



View 10: Brunswick Park Road north

Existing

- 6.58 This viewpoint is located on Brunswick Park Road, to the north of the Site. It is likely that most people in this location would be local residents or visitors to the cemetery.
- 6.59 The Site appears on the western side of the road. Other than the small scale building at the Site entrance, the frontage to the road is occupied by a grassed area and trees, and provides no significant definition to it.
- 6.60 This is a view of low sensitivity.



View 10: Brunswick Park Road north

Proposed

- 6.61 The main school building would appear in the middle ground of the view. Retained and new trees would ensure that the view maintains a leafy, suburban quality.
- 6.62 The scale of the school would sit comfortably within the view. The school would have a relatively simple and ordered appearance. The contrast of the darker brick 'frame' with the lighter brick main body of the elevations would provide visual interest.
- 6.63 The school would provide good definition to Brunswick Park Road, and the entrance road to the Site. Together with the wall in front, it would result in a much enhanced sense of arrival to the Site.
- 6.64 This would be a change of major magnitude to a view of low sensitivity. The significance would be moderate. The effect would be beneficial.



View 11: Howard Close

Existing

- 6.65 This viewpoint is located on Howard Close, opposite the junction with Brunswick Park Gardens, and the view is looking west in the direction of the Site. It is likely that most people in this location would be local residents.
- 6.66 Two storey housing on the southern side of Howard Close and the western side of Brunswick Park Gardens frame either side of the view. The foreground is dominated by cars, dustbins and tarmac. The Site lies beyond, in the middle distance; a sloped grassed area is visible, with the main office building seen behind. There is nothing planned or intentional about the relationship between the Site and Howard Close, or about the openness of the view in this direction; rather, it appears unplanned and incoherent.
- 6.67 This is a view of low sensitivity.



View 11: Howard Close

Proposed

- 6.68 The proposed development (primarily Phases 1E and 1F) would appear in the background of the view. It is likely that some residents would find the change in character on land adjacent to their streets adverse in effect; however, in the professional opinion of Peter Stewart Consultancy, the change would be found beneficial by an objective observer, for the reasons set out below.
- 6.69 The layout of the buildings within the proposed development would respond successfully to that of the existing houses and road in the foreground. Linear blocks set to either side of an open space would appear to broadly continue the line of existing development in the foreground, and part of the Phase 1E building would be set back at the western end of the open space, such that the view would be terminated by a high quality building. The overall result would be to introduce a coherent, planned quality to the view. New trees within the open space would result in a leafier quality to the view than exists at present.
- 6.70 The scale of the buildings would be seen to step down towards the existing houses, with the taller parts of the Phases set back. The overall scale of the proposed development, while greater than that of the existing houses, would not be overwhelming.
- 6.71 The architecture of the proposed development would be crisp and modern, with depth and articulation provided through the inseting of window bays and recessed balconies. The use of brick would be sympathetic to the existing houses in the foreground.

6.72 This would be a change of major magnitude to a view of low sensitivity. The significance would be moderate. The effect would be beneficial.



View 12: Pine Road

Existing

- 6.73 This viewpoint is located on Pine Road, and the view is looking west in the direction of the Site. It is likely that most people in this location would be local residents.
- 6.74 This is an ordinary street view, dominated by post-war housing of one and two storeys. Gaps between the housing allow for views beyond.
- 6.75 This is a view of low sensitivity.



View 12: Pine Road

Proposed

- 6.76 The proposed development would appear in the background of the view.
- 6.77 The linear plot of Phase 2D would appear at a similar or slightly lower apparent height than the housing along Pine Road, and its form would be consistent with that of the existing housing. Views out of the road would be more contained, and there would be a greater sense of coherence to the view overall.
- 6.78 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 13: Weirdale Avenue

Existing

- 6.79 This viewpoint is located on Weirdale Avenue, and the view is looking south in the direction of the Site. It is likely that most people in this location would be local residents.
- 6.80 Two storey inter-war housing lines both sides of the street, and continues to do so as it curves to the west in the middle distance. This provides the view with a strong sense of enclosure and coherence, although the view is otherwise unremarkable.
- 6.81 This is a view of low sensitivity.



View 13: Weirdale Avenue

Proposed

- 6.82 A small part of the proposed development would appear in the background of the view, in a gap between houses at the end of the road. It would appear at a similar apparent height to those houses, and would be screened from view to some extent by street trees, even without their leaves. The proposed development would not be a prominent aspect of the overall view.
- 6.83 This would be a change of minor magnitude to a view of low sensitivity. The significance would be minor. The effect would be neutral.



View 14: Ashbourne Avenue

Existing

- 6.84 This viewpoint is located on Ashbourne Avenue, and the view is looking south in the direction of the Site. It is likely that most people in this location would be local residents.
- 6.85 Both sides of the road are lined by inter-war housing, albeit beyond flank walls in the foreground. This provides the view with a strong sense of enclosure and coherence, although the view is otherwise unremarkable.
- 6.86 This is a view of low sensitivity.



View 14: Ashbourne Avenue

Proposed

- 6.87 Part of the proposed development would be visible beyond the end of the road, in the middle distance, behind houses along Ashbourne Avenue. It would appear at a slightly greater apparent height than those houses, but would be lower in apparent height than houses further in the foreground. It would appear as a coherent and ordered development, with the lower plots of Phase 2 appearing closer to the viewpoint and existing housing, and the taller elements within other phases appearing further away.
- 6.88 Overall, the proposed development would have a limited visual impact in the view, and would be clearly appreciated as lying in the background of the view.
- 6.89 This would be a change of minor to moderate magnitude to a view of low sensitivity. The significance would be minor. The effect would be neutral.



View 15: Barfield Avenue

Existing

- 6.90 This viewpoint is located on Barfield Avenue, and the view is looking east in the direction of the Site. It is likely that most people in this location would be local residents.
- 6.91 Two storey housing dominates the view. A path leading to allotments lies between houses in the centre of the view, and these allotments lend an open aspect to this part of the view which is looking in the direction of the Site.
- 6.92 This is a view of low sensitivity.



View 15: Barfield Avenue

Proposed

- 6.93 Part of the proposed development would be visible in the gap between the houses on Barfield Avenue.
- 6.94 The apparent height of the proposed development would be much lower than that of the houses in the foreground, and it could be clearly appreciated as lying in the middle distance. To the limited extent it would be seen, the proposed development would appear as a coherent new area of development, and the variation in the height and form of the blocks would provide some visual interest on the skyline.
- 6.95 This would be a change of minor to moderate magnitude to a view of low sensitivity. The significance would be minor. The effect would be neutral.