

7.10 Transport

Cycle Parking Strategy

It is proposed that cycle parking be provided in accordance with London Plan Standards, Early Minor Alterations from 2013. Therefore one space will be provided for each of the 412 units which are one to two bedroomed in size, two spaces will be provided for each of the 81 units which are three bedrooms or greater in size and a total of 13 spaces will be provided for visitors to the development.

In addition to this, 10 spaces will be provided for the commercial and community uses. The cycle parking for the visitors, commercial and community uses will be provided in publicly accessible and visible locations.

The cycle parking is presented in the Cycle parking Strategy diagram.



Cycle Parking Provision

7.10 Transport

Green Transport Infrastructure

The site lies in a prime location for access to public transport. Six bus routes stop within walking distance of the Agar Grove site and these routes have a combined peak frequency of approximately 50 buses per hour in each direction. In addition to this Camden Road Overground Station is approximately 300 metres walking distance from the site and Camden Town Underground Station is approximately 700 metres walking distance from the site.

The site is already well connected in terms of cycle and pedestrian links with good quality footways, crossings and cycle lanes provided in close proximity to the site. There is a large Barclays Cycle Hire Docking Station outside of Camden Road Overground Station and another will be provided on York Way to the east of the Agar Grove development as part of the Maiden Lane Estate redevelopment.

The redevelopment of the site will prioritise cycle and walking links with a shared surface arrangement to reduce numbers and speeds of traffic through the site.

The redevelopment will create a direct link from the site to the pedestrian and cycle path that links Agar Grove and Camley Street. This will strengthen pedestrian and cycle links to the site.

The development is effectively car-free for all new residents. As such a total of 11 car parking spaces will be provided with the charging of electric vehicles charging points with infrastructure for further 11 spaces to be converted in the future.

Two Car Club bays are also included within the regeneration, these will be for use by all and not restricted to residents of the site.



Green Transport Infrastructure

7.11

Visual Impact and Townscape Studies

LVMF View 2A.1 – Parliament Hill towards St Paul’s Cathedral

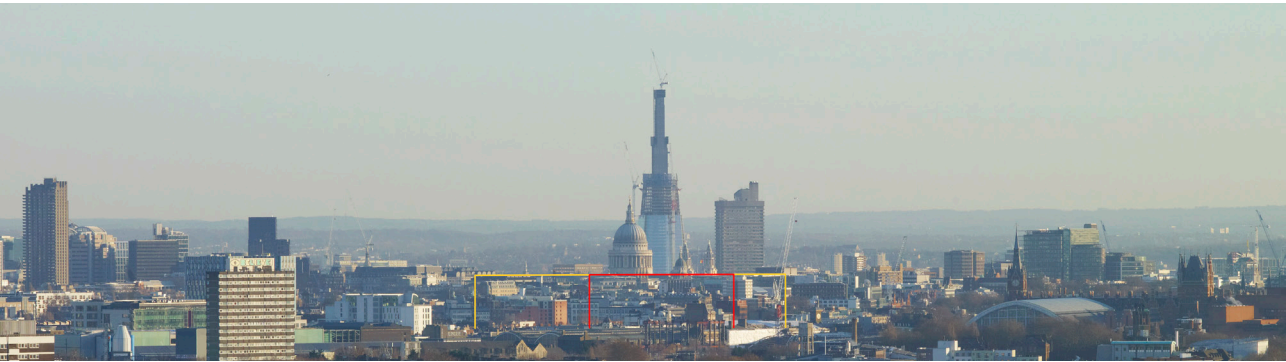
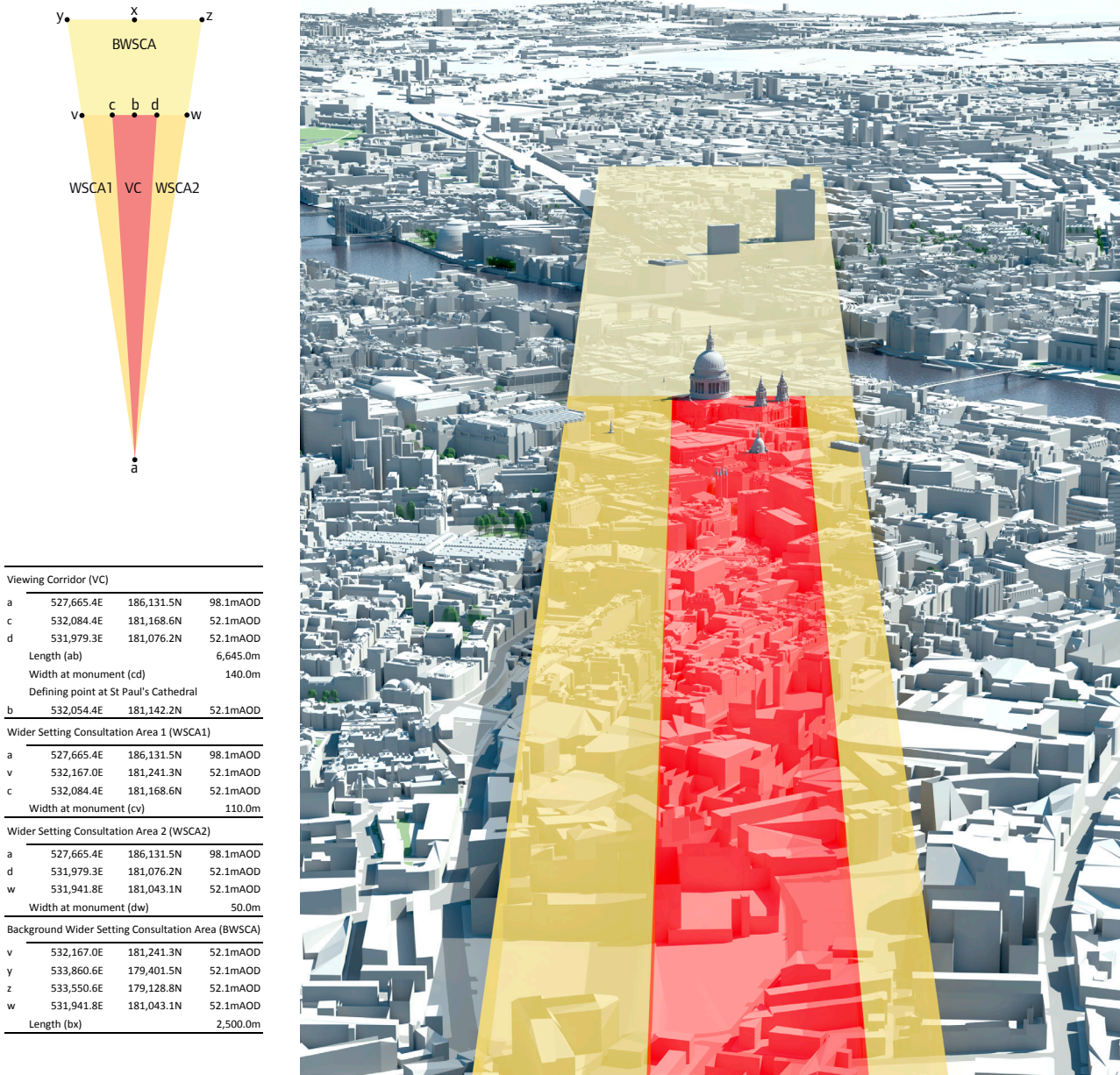
The summit of Parliament Hill provides panoramic views across a wide span of London. The topography of London frames the silhouette of the city and that the viewer can see a number of complementary and prominent elements, in particular the tall buildings in the City’s financial district and the aggregation of taller buildings at Docklands.

As noted in the LVMF St Paul’s Cathedral is set within a miscellany of buildings, in both its foreground and background, but some development in the background diminishes the viewer’s ability to recognise and appreciate the landmark.

The existing Lulworth House is visible in the middle ground of the panorama although it sits well outside the protected viewing corridor. The increased massing and change in materiality will marginally increase the prominence of Lulworth House. However, the building will remain below the skyline and will read as part of the general urban fabric including the emerging larger scale of buildings around the Kings Cross development area.

The proposed 18 storey Block B is partly visible behind Lulworth House and does increase the overall mass of built form; however, the difference in materiality between Lulworth House (heavily glazed) and Block B (predominantly brick) will ensure the buildings are discernible as two separate element this helping to break up the form.

In summary, the proposals are considered to have limited impact on the wider panorama and will be read as part of the wider urban fabric, whilst the new and extended buildings will not have any adverse impact on the viewing corridor.



Existing Protected Vista from assessment Point 2A.1

7.11 Visual Impact and Townscape Studies

Protected Vista from Assessment Point 2A.1

from: Parliament Hill: the summit – looking toward St Paul's Cathedral to: St Paul's Cathedral



Protected Vista from assessment Point 2A.1 showing proposals

7.11

Visual Impact and Townscape Studies

LVMF View 3A.1 – Kenwood towards St Paul’s Cathedral

As noted in the LVMF the middle ground of the panorama consists of a wooded ridge generally free of buildings. There is an abrupt contrast between the parkland in the foreground and middle ground and the modern commercial tower buildings of central London. Hills beyond the City form the background.

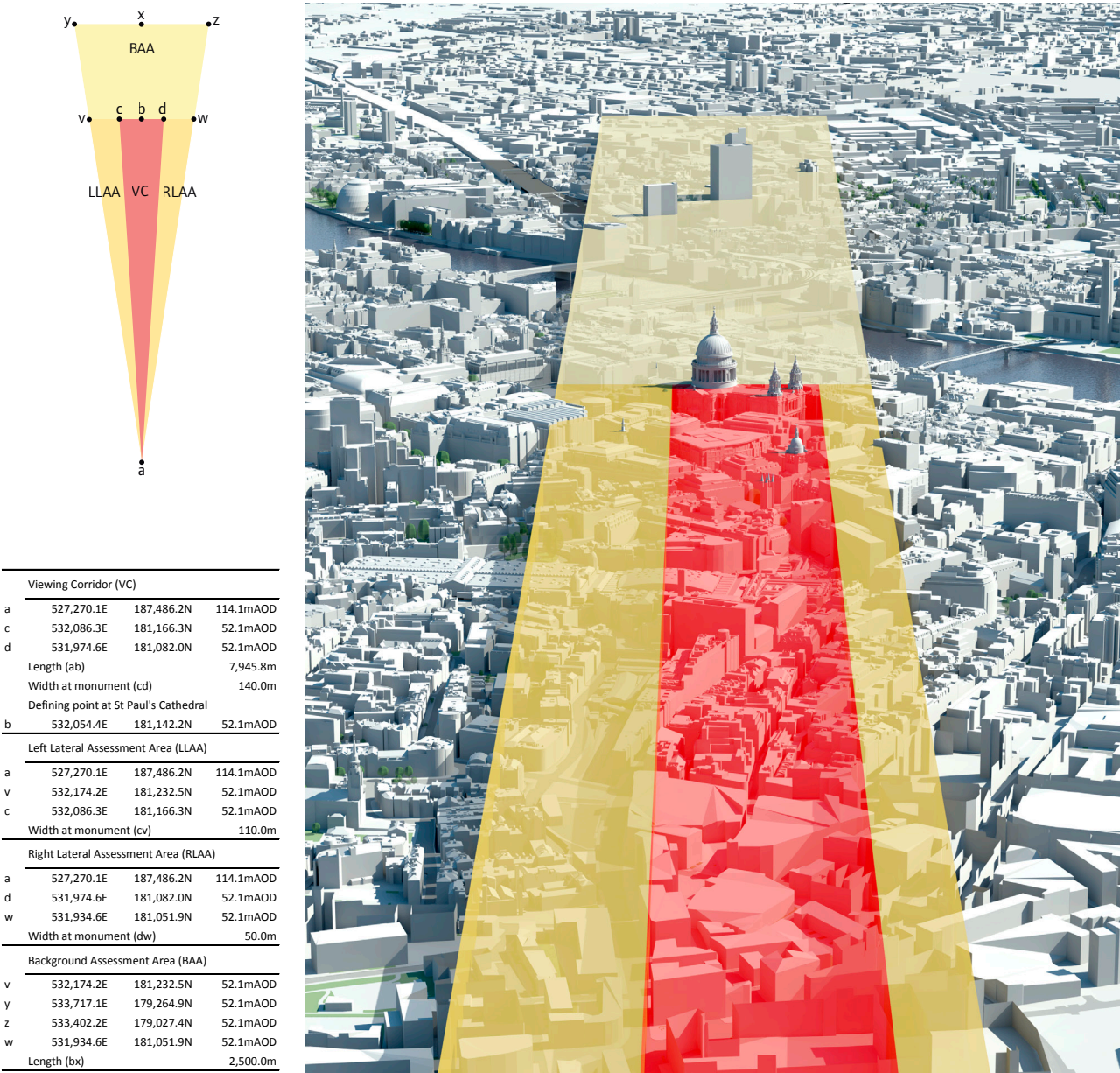
St Paul’s Cathedral, to the west of the City of London, is seen in front of a cluster of taller buildings at London Bridge, including Guy’s Hospital tower and the Shard. The views of the Cathedral dome benefit from an absence of development in the foreground but development behind the dome compromises the viewer’s ability to appreciate the landmark.

Following on from this it states that the view is particularly sensitive to development breaching the tree line in the middle ground, as it would inhibit views of the panorama.

The existing Lulworth House is visible in the middle ground; however, it sits to the right of the protected viewing corridor. The proposed 18 storey Block B will sit closer to the protected vista albeit still outside the viewing corridor and consultation zone.

Due to the viewing angle the built form of the estate in both the existing and proposed condition sits well below the skyline and reads as part of the general urban fabric in the middle ground of the panorama. Due to the difference in materiality Block B and the extended Lulworth House are discernible as separate objects which further reduces their bulk and mass.

In summary, whilst the proposed Block B will sit closer to the protected vista the impact on the view of St Paul’s is negligible and the development as a whole will have limited impact on the panorama.



Existing Protected Vista from assessment Point 3A.1

7.11 Visual Impact and Townscape Studies

Protected Vista from Assessment Point 3A.1

from: Kenwood: the viewing gazebo – in front of the orientation board **to: St Paul's Cathedral**



Protected Vista from assessment Point 3A.1 showing proposals

7.11 Visual Impact and Townscape Studies

Introduction

As part of the design process careful consideration has been given to how the proposals relate to the wider townscape, including neighbouring conservation areas, listed buildings and protected viewing corridors.

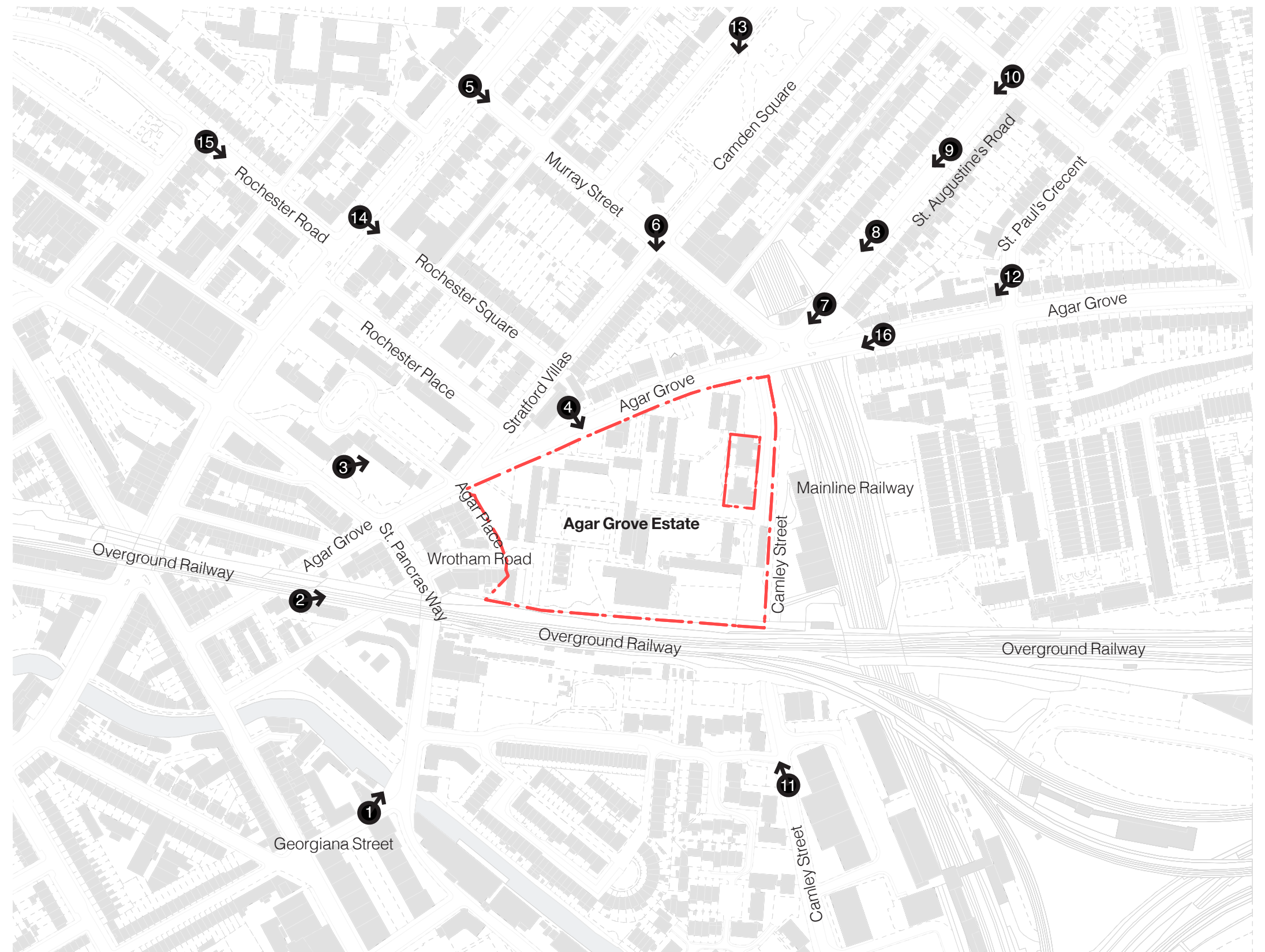
During the pre-application stage sixteen viewpoints were chosen to illustrate the effect of the proposed development on the townscape (as illustrated opposite) along with the protected viewing corridors of St Paul's Cathedral from Parliament Hill and Kenwood.

For each of the identified views an 'Accurate Visual Representation' (AVR) has been produced to illustrate the application proposals.

AVRs are produced by accurately combining images of the proposed development (typically created from a three-dimensional computer model) with a photograph of its context as existing. The AVRs are either provided as rendered (photorealistic) images or as 'wirelines' (diagrammatic representations showing the outline of the redevelopment proposals).

The AVRs have been prepared by Cityscape Digital Ltd who are acknowledged leaders in the fields of verified image production. In the preparing and producing the images guidance has been taken from the London View Management Framework SPG (2012) and the disciplines employed are the highest possible levels of accuracy and photorealism achievable with today's standards of architectural photography and computer generated models.

Full details of the methodology applied by Cityscape in preparing the imagery is provided at [Appendix \[insert number\]](#).



Key Plan

7.11 Visual Impact and Townscape Studies

Townscape Studies

View One: Georgiana Street

This view is taken from Georgiana Street looking in a north-east direction towards Agar Grove Estate. The foreground of the view is framed by utilitarian light-industrial buildings and open yards; however, the view opens up at the junction with St Pancras Way as the road crosses the Regents Canal and includes 'The Constitution' public house which is identified as a 'positive building' in the Conservation Area Appraisal. Lulworth House can be clearly seen in the background of the view.

Despite looking 'through' the conservation area this is an unremarkable view which, with the exception of the public house, has limited townscape merit. As illustrated in the proposed AVR the new 18 storey Block B will be visible above the roof line of the public house and, whilst this will have a marginal impact on the profile of the building, this is no different to the current setting of the pub which includes large scale buildings in the background such as Lulworth House. The proposed extensions to Lulworth House will increase the overall massing of the building; however,

any increased visual impact is mitigated by the significant improvement in the appearance of the building which will enhance the wider townscape. In summary, whilst the proposals will be visible in this view, the impact of the new and extended buildings is considered neutral given the existing quality of the view and the overall high-quality appearance of the development.



1 - Georgiana Street

View Two: St Pancras Way / Wrotham Road

This view is taken from the junction of St Pancras Way and Wrotham Road looking east towards Agar Grove Estate.

The foreground of the view comprises a modern block of flats on the southern side of Wrotham Road, part of a pair of semi-detached 19th century villas which are within Camden Broadway Conservation Area and a terrace of Victorian houses extending along Wrotham Road towards the site. The view is dominated by the existing Lulworth House which forms the background of the period houses.

The proposed extensions to Lulworth House will increase the overall massing of the building; however, any increased visual impact is mitigated by the significant improvement in the appearance of the building which will enhance the wider townscape. The new Block B will be partially visible in this view although the overall impact on the Camden Broadway Conservation Area will be limited given the existing scale of Lulworth House.

In summary, whilst the proposals will be visible in this view, the impact of the new and extended buildings is considered neutral given the overall high-quality appearance of the development and will not detract from the existing 19th century houses including those within the conservation area.



2 - St. Pancras Way / Wrotham Road