



Baseline



2319_2051

View as Existing 9A – left

- 6.68 This is a rather miscellaneous view, its central part, framed by trees, comprising lock and canal seen beyond the bridge, viaduct and gantries, and then a number of buildings, some of them on the Site, seen on the skyline beyond that, but not prominent.
- 6.69 Most of what can be seen here lies in the Regents Canal CA.
- 6.70 The view is not of any particular townscape quality. It is of minor to moderate sensitivity to change.

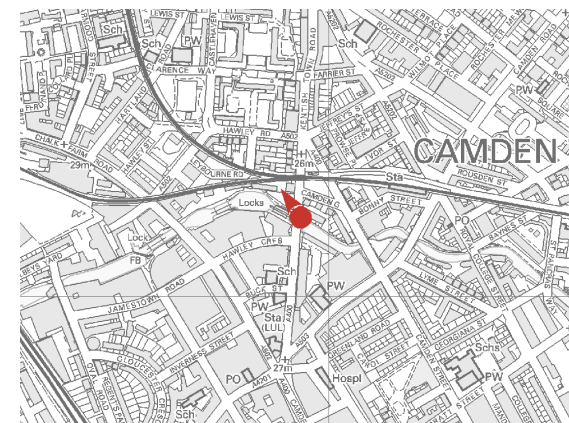
- 6.71 This view is shown as a panorama with view 9b in order to show the site of Building D in its wider context.

View as Existing 9b – right

- 6.72 Various postwar buildings on the Site, four storeys high in brickwork, lie between the canal and the viaduct. In front of these lies a cleared site awaiting redevelopment; planning consent has previously been granted for a 4/5 storey mixed use building on the street frontage.
- 6.73 Most of what can be seen here lies in the Regent's Canal CA.

- 6.74 The view is not of any particular townscape quality. It is of minor to moderate sensitivity to change.

- 6.75 This view is shown as a panorama with view 09a in order to show the site of Building D in its wider context.

**Camera Location**

National Grid Reference 528949.2E 184141.8N [Estimated]
 Camera height 29.21m AOD
 Looking at Centre of Site
 Bearing 325.2°, distance 0.1km

Photography Details

Height of camera 1.60m above ground



Proposed



2319_2055

View as Proposed 9a – left

- 6.76 In the centre and right of the view beyond the canal, Buildings A2 and D address the canal frontage in a pleasing way, their orientation following and giving visual emphasis to the cranked line of the canal, and their apparent height comparable with that of the existing foreground buildings on the left. The viaduct is seen between buildings A2 and D, providing a backdrop to the new canalside space. The upper parts of Building C2 are seen rising above and beyond the foreground buildings, giving a sense of the depth of the Site.
- 6.77 This is a moderate change to the view, of minor to moderate significance. The effect is long-term and beneficial.

View as Proposed 9b – right

- 6.78 On the Kentish Town Road frontage, the existing building is replaced by a new street frontage building, higher at 5/6 rather than 4 storeys, but comparable in its form and its townscape effect, and of a much higher standard of design and visual interest.
- 6.79 Seen in the panorama from here, Buildings A2 and D address the canal frontage in a pleasing way, their orientation following and giving visual emphasis to the cranked line of the canal, and their apparent height comparable with that of the existing foreground buildings on the left. The upper parts of Building C2 are seen rising above and beyond the foreground

buildings, giving a sense of the depth of the Site. The common use of brickwork lends visual coherence.

- 6.80 This is a moderate change to the view, of minor to moderate significance. The effect is long-term and beneficial.
- 6.81 It can be expected that the development site in the foreground (behind the metal fence to the right of the bridge) will be developed in due course, although there is no certainty of this; if this happened, it would be likely to bring about a substantial change to this view, obscuring much of the proposed development on the Site.