

View 6 - CUMULATIVE: Cornwall Road, opposite No.1 Wootton Street, looking east into Wootton Street



Cumulative:

The only cumulative scheme which will interact with the proposed development in this view is the Cornwall Road development (the Grainger scheme), illustrated here by an orange wireline. This scheme will dominate the immediate foreground to the right of this view. Together with the proposed development, and assuming that it will be of high design quality, the cumulative effect is considered to remain **beneficial**.

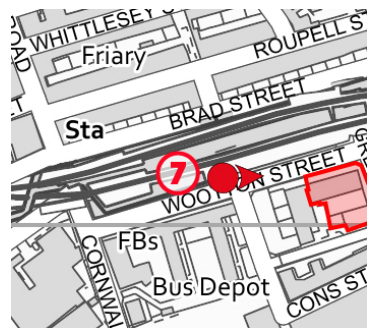
View 7 - EXISTING: Wootton Street, at junction with Windmill Walk, looking east

Existing:

This view is taken from the intersection of Windmill Walk and Wootton Street. The left side is framed by the railway and viaduct, while the right side of the view is enclosed by the nine storey Windmill House, with its rooftop cluttered with mobile phone antennae and other equipment. Although partially occluded by the row of mature street trees along Wootton Street, the existing single storey nursery on the site is visible at the centre of the view.

The visual receptors in this view are the local residents and workers of the commercial units under the railway.

Viewpoint map



View 7 - PROPOSED: Wootton Street, at junction with Windmill Walk, looking east



Proposed:

The proposed development is shown fully rendered in this view. It is partially occluded by the existing trees along Wootton Street, so only its upper floors and the ground floor are visible. From this angle, the tallest part of the building is seen, rising to 10 storeys in height. The triangular shape of the floorplan means that the façade is not parallel to Wootton Street, creating an interesting curved corner at the end of the vista, which marks the junction of Wootton and Greet Streets. From this distance it is possible to appreciate the elegant detailing of the elevation, subdivided in two horizontal bands per storey. These are differentiated by contrasting brick detailing, with a rusticated detail between the windows and a smooth, slightly projecting band below, which is topped by a white concrete band wrapping around the corner balconies. As a result, the recessed band with the windows appears overall darker, owing to the shadows created by the brick detailing, which is reinforced by the choice of slim, black powder-coated aluminum window frames. The building is topped with a dark railing at the edge of the parapet to mediate its termination against the sky.

The ground floor is expressed as a strong base, with a taller storey height treated in the same rusticated brick detailing as the bands above. An intricately designed set of railings along Wootton Street connect the building with Windmill House, separating the communal garden from the public realm.

Overall, while of a clearly distinct design, the proposed development will complement the existing townscape of this view, adding a new element of high architectural quality. The effect is therefore considered to be **beneficial** on the visual amenity of people experiencing the view.

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View 7 - CUMULATIVE: Wootton Street, at junction with Windmill Walk, looking east



Cumulative:

Only a minimal portion of a cumulative scheme will be seen in the distance, between tree branches. As a result, it is considered that none of the relevant cumulative schemes identified will interact with the proposed development in a meaningful way. There is **no cumulative effect**.

View 8 - EXISTING: Whittlesey Street, outside No. 21, looking south into Windmill Walk

Existing:

This view is taken from the centre of the Roupell Street Conservation Area, looking south-east from the intersection of Whittlesey Street and Windmill Walk. Extending from left to the centre, this view is enclosed by the Grade II listed mid-19th century cottages at Nos. 20-31 Whittlesey Street, featuring two storeys and with stock brick façades. The top of Colombo House, in white cladding, is visible above the roofline, between chimney pots. To the right, this view is framed by the rear of the early-mid 19th century cottages at Nos. 62-72 Roupell Street, and the pedestrian route of Windmill Walk. The upper floors of Windmill House, heavily cluttered with mobile phone masts, are also visible on this side of the view, behind the houses along Roupell Street.

Visual receptors in this view are comprised of the local residents and visitors to the conservation area.



Viewpoint map



View 8 - PROPOSED: Whittlesey Street, outside No. 21, looking south into Windmill Walk



Proposed:

In this fully rendered view, the proposed development is visible in the gap of lower townscape, alongside the chimney stacks of the cottages. Only the two top storeys of the tallest 10 storey element are fully visible, with the shoulder of the lower eight storey part, visible to the right.

Where seen, the proposed development is clearly subservient in scale to the foreground townscape of the conservation area. The material palette used will create a calm backdrop to the view, being distinct enough in terms of form and colour to be legible as a separate element, while not contrasting too much to avoid competing for attention with the foreground. From this distance, the high quality materials chosen and the horizontal banding will be fully discernible, signaling the high quality of architectural design proposed. The resulting effect on visual amenity is expected to be **beneficial**, with mitigation measures having been fully incorporated into the design to ensure that the intrusion in views from within the conservation area is acceptable in design terms, unlike the sight of other existing elements such as the cluttered roof of Windmill House.

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View 8 - CUMULATIVE: Whittlesey Street, outside No. 21, looking south into Windmill Walk



Cumulative:

None of the relevant cumulative schemes identified will be visible in this view. Therefore, there is **no cumulative effect**.