

Cumulative Effects during Demolition and Construction Stage

1.13. The construction of the proposed development would, subject to programming and phasing, be read in conjunction with cumulative scheme ref. 9 (Homebase, Syon Lane). The effect, in combination with this cumulative scheme, would remain unchanged.

Cumulative Effects during Completed Development Stage

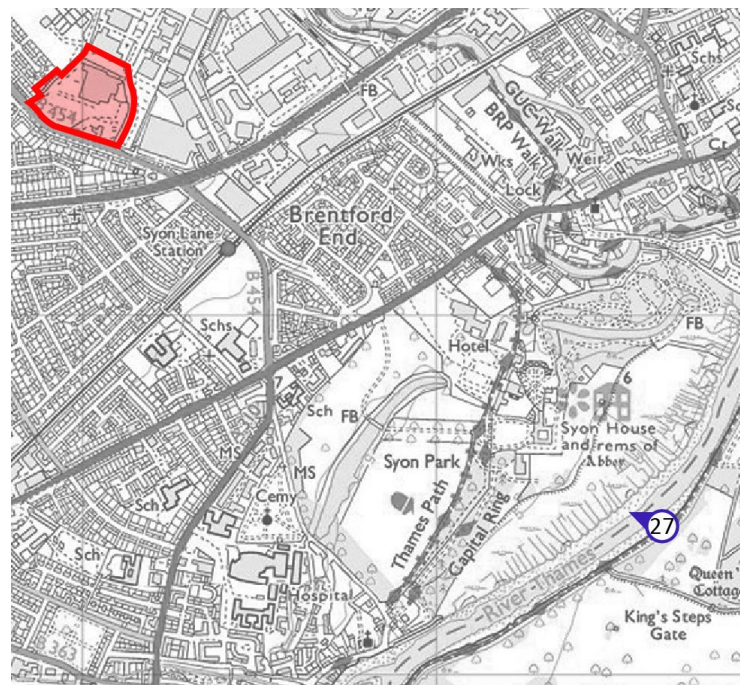
1.14. The proposed development would be visible within the context of cumulative scheme ref. 9 (Homebase, Syon Lane and when combined with this cumulative scheme, the effect would remain.



Cumulative

View 27 Thames Path

VIEWPOINT MAP



View 27 Thames Path

Baseline Condition

1.15. This representative view is part of a kinetic view along the southern bank of the River Thames. It is positioned on the western edge of the Royal Botanic Gardens World Heritage Site and within the Royal Botanic Gardens Conservation Area. The site is located 1.97 km to the north-west of the viewpoint.

1.16. In the foreground of the view is the River Thames; the photo was taken at high tide. On the opposite (northern) bank, the grassland of the Grade I Registered Park and Garden of Syon Park is partially visible along with its associated mature trees.

1.17. Syon House, a Grade I listed building, is partially visible in the background of the view. Syon House is at a similar orientation within the view as that depicted in a 1749 painting by Canaletto of Syon House (as shown in Figure 14 of the September 2020 Heritage Statement prepared by KM Heritage). The viewpoint of the painting cannot be replicated exactly due to changes in the riverside vegetation and river banks since it was painted in the 18th century.

1.18. The mature trees present within Syon Park prevent a view of the site.

1.19. This representative view has a high value since it can be compared to the view depicted within the 1749 painting by Canaletto, it has a high scenic value and there is limited potential for substitution for elements within the view



Existing

View information: 30th May 2020, 73 degrees HFoV, 517675,176445,7.60, Looking NNW at 1.5km to site

Assessment of Effects

1.20. Visual receptors experiencing this view would be people walking, running and cycling along the towpath. The representative view would have a high susceptibility to change and a high sensitivity to the proposed development. The visual receptor's experience is influenced by the viewpoint's location under the flight path of planes taking off and landing at Heathrow Airport, which can at times result in an intrusive level of ambient noise.

Effects during Demolition and Construction Stage

1.21. In the short term the cranes associated with the construction of the proposed development would have a low magnitude of impact on the view. Through combining this magnitude of impact with the previously established high sensitivity the construction stage of the proposed development would have a temporary, medium term, **Moderate Adverse** significant effect.

Effects during Completed Development Stage

1.22. Views of the majority of the proposed development would be prevented due to Syon House and the mature trees within Syon Park. It is considered that in the winter a limited glimpsed view would be possible to a small element of the proposed development behind Syon House and the trees within the park in the far background of the view, resulting in a very low magnitude of impact on the view.

1.23. Through combining this magnitude of impact with the previously established high sensitivity, the completed development stage of the proposed development would have a permanent, long-term, **Minor to Moderate Neutral effect**. The effect is considered to be neutral because the change would have neither a beneficial nor adverse effect on the features of the view. As illustrated in the supporting imagery, the visibility of the proposed development would reduce in the summer when the trees present within Syon Park are in leaf.



Proposed

Cumulative Effects during Demolition and Construction Stage

1.24. The construction of the proposed development would, subject to programming and phasing, be read in conjunction with cumulative scheme ref. 9 (Homebase, Syon Lane). The effect, in combination with this cumulative scheme, would remain unchanged.

Cumulative Effects during Completed Development Stage

1.25. The proposed development would be visible within the context of cumulative scheme ref. 9 (Homebase, Syon Lane and when combined with this cumulative scheme, the effect would remain.



Cumulative