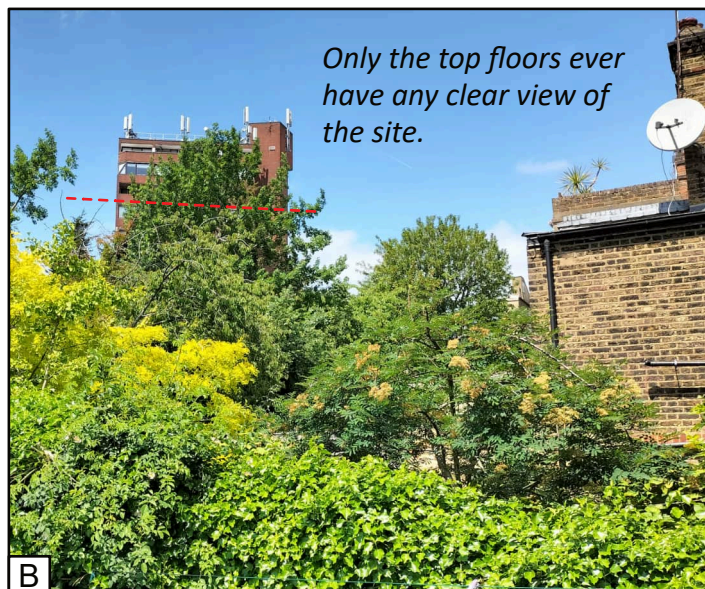


Impact on Ellerton Tower flats

Built, and still managed, by Camden Council in 1971, Ellerton Tower's formerly fashionable 'Brutalist' style, bulk, and massing dominate the skyline to the north of the application site, despite being over 80m away. Its overbearing impact is softened only by the trees in the tower's garden and on the railway bank. Only the top floors have a clear view of the application site, and even then only really when the trees below are bare. For most of the year, the application site is largely obscured from view.



A 23 Ravenshaw Street with Ellerton Tower beyond.



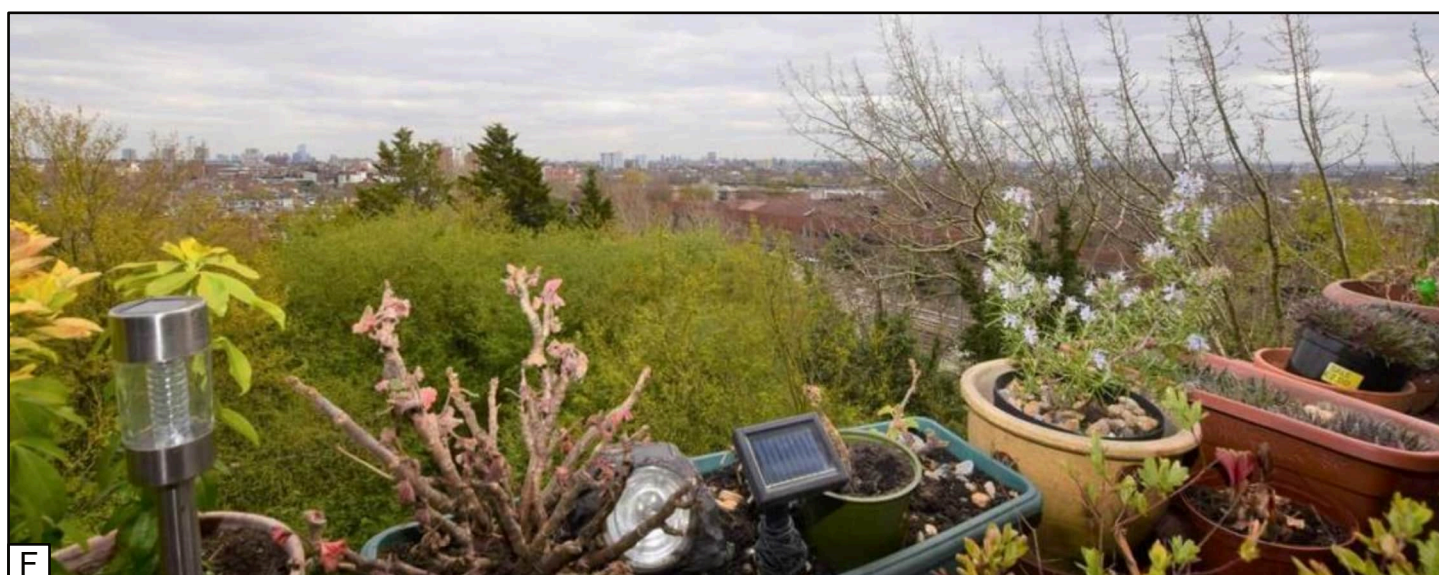
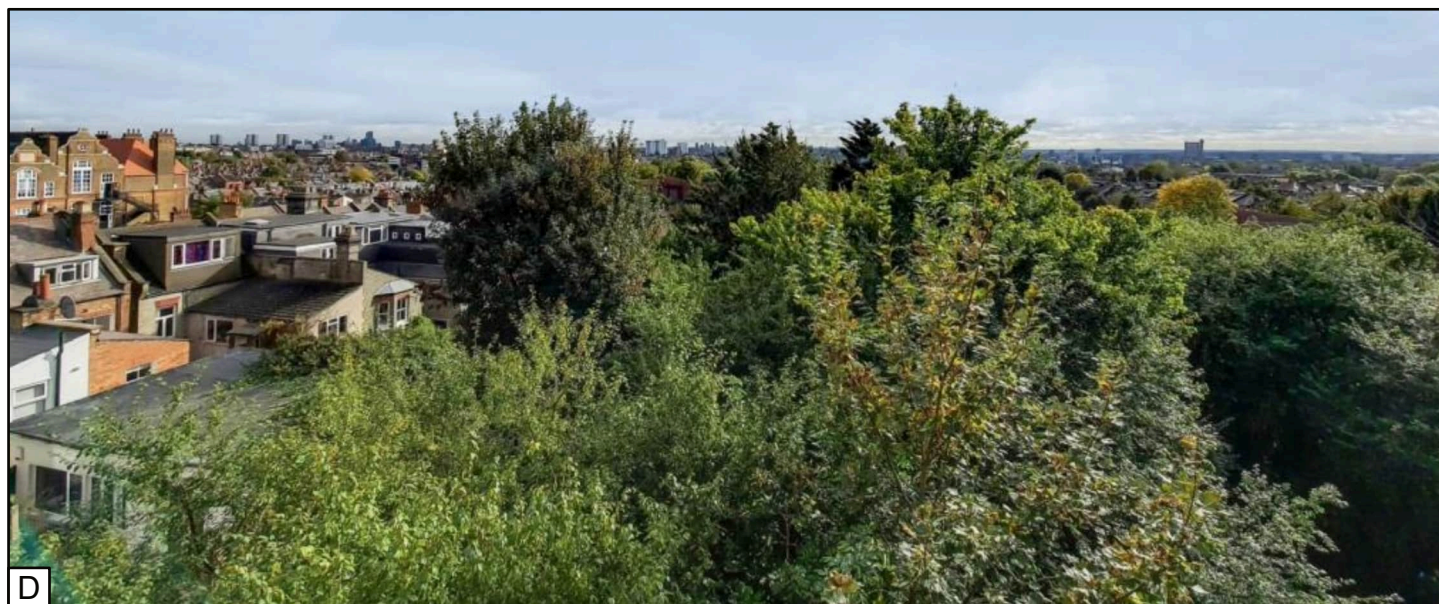
B Ellerton Tower from the rear of 23 Ravenshaw Street.



C Drone view showing how Ellerton Tower dominates the surrounding area. The line of sight from the top two floors, the only floors with a clear view of the site, is approximately 86m.

Summer views of the site from Ellerton Tower

Photos D to F show typical summer views over the site from various balconies in the Ellerton Tower flats. When the trees are in full leaf, the proposed site is largely concealed from view. *Photos are from sales particulars of flats in the tower.*



Winter views, extant and proposed

Photo G and photomontage H depict the existing and proposed views of the site during winter, as seen from an upper-floor balcony. These visuals show that the potential visual impact the development could have on residents of Ellerton Tower, seen in context, is trivial; and certainly would not amount to 'material harm' by any common-sense meaning of the term.

