

Section 1 : Residential Property

MS Table 4a

LOCATION	TYPE OF VIEW	CONDITION OF AREA IN VIEW	SENSITIVITY	APPROX. No. OF VIEWERS	COMMENTS
1. Whitefield Avenue No.s 1 -16 Whitefield Ave.	View from 1st floor - open View from ground floor - partial View from rear gardens - partial	Park, industrial area, hotel, flyover Moderate	High	28 dwellings	
No.s 1-12 Anderson court	Window views from 1st & 2nd floors	Yard areas, park, planting, industrial area, hotel Moderate	High Moderate	4 dwellings 4 dwellings	
No.s Dyson Court	2nd Floor flats, oblique views to park, hotel, main view over Anderson Court	Anderson Court, yard areas, park and industrial area Moderate	Low	2 dwellings	
No.s 1- 12 Rawlinson Court	Window views from 1st & 2nd floor flats at North end of building Gap view between buildings	Parking area, hotel Low	 Low	 4 dwellings	(Southern end of block screened by tree)
2. Whitefield Flats					
2.1 Whychote Point	Views from windows on elevations facing site. Views increasingly panoramic from higher levels. Levels 4 -11 only	Park, industrial area, hotel, flyover & areas beyond site Moderate	High Moderate Low	8 dwellings 8 dwellings 8 dwellings	Note 2 elevations have balcony views and main windows facing site 1 elevation has windows with oblique views
2.2 Clare Point	Views from windows on elevations facing site. Views increasingly panoramic from higher levels. Levels 5 -11 only	Park, industrial area, hotel, flyover & areas beyond site	Moderate	7 dwellings	1 elevation with balcony views and 3 windows Other elevations only single window / oblique balcony views
2.3 Norden Point	Views from windows on elevations facing site. Views increasingly panoramic from higher levels. Levels 5 -11 only	Park, industrial area, hotel, flyover & areas beyond site	High Moderate Low	7 dwellings 7 dwellings 7 dwellings	2 elevations have window views one with balcony view 1 elevation has windows with oblique views



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<p>3. Claremont Way 3.1 Claremont Way flats over shop units</p> <p>3.2 Claremont Way Rosa Freedman Centre</p>	<p>Minimal out look over development site. Views over open space area</p> <p>view from flats on 3 stories</p>	<p>Frontage of shop row inc. derelict youth club site</p> <p>Poor Open view into park with hotel in direct line of sight</p> <p>High</p>	<p>Low</p> <p>High</p>	<p>52 total 8 No dwellings</p> <p>14 flats estimated from no of bay windows on rear elevation</p>	<p>out of 132 overall no. of flats</p>
<p>4. Prayle Grove / Marble Drive / 4.1 Prayle Grove</p> <p>4.2 Marble Drive</p> <p>4.3 Topaz Walk</p>	<p>Views from housing estate - includes front & rear gardens and main living rooms - includes close quarter views of playing fields</p> <p>Front elevation views Ground and 1st floor Front garden area</p> <p>Front elevation views Ground and 1st floor Front garden area</p>	<p>foreground of trees on Claremont rd. Flats, hotel</p> <p>Foreground of trees on Tesco frontage</p> <p>Foreground of trees on Tesco frontage</p>	<p>High</p> <p>Medium</p> <p>Low</p> <p>High</p> <p>Medium</p> <p>High</p>	<p>53 dwellings</p> <p>41 dwellings</p> <p>89 dwellings</p> <p>35 dwellings 34 dwellings</p> <p>22 dwellings</p>	<p>Rear of dwelling views of Whitefield flats, School, and trees potential views of tall buildings & views of Playing Fields Mixed views over towards school - currently uninterrupted of horizon Oblique views over surrounding housing gardens to school</p> <p>foreground of trees on Tesco frontage - properties set back with view to horizon over store</p> <p>Close Quarter views of landscape / large building elevation</p>
<p>5. Clitterhouse Crescent 5.1 Clitterhouse Crescent adjacent to open space</p>	<p>Rear elevation views Ground, 1st floor & occasional 2nd floor dormers along with some gardens</p> <p>many properties benefit from tall boundary fences & tree line in open space Views more open in Winter</p>	<p>Views over open space area to industrial estate, hotel, North Circular,</p> <p>Moderate</p>	<p>High</p> <p>Medium</p>	<p>38 3</p>	



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5.2 Clitterhouse Crescent adjacent to Brent Terrace	Rear elevation views Ground, 1st floor & occasional 2nd floor dormers along with some gardens, also some front elev. views to main site	views of terrace roof and railway sidings & development on Edgware rd.	High	68	
5.3 Clitterhouse Road / Claremont Road.	1st floor views	Views over other houses to hotel and distant development	Medium Low	78 89	Views vary significantly between dwellings - cautionary assessments
6. Brent Terrace 6.1 Brent Terrace No.s 64 -105 adjacent to Transfer station	Glimpsed 1st floor views Ground floor views often screened by fences, some open to railway fence. Scrub on sidings close off most views Garden areas secluded sensitive to high rise development	Palisade fencing, Transfer station may be glimpsed particularly in winter. View mainly of scrub on embankment	High	37	Note; some properties are in fact empty some others have tall screen fencing or garden trees blocking view. Numbers based on total number of Terrace
6.2 Brent Terrace No.s 1- 63 South of Transfer station	Glimpsed 1st floor views Occasional ground floor views Garden areas secluded sensitive to high rise development	Palisade fencing, Railway and other development may be glimpsed	High	63	
6.3 Brent Terrace new developments Dover Close	Flats - views from elevations facing site Communal garden area	Palisade fence & derelict site and railway open area of siding	Moderate Low	8 4	
6.4 Brent Terrace new developments Romney Row	Maisonettes - views from front elevation windows 1st and 2nd floors	Palisade fence to derelict site and railway siding No. 9 looks @ substation	Low	8	
7. Claremont Road 7.1 Caney Mews	Glimpsed 1st floor views	Oblique view to derelict site and railway embankment & adjoining school grounds	Moderate Low	2 3	
7.1 Pennie Drive / Cotswold Gardens	Oblique views from rear elevations 1st floor views Oblique views from rear elevations 1st floor views	Views towards railway embankments Views into Clitterhouse Fields (Cotswold Drive)	Low Low	35 81	
7.2 Chiltern Gardens 22,24,26,28,33,35,37,39	Oblique views from front elevation 1st and ground floor and gardens	Views to poor quality development and scrub areas on embankment	Moderate	8	



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7.2 Chiltern Gardens 1 - 31 odd & 12 - 20 even	Oblique views from front elevation 1st and ground floor and gardens	Views to poor quality development and scrub areas on embankment	Low	21	
7.3 The Vale 257 & 259	Oblique views from front elevation 1st and ground floor and gardens	Views to scrub area on embankment	Moderate Very Low	8 45	
7.4 The Vale - Compton Court	Views from 1st & 2nd floors	Views to & over rail sidings	Low	7	
7.5 Sandpiper Drive	Potential views from 1st & 2nd floors flats	Views to & over rail sidings	Very Low Low	4 6	
Handley Grove	Long distant view over sidings from above 1st floor (flats)	View over mainline railway	Very Low	6	
Dariy Man Close - 3 blocks of flats	Long distant view over sidings from above 1st floor (flats)	View over mainline railway	Very Low	18	Estimated number of flats
8. Cricklewood Lane	Flats over shops - 1st / 2nd Floor	View over busy street and existing superstore	Very Low	26 Buildings	Number of individual units not identified
9. Dorchester Court	New properties at north end of railway terraces. Properties set below railway embankment no significant view.		Very Low	10 dwellings	
10. Edgware Road / Dollis Hill 10.1 Edgware Road frontage properties Gladstone Parade - Topp Walk	Views from 1st and 2nd floors	View to rail junction vegetation and large scale warehouses and commercial developments. Potential for significant enhancement of views.	Moderate	23 dwellings	



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10.2 Dollis Hill (Oxgate Gardens, Dollis Hill Lane, Dollis Hill Avenue, Gladstone Park Gardens)	Properties generally orientated without views towards site occasional property with main elevation facing site. Views primarily from 1st floors or attic dormers	Where available views of railway, sidings and wider panorama of townscape.	Very Low	15	
11. Brent Park Road Est. 10.1 Brent Park Road	1st floor rear elevation views glimpsed ground floor and garden views	Properties benefit from garden trees & landscape planting on boundary, views over shopping centre car park to N.C. fly over	Moderate Low Very Low Very Low	50 dwellings 6 dwellings 41 dwellings 7 dwellings	Properties fronting on to shopping centre Properties on North side of street Properties set back on North side of street
11.2 Layfield Road & other streets to the north	1st floor views where terraces sit slightly above foreground roofscape (approximate no location of properties identified from top of Garden Court Hotel)	Views over foreground roofscape to Fly over & Garden Court Hotel	Very Low	20 Dwellings	
11.3 Sturges Avenue	Rear of property views	Views to landscape on boundary of shopping centre	Low	17 dwellings	
11.4 Dallis Road	Rear 1st floor views. Possibly including gardens.	Oblique views from properties on rising ground -over other existing dwellings	Low	53 dwellings	
12. East of Hendon Way 12.1 East of Hendon Way - Beaufort Gardens - Renters Avenue	Oblique views from property frontages	View over Hendon Way Dual Carriageway	Very Low	11	
13. East of Hendon Way 13.2 Renters Avenue Roundabout	Views from 2nd or 3rd floor flats	View over Hendon Way Dual Carriageway	Very Low	3 Blocks	
13.2 Renters Avenue Roundabout - Clive Lodge	Views from 2nd or 3rd floor flats	View over North Circular			
13.3 Renters Avenue Roundabout	Glimpsed views between buildings	Includes foreground trees	Very Low	5 dwellings	



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14. East of Hendon Way 14.1 East of Hendon Way - Brentfield Gardens	1st Floor Views	View over Hendon Way Dual Carriageway - Embankments in foreground	Low	18 dwellings	
14.2 Highfield Avenue	Views from property frontages & rear elevations	View over Hendon Way Dual Carriageway to Tesco Site	Moderate	17 dwellings	
14.3 Highfield Avenue	Views from property frontages	View to frontage of Brent Cross Underground Station	Very Low	6 dwellings	
14.4 Woodfield Gardens	Views from property frontages & rear elevations	Oblique views over Hendon Way to Tesco Site	Moderate	6 dwellings	
14.5 Hamilon road	Views from property rear elevations and gardens	Views over allotment sites to main site area	Moderate Low	23 dwellings 46 dwellings	

