96 St Edmunds Terrace London

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.

Scheme Assessment

100 St Edmunds Terrace London

Park & Gardens Register Entry



102 St Edmunds Terrace London

GREATER LONDON

CITY OF WESTMINSTER/CAMDEN

TQ2882

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 Nasn's plan of 1811 (with modifications) was implemented, the public area being opened 1835 as The Regent's Park.

T

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 terrades-tosouth, and by Park Road to south-west. Within this approximate boundary, the Grand Union Canal (laid out 1812-20) runs for 14km 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 ha for its buildings and gardens within the Index 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 light for the zoological gardens. Decimus Burton designed various builtings, 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.

REGENT'S PARK

104 St Edmunds Terrace London



VIEWPOINT REP:

AREA:

Page

PROJECT: St Edun unds Tempe DATE: 22.01/2008 SURVEYOR: PALED TIME: ALL P M TOWINSCAPE TYPE: Reservoir WEATHER: Fine TOWINSCAPE UNIT: Barrow Hill Reservoir DIRECTION OF VIEWS: SW GUIDELINES: Field Survey Sleet and methodology based on Landscape Character Assessment Guidance for England and Scotland (Countryside Agency and Scotlish Natural Heritage 2002), Guidelines for Landscape & Visual Impact Assessment (Landscape Institute and Institute of Environmental klanagement and Assessment 2002), and DRkIB Vol II, Section 3, Part 4 (High ways Agency 1994) BRIEF DESCRIPTION: Large covered reservoir set in a landscaped area with the reservoir situated in grassed enhankments. Area tringed with mature trees. Primose Hill park to north and east. Listed as kletropolitan Open Land (private). EXISTING TOWN SCAPE QUALITY (refer to evaluation criteria): Ordinary EXISTING TOWIN SCAPE IMPORTANCE": LOU VIENPOINT PHOTOG RA PH / SKETCH: (include caption) Banov Hill reservoir from Primrose Hill park looking SW *Townscope Importance (refer to evaluation criteria): Very High High kledium Low

OBJECTIVE CHECKLIST

VIEWPOINT REP:

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SUBJECTIVE ON EDKLIST VIEWPOINT REP: A REA Fage

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VIENPOINT REP:

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PROJECT: St Edun unds Terrace	DATE: 22:01/2008 SURVEYOR: P.LI.ED			
	TINE: AN			
TOWINSCAPE TYPE: Zoo	WEATHER Fine			
TOWINSCAPE UNIT: London Zoo	DIRECTION OF VIEWS: Various			

GUIDELINES: Field Survey Sheet and methodology based on Landscape Character Assessment Guidance for England and Scotland (Countryside Agency and Scotlish Natural Heritage 2002), Guidelines for Landscape & Visual Impact Assessment (Landscape Institute and Institute of Environmental klanagement and Assessment 2002), and DRkiB Vol II, Section 3, Part 4 (High ways Agency 1994)

BRIEF DESCRIPTION:

Enclosed area with midure of arimal enclosures, official buildings, open landscaped space and public facilities. Access to public by payment. Well used and appreciated by visitors nationally, recognised for leisure/zoological significance - base of Zoological Society of London from 19th century.

Within Grade I Registered Park and Garden of Regents Park and Regents Park Conservation Area. Contains Listed Buildings and structures.

EXISTING TOWN SCAPE QUALITY (refer to evaluation criteria): Good

EXISTING TOWN SCAPE IMPORTANCE": High

VIENPOINT PHOTOG RAPH / SKETCH: (include caption)



Zoo World buildings looking west



Giraffe House looking SW

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Butterfly enclosure and other buildings looking north

Zebros in enclosure looking NE

*Townscope Importance (refer to evaluation criteria): Very High High OBJECTIVE CHECKLIST

VIENPOINT REP:

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vernacular buildings		sinte mofs		reservoirs		pedestrian guard railing	22
toun/village centre		chy tile mofing		stream		road signage	



Giraffes in Giraffe House



Penguin pool (not) disused) looking trest

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OBJECTIVE CHECKLIST

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victorian/Edwardian buildings		sattle windows		informal public open space	^	ým ffú	
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SUBJECTIVE CHECKLIST

VIEWPOINT REP:

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5 Aestheti	c Factor s	Record impressions by decing	the relevant words	
SCIALE:	intinate	sinal	large	overbearing
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DIVERSITY:	uniform	simple	(iweise	complex
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6 Perception			/cubite /* evident /// conspicuous			
TRANGULEDY	silent	pacefici	Noisy	distracting		
SPEETY	intinate	confortable	unsetting	tureatering		
PLEASURE	unpleasant	ont inary	Attractive	spectacular		
LEDGIBILITY	bin no fino no to no us	une markable	interest ing	memorable		
AC CESSIBILITY	restrictive	Interrupted	contain oction a	fr≉e		

Highlight condition/survival, threads pressures, tragility/bulnerability and trends in land use and management

Increase in baffic along roads and candiagacent to Zoo pould alter perimeter and affect well being of arimals Lack of funding

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 mens or vielnems which have a distinctive character or contribute to a sense of place.

Refurtsishment of some of the older structures

Improvement of facilities for animals

SENSITIVITY TO CHANGE?: Moderate

Highlight physical, visual and perceptual sensitivity to change of toposcape elements, features and operall character (i.e. capacity of the toposcape to accept or accountrodate the proposed change).

klodence - proposed development would potentially sit in middle distance views potentially visible in whiter months from some of the Zoo structures at the north of the complex.

*Sensitivity to Change High: A boxescape particularly sensitive to change. Prop-sed change would result in significant inducese effects on two recommended to be a ಿ ಜಾವಾದಿ.

kbdernia: A textmacape coprible of non-pring limited of more, Proposed change mails be no commoduled with some adverse effects on tempore almanation" en ture s'elemente.

Loss

A burnen pe capable of nosepting or bene ting two considerable changes troposed change could be not a mounted with title or no netware effects, or would result in Seneticial effects on townsorpe-character/features/elements.

VIENPOINT REP:

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AREA:

PROJECT: St Edin unds Tempre	DATE: 22/01/2008 SURVEYOR: PALAED
	TINE: AN
TOWNSCAPE TYPE: Park	WEATHER: Fine
TOWINSCAPE UNIT: Printrose Hill	DIRECTION OF VIEWS: Various

GUIDELINES: Field Survey Sheet and methodology based on Landscape Character Assessment Guidance for England and Scotland (Countryside Agency and Scotlish Natural Heritage 2002), Guidelines for Landscape & Visual Impact Assessment (Landscape Institute and Institute of Environmental klanagement and Assessment 2002), and DRkiB Vol II, Section 3, Part 4 (High ways Agency 1994)

BRIEF DESCRIPTION:

A Grade II Registered Park and Garden and designated ki etropolitan Open Land (public).

The park is undulating around edges leading to steep slopes with peak at north of park and a series of metal milings define park space. Park comprised of open grassed areas with pedestrian paths dotted with mature trees, occasional berohes and lamp posts. Also contains play ground and public amenities. Lodge in SW comer. Well-used and appreciated by local people and contains look out point with views south to central London from peak. East and south road frontages.

EXISTING TOWIN SCAPE QUALITY (refer to evaluation criteria): Good

EXISTING TOWIN SCAPE IMPORTANCE": High



View up Printrose Hill looking nth



Entrance to Primrose Hill at St Edunand's Terrace looking E

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View to Westminster Palace and St Paul's from Primros e Hill



Playground - Printose Hill looking SE

"Townscripe Importance (refer to evaluation criteria): Very High High OBJECTIVE CHECKLIST VIEWPOINT REP:

1 Landform				2 Land cover			
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undulating	~	plateau		connercial foffices		open space	~~~
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ridge		stream		residential		miltay	
narroczwalky		river		gardens		derefict hnd	
3 Townsca fine u <i>n</i> ban grain course unban grain	ipe Fo	strong & Layout strong block structure inte gub r / organic structure	-	ligh building density loc/building density		hoge scale built form smail scale built form	
	upe Fe	atures & Elen	aents				
4 Townsca		pitch ed roofs		ponds		bus stops	
				reservoirs		pedestrian guard railing	
4 TOWTLSC a historic buildings vernacular buildings		sinte noofs	-			And the second	
historic build ings Vernacular build ings		sinte norfs ciny tile norfing		stream		road signage	
historic buildings	-	1. 10.000.00000				benches	~

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View across Primrase Hill (to site from Albert Terrace) looking W

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OBJECTIVE CHECKLIST	VIENPOINT REP:	.o.REd.	
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Victorian/Edwardian Duildings	orittle windows		informal public open space	**	gm ffiti	
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SUBJECTIVE CHECKLIST

VIENPOINT REP:

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5 Aestheti	ic Factor <i>s</i>	Record impressions by civiling	the relevant coords	
SCIALE:	intimate	ร์เตกไ	large	overbearing
ENCLOSURE	tigint	enc itsed	10050	open
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DIVERSITY:	uniform	simple	diverse	complex
ACTIVITIY:	dend	sata.	ative	bu sy tou sting
PATTER (C	andon	on added	regular	Formal

6 Percepti	011			
TRANCOUTRY	silent	psaceful	Noisy	distracting
SPEETY	intinate	Confortable	unsettin g	threatening
PLEASURE	unpleasant	ord inary	Attractive	spectacular
LEDGIBILITY	bih ndňa o Roto ne us	unre charkable	Artecest ing	nie morable
AC CESSIBILITY	restrictive	interrupted	contractions	free

Highlight condition/survival, threats pressures, tragity bulnerability and trends in land use and management.

Large scale development around out skirts. Increased traffic flow along park koundaries. Public access. Lask of management funding.

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 means or vehiclents which have a distinctive character or contribute to a sense of place.

Park restortion and maintenance. Eventer planting within park. Askitional facilities within park.

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 accountedate the proposed change).

The park is set in a mostly urban area. Development lies adjacent to park in area core some tall kuildings overlook park. Interaction ketween park and its urban setting is important. New development needs to ke good quality to protect and/or enhance this setting.

*Sensifuity to Change High: A boxescape particularly sensitive to change: Prop-sed change would result in significant to ducese effects on two recomments to treat elenents.

kbdernia: A textmacape coprible of non-pring limited of more, Proposed change mails be no commoduled with some adverse effects on tempore almanation" en ture s'elemente.

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VIENPOINT REP:

AREA:

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PROJECT: St Edinunds Terrace	DATE: 22/01/2008 SURVEYOR: PLI/ED		
	TINE: ALI		
TOWNSCAPE TYPE: Residential/commercial	WEATHER: Fine		
TOWINSCAPE UNIT: Primrose Hill north-east residential	DIRECTION OF VIEWS: Various		

GUIDELINES: Field Survey Sheet and methodology based on Landscape Character Assessment Guidance for England and Scotland (Countryside Agency and Scotlish Natural Heritage 2002), Guidelines for Landscape & Visual Impact Assessment (Landscape Institute and Institute of Environmental klanagement and Assessment 2002), and DRkiB Vol II, Section 3, Part 4 (High ways Agency 1994)

BRIEF DESCRIPTION:

Predominantly residential area with small historical commercial area at north off Regents Park Road. Early-mid large Victorian stuccoed terraces and some krick terraces 3-4 storeys and some post-war 3-4 storeys terraces and 5 to 10 storey residential blocks. Commercial area is generally ground floor shops with flats above in Victorian terracing. One public house evident. Some street planting evident. Primose Hill park to west and south.

Includes Princose Hill Conservation Area and numerous Grade II listed buildings mainly located around Chalcot Crescent area, many of group value.

EXISTING TOWN SCAPE QUALITY (refer to evaluation criteria): High

EXISTING TOWN SCAPE IMPORTANCE: High

VIENPOINT PHOTOG RAPH / SKETCH: (include caption)



View up Albert Terrace looking north



View down Chalcot Crescent looking NE

DIEG 2008 a 2000 • od im Alma Proc(PPU) 104 31 Ech unde VPULAS Works? Ech unde Ymron VPULAS And is a



Oldfield Estate looking NE from Regents Park Road



*Townscope Importance (refer to evaluation criteria):

High

OBJECTIVE CHECKLIST

Very High

VIEWPOINT REP:

kledium

1 Landfor	m			2 Land cover			
flut		broad valey		industrial	10	dock	
undulating		plateau		conninercial foffices		open space	
gentle slopes	•	einbankinents		institutional / schools		coodiand	
steep slopes		cuttin gs		retni	•	inain roads	
ridge		stream		residential	~~	milcay	
nanocivalley		river		gardens		derelict hnd	
3 Townsca fine urban grain ourse urban grain	*	orm & Layout strong block structure ine gub r / organic structure	*	ligh building density locybuilding density	-	lange sçale builtform sınall sçale builtform	
4 Townsca	upe Fe	atures & Elen	nents	;	-	5	-
	-	pitched roofs	•	ponds		bus stops	1
listoric buildings		sinte noofs		reservoirs		pedestrian guard railing	Т
historic buildings vernacular buildings				stream		roa d signage	
		chytik nofing	1				



Shops in Regents Park Road looking south

Low

AREA

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OBUBCTIVE CHBCKLIST VIB/	FO INT REP:
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Victorian Edwardian buildings	~	antile windows		informal public open space		graffði	
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recent development		low solid to wid ratio	Ι	nanoustreets	^	om autental fighting	
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diurch/drunchyani		timberfence boundaries	1	parking in front of buildings		locupedestrian activity	^
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detached housing		lioarding	1	pavernents		deciduous coordiand	
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SUBJECTIVE CHECKLIST

VIENPOINT REP: A REA F3Q8

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5 Aestheti	ic Factor s	Accord impressions by diving	the relevant works	
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TRANCOLITY	silent	paacafiil	Noby	distracting
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PLEASURE	unpleasant	en inary	Attractive	spectacular
LEDGIBILITY	bin nonnonotome us	unemarkable	urterset ing	klemonable
AC CESSIBILITY	restrictive	interrupted	contined ions	File

Highlight condition/survival, threads pressures, fragility/outnerability and treads in land use and management.

Ovange of use, predominantly residential Large scale development in area Expansion of commercial area Increased boffic

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 meas or vielaents unitil 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 accountedate the proposed change).

klostly moderate as development is on other side of Primrose Hit - korrever development could be seen from edge of conservation area and isteritoraces in St Georges Terrace.

*Sensifuity to Change High: A boxescape particularly sensitive to change: Prop-sed change would result in significant to ducese effects on two-recomments to two ಿ ಜಾವಾದಿ.

kbdernia: A textmacape coprible of non-pring limited of more, Proposed change mails be no commoduled with some adverse effects on tempore almanation" en ture s'elemente.

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PROJECT:	St Edurunds Tempe	DATE
		TIME
TOWNSCA PI	E TYPE: Residential	WEAT
TOWINSCA PI	E UNIT: Prim rose Hill north-west residential	DIRB

GUIDELINES: Field Survey Sheet and methodology based on Landscape Chamider A and Scottish Natural Heritage 2002), Guidelines for Landscape & Visual Impact klanagement and Assessment 2002), and DRkIB Vol 11, Section 8, Part & (High cass A

BRIEF DESCRIPTION:

Late high quality Victorian and Eduardian residential properties on large ind Inter high quality modern residences. Includes one school and church. Some park from Elsworthy Road. Traffic noise along Avenue Road.

Includes Elscorthy and St Johns Wood Conservation Areas and one listed bui

EXISTING TOWIN SCAPE QUALITY (refer to evaluation criteria): Good

EXISTING TOWIN SCAPE IMPORTANCE: Medium

VIENPOINT PHOTOG RAPH / SKETCH: (include caption)



Elsworthy Road looking west

North

*Townscripe Importance (refer to evaluation criteria):

nine 2005 - odim film fragfförtittet 3 Edwardsföldig Hintig Edwards Terroritföldig Find bandl - Annar med Terror og Stendoffer som Hintigad A Phening

114 St Edmunds Terrace London

VIENPOINT REP:

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THER	: Fine	
стю	NOF VIEWS: West an	id South
rt Ass	ssinent Guidance for En sessinent (Landscape 6/ 1994)	gland and Scothind (Countryside Agency Institute and Institute of Environmental
	et planting. Primose	terraced properties interspersed with Hill park to south and east, access to
i end	of Avenue Rond look	ing south from Acceia Road

Way High	Нgh	k kediu ra	Low

OBJECTIVE CHECKLIST

VIEWPOINT REP:

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ndge	1		stean		residential	~	mileny	
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verni	ncum buildings	^	sinte roofs	^	resenioins		pedes trian guard railing	
to con	Willage centre		chytile Nofing	1	stream		NA d signage	1
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hn di	n nek buildings		sash cíndocs	1	transitional space		boltards	
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001111	nen in Roffi ces		brisk finisli	^	secondary roads	^	satelite distes	+
ហេខ	liousing		stone finisli	†	lrigh vehicum activity		narrow alleys	+
deN	lict sites		rendered finish	1	loca cellica for activity	<u> </u>	footpattis	1-
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	utio natibuildings		mings	1	patking courtys Ms		pedestrian pinonty	+
	ing - single story		liedgerot/boundaries	1	carpan:		gm ss venges	+
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fat i			ditales	1	concrete block surface	<u> </u>	om an ental plantin q	+

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SURJECTIVE CHECKLIST

VIE/VPO INT REP:

SCIALE:	inticate	Simali	large	overbearing
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TRANCULEDY	silent	Peaceful	Noisy	distracting
SAFETY	intinate	eki shohu oʻC	unse⊞ing	threatening
PLEASURE	unpleasant	ord inary	Attractive	spectacular
LEDGIBILITY	bin nonnonotori ous	tutre markable	Interesting	ine morable
AC CESSIBILITY	restructive	Interrupted	contractions	ff # P

FORCES FOR CHANGE:

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

Orange of use, predominantly residential Large scale developin entity area Increased boffic

OPPORTUNITIES FOR RESTORATION OR ENHANCEMENT

Highlight opportunities to restore or enhance individual townscripe elements and features that have suffered decline and opportunities to reinforce or conserve areas or elements units have a distinctive character or contribute to a sense of place.

Area is cell maintained.

SEN SITTVITY TO CHANGE?: LOU

Highlight physical, visual and perceptual sensitivity to change of townscape elements, features and overall chanceter (i.e. capacity of the townscape to accept or accountridate the proposed change).

Means to redevelopment would be partially restricted due to existing buildings and peak of Primose Hill

-Sensitivity in Change: Hgh. A boxes-ape particularly sensitive to klobents: A boxes-ape superlyk of a scepting chunge. Proposed chunge vouid result in significanth ducese officits on towns appe chungton' to takes / elanonta

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S endice: d d \triangleleft

PROJECT:	St Edurunds Terrace	DATE
		TIME:
TOWNSCAR	PE TY PE: Canal	WEAT
TOWNSCAL	PE UNIT: Regents Canal	DIRE

GUIDELINES: Field Survey Sheet and methodology based on Landscape Chamider A and Scottish Natural Heritage 2002), Guidelines for Landscape & Visual Impact klanagement and Assessment 2002), and DRkIB Vol 11, Section 8, Part & (High cass A

BRIEF DESCRIPTION:

Section of Grand Union canal traveling east-west through Regents Park built Fringed by grassed area and maturetrees. Used by pedestrians and occasion

This section contains Grade II listed canal bridges. Traverses Grade I conservation area.

EXISTING TOWIN SCAPE QUALITY (refer to evaluation criteria): Good

EXISTING TOWIN SCAPE IMPORTANCE": High

VIENPOINT PHOTOG RA PH/ SKETCH: (indude caption)



Regent's canal looking uest from bridg

*Tourscope Importance (refer to evaluation criteria):

0104308 - odimlika fisi(F01043 EstundHF028 World Estund TweeHF028 Field banf0 A para welformage Souldfaget: A Fleering

116 St Edmunds Terrace London

VIEWPOINT REP:

AREA:

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nal ri	vertmffic, some mod	Set within canal outling with tow path ring space available. k and garden of Regents Park and
ige n	ear Nutfield Institute	

OBJECTIVE CHECKLIST				VIEMPOINT REP:		.«.RE4.	Faje
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undulating		plateau	1	commercial / offices		open space	· ·
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палосноайсу	•	river		gardens		dereict hnd	
3 Townscap	e For	m & Layout					
fine urban grain		staving block structure	1	liigh building density		large scale built form	Τ
course urban gmin		integular / organic structure		locobuilding density		sinal scale builtform	
4 Townscap	e Fea	atures & Elem	ents				
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institutional buildings		m ings		parking courtya Ms		pedestrinn priority	<u> </u>
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terrnoed liousing		gaps in frontage		stone sufface treatment		bnalboos: bs:ini	<u>^</u>
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om algental planting

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fat roofs

SUBJECTIVE CHECKLIST

VIEWPO INT REP:

5 Aestheti	ic Factors	-Record impressions by ducting	ដែរ សារសារាជ លោកវិន	
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6 Percepti	011		Asubitie ⊯euide	ent - ^{xaa} conspicuous
TRANCULEDY	silent	pacefiti	Noisy	distracting
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LEDGIBILITY	bin nañno notórió us	une chañtable	interest ing	ine inorable
AC CESSIBILITY	estrictive	Interrupted	commodous	free
FURCES FOR CRANCE	- -			

FORCES FOR CHANGE:

Highlight condition Survival, threads pressures, fragility Yullnerability and treads in land use and management

Development along canal or to upath.

OPPORTUNITIES FOR RESTORATION OR ENHANCEMENT

Highlight opportunities to restore or enhance individual townscripe 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 carol knidges

Increased public access

SEN SITTVITY TO CHANGE?: LOU

Highlight physical, visual and perceptual sensitivity to change of townscape elements, features and overal chancer (i.e. capacity of the townscape to accept or accountridate the proposed change).

Canal and to up the set before general ground level -+ ould accommodate development as it could not have visual impact.

*Sensitivity to Change: Hgh. A besterspe particularly sensitive to chunge. Proposed chunge vouid result in significanth-ducese effects on towascope chumoteri fentres / elanonta

kt-dente: Atomscope copuble of a coepting inited etmage. Proposed etmage could be no commodated with some adverse effects on two empedinan diamika ture s¹ele menter

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S e n d i c e d d \triangleleft

PROJECT:	St Edurunds Terrace	DATE
		TIME
TOWINSCA PI	E TYPE: Parkland	WEAT
TOWINSCA PI	E UNIT: Regent's Park	DIRE

GUIDELINES: Field Survey Sheet and methodology based on Landscape Chamider A and Scottish Natural Heritage 2002), Guidelines for Landscape & Visual Impact klanagement and Assessment 2002), and DRkIB Vol 11, Section 8, Part 6 (High ways a

BRIEF DESCRIPTION:

Significant Grade | Registered Park and Garden and designated ki etropolitan

Well used and appreciated by local people and visitors nationally recognise Orown in the early 19th century. Comprised grassed areas and formal gamk facilities. Inner roads routes through park. London Zoo associated with park.

EXISTING TOWN SCAPE QUALITY (refer to evaluation criteria): High

EXISTING TOWN SCAPE IMPORTANCE": High

VIENPOINT PHOTOGRAPH / SKETCH: (include caption)



Northern boundary of Regents Park looking south

Regent's

*Tourscope Importance (refer to evaluation criteria):

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VIENPOINT REP:

AREA:

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E:	22.01/2008	SURVEYOR: PhileD
	Aki	
THE	R: Fine	
стю	N OF VIEWS: South a	nd west
rt As		igland and Scottand (Countryside Agency Institute and Institute of Environmental
ed fo		e — developed by John Nash, for the formal recreational areas and sports
Park	running book kooking	West from edge of London Zoo

Waay High	Hgh	k lediure	Low	
OBJECTIVE CHECKLIST		VIE/VPOINT REP:	AREA.	Faga

Record count is present by	/ inarking re	e vanti vuords:	-suotle	Mevident		****con spiculous	
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unaulating		plateau	1	commercial / offices		open space	-
gentle slopes	^	eiabankments	1	institutional Ascinools		coordiand	1^
steep slopes		cuttings		retni		innin wads	+
ndge		stean		residential		nilony	
nanoccualley		river		gardens	'n	dereict hnd	
3 Townsca	pe Foi	m & Layout					
fine urbon grain	^	steoring block structure	1	trigt building density		large scale builtform	
course urban grain		in egutar Vorganic structure	~	locabuilding density	^	sinal scale built form	
4 Townsca	pe Fea	atures & Elen	rents				
historic buildings		pitched roofs		ponds	^	bus stops	
vernacular building s		sinte roofs		reservoirs		pedes trinn guard railing	
toundúlage centre		chytile noting		stream		Na disignage	^
local ce ntr e	~	concrete tile working	1	river		benches	1
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Georgian buildings	1	casement windows	1	formal parks	**	in o nun ents	1
Metorian/Edwardian buildings		crittle windows		informal public open space	**	gmffði	Γ
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apartment blocks fints		banks	^	tarinad surface treatment	^	structure planting	^
fat roofs		ditidi es		concrete block surfixe		опталлента ріантія д	•

SUBJECTIVE ON ECKLIST

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Appendices

VIENPOINT REP:

AREA:

Page

TOWINSCAPE UNIT: StEdin unds Temple	DIRECTION OF VIEWS: Various
TOWINSCAPE TYPE: Residential	WEATHER: Fine
	TIRIE: AN
PROJECT: St Edinunds Temple	DATE: 22/01/2008 SURVEYOR: PM//ED

GUIDELINES: Field Survey Sheet and methodology based on Landscape Cham der Assessment Guidance for England and Scottand (Countryside Agency and Scottish Natural Heritage 2002), Guidelines for Landscape & Visual Impact Assessment (Landscape Institute and Institute of Environmental klanagement and Assessment 2002), and DRkiB Vol II, Section 3, Part 4 (High ways Agency 1994)

BRIEF DESCRIPTION:

Area predominantly 20th century residential blocks up to 10 to 11 stories interspensed with lower build modern properties interspensed with some remaining Victorian properties. Dense medium to high rise (up to 11 storeys) development along Prince Albert Road. Strong block structure with some street planting. Includes one school and one church. In this area there is a general rise in ground levels to north Primrose Hill park is located adjacent to east. Some traffic noise along Prince Albert Drive and Avenue Road.

EXISTING TOWN SCAPE QUALITY (refer to evaluation criteria): Ordinary

EXISTING TOWN SCAPE INPORTANCE": Medium

VIENPOINT PHOTOG RAPH / SKETCH: findude caption)



StEdmund's Terracelooking M, site on right



Prince Albert Road from Avenue Road looking E

DID42008 - edim film (Per(PD3D4 3) Est und/PD23 Work3 Est und Tenco/PD23 Find bar



Onnonde Terrace looking south



*Townscripe Importance (refer to evaluation criteria):

High

Very High

kkslima

OBJECTIVE CHECKLIST

VIEMPOINT REP:

Record collint is present i	narking i	ele unit cuords:	/subtle	A
1 Landfor	m			2 Land
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course urban grain		irregula r Forganic structure		lowbuilding densi
4 Townsca	ape Fe	atures & Elei	nents	
historic buildings		pital ed roofs		ponds
vernacular buildings		sinte morfs		reservoirs

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Wells Rise looking north to site

Low

AREA Page Beudent AMCON Spicuous d cover dock open space ces coodiand lools inain roads miltay derefict in nd large scale built form sity sinal scale built form ity bus stops pedestrian guard railing

OBJBÓTIVE CHBCKLIST	VIENPOINT REP:	.0.RE0.
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Fage

Fage

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Georgian buildings		casement windows	~	formal parks		иопци епts	
Viciofian.Edwa.Mian buildings	~	crittle windows		informal public open space		gin ffiti	
pre-car developid ent		bay condects		recreational open space		litter:Ay tipping	
post-car development	~	high sold to void ratio	1	private open space		street lighting	~
recent development		low solid to void ratio	1	n arto co streets		oma mental fighting	
1960's-1990's housing	-	batco nie s	-	()Me streets		inn stsip ole s	
industrint buildings		clánneys		inain roads	**	pylons	
commenc in Noff ices		brick finisti	~	secondary roads	^^	satellite dishe s	
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terraced housing	~	gaps in frontage		stone sumate treatment		Mised Coodland	
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fat roofs		ditales		concrete block surface		om amental planting	

SUBJECTIVE CHIE: KLIST	VIEWFOINT REF:	A REA

5 Aesthet	ic Factor s	Record impressions by civing	the relevant words	
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COLOUR:	inonochroine	inited	colourful	ga risti
OUVERSIT V	unifona	aimpie	diverse	complex
ACTIVITIY:	dend	calin	active	ou sy lousting
PATTER N:	mndoin	organised	iegintar.	formal

6 Perception	T1				
TRANCULTIY	silent	pacaful	Noisy	distracting	
SPFETY	int in ate	Confortaine	unsettin g	tireatening	
PLEASURE	unpleasant	ordinary	ematine	spectacular	
LEDGIBILITY	bin nonaconotón ous	nin sinarkabis	Interesting	ntë hto rab lë	
AC CESSIBILITY	restrictive	Intercupted	continued ional	free	

Highlight condition/survival, threats pressures, fragility/fulnerability and treads in land use and management.

i Pitroin - edimilia Fuckfüllist & Etracoverland Wards Etracoverland for data Vieroace - ana realization (Sector and Commercial Sector)

Ovange of use, presion inantly residential.	
Redevelopia entin area	
Increased braffic floor	

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.

klaintenance of streetscape and landscape.

SENSITIVITY TO CHANGE?: Moderate

Highlight physical, visual and perceptual sensitivity to change of tournscape elements, features and overall character (i.e. capacity of the tournscape to acceptor accountrodate the proposed change).

Due to general topography development will overlook the residential structures to the south. Area around development site could kenefit from improved quality re-development in local area.

ಟಿಕೂಡಿಗೆ ಕೆ.

*Sensitivity is Change: High: A boundarp particularly sensitive is kibdernis: A twonscope copuble of accepting change. Proposed altange would send to inite domage. Proposed at angle in significant traducese affects on the accommodated with some adverse twomange channels is thes? effects on two stops change is a structure of the some adverse change is a structure of the some adverse the some adv สถางสองใหญ่และสุริสินการที่ส

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Loss

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PROJECT:	St Edurunds Tennice	DAT
		ТІМ
TOWNSCA P	PE TYPE: Transport Corridor	WE
TOWINSCAP	PE UNIT: Transport Corridor - roads	DIR

GUIDELINES: Field Survey Sleet and Institudo logy based on Landscape Cliam der and Scottish Natural Heritage 2002), Guidelines for Landscape & Visual Impac klanagement and Assessment 2002), and DRkIB Vol II, Section 8, Part & (High cays

BRIEF DESCRIPTION:

klain road transport corridors around Primose Hill Prince Albert Road numing east/crest - busy Aroad of too lanes dividing resi Regents Canal and Regents Park Avenue Road running north/south - Broad Traffic noise and general congestion evident. Areas of main roads lie in Conservation Areas.

EXISTING TOWIN SCAPE QUALITY (refer to evaluation criteria): Ordinary

EXISTING TOWIN SCAPE IMPORTANCE: Medium

VIENPOINT PHOTOG RAPH / SKETCH: (indude caption)



Prince Albert Road from junction with

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AREA:

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E:	AM /P M	
ATHER	t: Fine	
встю	N OF VIEWS: Various	1
nct As	ssinent Guidance for En sessinent (Landscape) icy 1994)	gland and Scoth nd (Countryside Agency Institute and Institute of Environmental
	ial areafron ing through residentia	l area.
Aven	ie Road looking east	

*Townscripe importance (refer to evaluation criteria):

Very High	High	Kistiura	Low	
OBJECTIVE CHECKLIST		VIENPOINT REF:	A REA	Fage

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ndge		stream		residential		milony	+
namocrualiey		river		gardens		dereict hn d	
3 Townsca	pe Fo	rm & Layout					
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wurse utan gmin	~	inegutar/organic structure		locy building density		sinal scale builtform	
4 Townsca	pe Fe	atures & Elem	ents				
historic buildings	-	pipali ed roofs		ponds		bus stops	^
vernnouhr buildings		sinte noofs		reservoirs		pedestrian guard railing	1
torum Village centre		chytile nofing		strédul		Như signage	-
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Andia ark buildings		sash cindoos		transitional space		bollands	
Georgian buildings		cagement windows		formal parks		IAONUIAE MS	+
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SURJECTIVE CHECKLIST

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6 Perception				
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FOIRCES FOIR CHANGE:

Highlight condition Survival, threats pressures, tragility Yulinerability and treads in land use and management Increased traffic pressure

OPPORTUNITIES FOR	RESTORATIONOR	EN HANCEMENT

Highlight opportunities to restore or enhance individual townscripe 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.

Pedestrian access and penneakility could be improved Improved signage

SEN SITTVITY TO CHANGE?: LOU

Highlight physical, visual and perceptual sensitivity to change of townscape elements, features and overal chancer (i.e. capacity of the townscape to accept or accountriedate the proposed change).

Areas of main roads lie in Conservation Areas. Proposed development lies close to main bansport carridors.

-Sensitivity in Change: Hgh. A boxes-ape particularly sensitive to klobents: A boxes-ape superlyk of a scepting etrosope principality service e etroge. Proposed etroge vouid result in significantiviluese effects on tovascipe atomateri tentres / elanonta

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S e n d i c e d d \triangleleft

124 St Edmunds Terrace London

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 onscreen 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.

- 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.

View 1: 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

View 2:

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

View 3:

The camera used was a View 3 has been photo-montaged with View 2

View 4:

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

View 5:

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

View 6:

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

View 7:

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

View 8:

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

View 9:

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

View 10:

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

Canon EOS-1Ds Mark 2 17.25mm lens 92.438 degree FOV

Canon EOS-1Ds Mark 2

Canon EOS-1Ds Mark 2 18.85mm lens 87.357 degree FOV 44.369m AOD

Canon EOS-1Ds Mark 2 17.0mm lens 93.273 degree FOV 36.073m AOD

Canon EOS-1Ds Mark 2 17.0mm lens 93.273 degree FOV 36.391m AOD

Canon EOS-1Ds Mark 2 16.9mm lens 93.611degree FOV 38.636m AOD

Canon EOS-1Ds Mark 2 17.42mm lens 91.876 degree FOV 36.073m AOD

Canon EOS-1Ds Mark 2 22.62mm lens 77.022 degree FOV 45.792m AOD

Canon EOS-1Ds Mark 2 17.2mm lens 92.604 degree FOV 56.154m AOD View 11:

The camera used was a A similar view could be obtained on a small format cam A similar Field of View for the camera would use a The camera height is at

View 12A:

The camera used was a A similar view could be obtained on a small format cam A similar Field of View for the camera would use a The camera height is at

View 12C:

The camera used was a A similar view could be obtained on a small format cam A similar Field of View for the camera would use a The camera height is at

mera using a	Canon EOS-1Ds Mark 2 19.12mm lens 86.544 degree FOV 39.137m AOD
mera using a	Canon EOS-1Ds Mark 2 17.0mm lens 93.273 degree FOV 39.963m AOD
mera using a	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.

View 1: 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

View 2:

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

View 3:

The camera used was a View 3 has been photo-montaged with View 2

View 4:

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

View 5:

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

View 6:

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

View 7:

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

View 8:

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

View 9:

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

View 10:

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

Canon EOS-1Ds Mark 2 17.75mm lens 90.801 degree FOV 68.335m AOD

Canon EOS-1Ds Mark 2

Canon EOS-1Ds Mark 2 17.45mm lens 91.779 degree FOV 44.449m AOD

Canon EOS-1Ds Mark 2 16.912mm lens 93.57 degree FOV 36.082m AOD

Canon EOS-1Ds Mark 2 17.3mm lens 92.272 degree FOV 36.392m AOD

Canon EOS-1Ds Mark 2 17.0mm lens 93.273degree FOV 38.402m AOD

Canon EOS-1Ds Mark 2 17.5mm lens 91.614 degree FOV 36.060m AOD

Canon EOS-1Ds Mark 2 21.0mm lens 81.124 degree FOV 46.367m AOD

Canon EOS-1Ds Mark 2 23.3mm lens 75.374 degree FOV 56.571m AOD

View 11:

The camera used was a A similar view could be obtained on a small format camera A similar Field of View for the camera would use a The camera height is at

View 12A:

The camera used was a A similar view could be obtained on a small format camera A similar Field of View for the camera would use a The camera height is at

View 12C:

The camera used was a A similar view could be obtained on a small format camera A similar Field of View for the camera would use a The camera height is at

View 14:

The camera used was a A similar view could be obtained on a small format camera A similar Field of View for the camera would use a The camera height is at

View 15:

The camera used was a A similar view could be obtained on a small format camera A similar Field of View for the camera would use a The camera height is at

View 16:

The camera used was a A similar view could be obtained on a small format camera A similar Field of View for the camera would use a The camera height is at

View 17:

The camera used was a A similar view could be obtained on a small format camera A similar Field of View for the camera would use a The camera height is at

View 18:

The camera used was a A similar view could be obtained on a small format camera A similar Field of View for the camera would use a The camera height is at

a using a	Canon EOS-1Ds Mark 2 17.0mm lens 93.273 degree FOV 39.056m AOD
a using a	Canon EOS-1Ds Mark 2 18.6mm lens 88.122 degree FOV 39.946m AOD
a using a	Canon EOS-1Ds Mark 2 17.4mm lens 91.942 degree FOV 39.299m AOD
a using a	Canon EOS-1Ds Mark 2 24.307mm lens 73.042 degree FOV 46.535m AOD
a using a	Canon EOS-1Ds Mark 2 17.2mm lens 92.604 degree FOV 44.975m AOD
a using a	Canon EOS-1Ds Mark 2 17.2mm lens 91.604 degree FOV 41.708 AOD
a using a	Canon EOS-1Ds Mark 2 17.75mm lens 90.801 degree FOV 45.899m AOD
a using a	Canon EOS-1Ds Mark 2 18.0mm lens 90.0 degree FOV 48.795m AOD

Appendices