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# 8

## Scheme Assessment



## 8.1 INTRODUCTION

- 8.1.1 This section concludes the townscape and visual assessment of the proposed development. This covers the effect of the scheme on the heritage assets identified in section 2, planning policy (as identified in section 3 of this report) and the effect on the townscape character areas identified in section 5 as well as any other considerations that are considered relevant to this assessment.

## 8.2 HERITAGE CONSIDERATIONS.

- 8.2.1 Figures 2.1 and 2.2 of this report identified the listed buildings and the Conservation Areas within the identified study area.
- 8.2.2 The site is not within, but does adjoin, a Conservation Area. The proposal will not have any direct effect on a Heritage Asset, or their setting.
- 8.2.3 In the wider area, there are a number of Conservation Areas at the edges of within the study area, with the closest being Regent's Park and St John's Wood. A viewpoint has been included from Regents Park. It is considered that as a result of the scale of development, distance to the site and the interposing development, there will be no impact on these Conservation Areas. The character and appearance of these Conservation Areas will be preserved and therefore the statutory test satisfied.
- 8.2.4 The most significant affected heritage asset is Primrose Hill, Conservation Area and Metropolitan Open Land. Any development whose design is appropriate to the site's position on the edge of the park will be likely to preserve the park's sense of openness and its role of providing relief, thereby satisfying the objectives of the MOL designation. We have concluded that the development preserves the character of Primrose Hill as a public open space. It would not intrude or interfere with its landscape character.
- 8.2.5 There are a number of listed buildings within the study area. These are, however, located at its periphery. The proposed development will not have any setting effects on these assets. The special interest of the listed buildings and their settings will be preserved. The statutory test is therefore satisfied.

## 8.3 DESIGN & TOWNSCAPE CONSIDERATIONS.

- 8.3.1 Primrose Hill is designated Metropolitan Open Land where proposed development should preserve the openness of that land. The openness of the park, and its role of

providing relief in the area will be preserved, and therefore we consider the MOL tests are satisfied.

- 8.3.2 Section 5 of this report sets out our assessment of the townscape within the identified study area. This concludes that the site is within an area of residential uses where the townscape appears to be 'ordinary'. The site is within a Townscape Characterisation area referred to as 'St Edmunds Residential'.
- 8.3.3 The uses proposed are wholly complementary to those already existing in the area. The area is characterised as a residential neighbourhood and a residential development of the nature proposed is wholly compatible with the surrounding uses.
- 8.3.3 The proposed development will improve the character and appearance of the townscape in the area. The existing buildings are of a poor appearance can be glimpsed through overgrown vegetation from St Edmunds Terrace. This overgrown vegetation is itself a negative feature and divorces the site from the area and the park. The site is on an entry point (from St John's Wood) to the park and the current buildings do not make a positive contribution to the townscape or approach to a Royal Park.
- 8.3.4 The proposed heights relate well to the prevailing height of the area. The development reinforces the character of the area. The three blocks, with a set back floor relates well to the area, and the position of the blocks on the site, relative to one another and the boundaries of the site reflect the local context.
- 8.3.5 The visualisations illustrate the scale and appearance of the development are consistent with existing development and significant landscape features. The materials proposed are drawn from the local palette as are the pattern of orientation, rhythm and proportions of windows. The interaction of all these parts are characteristics of the design.
- 8.3.8 The Council set out their design policies on policy CS14 of the Local Development Framework Core Strategy and DP24 of the Development Policies document. The policy seeks development to be of the highest quality. As the Architects Design and Access Statement sets out, the proposed development has been informed by a detailed contextual assessment, identifying prevailing materials and window patterns of surrounding buildings. The proposal draws reference from regency terraces, reflecting the fenestration and bay pattern, and interpreting it into a

modern context. The proposal will be successfully integrated into its context and will significantly improve the character and appearance of the area. The tests set out in policies CS14 and DP24 will be satisfied. Furthermore, the building is designed by a renowned practice who have a track record of delivering successful buildings.

- 8.3.10 The proposed building is an appropriate scale to the park entrance and provides a reference point for it in the surrounding townscape. In views from the south the proposal reinforces the building line of existing development in the area and will, as the visualisations show, be visible in the vista along Ormonde Terrace. Due to the orientation of the street, the proposed building will be partly visible at the end of the street which will assist in the legibility of the townscape.
- 8.3.11 A detailed views assessment has been undertaken, and this is included at section 6 of this report. This has included an assessment of views of the site from the surrounding area, including from the viewpoint in Primrose Hill identified in the London Views Management Framework (4A.1 and 4A.2). The proposed development does not affect the focus of the view – St Paul's Cathedral or the Palace of Westminster. The viewpoint from Primrose Hill is a London panorama, and the proposed development will be seen in this context and will have no significant effect on its strategic value. Accordingly, the proposals constitute an appropriate response to all heritage, townscape and related visual considerations. It is an orderly design that will enclose the park boundary. Its simple language and elegant proportions will ensure it is a positive, backdrop building, not an object of interest competing for attention in the surrounding area.



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# Park & Gardens Register Entry



GREATER LONDON

REGENT'S PARK

CITY OF WESTMINSTER/CAMDEN

TQ2882

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G1072

Early C19 public park by Nash, with some areas in separate use and ownership, c.190ha.

Having been a Crown Estate since 1539, the area of Regent's Park was by end C18 largely farmland. Schemes to develop the area as a public park (first named Marylebone Park) were considered from c.1809, and from 1812 until c.1830 John Nash's plan of 1811 (with modifications) was implemented, the public area being opened 1835 as The Regent's Park.

The site of Regent's Park is roughly circular, being bounded by Prince Albert Road from west to north-north-east, Albany Street to east, Park Square and Park Crescent to south-east, various terraces to south, and by Park Road to south-west. Within this approximate boundary, the Grand Union Canal (laid out 1812-20) runs for 1.4km inside Prince Albert Road, enclosing Outer Circle Road, which extends all the way round the main area of the park. Lesser, inner roads include the Inner Circle, in the south centre of the park, linked to the Outer Circle by York Bridge Road to south, and by Chester Road to east. The Broad Walk runs north-south across the east side of the park, linked with Albert Road, the Outer Circle and Chester Road.

Nash's original plan envisaged the extensive combination of terraced houses and detached villas within a spacious landscaped park. While details of his plan were much modified, the overall conception was, and remains his own. The main landscape feature is the curving lake, with islands, in the south-west quarter of the park. Round the Inner Circle, to east of the lake, several private villas were built, with their own gardens, including The Holme (or Holme House) and St John's Lodge.

Subsequent development has been varied. In 1835 the Royal Botanic Society acquired c.7.5ha for its buildings and gardens within the Inner Circle (see Cole N, below). In 1932 this site was taken over for garden development, as Queen Mary's Gardens, with noted rose garden, and open air theatre to north. In 1827 the Royal Zoological Society acquired a site in the northern quarter of the park, eventually 14ha, for the zoological gardens. Decimus Burton designed various buildings, 1826-47. Continuous development into later C20. Central London Mosque built 1974-82 on western boundary. Varied sports facilities within the park, including cricket, football and hockey pitches, golf course, tennis courts, running track, and childrens' playground.

Considerable loss or damage to trees in October 1987 storm.

Cole N, Royal Parks and Gardens of London, 1877, 15-18, 35-38. Davies H, A Walk Round London's Parks, 1983, 70-95. Newton N T, Design on the Land, 1971, 226. Pevsner N, London except... Westminster, 1952, 346-352. Saunders Anne, Regent's Park, 1969. Williams G, Royal Parks of London, 1978, 198-220. For further publications, see Desmond R, Bibliography of British Gardens, 1984, 180.





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# Townscape Tables

TOWNSCAPE CHARACTER ASSESSMENT

VIEWPOINT REF:

AREA:

Page

PROJECT: St Edmunds Terrace	DATE: 22/01/2008	SURVEYOR: PH/ED
	TIME: AM/PM	
TOWNSCAPE TYPE: Reservoir	WEATHER: Fine	
TOWNSCAPE UNIT: Barrow Hill Reservoir	DIRECTION OF VIEWS: SW	
GUIDELINES: Field Survey Street and methodology based on Landscape Character Assessment Guidance for England and Scotland (Countryside Agency and Scottish Natural Heritage 2002), Guidelines for Landscape & Visual Impact Assessment (Landscape Institute and Institute of Environmental Management and Assessment 2002), and DRKIB Vol 11, Section 3, Part 6 (Highways Agency 1994)		
BRIEF DESCRIPTION:  Large covered reservoir set in a landscaped area with the reservoir situated in grassed embankments. Area fringed with mature trees. Primrose Hill park to north and east. Listed as Metropolitan Open Land (private).		
EXISTING TOWNSCAPE QUALITY (refer to evaluation criteria): Ordinary		
EXISTING TOWNSCAPE IMPORTANCE: Low		
VIEWPOINT PHOTOGRAPH / SKETCH: (include caption)		
		
Barrow Hill reservoir from Primrose Hill park looking SW		

^ Townscape Importance (refer to evaluation criteria):

Very High

High

Medium

Low

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OBJECTIVE CHECKLIST

VIEWPOINT REF:

AREA:

Page

Recent unit is present by marking relevant words:						Subtle		Neutral		Prominent	
1 Landform						2 Land cover					
flat			broad valley			industrial			dock		
undulating			plateau			commercial offices			open space		
gentle slopes	~		embankments			institutional / schools	**		woodland		
steep slopes			cuttings			retail			main roads		
ridge			stream			residential			millway		
narrow valley			river			gardens			derelect land		
3 Townscape Form & Layout											
fine urban grain			strong block structure	~		high building density			large scale built form	~	
coarse urban grain			irregular / organic structure			low building density	**		small scale built form		
4 Townscape Features & Elements											
historic buildings			pitched roofs			ponds			bus stops		
vernacular buildings			shale roofs			reservoirs	~		pedestrian guard railing		
town village centre			clay tile roofing			stream			road signage		
local centre			concrete tile roofing			river			benches		
landmark buildings			small windows			transitional space			bollards		
Georgian buildings			cassment windows			formal parks			monuments		
Victorian/Edwardian buildings			cottage windows			informal public open space			gym		
pre-war development			bay windows			recreational open space			litter tipping		
post-war development			high solid to void ratio			private open space	**		street lighting		
recent development			low solid to void ratio			narrow streets			ornamental lighting		
1940's-1990's housing			balconies			wide streets			monospikes		
industrial buildings			chimneys			main roads			pylons		
commercial offices			brick finish			secondary roads			satellite dishes		
urban housing			stone finish			high vehicular activity			narrow alleys		
detached sites			rendered finish			low vehicular activity			footpaths		
retail development			painted			on street parking			cyclenys		
school			united boundaries			off street parking			high pedestrian activity		
church / churchyard			timber fence boundaries			parking in front of buildings			low pedestrian activity		
institutional buildings	^		roofs	~		parking courtyards			pedestrian priority		
housing - single story			hedgerow boundaries			car park			grass verges	^	
housing - two storey			security fencing	~		lay-by			street trees on embankment		
housing - three storey			mesh fencing			bridges			avenue		
detached housing			landscaping			pavements			deciduous woodland		
semi-detached housing			development frontage			brick surface treatment			coniferous woodland		
terraced housing			gaps in frontage			stone surface treatment			mixed woodland		
apartment blocks/flats			banks	~		terrace surface treatment			structure planting	^	
flat roofs			ditches			concrete block surface	**		ornamental planting		

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5 Aesthetic Factors <small>Record impressions by circling the relevant words</small>				
SCALE:	infinite	small	large	overbearing
ENCLOSURE	tight	enclosed	loose	open
COLOUR:	monochromatic	mixed	colourful	gaudy
DIVERSITY:	uniform	simple	diverse	complex
ACTIVITY:	dead	calm	active	busy/bustling
PATTERN:	random	organised	regular	formal

6 Perception				
TRANQUILITY	silent	peaceful	noisy	distracting
SAFETY	infinite	comfortable	unsettling	threatening
PLEASURE	unpleasant	ordinary	attractive	spectacular
LEGIBILITY	blatant/unobtrusive	unremarkable	interesting	memorable
ACCESSIBILITY	restrictive	interrupted	convenient	free
FORCES FOR CHANGE:				
<p>Highlight conditions/units, threats/pressures, fragility/vulnerability and trends in land use and management.</p> <p>Possible disturbance from adjacent large scale development</p> <p>Access restrictions from new development</p>				
OPPORTUNITIES FOR RESTORATION OR ENHANCEMENT				
<p>Highlight opportunities to restore or enhance individual townscape elements and features that have suffered decline and opportunities to reinforce or conserve areas or elements which have a distinctive character or contribute to a sense of place.</p> <p>Enhanced access to site</p> <p>Further planting around green space</p>				
SENSITIVITY TO CHANGE: Low				
<p>Highlight physical, visual and perceptual sensitivity to change of townscape elements, features and overall character (i.e. capacity of the townscape to accept or accommodate the proposed change).</p> <p>Although redevelopment could be adjacent to the site, the reservoirs function and discreet location suggests general redevelopment would have restricted impact visually.</p>				

<sup>1</sup>Sensitivity to Change:

**High:** A townscape particularly sensitive to change. Proposed changes would result in significant adverse effects on townscape character/features/elements.

**Medium:** A townscape capable of accepting limited change. Proposed changes could be accommodated with some adverse effects on townscape character/features/elements.

**Low:**

A townscape capable of accepting or benefiting from considerable change. Proposed changes could be accommodated with little or no adverse effects, or would result in beneficial effects on townscape character/features/elements.

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 as per email correspondence with client

01/02/2022  
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 as per email correspondence with client





<p>Increase in traffic along roads and canal adjacent to Zoo would alter perimeter and affect well being of animals</p> <p>Lack of funding</p>
<p>OPPORTUNITIES FOR RESTORATION OR ENHANCEMENT</p> <p>Highlight opportunities to restore or enhance individual townscape elements and features that have suffered decline and opportunities to reinforce or conserve areas or elements which have a distinctive character or contribute to a sense of place.</p> <p>Refurbishment of some of the older structures</p> <p>Improvement of facilities for animals</p>
<p>SENSITIVITY TO CHANGE: Moderate</p> <p>Highlight physical, visual and perceptual sensitivity to change of townscape elements, features and overall character (i.e. capacity of the townscape to accept or accommodate the proposed change).</p> <p>Moderate – proposed development could potentially sit in middle distance views potentially visible in winter months from some of the Zoo structures at the north of the complex.</p>

<p><sup>A</sup>Sensitivity to Change</p> <p>High: A townscape particularly sensitive to change. Proposed change would result in significant adverse effects on townscape character/features/elements.</p>	<p>Moderate: A townscape capable of absorbing limited change. Proposed change could be accommodated with some adverse effects on townscape character/features/elements.</p>	<p>Low: A townscape capable of absorbing or benefiting from considerable change. Proposed change could be accommodated with little or no adverse effects, or would result in beneficial effects on townscape character/features/elements.</p>
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OBJECTIVE CHECKLIST

VIEW/POINT REF.

AREA

Page

local centre		concrete tile roofing	^	river	^	benches	^
industrial buildings	^	small windows		transitional space		bolivids	
Georgian buildings		casement windows		formal parks	^^	monuments	^
Victorian/Edwardian buildings		large windows		informal public open space	^	graffiti	
pre-war development	^	bay windows		recreational open space	^	litter, fly tipping	
post-war development	^	high solid to void ratio		private open space		street lighting	
recent development	^	low solid to void ratio	^	narrow streets		ornamental lighting	
1960's-1990's housing		balconies		wide streets		bin stores	
industrial buildings		chimneys		main roads		pylons	
commercial offices		brick finish	^	secondary roads		satellite dishes	
council housing		stone finish		high vehicular activity		narrow alleys	
derelict sites		rendered finish	^	low vehicular activity	^	footpaths	^
retail development	^	painted		on street parking		cycleways	
school		united boundaries		off street parking		high pedestrian activity	^
church/churchyard		timber fence boundaries		parking in front of buildings		low pedestrian activity	
institutional buildings	^^	mtings	^	parking courtyards		pedestrian priority	^^
housing – single story		hedge row boundaries		car park	^	grass verges	
housing – two storey		security fencing	^^	lay-by		street trees on embankment	
housing – three storey		mesh fencing		bridges	*	avenue	
detached housing		hoarding		pavements	*	deciduous woodland	
semi-detached housing		development frontage		brick surface treatment		coniferous woodland	
terraced housing		gaps in frontage		stone surface treatment		mixed woodland	
apartment blocks/flats		banks		various surface treatment	^	structure planting	^
flat roofs	*	ditches		concrete block surface		ornamental planting	

SUBJECTIVE CHECKLIST

VIEW/POINT REF.

AREA



Page

5 Aesthetic Factors				
Record impressions by circling the relevant words				
SCALE:	infinite	small	large	overbearing
ENCLOSURE:	tight	enclosed	loose	open
COLOUR:	monochrome	muted	colourful	garish
DIVERSITY:	uniform	simple	diverse	complex
ACTIVITY:	dead	calm	active	busy/bustling
PATTERN:	chaotic	organised	regular	formal

6 Perception				
		^ subtle	^^ evident	^^^ conspicuous
TRANQUILITY:	silent	peaceful	Noisy	disturbing
SAFETY:	intimate	comfortable	unsettling	threatening
PLEASURE:	unpleasant	enjoying	attractive	spectacular
LEGIBILITY:	blatantly obvious	unremarkable	interesting	memorable
ACCESSIBILITY:	restrictive	uninterrupted	convenient	free
FORCES FOR CHANGE:				
Highlight conditions/situations, threats/pressures, fragility/vulnerability and trends in land use and management.				



TOWNSCAPE CHARACTER ASSESSMENT VIEWPOINT REF: AREA: Page

PROJECT: St Edmunds Terrace	DATE: 22/01/2008	SURVEYOR: P.M.E.D
	TIME: AM	
TOWNSCAPE TYPE: Park	WEATHER: Fine	
TOWNSCAPE UNIT: Primrose Hill	DIRECTION OF VIEWS: Various	
<p>GUIDELINES: Field Survey Street and methodology based on Landscape Character Assessment Guidance for England and Scotland (Countryside Agency and Scottish Natural Heritage 2002), Guidelines for Landscape &amp; Visual Impact Assessment (Landscape Institute and Institute of Environmental Management and Assessment 2002), and DRKIB Vol 11, Section 3, Part 6 (Highways Agency 1994)</p> <p>BRIEF DESCRIPTION:</p> <p>A Grade II Registered Park and Garden and designated Metropolitan Open Land (public).</p> <p>The park is undulating around edges leading to steep slopes with peak at north of park and a series of metal railings define park space. Park comprised of open grassed areas with pedestrian paths dotted with mature trees, occasional benches and lamp posts. Also contains playground and public amenities. Lodge in SW corner. Well-used and appreciated by local people and contains lookout point with views south to central London from peak. East and south road frontages.</p>		
EXISTING TOWNSCAPE QUALITY (refer to evaluation criteria): Good		
EXISTING TOWNSCAPE IMPORTANCE*: High		
  <p>View up Primrose Hill looking north</p> <p>Entrance to Primrose Hill at St Edmunds Terrace looking east</p>		

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St Edmunds Terrace WPA's Part 3



View to Westminster Palace and St Pauls from Primrose Hill



View across Primrose Hill (to site from Albert Terrace) looking NW



Playground - Primrose Hill looking SE

\*Townscape Importance (refer to evaluation criteria):

Very High High Medium Low

OBJECTIVE CHECK LIST VIEWPOINT REF: AREA: Page

Record of view is present by marking relevant words:						Subtle	Medium	Conspicuous
1 Landform			2 Land cover					
flat		broad valley		industrial		dock		
undulating	^^	plateau		commercial / offices		open space	^^	
gentle slopes		embankments		institutional / schools		woodland		
steep slopes	^^	cuttings		retail		main roads		
ridge		stream		residential		alleyway		
narrow valley		river		gardens		derelict land		
3 Townscape Form & Layout								
fine urban grain		strong block structure		high building density		large scale built form		
coarse urban grain		irregular / organic structure	^^	low building density	^^	small scale built form		
4 Townscape Features & Elements								
historic buildings		pitched roofs		ponds		bus stops		
vernacular buildings		slate roofs		reservoirs		pedestrian guard railing		
town/village centre		clay tile roofing		stream		road signage		
local centre	^^	concrete tile roofing		river		benches	^^	
landmark buildings		slate windows		transitional space		bollards	^	

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St Edmunds Terrace WPA's Part 3  
St Edmunds Terrace WPA's Part 3

OBJECTIVE CHECKLIST			VIEWPOINT REF.		AREA		Page
Georgian buildings		casement windows		formal parks		monuments	
Victorian/Edwardian buildings		cottage windows		informal public open space	**	graffiti	
pre-war development		bay windows		recreational open space	**	litter/tipping	
post-war development		high solid to void ratio		private open space		street lighting	
recent development		low solid to void ratio		named streets		ornamental lighting	**
1960's-1980's housing		balconies		wide streets		minstrel poles	
industrial buildings		chimneys		main roads		pylons	
commercial offices		brick finish		secondary roads		satellite dishes	
warehousing		stone finish		high vehicle activity		narrow lanes	
derelict sites		rendered finish		low vehicle activity		footpaths	**
retail development		painted		on street parking		cycleways	
school		united boundaries		off street parking		high pedestrian activity	**
church/timberyard		timber fence boundaries		parking in front of buildings		low pedestrian activity	
institutional buildings		milling	**	parking courtyards		pedestrian priority	**
housing – single storey		hedge row boundaries	*	car parks		grass verges	
housing – two storey		security fencing		lay-by		street trees on embankment	
housing – three storey		mesh fencing		bridges		avenue	
detached housing		hoarding		pavements		deciduous woodland	
semi-detached housing		development frontage		brick surface treatment		coniferous woodland	
terraced housing		gaps in frontage		stone surface treatment		mixed woodland	
apartment blocks/flats		banks		concrete surface treatment	*	structure planting	**
flat roofs		drillies		concrete block surface		ornamental planting	

SUBJECTIVE CHECKLIST
VIEWPOINT REF.
AREA
Page

## 5 Aesthetic Factors

Record impressions by circling the relevant words

SCALE:	intimate	small	large	overbearing
ENCLOSURE:	tight	enclosed	loose	open
COLOUR:	monochrome	neutral	colourful	ghastly
DIVERSITY:	uniform	simple	diverse	complex
ACTIVITY:	dead	calm	active	busy/stirring
PATTERN:	random	organised	regular	formal

## 6 Perception

TRANQUILITY:	silent	peaceful	noisy	disturbing
SAFETY:	intimate	comfortable	unsettling	threatening
PLEASURE:	unpleasant	enjoyable	attractive	spectacular
LEGIBILITY:	uninformative	unmemorable	interesting	memorable
ACCESSIBILITY:	restricted	integrated	convenient	free

FORCES FOR CHANGE:

Highlight condition/survival, trends/pressures, fragility/vulnerability and trends in land use and management.

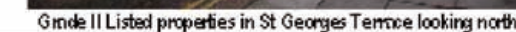
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<p>Large scale development around outskirts.          Increased traffic flow along park boundaries.          Public access.          Lack of management/funding.</p>
<p><b>OPPORTUNITIES FOR RESTORATION OR ENHANCEMENT</b></p> <p>Highlight opportunities to restore or enhance individual townscape elements and features that have suffered decline and opportunities to reinforce or conserve areas or elements which have a distinctive character or contribute to a sense of place.</p> <p>Park restoration and maintenance.          Further planting within park.          Additional facilities within park.</p>
<p><b>SENSITIVITY TO CHANGE:</b> Moderate</p> <p>Highlight physical, visual and perceptual sensitivity to change of townscape elements, features and overall character (i.e. capacity of the townscape to accept or accommodate the proposed change).</p> <p>The park is set in a mostly urban area. Development lies adjacent to park in area where some tall buildings overlook park. Interaction between park and its urban setting is important. New development needs to be good quality to protect and/or enhance this setting.</p>

<p><b>Sensitivity to Change:</b></p> <p><b>High:</b> A townscape particularly sensitive to change. Proposed change would result in significant adverse effects on townscape character/elements.</p>	<p><b>Moderate:</b> A townscape capable of accepting limited change. Proposed change could be accommodated with some adverse effects on townscape character/elements.</p>	<p><b>Low:</b> A townscape capable of accepting or benefiting from considerable change. Proposed change could be accommodated with little or no adverse effects, or would result in beneficial effects on townscape character/elements.</p>
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[illegible]

Low

Page 19

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OBJECTIVE CHECKLIST				VIEWPOINT REF.		AREA	Page
landmark buildings	*	sash windows	**	transitional space		potholes	^
Georgian buildings		casement windows		formal parks		monuments	
Victorian/Edwardian buildings	**	cricket windows		informal public open space		graffiti	
pre-war development		bay windows		recreational open space		litter/tipping	
post-war development		high solid to void ratio	^	private open space		street lighting	^
recent development		low solid to void ratio		narrow streets	^	ornamental lighting	
1960's-1990's housing		balconies	**	wide streets	**	minstrelpoles	
industrial buildings		chimneys		main roads		pylons	
commercial/offices		brick finish	^	secondary roads	^	satellite dishes	
care housing		stone finish		high vehicular activity		narrow alleys	
derelict sites		rendered finish	^	low vehicular activity	^	footpaths	
retail development	^	painted	**	on street parking	**	cycleways	
school		united boundaries		off street parking		high pedestrian activity	
church/churchyard		timber fence boundaries		parking in front of buildings		low pedestrian activity	^
institutional buildings		railings	**	parking courtyards		pedestrian priority	
housing – single story		hedge row boundaries		car park		grass verges	
housing – two storey		security fencing		lay-by		street trees on embankment	^
housing – three story	^	mesh fencing		bridges	*	avenue	
detached housing		hoarding		pavements		deciduous woodland	
semi-detached housing		development frontage		brick surface treatment		coniferous woodland	
tenement housing	**	gaps in frontage		stone surface treatment	^	mixed woodland	
apartment blocks/flats	*	banks		concrete surface treatment	^	structure planting	
flat roofs	*	ditches		concrete block surface		ornamental planting	

OBJECTIVE CHECKLIST      VIEWPOINT REF.      AREA      Page

5 Aesthetic Factors				
Record impressions by circling the relevant words				
SCALE:	intimate	small	large	overbearing
ENCLOSURE	tight	enclosed	loose	open
COLOUR:	monochromatic	united	colourful	gaudy
DIVERSITY:	uniform	simple	diverse	complex
ACTIVITY:	dead	calm	active	busy/bustling
PATTERN:	random	organised	regular	formal

6 Perception				
TRANQUILITY	silent	peaceful	noisy	disturbing
SAFETY	intimate	comfortable	unsettling	threatening
PLEASURE	unpleasant	enjoyable	attractive	spectacular
LEGIBILITY	blatant/not obvious	unremarkable	interesting	memorable
ACCESSIBILITY	restrictive	interrupted	convenient	free
FORCES FOR CHANGE:				
Highlight condition/sunlight, trends/pressures, fragility/vulnerability and trends in land use and management				



0162302  
 - edited the PROPOSITION 2 Strand WGLAS West St Edmund's Terrace WGLAS and built terrace  
 as a new terrace up from the road to the road

0162302  
 - edited the PROPOSITION 2 Strand WGLAS West St Edmund's Terrace WGLAS and built terrace  
 as a new terrace up from the road to the road

Change of use, predominantly residential Large scale development in area Expansion of commercial area Increased traffic
OPPORTUNITIES FOR RESTORATION OR ENHANCEMENT
Highlight opportunities to restore or enhance individual townscape elements and features that have suffered decline and opportunities to reinforce or conserve areas or elements which have a distinctive character or contribute to a sense of place.  Area is well maintained, possibly some further street planting
SENSITIVITY TO CHANGE: Moderate
Highlight physical, visual and perceptual sensitivity to change of townscape elements, features and overall character (i.e. capacity of the townscape to accept or accommodate the proposed change).  Mostly moderate as development is on other side of Primrose Hill – however development could be seen from edge of conservation area and listed terraces in St Georges Terrace

<sup>^</sup>Sensitivity to Change:  
 High: A townscape particularly sensitive to change. Proposed change would result in significant adverse effects on townscape character/elements.  
 Moderate: A townscape capable of accepting limited change. Proposed change could be accommodated with some adverse effects on townscape character/elements.  
 Low: A townscape capable of accepting or benefiting from considerable change. Proposed change could be accommodated with little or no adverse effects, or would result in beneficial effects on townscape character/elements.



PROJECT: St Edmunds Terrace	DATE: 22/01/2008	SURVEYOR: P.M.E.D
	TIME: PM	
TOWNSCAPE TYPE: Residential	WEATHER: Fine	
TOWNSCAPE UNIT: Primrose Hill north-west residential	DIRECTION OF VIEWS: West and South	
<p>GUIDELINES: Field Survey Street and methodology based on Landscape Character Assessment Guidance for England and Scotland (Countryside Agency and Scottish Natural Heritage 2002), Guidelines for Landscape &amp; Visual Impact Assessment (Landscape Institute and Institute of Environmental Management and Assessment 2002), and DRIK Vol 11, Section 3, Part 6 (Highways Agency 1994)</p>		
<p>BRIEF DESCRIPTION:</p> <p>Late high quality Victorian and Edwardian residential properties on large individual blocks with some terraced properties interspersed with later high quality modern residences. Includes one school and church. Some street planting. Primrose Hill park to south and east, access to park from Elsworth Road. Traffic noise along Avenue Road.</p> <p>Includes Elsworth and St Johns Wood Conservation Areas and one listed building.</p>		
EXISTING TOWNSCAPE QUALITY (refer to evaluation criteria): Good		
EXISTING TOWNSCAPE IMPORTANCE: Medium		
<p>VIEWPOINT PHOTOGRAPH / SKETCH:</p> <p>(include caption)</p> <div style="display: flex; justify-content: space-around;">   </div> <div style="display: flex; justify-content: space-around;"> <p>Elsworth Road looking west</p> <p>North end of Avenue Road looking south from Addison Road</p> </div>		


\* Townscape Importance (refer to evaluation criteria):

01042008  
 - edwin/ha/04/01/04 St Edmunds Terrace/PLA/01 West St Edmunds Terrace/PLA/01 End of town/PLA/01  
 a town/ha/04/01/04 St Edmunds Terrace/PLA/01 West St Edmunds Terrace/PLA/01 End of town/PLA/01

Very High	High	Medium	Low
OBJECTIVE CHECKLIST	VIEWPOINT REF:	AREA	Page

Record count is present by marking relevant words:				Subtle		Medium		Prominent		Very prominent	
1 Landform						2 Land cover					
flat	^		board valley			industrial			deciduous		
undulating			plateau			commercial / offices			open space		
gentle slopes	^		embankments			institutional / schools			woodland		
steep slopes			cuttings			retail			minor roads		^
ridge			stream			residential		^^	railway		
inboard valley			river			gardens			derelict land		
3 Townscape Form & Layout											
fine urban grain	^		strong block structure	^		high building density			large scale built form		
coarse urban grain			irregular / organic structure			low building density			small scale built form		^
4 Townscape Features & Elements											
historic buildings			pitched roofs	^		ponds			bus stops		
vernacular buildings	^		stone roofs	^		reservoirs			pedestrian guard railing		
town/village centre			city tile roofing			stream			road signage		^
local centre			concrete tile roofing			river			benches		
landmark buildings			small windows	^		transitional space			bollards		
Georgian buildings			casement windows			formal paths			monuments		
Victorian/Edwardian buildings	^^		cottage windows			informal public open space			graffiti		
pre-car development			bay windows			recreational open space			identity tipping		
post-car development	^		high solid to void ratio			private open space			street lighting		^
recent development			low solid to void ratio			named streets			ornamental lighting		
1960's-1990's housing			balconies			wide streets			minstrel poles		
industrial buildings			chimneys	^		main roads			pylons		
commercial/offices			brick finish	^		secondary roads		^	satellite dishes		
care housing			stone finish			high vehicular activity			narrow alleys		
derelict sites			rendered finish			low vehicular activity			footpaths		
retail development			painted			on street parking			cycleways		
school	^		united boundaries	^		off street parking		^	high pedestrian activity		
church/institutional	^		disturbance boundaries			parking in front of buildings			low pedestrian activity		^
institutional buildings			mtings			parking courtyards			pedestrian priority		
housing – single story			hedgerow boundaries			car parks			grass verges		
housing – two storey	^		security fencing			lay-by			street trees on embankment		^
housing – three storey	^		mesh fencing			bridges			avenue		
detached housing	^		landscaping			pavements		^	deciduous woodland		
semi-detached housing	^		development frontage			brick surface the adjacent			coniferous woodland		
terraced housing	^		gaps in frontage			stone surface treatment			mixed woodland		
apartment blocks/flats			banks			barrier surface the adjacent		^	structure planting		
flat roofs			drillies			concrete block surface			ornamental planting		

0164308  
 - edited the following: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 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1014. 1015. 1016. 1017. 1018. 1019. 1020. 1021. 1022. 1023. 1024. 1025. 1026. 1027. 1028. 1029. 1030. 1031. 1032. 1033. 1034. 1035. 1036. 1037. 1038. 1039. 1040. 1041. 1042. 1043. 1044. 1045. 1046. 1047. 1048. 1049. 1050. 1051. 1052. 1053. 1054. 1055. 1056. 1057. 1058. 1059. 1060. 1061. 1062. 1063. 1064. 1065. 1066. 1067. 1068. 1069. 1070. 1071. 1072. 1073. 1074. 1075. 1076. 1077. 1078. 1079. 1080. 1081. 1082. 1083. 1084. 1085. 1086. 1087. 1088. 1089. 1090. 1091. 1092. 1093. 1094. 1095. 1096. 1097. 1098. 1099. 1100. 1101. 1102. 1103. 1104. 1105. 1106. 1107. 1108. 1109. 1110. 1111. 1112. 1113. 1114. 1115. 1116. 1117. 1118. 1119. 1120. 1121. 1122. 1123. 1124. 1125. 1126. 1127. 1128. 1129. 1130. 1131. 1132. 1133. 1134. 1135. 1136. 1137. 1138. 1139. 1140. 1141. 1142. 1143. 1144. 1145. 1146. 1147. 1148. 1149. 1150. 1151. 1152. 1153. 1154. 1155. 1156. 1157. 1158. 1159. 1160. 1161. 1162. 1163. 1164. 1165. 1166. 1167. 1168. 1169. 1170. 1171. 1172. 1173. 1174. 1175. 1176. 1177. 1178. 1179. 1180. 1181. 1182. 1183. 1184. 1185. 1186. 1187. 1188. 1189. 1190. 1191. 1192. 1193. 1194. 1195. 1196. 1197. 1198. 1199. 1200. 1201. 1202. 1203. 1204. 1205. 1206. 1207. 1208. 1209. 1210. 1211. 1212. 1213. 1214. 1215. 1216. 1217. 1218. 1219. 1220. 1221. 1222. 1223. 1224. 1225. 1226. 1227. 1228. 1229. 1230. 1231. 1232. 1233. 1234. 1235. 1236. 1237. 1238. 1239. 1240. 1241. 1242. 1243. 1244. 1245. 1246. 1247. 1248. 1249. 1250. 1251. 1252. 1253. 1254. 1255. 1256. 1257. 1258. 1259. 1260. 1261. 1262. 1263. 1264. 1265. 1266. 1267. 1268. 1269. 1270. 1271. 1272. 1273. 1274. 1275. 1276. 1277. 1278. 1279. 1280. 1281. 1282. 1283. 1284. 1285. 1286. 1287. 1288. 1289. 1290. 1291. 1292. 1293. 1294. 1295. 1296. 1297. 1298. 1299. 1300. 1301. 1302. 1303. 1304. 1305. 1306. 1307. 1308. 1309. 1310. 1311. 1312. 1313. 1314. 1315. 1316. 1317. 1318. 1319. 1320. 1321. 1322. 1323. 1324. 1325. 1326. 1327. 1328. 1329. 1330. 1331. 1332. 1333. 1334. 1335. 1336. 1337. 1338. 1339. 1340. 1341. 1342. 1343. 1344. 1345. 1346. 1347. 1348. 1349. 1350. 1351. 1352. 1353. 1354. 1355. 1356. 1357. 1358. 1359. 1360. 1361. 1362. 1363. 1364. 1365. 1366. 1367. 1368. 1369. 1370. 1371. 1372. 1373. 1374. 1375. 1376. 1377. 1378. 1379. 1380. 1381. 1382. 1383. 1384. 1385. 1386. 1387. 1388. 1389. 1390. 1391. 1392. 1393. 1394. 1395. 1396. 1397. 1398. 1399. 1400. 1401. 1402. 1403. 1404. 1405. 1406. 1407. 1408. 1409. 1410. 1411. 1412. 1413. 1414. 1415. 1416. 1417. 1418. 1419. 1420. 1421. 1422. 1423. 1424. 1425. 1426. 1427. 1428. 1429. 1430. 1431. 1432. 1433. 1434. 1435. 1436. 1437. 1438. 1439. 1440. 1441. 1442. 1443. 1444. 1445. 1446. 1447. 1448. 1449. 1450. 1451. 1452. 1453. 1454. 1455. 1456. 1457. 1458. 1459. 1460. 1461. 1462. 1463. 1464. 1465. 1466. 1467. 1468. 1469. 1470. 1471. 1472. 1473. 1474. 1475. 1476. 1477. 1478. 1479. 1480. 1481. 1482. 1483. 1484. 14

PROJECT: St Edmunds Terrace	DATE: 22/01/2008	SURVEYOR: P.MED
	TIME: AM	
TOWNSCAPE TYPE: Canal	WEATHER: Fine	
TOWNSCAPE UNIT: Regents Canal	DIRECTION OF VIEWS: West	
<p>GUIDELINES: Field Survey Sheet and methodology based on Landscape Character Assessment Guidance for England and Scotland (Countryside Agency and Scottish Natural Heritage 2002), Guidelines for Landscape &amp; Visual Impact Assessment (Landscape Institute and Institute of Environmental Management and Assessment 2002), and DRKIB Vol 11, Section 3, Part 6 (Highways Agency 1994)</p>		
<p>BRIEF DESCRIPTION:</p> <p>Section of Grand Union canal travelling east-west through Regents Park built in early 19th century. Set within canal cutting with tow path. Fringed by grassed area and mature trees. Used by pedestrians and occasional river traffic, some mooring space available.</p> <p>This section contains Grade II listed canal bridges. Traverses Grade I Registered Historic park and garden of Regents Park and conservation area.</p>		
EXISTING TOWNSCAPE QUALITY (refer to evaluation criteria): Good		
EXISTING TOWNSCAPE IMPORTANCE: High		
<p>VIEWPOINT PHOTOGRAPH / SKETCH: (include caption)</p> <div style="text-align: center;">  </div> <p>Regent's canal looking west from bridge near Nutfield Institute</p>		

\* Townscape Importance (refer to evaluation criteria):

0104/2008  
- edmunds terrace (St Edmunds Terrace) and the canal  
- edmunds terrace (St Edmunds Terrace) and the canal

Record what is present by marking relevant boxes:				Subtle      *evident      ***conspicuous			
1 Landform				2 Land cover			
flat		broad valley		industrial	^	deck	
undulating		plateau		commercial / offices		open space	^
gentle slopes		embankments		institutional / schools		woodland	
steep slopes	^	cuttings		retail		minor roads	
ridge		stream	**	residential		railway	
narrow valley	^	river		gardens		derelect land	
3 Townscape Form & Layout							
fine urban grain		strong block structure		high building density		large scale built form	
coarse urban grain		irregular / organic structure		low building density		small scale built form	
4 Townscape Features & Elements							
historic buildings		pitched roofs		ponds		bus stops	
vernacular buildings		stone roofs		reservoirs		pedestrian guard railing	
town hall / centre		city tile roofing		stream		road signage	
local centre		concrete tile roofing		river	**	benches	
industrial buildings		sash windows		transitional space		bollards	
Georgian buildings		casement windows		formal parks		monuments	
Victorian / Edwardian buildings		casement windows		informal public open space	^	graffiti	
pre-war development		bay windows		recreational open space	^	litter / fly tipping	
post-war development		high solid to void ratio		private open space		street lighting	
recent development		low solid to void ratio		named streets		ornamental lighting	
1960's-1990's housing		balconies		wide streets		bin stations	
industrial buildings		chimneys		main roads		pylons	
commercial offices		brick finish		secondary roads		satellite dishes	
warehousing		stone finish		high vehicular activity		narrow alleys	
derelict sites		rendered finish		low vehicular activity		footpaths	^
retail development		painted		on street parking		cycleways	
school		united boundaries		off street parking		high pedestrian activity	
church / churchyard		disturbance boundaries		parking in front of buildings		low pedestrian activity	^
institutional buildings		railings		parking courtyards		pedestrian priority	^
housing – single story		hedgerow boundaries		car park		grass verges	
housing – two storey		security fencing		lay-by		street trees on embankment	
housing – three storey		mesh fencing		bridges		avenue	
detached housing		boarding		pavements		deciduous woodland	
semi-detached housing		development frontage		brick surface treatment		coniferous woodland	
terraced housing		gaps in frontage		stone surface treatment		mixed woodland	^
apartment blocks/flats		banks	**	various surface treatment		structure planting	
flat roofs		ditches		concrete block surface		ornamental planting	

5 Aesthetic Factors					Record impressions by ticking the relevant boxes				
SCALE:	intimate		small		large		overbearing		
ENCLOSURE:	tight		enclosed		loose		open		
COLOURS:	monochromatic		mixed		colourful		garish		
DIVERSITY:	uniform		simple		diverse		complex		
ACTIVITY:	dull		calm		active		busy / bustling		
PATTERN:	random		organised		regular		formal		
6 Perception									
TRANQUILITY:	silent		peaceful		noisy		disturbing		
SAFETY:	intimate		comfortable		unsettling		threatening		
PLEASURE:	unpleasant		enjoying		attractive		spectacular		
LEGIBILITY:	blatant / obvious		unremarkable		unobtrusive		memorable		
ACCESSIBILITY:	restricted		interrupted		convenient		free		
FORCES FOR CHANGE:									
Highlight conditions (sunlight, threats / pressures, fragility / vulnerability) and trends in land use and management.									
Development along canal or topography.									
OPPORTUNITIES FOR RESTORATION OR ENHANCEMENT									
Highlight opportunities to restore or enhance individual townscape elements and features that have suffered decline and opportunities to reinforce or conserve areas or elements which have a distinctive character or contribute to a sense of place.									
Restoration of canal bridges.									
Increased public access.									
SENSITIVITY TO CHANGE: Low									
Highlight physical, visual and perceptual sensitivity to change of townscape elements, features and overall character (i.e. capacity of the townscape to accept or accommodate the proposed change).									
Canal and topography set below general ground level – could accommodate development as it would not have visual impact.									

## Sensitivity to Change:

High

A townscape particularly sensitive to change. Proposed changes would result in significant adverse effects on townscape character / features / elements.



Medium

A townscape capable of accepting limited change. Proposed changes could be recommended with some adverse effects on townscape character / features / elements.

Low

A townscape capable of accepting or benefiting from considerable change. Proposed changes could be recommended with little or no adverse effects, or would result in beneficial effects on townscape character / features / elements.



PROJECT: St Edmunds Terrace	DATE: 22/01/2008	SURVEYOR: P.M.E.D.
	TIME: AM	
TOWNSCAPE TYPE: Parkland	WEATHER: Fine	
TOWNSCAPE UNIT: Regent's Park	DIRECTION OF VIEWS: South and west	
GUIDELINES: Field Survey Street and methodology based on Landscape Character Assessment Guidance for England and Scotland (Countryside Agency and Scottish Natural Heritage 2002), Guidelines for Landscape & Visual Impact Assessment (Landscape Institute and Institute of Environmental Management and Assessment 2002), and DRKIB Vol 11, Section 5, Part 6 (Highways Agency 1994)		
BRIEF DESCRIPTION:  Significant Grade I Registered Park and Garden and designated Metropolitan Open Land (public).  Well used and appreciated by local people and visitors nationally recognised for heritage significance – developed by John Nash for the Crown in the early 19th century. Comprised grassed areas and formal garden area, water features, informal recreational areas and sports facilities. Inner roads routes through park. London Zoo associated with park.		
EXISTING TOWNSCAPE QUALITY (refer to evaluation criteria): High		
EXISTING TOWNSCAPE IMPORTANCE: High		
VIEWPOINT PHOTOGRAPH / SKETCH: (include caption)		
<div></div>		
Northern boundary of Regent's Park looking south      Regent's Park running track looking west from edge of London Zoo		

^ Townscape Importance (refer to evaluation criteria):  
010042000  
- edmunds terrace (010042000) St Edmunds Terrace (010042000) and landscape  
- edmunds terrace (010042000) St Edmunds Terrace (010042000) and landscape

[illegible]

<p><sup>a</sup>Sensitivity to Change:</p> <p>High: A licensee particularly sensitive to change. Proposed change would result in significant adverse effects on licensee chemical activities/operations.</p> <p>Medium: A licensee capable of accepting limited change. Proposed change could be accommodated with some adverse effects on licensee chemical activities/operations.</p> <p>Low: A licensee capable of accepting or benefiting from considerable change. Proposed change could be accommodated with little or no adverse effects, or could result in beneficial effects on the licensee chemical activities/operations.</p>			
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TOWNSCAPE CHARACTER ASSESSMENT

VIEWPOINT REF:

AREA:

Page

PROJECT: St Edmunds Terrace	DATE: 22/01/2008	SURVEYOR: P.MED
	TIME: AM/PM	
TOWNSCAPE TYPE: Transport Corridor	WEATHER: Fine	
TOWNSCAPE UNIT: Transport Corridor - roads	DIRECTION OF VIEWS: Various	
GUIDELINES: Field Survey Sheet and methodology based on Landscape Character Assessment Guidance for England and Scotland (Countryside Agency and Scottish Natural Heritage 2002), Guidelines for Landscape & Visual Impact Assessment (Landscape Institute and Institute of Environmental Management and Assessment 2002), and DRIIB Vol 11, Section 3, Part 6 (Highways Agency 1994)		
BRIEF DESCRIPTION:  Main road transport corridors around Primrose Hill Prince Albert Road running east/west – busy A road of two lanes dividing residential area from Regents Canal and Regents Park Avenue Road running north/south – B road cutting through residential area. Traffic noise and general congestion evident. Areas of main roads lie in Conservation Areas.		
EXISTING TOWNSCAPE QUALITY (refer to evaluation criteria): Ordinary		
EXISTING TOWNSCAPE IMPORTANCE: Medium		
VIEWPOINT PHOTOGRAPH / SKETCH: (include caption)		
		
Prince Albert Road from junction with Avenue Road looking east		

0104/2008

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Assessment of the Townscape of St Edmunds Terrace

0104/2008

\*Townscape Importance (refer to evaluation criteria):

Very High                      High                      Medium                      Low

OBJECTIVE CHECKLIST                      VIEWPOINT REF.                      AREA                      Page

Record point is present by marking relevant words:				Subtle                      Prominent                      Conspicuous			
<b>1 Landform</b>				<b>2 Land cover</b>			
flat	**	broad valley		industrial		dock	
undulating		plateau		commercial/ offices		open space	
gentle slopes	**	embankments		institutional/ schools		woodland	
steep slopes		cuttings		retail		main roads	**
ridge		stream		residential		railway	
narrow valley		river		gardens		derelect land	
<b>3 Townscape Form &amp; Layout</b>							
fine urban grain		strong block structure		high building density		large scale built form	
coarse urban grain	**	irregular/ organic structure		low building density		small scale built form	
<b>4 Townscape Features &amp; Elements</b>							
historic buildings		pitched roofs		ponds		bus stops	^
vernacular buildings		stone roofs		reservoirs		pedestrian guard railing	
townhall/ civic centre		chry tile roofing		stream		road signage	**
local centre		concrete tile roofing		river		benches	
landmark buildings		sash windows		transitional space		bollards	
Georgian buildings		casement windows		formal parks		monuments	
Victorian/Edwardian buildings		cottage windows		informal public open space		graffiti	
pre-war development		bay windows		recreational open space		litter/ fly tipping	
post-war development		high solid to void ratio		private open space		street lighting	**
recent development		low solid to void ratio		narrow streets		environmental lighting	
1960's-1990's housing		balconies		wide streets	**	ministers	
industrial buildings		chimneys		main roads	**	pylons	
commercial/ offices		brick finish		secondary roads		satellite dishes	
care housing		stone finish		high vehicular activity		narrow alleys	
derelect sites		rendered finish		low vehicular activity		footpaths	
retail development		painted		on street parking		cycleways	
school		united boundaries		off street parking		high pedestrian activity	
church/ institutional		disparate boundaries		parking in front of buildings		low pedestrian activity	^
institutional buildings		mtings		parking courtyards		pedestrian priority	
housing – single story		hedgerow boundaries		car park		grass verges	
housing – two storey		security fencing		lay-by		street trees on embankment	
housing – three story		inset fencing		bridges		avenue	
detached housing		boarding		pavements	**	deciduous woodland	
semi-detached housing		development frontage		brick surface treatment		coniferous woodland	
terraced housing		gaps in frontage		stone surface treatment		mixed woodland	
apartment blocks/flats		banks		terrace surface treatment	**	structure planting	
flat roofs		driveways		concrete block surface		ornamental planting	

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SUBJECTIVE CHECKLIST                      VIEWPOINT REF.                      AREA                      Page

<b>5 Aesthetic Factors</b>				
Record impressions by circling the relevant words				
SCALE:	intimate	Small	Large	overbearing
ENCLOSURE:	tight	Enclosed	Loose	open
COLOUR:	monochromatic	Mixed	Colourful	garish
DIVERSITY:	uniform	Simple	Diverse	complex
ACTIVITY:	dorm	quiet	Active	busy/bustling
PATTERN:	random	organised	Regular	formal
<b>6 Perception</b>				
TRANQUILITY:	silent	peaceful	Noisy	disturbing
SAFETY:	intimate	Comfortable	unsettling	threatening
PLEASURE:	unpleasant	ordinary	attractive	spectacular
LEGIBILITY:	blatant/unobtrusive	unremarkable	interesting	memorable
ACCESSIBILITY:	restrictive	interrupted	convenient	free
FORCES FOR CHANGE:				
<p>Highlight conditions/until, threats/pressures, fragility/vulnerability and trends in land use and management.</p> <p>Increased traffic pressure.</p>				
OPPORTUNITIES FOR RESTORATION OR ENHANCEMENT				
<p>Highlight opportunities to restore or enhance individual townscape elements and features that have suffered decline and opportunities to reinforce or conserve areas or elements which have a distinctive character or contribute to a sense of place.</p> <p>Pedestrian access and permeability could be improved.</p> <p>Improved signage.</p>				
SENSITIVITY TO CHANGE: Low				
<p>Highlight physical, visual and perceptual sensitivity to change of townscape elements, features and overall character (i.e. capacity of the townscape to accept or accommodate the proposed change).</p> <p>Areas of main roads lie in Conservation Areas. Proposed development lies close to main transport corridors.</p>				

\*Sensitivity to Change:

High: A townscape particularly sensitive to change. Proposed changes would result in significant adverse effects on townscape character/amenity.

Medium: A townscape capable of accepting limited change. Proposed changes could be recommended with some adverse effects on townscape character/amenity.

Low: A townscape capable of accepting or benefiting from considerable change. Proposed changes could be recommended with little or no adverse effects, or would result in beneficial effects on townscape character/amenity.

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# Methodology

METHODOLOGY FOR PRODUCTION OF ACCURATE VISUAL REPRESENTATIONS

Overview of Methodology.

- 1.1

The study was carried out by Squire and Partners (S+P, the Visualiser) by combining computer generated images of the Application Scheme with Small format photographs at key/strategic locations around the site as agreed with the project team. The surveying was executed by Gordon Tomlin Partnership (the Surveyor).
- 1.2

The project team defined a series of locations in London, the immediate vicinity, where the Application Scheme might create a significant visual impact. At each of these locations S+P carried out a preliminary study to identify specific Assessment Points from which a representative and informative view could be taken. Once the exact location had been agreed by the team, a photograph was taken which formed the basis of the study. The precise location of the camera was established by the Surveyor using a combination of differential GPS techniques and conventional observations.
- 1.3

For views where a photographic context was to be used, additional surveying was carried out. A number of features on existing structures visible from the camera location were surveyed. Using these points, S+P has determined the exact location where the computer model and each individual photograph can be overlaid to match exactly. Each photograph has then been divided into foreground and background so the Application Scheme can be inserted into context at the right visual distance for foreground and background. When combined with the computer generated image these give an accurate impression of the impact of the Application Scheme on the selected views in terms of scale, locations and use of materials as set out in the London Management Framework for Strategic Views (AVR level 3).

Spatial framework and reference database.

1.4

All data was assembled into a consistent spatial framework, expressed in a grid coordinate system with a local plan origin. The vertical datum of this framework is equivalent Ordnance Survey (OS) Newlyn Datum.

1.5

By using a transformation between this framework and the OSGB36 (National Grid) reference framework, S+P have been able to use other data sets, such as OS land line maps to test and document the resulting
- photomontages.
- PROCESS - PHOTOGRAPHIC CONTEXT
- Reconnaissance
- 1.6

At each study location S+P conducted a photographic reconnaissance to identify potential Assessment Points. From each candidate position, a digital photograph was taken looking in the direction of the Application Scheme using a wide angle lens. Its position was noted onto an OS map and a second digital photograph was taken of the tripod position to mark the location at the Assessment Point.

1.7

S+P assigned a unique reference to each possible Assessment Point and photograph.

Final Photography

1.8

From each selected Assessment Point a series of Professional small format photographs were taken with a camera height of approximately 1.6m above ground. The camera, lens, format, time of day and direction of view were recorded.

1.9

A digital photograph of the tripod location was taken to allow the Surveyor to return to each location.

Surveying the Assessment Points

1.10

For each Assessment Point a survey brief was prepared, consisting of the Assessment Point study sheet and a marked up photograph indicating alignment points to be surveyed. Care was taken to ensure that a good spread of alignment points were selected, including points close to the camera, close to the target along with wider vantage points.

1.11

Using differential GPS techniques, the Surveyor established at least two stations in the vicinity of the camera location.

1.12

From these local survey stations, the requested alignment points were surveyed using digital and conventional observation.

1.13

The resulting survey points were amalgamated into a single data set by the Surveyor. The data set was re-projected into OSGB36 (National Grid), and located within the digital Ordnance Survey map originally supplied to the Surveyor by S+P. Each survey point was allocated a unique number and this was assigned to its corresponding point within the OS map by the Surveyor. For each Assessment Point, the Surveyor records between 15-30 survey points and referenced

these into the OS file that was supplied to him by S+P. Each survey point was given a unique numbering system and these were indicated on the supplied Assessment Point photographs.

1.14

The surveyor recorded accuracy with his equipment of +/- 2-20mm in a lateral dimension and +/- 2-10 mm in the vertical dimension.

1.15

From the surveyed points, S+P created a three dimensional alignment model in the visualisation system, by connecting the surveyed points to create a visible line to connect all the surveyed points, this acts as a quick visual checking aid.

Photo Preparation.

1.16

From the set of photographs taken from each Assessment Point, one single photograph was taken for use in the study. This choice was made on the combination of composition, sharpness, exposure and appropriate lighting.

1.17

The selected photograph was then copied into a template file of predetermined dimensions. The resulting image was then examined and any anomalies with the digital image capture process were rectified.

Calculating the photographic alignment.

1.18

A preliminary view was created within the visualisation system using the surveyed camera location, visual target point and recorded FOV based on the camera and lens selected for the respective shot.

1.19

A lower resolution version of the annotated photograph was attached as a background to this view, to assist the artist to interpret on-screen displays of the alignment model and relevant datasets.

1.20

Using computer software for camera matching, the surveyed points were assigned to their respective points within the photograph to create an accurate representative computer camera match and for photographic overlaying. These points were then refined with accuracy, When using a wide angle lens observations outside the circle of distortion were given less importance for accuracy tolerance.

1.21

Using the preliminary view definition, a rendering was created of the alignment model at a resolution to match the photograph. This was overlaid onto the background image to compare the image created by the actual camera and the computer equivalent. Based

on the results of this, adjustments were made to the computer camera.

1.22

This process was iterated until a match had been achieved between the photograph and the alignment model. A second member of the S+P team would then concur with the alignment process for each Assessment Point selected.

Preparing models of the Proposed Development.

1.23

A 3D model was built by S+P to the correspond to the current Application Scheme. The level of detail was sufficient to match the AVR 3 specifications as required.

1.24

The model is then located in the spatial framework using reference information supplied by the Architecture Team at S+P. Study renders are supplied to the Architecture team to confirm materials, heights and style are correct for the Application Scheme. At each stage of the design process the any differing designs to the computer model are assigned a unique reference number.

Determining occlusion and creating simple renderings.

1.25

A further rendering was created using the aligned camera, which combined the Application Scheme with the computer generated context. This was used by the artist to assist with determining which parts of the photograph should appear in front of the Application Scheme and which were to be behind it. Using this image and additional site photography for information, the source image is divided into layers representing foreground and background elements.

1.26

In cases where the Application Scheme is to be represented in silhouette or massing form (AVR1 or AVR2), final renderings of the accurate massing model were generated and inserted into the background photograph between the foreground and background layers.

1.27

Final graphical treatments were applied to the resulting image as agreed with the Architect Team, environmental and planning consultants. These included the application of differing coloured outlines or the addition of tones for visible or occluded elements.

Creating more photo-realistic renderings.

1.28

Where more realistic representations of the Application Scheme were required (AVR3) the initial model is developed to show the building envelope in greater detail.

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- 1.29 For each final view, lighting was set in the visualisation system to simulate the lighting conditions at the time of the source photograph. Additional lighting was placed where required in the system to best replicate the recorded lighting conditions and the proposed materials to be used.
- 1.30 When all the above information is combined, the high resolution images were rendered and overlaid with the background photography. Further digital manipulation of colours, atmosphere and suggested life styles were applied by the artist to be indicative of the Application Scheme as it would appear under the lighting conditions as initially recorded in the photograph, resulting in the final study images.

Documenting the Study.

- 1.31 The final report on the Study Location was created which shows the existing and proposed vista. These are complemented by images of the location map, a record of the camera location a descriptive text of camera, lens, FOV and heights of camera AOD used for each Assessment Point.
- 1.32 Additional text has been added to any images that have had vertical tilt or cropping applied after the final images have been completed.
- 1.33 Where appropriate, additional images have been included in the study report to show any previous substantial Planning Applications that may have been granted or applied for.



10004 St Edmunds Terrace. Camera Match Positions for the Summer Views.

<b>View 1:</b> The camera used was a A similar view could be obtained on a small format camera using a A similar Field of View for the camera would use a The camera height is at	Canon EOS-1Ds Mark 2 17.0mm lens 93.273 degree FOV 57.117m AOD
<b>View 2:</b> The camera used was a A similar view could be obtained on a small format camera using a A similar Field of View for the camera would use a The camera height is at	Canon EOS-1Ds Mark 2 17.25mm lens 92.438 degree FOV
<b>View 3:</b> The camera used was a View 3 has been photo-montaged with View 2	Canon EOS-1Ds Mark 2
<b>View 4:</b> The camera used was a A similar view could be obtained on a small format camera using a A similar Field of View for the camera would use a The camera height is at	Canon EOS-1Ds Mark 2 18.85mm lens 87.357 degree FOV 44.369m AOD
<b>View 5:</b> The camera used was a A similar view could be obtained on a small format camera using a A similar Field of View for the camera would use a The camera height is at	Canon EOS-1Ds Mark 2 17.0mm lens 93.273 degree FOV 36.073m AOD
<b>View 6:</b> The camera used was a A similar view could be obtained on a small format camera using a A similar Field of View for the camera would use a The camera height is at	Canon EOS-1Ds Mark 2 17.0mm lens 93.273 degree FOV 36.391m AOD
<b>View 7:</b> The camera used was a A similar view could be obtained on a small format camera using a A similar Field of View for the camera would use a The camera height is at	Canon EOS-1Ds Mark 2 16.9mm lens 93.611degree FOV 38.636m AOD
<b>View 8:</b> The camera used was a A similar view could be obtained on a small format camera using a A similar Field of View for the camera would use a The camera height is at	Canon EOS-1Ds Mark 2 17.42mm lens 91.876 degree FOV 36.073m AOD
<b>View 9:</b> The camera used was a A similar view could be obtained on a small format camera using a A similar Field of View for the camera would use a The camera height is at	Canon EOS-1Ds Mark 2 22.62mm lens 77.022 degree FOV 45.792m AOD
<b>View 10:</b> The camera used was a A similar view could be obtained on a small format camera using a A similar Field of View for the camera would use a The camera height is at	Canon EOS-1Ds Mark 2 17.2mm lens 92.604 degree FOV 56.154m AOD

<b>View 11:</b> The camera used was a A similar view could be obtained on a small format camera using a A similar Field of View for the camera would use a The camera height is at	Canon EOS-1Ds Mark 2 19.12mm lens 86.544 degree FOV 39.137m AOD
<b>View 12A:</b> The camera used was a A similar view could be obtained on a small format camera using a A similar Field of View for the camera would use a The camera height is at	Canon EOS-1Ds Mark 2 17.0mm lens 93.273 degree FOV 39.963m AOD
<b>View 12C:</b> The camera used was a A similar view could be obtained on a small format camera using a A similar Field of View for the camera would use a The camera height is at	Canon EOS-1Ds Mark 2 17.4mm lens 91.942 degree FOV 39.267m AOD

10004 St Edmunds Terrace. Camera Match Positions for the Winter Views.

<b>View 1:</b> The camera used was a A similar view could be obtained on a small format camera using a A similar Field of View for the camera would use a The camera height is at	Canon EOS-1Ds Mark 2 20.3mm lens 83.127 degree FOV 57.317m AOD
<b>View 2:</b> The camera used was a A similar view could be obtained on a small format camera using a A similar Field of View for the camera would use a The camera height is at	Canon EOS-1Ds Mark 2 17.75mm lens 90.801 degree FOV 68.335m AOD
<b>View 3:</b> The camera used was a View 3 has been photo-montaged with View 2	Canon EOS-1Ds Mark 2
<b>View 4:</b> The camera used was a A similar view could be obtained on a small format camera using a A similar Field of View for the camera would use a The camera height is at	Canon EOS-1Ds Mark 2 17.45mm lens 91.779 degree FOV 44.449m AOD
<b>View 5:</b> The camera used was a A similar view could be obtained on a small format camera using a A similar Field of View for the camera would use a The camera height is at	Canon EOS-1Ds Mark 2 16.912mm lens 93.57 degree FOV 36.082m AOD
<b>View 6:</b> The camera used was a A similar view could be obtained on a small format camera using a A similar Field of View for the camera would use a The camera height is at	Canon EOS-1Ds Mark 2 17.3mm lens 92.272 degree FOV 36.392m AOD
<b>View 7:</b> The camera used was a A similar view could be obtained on a small format camera using a A similar Field of View for the camera would use a The camera height is at	Canon EOS-1Ds Mark 2 17.0mm lens 93.273degree FOV 38.402m AOD
<b>View 8:</b> The camera used was a A similar view could be obtained on a small format camera using a A similar Field of View for the camera would use a The camera height is at	Canon EOS-1Ds Mark 2 17.5mm lens 91.614 degree FOV 36.060m AOD
<b>View 9:</b> The camera used was a A similar view could be obtained on a small format camera using a A similar Field of View for the camera would use a The camera height is at	Canon EOS-1Ds Mark 2 21.0mm lens 81.124 degree FOV 46.367m AOD
<b>View 10:</b> The camera used was a A similar view could be obtained on a small format camera using a A similar Field of View for the camera would use a The camera height is at	Canon EOS-1Ds Mark 2 23.3mm lens 75.374 degree FOV 56.571m AOD

<b>View 11:</b> The camera used was a A similar view could be obtained on a small format camera using a A similar Field of View for the camera would use a The camera height is at	Canon EOS-1Ds Mark 2 17.0mm lens 93.273 degree FOV 39.056m AOD
<b>View 12A:</b> The camera used was a A similar view could be obtained on a small format camera using a A similar Field of View for the camera would use a The camera height is at	Canon EOS-1Ds Mark 2 18.6mm lens 88.122 degree FOV 39.946m AOD
<b>View 12C:</b> The camera used was a A similar view could be obtained on a small format camera using a A similar Field of View for the camera would use a The camera height is at	Canon EOS-1Ds Mark 2 17.4mm lens 91.942 degree FOV 39.299m AOD
<b>View 14:</b> The camera used was a A similar view could be obtained on a small format camera using a A similar Field of View for the camera would use a The camera height is at	Canon EOS-1Ds Mark 2 24.307mm lens 73.042 degree FOV 46.535m AOD
<b>View 15:</b> The camera used was a A similar view could be obtained on a small format camera using a A similar Field of View for the camera would use a The camera height is at	Canon EOS-1Ds Mark 2 17.2mm lens 92.604 degree FOV 44.975m AOD
<b>View 16:</b> The camera used was a A similar view could be obtained on a small format camera using a A similar Field of View for the camera would use a The camera height is at	Canon EOS-1Ds Mark 2 17.2mm lens 91.604 degree FOV 41.708 AOD
<b>View 17:</b> The camera used was a A similar view could be obtained on a small format camera using a A similar Field of View for the camera would use a The camera height is at	Canon EOS-1Ds Mark 2 17.75mm lens 90.801 degree FOV 45.899m AOD
<b>View 18:</b> The camera used was a A similar view could be obtained on a small format camera using a A similar Field of View for the camera would use a The camera height is at	Canon EOS-1Ds Mark 2 18.0mm lens 90.0 degree FOV 48.795m AOD

