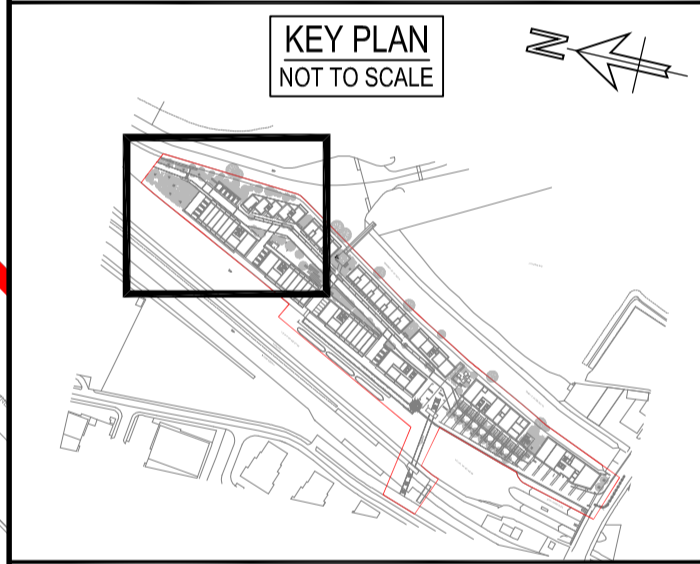


- PROPOSED SITE WIDE FINISHED LEVELS BY LANDSCAPE PROJECTS TO BE FURTHER DEVELOPED.
 - PROPOSED BELOW GROUND UTILITIES BY HILSON MORAN.
 - PROPOSED SURFACE WATER DISCHARGE RATES CONFIRMED WITH CANAL AND RIVER TRUST ON 09/05/16 BY EMAIL.
 - EXISTING SLUDGE RISING MAIN ROUTE SHOWN INDICATIVELY.
 - DESIGN GROUNDWATER LEVEL AT 8.35m AOD.
 - ALL MANHOLE STRUCTURES AND DRAINAGE FEATURES BELOW 8.35m AOD ARE SUBJECT TO FLOTATION DESIGN.
 - TOTAL SITE WIDE PROPOSED SURFACE WATER DISCHARGE RATE 64l/s BASED ON 50% REDUCTION FROM 1 IN 30 YEAR EXISTING DISCHARGE RATE AS REQUIRED BY LEAD LOCAL FLOOD AUTHORITY.
- SUDS FEATURES TO HAVE SUITABLE MAINTENANCE ACCESS ARRANGEMENTS IN THE FORM OF RODDING EYES, INSPECTION CHAMBERS OR SIMILAR
 - ORIFICE CONTROLS TO BE INSTALLED TO MAXIMISE ATTENUATION CAPACITY. TO BE DETAILED AND CONFIRMED AT NEXT DESIGN STAGE.

- Notes
- THIS DRAWING IS NOT TO BE SCALED.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL, STRUCTURAL AND M&E DRAWINGS.
 - THIS IS NOT AN INSTALLATION DRAWING NOR A CO-ORDINATION DRAWING.
 - THIS DRAWING IS BASED ON:
 - LANDSCAPE LAYOUT '435_010' REV PL3, RECEIVED FROM LANDSCAPE PROJECTS ON 23/01/17.
 - ARCHITECTS LAYOUT '535_02_100 REV P11' DRAWING RECEIVED FROM ALLIES & MORRISON ON 04/05/16
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH:
 - DRAWINGS 33510-RUK-XX-00-DR-Z 100 SERIES
 - BELOW GROUND DRAINAGE STRATEGY REPORT

- KEY:
- SW → SW SURFACE WATER DRAIN
 - SURFACE WATER MANHOLE
 - ▨ POROUS SUB-BASE
 - SOFT (GRASSED) BELOW GROUND FILTER TRENCH
 - - - HARD (PAVED) BELOW GROUND FILTER TRENCH
 - ⊞ PETROL INTERCEPTOR
 - EX-SUB-MAIN EX-SUB-MAIN EXISTING ADOPTED FOUL WATER SLUDGE MAIN (SHOWN INDICATIVELY), TO BE ABANDONED.
 - FW → FW FOUL WATER DRAIN
 - ⊞ FOUL WATER MANHOLE
 - SITE BOUNDARY



Rev	Description	Date	By	App
P03	PLANNING ISSUE, UPDATED LANDSCAPING PLAN	23.01.2017	AL SW	DS
P02	PLANNING ISSUE, UPDATED LANDSCAPING PLAN	12.05.2016	AL SW	JL
P01	PLANNING ISSUE	19.04.2016	AL SW	JL

PLANNING

HALE WHARF MUSE DEVELOPMENTS

RAMBOLL

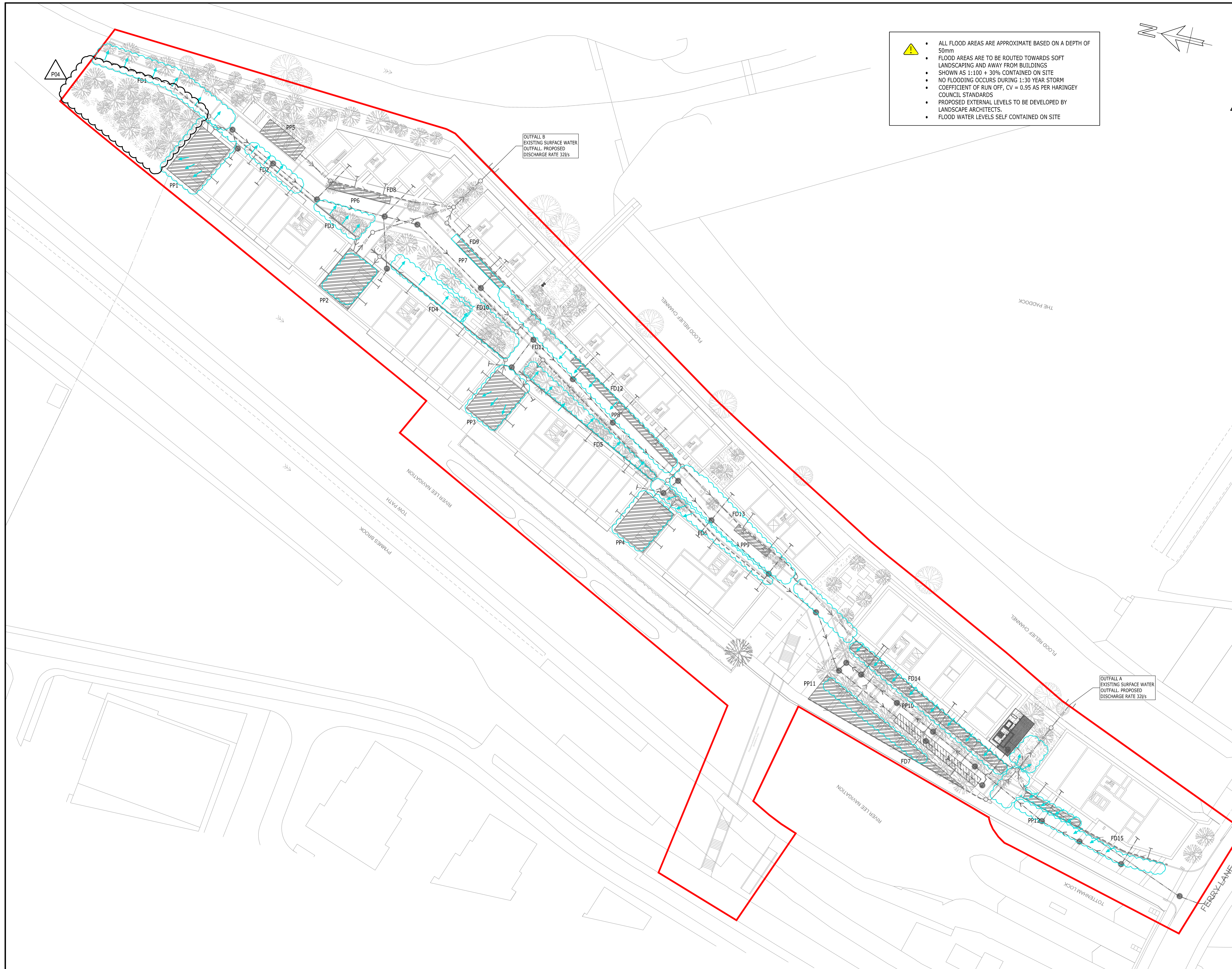
tel 020 7631 5291 fax 020 7323 4645 london@ramboll.co.uk www.ramboll.co.uk

PROPOSED BELOW GROUND SURFACE WATER DRAINAGE SHEET 2 OF 4

Scale:	Date:	Drawn:	Checked:
1:200@A1	APRIL 2016	MES	SW
Drawing No.:		Rev:	
33510-RAM-XX-00-DR-Z-104		P03	

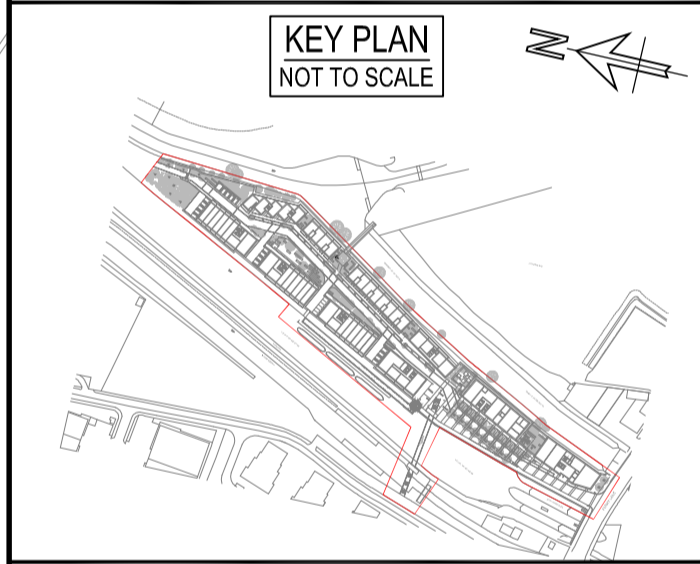
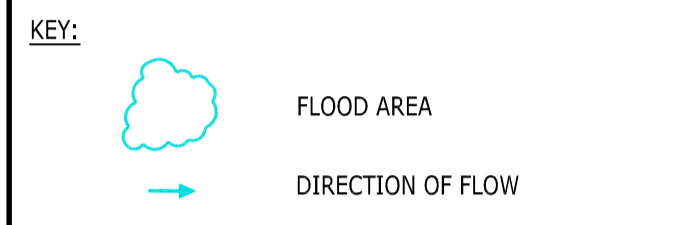
FOR CONTINUATION REFER TO DRAWING 33510-RAM-XX-00-DR-Z-105

FOR CONTINUATION REFER TO DRAWING 33510-RAM-XX-00-DR-Z-105



- ALL FLOOD AREAS ARE APPROXIMATE BASED ON A DEPTH OF 50mm
- FLOOD AREAS ARE TO BE ROUTED TOWARDS SOFT LANDSCAPING AND AWAY FROM BUILDINGS
- SHOWN AS 1:100 + 30% CONTAINED ON SITE
- NO FLOODING OCCURS DURING 1:30 YEAR STORM
- COEFFICIENT OF RUN OFF, CV = 0.95 AS PER HARINGEY COUNCIL STANDARDS
- PROPOSED EXTERNAL LEVELS TO BE DEVELOPED BY LANDSCAPE ARCHITECTS.
- FLOOD WATER LEVELS SELF CONTAINED ON SITE

- Notes
- THIS DRAWING IS NOT TO BE SCALED.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL, STRUCTURAL AND M&E DRAWINGS.
 - THIS IS NOT AN INSTALLATION DRAWING NOR A CO-ORDINATION DRAWING.
 - THIS DRAWING IS BASED ON:
 - LANDSCAPE LAYOUT '435_010' REV PL3, RECEIVED FROM LANDSCAPE PROJECTS ON 23/01/17.
 - ARCHITECTS LAYOUT '535_02_100 REV P11' DRAWING RECEIVED FROM ALLIES & MORRISON ON 04/05/16
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH:
 - DRAWINGS 33510-RUK-XX-00-DR-Z 100 SERIES
 - BELOW GROUND DRAINAGE STRATEGY REPORT



P04	PLANNING ISSUE, UPDATED LANDSCAPING PLAN	23.01.2017	AL SW	DS
P03	UPDATED COEFFICIENT OF RUN OFF	01.09.2016	AL DS	DS
P02	PLANNING ISSUE, UPDATED LANDSCAPING PLAN	12.05.2016	AL SW	JL
P01	PLANNING ISSUE	19.04.2016	AL SW	JL
Rev	Description	Date	By	App
			CHK	

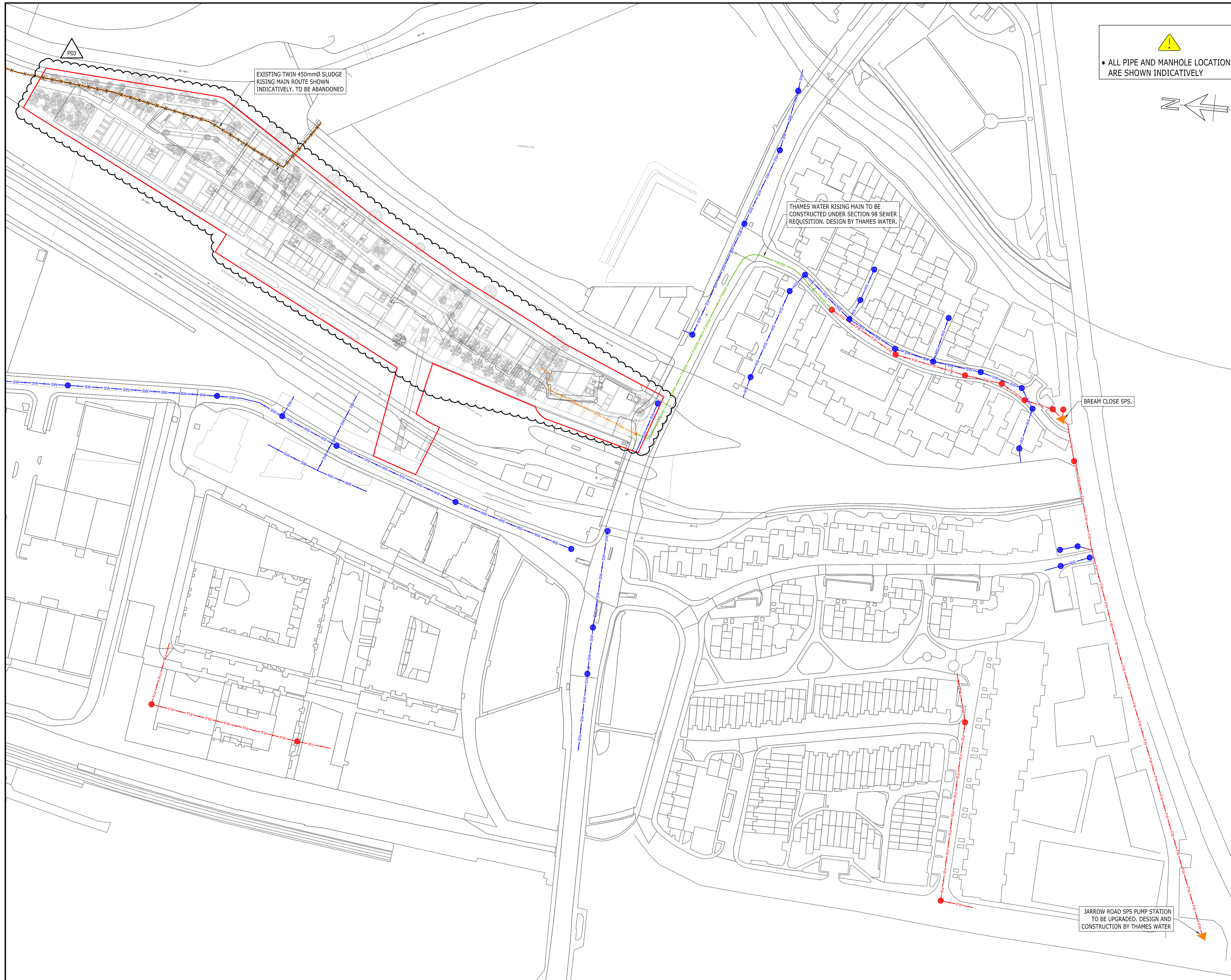
PLANNING

HALE WHARF MUSE DEVELOPMENTS

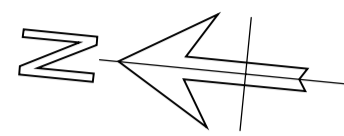
tel 020 7631 5291 fax 020 7323 4645 london@ramboll.co.uk www.ramboll.co.uk

FLOOD ROUTING PLAN

Scale:	Date:	Drawn:	Checked:
1:500@A1	MAR 2016	AL	SW
Drawing No.:	Rev:		
33510-RAM-XX-00-DR-Z-112	P04		



⚠
 • ALL PIPE AND MANHOLE LOCATIONS ARE SHOWN INDICATIVELY



- Notes
- THIS DRAWING IS NOT TO BE SCALED.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL, STRUCTURAL AND M&E DRAWINGS.
 - THIS IS NOT AN INSTALLATION DRAWING NOR A CO-ORDINATION DRAWING.
 - THIS DRAWING IS BASED ON:
 - LANDSCAPE LAYOUT '435_010' REV PL3, RECEIVED FROM LANDSCAPE PROJECTS ON 23/01/17.
 - ARCHITECTS LAYOUT '535_02_100 REV P11' DRAWING RECEIVED FROM ALLIES & MORRISON ON 04/05/16
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH:
 - DRAWINGS 33510-RUK-XX-00-DR-Z 100 SERIES
 - BELOW GROUND DRAINAGE STRATEGY REPORT

- KEY:
- SITE BOUNDARY
 - FW — EXISTING THAMES WATER FOUL WATER PUBLIC SEWER
 - SW — EXISTING THAMES WATER SURFACE WATER PUBLIC SEWER
 - X — EX — EXISTING TWIN 450mmØ SLUDGE RISING MAIN ROUTE SHOWN INDICATIVELY, TO BE ABANDONED.
 - FWRM — PROPOSED ON SITE FOUL WATER RISING MAIN. TO BE DESIGNED AND CONSTRUCTED BY DEVELOPER
 - FWRM — THAMES WATER RISING MAIN TO BE CONSTRUCTED UNDER SECTION 98 SEWER REQUISITION. DESIGN BY THAMES WATER. DETAILS TO BE CONFIRMED BY THAMES WATER.

P03	PLANNING ISSUE, UPDATED LANDSCAPING PLAN	23.01.2017	AL	DS
P02	PLANNING ISSUE, UPDATED LANDSCAPING PLAN	12.05.2016	AL	JL
P01	PLANNING ISSUE	21.04.2016	AL	JL
Rev	Description	Date	By	App
			CHK	

PLANNING

**HALE WHARF
MUSE DEVELOPMENTS**

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**CONSTRUCTION OWNERSHIP
PLAN**

Scale:	Date:	Drawn:	Checked:
1:1000@A1	MAR 2016	AL	SW
Drawing No.:	33510-RAM-XX-00-DR-Z-113		Rev:
			P03

APPENDIX D

Socio-Economic Affordable Housing Provision Memo

MEMO

Job **Hale Wharf**
Client **Waterside Places**
Memo no. **Socio-Economic Memo 2**
Date **18/10/2016**
To **Quod/LBH**
From **Ramboll**
Copy to **Stace**

1. Introduction

Ramboll understands that it is proposed to increase the affordable housing component of the development. A number of the 'market' units will now become 'shared ownership/intermediate units (i.e. intermediate), so that in addition to 7% affordable rented units (34 no.) there will be 106 shared ownership units resulting in a total of 30% affordable housing (150 units). Subject to viability, the number of shared ownership units could increase further potentially to 35%. The revised mix is set out in correspondence to LB Haringey dated 14 October 2016 from Quod.

As this increase has the potential to affect the socio-economic assessment, Robbie McNaugher from Haringey Council sent an email on 11th October 2016 requesting the following:

'Letter confirming that the proposed change in dwelling mix and tenure does not change the assessment of the likely significant effects of the proposed development, as reported in the Environmental Statement (May 2016). Given that the change in tenure is from Market to Shared Ownership we expect the socioeconomic characteristics of residents to be broadly similar – including child yield, however, this needs to be confirmed'.

By altering the tenure mix for the proposed development this could potentially change the child yield and consequently affect education provision (primary and secondary) and playspace requirements.

This memo sets out the changes to the relevant socio-economic effects as a result of the increase in affordable housing, particularly in respect of the child yield, education provision and playspace requirements previously stated within Socio-Economic Chapter (15) of the Environmental Statement (Ramboll, May 2016).

2. Assessment Review

Both 'market' and 'shared ownership/ intermediate units generate the same child yield¹. On this basis there is no change to the overall child yield for the proposed development and the education provision and playspace requirements associated with the total child yield remain the same.

The total child yield for the proposed development has not changed and the adjustment in tenure from 'market' to 'affordable rent' (i.e. shared ownership/intermediate) only results in a revised breakdown of the child yield figures for the age ranges within Table 15.10 of Chapter 15, Volume 1 Main Text of the Environmental Statement (Ramboll, May 2016). This breakdown of child age does not affect the education provision or playspace requirements for the proposed development. The attached revised tables show how the adjustments to increase affordable housing provision to 30% do not alter the overall demands for education and playspace arising from the development.

The proposed changes in dwelling mix and tenure do not change the assessment of the likely significant effects of the proposed development, as reported in the Socio-Economic Chapter of the Environmental Statement (Ramboll, May 2016).

Tables 15.19 and 15.20 of the ES are attached and confirm that the likely significant effects and proposed mitigation respectively remain unchanged with the switch in tenures to 30% affordable rent. This would also be the same in there was 35% affordable rent.

3. Conclusion

The increase of 'affordable rent' units (i.e. shared ownership/intermediate as part of proposed development has no material effect on the socio-economic assessment whether this increases to 30% or 35%. The significance of effects reported in the ES is unchanged when the proposed change is taken into account. In conclusion the residual effects for existing primary and secondary education facilities remains as negligible and the residual effect for the provision of playspace remains substantial beneficial

¹ Greater London Authority, *DMAG Briefing Note 2005/25: Child Yield*. London : GLA, 2005.

APPENDIX 1

Track Changed Tables from the Socio-Economic Chapter (submitted as part of the Environmental Statement – May 2016)

Table 15.10: Child Yield by Age Bracket, Tenure and Phasing

Age	Private	Intermediate	Social Rented	Child Yield Total*
<i>Phase 1</i>				
0-4	10.70	0	0	11
5-10	3.29	0	0	3
11-15	1.05	0	0	1
Total	15.04	0	0	15
<i>Phases 2 and 3</i>				
0-4	14.16 <u>9.72</u>	4.07 <u>8.51</u>	0	18
5-10	6.79 <u>5.61</u>	2.20 <u>3.37</u>	0	9
11-15	1.95 <u>1.56</u>	0.62 <u>1.01</u>	0	3
Total	22.90 <u>16.89</u>	6.89 <u>12.89</u>	0	30
<i>All Phases</i>				
0-4	24.86 <u>20.42</u>	4.07 <u>8.51</u>	0	29
5-10	10.08 <u>8.90</u>	2.20 <u>3.37</u>	0	12
11-15	3.00 <u>2.61</u>	0.62 <u>1.01</u>	0	4
Total	37.94 <u>31.93</u>	6.89 <u>12.89</u>	0	45
*Rounded to nearest whole number				

Table 15.19: Summary of Significant Effects

Receptor	Description of Effect	Nature of Effect*					Nature of Cumulative Effect					Nature of Residual Effect							
		Significance **	+/-	D I	P T	R IR	St Mt Lt	Significance **	+ -	D I	P T	R IR	St Mt Lt	Significance **	+ -	D I	P T	R IR	St Mt Lt
Demolition & Construction Phase																			
Existing: Borough working age residents	Generation of construction employment	Slight	+	I	T	IR	Lt	Moderate	+	I	T	IR	Lt	Moderate	+	I	T	IR	Lt
Operational Phase																			
Existing: Borough working age residents	Generation of operational employment	Negligible	N/A					Moderate	+	I	P	IR	Lt	Moderate	+	I	P	IR	Lt
Existing: Primary Education Facilities & Borough residents	Primary aged child yield of 12 children	Slight	-	D	P	IR	Lt	Negligible	N/A					Negligible	N/A				
Existing: Secondary Education Facilities & Borough residents	Secondary aged child yield of four children	Slight	-	D	P	IR	Lt	Negligible	N/A					Negligible	N/A				

Receptor	Description of Effect	Nature of Effect*						Nature of Cumulative Effect						Nature of Residual Effect							
		Significance **	+-	D	P	R	St	Significance **	+	D	P	R	St	Significance **	+	D	P	R	St		
			I	T	IR	Mt		-	I	T	IR	Mt		-	I	T	IR	Mt	Lt		
Existing: Primary Healthcare Facilities & Borough residents	Forecast population of 1,187 new residents	Slight	-	D	P	IR	Lt	Negligible	N/A						Negligible	N/A					
Existing & Future Borough residents	Housing – 505 new units with 730 affordable housing	Moderate	+	D	P	IR	Lt	Substantial	+	D	P	IR	Lt	Substantial	+	D	P	IR	Lt		
Existing & Future Borough residents	Design to facilitate reduction in crime & fear of crime	Moderate	+	D	P	IR	Lt	N/A						Moderate	+	D	P	IR	Lt		
Existing & Future Borough residents	Provision of amenity space	Slight (Open Space)/ Substantial (Playspace)	+	D	P	IR	Lt	N/A						Slight (Open Space)/ Substantial (Playspace)	+	D	P	IR	Lt		

Notes:

* - = Adverse/ + = Beneficial; D = Direct/ I = Indirect; P = Permanent/ T = Temporary; R=Reversible/ IR= Irreversible; St- Short term/ Mt –Medium term/ Lt – Long term.

**Slight/ Moderate/ Substantial

Table 15.20: Summary of Proposed Mitigation & Enhancement Measures

Receptor	Description of Effect	Proposed Mitigation & Enhancement Measures	Mitigation for Cumulative Effects
Demolition & Construction Phase			
Existing working age residents in the Borough	Generation of construction employment	Advertise job vacancies and provide skills training	None required as it is assumed suitable mitigation measure will have already been implemented to offset their effects
Operational Phase			
Existing working age residents in the Borough	Generation of operational employment	None required	None required
Existing Primary Education Facilities & existing Borough residents	Primary aged child yield of 12 children	Financial contributions	None required – primary school will be brought forward within TH8 Hale Village Tower scheme
Existing Secondary Education Facilities & existing Borough residents	Secondary aged child yield of four children	Financial contributions	None required
Existing Primary Healthcare Facilities & existing Borough residents	Forecast population of 1,187 new residents	Financial contributions	None required – health centre will be brought forward within TH8 Hale Village Tower scheme
Existing & future Borough residents	Housing – 505 new units with 730% affordable housing	None required	None required
Existing & future Borough residents	Design to facilitate reduction in crime & fear of crime	None required	None required
Existing & future Borough residents	Provision of amenity space	Financial contributions for the provision of local and youth spaces	None required



H A L E
W H A R F
T O T T E N H A M H A L E

ENVIRONMENTAL STATEMENT
VOLUME 1A: TOWNSCAPE, HERITAGE
AND VISUAL IMPACT ASSESSMENT

ADDENDUM

Richard Coleman Citydesigner

January 2017

TOWNSCAPE, HERITAGE AND VISUAL IMPACT ASSESSMENT ADDENDUM

Introduction

1. In January 2017 Richard Coleman Citydesigner was asked to update its assessment of the effects of the proposed development on townscape, heritage and visual receptors in light of changes to the design.
2. The changes to the design relate only to the part of the application applied for in outline (i.e. the Phase 2 and 3 Buildings). The outline application parameters have been revised to reduce the footprint of buildings in the northern part of the site by approximately 38 metres. The illustrative scheme has been modified within the revised outline parameters and provides one interpretation of them. The illustrative scheme shows the removal of Block G from the application and the increase in height of Blocks C, D and E by one storey. The increase in height of these elements would be accommodated within the maximum parameters applied for in the outline application. The consultancy has considered the likely effects of the changes to the illustrative scheme, in relation to the receptors identified in Volume 1A: Townscape, Heritage and Visual Impact Assessment (THVIA) of the ES (2016).
3. This re-assessment should be read in conjunction with the THVIA and other documents submitted in support of this Addendum, including the architects' drawings and updated Design and Access Statement (2017).

Process of Re-assessment

4. The THVIA assessed the proposed development, as submitted, using Accurate Visual Representations (AVRs). The changes proposed to the outline element of the application meant that it was necessary to update some of the AVRs where a change in the effect of the proposed development on receptors, owing to the removal of Block G and the increase in height of Blocks C, D and E, was possible. Upon receipt of the updated AVRs from visualisation specialists Moka, re-assessment was undertaken using the same methodology set out in Chapter 2.0 of the THVIA, taking into account mitigation and enhancement achieved through design, including, in the case of the outline elements of the proposed development, through the implementation of the Design Code. There have been no changes to relevant guidance or policy since the ES (2016) that would materially affect the assessment and the baseline defined in the THVIA is considered to still be valid for the purposes of the re-assessment.

Re-assessment of Effects on Townscape and Landscape Receptors

5. The THVIA considered a wide range of townscape and landscape receptors utilising character areas identified by the LB Haringey and the neighbouring boroughs of Waltham Forest and Hackney. It also considered the character areas identified within the Lee Valley Regional Park Authority's Landscape Sensitivity Study. These have been reconsidered given the changes to the scheme. Many of the townscape and landscape effects on these character areas were considered negligible given their distance from the site, with only distant views from a limited number of places within them affected.

The relatively minor changes to the scheme do not change the overall THVIA assessment in relation to these townscape and landscape receptors at some distance from the site, whether in isolation or in combination with other committed developments.

6. There is potential for a greater impact on the overlapping Tottenham Hale and The Waterlands (Walthamstow Wetlands to Tottenham Marshes) Character Areas, within which the proposed development is located. Upon re-assessment, however, it is not considered necessary to alter the significance ratings of the THVIA which summarise the effects of the proposed development, whether in isolation or in combination with other committed developments, because the changes to the proposed development are relatively small. The narrative assessment in the THVIA also remains valid, although it is noted that the removal of Block G reduces the footprint of the proposed development and width in many views from the east. The increase in height of three of the blocks is not considered to be a significant change in the context of the proposed development as a whole.

Re-assessment of Effects on Heritage Receptors

7. There are a limited number of heritage receptors within a 1km radius of the site. The Tottenham High Road Historic Corridor falls just beyond this radius and consists of a number of Conservation Areas, from which only limited views of Blocks A and B will be possible. Blocks C, D and E will remain largely hidden in views from these Conservation Areas, owing to intervening townscape and few axial views eastward from the High Road. The increase in height of Block D will make it just visible between buildings in the background of View 6 (see below) although this is not a significant change and the effects on the Historic Corridor conservation areas remain negligible overall, as set out in the THVIA.
8. Of the three listed buildings within the 1km radius, only the Ferry Boat Inn on Ferry Lane is close enough to the site for alterations to the roof level of Blocks C, D or E to have any potential effect on its significance as a heritage asset, owing to the change in setting that they represent. In respect of the Ferry Boat, the increase in height of Block C would be perceivable in the background setting of the heritage asset, behind the trees in The Paddock. It is not considered, however, that this marginal additional visibility of Block C would have any material effect on the significance of the heritage asset or its local setting. The significance of other listed buildings would not be affected in any material way owing to their distance from the proposed development.
9. Locally listed buildings within the 1km radius of the proposed development will not be affected by the limited change to the roof line of the proposed development and in particular the increase in height of Blocks C, D and E.
10. The assessment of the effects of the proposed development on heritage assets remains as set out in the THVIA, whether considered in isolation or in combination with other committed development.

Re-assessment of Visual Effects: Accurate Visual Representations

11. The following AVRs views were updated for re-assessment: 2, 3, 4, 6, 7, 8, 10, 11, 12, 13, 14, 15 and 16. Those chosen had the potential to be changed owing to the changes proposed to Blocks C, D, E and G. The remaining views in the THVIA (1, 5 and 9) were not updated as in these views Blocks C, D, E and G are completely hidden and would remain hidden given the changes proposed. A narrative assessment of the effect of the amendment is provided below in each case. It should be read in conjunction with the assessments of each view included in Chapter 9.0 of the THVIA, which are not repeated here. In some of the AVRs the element applied for in detail, Blocks A and B, is shown as a fully 'rendered' photo-realistic image, as agreed previously with LB of Haringey for the 2016 application. The updated AVRs can therefore be compared directly with those in the THVIA. Where Blocks A and B are not photo-realistically rendered, they are shown as a green 'wireline'. The outline element of the proposed development, which has been subject to the changes described, is always shown as a blue 'wireline'.



Fig. 1: An image of the illustrative scheme, showing the outline application Blocks C, D, E and F incorporating recent changes.

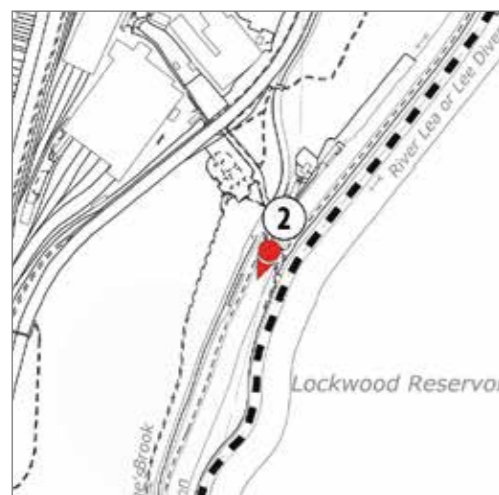
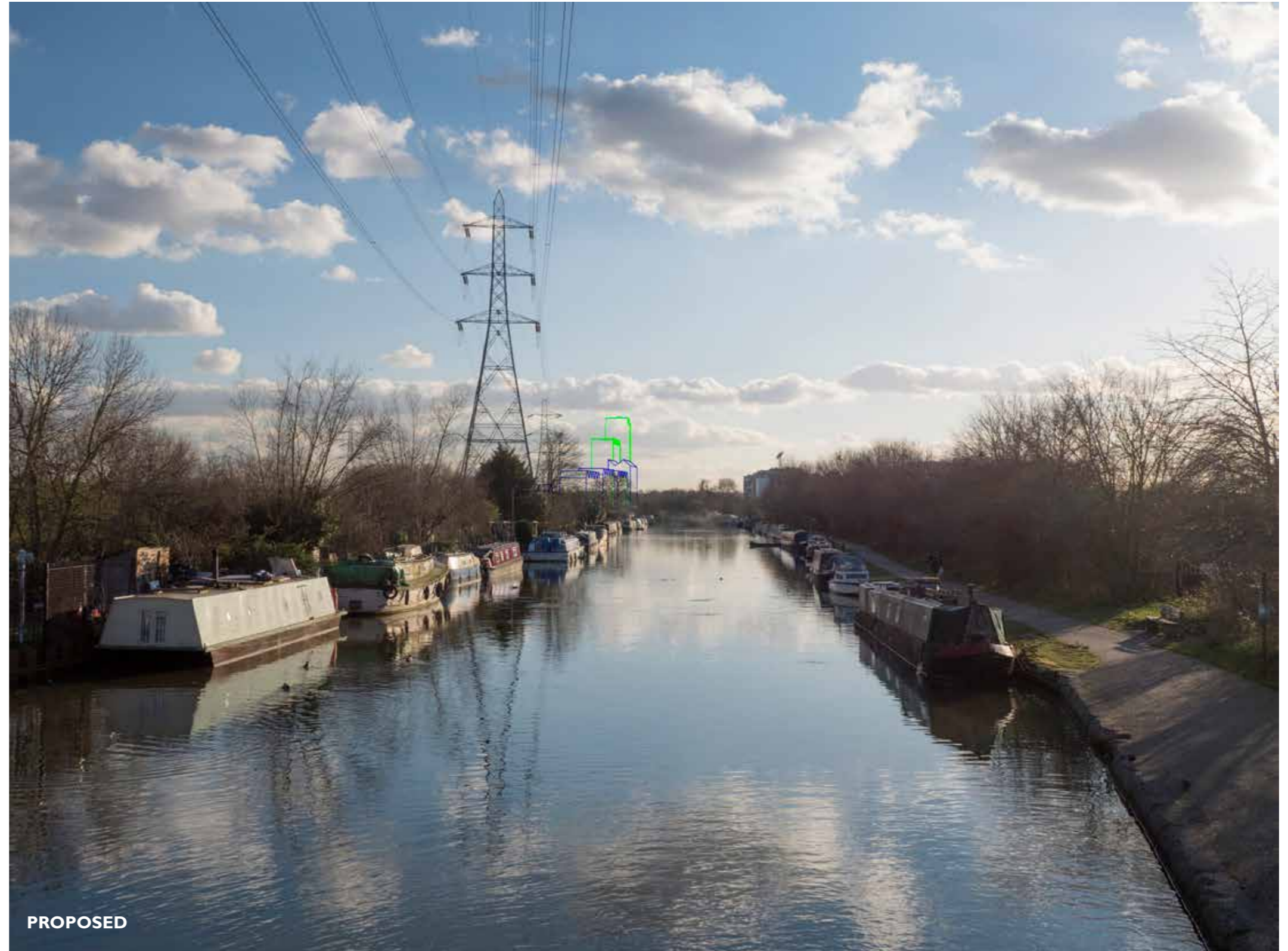
Important Note: Images in this document have fine detail and high resolution photographs and are always printed by Richard Coleman Citydesigner to the highest standards. Original copies are identified by Citydesigner's dichroic hologram. Original printed copies may be available to view at the relevant Local Planning Authority offices. Photocopies or electronic file printouts should not be relied upon.

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VIEW 2 - STONEBRIDGE LOCK, LOOKING SOUTH WEST

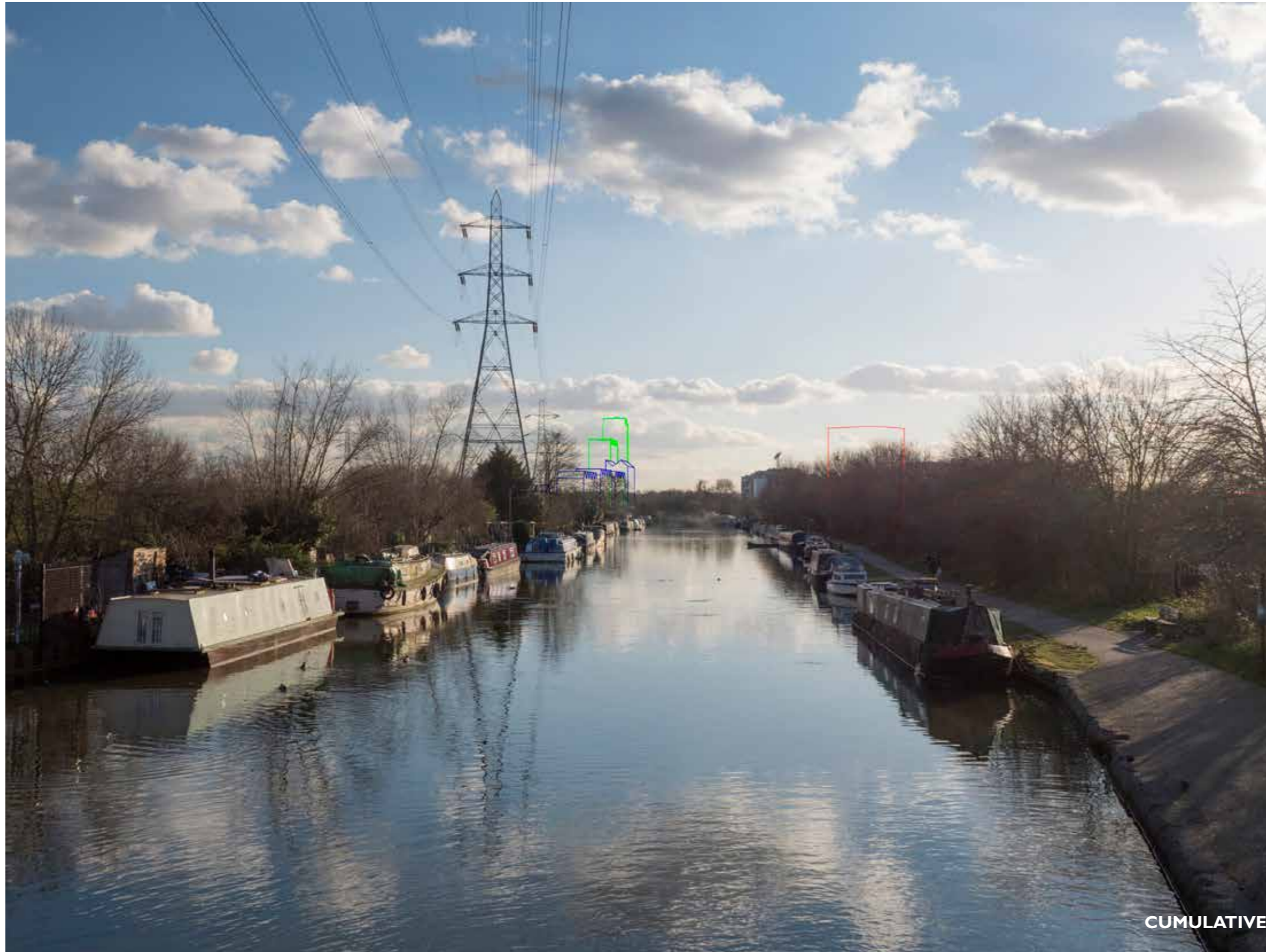
View 2: Stonebridge Lock, looking south west

- 12. The proposed adjustment to the proposed development removes Block G, closest to the viewer. It will be replaced with a landscaping scheme, including 6m trees. The width of the development in this view will be reduced, bringing the proposed development into a tighter composition. Blocks A and B, at the south end of the site, remain the most prominent elements; they have not been changed. The increase in height of Blocks D and E by one storey matches the height of the Hale Village development opposite more closely, while stepping up more effectively, in conjunction with Block C (also increased in height by one storey) to Blocks A and B. The effects remain beneficial, though improved in townscape terms when the scheme is considered in isolation, and when considered in combination with other committed development. The significance ratings included in the THVIA remain valid.



LOCATION MAP

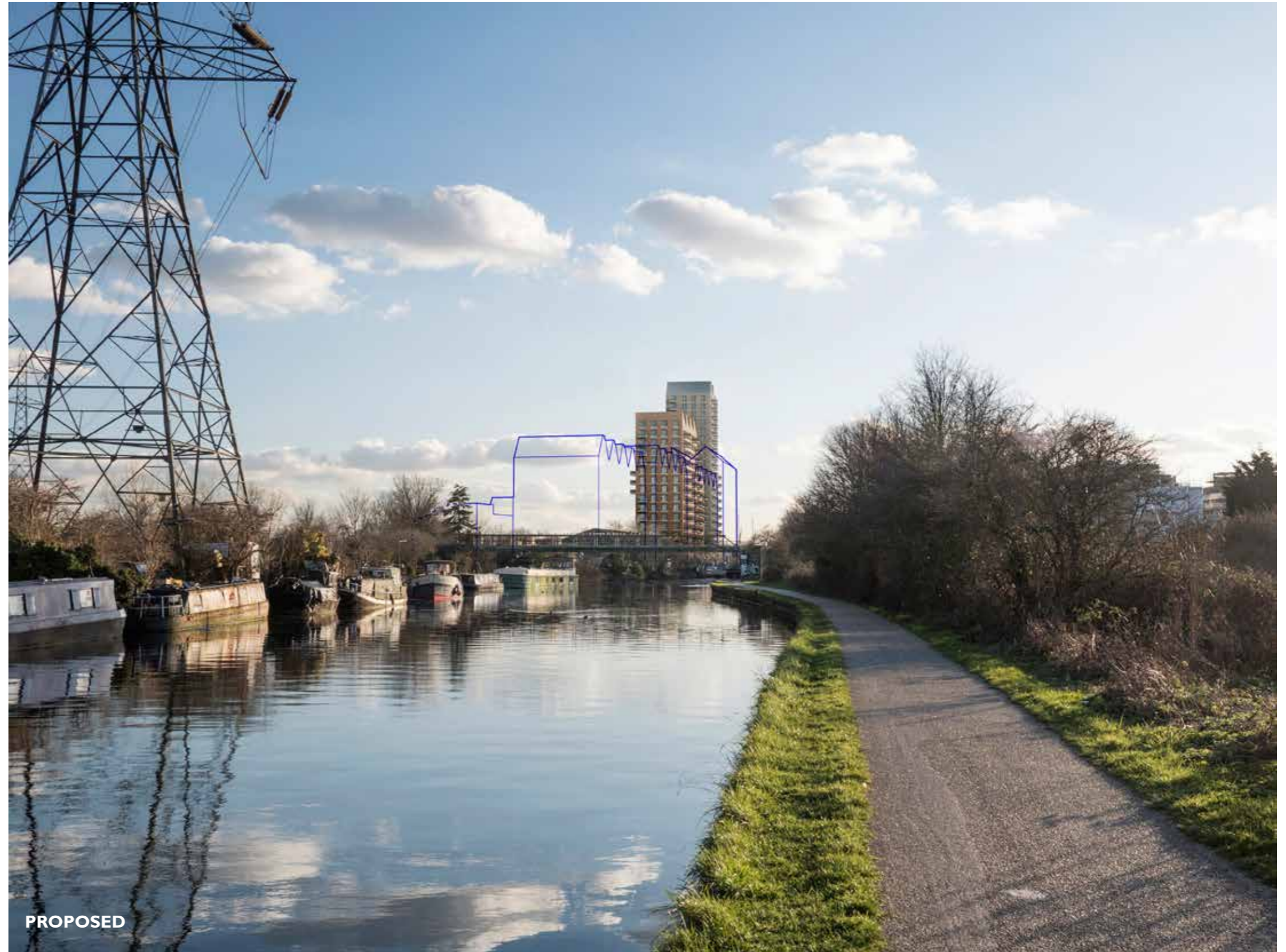
VIEW 2 - STONEBRIDGE LOCK, LOOKING SOUTH WEST



VIEW 3 - LEE NAVIGATION TOWPATH (NORTH), LOOKING SOUTH WEST

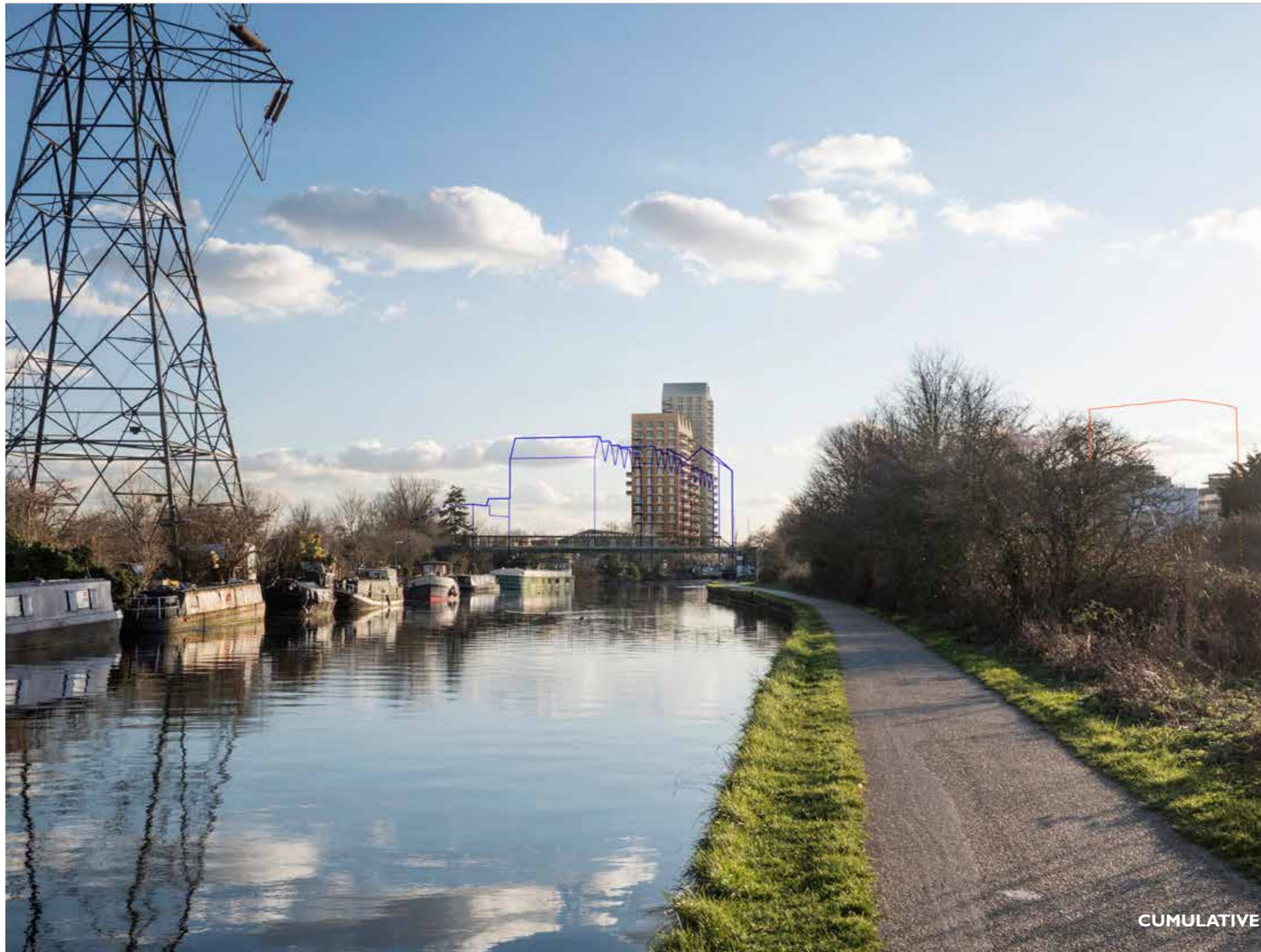
View 3: Lee Navigation Towpath (North), looking south west

13. The removal of Block G reduces the scale of the development looking south from this view position. The landscaping scheme that will take its place, including substantial trees and shrubs, will provide a more effective transition between the urban forms of the proposed development, and the marshlands to the east and north. The increase in height of Blocks C, D and E by one storey, while the nearest Block F remains at its submission height, leads to an appropriate stepping up to the taller Blocks A and B. The buildings remain within the maximum height parameters proposed. This stepping also recognises the increasingly urban nature of the site as the viewer moves south. There will be a beneficial interaction between the pitched roofs of the blocks, contributing to a varied skyline. Taking into account the design quality embodied in the Architects' Design Code, the effects of the proposed changes make the scheme marginally more beneficial, when the scheme is considered in isolation, and when considered in combination with other committed development. It is important that the qualities in the Design Code are translated into a built design of high quality through the reserved matters process, to ensure that the amenity of the canalside is maintained. The significance ratings included in the THVIA remain valid.



LOCATION MAP

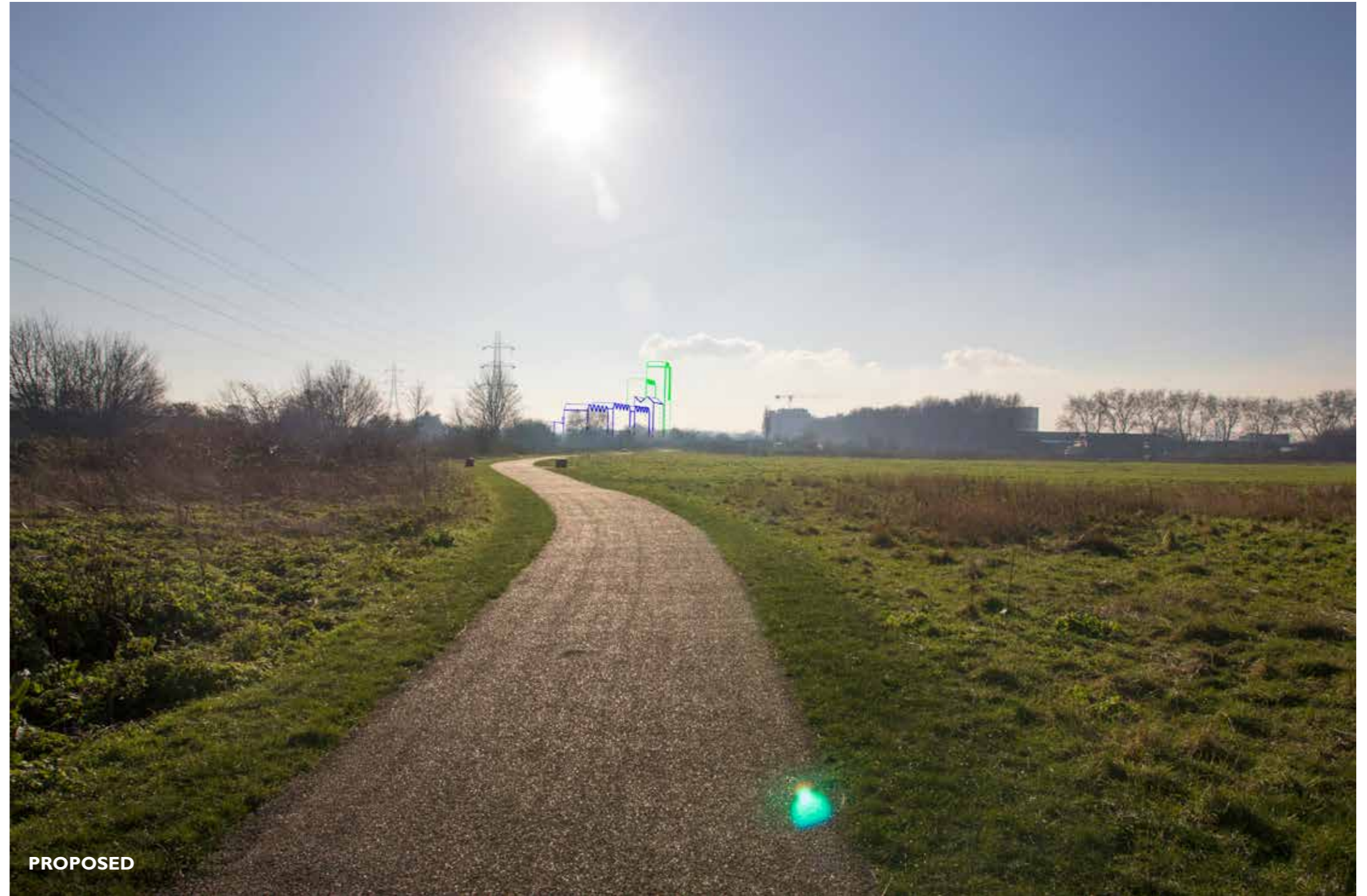
VIEW 3 - LEE NAVIGATION TOWPATH (NORTH), LOOKING SOUTH WEST



VIEW 4 - TOTTENHAM MARSHES, LOOKING SOUTH

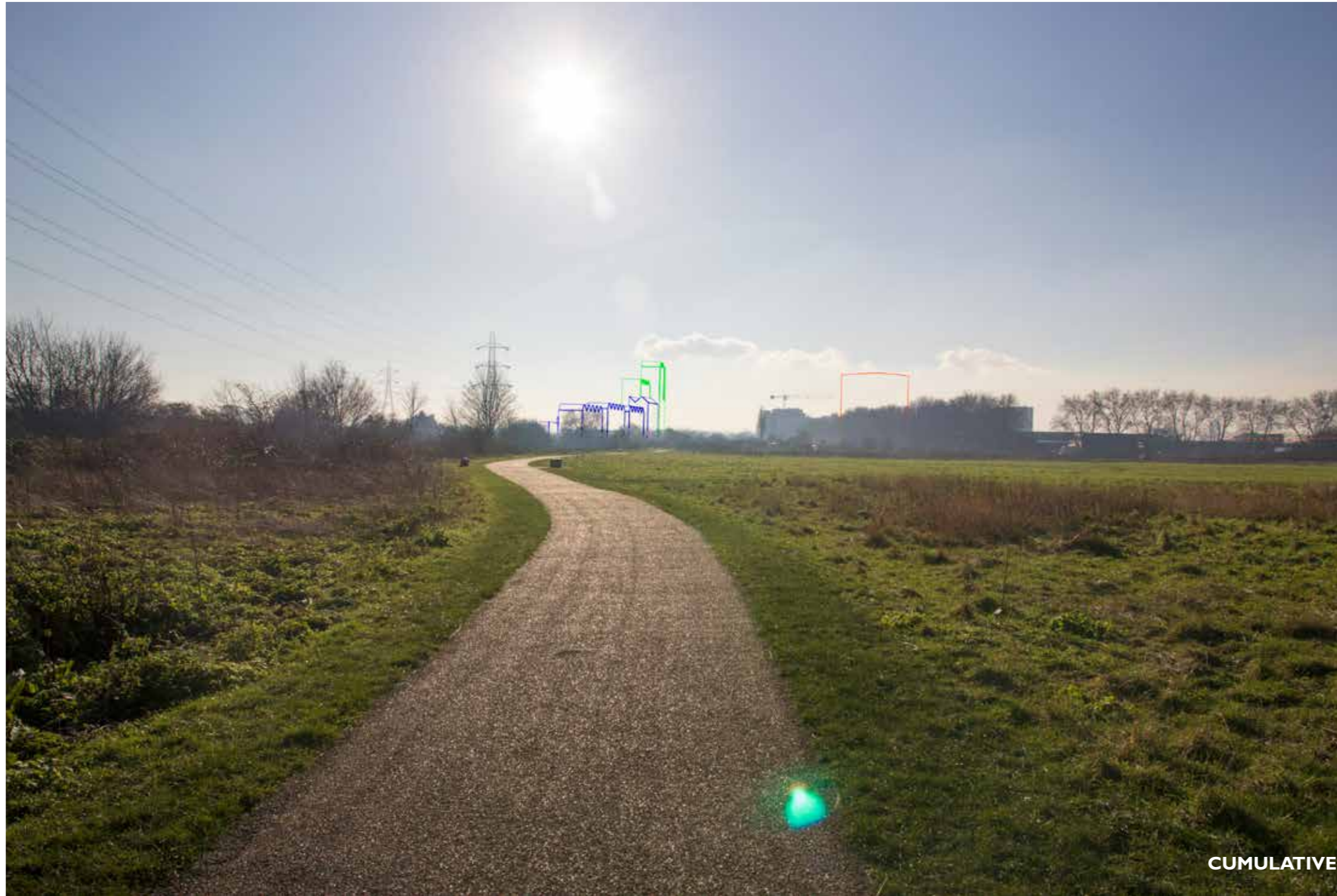
View 4: Tottenham Marshes, looking south

- 14. The amendment removes Block G, revealing in this case the lower Block H to the east. In reality it would be obscured behind the trees that would be planted as part of the updated landscaping scheme. The removal of Block G and the increase in height of Blocks D and E by one storey, subtly changes the relationship of the outline part of the scheme to its context and to the taller elements of the detailed application. Instead of four identical blocks, Block F is now the lowest element, stepping down to meet the landscape more effectively, while E, D and C step up to the south to address both the development opposite at Hale Village, and the taller blocks of the proposed development. Taking into account the design quality embodied in the Architects' Design Code, including the obligatory gaps between the blocks which break down the building form at the canal edge, the effects of the proposed changes make the scheme more beneficial, both when the scheme is considered in isolation, and when considered in combination with other committed development. The significance ratings included in the THVIA remain valid.



LOCATION MAP

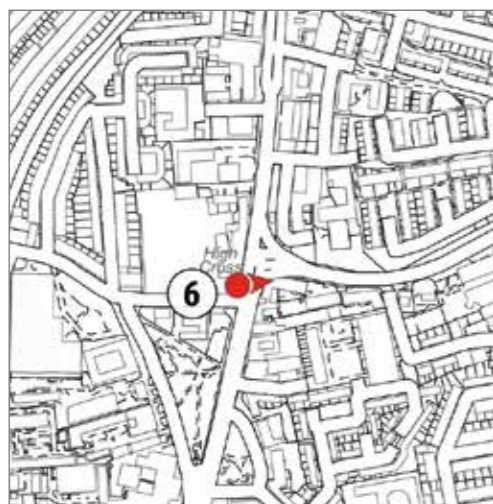
VIEW 4 - TOTTENHAM MARSHES, LOOKING SOUTH



VIEW 6 - TOTTENHAM HIGH ROAD AT MONUMENT WAY, LOOKING EAST

View 6: Tottenham High Road at Monument Way, looking East

- 15. This view was remodelled to understand whether the height increase in Blocks C, D or E meant that they would become visible at any point behind the Hale Village development. The wireline shows that while Blocks C and E would remain hidden, Block D would just become visible where the townscape falls to its lowest in the background. This is a very minor change, and there is no change to the overall significance ratings in the THVIA, whether the proposed development is considered in isolation or in combination with other committed development. Note: for clarity, Block D just becomes visible at the base of the furthest most lamp post, as indicated by the blue line.



LOCATION MAP

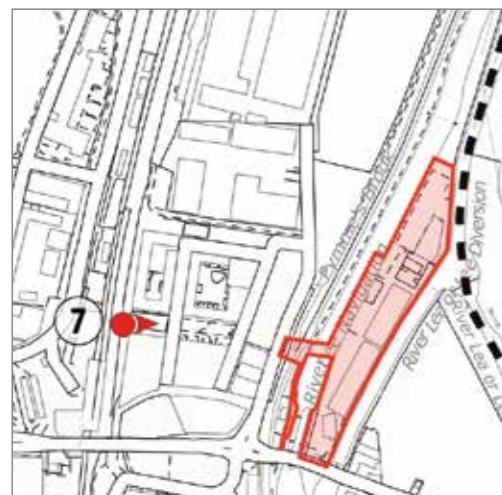
VIEW 6 - TOTTENHAM HIGH ROAD AT MONUMENT WAY, LOOKING EAST



VIEW 7 - GREEN LINK, LOOKING EAST

View 7: Green Link, Looking East

- 16. In this view the south elevation of Block C is visible to the left, with Block K to the centre. The top of Block B is also just visible to the right. The only change is that Block C is increased in height by one storey. It remains as an element which fits comfortably into the existing townscape provided by the Hale Village development. There is no change to the overall significance ratings in the THVIA, which remain valid.



LOCATION MAP

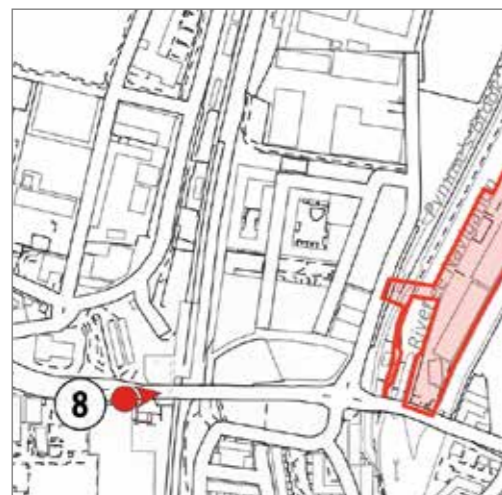
VIEW 7 - GREEN LINK, LOOKING EAST



VIEW 8 - TOTTENHAM HALE STATION AT FERRY LANE, LOOKING EAST

View 8: Tottenham Hale Station at Ferry Lane, looking east

- 17. This view was remodelled to understand whether the height increase of one storey of Blocks C, D and E would have any effect. The wireline analysis of this view indicates that all remain hidden behind intervening townscape. There is no change to the view and no change to the overall significance ratings in the THVIA.



LOCATION MAP

VIEW 8 - TOTTENHAM HALE STATION AT FERRY LANE, LOOKING EAST



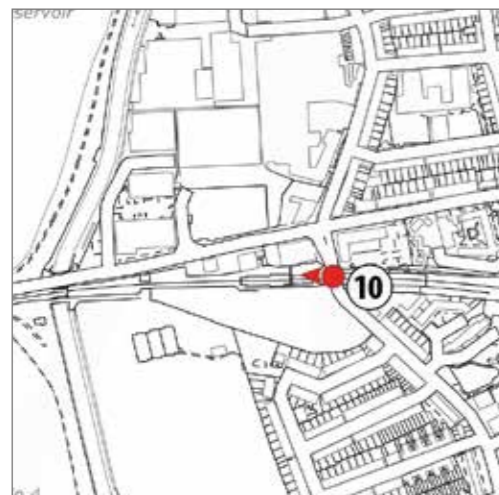
VIEW 10 - BLACKHORSE ROAD RAILWAY BRIDGE, LOOKING WEST

View 10: Blackhorse Road Railway Bridge, Looking west

- 18. This view was remodelled for completeness, as there is the potential to see slightly more of Block C behind the tree close to the centre of the photograph. The additional storey at this distance would, however, make only a small difference to the effect on the view, the principal townscape effect of the proposed development remaining the visibility of Blocks A and B, shown here in green 'wireline'. In the medium term Block C and all those elements of the scheme north of it will be obscured by the new Mandora development in Walthamstow, which is seen in the foreground in the 'cumulative' image and is now under construction. There is no change to the significant ratings in the original THVIA.



PROPOSED



LOCATION MAP

VIEW 10 - BLACKHORSE ROAD RAILWAY BRIDGE, LOOKING WEST



VIEW 11 - FOREST ROAD AT DAGENHAM BROOK, LOOKING WEST

View 11: Forest Road at Dagenham Brook, looking west

- 19. The removal of Block G reduces the visible width of the development and therefore reduces its potential impact on the view. The increase in height of Blocks C, D and E by one storey, while Blocks A, B and F remain at the same height illustrated in the original application, produces a slightly more regular stepping up to the south of the view. This represents a small townscape improvement, by way of greater variation in the skyline. The overall significance ratings for the effect remain as set out in the THVIA, whether considering the proposed development in isolation, or in combination with other committed development.



LOCATION MAP

VIEW 11 - FOREST ROAD AT DAGENHAM BROOK, LOOKING WEST



VIEW 12 - FOREST ROAD / FERRY LANE, CLOSE TO FERRY BOAT INN, LOOKING WEST

View 12: Forest Road/Ferry Lane, Close to Ferry Boat Inn, Looking West

20. This view principally shows the relationship between the tallest elements of the proposed development, Blocks A and B, and the Grade II listed Ferry Boat Inn as it is approached from the east. Blocks A and B have not changed, but Block C, which will be just visible behind the middle ground trees, at least in winter, will increase in height by one storey. Given that Block C is largely obscured, the additional storey represents only a small change to the view. The Design Code under which Block C will be built provides for architecture of high quality and it is not considered that the extra height gives rise to any reduction in visual amenity or material effect on the significance of the listed building in the foreground, which will remain located within a clearly separate local setting. The overall significance ratings for the effect remain, as set out in the THVIA whether considering the proposed development in isolation, or in combination with other committed development.



LOCATION MAP

VIEW 12 - FOREST ROAD / FERRY LANE, CLOSE TO FERRY BOAT INN, LOOKING WEST



VIEW 13 - THE PADDOCK, LOOKING NORTH WEST

View 13: The Paddock, looking west

- 21. This view principally illustrates the close-up experience of the tallest elements of the proposed development, Blocks A and B, and is described in full in the THVIA. These tall elements have not been changed, but Block C will be one storey higher than previously shown, to the right of the view. In summer it will be at least partially obscured by middle ground trees. As the least significant new element in the view, the small increase in the height of Block C will be of marginal interest to the viewer or and will not affect their visual amenity in any material way. The architectural quality of Block C will be governed by the Design Code produced by the architects, and is likely to give rise to a well-mannered building that will fit harmoniously into its context. The overall significance ratings for the effect remain as set out in the THVIA, whether considering the proposed development in isolation, or in combination with other committed development.



PROPOSED



LOCATION MAP

VIEW 13 - THE PADDOCK, LOOKING NORTH WEST



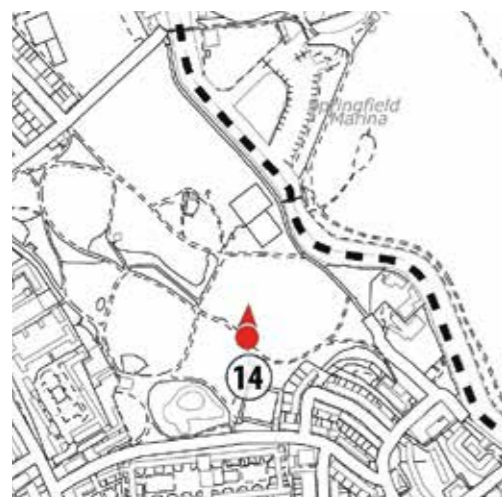
VIEW 14 - SPRINGFIELD PARK, LOOKING NORTH

View 14: Springfield Park, looking north

22. In this long distance view the effect of an additional storey on three of the waterside blocks of the development gives rise only to a very small change, as the updated AVR illustrates. The slight stepping up towards the taller elements of the proposed development (Blocks A and B) will be appreciated by the observant viewer, as it creates a less prominent horizontal line on the horizon. The removal of Block G slightly reduces the width of the visible development, also reducing this horizontality. The proposed changes are small in the context of the view, but tend also to be beneficial. The significant ratings remain as set out in the original THVIA, whether the proposed development is considered in isolation or in combination with other committed development.

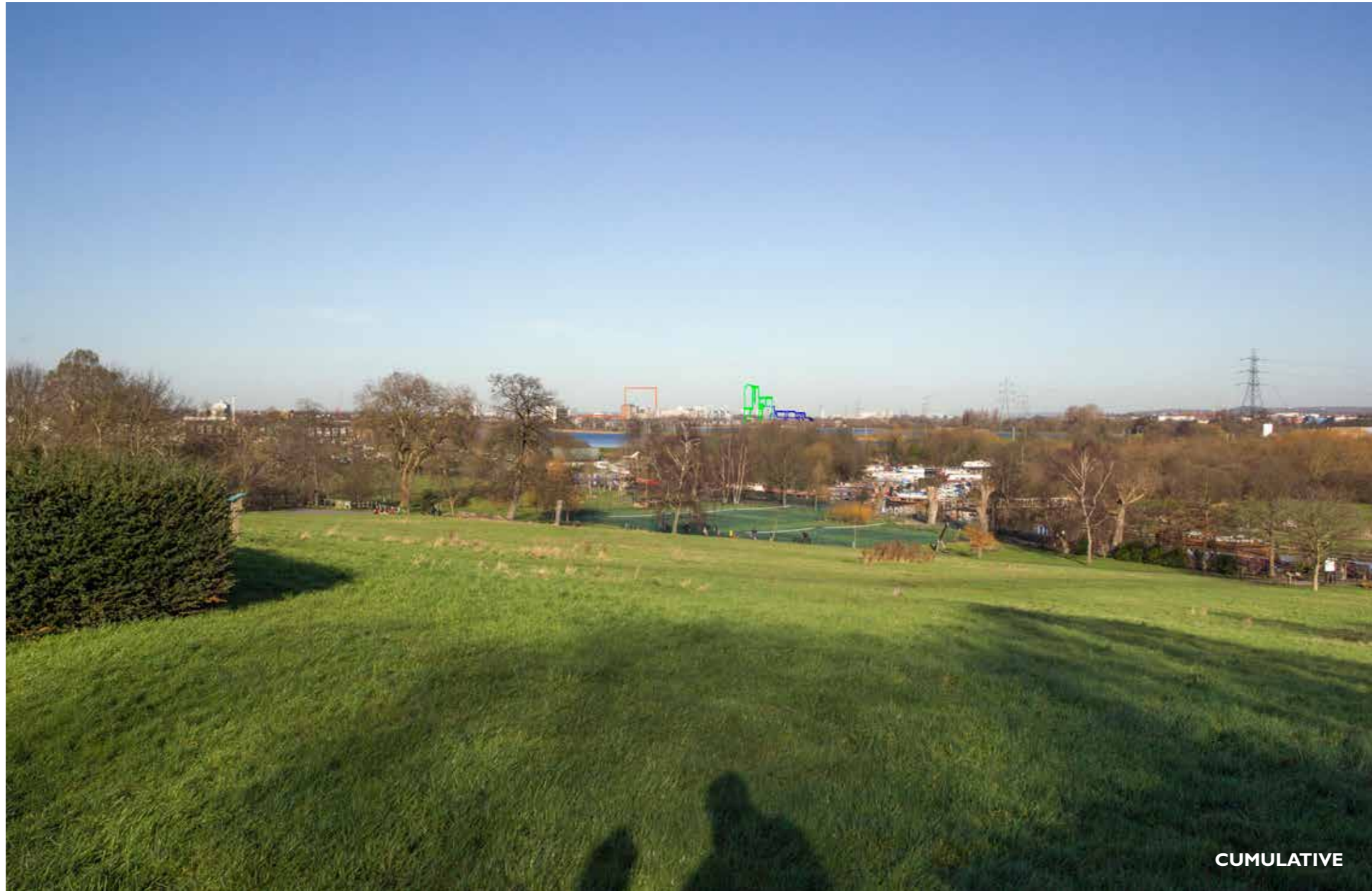


PROPOSED



LOCATION MAP

VIEW 14 - SPRINGFIELD PARK, LOOKING NORTH



VIEW 15 - WALTHAMSTOW WETLANDS, LOOKING NORTH

View 15: Walthamstow Wetlands, looking north

23. The most prominent elements of the proposed development in this view are Blocks A and B, which are unchanged. Of the blocks applied for in outline, only Block C is visible to any significant degree and the proposed increase in its height by one storey is a minor change as illustrated in the AVR. The outline application parameter drawings and Design Code indicates that it will be a well-designed building which will contribute to the townscape composition in the background of Blocks A and B. Blocks D, E and F are considerably less prominent on the skyline and in any case obscured behind trees. The significant ratings remain as set out in the original THVIA, whether the proposed development is considered in isolation or in combination with other committed development.



PROPOSED



LOCATION MAP

VIEW 15 - WALTHAMSTOW WETLANDS, LOOKING NORTH



VIEW 16 - LOCKWOOD RESERVOIR, LOOKING SOUTH WEST

View 16: Lockwood Reservoir, looking south west

24. The removal of Block G reduces the width of the proposed development in this view and will reveal more of the north-eastern corner of the Hale Village development. The removal of Block G, in combination with the increase in height of Blocks D and E will also reduce the horizontal line that the ridges of blocks G, F, E and D gave rise to in the original AVR shown in the THVIA. Though mitigated by the use of pitched roofs and a verticality in the proposed detailed design of the blocks and their separation, the increased variation in the roofline is of benefit to the proposed development in this view. The stepping up from Block F, which remains at its original height, through Blocks E, D and C, also improves the relationship with Blocks A and B, the most prominent elements of the proposed development. These improvements are non-significant in the context of the scheme as a whole and the significant ratings remain as set out in the original THVIA, whether the proposed development is considered in isolation or in combination with other committed development.



LOCATION MAP

VIEW 16 - LOCKWOOD RESERVOIR, LOOKING SOUTH WEST



CONCLUSION

Conclusion

25. The assessment of the updated AVRs in this Addendum in comparison with the original AVRs included in the THVIA (2016) show that the potential townscape, heritage and visual impacts of the changes proposed to Blocks C, D E and G are small in the context of the proposed development as a whole. The changes tend to improve the composition of the proposed development in a number of views, by reducing its width and stepping up to the taller elements (Blocks A and B) and down towards the regional park. The very slight additional visibility of the proposed development from the west will have a negligible effect and does no harm to receptors.
26. The built design quality of the outline element of the proposed development, including the achievement of appropriate mitigation and enhancement through design, will be dependent on following the outline application parameters and the use of the Design Code. The Design Code as drafted by the architects provides an appropriate detailed architectural response to the maximum parameters of the proposed development, mitigating any potential negative effects on amenity arising from the height of the proposed development on the canal side or in longer views where the proposed development will be a new townscape element. It is important that the Design Code is correctly implemented through the reserved matters process to ensure that mitigation through design is fully achieved.
27. The re-assessment undertaken in this Addendum indicates that the changes to the proposed development are small and that the conclusions made in the THVIA, Volume 1A of the ES (2016), remain valid. Both documents should be read in parallel.





APPENDIX F

Revised Daytime HRA Screening Viewpoints

**HRA2
HRA2 Cumulative Schemes**

**HRA3
HRA3 Cumulative Schemes**

**HRA4
HRA4 Cumulative Schemes**











