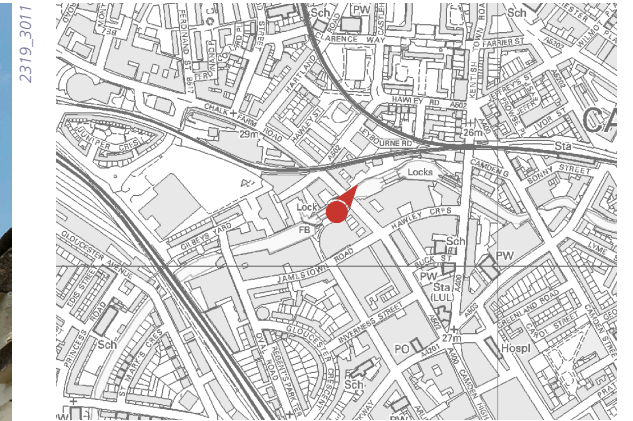




Baseline

*Camera Location*

National Grid Reference 528711.9E 184097.2N

Camera height 31.53m AOD

Looking at Centre of Site

Bearing 37.2°, distance 0.2km

Photography Details

Height of camera 1.60m above ground

Date of photograph 20/06/2012

Time of photograph 12:02

View as Existing

- 6.130 This view is taken looking east along the canal towards Hampstead Road Bridge, with the Site on the left beyond the bridge. It is the water, the towpaths and the trees rather than buildings that contribute most to the attractive qualities of the view. Overhead gantries on the rail viaduct terminate the perspective along the canal.
- 6.131 Most of what can be seen from here lies in the Regent's Canal Conservation Area. The bridge and the crenellated former lock keeper's cottage on the right are listed at Grade II (the crenellations date from 1975). The terrace on the Site is listed in the CA appraisal as making a positive contribution to the CA.
- 6.132 This is a view of moderate quality, and of moderate sensitivity to change because of the CA and listed buildings.

View as Proposed

- 6.133 Buildings A1 and A2, with their distinctive roof profiles, are seen facing the canal, with the top of Building C2 seen rising above them.
- 6.134 The new buildings provide a visually interesting group that add something positive to a varied existing view. The line of enclosure suggested by the buildings facing the canal allows its course to be 'read' from here. The new buildings seen at different distances from the viewer will add layering and depth to the view. The buildings' apparent heights are consistent with what can be seen in the existing townscape.
- 6.135 This is a moderate change to the view, of moderate significance. The effect is long-term and beneficial.

*Proposed*