



Verified View No 4

Rosslyn Hill

As existing winter

- 5.19 This viewpoint is on the west footway of Rosslyn Hill, north of the junction with Lyndhurst Gardens, looking south-east towards the Site. The viewpoint is within the Fitzjohns Netherhall Conservation Area, and Hampstead Green (to the left of the image) lies within the Hampstead Conservation Area.
- 5.20 The view is dominated by the mature trees in Hampstead Green which screen views of the Site and the Royal Free Hospital building. The foreground includes the wide carriageway of Haverstock Hill, a busy road, and highway clutter associated with the junction. To the left, and the most prominent element in this view when the mature trees are not in leaf, is the former Church of St Stephen (listed grade I); the wheel window of the west front draws the eye.
- 5.21 The George Public House and terrace of three late 19th century houses with commercial ground floor frontages remain visible in the distance when the trees are in leaf.



Verified View No 4

Rosslyn Hill

As proposed

- 5.22 The Proposed Development would be screened when the trees are in leaf. The position of the Proposed Development is illustrated by the blue outline towards the centre of the image.
- 5.23 The Proposed Development would be visible when the trees are not in leaf as will the Royal Free Hospital building. When visible it will be seen as a positive element along the south side of Rowland Hill Street. The brick clad elevations of Blocks A and B will appear of a high quality of design and enhance the townscape quality of this view and the backdrop to Hampstead Green. The taller element will be seen in conjunction with the much larger and taller Royal Free Hospital block to the left (facing) and mediate in the change in height from the Hospital site to Haverstock Hill.



Verified View No 5

Pond Street

As existing

- 5.24 This viewpoint is on the north footway of Pond Street, at the junction with Lyndhurst Road. The viewpoint and foreground, including the former St Stephens Church (listed grade I) are within the Hampstead Conservation Area.
- 5.25 The foreground includes the former St Stephen's Church, associated church hall and brick boundary wall with railing panels. There is a bus stop, litter bin and tall street lamp on the footway in front of the Church.
- 5.26 The mature trees on the church site are prominent features in this view when in leaf, and largely screen views of the Royal Free Hospital building. The latter and the existing building on Site are visible when the trees are not in leaf.



Verified View No 5

Pond Street

As proposed

- 5.27 The Proposed Development would be substantially screened by the trees when they are in leaf. The position of the Proposed Development is illustrated by the blue outline towards the centre of the image.
- 5.28 The Proposed Development would be visible when the trees are not in leaf, as would the Royal Free Hospital Building. The Proposed Development would provide a positive element along the south side of Rowland Hill Street. The brick clad elevations of Blocks A and B, will appear of a high quality of design and enhance the townscape quality of this view and the backdrop to Hampstead Green.
- 5.29 The taller element will be seen in conjunction with the much larger and taller Royal Free Hospital block to the left (facing) and mediate in the change in height from the Hospital site to Haverstock Hill.



Verified View No 6

Hampstead Green

As existing

- 5.30 This viewpoint is on the footpath cutting across Hampstead Green (between the two areas surrounded by railings) looking in the direction of the Site. The viewpoint and Green are within the Hampstead Conservation Area.
- 5.31 The foreground includes the Green, footpath of granite setts along the boundary of the Green and planted areas beyond associated with the hospital. There are a number of mature trees which are a prominent feature in this view. The flank of the George Public House is visible to the right of the image (facing) and the existing building on Site and the Royal Free Hospital building would be visible when the trees are not in leaf.