

View as proposed

- 6.264 The upper levels of two of the proposed buildings on Aberfeldy Street (applied for in detail in Phase A) would be glimpsed beyond the buildings of those early phases of Aberfeldy Village lying to the south of the Site (the Oxbow development). The solid blue lines visible in the centre of the image indicate the visible parts of Phase A. There would be a minimal change to the view.
- 6.265 This would be a change of **very low** magnitude to a view of **low** sensitivity. The significance of effect would be **negligible** (not significant). The effect would be **neutral**.
- 6.266 The effect would be at borough level and long term.



Proposed

4496_0755



Nutmeg Lane

View as proposed with cumulative schemes

- 6.267 Cumulative schemes would not be seen in this view. Taking this into account, the Proposed Development would represent a change of **very low** magnitude to a view of **low** sensitivity. The significance of effect would be **negligible** (not significant). The effect would be **neutral**.
- 6.268 The effect would be at borough level and long term

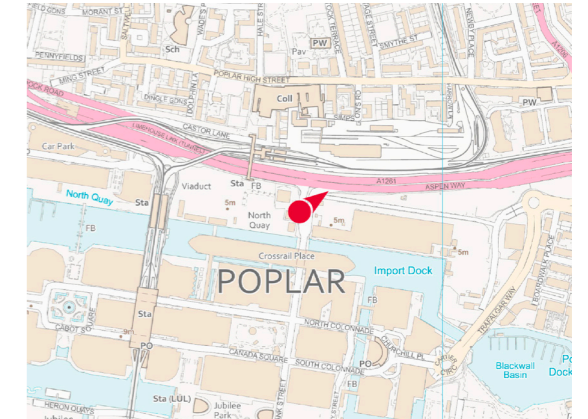


Cumulative

4496_0756



Existing



View as existing

- 6.269 This viewpoint is located at the north end of Upper Bank Street, just south of the junction with Aspen Way (A1261). It lies some 885m to the south-west of the Site. The view looks north-east, across the busy road junction, with its unsightly collection of lampposts and road signs, towards the Docklands Light Railway (DLR) depot on the north side of Aspen Way. A number of late 20th century and modern residential tall buildings are seen on the skyline. They include Balfour Tower, visible on the left side of the image, beyond the blue roof of the DLR depot.
- 6.270 People in this location are likely to be predominantly local workers, many in vehicles, who would not be focussed on the view.
- 6.271 This is a view of **low** sensitivity.

View as proposed

- 6.272 The upper levels of the Proposed Development's tallest buildings at Highland Place would appear to the left of Balfour Tower in this view. These are indicated by the solid purple lines (Phase B) and yellow lines (Phase C). They would rise to a similar apparent height as the listed tower, forming part of the background layer of tall residential buildings seen from here. There would be a minimal change to the view as a whole. The Proposed Development would have no effect on one's ability to see and appreciate Balfour Tower from here.
- 6.273 This would be a change of **very low** magnitude to a view of **low** sensitivity. The significance of effect would be **negligible** (not significant). The effect would be **neutral**.
- 6.274 The effect would be at borough level and long term.



Proposed

4496_0795



Upper Bank Street