

STONEY WOOD QUARTER, THE FAIRWAY, THE LONDON BOROUGH OF BARNET

TOWNSCAPE AND VISUAL IMPACT ASSESSMENT ADDENDUM – VIEWPOINT 7

JUNE 2026

INTRODUCTION

This addendum has been prepared to supplement the November 2025 Townscape and Visual Impact Assessment (TVIA) for Stoney Wood Quarter, in response to a request for an additional representative viewpoint. It should be read alongside the submitted TVIA.

The original TVIA considered the baseline condition of the Site, the character of the adjoining residential streets, the relationship with The Fairway, the woodland and golf course edge to the north and west, and the wider urban-edge setting formed by the M1, the railway corridor, Barnet Way and the surrounding suburban neighbourhood. It confirmed that the Site is not located within a conservation area, contains no designated heritage assets and does not form part of any protected or recognised strategic view.

The TVIA assessed the visual effects of the Proposed Development from a series of representative viewpoints, including views from the surrounding residential areas and recreational views associated with the Green Belt and Mill Hill Golf Club. It concluded that the principal visual changes would be localised, and that in most wider views the Proposed Development would be screened, filtered by vegetation or experienced as a limited background element.

The purpose of this addendum is to assess a further viewpoint, Viewpoint 7, from a close-range residential receptor position on The Fairway, near Fairway Court. It provides a supplemental assessment of the visual relationship between the Proposed Development and the established residential street scene at this part of The Fairway.

The addendum applies the same approach, terminology and judgement as the submitted TVIA. Viewpoint 7 has been assessed using the framework set out in Sections 7 and 8 of the submitted TVIA, considering receptor context and sensitivity, baseline conditions, proposed visibility, magnitude of change and residual visual effect, with reference to the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3), as listed at Appendix 1 of the submitted TVIA. The findings are summarised at Table 8B of this addendum, which follows the format of Table 8A (Summary of Operational Visual Effects) in the submitted assessment, and the visualisation has been prepared with reference to the methodology at Appendix 2. The addendum does not replace the submitted assessment or alter the baseline characterisation but provides a focused assessment of Viewpoint 7 on a consistent basis.

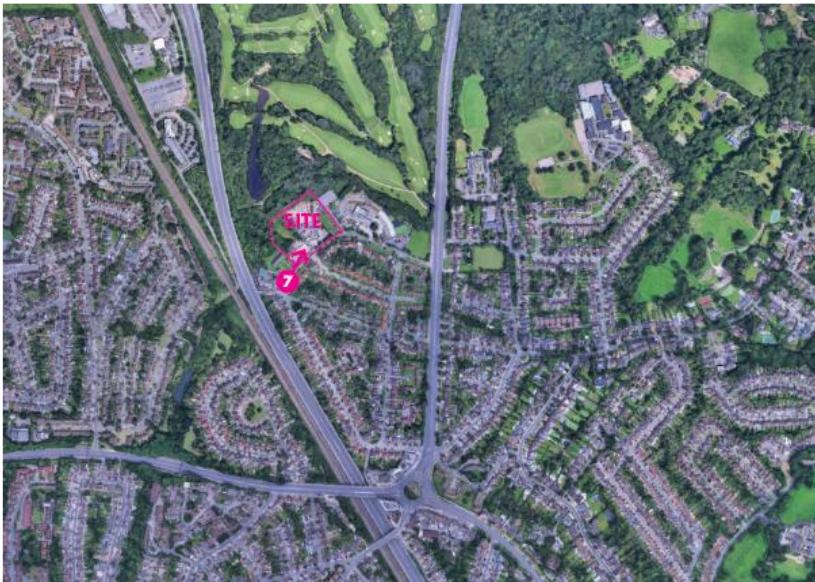
The additional viewpoint is relevant given the existing Site condition is not neutral in townscape terms. In views along this part of The Fairway, the Site is associated with a break in the residential frontage and a hoarded car-storage condition, rather than a positive or active street edge.

VIEWPOINT 7 SELECTION

Viewpoint 7 is located on the northern footway of The Fairway, close to Fairway Court, looking east / north-east along the residential street towards the Site. The viewpoint has been selected to assess the visual effect of the Proposed Development from a close-range local residential receptor, where the scheme would be experienced in the context of the existing suburban streetscape.

The view is characterised by two-storey residential properties, front gardens, boundary hedges, grass verges, street trees, overhead services and parked vehicles. In the existing condition, the Site is experienced as a break in the residential frontage and as a hoarded-off car storage area rather than as a positive townscape feature. The view is filtered by intervening housing, vegetation and the alignment of The Fairway.

The viewpoint is representative of views available to local residents, pedestrians and road users moving along this part of The Fairway.



Viewpoint 7 - Existing

ASSESSMENT OF VISUAL IMPACT

Receptor Context and Sensitivity:

This viewpoint reflects the experience of local residents, pedestrians and road users moving along The Fairway close to Fairway Court. The street has local residential value and is experienced repeatedly by nearby residents, but it is not a designated or protected view. Receptor sensitivity is Medium.

Baseline Conditions:

The baseline view is defined by two-storey suburban housing, grass verges, parked vehicles, boundary hedges, mature street trees and overhead services. The street has a familiar domestic character, but the Site itself forms a gap in the street frontage and is associated with a hoarded car storage use rather than a coherent residential edge.

Proposed Visibility:

The Proposed Development would be clearly perceptible within this view. At close range it would be read in the middle-ground of the street scene, introducing built form of greater scale than the immediate two-storey housing, together with a designed residential frontage, landscape structure and clearer townscape enclosure in place of the existing hoarded gap. In addition, glimpses of built form would be visible in the background above and behind Fairway Court, filtered by the mature tree canopy, denoting the presence of a residential neighbourhood extending to the north-east.

Magnitude of Change:

Medium. At close range, the Proposed Development would be a new and clearly perceptible element in the view, introducing a defined built frontage and landscape edge where the street currently reads as incomplete and hoarded. Glimpses of further built form in the background to Fairway Court would also be perceptible, indicating the wider extent of the residential neighbourhood to the north-east. The composition of the view would change materially, while remaining set within the established residential street.

Residual Effect:

Moderate Beneficial. The Proposed Development would introduce additional built form at close range but would also resolve the existing gap in the street frontage and replace the hoarded car-storage condition with a more ordered residential and landscape composition. The glimpses of built form in the background to Fairway Court would read as part of a coherent residential neighbourhood to the north-east rather than as an isolated element. The proposed landscape works would reinforce the green character of the street and improve the quality and coherence of the view.



Viewpoint 7 - Proposed

ASSESSMENT OF VISUAL IMPACT

SUMMARY TABLE

Table 8B Addendum Summary of Operational Visual Effects from Viewpoint 7

VP	Location / Receptor Context	Receptor Sensitivity	Magnitude of Change (Operational)	Residual Visual Effect (Operational)
7	The Fairway close to Fairway Court – residential street view experienced by local residents, pedestrians and road users moving along The Fairway.	Medium	Medium – clearly perceptible new built form experienced at close range in the residential street view, together with the replacement of a hoarded car-storage gap with a clearer built and landscaped frontage, and glimpses of built form in the background to Fairway Court denoting the residential neighbourhood to the north-east.	Moderate Beneficial – the development introduces a clearly perceptible new built frontage in place of the hoarded car-storage gap, improving the continuity of the street edge, with background glimpses to Fairway Court reading as part of a coherent residential neighbourhood, supported by new tree planting.

CONCLUSION

This addendum considers an additional viewpoint, Viewpoint 7, at close range from a position on The Fairway near Fairway Court, where the receptors are local residents, pedestrians and road users. The viewpoint is not designated or protected, but it is representative of an everyday residential view and provides a supplementary assessment of the Proposed Development from the local street environment to the south-west of the Site.

The assessment identifies a Medium receptor sensitivity. This reflects the local residential value of the view and the repeated experience of the street by nearby residents and pedestrians, while recognising that it is not a protected, designated or strategic view.

The Proposed Development would be clearly perceptible from this location. It would introduce built form of greater scale than the adjoining two-storey housing and would be read as a new element in the middle-ground of the view. Glimpses of built form would also be apparent in the background above Fairway Court, denoting the presence of the residential neighbourhood extending to the north-east. The change would therefore be materially apparent, and the magnitude of change is assessed as Medium. This judgement reflects both the visibility of the Proposed Development and the fact that the composition of the view would change from one in which the Site reads as an incomplete, hoarded edge to one in which there is a more defined residential frontage and landscape structure.

The nature of the change is assessed as beneficial. In the baseline view, the Site forms a break in the street frontage and is associated with a hoarded car-storage condition rather than a positive townscape feature. The Proposed Development would replace this condition with a designed residential frontage, clearer townscape enclosure and a defined landscape edge. While the scheme would introduce additional built form, it would also improve the continuity, legibility and quality of the street scene at this point on The Fairway.

The residual visual effect is therefore assessed as Moderate Beneficial. This reflects the balance between the development being visibly different from the existing condition, and taller than the immediate domestic foreground, and its replacement of a weak and inactive edge with a more coherent residential and landscape composition.

The viewpoint is presented in leaf-on conditions, reflecting the time of year the assessment was made. In leaf-off conditions a greater proportion of the Proposed Development would be visible through the canopy. This would increase the visibility of the new built form but would not change the overall judgement that the replacement of the existing hoarded car-storage condition with a designed residential frontage and landscape edge gives rise to a Moderate Beneficial residual effect.

Viewpoint 7 is consistent with the pattern of visual effects recorded in the submitted TVIA. It supports the finding that the clearest visual changes would occur locally on and around The Fairway, where the Proposed Development would replace the existing utilitarian site condition with a more coherent residential quarter. More distant views would remain largely screened, filtered or limited, as set out in the submitted assessment. The conclusions of the November 2025 TVIA therefore remain valid and are not altered by this addendum.