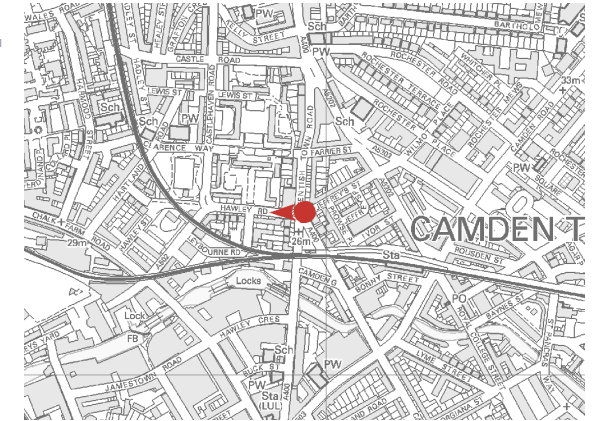




Baseline

*Camera Location*

National Grid Reference 528961.4E 184290.5N [Estimated]

Camera height 27.82m AOD

Looking at Centre of Site

Bearing 269.0°, distance 0.2km

Photography Details

Height of camera 1.60m above ground

View as Existing (2008)

- 6.102 The busy main road junction between Hawley Road and Kentish Town Road is dominated by the visual clutter of highways paraphernalia, and flanked by the Grade II listed 61-63 Kentish Town Road on the left, a semi-detached pair which presents a flank wall to Hawley Road, and Quinns pub on the right. The Grade II listed 1 Hawley Road, on the Site, lies beyond on the left, not very prominent from here, and then the various Victorian houses on the Hawley Road frontage of the Site beyond that.
- 6.103 The view is closed at the end of Hawley Road with a rail bridge, above which are seen the tower blocks of the Chalcots Estate on the skyline in the distance.
- 6.104 This is a view of minor to moderate sensitivity to change.
- 6.105 For view as existing in 2012 see Appendix ii.

View as Proposed – maximum parameters for school building

- 6.106 The school building continues the Hawley Road frontage of the Development west of 1 Hawley Road. It is shown by illustrating the maximum volume defined the parameters, shown enclosed by a solid red line. The minimum volume defined by the parameters is shown enclosed by a solid yellow line.
- 6.107 In the maximum parameter condition, the apparent height of the school building is comparable with that of the taller part of Building X, seen beyond it, and its face aligns with the face of the lower part of Building X. The Design Principles stipulate that there will be articulation within a zone that corresponds roughly to the zone (on plan) between the taller and lower parts of Building X, and this will relate the two buildings visually. The extent of building in this zone will be no more than half of the width of this elevation.
- 6.108 The new residential Building X on Area B of the Site continues the street frontage building to Hawley Road, its lower element echoing the volume of the Victorian semi-detached houses next to it and its higher element effecting a transition to the larger scale of Building W, which is seen rising behind it.
- 6.109 This is a moderate change to the view, of minor to moderate significance. The effect is long term and beneficial.

View as Proposed – minimum parameters for school building

- 6.110 In the minimum parameter condition, the north elevation of the new school will align with the north face of the taller part of Building X (which is the part closest to the school). Its apparent height will be intermediate between that of Building X and 1 Hawley Road and it will effect a transition in scale.
- 6.111 This is a moderate change to the view, of minor to moderate significance. The effect is long-term and beneficial.



Proposed

— - CLM school maximum envelope
— - CLM school minimum envelope