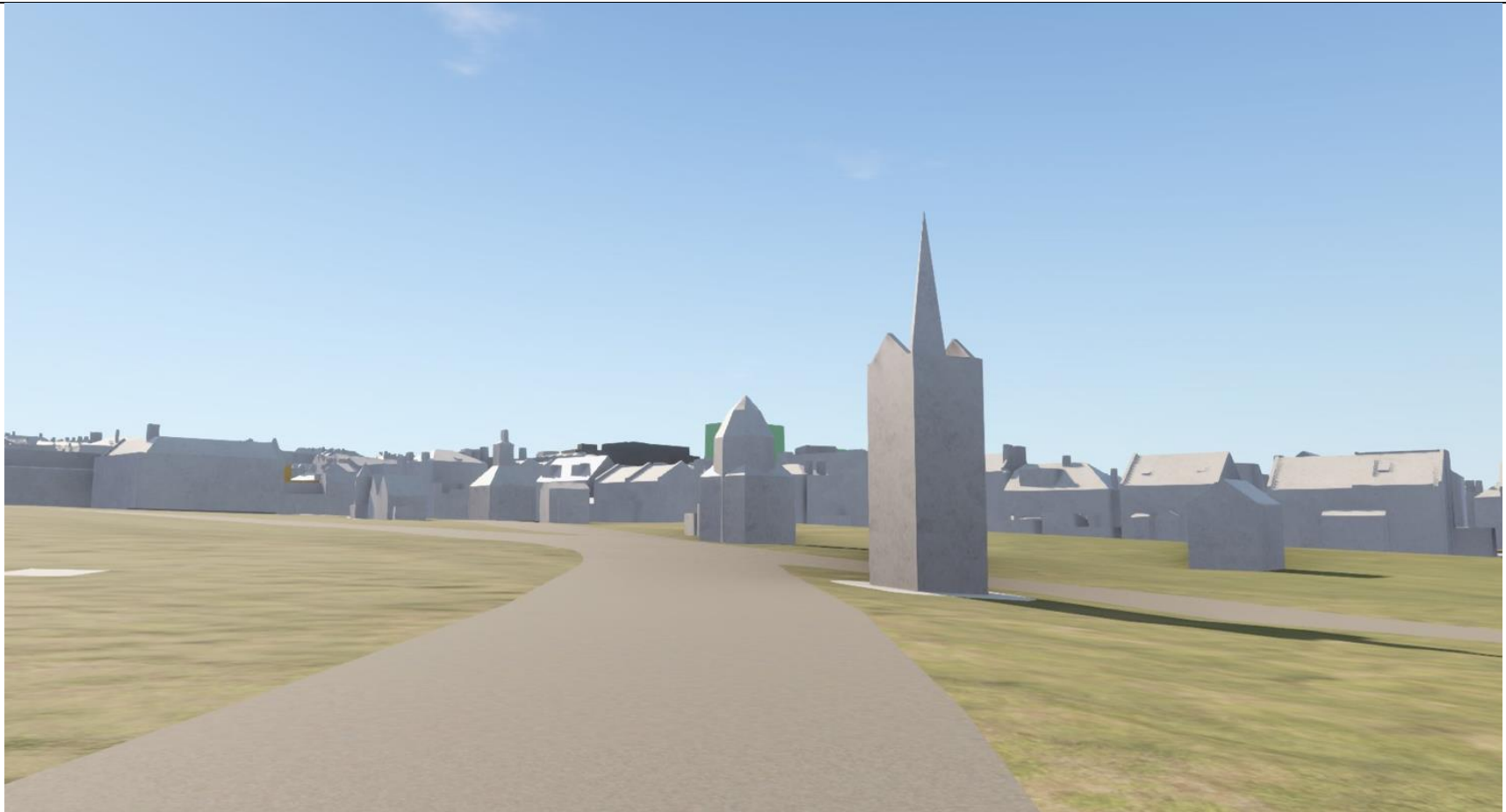


View location on the main road within West Norwood Cemetery looking north towards the main entrance.

The Longsdon (dome) and Gilbert (spire) mausoleums are grade II listed and on one of the principal routes within the cemetery.

At present the world beyond the cemetery gates is not readily appreciable although the tree screening thins 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.





The tallest part of the Indicative Approach sits behind the dome of the Longsdon mausoleum in this view. This is a momentary alignment on this section of the serpentine roadway; as the viewer proceeds the roadway continues to sweep the two forms will separate; the effect in the backdrop of the Longsdon mausoleum is therefore fleeting. Furthermore, the presence of the mature trees in the Cemetery behind the Longsdon Mausoleum's the dome will add screening. The Gilbert Mausoleum derives some significance from its group value with Longsdon, that significance is not compromised by the presence of the Indicative Approach in this view. 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 grade II listed mausoleums.

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



View location is within St Luke's Churchyard. The churchyard is the foreground of the view. The middle grounds buildings are either already within the West Norwood Conservation Area and the proposed conservation area boundary extension.





The highest part of the Indicative Approach is glimpsed across the rooftops. It is marginally taller than the chimneypots of the middle ground building in front which is proposed for inclusion within the conservation area. The Indicative Approach is noticeable but not unduly dominant or distracting. No townscape harm. No harm to the setting of the West Norwood Conservation Area or its proposed extension.

TVIA IMAGE 8 –Norwood High Street at Dunbar Street



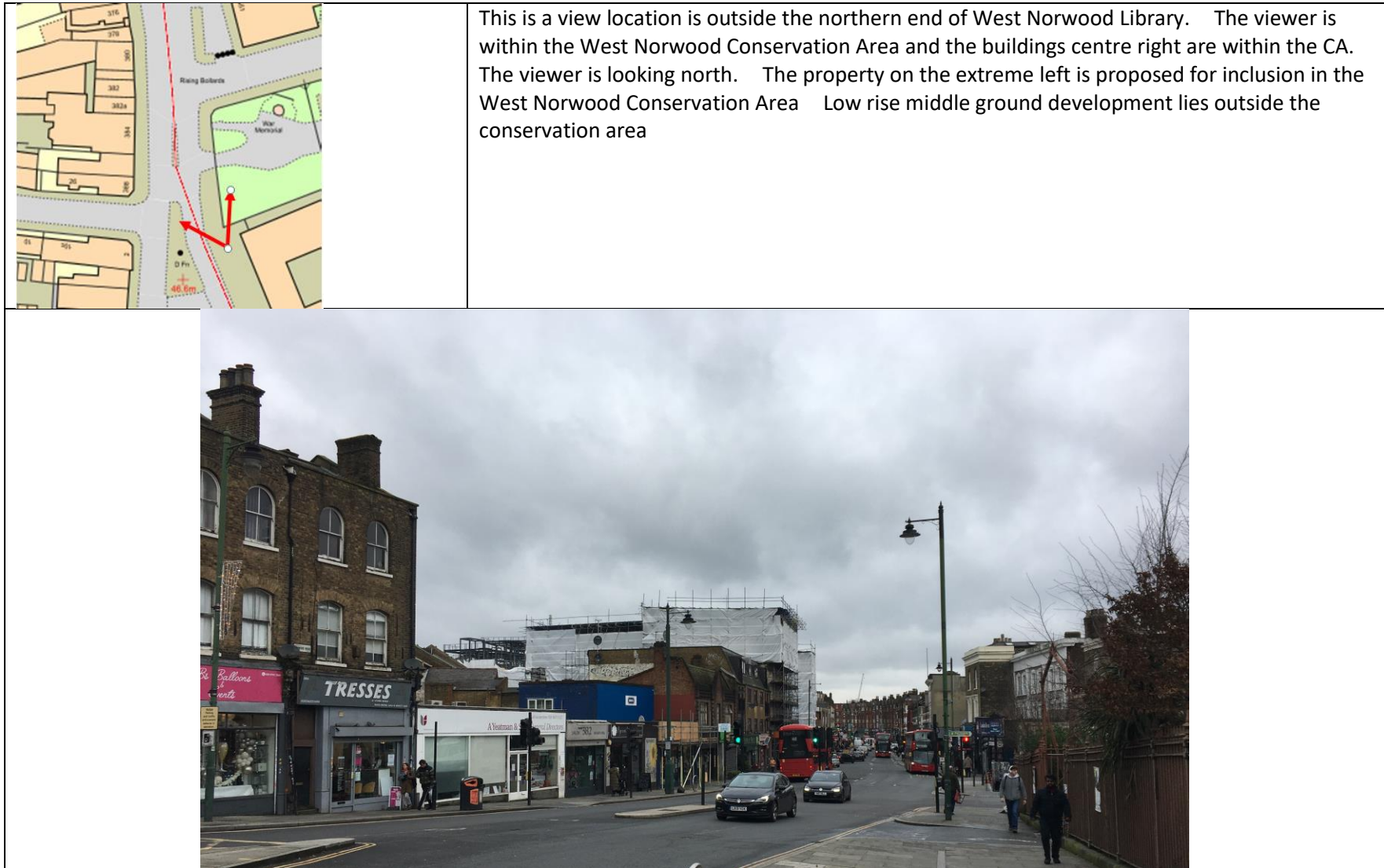
The view location is on the east side of Norwood High Street near junction with Dunbar Street. This is a view location within the West Norwood Conservation Area with the Grade II* listed St Luke's Church off camera to the left and its churchyard in the foreground. The railings to the churchyard on the left are listed. The view looks north. The large middleground tree stands on the churchyard opposite West Norwood Library.





The tallest element of the Indicative Approach provides a visual termination at the end of the vista and announces the retail / commercial heart of the town centre. The rooftops of the lower buildings of the Indicative Approach are glimpsed. The careful selection of locally distinct materials will ensure that the buildings of the site allocation integrate well into the established townscape context with comprises existing conservation area and its proposed extension. No harm to the setting of the West Norwood Conservation Area or its proposed extension. No townscape harm. No harm to setting of St Luke's Church.

TVIA IMAGE 10 – Norwood High Street at northern end of West Norwood Library





The tallest element of the Indicative Approach can be seen over the rooftops. It announces the retail / commercial heart of the town centre. The rooftops of the Indicative Approach blocks fronting Norwood Road can also be glimpsed. The collective effect is neither distracting nor dominant. The careful selection of locally distinct materials should ensure that any proposal coming forward here integrates well into the townscape. No harm to the setting of the West Norwood Conservation Area or to its proposed extension. No townscape harm.

TVIA IMAGE 11 – Norwood Road at Cemetery Entrance Gates / Junction with Robson Road



View location is at the West Norwood Cemetery gates. The view direction is 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. A locally listed Art Deco building (Sainsbury store, 364 Norwood Road) occupies the middle ground centre.





The Indicative Approach is seen ahead enclosing the western side of the Norwood Road frontage. Additionally, the highest part can be glimpsed above the roof of the locally listed (Sainsbury store at 364 Norwood Road). The Indicative Approach is neither dominant nor distracting. The townscape effect is acceptable. No harm to the setting of the West Norwood Conservation Area or to the setting of the locally listed building.

TVIA IMAGE 12- Chatsworth Way at corner of Idmiston Road



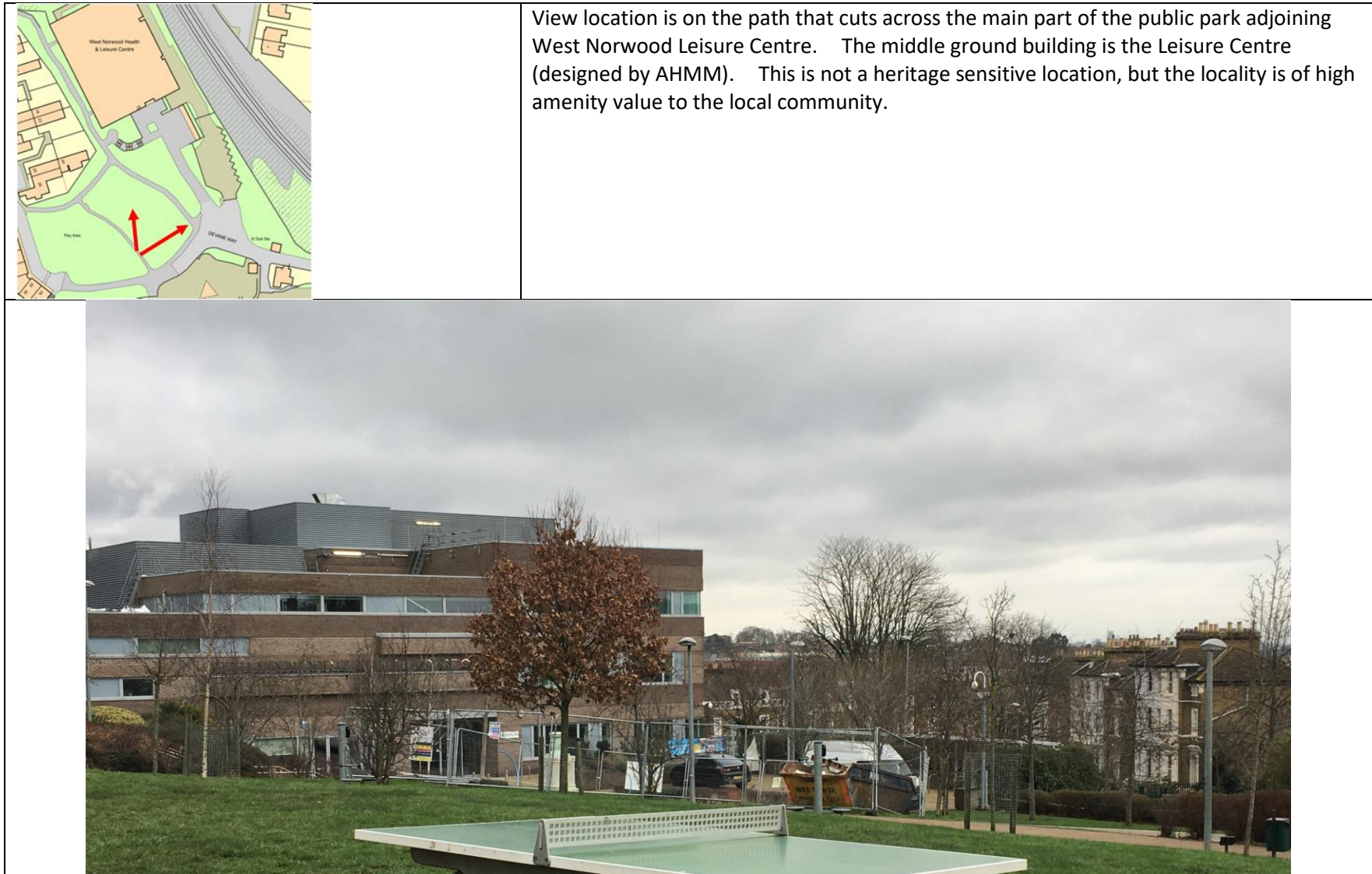
The view looks west from near the Baptist Church. This is a low-rise residential context on the edge of the town centre. The townscape has a pleasant suburban character to the width of the road and the mature trees.





Three blocks of the Indicative Approach are visible terminating the view. The two nearest front Norwood Road with the tallest standing further away within with site. Collectively they provide a visual termination at the end of the road – announcing the presence of the town centre’s commercial / retail heart. It is clearly a noticeable change 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 development that comes forward here will integrate well into the locality. Subtle variety in the materials of each block will differentiate them from one another. No townscape harm.

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





The Indicative Approach's highest part will appear as a distant form which is partially screened by the Leisure Centre in this view. Technically, should the viewer move to the right the whole of the Indicative Approach roofscape will be revealed. However, in reality, foreground and middle ground planting provides a strong degree of screening. The high quality contemporary architecture of the leisure centre is not sensitive to the presence of additional complementary modern development. No townscape harm.

TVIA IMAGE 14 –Norwood Road near junction with Chestnut Road



The view location is at the northern extreme of the West Norwood Conservation Area. Whilst the architectural quality is not high, the curving alignment of Norwood Road here provides a pleasing effect.





The Norwood Road frontage blocks of the Indicative Approach are pulled back from the existing building line to provide a more generous footway and reveals the distant grade II listed former West Norwood Fire Station. The set-back upper floors of the blocks fronting Norwood Road help integrate these blocks 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.

TVIA IMAGE 15 – Norwood Road near corner with Lancaster Avenue



Looking south. Whilst the architectural quality is not high, the curving alignment of Norwood Road here provides a pleasing townscape effect.





The Norwood Road frontage blocks of the indicative approach are seen on the western side of the road. The set-back upper floors help integrate the massing with their context and the building line follows the curved road alignment and reinforces a sense of enclosure. Townscape effect is beneficial.

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



The view location is within the Lancaster Avenue Conservation Area. 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.





The Indicative Approach is technically visible at the end of the vista although, in reality, trees will largely screen most of it 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 distract. 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.