

View as existing

- 6.161 This is the LBTH borough designated view 5: View from Langdon Park to Balfron Tower. This viewpoint is located at the north-western corner of Langdon Park, a local recreation ground located beside Langdon Park DLR Station. It is located within the Langdon Park CA. The view looks south-east, in the direction of the Site, which lies approximately 330m from this viewpoint. The large grassed area of this park occupies the near and middle ground of the view. Low-rise residential development dating to the post-war period and late 20th century is seen beyond this. The view takes in the grade II listed Church of St Michael and All Angels on St Leonards Road. This is neither a privileged view of this heritage asset, nor one among those identified as significant in the CA Appraisal. Its tower is a noticeable feature on the skyline from most parts of this park. Balfron Tower and Carradale House are noticeable in the middle distance, seen on the right side of the image.
- 6.162 People visiting this location are likely to be residents of the surrounding area, making use of the park's facilities.
- 6.163 This is a view of **medium to high** sensitivity.

Existing

View as proposed

- 6.164 The Proposed Development would represent a significant, positive addition to the varied local townscape seen in this view. Buildings in outline phases B and C are shown in purple and yellow respectively in the image. They would be seen to form a well-considered composition of buildings of different scales and typologies that introduce a sense of balance on the skyline. They will mark the Site's western boundary to the A12, and signpost Aberfeldy Village, signalling the transformation of this large regeneration area with a revitalised neighbourhood centre at its heart.

- 6.165 The tallest proposed building, seen at the centre of the group (Building B3) will signal the location of Highland Place, which will become an important point of entry to the Site, leading to the riverside area beyond. Highland Place will be accessed via the dedicated pedestrian and cycle route under the A12, which will help to overcome the segregation of Poplar Riverside from the rest of Poplar. Building B3 is flanked by Building B2 to the north and Building C1 to the south. There are clear sky gaps between the three towers. Proposed building heights are then seen to fall noticeably to the north and south. This will serve to ensure that Balfron Tower maintains its prominence in this borough-designated view, standing in splendid isolation on the local skyline. The visibility of Carradale House will also be unaffected. The spire of St Michael and All Angels will continue to be seen to punctuate the skyline, albeit framed by the buildings of the Proposed Development.

- 6.166 While the proposed buildings will all have a strong orthogonal form, the Design Code stipulates that the architecture of the tallest in the grouping, the only stand-alone tower proposed, will be different to that of its immediate, lower neighbours to the north and south to help emphasise its importance in the hierarchy and heighten visual interest through variety of expression between buildings.

- 6.167 This would be a change of **medium** magnitude to a view of **medium to high** sensitivity. The significance of effect would be **moderate** (significant). The effect would be **beneficial**.

- 6.168 The effect would be at borough level and long term.



Proposed

4496_0725

View as proposed with cumulatives

- 6.169 A number of cumulative schemes would appear in this view. That appearing beyond the Proposed Development is the consented scheme at the former Leven Road bus depot (outlined in orange on the far left side of the image). It would signal the positive change taking place on the riverside. Taking this into account, the Proposed Development would represent a change of **medium** magnitude to a view of **medium to high** sensitivity. The significance of effect would be **moderate** (significant). The effect would be **beneficial**.
- 6.170 The effect would be at borough level and long term.

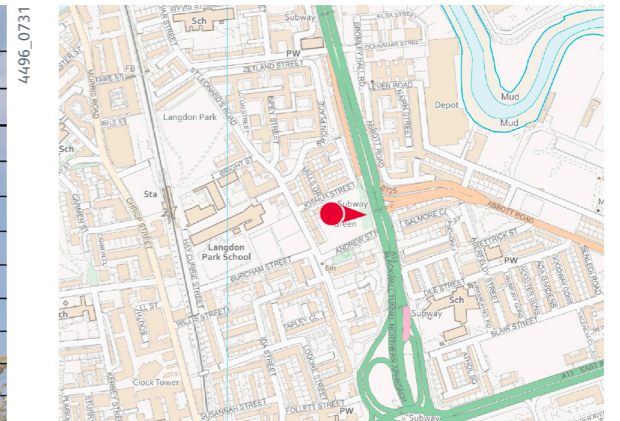


Cumulative

4496_0726



Existing

**View as existing**

- 6.171 This view is taken from Jolly's Green, a pocket park located immediately to the west of the A12 and the Site. The foreground of the view takes in the grassed area of the park, which includes a section dedicated to children's play. A band of trees separates the park from the trafficked A12.
- 6.172 People visiting this location are likely to be residents of the surrounding area, making use of the park's facilities.
- 6.173 This is a view of **medium** sensitivity.