



View 7 Dartmouth Road outside Sydenham School

Existing

- 5.19 This viewpoint is located on the north-west footway of Dartmouth Road looking south-west along Willow Way towards the Site. The Bricklayers Arms, right of centre (facing) is locally listed.
- 5.20 The highway, bollards and traffic signals are prominent in the foreground. To the far left is the recent Shippenham Court rising to 4 storeys high at the junction with Willow Way, and beyond this is the Site. To the far right is the garage and forecourt of Dartmouth Service Station.
- 5.21 Willow Business Park and its security fencing are visible terminating the view along Willow Way, beyond the trees that are coming into leaf. The Site is largely obscured in this view.



View 7 Dartmouth Road outside Sydenham School

Proposed

- 5.22 The Appeal Proposal will be visible to the left (facing) along the south-east edge of Willow Way, continuing the scale of development established by the recent Shippenham Court development. It will not be very noticeable in this view.



View 8 Dartmouth Road at Willow Way junction

Existing

- 5.23 This viewpoint is located on the south-east footway of Dartmouth Road looking south-west at the locally listed Bricklayers Arms. Terminating the view to the far right is the Kirkdale ASLC.

- 5.24 The highway and bollards are prominent in the foreground. To the far left at the junction with Willow Way is the recent Shippenham Court, rising to 4 storeys; and to the far right is the view along Dartmouth Road terminating with the locally listed no. 110 Kirkdale and a transmitter beyond. The forecourt of Dartmouth Service Station can be seen beyond the Bricklayers Arms.

- 5.25 Willow Business Park and its security fencing are visible terminating the view along Willow Way, beyond the trees that are coming into leaf. The Site is largely obscured in this view.



View 8 Dartmouth Road at Willow Way junction

Proposed

- 5.26 The Proposed Development will be visible to the left (facing) along the south-east edge of Willow Way, continuing the scale of development established by the recent Shippenham Court development. It will not be very noticeable in this view.



View 9 Sydenham Park junction with Whittle Gardens

Existing

- 5.27 This view is from the south-east footway of Sydenham Road looking west/ south-west towards the Site. The viewpoint and view are of the Sydenham Park Conservation Area.
- 5.28 The foreground comprises the wide carriageway of Sydenham Park with large stock bricks C19 semidetached villas of various designs and some mature street trees along its north-east edge. To the far right (facing) there are more modest red brick terraced cottages.



View 9 Sydenham Park junction with Whittle Gardens

Proposed

- 5.29 The Appeal Proposal will not be visible in this view as indicated by the purple dashed wireline outline.



View 10 Sydenham Park opposite Shrublands Close

Existing

- 5.30 This viewpoint from the south-east footway of Sydenham Park Road looking west/ north-west along Shrublands Close towards the Site. The viewpoint and view are of the Sydenham Park Conservation Area.
- 5.31 The foreground comprises large mostly stock brick C19 semidetached villas of various designs. The late C20 two storeys high with pitched roof William Wood House can be seen along Shrublands Close.



View 10 Sydenham Park opposite Shrublands Close

Proposed

- 5.32 The end of the north wing of the Appeal Proposal will be visible in the gap between nos. 29 and 31 Sydenham Park, beyond the late C20 William Wood House. It will remain below the eaves height at the front of these houses as seen in this view.
- 5.33 This will be in reality a glimpsed view of the Appeal Proposal as people walk along Sydenham Park, most of whom will be looking up and down the street. The stock brick villas will remain the principal focus in this view.



View 11 Carlton Terrace

Existing

- 5.34 This viewpoint on Carlton Terrace by St Bartholomew's Primary School, looking north-west in the direction of the Site. Terminating the view are C19 semidetached villas in the Sydenham Park Conservation Area. The rear of the locally listed no. 26 is visible, right side of Carlton Terrace, facing.
- 5.35 The foreground comprises a close boarded timber fence and mature trees to the right (facing) that will be more prominent when in leaf, and a 1970s housing estate to the left. Terminating the view is a large semidetached pair of houses with tree canopies visible beyond.



View 11 Carlton Terrace

Proposed

- 5.36 The top 2 floors of the south-west wing of the Appeal Proposal will be visible terminating the view beyond nos. 19 and 21 Sydenham Park. It will be partially screened when the trees in this view are in leaf.
- 5.37 Whilst taller than the middleground buildings the Appeal Proposal will not dominate this view, large parts of the foreground of which include late C20 housing. The white painted stucco details of nos. 19 and 21 in the Sydenham Park Conservation Area mean they remain the focus of the view along the street.



View 12 Sydenham Park – Park Terrace

Existing

- 5.38 This viewpoint from the south-east footway of Sydenham Park Road looking north-west towards the Site. The viewpoint and view are of the Sydenham Park Conservation Area.
- 5.39 The foreground comprises grand stuccoed C19 semidetached villas in the conservation area. The Site is visible in the view through the gap between the semidetached pairs.



View 12 Sydenham Park – Park Terrace

Proposed

- 5.40 The south wing of the Appeal Proposal will be visible in the gap between nos. 15 and 17 Sydenham Park. It will remain below the eaves height at the front of these houses as seen in this view.
- 5.41 This will be in reality a glimpsed view of the Appeal Proposal as people walk along Sydenham Park, most of whom will be looking up and down the street. The stucco villas will remain the principal focus in this view.



View 13 Sydenham Park opposite nos. 9 and 11

Existing

- 5.42 This viewpoint is on the south-west footway of Sydenham Park looking north-east towards the Site. The viewpoint and view are of the Sydenham Park Conservation Area.
- 5.43 The foreground comprises grand stuccoed C19 semidetached villas. Trees and shrubs in the grounds of William Wood House are visible through the gap between the semidetached pairs.



View 13 Sydenham Park opposite nos. 9 and 11

Proposed

- 5.44 The 4 storeys high end of the south wing of the Appeal Proposal will be visible in the gap between nos. 11 and 13 Sydenham Park. It will broadly align with the eaves height to the rear of these houses as seen in this view.
- 5.45 This will be in reality a glimpsed view of the Appeal Proposal as people walk along Sydenham Park, most of whom will be looking up and down the street. The stucco villas will remain the principal focus in this view.



View 14 Sydenham Park by Kirkdale

Existing

- 5.46 This viewpoint is on the south-east footway of Sydenham Park, close to the junction with Kirkdale looking north-east towards the Site. The viewpoint and view are of the Sydenham Park Conservation Area.
- 5.47 The view comprises a former chapel to the far left (facing) and the tree lined street of C19 villas in the conservation area.



View 14 Sydenham Park by Kirkdale

Proposed

- 5.48 The Appeal Proposal will not be visible in this view as indicated by the purple dashed wireline outline.



View 15 Jews Walk, junction with Kirkdale

Existing

- 5.49 This viewpoint is on the south side of the Jews Walk junction with Kirkdale looking north in the direction of the Site. The viewpoint is at the edge of the Jews Walk Conservation looking out of it; the foreground to the far left (facing) is within the conservation area and the building in this plot (not visible in this view) is listed grade II. The built edge to Kirkdale, north of Sydenham Park (centre and left of centre), is within the Kirkdale ASLC.
- 5.50 The view is dominated by the highway and associated clutter at this junction. Beyond are nos. 155 to 163, comprising a C19 terrace with poor quality modern shopfronts and various piecemeal changes including replacement windows and satellite dishes. Left of centre, marked by the 4 storeys red painted rendered element of no. 1389-147Kirkdale is the junction into Willow Way.



View 15 Jews Walk, junction with Kirkdale

Proposed

- 5.51 The Appeal Proposal will not be visible in this view as indicated by the purple dashed wireline outline.



View 16 Jews Walk, south

Existing

- 5.52 This viewpoint is on the east side of Jews Walk looking north-east in the direction of the Site. The viewpoint and foreground are within the Jews Walk Conservation Area. Franboro House to the far left (facing) is listed grade II. The built edge to Kirkdale, terminating the view, is within the Kirkdale ASLC.
- 5.53 The view is dominated by the highway, close boarded fencing and street and garden trees, which will be more prominent when in leaf. Beyond are nos. 157 to 163, a C19 terrace with poor quality modern shopfronts and various piecemeal changes including replacement windows and satellite dishes. No. 163 (rendered) sits at the junction with Sydenham Park.