



View as proposed with cumulative schemes

- 6.240 Cumulative schemes would be seen on the periphery of this view. Taking this into account, the Proposed Development would represent a change of **low to medium** magnitude to a view of **medium** sensitivity. The significance of effect would be **minor to moderate** (not significant). The effect would be **beneficial**.
- 6.241 The effect would be at borough level and long term.

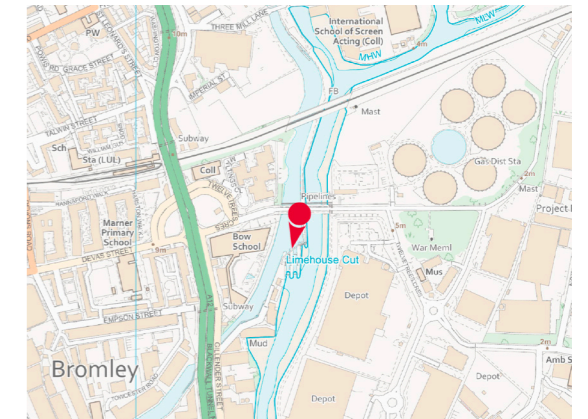


Cumulative

4496_0846



Existing

**View as existing**

- 6.242 This viewpoint is located on Twelvetimes Crescent Bridge (grade II), in the Limehouse Cut CA. The view looks south-west in the direction of the Site, which lies some 700m from this viewpoint. The view is identified in the CA Appraisal.
- 6.243 The foreground of the image takes in the wide body of water of the River Lea and a foot-bridge across the river. The middle ground reveals modern sheds, seen on the left side of the image, and modern housing overlooking the river, seen on the right side. New towers are seen under construction among them. In the distance, one can see office and residential towers on the Isle of Dogs. Balfour Tower is also visible, seen beyond the modern sheds on the left side of the view, seen together with a number of other tall buildings on the skyline.
- 6.244 People in this location are likely to be predominantly local workers and visitors, at least some with the expectation of enjoying the view.
- 6.245 This is a view of **medium** sensitivity.

View as proposed

- 6.246 The tall buildings of the Proposed Development would appear in the vicinity of Balfour Tower, at a greater apparent height than the listed tower, which would also be partially obscured from view. The Proposed Development would appear as a layered composition of buildings that signal the location of Aberfeldy Village.
- 6.247 This would be a change of **low to medium** magnitude to a view of **medium** sensitivity. The significance of effect would be **minor to moderate** (not significant). While there would be beneficial effects resulting from the Proposed Development as a new townscape marker of Aberfeldy Village, Balfour Tower would be less noticeable from here with the scheme in place. Considered in the round, the effect of the Proposed Development would be **neutral**.
- 6.248 The effect would be at borough level and long term.



Proposed



Twelvetrees Crescent, bridge over River Lea and Bow Creek

View as proposed with cumulative schemes

6.249 A number of new large scale and tall buildings would be noticeable on the skyline. One of these would appear directly behind and to the right of Balfron Tower. Other development would partially obscure both Balfron Tower and a portion of the Proposed Development from view (a building in Phase B – as outlined in purple in the image). A cumulative scheme lying in the middle-distance would also partially obscure buildings in Phases B and C from view. Taking this into account, the Proposed Development would represent a change of **low to medium** magnitude to a view of **medium** sensitivity. The significance of effect would be **minor to moderate** (not significant). The effect of the Proposed Development would be **neutral**.

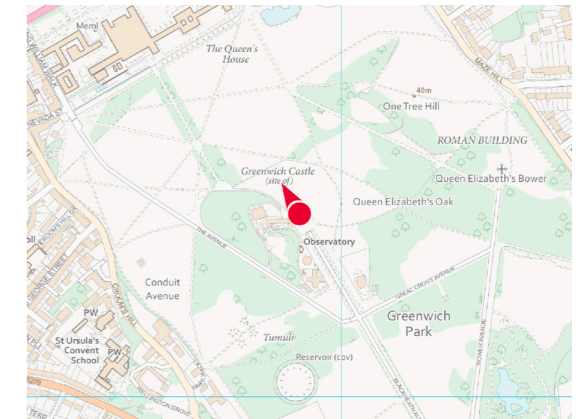


Cumulative

4496_0836



Existing

**View as existing**

- 6.250 This viewpoint is located within the Maritime Greenwich World Heritage Site and the Greenwich Park Conservation Area, within the Royal Borough of Greenwich. It lies approximately 3.9km from the Site.
- 6.251 This is a panoramic view including several points of interest. The open green space of Greenwich Park dominates the foreground, sloping down to the Grade I listed Queen's House, which is also a scheduled monument, and Grade I listed Royal Naval College in the middle distance. The River Thames lies beyond, creating a significant sense of separation between the buildings of the Maritime Greenwich WHS and the Isle of Dogs beyond.
- 6.252 The existing cluster of tall buildings on the Isle of Dogs is highly prominent in the distance. The cluster centres on One Canada Square, with the South Quay Plaza scheme appearing in front of part of it. In general, the apparent heights of buildings reduce as they are located further away from One Canada Square, with exceptions such as the Landmark Pinnacle.
- 6.253 The right side of the view takes in other tall buildings in the distance. They include those lying within the New Providence Wharf development at Blackwall.
- 6.254 It is likely that many people in this location would be visiting in their leisure time, at least some with the specific expectation of enjoying the view.
- 6.255 This is a view of **medium to high** sensitivity.