



View 6: Bethune Park

Existing

- 6.30 This viewpoint is located near the western entrance to Bethune Park. It is likely that most people in this location would be here in their leisure time.
- 6.31 The foreground of the view is occupied by an open grassed area and has an open character. Mid-rise post-war apartment blocks lie in the middle distance, providing the view with a strong sense of enclosure.
- 6.32 This is a view of low to medium sensitivity.



View 6: Bethune Park

Proposed

- 6.33 A small part of the proposed development (Phase 4) would be visible in the background of the view.
- 6.34 The visible part of the proposed development would appear at a lower apparent height than the mid-rise apartment blocks in the middle ground of the view, and could be appreciated as lying further in the distance. It is likely that slightly more of it would be visible to a viewer moving further east (right in this view). It would be a minor aspect of the overall view, and would appear consistent with the view's existing character.
- 6.35 This would be a change of minor magnitude to a view of low to medium sensitivity. The significance would be minor. The effect would be neutral.



View 7: New Southgate Cemetery, looking towards entrance gateway

Existing

- 6.36 This viewpoint is located within New Southgate Cemetery and the view is looking towards the entrance gateway, and in the direction of the Site. It is likely that most people in this location would be visiting graves.
- 6.37 The viewpoint is located towards the northern part of the cemetery, which is one of the more open areas within it. The trees to the south of the entrance road, on the left of the view, are indicative of the dense vegetation within the more central part of the cemetery. The grade II listed Memorial to German First World War Internees appears to the north of the road, with a grassed mound as its backdrop, and it can be seen to be a small scale structure which is best appreciated at close range.
- 6.38 The entrance gates (locally listed) and an adjacent red brick building at the entrance to the cemetery can be seen in the middle distance. Housing can be seen to either side.
- 6.39 The Site appears further in the distance in the view. The existing buildings on the Site are seen directly behind the entrance gates, forming a background layer of development within the view, and there is a clear reading of the 'outside world' in the view.
- 6.40 This is a view of low to medium sensitivity.



View 7: New Southgate Cemetery, looking towards entrance gateway

Proposed

- 6.41 The proposed development would appear in the middle distance, forming a background layer of development within the view. While the apparent scale of the buildings within the proposed development would be greater than that of existing buildings, its overall scale would sit comfortably in the view, and there would be variety in the height and scale of the visible buildings.
- 6.42 The proposed development would have no effect on appreciation of the listed building in the foreground of the view. The school would form a calm backdrop for the cemetery entrance gates.
- 6.43 The apartment blocks within Phase 1 would be the most visible elements within the proposed development, particularly Block D, although they would be obscured by the trees to some extent. They would appear as high quality residential buildings, with the use of brick relating well to the school and existing buildings outside the Site.
- 6.44 This would be a change of moderate to major magnitude to a view of low to medium sensitivity. The significance would be moderate. The effect would be beneficial.



View 8: Brunswick Park Road south

Existing

- 6.45 This viewpoint is located on Brunswick Park Road, to the south of the Site. It is likely that most people in this location would be local residents or visitors to the cemetery.
- 6.46 Two storey housing forms strong enclosure to the road on its western side, left in this view, and the cemetery wall and railings appear on the eastern side of the road. The Site appears beyond the housing and it can be seen that grass and trees front the road at present, but there are no buildings, and the definition of the road is thereby weakened.
- 6.47 This is a view of low sensitivity.



View 8: Brunswick Park Road south

Proposed

- 6.48 The proposed development, primarily the main school building and landscaped area around it, would appear in the middle ground of the view. The retained trees in the area adjacent to the houses on Brunswick Park Road, together with retained and new trees further along the street, would help to maintain a leafy, suburban character within the view. The main school building would be screened to some extent by the trees.
- 6.49 The apparent scale of the main school building would sit comfortably within the view, at a lower apparent height than the two storey houses in the foreground. It would enhance definition of Brunswick Park Road. The elevations of the school would appear calm and ordered.
- 6.50 This would be a change of moderate magnitude to a view of low sensitivity. The significance would be minor to moderate. The effect would be beneficial.



View 9: Brunswick Park Road,
looking along site entrance

Existing

- 6.51 This viewpoint is located on Brunswick Park Road, opposite the Site entrance. It is likely that most people in this location would be local residents.
- 6.52 The Site entrance is flanked by small scale structures; there is little sense of a coherent composition or a planned approach to the entrance and the road in this view, and the sense of arrival to the Site is poor. Trees and grassed areas can be seen beyond, with the main office buildings on the Site seen in the middle distance.
- 6.53 This is a view of low sensitivity.



View 9: Brunswick Park Road, looking along site entrance

Proposed

- 6.54 The combination of the school building, entrance wall and landscaped entrance road within the proposed development would provide a much enhanced sense of arrival at the Site than that which exists at present. Retained and new trees would ensure that the view maintains a leafy, suburban quality.
- 6.55 The scale of the main school building would sit comfortably within the view. The composition of the school's elevations would create a relatively simple and ordered appearance, with visual interest provided by the contrast between the darker brick 'frame' and the lighter brick main body of the elevations.
- 6.56 Residential blocks within the detailed Phase 1 of the proposed development can be seen further within the Site, to a limited extent, and would appear as high quality buildings, predominantly in brick that would complement the school. Blocks within the outline part of the scheme would be visible to a minor extent, at a scale that would coherently relate to the other parts of the proposed development.
- 6.57 This would be a change of major magnitude to a view of low sensitivity. The significance would be moderate. The effect would be beneficial.