

	<p>and background. When in leaf the trees can be expected to provide substantial screening of visible buildings. The oversized mass of Taplow slab block, in the background detracts from the otherwise high quality view.</p> <p>The sensitivity of receptors in Liverpool Grove Conservation Area is considered high.</p>	<p>view.</p>
<p>8. Surrey Square near junction with Flinton Street looking west</p>	<p>A Grade II listed Georgian terrace with three high storeys and basements receding from the foreground into the background appears to the right of the view. The buildings on the opposite side of the street are mediocre, mid-to-late 20<sup>th</sup> century, and slightly compromises the quality of the view. These buildings are also three storeys but are much lower in height than the Georgian terrace. The view culminates with the slab of Wendover which has a minimal impact on the view owing to the distance. Because of the listed terrace, the quality of the view is considered high with high sensitivity of receptors.</p>	<p>The proposal will introduce a variety of buildings into the background of a height and scale which relate better to the context. The street rather than culminating in the slab block of Wendover will continue in the distance. Due to the distance of the proposal there would be a moderately beneficial impact on the quality of this view.</p>
<p>9. Merrow Street looking north-east</p>	<p>Merrow Street is within Liverpool Grove Conservation Area and has a consistent building line with mature London plane trees lining the street. These provide an even greater sense of enclosure. A viewing point further west on Merrow Street which shows the consistent character of the conservation area was considered, but it was heavily screened by trees and would not have shown any visual impact (see view 9 below). The second view which is closer to the Aylesbury Estate shows the area where the consistency of Merrow Street breaks down. The foreground comprises the tarmac of Merrow Street with a brick wall to the left and pavement with a young tree and</p>	<p>The masterplan creates a connected network of streets with Merrow Street extended to meet Thurlow Street. The view rather than terminating with a fence is opened up showing the continuation of a well enclosed street.</p> <p>The 'special building' to be located on the Amersham site will be partially visible in this view. The plane trees will substantially screen in the building particularly in the summer with the building becoming potentially more visible in the winter when the trees are off-leaf.</p> <p>The impact of the building can be mitigated through the use of good design and appropriate building materials as demonstrated in the architects panel</p>

	<p>railings beyond. The middleground shows the end of Merrow Street with car parking, a fence covered with vegetation and a raised walkway of the Aylesbury Estate beyond. The background comprises the slab-block of Wendover building across Thurlow Street which is partially hidden behind mature trees. Overall the view is considered to be of moderate quality with a moderate sensitivity of receptors.</p>	<p>work on this site.</p> <p>Overall it is considered that the proposal will have a neutral to low beneficial impact on the quality of this view.</p>
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## 5. CONCLUSIONS

- 5.1 The above visual assessment shows that the scale, mass and heights of the development proposed in the masterplan would generally have a moderately to highly beneficial impact on the visual quality of the area.

## APPENDIX 1: VIEWS USED IN THE VISUAL ASSESSMENT

**View 1: Across Burgess Park Lake looking west.**



View 4. Mina Road looking south west.



View 5. Portland Street north of junction with Hopwood Road looking south.



**View 6. Junction of Wooler Street and Portland Street looking east**



View 8. Surrey Square near junction with Flinton Street looking west



**View 9. Merrow Street looking north-east towards Aylesbury Estate**







