

7.11 Visual Impact and Townscape Studies



9 - St. Augustine's Road



10 - St. Augustine's Road

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View Eleven: Camley Street

This view is taken from Camley Street to the south of the North London railway line looking north towards the Estate.

With the exception of the street-trees this is an unremarkable view with a mixed townscape comprising utilitarian light-industrial units on the eastern side of the site and late twentieth century medium-rise flatted development to the west. The existing Agar Grove Estate is not visible in the existing view despite lying immediately to the north of the railway line.

The proposed 18 storey Block B located at the south-east corner of the site will be prominent in this view. However, the block will only be visible from a relatively limited number of locations and the general character of the Elm Village Estate will be retained by virtue of the railway line which marks a clear break in the townscape



11 - Camley Street

View Twelve: St Paul's Crescent

This view is taken from St Paul's Crescent looking south-east towards the Estate from within the Camden Square Conservation Area.

The existing Lulworth House is visible above the roofline of the post-war flatted development which sits at the corner of St Paul's Crescent and St Paul's Mews. The proposed extensions to Lulworth House will increase the overall massing of the building; however, the increased visual impact is marginal and mitigated by the significant improvement to the appearance of the building.



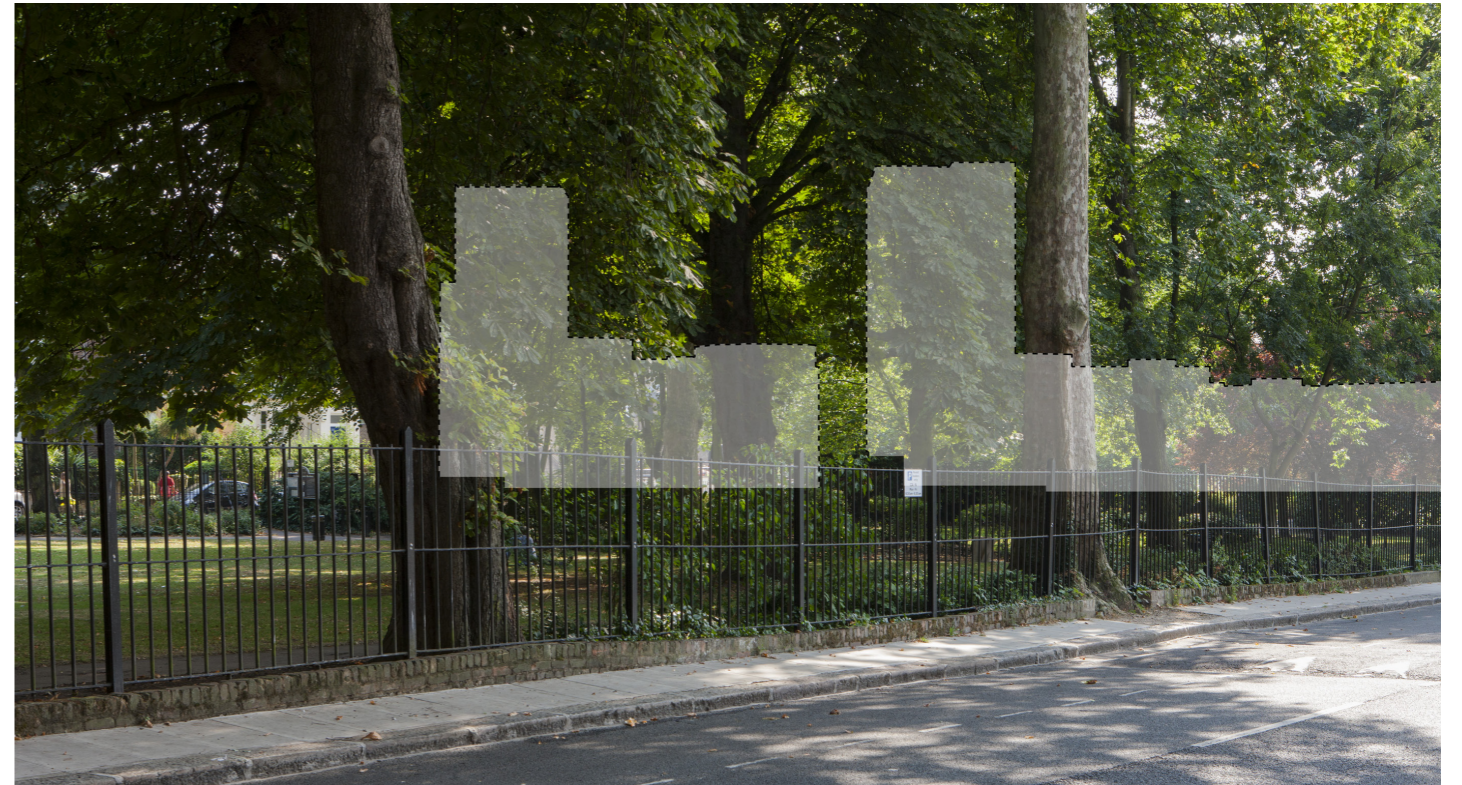
12 - St. Paul's Crescent

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View Thirteen: Camden Square

This view is taken from the top of Camden Square looking south towards Agar Grove.

Camden Square is the focal point of the Conservation Area and comprises Camden Square Gardens, an attractive open space surrounded by high-quality eighteenth century villas and terraces. Due to the urban grain and generally continuous frontage the existing Agar Grove Estate is not visible from within the Square and as illustrated in the view neither will the proposed development despite the increased scale of buildings.



13 - Camden Square

View Fourteen: Rochester Square

This view is taken from the northern end of Rochester Square looking south-west towards Agar Grove Estate.

Rochester Square was originally laid out with a nursery garden at its centre although the nursery is now in a semi-derelict condition and has become overgrown as seen on the right hand side of the view. The view down Rochester Square is currently terminated by the four storey post-war block which sits between Stratford Villas and Agar Grove.

The application proposals will extend above the existing block of flats; however, views of the development will be limited and clearly discernible as falling in the background of the Conservation Area such that the visual impact will be marginal when considering the proposals in the round.



14 - Rochester Square