

## 7.11 Visual Impact and Townscape Studies

### View Three: Agar Grove

This view is taken from the north side of Agar Grove looking east towards Agar Grove Estate.

The foreground of the view is dominated by the existing trees which line both sides of Agar Grove which represent significant structures particularly when the trees are in leaf (as shown in the image).

The existing low-rise blocks of the Estate are seen through the trees, whilst Lulworth House is a prominent structure in the background of the view. Whilst the north side of Agar Grove forms the boundary of the Camden Square Conservation Area the layout and form of the existing low-rise blocks creates a weak edge and undefined frontage to the street.

The proposals will increase the overall massing along the Agar Grove frontage; however, this will benefit the streetscape by providing a better sense of enclosure and a more cohesive townscape which reflects the character of the wider townscape. 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, the proposals will significantly enhance this view by creating a built form which positively engages with the street and provides a continuous frontage that is in-keeping with the wider character of the area.



3 - Agar Grove

### View Four: Agar Grove

This view is taken from the small area of hard landscaping on the northern side of Agar Grove looking south towards the Estate.

The foreground of the view is dominated by the cluster of existing trees which inhabit the space through which the gable ends of the low-rise blocks of the Estate are visible along with a glimpsed view of the small-scale terrace on Agar Place.

The proposals will increase the overall massing along the Agar Grove frontage and will create a more dominant and urban background to the open space and trees. The increased mass is likely to result in less light entering this space which will 'change' its qualities. However, the high-quality character of the new buildings will provide a positive new setting for the open space and reinforce its amenity function in the wider urban landscape.



4 - Agar Grove



## 7.11 Visual Impact and Townscape Studies

### View Five: Camden Road / Murray Street:

This view is taken from the northern side of Camden Road looking back along Murray Street towards the site 'through' the Camden Square Conservation Area.

Murray Street is one of the principal streets which form the planned grid layout of the Conservation Area and is lined by high-quality villas which characterise the area. These villas extend along Camden Road which forms the northern boundary of designated area.

Agar Grove Estate is some 300metres to the south of the view point and given the tight urban grain of the intervening conservation area the proposed development will not be visible in this view.



5 - Camden Road / Murray Street

### View Six: Murray Street

This view is taken from within the Camden Square Conservation Area at the south-western corner of the Square looking south towards the application site. As illustrated in the view the proposed development will not be visible in this view given the scale and form of houses along the southern side of Murray Street which provide a continuous terraces of buildings preventing any views beyond the street frontages.



6 - Murray Street



## 7.11 Visual Impact and Townscape Studies

### View Seven: Agar Grove / St Augustine's Road

This view is taken from the northern side of Agar Grove at the junction with St Augustine's Road looking south-west towards Agar Grove Estate.

The foreground of this view is dominated by Agar Grove itself, whilst the railway cutting which passes underneath the street creates a wide and open aspect to the south that allows an uninterrupted view of the Estate and appreciation of its position in the wider townscape.

The application proposals will result in a significant increase in mass within the Estate; however, this will serve to re-enforce the Agar Grove frontage which currently has a fragmented form and a lack of positive street enclosure. The proposed 18 storey Block B in the south-east corner of the site will be highly visible in this view; however, the generally open aspect of the skyline will remain due to the lack of built development along the railway cutting / Camley Street.

The overall impact of the new and extended buildings

is mitigated by the townscape benefit of repairing the Agar Grove frontage and overall high-quality appearance of the development, whilst the setting of the Conservation Area is preserved as the existing views to the south are already characterised by larger scale buildings, including those emerging at Maiden Lane and Kings Cross.



7 - Agar Grove / St. Augustine's Road

### View Eight, Nine and Ten: St Augustine's Road

This sequence of views looking south-west along St Augustine's Road towards Agar Grove Estate demonstrate how the prevailing urban grain, scale of buildings and generally continuous frontages results in limited visibility of the application site from within the Conservation Area.

The existing Lulworth House is a prominent feature which terminates the vista along St Augustine's Road and has an intrusive impact on the 19th century character of the conservation area. The proposed extensions to Lulworth House will increase the overall massing of the building; however, the increased visual impact is marginal at this distance and mitigated by the significant improvement in the appearance of the building which will enhance the wider townscape.



8 - St. Augustine's Road