

View 14: Victoria Way/ Eastcombe Avenue

Existing

- 6.106 This viewpoint is located on the corner of Victoria Way/ Eastcombe Avenue, and the view is looking north-east in the direction of the Site. It is likely that most people in this location would be local residents and those associated with the school.
- 6.107 The view is dominated by the grade II listed Fossdene School and its boundary wall. Modern housing appears to the north of the school, and tall development in the Royal Docks area is visible in the distance.
- 6.108 This is a view of medium sensitivity.

Proposed

- 6.109 The Proposed Development would be completely obscured from sight and would have no effect in this view.



Viewpoint: 14 - Existing.



Viewpoint: 14 - Proposed.

Proposed with cumulative schemes

6.110 There would be no cumulative schemes visible in this view, and the Proposed Development would continue to have no effect.



View 15: Maryon Park outlook

Existing

- 6.111 This viewpoint is located in Maryon Park and the view is looking north-east in the direction of the Site. It is likely that most people in this location would be here in their leisure time.
- 6.112 Trees dominate most of the view and where present, largely prevent sight of anything beyond. A dip in the level of the land allows a view beyond the tops of trees in the park, in the centre of this image. Light industrial and warehouse development is visible in the Charlton Riverside area, including some on the Site (albeit this is not very noticeable), with the large scale and tall buildings of Greenwich Peninsula, Canary Wharf and the City of London visible in the distance.
- 6.113 This is a view of medium sensitivity.

Proposed

- 6.114 The Proposed Development, primarily the buildings on Plot A, would appear in the middle distance. More of the Proposed Development, including the Plot B buildings, would be visible in the winter months, albeit screened to a significant extent by tree branches (and the overall magnitude of change, as set out below, would not change as a result). The Proposed Development would appear as part of an intermediate layer of townscape within the view, distinct from the park in the foreground and the buildings of Canary Wharf in the background (which would be partially obscured but remain visible), and signalling the location of an area of regeneration.
- 6.115 Building A East and Buildings A1 and A2 would be the most visible parts of the Proposed Development. The manner in which Building A East South and Building A East North would increase in height in the opposite direction to each other would provide them with a dynamic visual relationship. The extensive glazing on Buildings A1 and A2 would form a visually interesting contrast with Building A East.
- 6.116 In winter, Building B3 would be more visible and would appear as a distinctive and sculptural building.
- 6.117 This would be a change of moderate magnitude to a view of medium sensitivity. The significance would be moderate. The effect would be beneficial.



Viewpoint: 15 - Existing.



Viewpoint: 15 - Proposed.

Proposed with cumulative schemes

6.118 The Greenwich Millennium Village (Phases 3, 4 and 5) scheme would be visible to a small extent, beyond the Proposed Development, and contributing coherently to an intermediate layer of townscape within the view. The Proposed Development would continue to represent a change of moderate magnitude to a view of medium sensitivity. The significance would be moderate. The effect would be beneficial.



View 16: Woolwich Church Street/ Woolwich Road roundabout

Existing

- 6.119 This viewpoint is located on the eastern side of the Woolwich Church Street and Woolwich Road roundabout, and the view is looking west in the direction of the Site. It is likely that most people in this location would be local residents and workers.
- 6.120 Beyond the roundabout in the foreground of the view, a former public house is prominent on the corner of Woolwich Road and Warspite Road. A mixture of post-war and older buildings can be seen lining Woolwich Road as it heads west, and these include the Windrush Primary School in the middle distance, which has two domed turrets.
- 6.121 This is a view of low sensitivity overall.

Proposed

- 6.122 The top of Building B3 would be visible in the background of the view, behind the Windrush Primary School. It would be a minor addition to the view, which could be understood to lie in the distance, and to the limited extent it would be noticed it would signal the location of an area of regeneration.
- 6.123 This would be a change of minor magnitude to a view of low sensitivity. The significance would be minor. The effect would be neutral.



Viewpoint: 16 - Existing.



Viewpoint: 16 - Proposed.

Proposed with cumulative schemes

6.124 The Morris Walk Estate (North) scheme would appear on the southern side of the road, left in this view. There would be no meaningful visual relationship with the Proposed Development in the distance, which would continue to represent a change of minor magnitude to a view of low sensitivity. The significance would be minor. The effect would be neutral.



View 17: Westfield Street

Existing

- 6.125 This viewpoint is located on the eastern side of Warspite Road, looking west along Westfield Street. It is likely that most people in this location would be workers in, and users, of local businesses.
- 6.126 Westfield Street heads west in a straight line through the centre of the view, lending it a directional quality. The road is largely lined by large footprint, low height brick and metal sheeting shed/ warehouse buildings. The brick building with a tiled roof on the northern corner of the junction (right in this view) is the most notable exception.
- 6.127 This is a view of low sensitivity.

Proposed

- 6.128 Building A East South would appear in the distance, aligned on the axis of Westfield Street, with part of Building A2 seen behind it. Building A East South would form a focal point in the distance, with a visually interesting stepped form. The visibility of the top of Building B3 further south would suggest the presence of a larger area of redevelopment.
- 6.129 This would be a change of minor to moderate magnitude to a view of low sensitivity. The significance is minor. The effect is beneficial.



Viewpoint: 17 - Existing.



Viewpoint: 17 - Proposed.

Proposed with cumulative schemes

6.130 There would be no cumulative schemes visible in this view. The Proposed Development would continue to represent a change of minor to moderate magnitude to a view of low sensitivity. The significance is minor. The effect is beneficial.

