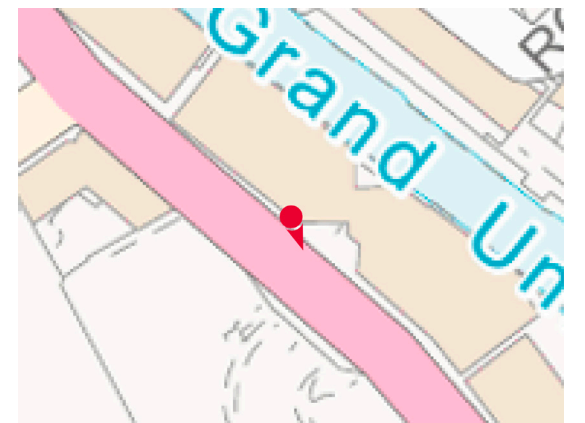
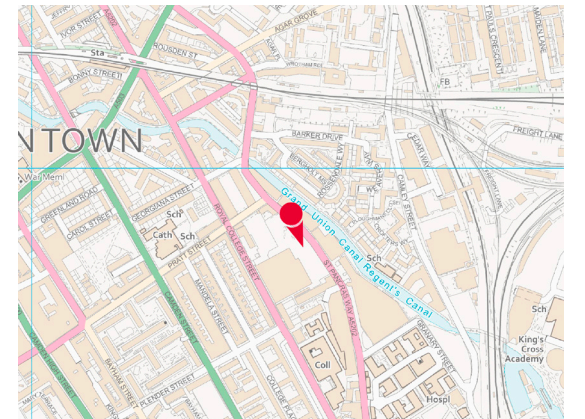




Existing

3223_2001





Consented

Consented Development

2.25 This view looks south along the western boundary of the Regent's Canal Conservation Area. On the left, within the conservation area, the street is defined by late 20th century building frontages; these buildings also look eastwards onto the canal. On the right of the view, the west side of St Pancras Way is outside the conservation area. Closest to the viewing position is the Parcel Force depot with a large parking area onto St Pancras Way. Beyond the depot is a late 20th century housing development rising to eight storeys and the long frontage of recently developed Unite student accommodation opposite the Site. The Consented Development would be clearly visible continuing the existing street frontage on the west side of the conservation area at a taller scale, making a moderate change to the composition of the view. The closest part of the Consented Development, Building A has been completed. Beyond it is the distinctive form of Building B. The subdivision of the large Site into a number of smaller plots with variations in their use would physically and visually break up the large footprint of the Site with a resulting finer grained townscape that would integrate comfortably with the scale and grain of the existing townscape of St Pancras Way, increasing the level of richness, activity and overlooking and not dominating the streetscape.

Significance of likely effect: **Moderate, beneficial**



Proposed

Proposed Development

2.26 The proposed change to the height and increase in plant to Plot B would be barely discernible in this view. The scale of proposed plant on the roof of Building B has been reduced and set back behind a slightly taller parapet as part of the embedded mitigation during design development. As a result, the visibility of the additional plant required to service the proposed new life science use of the building has been minimised in views along St Pancras Way. A small corner of the slightly taller Building C3 would be just visible beyond the roofline of Building B but would not be a noticeable element of the view. Although the roofscape would be perceptibly altered in comparison to the Consented Development, with slightly increased visibility of plant, the changes at roof level would not appear visually distracting and would remain clearly secondary to the architecture of the distinctive Building B lining St Pancras Way. The Proposed Development would continue to have a beneficial effect on the composition of view as a whole. The effect of the Proposed Development would not alter from that of the Consented Development.

Significance of likely effect: **Moderate, beneficial**



Cumulative

Cumulative

2.27 None of the cumulative development would be visible in the view and the significance of the effect would not change from that assessed for the Proposed Development in isolation.

Significance of likely cumulative effect: **Major, beneficial**

3 Mitigation Measures and Residual Effects

- 3.1

Mitigation measures for the Proposed Development would remain unchanged from those reported in the March 2018 TVBHA:
- 3.2

The acceptability of permanent likely effects of the completed Proposed Development has been an integral part of the design approach. It has been implemented through the design development process and has been used to adapt and modify the Proposed Development to take account of likely townscape, visual and heritage constraints and opportunities. Likely adverse effects have been considered throughout the design process and are avoided by the submitted design for the Proposed Development.
- 3.3

Residual effects of the Proposed Development are summarised in Table 7-1. There would be no change to the effects reported in the March 2018 TVBHA.

Table 7-1 Summary of residual effects

Receptor		Likely Effect	Likely Cumulative Effect
Built Heritage			
Likely effects on the character and appearance of the Regent's Canal Conservation Area			
	Regent's Canal Conservation Area	Negligible to major, beneficial	Negligible to major, beneficial
Likely effects on the setting of the Kings Cross Conservation Area			
	Kings Cross Conservation Area	Negligible to moderate, beneficial in winter; negligible in summer	Negligible to moderate, beneficial in winter; negligible in summer
Likely effects on the heritage significance of listed structures and landscapes			
	Tomb of Sir John Soane, his wife and son in St Pancras Old Church Gardens	Negligible	Negligible
	Old Church of St Pancras	Negligible	Negligible
	Burdett-Coutts Memorial	Negligible	Negligible
	Nos. 5 to 16 Goldington Crescent	Negligible	Negligible
	Penfold Pillar Box, St Pancras Way, outside Parcel Force London Central Office	Negligible	Negligible
	6-22, Royal College Street	Negligible	Negligible
	75-85, Royal College Street	Negligible	Negligible
	85C, 87 and 89, Royal College Street	Negligible	Negligible
	91-99, Royal College Street	Negligible	Negligible
	Gasholder No. 8	Negligible	Negligible
	St Pancras Gardens	Negligible	Negligible
Likely effects on the heritage significance of non-designated heritage assets			
	Jubilee Waterside Centre	Negligible	Negligible
	Retaining wall to former Midland Railway Goods Yard	Negligible	Negligible
	Oblique Bridge and earlier abutments	Negligible	Negligible
Representative Townscape Views			
1	Parliament Hill (LVMF 2A.1)	Minor, neutral	Minor, neutral
2	Primrose Hill (LVMF 4A.1)	Minor, neutral	Minor, neutral
3	Regent's Canal Towpath, looking south	Moderate, beneficial	Moderate, beneficial
4	Elm Village (day)	Major, beneficial	Major, beneficial
4N	Elm Village (dusk)	Major, beneficial	Major, beneficial
5	Regent's Canal Towpath, looking north	Major, beneficial	Major, beneficial
6	Regent's Canal Towpath, Kings Cross Gasholders	Moderate, beneficial	Moderate, beneficial
7	Camden High Street, junction with Plender Street	No effect	No effect
8	Plender Street, junction with College Place	Minor, neutral	Minor, neutral
9	Midland Road, outside St Pancras Station	Negligible	Negligible
10	St Pancras Gardens, St Pancras Old Church	Minor, neutral in winter; negligible in summer	Moderate, neutral in winter; negligible in summer
11	St Pancras Gardens, Tomb of Sir John Soane	Minor, neutral in winter; negligible in summer	Minor, neutral in winter; negligible in summer
12	St Pancras Way, junction with Pancras Road	Moderate, beneficial	Moderate, beneficial
13	St Pancras Way, outside No.22	Moderate, beneficial	Moderate, beneficial

4 Conclusions

- 4.1

Six views have been remodelled and reassessed to consider the likely effects of the Proposed Development in comparison to the Consented Development. The revised design of the Proposed Development would not make a noticeable change to these views. As the townscape and visual assessment demonstrates, while there would be some additional height and additional plant resulting in changes to the roofline, embedded mitigation through the design development process has effectively minimised its potential impacts and the Proposed Development would make no material change to the effects on local views in comparison to the Consented Development. In the remaining views not remodelled in this addendum, which are less sensitive to the proposed design changes, we conclude, based on professional judgement, that the Proposed Development would make no change to the effects in comparison to the Consented Development.
- 4.2

Therefore, as concluded in the March 2018 TVBHA, the likely effects of the Proposed Development on two designated LVMF SPG views and 11 representative townscape views, from positions agreed with LBC officers, would range from no effect to major, beneficial. As for the Consented Development, the Proposed Development, taller than the existing former sorting office on the Site, would make a major change to the composition of close views within the Regent's Canal Conservation Area. The appearance would not be noticeably different from that of the Consented Development; its quality would remain very high and the Proposed Development would continue to have a beneficial effect on the composition of all views assessed. Like the Consented Development, it would integrate comfortably with the scale and grain of existing context and enhance the activation and permeability, and the richness and architectural quality of the canal edge and street frontages to St Pancras Way and Granary Street. As a result, important representative views of the designated townscape, both within the Regent's Canal Conservation Area and outside it, would be enhanced. There would be no change to the effects reported in the March 2018 TVBHA and the May 2021 TVBHA Addendum.
- 4.3

As for the Consented Development, the subdivision of the large Site of the Proposed Development into a number of smaller plots with variations in their use would break up the long canal frontage. The resulting variation in the roofscape and architectural treatment, which would be further reinforced by the Proposed Development, would complement the meandering picturesque alignment of the canal and the existing finer grain of the western canal edge to the north of the Site.
- 4.4

As concluded in the March 2018 TVBHA and the May 2021 TVBHA Addendum, the Proposed Development would therefore significantly enhance the character and appearance of the Regent's Canal Conservation Area. It would also preserve the character and appearance of the setting of the King's Cross Conservation Area. Like the Consented Development, the Proposed Development would not harm the heritage significance of the listed structures assessed, the registered landscape of St Pancras Gardens, or non-designated positive contributors to the Regent's Canal Conservation Area included in this assessment.

References

1-5 DCLG, National Planning Policy Framework (NPPF) (2012)

1-5A DCLG, National Planning Policy Framework (NPPF) (2019)

1-5B DLUHC, National Planning Policy Framework (NPPF) (2023)

Appendices

A1 Millerhare’s technical notes on the Views

Scope			
4.5	This study tests the visual impact of the Proposed Development by Reef Estates at 6 St Pancras Way. It consists of a series of accurately prepared photomontage images or Accurate Visual Representations (AVR) which are designed to show the visibility and appearance of the Proposed Development from a range of publicly accessible locations around the site. The views have been prepared by Miller Hare Limited.		
4.6	The views included in the study were selected by the project team and they include, where relevant, standard assessment points defined by the Mayor of London and the London borough of Camden. Where requested, view locations have been refined and additional views added. The full list of views is shown in thumbnail form on the following pages, together with a map showing their location. Detailed co-ordinates for the views, together with information about the source photography are shown in Appendix A2 “View Locations”.		
4.7	In preparing each AVR a consistent methodology and approach to rendering has been followed. General notes on the AVRs are given in Appendix A4 “Accurate Visual Representations”, and the detailed methodology used is described in Appendix A5 “Methodology for the production of Accurate Visual Representations”.		
4.8	From each viewpoint a large format photograph has been taken as the basis of the study image. The composition of this photograph has been selected to allow the Proposed Development to be assessed in a meaningful way in relation to relevant elements of the surrounding context. Typically, photographs have been composed with a horizontal axis of view in order to allow vertical elements of the proposals to be shown vertically in the resulting image. If required in order to show the full extent of the proposals in an natural way the horizon line of the image has been allowed to fall above or below the centre of the image. This has been achieved by applying vertical rise at source using a large format camera or by subsequent cropping of the image. In a limited number of cases the source photograph has been extended vertically to ensure that the full height of the proposals are shown in the images of the future condition. In all cases the horizon line and location of the optical axis are clearly shown by red arrow markers at the edges of the image.		
4.9	The lenses chosen for the source photography have been selected to provide a useful Field of View given the distance of the viewpoint from the site location. The lenses used for each view are listed in Appendix A2 “View Locations”.		
4.10	In this study the following groups of views have been defined: <ul style="list-style-type: none">• Distant views – typically with a horizontal Field of View approximately 48 degrees (equivalent to a 35mm lens	<p>on 35mm film camera). LVMF views in addition have been shown with their wider setting</p> <ul style="list-style-type: none">• Mid-distance views – horizontal Field of View approximately 74 degrees (equivalent to a 24mm lens on 35mm film camera)• Local views – horizontal Field of View approximately 74 degrees (equivalent to a 24mm lens on 35mm film camera)	client’s design team issued to Millerhare in June 2023. Computer models reflecting the Proposed Development have been assembled and refined by Millerhare and images from these models have been supplied to the project team to be checked for accuracy against the design intent. An overview of the study model annotated with key heights is illustrated in Appendix A3 “Model Overview”.
4.11	For each AVR image, the precise Field of View, after any cropping or extension has been applied is shown clearly using indexed markings running around the edges of the image. These indicate increments of 1, 5 and 10 degrees marked away from Optical Axis. Using this peripheral annotation it is possible to detect optical distortions in parts of the image away from the Optical Axis . It is also possible to simulate a different field of view by masking off an appropriate area of the image. More detailed information on the border annotation is contained in Appendix A4 “Accurate Visual Representations”.		
Conditions			
4.12	From each selected viewpoint a set of accurate images have been created comparing the future view with the current conditions represented by a carefully taken large format photograph. In this study the following conditions are compared: <ul style="list-style-type: none">• Existing – the appearance today as recorded on the specified date and time• Proposed – the future appearance were the Proposed Development to be constructed		
Styles			
4.13	For each viewpoint, the Proposed Development is shown in a defined graphical style. These styles comply with the definitions of AVR style defined by the London View Management Framework. The styles used in this study are: <ul style="list-style-type: none">• AVR 1 – a wireline representation showing the silhouette of the proposals. Where a part of the silhouette would be visible in the view it is shown in blue, where it would be invisible, as a result of being occluded by existing structures or dense vegetation, it is shown dotted.• AVR 3 – a fully rendered representation of the building showing the likely appearance of the proposed materials under the lighting conditions obtaining in the selected photograph.		
Schemes			
4.14	The Proposed Development shown in the study has been defined by drawings and specifications prepared by the		