

View 4: Grand Union Canal

Role of site in view / baseline description

Visibility of site

The site is not currently visible in winter or summer due to screening provided by existing vegetation.

Key elements in view

Looking east, the view comprises the Grand Union Canal, canal boats and towpath as well as existing vegetation and residential buildings along the canal. In the background are taller apartment developments located on the High Street including the Horton Wharf scheme.

Sensitivity

Receptors

Pedestrians and cyclists on the towpath and people using the Grand Union Canal.

Value of view

Medium, the Grand Union Canal is an interesting historic feature and provides local amenity value.

Susceptibility

Medium, people walking, cycling and using the Grand Union Canal whose focus is likely to be on their journey or visual amenity.

Sensitivity

Medium

Visual effect

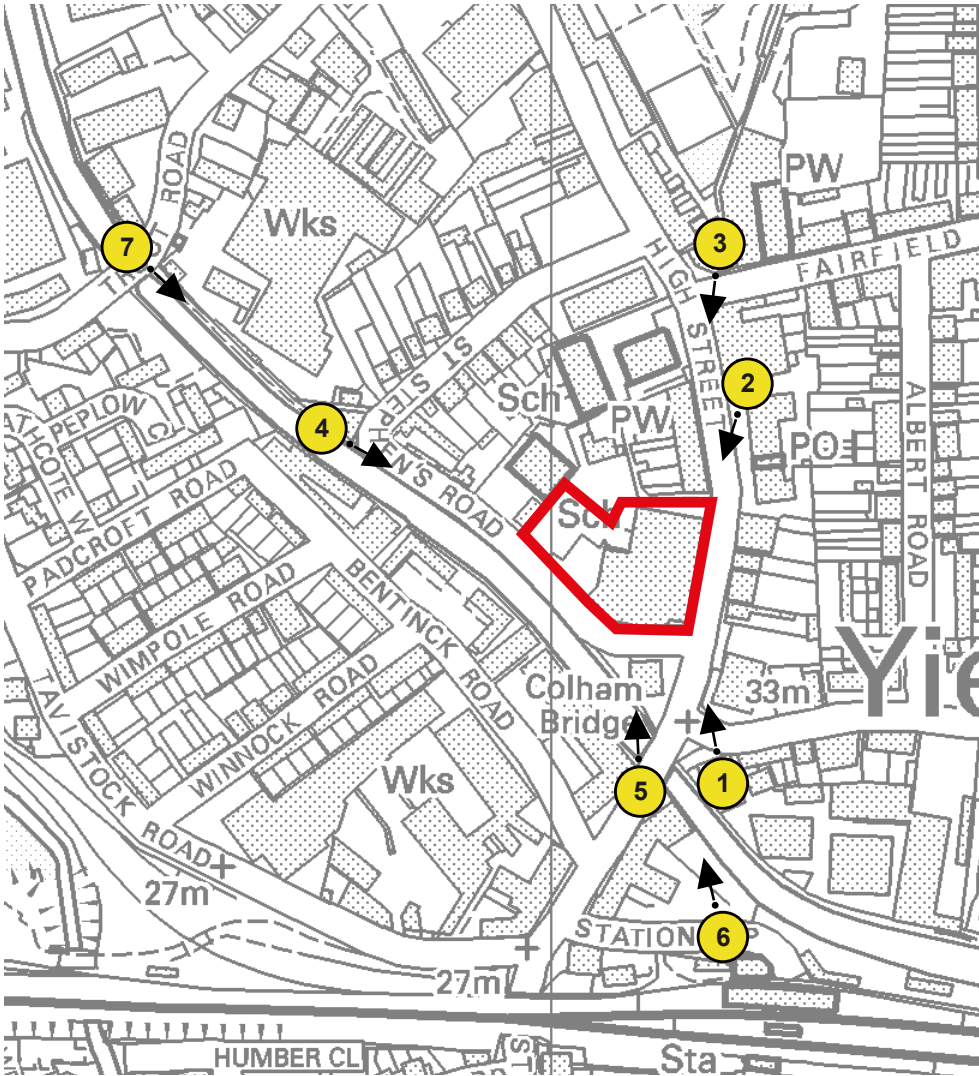
The proposed development (shown by the blue outline) would be largely screened by vegetation in the summer, with some further filtered views during the winter. There would be a **Low** degree of change to the view.

Filtered views of the upper floors of the northern part of the proposed development would be glimpsed. The proposed development would be compatible with the scale, form and architectural treatment of existing apartment buildings either side of the Grand Union Canal. The buff and brown brick is characteristic of existing buildings in the surrounding area and the variation in brickwork colour would help to define the top of the building. The fenestration would provide further articulation and visual interest.

The proposal would form a secondary element in the view and would help to better define the Canal corridor where seen.

There would be a **Minor Beneficial** visual effect.

Compared to the scheme granted planning permission (shown by the orange line), the proposed development would appear slightly taller but would remain compatible with the scale of the apartment buildings seen along the Canal.



Extract from Viewpoint Location Plan

Image details	
Visualisation type	Type 4 AVR Level 0
Focal length lens	24mm
Date and Time	12:19pm, 18/06/2018
Grid Co-ordinates	TQ 05896 80402
Direction of View	SE
Viewpoint height	1.6m
Enlargement	96% @ A1
Distance from site	100m

View 4: Existing



View 4: Proposed



View 5: Bridge over Grand Union Canal

Role of site in view / baseline description

Visibility of site

The site is not visible in this view as it is screened by the Art Wood Apartments.

Key elements in view

Looking north, there is a general townscape view along the Grand Union Canal, including canal boats and towpath as well as existing vegetation and the Art Wood Apartments which overlook the canal and enclose. The distinctive curved bridge over the Grand Union Canal also features.

Sensitivity

Receptors

Pedestrians and cyclists on the footpath on the High Street, as well as residents of Drayton Wharf.

Value of view

Medium, Grand Union Canal is interesting historic feature and provides local amenity value.

Susceptibility

Medium, people walking and cycling along the High Street and residents of Drayton Wharf.

Sensitivity

Medium

Visual effect

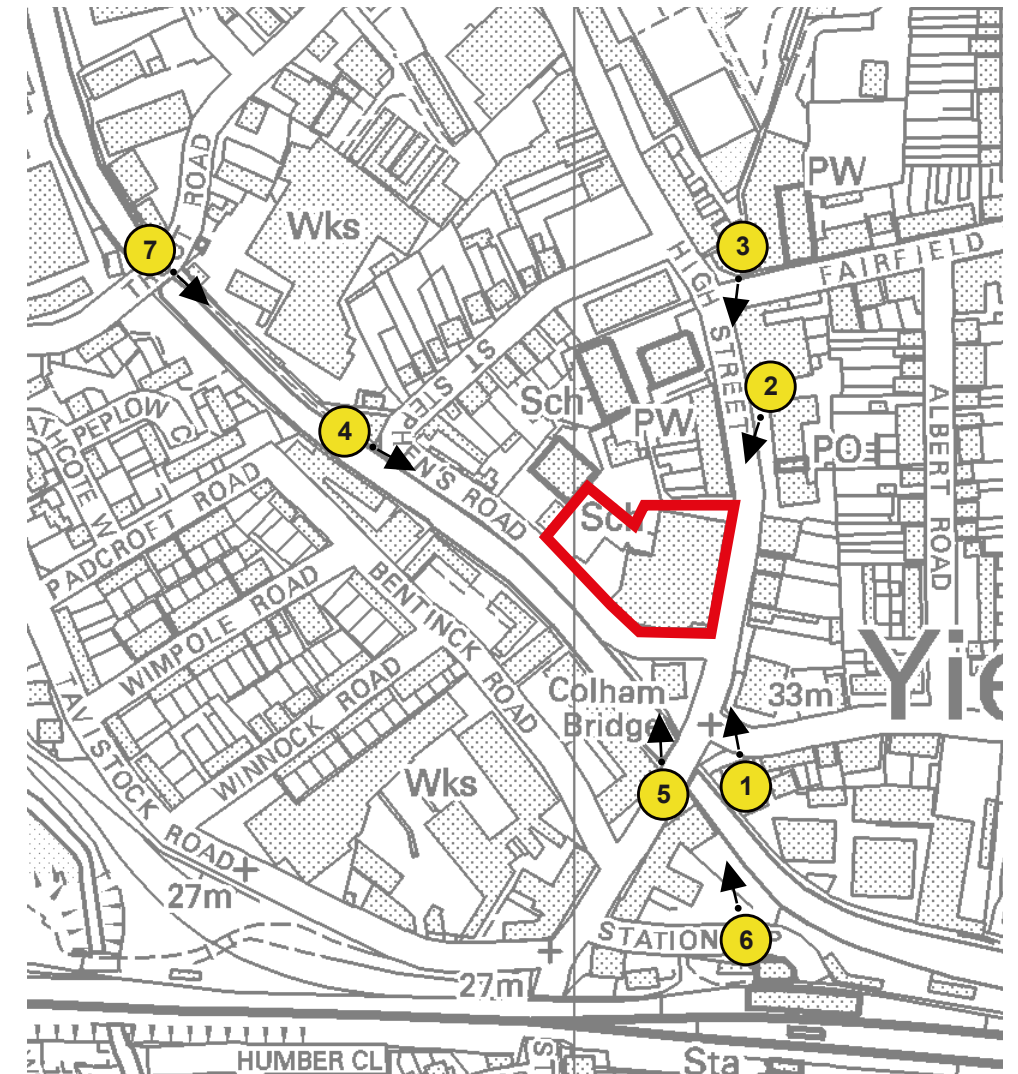
The proposed development would be largely screened by the Art Wood apartment building. Part of the top floor of the building would be just seen above the roofline and to the left of the Art Wood apartment building. It will result in a **Medium** degree of change to this view.

The proposed development would form a secondary layer of development in the view, seen beyond the existing building and hedgerow. The scale and appearance of the proposal would be compatible with the character of the existing buildings with visual interest provided by the pitched roof forms and vertical articulation of the elevations. Due to the set back from the canal, the proposed development would appear of a similar scale to Art Wood building and would step down to tie in visually with the scale of existing trees.

The proposed development would extend the characteristic visual enclosure of the canal by the existing apartments.

There would be a **Moderate Beneficial** visual effect.

There would be an increase in the extent of development seen in the view compared with the approved scheme but this would be characteristic of and enhance the existing character of the townscape.



Extract from Viewpoint Location Plan



Image details	
Visualisation type	Type 2 AVR Level 2
Focal length lens	24mm
Date and Time	N/A
Grid Co-ordinates	TQ 06043 80231
Direction of View	N
Viewpoint height	1.6m
Enlargement	96% @ A1
Distance from site	75m

View 5: Existing



View 5: Proposed



[180230] Bearing 0° Pitch 0° Focal Length 24mm 21/06/2023 16:00

View 6: West Drayton Station

Role of site in view / baseline description

Visibility of site

The site is just visible with glimpsed views of the roof of the existing Morrisons building.

Key elements in view

Looking north-west, there is a general townscape view comprising Station Approach and the boundaries of the Grand Union Canal with Yiewsley Town Centre beyond. Station Approach is seen in the foreground of the view, with existing vegetation and views of the recent Horton Wharf development seen beyond.

Sensitivity

Receptors

People using West Drayton Station including new Elizabeth Line services.

Value of view

Low, there are no notable townscape elements.

Susceptibility

Low, people using West Drayton Station whose focus is likely to be on their journey.

Sensitivity

Low

Visual effect

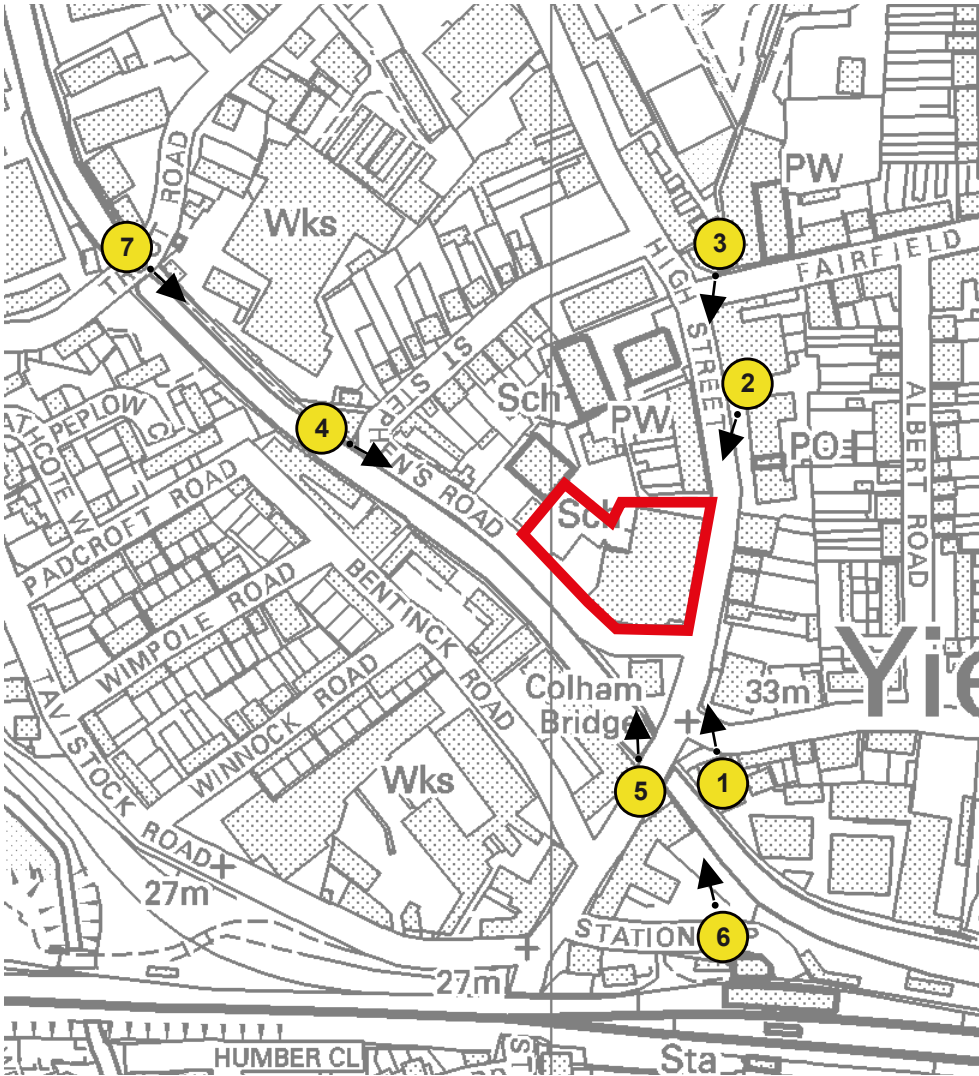
The proposed development will be seen in the middle of this view, and will appear beyond the Horton Wharf development. The appearance and materiality of the façades would compatible with the existing buildings seen in this view.

It will result in a **Low** degree of change to this view.

Part of the proposed development would be seen between the buildings and beyond existing trees in winter. The upper floors of the development would act as a visual marker of the town centre, improving legibility of the townscape.

Overall, there would be a **Minor Beneficial** visual effect.

The Horton Wharf development has provided additional enclosure of views from the station and the proposed development fits comfortably into this amended context.



Extract from Viewpoint Location Plan

Image details	
Visualisation type	Type 2 AVR Level 2
Focal length lens	24mm
Date and Time	N/A
Grid Co-ordinates	TQ 06102 80132
Direction of View	N
Viewpoint height	1.6m
Enlargement	96% @ A1
Distance from site	175m

View 6: Existing



View 6: Proposed (summer)



180130] Bearing 4° Pitch 0° Focal Length 24mm 21/06/2023 16:00

View 6: Proposed (winter)



180130] Bearing 4° Pitch 0° Focal Length 24mm 21/06/2023 16:00

View 7: Trout Road Canal Bridge

Role of site in view / baseline description

Visibility of site

Looking east, there is a general townscape view of the Grand Union Canal from an elevated position crossing the Trout Road Canal Bridge. The site is not visible in this view as it is screened by existing built form and intervening vegetation.

Key elements in view

The Grand Union Canal and towpath as well as existing vegetation, former Rainbow Industrial Estate and built form on the edge of the town centre. In winter glimpsed views of the apartment developments are seen through the trees on the skyline including the recent Padcroft scheme.

Sensitivity

Receptors

People moving along Trout Road.

Value of view

Medium, Grand Union Canal is interesting historic feature and provides local amenity value whilst the former Rainbow Industrial Estate is a detracting element.

Susceptibility

Medium, people crossing Trout Bridge (local road) whose focus is likely to be on their journey rather than visual amenity.

Sensitivity

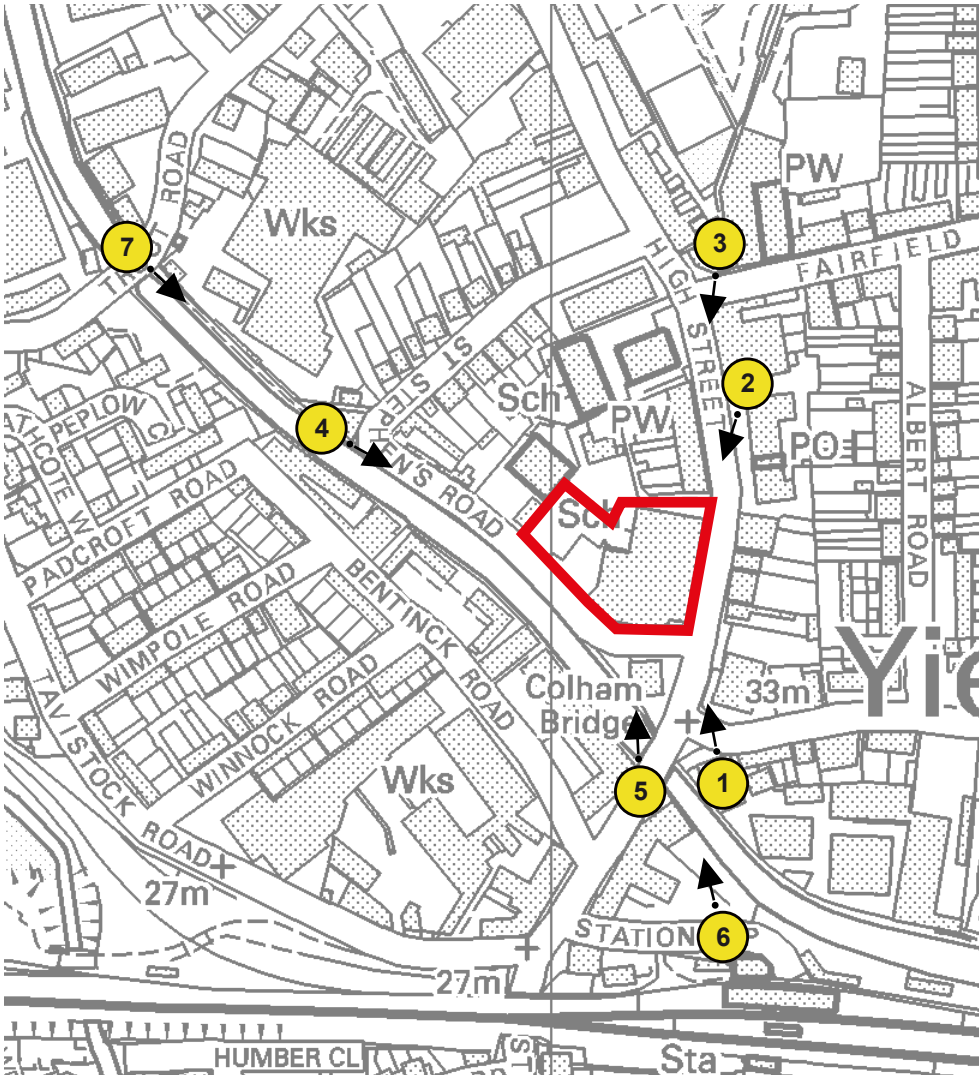
Low

Visual effect

Glimpsed views of the upper floors of the proposed development will be seen in the centre of this view, partially screened by intervening vegetation with increased filtered views in winter. The lower floors will be screened by vegetation and existing built form. It will result in a **Low** scale of change to this view.

In winter, the proposed development would be seen in the context of existing apartment buildings on the skyline and would appear of consistent form, scale and materials and compatible with the wider townscape context. In summer, glimpsed views of the upper floors of the development would be seen but would not be the focus of the view. It would be a secondary element of the view that would act as a visual marker of the town centre. It would not be a prominent element. The articulation of the facades and use of materials would be compatible with the context.

There would be a **Minor Beneficial** visual effect.



Extract from Viewpoint Location Plan

Image details	
Visualisation type	Type 2 AVR Level 2
Focal length lens	24mm
Date and Time	N/A
Grid Co-ordinates	TQ 05783 80497
Direction of View	SE
Viewpoint height	1.6m
Enlargement	96% @ A1
Distance from site	250m

View 7: Existing



View 7: Proposed (summer)



[180499] Bearing: 136° Pitch: 0° Focal Length: 24mm 21/06/2023 16:00

View 7: Proposed (winter)



[180499] Bearing 136° Pitch 0° Focal Length 24mm 21/06/2023 16:00

View 8: Yiewsley Recreation Ground

Role of site in view / baseline description

Visibility of site

The site is not visible in this view as it is screened by existing vegetation, including mature trees.

Key elements in view

Open grassed areas of Yiewsley Recreation Ground and boundary vegetation including mature trees. In the winter months there are filtered views to layers of development within the town centre including the recently built Padcroft Scheme site off Bentinck Road and the Horton Wharf scheme.

Sensitivity

Receptors

People using Yiewsley Recreation Ground.

Value of view

Low, local amenity value.

Susceptibility

Medium, people in Yiewsley Recreation Ground who may have some expectation of visual amenity.

Sensitivity

Medium

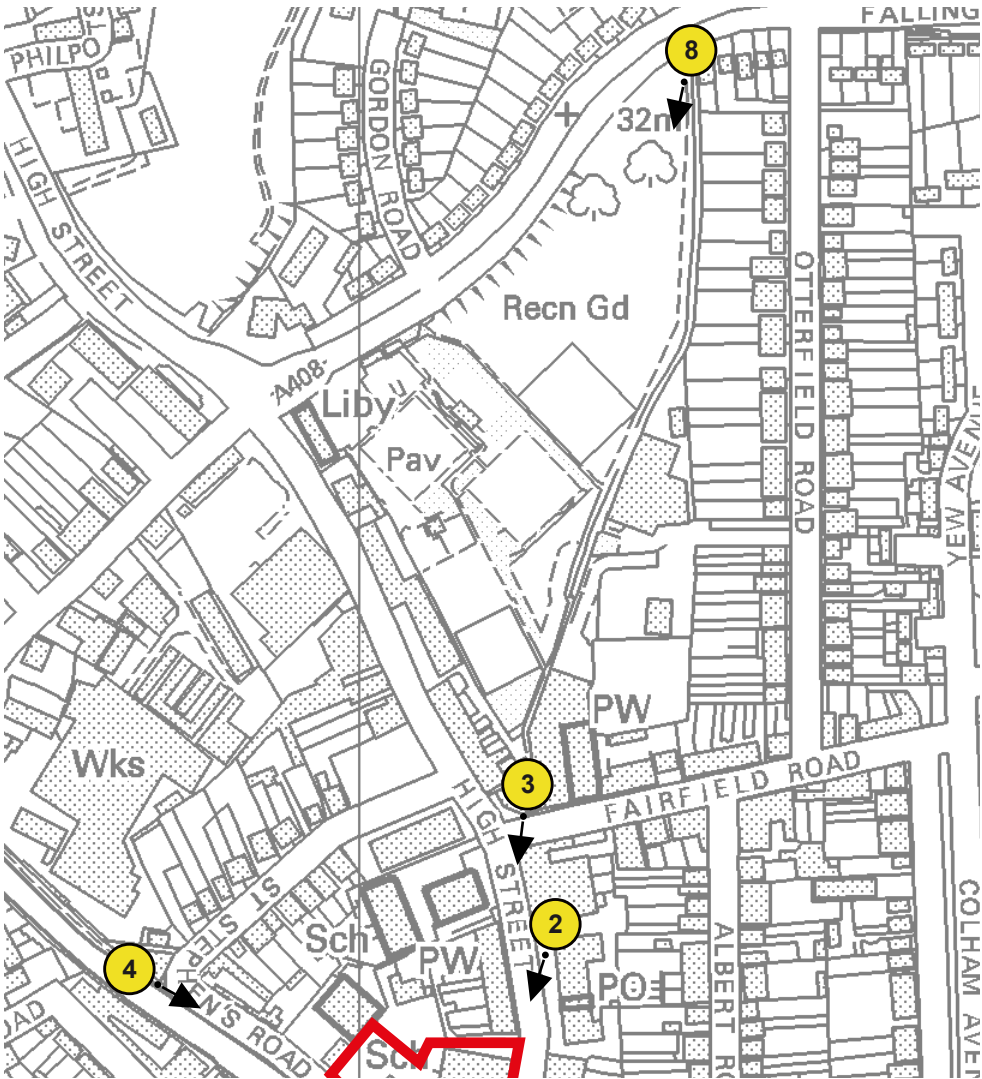
Visual effect

The proposed development will be largely screened by vegetation in the summer, while glimpsed views of the upper floors would be available during the winter months. It will result in a **Very Low** degree of change to this view in summer and **Low** degree of change in winter.

Filtered views of the upper floors of the proposed development would be glimpsed through the branches in the winter in conjunction with other apartment schemes. The proposed development would be of similar general scale and form but would appear taller due to it being closer to the viewer. It would not exceed the general height of trees surrounding the open space and would remain a distant background element forming a characteristic part of the wider urban context in both summer and winter.

It would help to mark the town centre and make a minor contribution the legibility of Yiewsley in this view.

There would be a **Negligible** visual effect in summer and a **Minor Beneficial** visual effect in winter.



Extract from Viewpoint Location Plan

Image details	
Visualisation type	Type 2 AVR Level 2
Focal length lens	24mm
Date and Time	N/A
Grid Co-ordinates	TQ 06177 80881
Direction of View	SSW
Viewpoint height	1.6m
Enlargement	96% @ A1
Distance from site	520m

View 8: Existing



View 8: Proposed (summer)



180871 | Bearing 195° | Pitch 0° | Focal Length 24mm | 21/06/2023 16:00

View 8: Proposed (winter)



180871 | Bearing 195° Pitch 0° Focal Length 24mm 21/06/2023 16:00

Appendix 6
Existing Photography - March 2023

View 1: Existing (March 2023)



View 2: Existing (March 2023)



View 3: Existing (March 2023)



View 4: Existing (March 2023)



View 5: Existing (March 2023)



View 6: Existing (March 2023)



View 7: Existing (March 2023)



View 8: Existing (March 2023)



Celebrating
60
years

Birmingham
0121 713 1530
birmingham@lichfields.uk

Edinburgh
0131 285 0670
edinburgh@lichfields.uk

Manchester
0161 837 6130
manchester@lichfields.uk

Bristol
0117 403 1980
bristol@lichfields.uk

Leeds
0113 397 1397
leeds@lichfields.uk

Newcastle
0191 261 5685
newcastle@lichfields.uk

Cardiff
029 2043 5880
cardiff@lichfields.uk

London
020 7837 4477
london@lichfields.uk

Thames Valley
0118 334 1920
thamesvalley@lichfields.uk



lichfields.uk