

## **APPENDIX 5**

### **Extract of Views taken from KPF Design & Access Statement**

## 5.0 DESIGN PROPOSALS

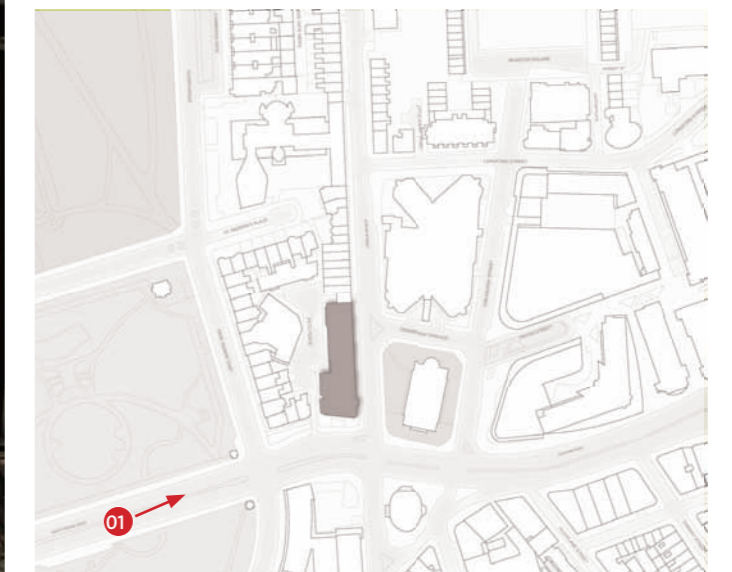
### 5.5 Roofscape

#### 5.5.2 Townscape views

*Existing – View from Marylebone Road looking east*

Please refer to the 'Planning & Heritage Statement' produced by Montagu Evans for detailed commentary on the Townscape views.

All Townscape views are produced and verified by Miller Hare.



Existing View from Marylebone Road Looking East

## 5.0 DESIGN PROPOSALS

### 5.5 Roofscape

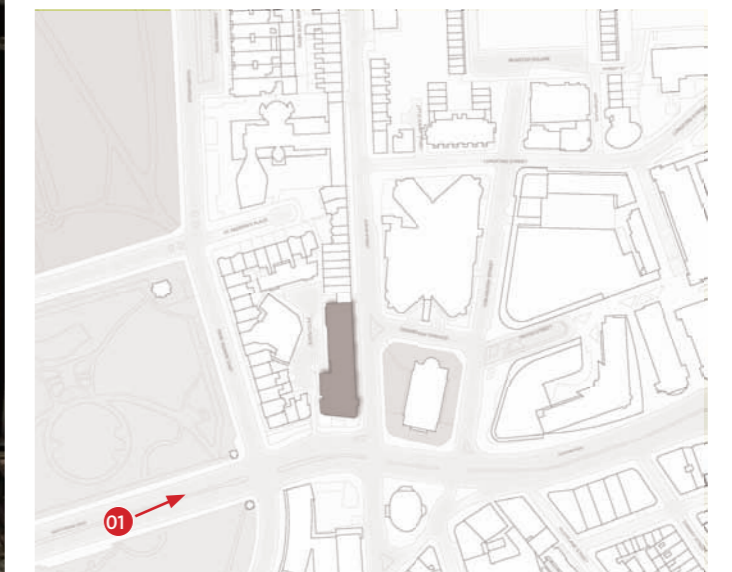
#### 5.5.2 Townscape views

*Proposed – View from Marylebone Road looking east*

The proposed view from Marylebone Road looking east shows the removal of the modern stair extension to the roof of the listed building at 2 Marylebone Road. The silhouette of the listed building has been restored to its original state.

Please refer to the 'Planning & Heritage Statement' produced by Montagu Evans for detailed commentary on the Townscape views.

All Townscape views are produced and verified by Miller Hare.



Proposed View from Marylebone Road Looking East

## 5.0 DESIGN PROPOSALS

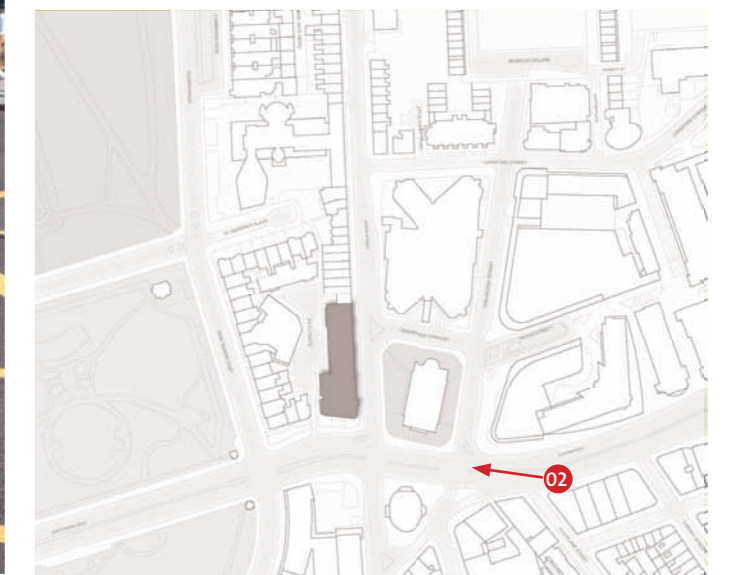
### 5.5 Roofscape

#### 5.5.2 Townscape views

*Existing – View from Euston Road looking west*

Please refer to the 'Planning & Heritage Statement' produced by Montagu Evans for detailed commentary on the Townscape views.

All Townscape views are produced and verified by Miller Hare.



Existing View from Euston Road Looking West

## 5.0 DESIGN PROPOSALS

### 5.5 Roofscape

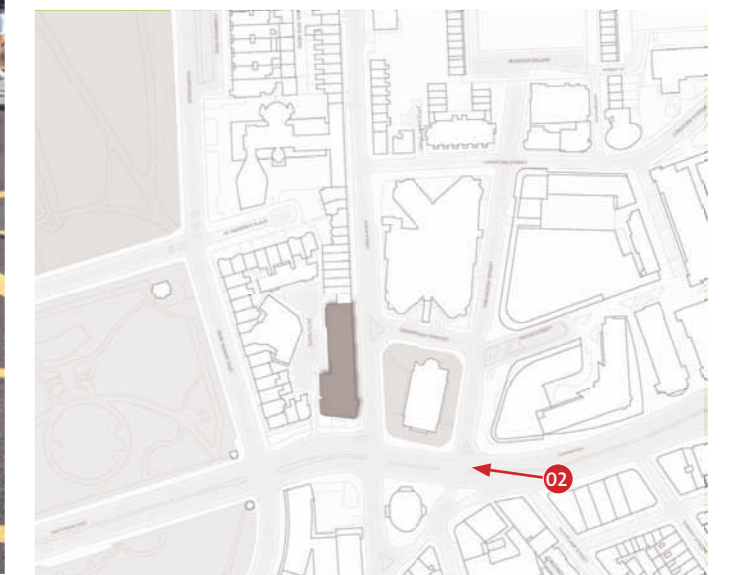
#### 5.5.2 Townscape views

*Proposed – View from Euston Road looking west*

The proposed view from Euston Road looking west shows the removal of the modern stair extension to the roof of the listed building at 2 Marylebone Road and the existing plant room on the roof of 1-9 Albany Street. A glimpse of the new fourth floor extension can be seen through the trees at high level during the summer.

Please refer to the 'Planning & Heritage Statement' produced by Montagu Evans for detailed commentary on the Townscape views.

All Townscape views are produced and verified by Miller Hare.



Proposed View from Euston Road Looking West

## 5.0 DESIGN PROPOSALS

### 5.5 Roofscape

#### 5.5.2 Townscape views

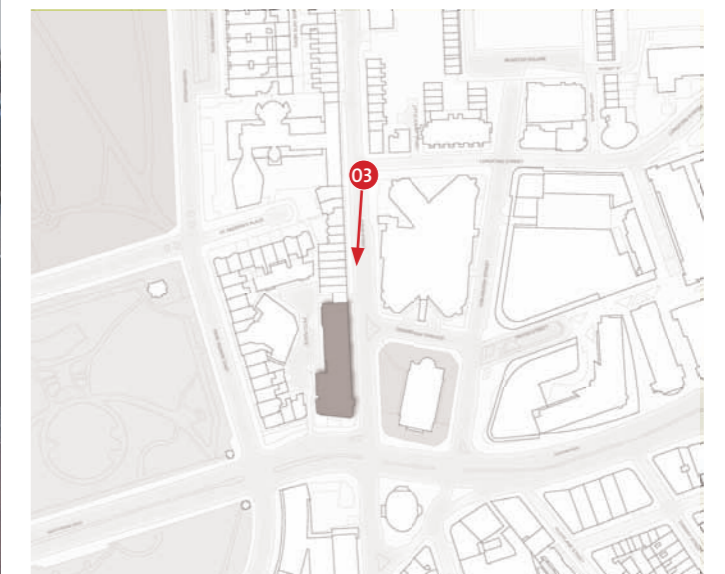
*Existing – View from Albany Street looking south*

Please refer to the 'Planning & Heritage Statement' produced by Montagu Evans for detailed commentary on the Townscape views.

All Townscape views are produced and verified by Miller Hare.



Existing View from Albany Street Looking South



## 5.0 DESIGN PROPOSALS

### 5.5 Roofscape

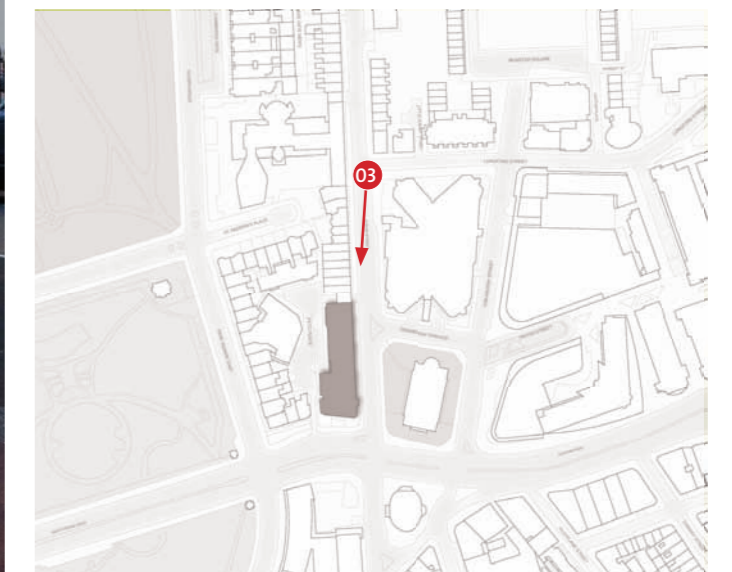
#### 5.5.2 Townscape views

*Proposed – View from Albany Street looking south*

The proposed view from Albany Street looking south shows a glimpse of the new fourth floor extension extending above the parapet at 1-9 Albany Street. The 'origami' language of the fourth floor roof mimics the traditional mansard roof forms present in the area.

Please refer to the 'Planning & Heritage Statement' produced by Montagu Evans for detailed commentary on the Townscape views.

All Townscape views are produced and verified by Miller Hare.



Proposed View from Albany Street Looking South

## 5.0 DESIGN PROPOSALS

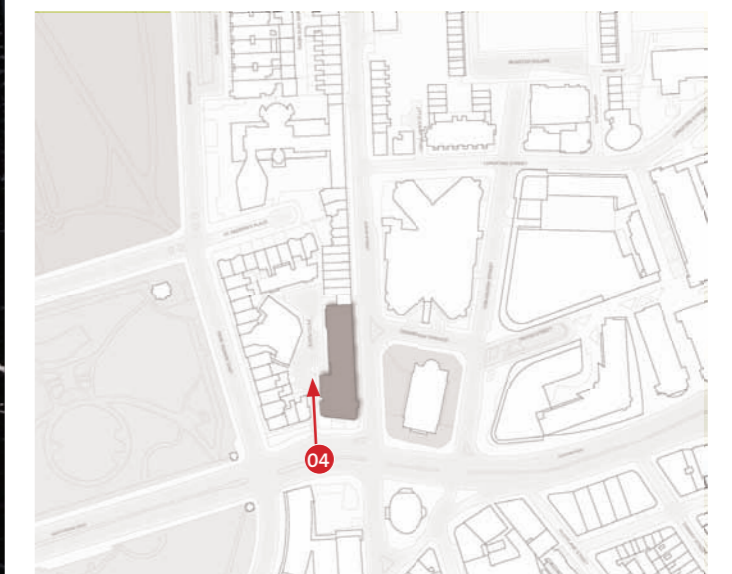
### 5.5 Roofscape

#### 5.5.2 Townscape views

*Existing – View from Marylebone Road looking into Peto Place*

Please refer to the 'Planning & Heritage Statement' produced by Montagu Evans for detailed commentary on the Townscape views.

All Townscape views are produced and verified by Miller Hare.



Existing View Looking North into Peto Place



## 5.0 DESIGN PROPOSALS

### 5.5 Roofscape

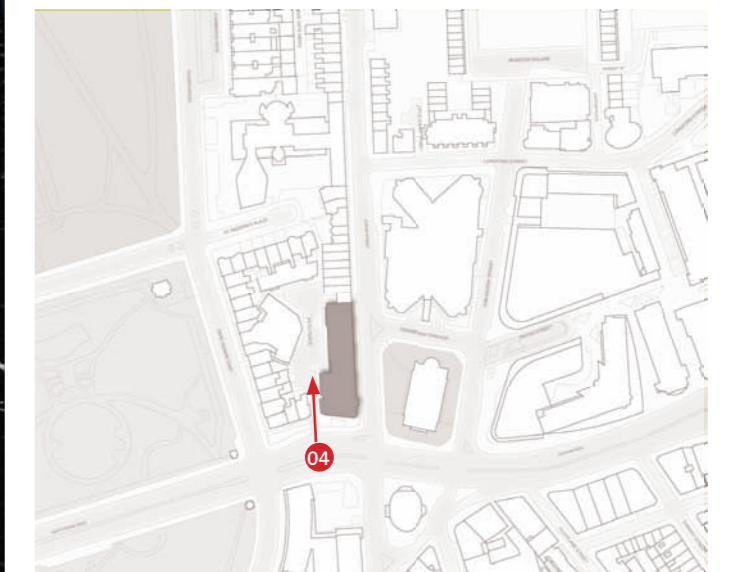
#### 5.5.2 Townscape views

*Proposed – View from Marylebone Road looking into Peto Place*

The proposed view from Marylebone Road looking into Peto Place shows the minimal impact of the new passenger lifts and meeting room 'pods' added to the west elevation of 1-9 Albany Street. Due to the setting back of these 'pods' from the Peto Place ramp, views directly north to the existing residential dwellings are unaffected.

Please refer to the 'Planning & Heritage Statement' produced by Montagu Evans for detailed commentary on the Townscape views.

All Townscape views are produced and verified by Miller Hare.



Proposed View Looking North into Peto Place

## 5.0 DESIGN PROPOSALS

### 5.5 Roofscape

#### 5.5.2 Townscape views

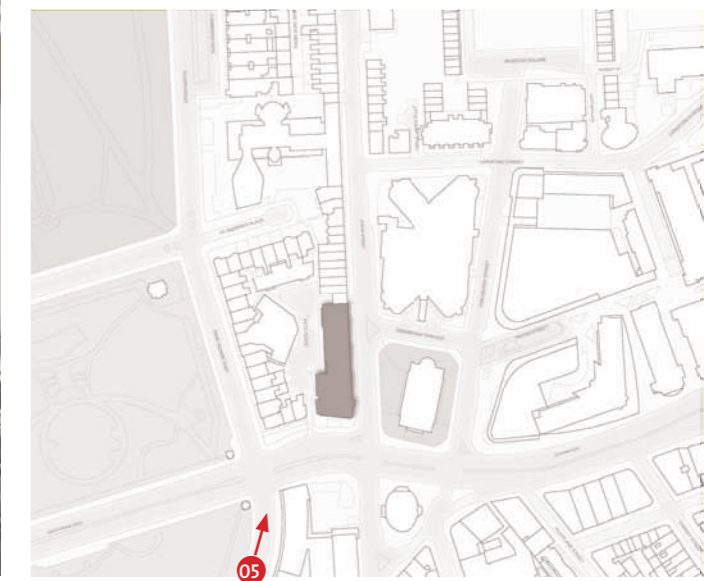
*Existing – View from Park Crescent looking northeast*

Please refer to the 'Planning & Heritage Statement' produced by Montagu Evans for detailed commentary on the Townscape views.

All Townscape views are produced and verified by Miller Hare.



Existing View from Park Crescent Looking North East



## 5.0 DESIGN PROPOSALS

### 5.5 Roofscape

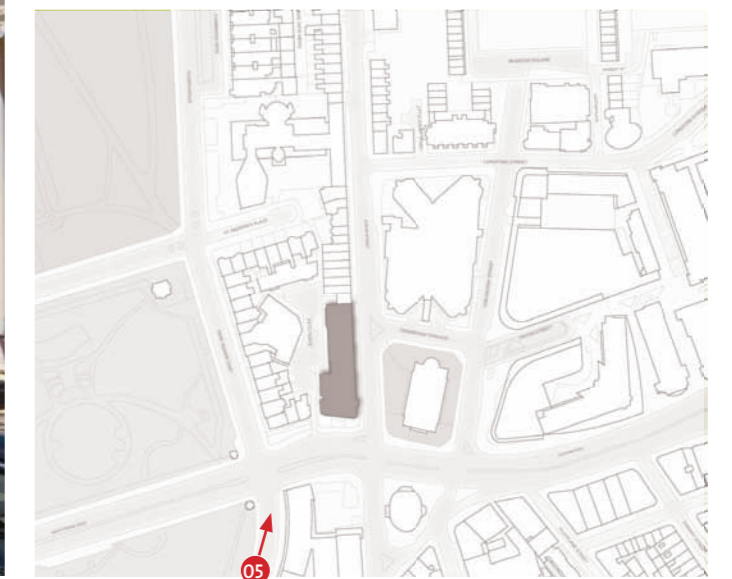
#### 5.5.2 Townscape views

*Proposed – View from Park Crescent looking northeast*

The proposed view from Park Crescent looking northeast shows the removal of the modern stair extension to the roof of the listed building at 2 Marylebone Road and a small portion of the new fourth floor massing. The new roof geometry has been adjusted so as to minimize the visual impact from this view whilst simultaneously providing a usable, high quality, internal space.

Please refer to the 'Planning & Heritage Statement' produced by Montagu Evans for detailed commentary on the Townscape views.

All Townscape views are produced and verified by Miller Hare.



Proposed View from Park Crescent Looking North East

## 5.0 DESIGN PROPOSALS

### 5.5 Roofscape

#### 5.5.2 Townscape views

*Existing – Animation from Park Crescent looking northeast*

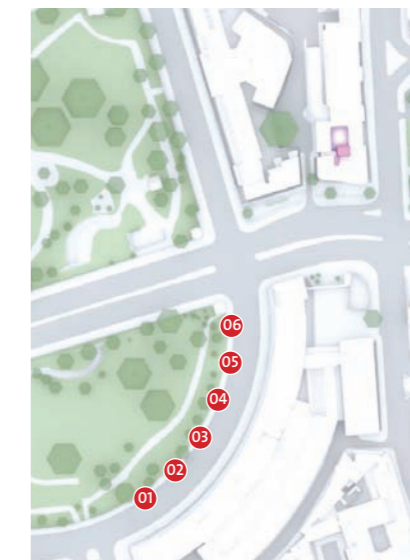
As the existing site is approached from Park Crescent to the south, the roof plant room and modern stair extension (shown in purple) are periodically evident through the trees behind the silhouette of the listed building. The curve of the crescent dictates the view angle to the development site and as one arrives at the corner of Marylebone Road and Park Crescent, the roof plant recedes behind the building's south elevation in the foreground.

Please refer to the 'Planning & Heritage Statement' produced by Montagu Evans for detailed commentary on the Townscape animations.

All Townscape animations are produced and verified by Miller Hare.



Approach Sequence along Park Crescent - Existing Building



## 5.0 DESIGN PROPOSALS

### 5.5 Roofscape

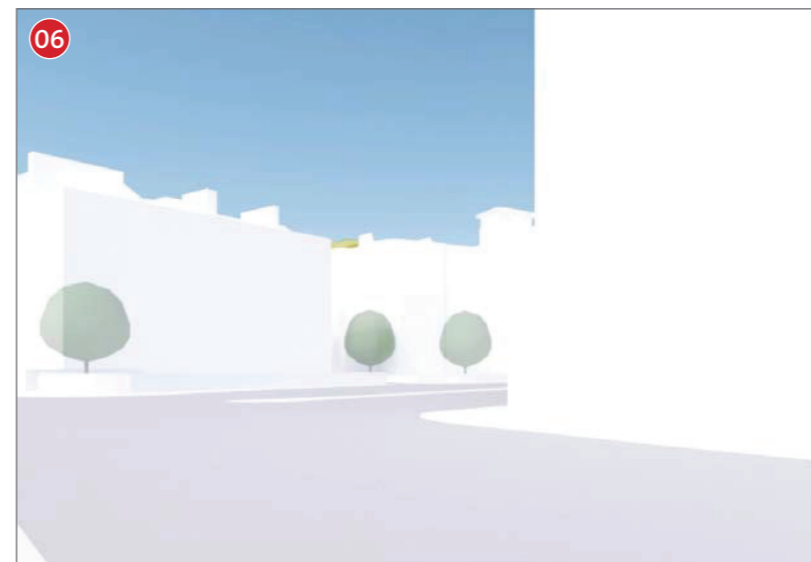
#### 5.5.2 Townscape views

*Proposed – Animation from Park Crescent looking northeast*

As the proposed site is approached from Park Crescent to the south, the new fourth floor extension (shown in yellow) is periodically evident through the trees behind the silhouette of the listed building. The curve of the crescent dictates the view angle to the development site and as one arrives at the corner of Marylebone Road and Park Crescent, fourth floor extension recedes behind the building's south elevation in the foreground.

Please refer to the 'Planning & Heritage Statement' produced by Montagu Evans for detailed commentary on the Townscape animations.

All Townscape animations are produced and verified by Miller Hare.



Approach Sequence along Park Crescent - Proposed Building

