

8 Townscape and Visual Assessment

8.1 Introduction

8.1.1 This chapter has been prepared by Peter Radmall Associates and assesses effects on townscape character and visual amenity. Visual amenity refers to those aspects of people's wellbeing that reflect their visual environment, as affected by changes to the views they experience. The assessment of townscape character and visual amenity was informed by a series of accurate visual representations (AVRs), prepared by Miller Hare, which show the Development from representative and sensitive locations.

8.1.2 The chapter is accompanied by the following figures, attached to the end of the chapter:

- Figure 8.1: Townscape Context;
- Figure 8.2: Topographic Context;
- Figure 8.3: Barnet Character Areas;
- Figure 8.4: Tall Buildings and Designated Views; and
- Figure 8.5: Assessment Views.

8.1.3 The chapter is supported by the following appendices:

- Appendix 8.1: Legislation, Planning Policy and Guidance; and
- Appendix 8.2: Assessment Views (AVRs).

Competence

8.1.4 This impact assessment has been prepared by Peter Radmall, who is a qualified landscape architect and Chartered Member of the Landscape Institute with extensive experience of townscape and visual assessment work for development of this type.

8.2 Legislation, Planning Policy and Guidance

Legislation Context

8.2.1 There is no legislation of relevance to this assessment.

Planning Policy Context

National

8.2.2 The following national planning policy is relevant to the Development:

- The National Planning Policy Framework (NPPF)¹ (updated February 2019)².

Regional

8.2.3 The following regional planning policy is relevant to the Development:

- The London Plan³; and
- The Draft London Plan (2017)⁴, with minor suggested changes⁵.

Local

8.2.4 The following local planning policy is relevant to the Development:

- LB Barnet Local Plan – Core Strategy (2012)⁶;
- LB Barnet Local Plan – Development Management Policies (2012)⁷;
- Barnet Characterisation Study⁸ (2010); and
- LB Barnet⁹ Local Plan, Supplementary Planning Document: Green Infrastructure.
- Barnet Tall Buildings Study (2010); and
- Pentavia Retail Park Planning Brief¹⁰ (2016).

Guidance

8.2.5 The methodology for the townscape and visual assessment and accompanying AVR is informed by:

- Planning Practice Guidance (Live Document)¹¹;
- CABE/English Heritage Tall Buildings Guidance¹² (2007); and
- The Landscape Institute’s 3rd Edition Guidelines for Landscape and Visual Impact Assessment¹³ (GLVIA3).

8.3 Assessment Methodology

Consultation

8.3.1 As set out in Chapter 2: EIA Methodology, a formal request for a Scoping Opinion was not sought from LB Barnet or the GLA due to project timescales. The scope and approach for this assessment was informed by an earlier scoping study, subsequent 2016 ES (as amended) and 2017 ES (as amended). The views agreed for assessment within the 2016 ES, as set out in the LB Barnet Scoping Opinion on 28 July 2016, were assessed for this assessment. No further consultation on townscape and visual matters has taken place for this assessment.

8.3.2 LB Barnet’s EIA Scoping Opinion comments, in relation to the TVIA, and the response given to them within the 2016 ES, are set out in Table 8.1.

Table 8.1: Consultation Response Summary

Consultee (Date) and Comment	Response
Email from Harriet Beattie, Principal Planner, Major Development Team, RE (Regional Enterprise) Ltd, (10 June 2016) requesting:	
(a) Five additional assessment views to be considered.	These views were added to the schedule of assessment views (Nos. 15-19 in Table 8.10 ^{8.12.9} and Figure 12.5).
(b) Clarification of camera lens to be used for baseline photos.	Clarification provided by email on 13th June, 2016.
Scoping Opinion	
LB Barnet’s Scoping Opinion reiterated the request for additional viewpoints as follows: <i>“The longer-range views are particularly important as these are from the Mill Hill</i>	As noted above, these views were added to the schedule of assessment views.

Consultee (Date) and Comment	Response
<p><i>Conservation Area. When these views were assessed on Site, it was found that there were no views from the Watling Estate Conservation Area which lies to the west of the Site. As this conservation area lies only 300 metres from the site and predominantly consists of low scale, two storey properties, it is key that viewpoints are added within the boundary of this Conservation Area. The case officer identified additional viewpoints to be added to the applicant's assessment. These were agreed with the Council's Conservation Officer and the applicant's agent have been notified of the required additions."</i></p>	

Study Area and Scope

8.3.3 The scope of the assessment was determined with reference to:

- the scope of assessment agreed for the 2016 ES (Ref: 16/6420/FUL);
- prevailing guidance (e.g. GLVIA3¹³);
- the planning policy framework (as set out in Section 8.2 above);
- published baseline sources, notably the LB Barnet Characterisation Study (2010)^{Error! Bookmark not defined.}, Barnet Tall Buildings Study (2010)¹⁴ and Local Viewing Corridors (LB Barnet Core Strategy Map 8); and
- fieldwork, which was used to characterise the local townscape, to categorise receptors and to identify assessment views.

8.3.4 The spatial scope comprises the Site and the surrounding area from which meaningful views of the Development are likely to be obtained. This area broadly equates to a 1.5km radius around the Site, but varies to take account of differences in viewing opportunities and sensitivity. For example, the scope extends to the north and east in response to potential views from Mill Hill, but contracts to the south west beyond the densely built-up Grahame Park Estate.

8.3.5 The assessment primarily considers the year of completion of the Development (2024), which represents a worst-case in visual assessment terms, as shown in the modelled views. However, account was also taken of impacts during the preceding construction phase, and following the growth of the proposed landscaping (year of completion + a notional 10-15 years).

8.3.6 The assessment has considered effects resulting from the demolition and construction phase and from the completed and occupied Development. Potential sources of impact during the construction phase include demolition of the existing buildings, Site clearance and tree loss, major items of plant such as tower cranes, and vehicle movements. It should be noted that the assessment has not considered the impacts of, or on, each phase, as construction proceeds and the completed phases are occupied. The main source of impact from the completed Development will be the buildings themselves, seen in the context of ground-level features such as access roads, parking and landscaping. Account was taken of operational features such as lighting and traffic movements, including the potential for night-time effects.

Establishing Baseline Conditions

- 8.3.7 Baseline conditions were established from a combination of desktop study and fieldwork. References such as the Barnet Characterisation Study and information about Conservation Areas were used to identify the wider townscape context of the Site. This provided the scope for fieldwork, the purpose of which was to provide a finer-grained analysis of townscape, to verify the existing character of the Site, and to identify candidate views for preparation of the AVRs.
- 8.3.8 Future baseline conditions were predicted by projecting forward from the existing situation, taking account of committed developments and any other foreseeable changes.

Identifying Likely Significant Effects

- 8.3.9 The assessment considers effects on townscape character and visual amenity. Both sets of effects were identified by considering the physical change that the proposals represent to the Site (primarily in terms of built form) and how this change is likely to be perceived in local views. A total of 21 views were used for the preparation of accurate visual representations (AVRs). These views are based on those agreed with LB Barnet for the 2016 ES. Some of the precise viewpoint locations were amended to provide more representative views, whilst two additional views were included: one to provide a less obstructed view from Bunns Lane (View 20), and the other to show the daytime view from the UCL Observatory (View 21).
- 8.3.10 The views were selected to provide a combination of representative and notable views from locations such as nearby streets, the motorway, residential areas, public open space, the Locally Important View from Mill Hill Field and the Mill Hill and Watling Estate Conservation Areas. Whilst most of the views were identified during the course of fieldwork, five are locations previously requested by LB Barnet.
- 8.3.11 The views were used to assess the relationship of the Development to surrounding townscape and its potential impact on visual amenity, particularly in relation to sensitive receptors such as residents and users of public open space. The impacts as shown in the modelled views were extrapolated to identify the potential effects from nearby areas, including views from private properties. The views show the Development at year of completion and were used to carry out a qualitative assessment of effects during construction and of the residual effects (allowing for the growth of landscaping at notional year of completion + 10-15 years). A version of the AVRs was also prepared to show the cumulative development schemes that are likely to be present at year-of-opening, as a basis for identifying the cumulative effects. Details of the cumulative schemes are provided in Chapter 2: EIA Methodology.
- 8.3.12 The baseline photographs for most of the views were taken in October/November 2017. In addition, winter versions of seven views (View 2, 3, 10, 14, 17, 18, 19) (photographed in December 2016) were included, as requested by LB Barnet in their Scoping Opinion for the 2016 ES.

Construction

- 8.3.13 Construction effects were predicted qualitatively on the basis of the modelled views (as described above) and the main features and phases of work assumed to be required during construction (e.g. demolition, use of tower cranes).

Operational Development

- 8.3.14 Operational effects were predicted on the basis of the physical elements of the Proposed Development (massing, layout etc) as shown in the modelled views.

Cumulative effects

- 8.3.15 Cumulative effects were assessed using information from extant planning permission, planning applications that are yet to be determine, and/or site-specific information from local policy for two cumulative schemes as set out in Chapter 2: EIA Methodology and Appendix 2.8.
- 8.3.16 Where relevant information is not available – either through the planning application documents or through policy documents, professional judgement was applied to identify the likely effects of the developments identified above.

Determining Effect Significance

- 8.3.17 The significance of the predicted effects was derived from the relationship between the sensitivity of the receptors (townscape and people) and the magnitude of the predicted changes (i.e. impacts) to site character and views. The following tables and text explain how degrees of sensitivity and impact were defined, and how these were then been combined to arrive at levels of significance.

Sensitivity of Receptor

- 8.3.18 The sensitivity of the townscape reflects its susceptibility to change and its value, as advised in GLVIA3¹³. Susceptibility is an indication of the robustness of a townscape to change of the type proposed, and generally reflects its built form and pattern, with low-rise (typically residential) townscapes being more susceptible than areas characterised by tall and/or large footprint buildings, or where features such as transport infrastructure are prominent. Value is an indication of the scenic quality of a townscape, together with attributes such as the presence of any designated heritage assets (typically Conservation Areas or listed buildings). Table 8.2 summarises how townscape sensitivity was defined for the purposes of this assessment.

Table 8.2: Townscape Sensitivity Descriptors

Sensitivity	Susceptibility	Value
High	High, e.g. low-rise and open-textured townscape with green spaces.	High, e.g. Conservation Areas or areas with numerous or notable listed buildings or distinctive positive characteristics.
Medium	Medium, e.g. medium-rise and moderately dense townscape.	Medium, e.g. undesignated areas with some positive characteristics (e.g. occasional listed buildings or notable vegetation).
Low	Low, e.g. high-rise and relatively dense townscape, often with transport infrastructure and utilitarian spaces (e.g. car parks).	Low, e.g. absence of designated assets and positive characteristics.

- 8.3.19 The sensitivity of visual receptors reflects their activity and their degree of ‘proprietary’ interest in the view. Assumptions about sensitivity were made in accordance with prevailing practice; it should be emphasised that these can only be assumptions, for sensitivity will vary between individuals. Table 8.3 summarises how receptor sensitivity was defined for the purposes of this assessment.

Table 8.3: Visual Sensitivity Descriptors

Sensitivity	Receptor Category
High	Residents at home, some users of public open space.

Medium	Most users of public open space.
Low	People in transit (drivers, passengers, pedestrians and cyclists) and people at work, shopping or playing sport.

Magnitude of Impact

8.3.20 The magnitude of impact on townscape has been derived from the degree of change to Site character and the perceived degree of contrast between the built form of the proposed Development and that of the surrounding area, as set out in Table 8.4.

Table 8.4: Definition of Townscape Impact

Magnitude	Descriptor
High	The Development represents a fundamental 'step-change' in built form that contrasts dramatically with the existing buildings on the Site and the prevailing scale of the surrounding townscape.
Medium	The Development represents a notable change in built form on the Site that generates a degree of contrast with the scale of the surrounding area
Low	The Development represents a slight change in built form on the Site that generates a slight contrast with the surrounding area.
Negligible	The Development is essentially consistent with existing built form on the Site and in the surrounding area.

8.3.21 The magnitude of impact on views was derived from the visibility of the Development and the degree of change it represents to the composition and character of each view, as set out in Table 8.5.

Table 8.5: Definition of Visual Impact

Magnitude	Descriptor
High	The Development would be dominant or prominent, causing a substantial degree of obstruction to the view or a fundamental change to its composition.
Medium	The Development would be conspicuous, causing some obstruction and/or a material change to its composition.
Low	The Development would be noticeable, but would not obstruct the view and would represent a slight change to its overall composition or character.
Negligible	The Development would not be readily visible and would not alter the composition or character of the view.

Assessing Significance

8.3.22 Table 8.6 sets out how the significance of the predicted effects was derived. In terms of 'EIA significance', the categories of effect were assigned as follows:

- Major and Substantial effects are by definition considered to be significant;
- Moderate effects are potentially significant, depending on qualifying factors; and
- Minor and Negligible effects are not considered to be significant.

Table 8.6: Significance Matrix

Sensitivity/Value of Receptor	Magnitude of Effect			
	High	Medium	Low	Negligible
High	Major	Substantial	Moderate	Minor
Medium	Substantial	Moderate	Minor	Negligible
Low	Moderate	Minor	Negligible	Negligible

8.3.23 This process is not a mechanistic test; as GLVIA3 makes clear, professional judgement must be used where appropriate¹³. The tables and matrix shown above are intended to explain how this judgement was arrived at, and do not necessarily capture all the relevant factors. For example, in determining whether a borderline effect may be significant, influences such as the number of receptors likely to be affected, or the amenity value of particular views, were taken into account where relevant. As noted in GLVIA3, significance denotes a particular threshold of effect that is meaningful in EIA terms, and does not necessarily imply that such effects are unacceptable¹³. In addition, as described below, the effects may be beneficial as well as adverse.

Valency of Effects

8.3.24 The valency of townscape and visual effects (i.e. whether they are adverse or beneficial) can be problematic, and depends on factors such as the scenic quality of the existing townscape and views, the nature of the change, and the design quality of the proposed development. Whilst this is fundamentally a matter of judgement, it has been based on the factors set out in Table 8.7.

Table 8.7: Factors Affecting the Valency of Effects

Valency of Effect	Townscape	Views
Adverse	Loss of positive features such as trees. Scale of development demonstratively exceeds that of its townscape context. Typology of development is inconsistent with that of its townscape context.	Obstruction or urbanisation of, or removal of positive features from, existing views that are attractive and contribute to amenity. Creation of new views that are unattractive and do not contribute to amenity.
Beneficial	Removal of unattractive and negative features from site. Typology of development reinforces the positive attributes of its townscape character. Development is demonstratively attractive and introduces a feature that contributes to local sense of place.	Removal of unattractive and negative features from existing views. Creation of new views that are attractive and contribute to amenity. Enhancement of existing views with demonstratively attractive development.

8.3.25 Changes to townscape and views can have both adverse and beneficial implications; for example, a development may be substantially taller than surrounding buildings, with the potential to give rise to adverse effects, but these may be counter-balanced if the scheme is of demonstrable design quality. Where these factors are finely balanced, the overall effect is considered to be neutral. In addition, the valency of effects may change according to the spatial frame of reference (e.g. between

effects on the Site and effects on the surrounding townscape), and over time (e.g. as landscaping matures).

Evidence Assumptions and Limitations

8.3.26 The main assumptions and limitations affecting the TVIA are as follows:

- Most of the baseline photos were taken in early October, when deciduous foliage was still in leaf. Allowance for increased visibility in winter was made (e.g. by making worst-case assumptions where the visibility of the Development is of marginal magnitude). This is unlikely to have affected the robustness of the assessment.
- The impact of lighting on night-time views has not formed part of this assessment.
- Versions of the AVRs showing construction features (e.g. tower cranes) have not been prepared: the impacts of construction were based on a qualitative assessment using the images of the completed Development.
- The assessment views are necessarily selective, based on the desktop study, fieldwork and feedback from LB Barnet, and cannot purport to show every conceivable view of the Development.
- The assessment was conducted from publicly-accessible locations only; views from private property were inferred from the AVRs.
- The assessment does not consider the impacts of each Development phase; occupants of the early phases of the Development are not categorised as visually sensitive receptors, and therefore impacts on their visual amenity due to the completion of later phases were not addressed.
- The AVRs show the Development at year of completion, and therefore make some allowance for the growth of landscaping undertaken during the earlier phases.
- Potential impacts on two designated heritage assets, the Watling Estate and Mill Hill Conservation Areas, are addressed in terms of their townscape sensitivity, rather than their heritage significance. A standalone Heritage Statement was produced and is submitted with the planning application.

8.4 Baseline Conditions

Site Character and Townscape Context

- 8.4.1 An aerial view of the Site and surrounding area is shown in Figure 8.1. Most of the Site comprises a large retail building, equivalent to 2-3 storeys high, currently occupied by Kosher Outlet Assistance Ltd, together with a TGI Fridays restaurant and extensive ground-level parking. Vegetation is confined to small areas of shrub planting and immature trees associated with the parking, together with an area of scrub and trees occupying the northern part of the Site.
- 8.4.2 The surrounding area is of mixed use and character. The Site is adjoined to the north by the route of a former loop road and dismantled railway, separating it from Bunns Lane, which is a local distributor road of mainly residential character, and by the recently completed Former Fire Station residential redevelopment of 3 storey height. The Mill Hill Industrial Estate, comprising typical 1-2 storey 'sheds' lies to the north of Bunns Lane, beyond which a low-rise residential area extends along Flower Lane. This gives way to retail and service uses along The Broadway and around Mill Hill Station, which is an important transport interchange.

- 8.4.3 The Site is adjoined to the east by the A1 Watford Way, a dual-carriageway road, which bridges over Bunns Lane. The area to the east is wholly residential in character, comprising mainly two (occasionally three) storey terraced, semi-detached and detached properties of mid-20th century date. This area extends between Wise Lane in the north and the Five Ways Junction in the south, and is bordered to the east by Page Street, beyond which lies a mix of institutional and recreational uses, together with residual countryside, located within the Green Belt.
- 8.4.4 To the south, Watford Way runs close to the M1, with the intervening land occupied by a BP service station, car dealership (Westway Nissan) and three-storey residential blocks. Local shops and services are located at Fiveways Corner, beyond which the Great North Way and M1 form a grade-separated junction (M1 Junction 2).
- 8.4.5 The Site is adjoined to the west by the M1, which runs on embankment to bridge over Bunns Lane. The Midland Mainline railway runs immediately to the west of the motorway, also on embankment, with the two routes forming a prominent transport corridor that creates a strong sense of severance through the local townscape. A pedestrian route crosses the motorway via a footbridge, and the railway via an underpass, slightly to the south of the Site.
- 8.4.6 The area to the west of the railway is mainly residential in character, comprising the mid-20th century Grahame Park Estate, with a mix of 2-6 storey development and open space. Redevelopment (Trinity Square) is currently underway alongside the 2-3 storey buildings of Barnet Southgate College. The Orion Primary School is located to the north, along Grahame Park Way, beyond which lies the local open space of Woodcroft Park. Residential uses extend westwards to include the Watling Estate, which was developed in the 1920s on 'Garden Suburb' principles and is designated as a Conservation Area, and southwards to the former Hendon Aerodrome site.

Topographic Context

- 8.4.7 The topographic context of the Site is shown in Figure 8.2. The Site lies at an elevation of between 62m above ordnance datum (AOD) in the south eastern corner, and 69mAOD on the north western boundary. The surrounding terrain falls to the south and west to around 30mAOD, and rises to the north and east to Mill Hill, at an elevation of around 120mAOD. Mill Hill forms the southern extent of the Barnet Plateau, the main elevated area within the borough.
- 8.4.8 Mill Hill comprises a mix of residual village and countryside characteristics, together with institutional uses (notably the former St Joseph's College) and public open space, principally Mill Hill Park, approximately 100m to the north east of the Site. Mill Hill is designated as a Conservation Area and its elevation provides opportunities for panoramic views towards the west and south. The view from Mill Hill Field is identified in the Core Strategy as an Important Local View (see Figure 8.4).

Barnet Characterisation Study

- 8.4.9 The Barnet Characterisation Study (2010) divides the borough into a series of townscape typologies and character areas. The relationship of the Site to the character areas is shown in Figure 8.2. The Site is located in Character Area (CA)16: Edgware and Burnt Oak. The surrounding townscape, over which the visual influence of the Development may extend, falls within CA 12: Hendon, CA 13: Mill Hill East, CA 14: Colindale and CA 15: Mill Hill. Summary descriptions of these character areas, taken from the Characterisation Study, are provided in Table 8.8. Typologies are explained in the key to Figure 8.2.

Table 8.8: Character Area Descriptions

Character Area	Summary Description
16: Edgware and Burnt Oak	Mainly residential, comprising interwar semis of typology C, together with the linear shopping street of Mill Hill Broadway.
12: Hendon	Mainly residential, with some large footprint buildings, open spaces and 'high streets'. Overall consistency of low-rise massing, mainly of typology C, with pockets of typologies D and E.
13: Mill Hill East	Large areas of open space separated by mainly residential areas of typology C (low-rise semi-detached housing) with pockets of typologies B, D, E and F.
14: Colindale	The area closest to the Site mainly comprises the 'residential estates' typology (Grahame Park), defined to the south by mixed uses and taller buildings, including the Metropolitan Police College.
15: Mill Hill	A semi-rural character maintained by residual countryside and educational campuses, and examples of vernacular architecture and village-like streetscapes.

Barnet Tall Buildings Study

8.4.10 The Barnet Tall Buildings Study (2010) comprises a review of tall buildings within the borough at that time, and the factors that should be taken into account when locating and designing future proposals for tall buildings. Figure 1 from the study has been incorporated into the Core Strategy as Map 8, and is reproduced as Figure 8.4, showing the relationship of the Site to existing tall buildings (although it should be noted that this has not been updated to reflect any developments since 2010). The nearest tall buildings are those at Beaufort Park (7-18 storeys) located about 1km to the south of the Site.

Conservation Areas

8.4.11 Two Conservation Areas are located in the surrounding area and are shown on Figure 8.5. The Watling Estate Conservation Area lies within the Edgware and Burnt Oak character area, and its nearest boundary is about 300m west of the Site. The Conservation Area comprises a post-World War I housing development on what was at that time a greenfield site, consisting of two-storey semi-detached or terraced properties. The significance of the area reflects its built character and social purpose, and does not rely on its relationship to surrounding areas.

8.4.12 The Mill Hill Conservation Area covers the same extent as the Mill Hill character area. It is distinguished by its 'village' character, including historic buildings, including areas of open land that have the appearance of residual countryside, and distinctive buildings such as the former St Joseph's Missionary College. The significance of the area derives in part from its elevation, which provides opportunities for views across the lower-lying built-up areas to the south and west. These views include the Local Viewing Corridor/Important Local View from Mill Hill Field identified in the Core Strategy.

Townscape Sensitivity

8.4.13 The Site is considered to be of low sensitivity to development, since it is already developed, possesses a utilitarian and generally unattractive character that makes little contribution to the townscape. However, the Site does possess a degree of sensitivity due to its elevation relative to lower-lying areas to the south and west, which influences its visibility (see below).

8.4.14 The sensitivity of the surrounding character areas is assessed in Table 8.9, taking account of their susceptibility to development (which reflects their massing and typologies) and their value (as indicated by the presence/absence of Conservation Areas).

Table 8.9: Sensitivity of Character Areas

Character	Susceptibility	Value	Sensitivity
CA 16: Edgware and Burnt Oak	Medium, due to its mainly low-rise, suburban typology.	High (Watling Estate), due to its designation as a Conservation Area, but otherwise low, suggesting medium overall.	Medium (locally High within Watling Estate)
CA 12: Hendon	Medium, due to its mainly low-rise, suburban typology.	Low, due to its absence of heritage designations and unremarkable scenic quality.	Medium
CA 13: Mill Hill East	Medium, due to its mainly low-rise, open-textured density/pattern.	Low, due to its absence of heritage designations and unremarkable scenic quality.	Medium
CA 14: Colindale	Low, due to its mixed density and massing, including medium-rise blocks.	Low, due to its absence of heritage designations and unremarkable scenic quality.	Low
CA 15: Mill Hill/Mill Hill Conservation Area	High, due to its generally low-rise, low-density massing, open space and opportunities for outward views.	High, due to its inclusion within a Conservation Area.	High

8.4.15 The townscape surrounding the Site is of predominantly medium sensitivity, characterised by low-rise suburban typologies of predominantly 20th century date. Sensitivity is elevated locally to high within the Watling estate, due to its Conservation Area designation, although it should be noted that the significance of the area reflects its internal character rather than any meaningful relationship with the surrounding townscape. Sensitivity also increases to high within the Mill Hill character area, due to its Conservation Area designation, its distinctive townscape character and its potential for outward views. Sensitivity decreases to low within the Colindale character area, to the west and south of the Site, due to its unremarkable character (influenced mainly by mid-20th century estate development) and its mixed massing, which includes medium-rise blocks.

Visual Influence

8.4.16 The visual influence of the Site is determined primarily by the scale of the existing buildings, by its relative elevation and by surrounding land uses, which affect the degree to which views are obstructed by buildings and (to a lesser degree) vegetation. These factors combine to create a range of viewing opportunities. Potential views towards the Site may be summarised as follows:

- Close-range views (over distances of 0-250m) from the Site perimeter and nearby streets, primarily the adjoining sections of Watford Way, Bunns Lane, Grahame Park Way, the BP service station, the mainline railway and the M1 (including the pedestrian footbridge), in

which screening by land use features is minimal (with the notable exception of the mature trees between the Site and Bunns Lane).

- Short-range views (over distances of 250-500m) from streets approaching the Site, including sections of Bunns Lane and Flower Lane (to the north and east), and Grahame Park Way, Field Mead and Corner Mead (to the west and south), together with nearby residential streets and properties, including upper floor windows across much of the Grahame Park Estate and the residential area east of Watford Way.
- Short- to medium-range views (over distances of 250-750m) from public open spaces such as Woodcroft Park, Grahame Park and Mill Hill Park and potentially from locations within the Watling Estate Conservation Area.
- Longer-range views (over distances of 1-1.5km) from sections of the M1 and Great North Way/Watford Way approaching the Site, and from parts of Mill Hill, particularly open space such as Mill Hill Field and residential streets orientated towards the Site such as Hammers Lane.

8.4.17 The view from Mill Hill Field towards Harrow on the Hill is identified in the Core Strategy as a Local Viewing Corridor/Locally Important View and is shown as passing across the northern part of the Site (see Figure 8.4). Mill Hill Field is a public open space that has been laid out with seating to facilitate appreciation of this view.

8.4.18 Since the proposals represent an increase in the scale of built development on the Site, the visibility of the existing buildings provide only a partial indication of the likely visibility of the completed Development. This has been reflected in the selection of assessment views, the locations of which are shown on Figure 8.4. The views are described in Table 8.10 in terms of their justification, the existing influence of the Site (and how this may vary with season) and the receptors they represent. This table has been updated to take account of the winter views. Receptor sensitivity is identified in Tables 8.12 and 8.14.

Table 8.10: Assessment Views

View Ref + Location	Date of Baseline Photo	Justification	Influence of Existing Site	Receptors
1. Mill Hill Field	October 2017	Locally Important View towards Harrow on the Hill	None – Site not visible; visibility would be greater in winter, but Site still unlikely to be visible	Recreational users of open space
2. Mill Hill Park (close to main entrance)	December 2016	View from important public open space	None – Site not visible due to topography	Recreational users of open space
3. Parkside	December 2016	Typical view from elevated residential area to north east	None – Site not visible due to screening by built development	Residents
4. Bunns Lane/Colenso Drive	October 2017	Medium-range view along main	None – Site not visible apart from tree crowns; no change expected in winter	Road users, pedestrians + residents

View Ref + Location	Date of Baseline Photo	Justification	Influence of Existing Site	Receptors
		approach to site from east		
5. Bunns Lane/Rowlands Close	October 2017	Short-range view along main approach to site from east	None – Site not visible; no change expected in winter	Road users, pedestrians + residents
6. Footway at Watford Way/Bunns Lane overbridge	October 2017	Close-range view from Watford Way	Retail buildings and signage conspicuously visible	Road users + pedestrians
7. Bunns Lane opposite No. 93	October 2017	Close-range view along main approach to Site from north	Buildings not visible, screened by trees partly within Site; potential for partial/filtered views in winter	Road users, pedestrians + residents
8. Flower Lane	October 2017	Medium-range view along main approach to Site from north	None – Site not visible; no change expected in winter	Road users + pedestrians
9. Mill Hill Park (footpath off Flower Lane)	October 2017	View from important public open space	Retail building and signage partially visible; visibility likely to increase in winter	Recreational users of open space
10. Woodcroft Park	December 2016	View from public open space	None – Site not visible due to screening by school buildings	Recreational users of open space
11. Youth Centre, Grahame Park Estate	October 2017	Medium-range view from residential area to south west	None – Site not visible; no change expected in winter	Residents + recreational users of open space
12. Corner Mead/Long Mead	October 2017	Short-range view from edge of residential estate	None – Site not visible; no change expected in winter	Pedestrians + residents
13. M1 footbridge	October 2017	Main pedestrian access route	Buildings and parking within the site are conspicuously visible; no change expected in winter	Pedestrians
14. Grahame Park Way/Corner Mead	December 2016	Medium-range view along main approach to Site from south	None – Site not visible due to vegetated railway embankment	Road users, pedestrians + residents

View Ref + Location	Date of Baseline Photo	Justification	Influence of Existing Site	Receptors
15. Blundell Road outside No. 73	October 2017	Additional views requested by LPA from within Watling Estate Conservation Area	None – Site not visible; no change expected in winter	Road users, pedestrians + residents
16. Goldbeaters Grove	October 2017		None – Site not visible; no change expected in winter	Road users, pedestrians + residents
17. Field Mead/Dunn Mead	December 2016	Additional views requested by LPA	Retail building conspicuously visible	Road users, pedestrians + residents
18. Grahame Park Way (north)	December 2016		Retail building conspicuously visible between trees	Road users, pedestrians + residents
19. Hammers Lane	December 2016	Additional view requested by LPA from within the Mill Hill Conservation Area	None – Site not visible due to screening by built development and trees	Road users, pedestrians + residents
20. Bunns Lane outside No. 39	November 2017	Location of VP4 revised following fieldwork	Site not visible; no change expected in winter	Residents, pedestrians + road users
21. UCL Observatory	November 2017	Location added due to concerns raised by UCL during previous application	Site not visible due to density of intervening trees; may not be visible in winter	Users of Observatory [not a public viewpoint]

Influence of Existing Site

- 8.4.19 The visibility of the Site is currently limited, being readily identifiable in only five out of the 21 views (VPs). It is seen at close-or short-range, where its boundaries are open (VPs 6 and 13) or where gaps occur in the surrounding built fabric and vegetation (VPs 17 and 18) or from open and slightly elevated positions (VP 9). The most visible feature is the large retail building, due to its massing and its elevated position relative to the area to the west of the area. The TGI Friday's building and parking area are visible only in close-range views from close to the Site perimeter.
- 8.4.20 Deciduous vegetation is an influence on many views, such that partial, filtered or more extensive views of the Site may be obtained in winter. In all of these views, the utilitarian character of the Site is apparent. Whilst this can scarcely be said to contribute to the local townscape, it is consistent with

nearby service uses (the BP petrol station and Nissan car dealership) and is not particularly intrusive, especially in views where the M1 and Watford Way are prominent.

Future Baseline

8.4.21 Two cumulative developments that could be completed or under construction by the time that construction of the Development commences or is completed have been identified. The status of these schemes is as follows:

- Barnet and Southgate College: This is partially complete and is visible in VP 12. However, the tallest elements have yet to be constructed.
- Grahame Park Estate: This comprises a rolling programme of regeneration that is partially complete.

8.4.22 These developments will increase the density and scale of built form to the south of the Site, within the Colindale character area, and are guided by the Colindale Area Action Plan (AAP, 2010). The area already includes substantial parcels of medium-rise development and is considered to be of low sensitivity; this will be further reduced as redevelopment proceeds. Taller buildings would be expected to further reduce viewing opportunities from this direction and to provide a backdrop to views from the north, whilst potentially increasing the number of residential receptors. The influence of these developments was tested through the preparation of cumulative versions of the assessment views.

Summary of Receptors and Sensitivity

8.4.23 The townscape receptors are identified, together with their sensitivity, in Table 8.9. The main visual receptors represented by the assessment views are as follows (with comments on their viewing opportunities and sensitivity):

- Residents: Potential for views from their homes (especially upper floors), some gardens and as they use local streets. Specific viewing opportunities will vary substantially and will depend on the orientation and internal layout of dwellings. Assumed sensitivity: High
- Recreational users of open space: Potential for views from Mill Hill Park, Woodcroft Park and Grahame Park, although most views are substantially screened by vegetation. Many of these receptors will tend to move through the space (e.g. whilst walking a dog) and may therefore experience a sequence of views. Assumed sensitivity: High where outward views contribute to amenity, and Medium elsewhere.
- Road users, pedestrians and rail passengers: Viewing opportunities will vary substantially, depending on adjoining land-uses and traffic conditions. Sensitivity will also vary, but is assumed to be low, since these receptors are in transit (and mainly for purposes other than recreation).

8.5 Scheme Design and Management

Construction

8.5.1 The Applicant will develop and implement a Construction Environmental Management Plan (CEMP). The requirement for a CEMP will be subject to approval by LB Brantford and secured through an appropriate planning condition. The CEMP will include measures that aim to reduce the visual impact of the works. These will include controls on lighting (its location, duration etc), protection of trees and general housekeeping measures (e.g. to prevent fly-posting on hoardings). For these reasons the CEMP, in essence, forms part of the project description, and is taken as implemented in assessing effects.

Operational Development

8.5.2 The Design and Access Statement (DAS) sets out the design approach and in particular how this has responded to the townscape context of the Site. Design evolution is explained in Section 3, detailed matters such as materiality in Section 4 and landscape in Section 6. Section 5 explains how the design has responded to particular views. The key responses of relevance to townscape and visual impact may be summarised as follows:

- articulation of built form and facades to break up the perceived mass of the Development, including stepping-down of blocks and rooflines towards the eastern and northern boundaries of the Site;
- use of materials that pick-up on established themes within the surrounding townscape; and
- development of landscape proposals that seek to create a unique sense of place, whilst facilitating the visual transition between the Site and its immediate setting.

8.6 Construction

Sources of Impact

8.6.1 The main sources of impact during the construction phase will include demolition and Site clearance, fixed features such as hoardings and compounds, major plant such as tower cranes, and operational features such as lighting and traffic. Since construction activities are dynamic, it is not usual to show them in visualisations, and a qualitative assessment was therefore undertaken of their potential impacts on the assessment views. This is set out in Table 8.11 in terms of the likely sources of visible change and the magnitude of impact on each view. The shading signifies the following degrees of visibility: Green = definite and conspicuous, yellow = partial or uncertain, orange = not visible.

Table 8.11: Construction Impact on Assessment Views

View	Source of Impact			Magnitude of Impact
	Demolition + Site Clearance	Ground-Level Features e.g. Hoardings, Compounds + Traffic	Taller Plant, e.g. Tower Cranes	
1.	Orange	Orange	Yellow	Negligible
2.	Orange	Orange	Yellow	Medium
3.	Orange	Orange	Green	Medium
4.	Orange	Orange	Green	Medium
5.	Yellow	Orange	Green	High
6.	Green	Green	Green	High
7.	Yellow	Yellow	Green	High
8.	Yellow	Yellow	Green	High
9.	Green	Orange	Green	High
10.	Orange	Orange	Green	Medium
11.	Orange	Orange	Green	Low
12.	Orange	Orange	Green	Medium
13.	Green	Green	Green	High

14.				Medium
15.				Low
16.				Low
17.				High
18.				High
19.				Low
20.				Medium
21.				Low

Effects on Site and Townscape Character

- 8.6.2 Demolition and construction activities would represent a high degree of impact on Site character, which in combination with low sensitivity would amount to a moderate effect. Whilst the effect of the construction activities themselves would be adverse and temporary, demolition of the existing buildings would be beneficial and permanent; the net effect on Site character would therefore be neutral. The only valuable landscape attribute within the Site that would be lost comprises a proportion of the trees that adjoin the Bunns Lane frontage.
- 8.6.3 The construction effect on the Edgware and Burnt Oak character area is predicted to be minor and neutral, combining the beneficial impact of demolishing the existing buildings with the adverse impact of the construction features themselves. The effects on the Mill Hill, Mill Hill East, Hendon and Colindale character areas would be negligible and adverse, due to the visibility of taller plant such as tower cranes.

Effects on Visual Amenity

- 8.6.4 As would be expected, the physical change to Site character would be apparent in short-range views only, although the impact would be high. As viewing distance increases, and views become more obstructed, only taller plant such as tower cranes are likely to be visible, although they are likely to be conspicuous over a wide area. The magnitude of impact is predicted to be high for 8 views, medium for 6 views and low for 5 views, and would be adverse in all cases. The nominal effects, taking account of receptor sensitivity, are set out in Table 8.12. Effects that are nominally significant in EIA terms are highlighted.

Table 8.12: Visual Amenity Effects during Construction

View	Magnitude of Impact	Receptors	Sensitivity	Nominal Effect
1.	Negligible	Recreational users of open space	High	Minor
2.	Medium	Recreational users of open space	Medium	Moderate
3.	Medium	Residents	High	Substantial
4.	Medium	Road users and pedestrians	Low	Minor
		Residents	High	Substantial
5.	High	Road users and pedestrians	Low	Moderate
		Residents	High	Major

View	Magnitude of Impact	Receptors	Sensitivity	Nominal Effect
6.	High	Road users and pedestrians	Low	Moderate
7.	High	Road users and pedestrians	Low	Moderate
		Residents	High	Major
8.	High	Road users	Low	Moderate
		Pedestrians	Low	Moderate
9.	High	Recreational users of open space	Medium	Substantial
10.	Medium	Recreational users of open space	Medium	Moderate
11.	Low	Residents + recreational users of open space	High	Moderate
12.	Medium	Pedestrians	Low	Minor
		Residents	High	Substantial
13.	High	Pedestrians	Low	Moderate
14.	Medium	Road users and pedestrians	Low	Minor
		Residents	High	Substantial
15.	Low	Road users and pedestrians	Low	Negligible
		Residents	High	Moderate
16.	Low	Road users and pedestrians	Low	Negligible
		Residents	High	Moderate
17.	High	Road users and pedestrians	Low	Moderate
		Residents	High	Major
18.	High	Road users and pedestrians	Low	Moderate
		Residents	High	Major
19.	Low	Road users and pedestrians	Low	Negligible
		Residents	High	Moderate
20.	Medium	Residents	High	Substantial
		Road users + pedestrians	Low	Minor
21.	Low	Users of Observatory	Low	Negligible

8.6.5 The assessment indicates that the construction effects on visual amenity could be nominally significant (i.e. greater than moderate) for nine viewpoints. Relevant receptors comprise residents and recreational users of open space generally within a 250m radius of the Site, although some residents and users of open space may also experience potentially significant effects over greater distances. Whilst unattractive, construction works are an accepted feature of most urban environments, and their effects would be temporary, being progressively replaced by the effects of the completed Development as construction proceeds. The effects are therefore not considered to be significant in amenity terms.

Mitigation and Residual Effects

- 8.6.6 It has been assumed that the works would be carried out in accordance with a CEMP, as detailed earlier. No further mitigation can be achieved without placing unreasonable constraints on the construction methodology and programme. The effects as reported are therefore residual.

8.7 Completed Development

Sources of Impact

- 8.7.1 The principal source of impact will be the completed buildings, together with the visible treatment of the open parts of the Site (landscaping etc.) and associated infrastructure such as access roads and parking. Operational features such as traffic and lighting will also be apparent, and have been taken into account where relevant. A description of the Development is provided in Chapter 4: Description of Development.

Impact on Assessment Views

- 8.7.2 The predicted impacts on the assessment views are set out in Table 8.13. These impacts have informed the assessment of effects on both townscape and visual amenity, taking account of receptor sensitivity, as described in the following sections.

Table 8.13: Impact of Completed Development on Assessment Views

View	Description of Change/Visibility of Development	Magnitude of Impact
1.	The tallest block appears on the skyline, and the upper section of the lower blocks is visible. But the Development is not intrusive and does not obstruct the view to Harrow on the Hill.	Negligible
2.	The tallest parts of the Development are conspicuous on the skyline, but partially screened by vegetation.	Low
3.	The upper part of the Development is conspicuous, terminating the view along the street, though partially screened by vegetation.	Medium
4.	The Development terminates the view along Bunns Lane, creating a new built skyline.	Medium
5.	The Development terminates the view along Bunns Lane, creating a new built skyline.	Medium
6.	The Development terminates the view, removing its openness.	High
7.	The Development is partially visible beyond Churchill Place and the existing trees, and is likely to be more noticeable in winter.	Low
8.	The Development creates a new built skyline beyond Churchill Place.	Medium
9.	The Development introduces a group of taller buildings beyond the existing skyline formed by trees and Churchill Place.	Medium
10.	The Development is conspicuous beyond the existing school buildings and vegetation, forming a new built skyline, but substantially screened by trees within the park.	Medium
11.	The Development is not visible, although the top of the tallest building may be glimpsed in winter.	None/Negligible

View	Description of Change/Visibility of Development	Magnitude of Impact
12.	The Development creates a new built skyline beyond the Barnet College site, with the tallest element conspicuous.	Medium
13.	The Development is very prominent, becoming the dominant feature of the view.	High
14.	The Development creates a new built skyline beyond the railway embankment, partially screened by vegetation (and probably substantially so in summer).	Medium
15.	Part of the Development is glimpsed, but it is mostly screened from view.	None/Negligible
16.	Part of the Development is glimpsed, but it is mostly screened from view.	None/Negligible
17.	The Development becomes the dominant feature, creating a built backdrop to the view, but is partially screened by vegetation (and substantially so in summer).	High
18.	The Development creates a continuous built backdrop to the view.	High
19.	The Development is visible on the skyline, but partially screened by vegetation (and will be more so in summer).	Low
20.	The Development creates a conspicuous built skyline that terminates the view.	Medium
21.	The Development is largely screened by trees, but could be more visible in winter.	None/Negligible

Effect on Site Character

- 8.7.3 The Site is already largely developed, and therefore the Development would not represent a fundamental change in its use. However, the proposals amount to a demonstrable increase in the massing of buildings on the Site, together with changes to its layout and the loss of some vegetation (although most of the trees along the Bunns Lane frontage would be retained). These changes are considered to amount to a high magnitude of impact, which in combination with a low degree of sensitivity would give rise to a moderate effect.
- 8.7.4 This effect would have both beneficial and adverse implications. Removal of the existing buildings and utilitarian spaces, to be replaced by buildings and spaces of demonstrable design quality, would be beneficial. Whilst the loss of trees would be adverse, this would be mitigated over time by the proposed landscaping, which includes a substantial number of trees. The net effect is therefore predicted to be moderate beneficial on completion, becoming substantial beneficial once the landscaping is established (year of completion + 15 years). In view of the magnitude of impact to the Site, and its potential visibility, these townscape effects are considered to be significant.

Effect on Townscape Character

Edgware and Burnt Oak

- 8.7.5 Impacts on the Edgware and Burnt Oak character area are illustrated by views 7, 8, 9, 10, 15 and 16. These impacts range from high at close range, to low or negligible over distance. The area over which the greatest impact would be experienced comprises a wedge of land between the M1 and A1. The overall impact of the Development is considered to be low to medium, giving rise to, at most, a moderate effect on the character area that is not significant. Although the Development would be

inconsistent with the prevailing typology of the character area, this would be offset by its design quality, such that the net effect is considered to be neutral.

Watling Estate Conservation Area

- 8.7.6 Impacts on the Watling Estate Conservation Area, which is located within the Edgware and Burnt Oak character area, are represented by three of the assessment views: 15 and 16 (which are within the Conservation Area) and View 10 (which is just outside the eastern edge of the Conservation Area). The views indicate that the impact of the Development could be medium on the edge of the Conservation Area closest to the Site, falling to negligible or none over greater distances. Most views of the Development are likely to be opportunistic glimpses from upper floor windows or where streets are aligned towards the Site.
- 8.7.7 Whilst the Development may in some cases be conspicuous, or even prominent, it is unlikely to introduce a dominating influence across most of the Conservation Area. Overall, its impact is therefore anticipated to be low, giving rise to a moderate effect on the character and setting of the area. For the reasons explained above, this effect is considered to be neutral. Since the intrinsic character of the Conservation Area would be unaffected, the effect is not considered to be significant.

Hendon

- 8.7.8 None of the assessment views are located within the Hendon character area. However, extrapolation from the available views suggests that the impact of the Development is likely to be low overall, giving rise to a minor and neutral effect.

Mill Hill East

- 8.7.9 Views 3, 4, 5 and 6 are located in the Mill Hill East character area, and indicate that, where visible, the impact of the Development would be high on views over relatively close range. This impact would be expected to fall to medium and low from locations within the greater part of the character area east of Page Street. Overall, a medium degree of impact is predicted, giving rise to a moderate and neutral effect. In consideration of the visibility of the Development across the western part of the character area, this effect is considered to be significant.

Colindale

- 8.7.10 Views 11, 12, 13, 14, 17 and 18 are located within the Colindale character area, and indicate that the impact of the Development would range from none/negligible to medium, amounting to a minor effect. This area is characterised in part by higher-density development of medium-rise blocks, and since this attribute would be reinforced by the Development, the effect is considered to be beneficial.

Mill Hill (including Conservation Area)

- 8.7.11 The Mill Hill character area covers the same area as the Mill Hill Conservation Area. Impacts on the area are represented by View 1 (from Mill Hill Field) and View 19 (from Hammers Lane), on which the impacts would be negligible and none respectively. Viewing opportunities are restricted by the density of intervening properties and vegetation, and even where open views are obtained the impact of the Development would be mitigated by distance. Overall its impact is anticipated to be negligible, giving rise to a generally negligible – at worst, minor – and neutral effect.

Locally Important View

- 8.7.12 View 1 shows the impact on the Locally Important View from Mill Hill Field. The effects on this view would be minor and not significant. Although the Development would be visible, it would not be conspicuous and would not appear on the skyline of the viewing corridor towards Harrow on the Hill. Since the effect would be to increase the influence of development on the middle-ground of the view, it is considered to be adverse.

Effects on Visual Amenity

- 8.7.13 The predicted amenity effects on the receptors for the assessment views are set out in Table 8.14. The nominal effect, derived from the relationship between impact and sensitivity, is then qualified in a commentary. Effects that are nominally significant in EIA terms are highlighted.

Table 8.14: Amenity Effects of Completed Development

View	Magnitude of Impact	Receptors	Sensitivity	Nominal Significance of Effect	Commentary
1.	Negligible	Recreational users of open space	High	Minor	Many of these receptors can be assumed to visit this location for the specific purpose of enjoying the view. However, the character and composition of this view would not change to any material degree.
2.	Low	Recreational users of open space	High	Moderate	Whilst the Development would increase the perception of the surrounding built-up area, it would not reduce the intrinsic amenity of the park.
3.	Medium	Residents	High	Substantial	However, views already have a built-up character, and the Development is unlikely to reduce their intrinsic amenity.
4.	Medium	Road users/pedestrians	Low	Minor	Whilst prominent, the Development is unlikely to have a material effect on amenity at this distance.
		Residents	High	Substantial	
5.	Medium	Road users/pedestrians	Low	Minor	Residents could perceive the Development as a dominant influence on any unobstructed views from habitable rooms and gardens.
		Residents	High	Substantial	
6.	High	Road users/pedestrians	Low	Moderate	The amenity value of this view is low.
7.	Low	Road users/pedestrians	Low	Negligible	Residents could perceive the Development as a dominant influence on any unobstructed views from habitable rooms and gardens.
		Residents	High	Moderate	
8.	Medium	Road users/pedestrians	Low	Minor	Whilst the Development would be prominent, it is unlikely to have a material effect on the amenity of these receptors.

View	Magnitude of Impact	Receptors	Sensitivity	Nominal Significance of Effect	Commentary
9.	Medium	Recreational users of open space	High	Substantial	Whilst the Development would be prominent, and the effect significant, the intrinsic amenity of this green space would remain.
10.	Medium	Recreational users of open space	Medium	Moderate	Whilst the Development would be prominent, the intrinsic visual amenity and amenity of this green space would remain.
11.	None/Negligible	Residents + recreational users of open space	Medium to High	Negligible	Although Moderate effects could be obtained if the Development is visible from nearby upper-floor windows.
12.	Medium	Pedestrians	Low	Minor	Whilst the effect on residential amenity is nominally significant, the existing view is not of high amenity value and is already influenced by other recent development.
		Residents	High	Substantial	
13.	High	Pedestrians	Low	Moderate	This view is of negligible amenity value.
14.	Medium	Road users/pedestrians	Low	Minor	Whilst the effect on nearby residents would potentially be significant, it would not result in a material reduction in their amenity.
		Residents	High	Substantial	
15.	None	Road users/pedestrians	Low	None	No effect.
		Residents	High	None	
16.	None	Road users/pedestrians	Low	None	No effect.
		Residents	High	None	
17.	High	Road users/pedestrians	Low	Moderate	But no material effect on amenity.

View	Magnitude of Impact	Receptors	Sensitivity	Nominal Significance of Effect	Commentary
		Residents	High	Major	Confined to the closest properties with relatively unobstructed views.
18.	High	Road users/pedestrians	Low	Moderate	But no material effect on amenity.
		Residents	High	Major	Confined to properties fronting onto Grahame Park Way.
19.	Low	Road users/pedestrians	Low	Negligible	No material effect on amenity.
		Residents	High	Moderate	
20.	Medium	Road users/pedestrians	Low	Minor	No material effect on amenity.
		Residents	High	Substantial	
21.	None/Negligible	Users of Observatory	Low (daytime)	Negligible	No amenity effect.

8.7.14 The assessment concludes that:

- six of the views would give rise to no effects or effects of less than moderate magnitude;
- six of the views would give rise to effects of moderate magnitude; and
- nine of the views would give rise to effects of greater than moderate magnitude.

8.7.15 The nominally significant effects relate to the following receptors:

- residents in Bunns Lane and nearby streets (e.g. Hillside Grove, Rowlands Close), Grahame Park Way and the northern part of the Grahame Park Estate (e.g. Field Mead, Corner Mead); and
- recreational users of nearby open space (notably Woodcroft Park and Mill Hill Park).

8.7.16 The main impact on the views experienced by these receptors will be due to the demonstrable scale of the Development, particularly when seen in the context of a generally low-rise townscape or rising above the trees that fringe an open space. The Development will be dominant or prominent in close-range views, and will in many cases terminate the view or form the new skyline. This will create an unavoidable perception of urbanisation within what remains a largely suburban context. The effects are therefore assumed to be adverse, even taking account of the design quality of the Development.

8.7.17 In practice, however, the effects on users of open space are unlikely to amount to a material reduction in their visual amenity, since the amenity of these spaces does not in the main rely on the character of outward views. By contrast, residential amenity can be highly sensitive to changes in outlook, particularly to views from main habitable rooms, conservatories and gardens. Some material reduction in amenity therefore cannot be ruled out, particularly in the closest-range and least-obstructed views.

Mitigation and Residual Effects

8.7.18 The design of the Development has emerged from an iterative process of testing and consultation, including the consideration of alternative layouts, massing solutions and façade treatments (see Chapter 3: Alternatives). As a result, the design itself is intended to mitigate the impacts of building scale and massing. The modelled views show the Development at year of completion, which reflects the growth of landscaping established during the earliest phases. Further growth of landscaping is only likely to influence views that include the perimeter and ground level of the Site, i.e. Views 6 and 13. In these views, landscaping would be expected to provide a degree of screening around the Site perimeter, but otherwise would make no material difference to the impact, which results from the buildings themselves. The predicted effects should therefore be regarded as residual.

8.8 Cumulative Effects

Construction

Assessment

8.8.1 On the assumption that construction of the Barnet and Southgate College and Grahame Park Estate developments could overlap with construction of the current proposal, the combination of activities may give rise to cumulative impacts. Construction activities associated with Barnet and Southgate College are likely to be visible in the fore- or middle-ground of assessment views 11 and 12, whilst activities associated with the Grahame Park Estate could be visible in the middle-ground of view 11.

In some views from the north, notably 1, 2, 3, 8 and 9, tower cranes associated with both developments may be glimpsed in the distance.

- 8.8.2 Whilst the proliferation of construction features would have a further adverse impact on both views and townscape, this would be temporary and would have no lasting or meaningful effects on townscape or visual amenity. The cumulative schemes are located within the Colindale character area; if they are constructed at the same time as the Development the effect on this area could increase to minor adverse from negligible adverse. The cumulative effects on the other character areas, and on the settings of the Watling Estate and Mill Hill Conservation Areas, would remain unchanged.
- 8.8.3 Where construction features associated with other schemes may be visible in the foreground, as in Views 11 and 12, these may for a time become the dominant influence on the view and could partially obstruct views of the Development. In more distant views, such as View 1, the potential proliferation of tower cranes may be noticeable and would have a cumulatively adverse impact. However, this would be temporary and is therefore not considered to amount to a significant effect on the Locally Important View. Similarly, the cumulative effects on the relevant receptors (users of open space at Mill Hill Field, and residents and pedestrians within the Grahame Park Estate) are not considered to be significant in amenity terms.

Mitigation, Monitoring and Residual Effects

- 8.8.4 On the assumption that each cumulative scheme would incorporate its own mitigation and monitoring during the construction phase, no further measures are considered to be practicable.

Completed Development

Assessment

- 8.8.5 Cumulative versions of the relevant AVRs were prepared to show the potential impact of the three other developments in combination with that of the current proposal. Cumulative impacts would (or could) occur on seven of the assessment views, as set out in Table 8.15.

Table 8.15: Cumulative Impact on Assessment Views

View	Visibility of Cumulative Schemes	Magnitude of Impact	
		Development Alone	With Cumulative Schemes
1.	The tallest elements of the Barnet and Southgate College and Grahame Park Estate developments may be visible. All are located behind the Development, contributing to the built-up character of the distant view.	Negligible	Negligible
9.	Currently none are visible, but the tallest elements of Grahame Park Estate may be glimpsed in winter.	Medium	Medium
11.	Grahame Park Estate would dominate the view.	None	None
12.	Part of Grahame Park Estate visible to left. Barnet and Southgate College is already under construction across the middle-ground. Whilst its completed roofline would	Medium	Medium

View	Visibility of Cumulative Schemes	Magnitude of Impact	
		Development Alone	With Cumulative Schemes
	be slightly higher, it would not change the magnitude of impact.		
14.	The edge of the Barnet and Southgate College development is visible to left, but no impact on visibility of Development.	Medium	Medium
17.	The Grahame Park Estate development is likely to be partially visible to the right, obstructing some of the Development, but not sufficiently to affect its impact.	High	High
21.	Currently none are visible, but the tallest elements of the Grahame Park Estate development may be glimpsed in winter.	None/Negligible	None/Negligible

8.8.6 The cumulative schemes can be glimpsed in three of the views, slightly increasing their developed character. In the remaining four views, at least one of the schemes would be clearly visible, and in two cases (12 and 17) would partially obstruct the Development, but insufficiently to change its magnitude of impact.

Townscape Character

8.8.7 The cumulative schemes would reduce the relative impact of the Development on the Colindale character area (minor beneficial), in which they are located, but increase the cumulative impact on the character area itself to moderate beneficial. They may also increase the cumulative effect on the Watling Estate Conservation Area, although this would probably remain as moderate neutral. In view of the limited visibility of the other schemes, the effects on all other character areas are predicted to remain as for the Development alone, with no change in significance.

Visual Amenity

8.8.8 The cumulative schemes will not affect the Development's magnitude of impact on any of the assessment views, and therefore will not affect the significance of the effects on the identified receptors. However, of the three schemes, the redevelopment of the Grahame Park Estate has the potential to affect a range of views from streets and properties to the south west, as well as introducing new receptors into taller buildings closer to the Site.

Mitigation, Monitoring and Residual Effects

8.8.9 On the assumption that each cumulative scheme would incorporate its own mitigation and monitoring by way of design and management, no further measures are considered to be practicable.

Table 8.16: Summary of Effects of the Development

Effect	Receptor (Sensitivity)	Geographic Scale	Temporal Scale	Magnitude	Mitigation and Monitoring	Residual Effect
Construction						
Effect on Site Character						
Demolition of existing buildings	Low	Local	Permanent	High	Best practice as part of CEMP, including hoardings, tree protection, controls on lighting and good housekeeping. Assumed to be incorporated – the reported effects are therefore residual.	Moderate Beneficial
Construction activities	Low	Local	Temporary	High		Moderate Adverse
Effect on Character Areas						
Edgware + Burnt Oak	Medium	District	Temporary	Low		Minor Neutral
All Other Character Areas	Low to High	District	Temporary	Negligible		Negligible Adverse
Effect on Setting of Conservation Areas						
Watling Estate	High	Regional	Temporary	Negligible		Minor Adverse
Mill Hill	High	Regional	Temporary	Negligible		Negligible Adverse
Effect on Important View from Mill Hill Field	High	District	Temporary	Negligible		Minor Adverse
Effect on Visual Amenity						

Effect	Receptor (Sensitivity)	Geographic Scale	Temporal Scale	Magnitude	Mitigation and Monitoring	Residual Effect
Residents of Bunns Lane and nearby streets	High	Local	Temporary	Medium to High		Substantial to Major Adverse
Residents of Grahame Park Estate	High	Local				
Users of Mill Hill Park	Medium	Local		Low to High		Negligible to Moderate Adverse
All other receptors	Low	Local				

Operational Development

Effect on Site Character	Low	Local	Permanent		Massing, facade treatment and materiality of proposed buildings Landscaping of site perimeter and green space	Moderate to Substantial Beneficial
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Effect on Character Areas

Edgware + Burnt Oak	Medium	District	Permanent	Medium		Moderate Neutral
Mill Hill East	Medium			Medium		Moderate Neutral
Mill Hill	High			Negligible		Minor Neutral
Colindale	Low			Medium		Minor Beneficial
Hendon	Medium			Low		Minor Neutral

Effect on Setting of Conservation Areas

Watling Estate	High	District	Permanent	Low		Moderate Neutral
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Effect	Receptor (Sensitivity)	Geographic Scale	Temporal Scale	Magnitude	Mitigation and Monitoring	Residual Effect
Mill Hill	High	District		Negligible		Minor Neutral
Effect on Important View from Mill Hill Field	High	Local		Negligible		Minor Adverse

Effect on Visual Amenity

Residents of Bunns Lane and nearby streets	High	Local	Permanent	High		Mainly Substantial Adverse, but occasionally Major Adverse.
Residents of Grahame Park Estate	High			Medium/High		
Users of Mill Hill Park	Medium			High		
All other receptors	Low			Negligible to High		Negligible to Moderate Adverse

Cumulative Effects - Construction

No change to effects reported above expect for: (+) = increase in effect; (-) = reduction in effect

Colindale Character Area	Low	District	Temporary	Medium	As above	Minor Adverse
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Cumulative Effects – Completed Development

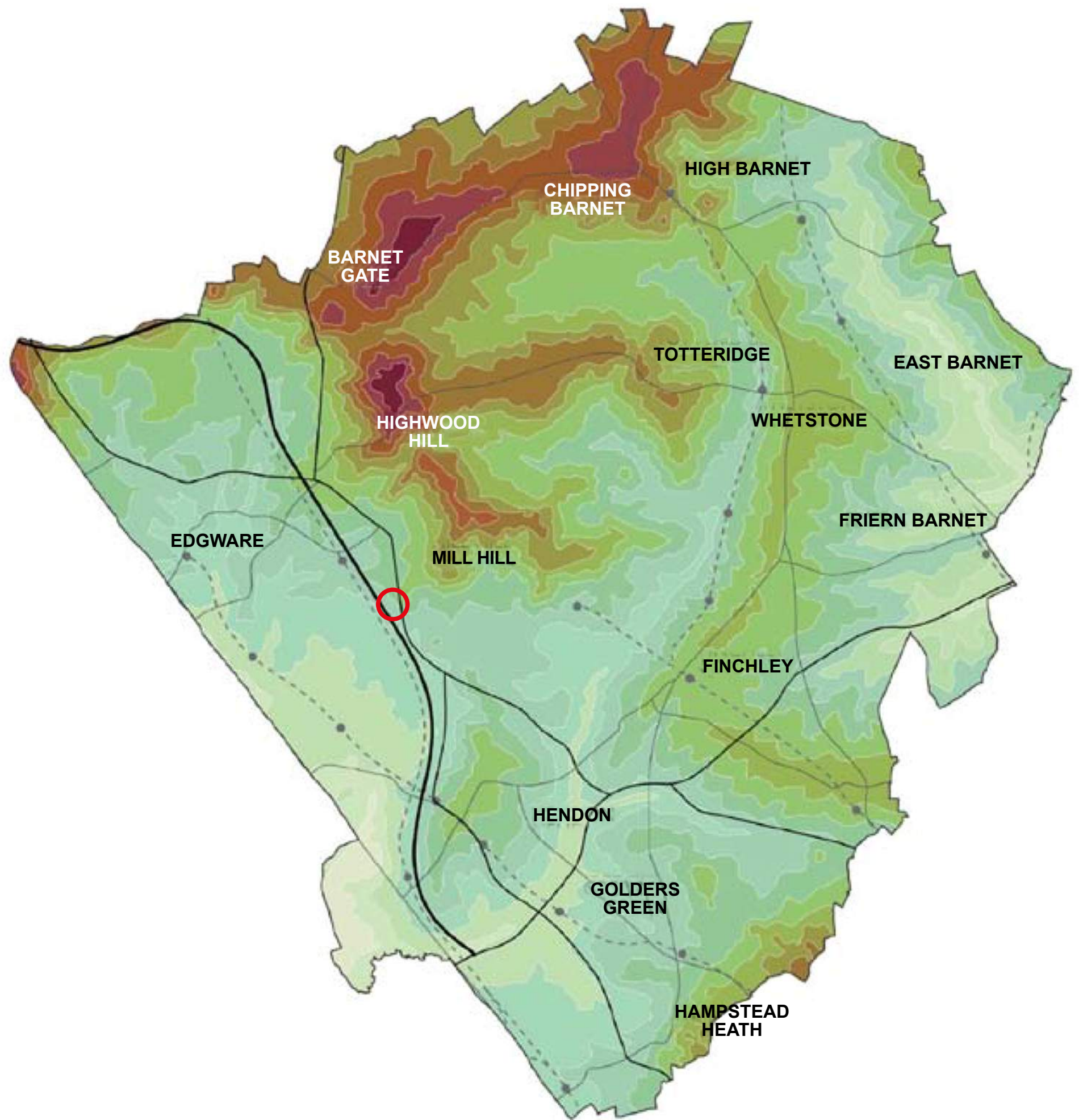
No change to effects reported above except for:

Colindale Character Area	Low	District	Permanent	High	As above.	Moderate Beneficial
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 Application Site

FIGURE 8.1
Townscape Context
















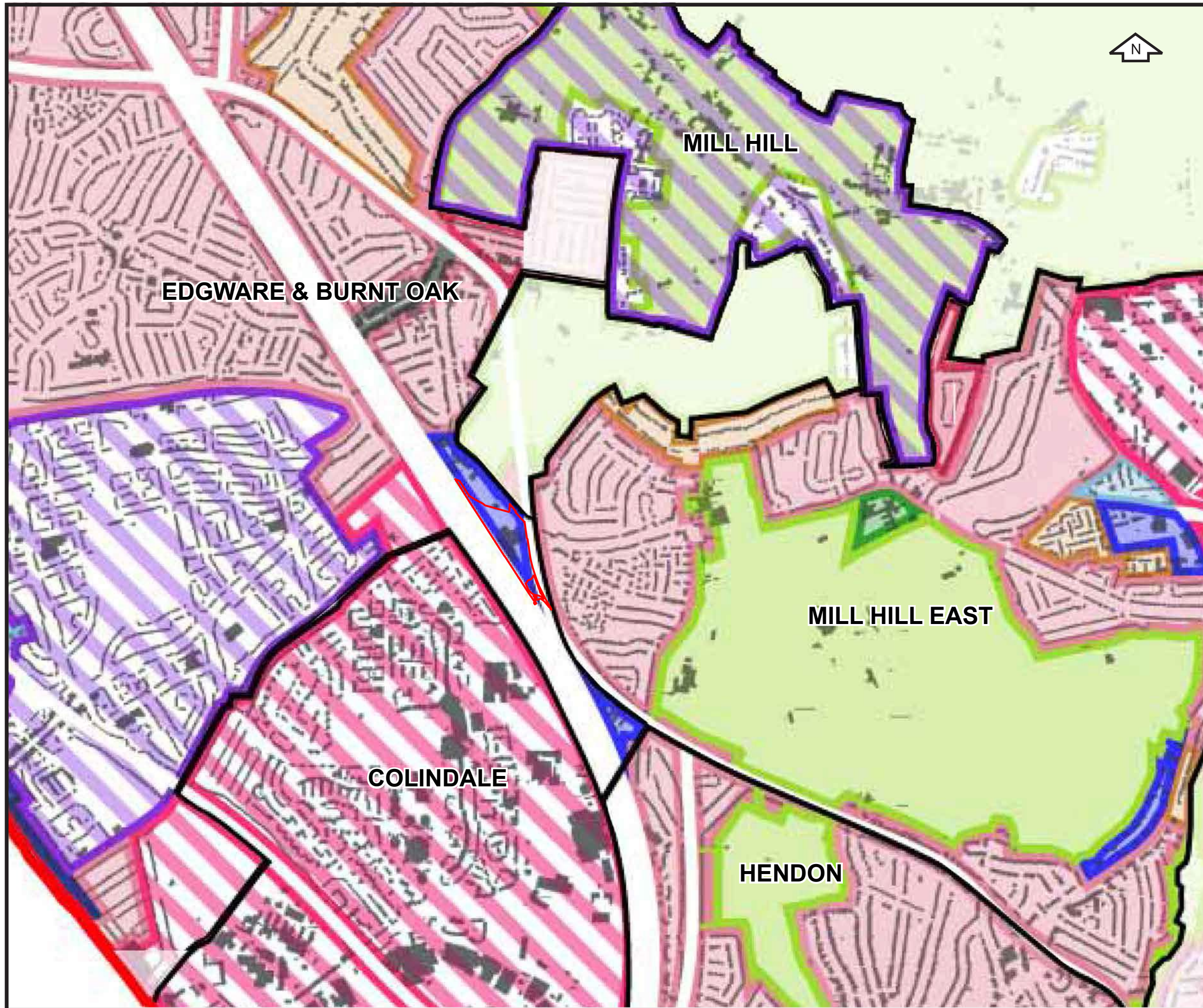
-  Site Location
-  140m AOD
-  130m AOD
-  120m AOD
-  110m AOD
-  100m AOD
-  90m AOD
-  80m AOD
-  70m AOD
-  60m AOD
-  50m AOD
-  30m AOD
-  20m AOD

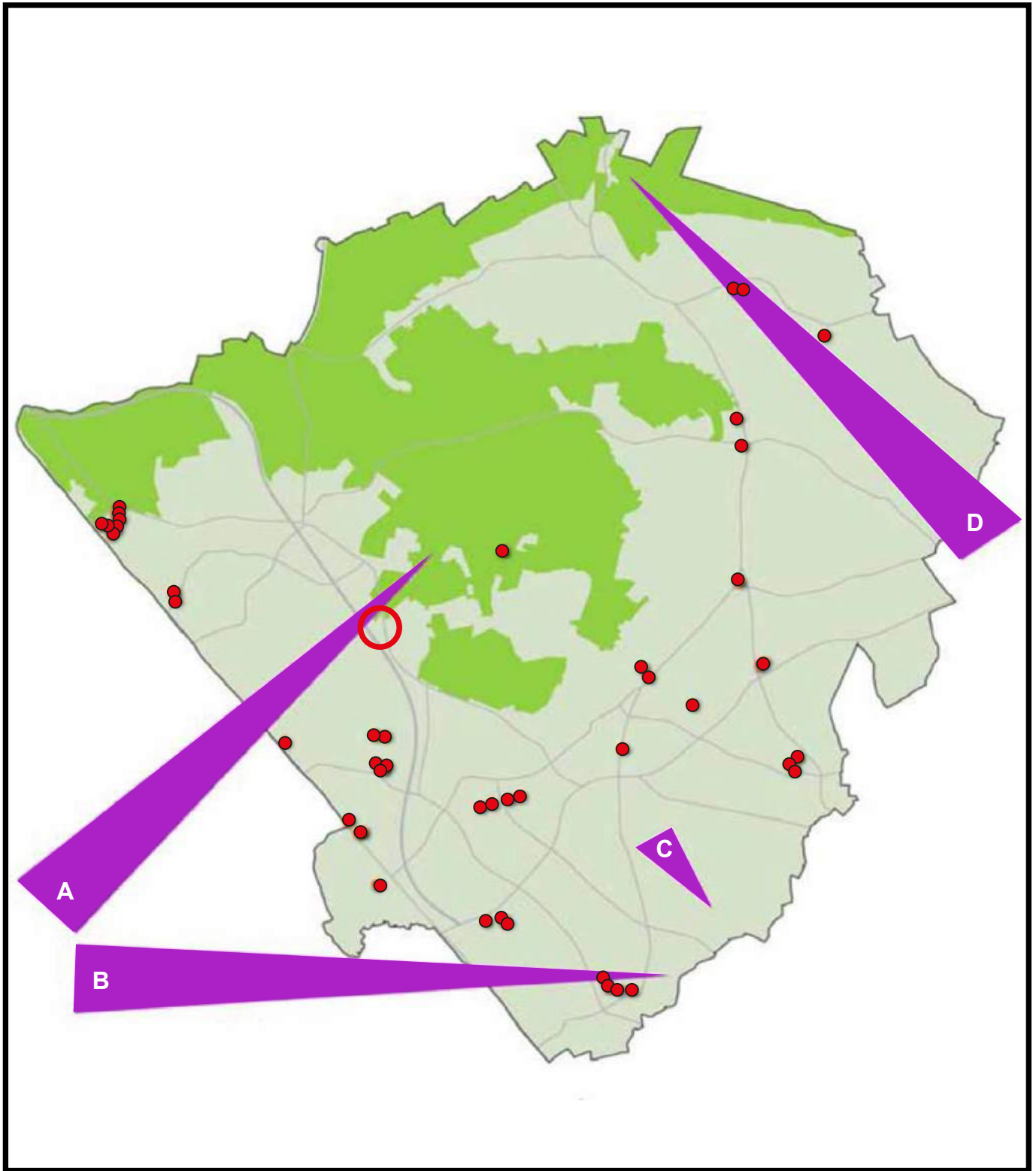
FIGURE 8.2

Topographic Context
Based on Barnet Core Strategy Map 7



- Application Site
- Character area
- Areas of protected Green space (Green Belt, Metropolitan Open Land etc)
- Conservation areas
- Major development
- Primary Typologies**
- Box
- Campus
- Town centre/core
- Residential Estate
- Secondary Typologies**
- A - Linear Rural
- B - Suburban Periphery
- C - Suburban
- D - Suburban Terrace
- E - Urban Terrace
- F - Flats

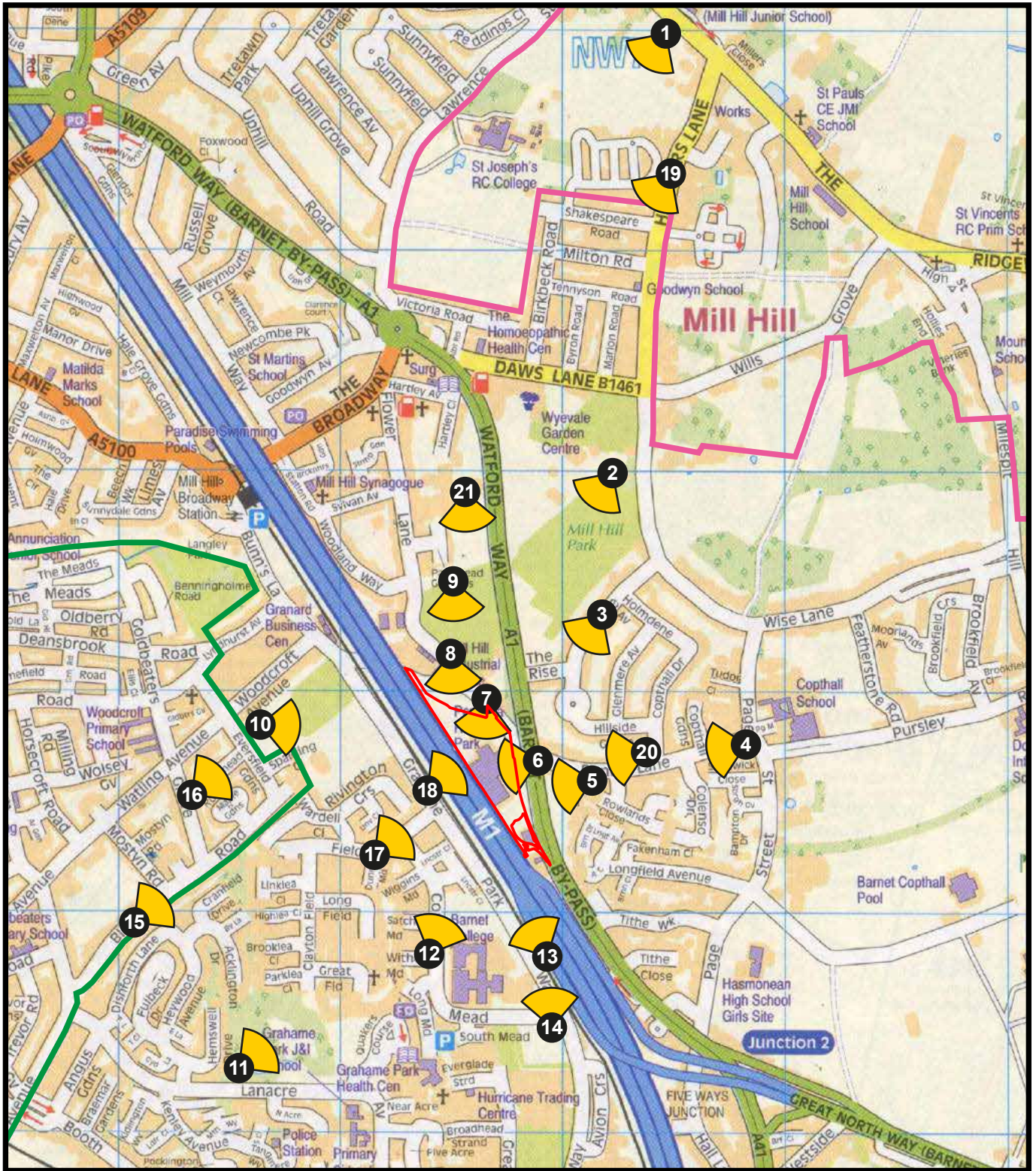
FIGURE 8.3
Barnet Character Areas



-  Site Location
-  Tall Buildings
-  Important Views



FIGURE 8.4
 Tall Buildings and Designated Views
Based on Barnet Core Strategy Map 8



-  Application Site
-  Agreed Assessment Views (1-21)
-  Watling Estate Conservation Area
-  Mill Hill Conservation Area



FIGURE 8.5

Agreed Assessment Views

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