



MARCH 2016





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00

Executive Summary

- 1.1 This HTVIA Addendum addresses the clarifications sought and feedback received from officers of the London Borough of Camden, Historic England and other key stakeholders during the consultation period.
- 1.2 In summary, we confirm:
 - The December 2015 HTVIA's representative viewpoint plan incorrectly located representative Viewpoint 9, which had otherwise been agreed with officers on site as part of a field study (noting that the viewpoint modelling was from the agreed viewpoint position).
 - The findings of representative Viewpoint 11 through illustrating the Application Proposal as a wireline to clarify the relative disposition of the Proposed Development to the British Library in this view.
 - We have further considered the relative visibility of the Proposed Development around Kings Cross Station, concluding that it will sustain the particular significance of the heritage assets in the area.
 - We have further considered the relative visibility of the Proposed Development from Regents Park, concluding that whilst there will be a change in the experience to this part of the park's context, the change will be experienced as part of the existing varied context of Regents Park as a picturesque urban landscape with a dynamic urban context located beyond its boundaries. Given the separation distances between the Site and Regents Park, the nature of interposing landscape and townscape and the recessive and the materiality of the Proposed Development at Plot 7 Brill Place Tower, the Proposed Development will, in overall terms, have no adverse impact on the special historic interest of the park deriving from its origins as a Picturesque landscape of the early 19th century, designed by John Nash.
- 1.3 Accordingly, on review of the points raised we conclude there are no changes to the findings of the December 2015 HTVIA, which remains valid.



01

Introduction

- 1.1 This Addendum to the submitted, December 2015, Heritage, Townscape and Visual Impact Appraisal (HTVIA) (Application Reference: 2015/2704/P) has been prepared by Turley. It seeks to address feedback received from officers of the London Borough of Camden, Historic England and other key stakeholders during the consultation period for the planning application.
- 1.2 The points we address are:
 - Providing clarification on the plan of representative viewpoints.
 - Confirmation of the relative visibility of the Proposed Development from the Euston Road, directly opposite the British Library (grade I listed building).
 - Further consideration on the relative visibility of the Proposed Development from around Kings Cross Station (grade I listed building).
 - Providing clarification regarding the visibility of the Proposed Development from Regents Park (grade I Registered Park and Garden of Special Historic Interest and Conservation Area).
- 1.3 These matters are considered and addressed in the following sections and lead to no changes to the findings of the December 2015 HTVIA, which remains valid.



02

Representative Viewpoint Plan

- 2.1 On detailed review the Representative Viewpoint Plan set out in Figure 6.1 and page 27 of the submitted December 2015 HTVIA, it is noted to incorrectly illustrate the location of representative Viewpoint 9. The plan shows it being located at the junction of Birkenhead Street and the Euston Road, when it should be situated on the junction of Crestfield Street and the Euston Road.
- 2.2 The location of representative Viewpoint 9 was agreed as part of a field study scoping exercise with officers from the London Borough of Camden. This involved walking around the area and agreeing specific views and viewpoint locations on site. As the agreed view was that modelled in the HTVIA, there is no change to our findings set out in that document but, for accuracy, an updated Representative Viewpoint Plan is set out in Appendix 1 of this document.



03

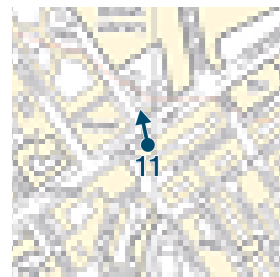
Representative Viewpoint 11

- 3.1 Clarification has been sought from officers from the London Borough of Camden and Historic England on the relative visibility of the Proposed Development from Representative Viewpoint 11. This was previously illustrated as a rendered accurate visual representation (AVR). However, to aid with interpretation a wireline AVR has now been prepared.
- 3.2 This confirms that the Plot 7 Brill Place Tower development falls behind the British Library (grade I listed building) and therefore maintains the legibility of its distinctive architectural character. The Proposed Development will, therefore, have no impact on its particular heritage significance. It has therefore been demonstrated that the heritage significance of the British Library (Grade I listed building) will be sustained by the Proposed Development. The findings of the December 2015 HTVIA remain unchanged and valid.



11

Euston Road looking directly down Ossulston Street



View Location



Camera Location



Existing View



Proposed View



04

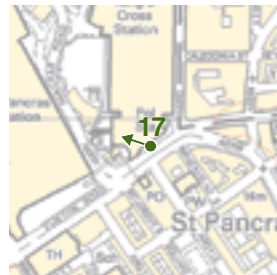
Visibility from Kings Cross Station Square

- 4.1 Clarification has been sought on the visibility of the Proposed Development from Kings Cross Station Square and from the opposite side of the Euston Road. Two new representative Viewpoints, 17 and 18, have therefore been prepared in agreement with stakeholders to provide clarity.
- 4.2 The representative view from Viewpoint 17 illustrates a limited, glimpsed view of the uppermost level of the Plot 7 Brill Place Tower from the far eastern end of the square in front of King's Cross Station. It will be seen above the train sheds as a minor recessive element, set behind the prominent mass of the Great Northern Hotel (grade II listed building). Due to the very limited nature of the extent of the proposed tower visible in this view, its materiality, and the nature of interposing townscape, it is considered that a minor to negligible neutral residual effect will occur from View 17. The limited visual appearance of the proposed tower in this view results in it being barely perceptible and to have no material impact on the understanding of the architectural quality, legibility of the form, and experience of the train sheds or Great Northern Hotel from this location.
- 4.3 Moreover, as representative Viewpoint 18 demonstrates, this is a kinetic experience as part of a complex and varied townscape context, which is characterised by busy roads and high-levels of pedestrian movement, which influence the nature and quality of the viewing place and the expectations of the viewer. This Viewpoint also demonstrates that the Proposed Development would not be visible from this location.
- 4.4 Overall, therefore, these additional views demonstrate that the Proposed Development would sustain the particular significance of the relevant heritage assets.
- 4.5 We therefore conclude there is no change to the conclusions of the December 2015 HTVIA with regard to potential impact on the significance of the heritage assets, townscape and visual receptors and the assessment and its conclusions remain valid.



17

Kings Cross Station,
directly over the
Barlow Shed



View Location



Camera Location

Existing View



Proposed View

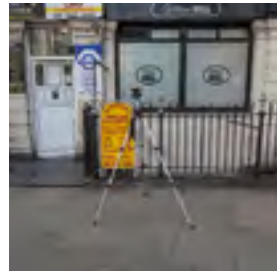


18

Greys Road,
looking toward
Kings Cross Station



View Location



Camera Location

Existing View



Proposed View



05

Visibility from Regents Park

- 5.1 Clarification has been sought from Historic England on the visibility from Regents Park (grade I Registered Park and Garden of Special Historic Interest and Conservation Area) and the enclosing terraces (in this instance, Nos.1-42 Chester Terrace, grade I listed buildings), particularly from within the Inner Circle. A. New representative Viewpoint 19 has been prepared in agreement with both Historic England and officers from the London Borough of Camden to understand the nature of any indirect impact on these heritage assets through change in part of their setting from this location.
- 5.2 From the Inner Circle of Regents Park, a glimpsed view will be possible to the upper storeys of the Plot 7 Brill Place Tower development behind the central element Nos.1-42 Chester Terrace lining the Outer Circle. Again due to the height of the tower; its distance from the viewpoint; and its materiality, it is considered that only a minor adverse residual townscape effect will ensue. Moreover, the upper levels of this tower will be one of a number of buildings visible from within Regents Park. For these reasons, the Proposed Development will not impair the legibility of the terrace, its formal architectural composition or its role as complementary development enclosing the park. Accordingly, the Proposed Development will, overall, sustain the particular heritage significance of these listed buildings.
- 5.3 In terms of the impact on the particular heritage significance of Regents Park as a highly graded heritage asset, this view demonstrates that from certain points within the landscape, the uppermost levels of the Plot 7 Brill Place Tower will be visible above the enclosing terraces. Equally, however, there will be many places from within the landscape, where the Proposed Development will not be visible and have no impact on important, formal views integrated within the landscape design. Whilst there will be a change in the experience of this part of the park's context, this change will be experienced as part of the varied context of Regents Park as a picturesque urban landscape with a dynamic urban context located beyond its boundaries. Given the separation distances between the Site and Regents Park, the nature of interposing landscape and the recessive materiality of the proposed Plot 7 Brill Place Tower, the Proposed Development will, overall, have no adverse impact on its special historic interest as a Picturesque landscape of early 19th century origins designed by John Nash, a leading architect of the period.



19

Regents Park,
eastern side of the
Inner Circle



View Location



Camera Location

Existing View



Proposed View



06

Conclusions

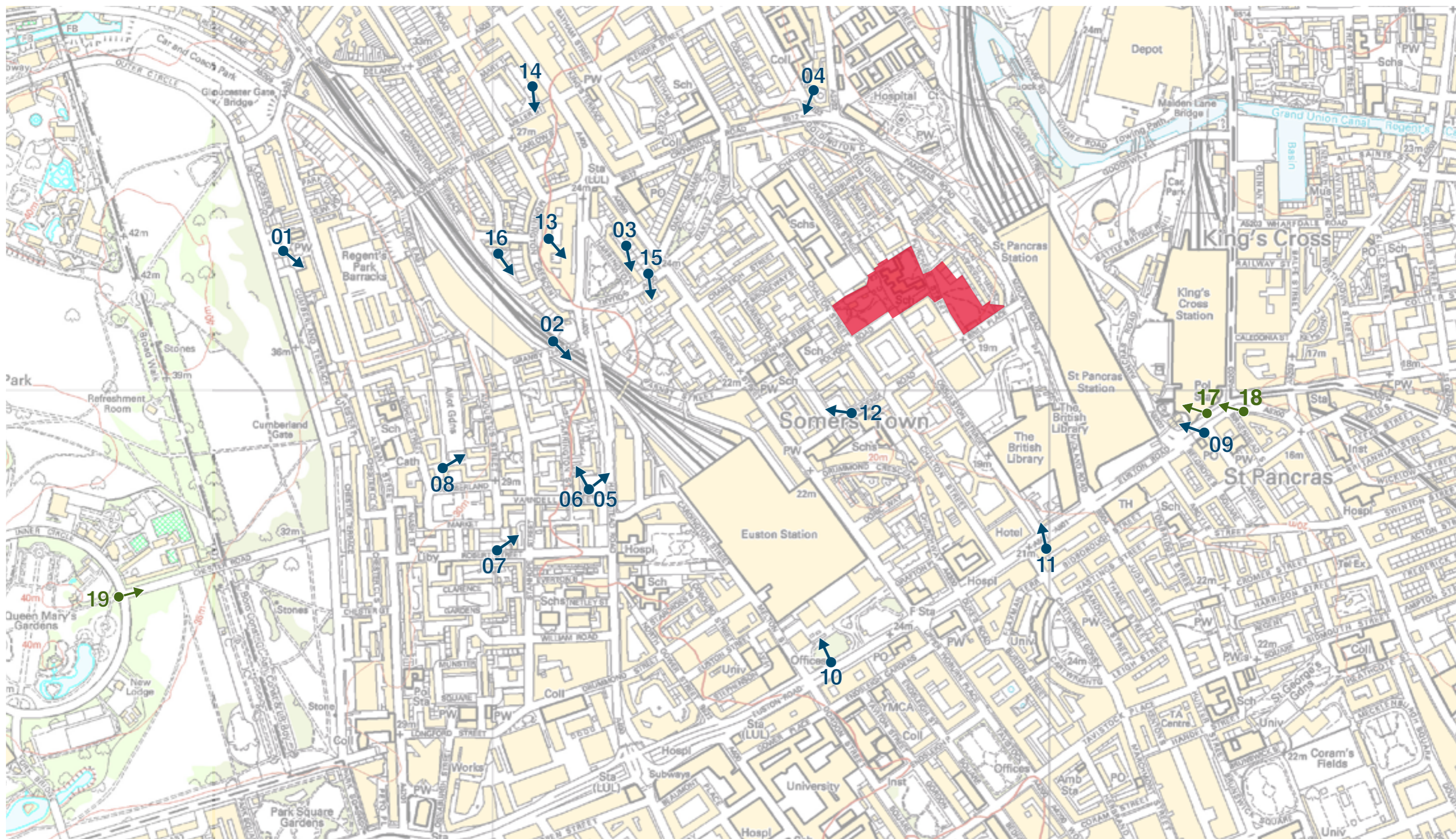
- 6.1 This HTVIA Addendum addresses the clarifications sought and feedback received from officers of the London Borough of Camden, Historic England and other key stakeholders during the consultation period.
- 6.2 In summary, we confirm:
- The December 2015 HTVIA's representative viewpoint plan incorrectly located representative Viewpoint 9, which had otherwise been agreed with officers on site as part of a field study (noting that the viewpoint modelling was from the agreed viewpoint position).
 - The findings of representative Viewpoint 11 through illustrating the Application Proposal as a wireline to clarify the relative disposition of the Proposed Development to the British Library in this view.
 - We have further considered the relative visibility of the Proposed Development around Kings Cross Station, concluding that it will sustain the particular significance of the heritage assets in the area.
 - We have further considered the relative visibility of the Proposed Development from Regents Park, concluding that whilst there will be a change in the experience to this part of the park's context, the change will be experienced as part of the existing varied context of Regents Park as a picturesque urban landscape with a dynamic urban context located beyond its boundaries. Given the separation distances between the Site and Regents Park, the nature of interposing landscape and townscape and the recessive and the materiality of the Proposed Development at Plot 7 Brill Place Tower, the Proposed Development will, in overall terms, have no adverse impact on the special historic interest of the park deriving from its origins as a Picturesque landscape of the early 19th century, designed by John Nash.
- 6.3 Accordingly, on review of the points raised we conclude there are no changes to the findings of the December 2015 HTVIA, which remains valid.

Appendix 1: Updated Representative Viewpoint Plan

Table of Views

View	Location	Page	Style	Render/ Wireline	Ref	OS-E	OS-N	Height (AOD)	Heading	Lens	Field of View	Film	Date	Time
11	Euston Road looking directly down Ossulston Street	12	AVR-1	Wireline	D12008	530003.073	182731.268	20.289	340.52°	24mm Shift	74°	Digital	14/08/2015	20:20
17	Kings Cross Station, directly over the Barlow Shed	16	AVR-3	Render	D12582	530280.980	182968.549	16.663	299.90°	24mm Shift	74°	Digital	04/02/2016	12:24
18	Greys Road, outside Airport Mini Cabs - looking toward Kings Cross Station	18	AVR-1	Wireline	D12583	530347.493	182959.169	16.258	284.42°	24mm Shift	74°	Digital	04/02/2016	12:46
19	Regents Park, eastern side of the Inner Circle	22	AVR-3	Render	D12584	528332.039	182629.345	37.568	71.85°	24mm Shift	74°	Digital	04/02/2016	13:44

[Views map](#)





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