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& Partners
Planning. Design. Economics.

Proposed Redevelopment of Centric Close, Camden

Townscape and Visual Appraisal
December 2016



Existing Frontage to Oval Road



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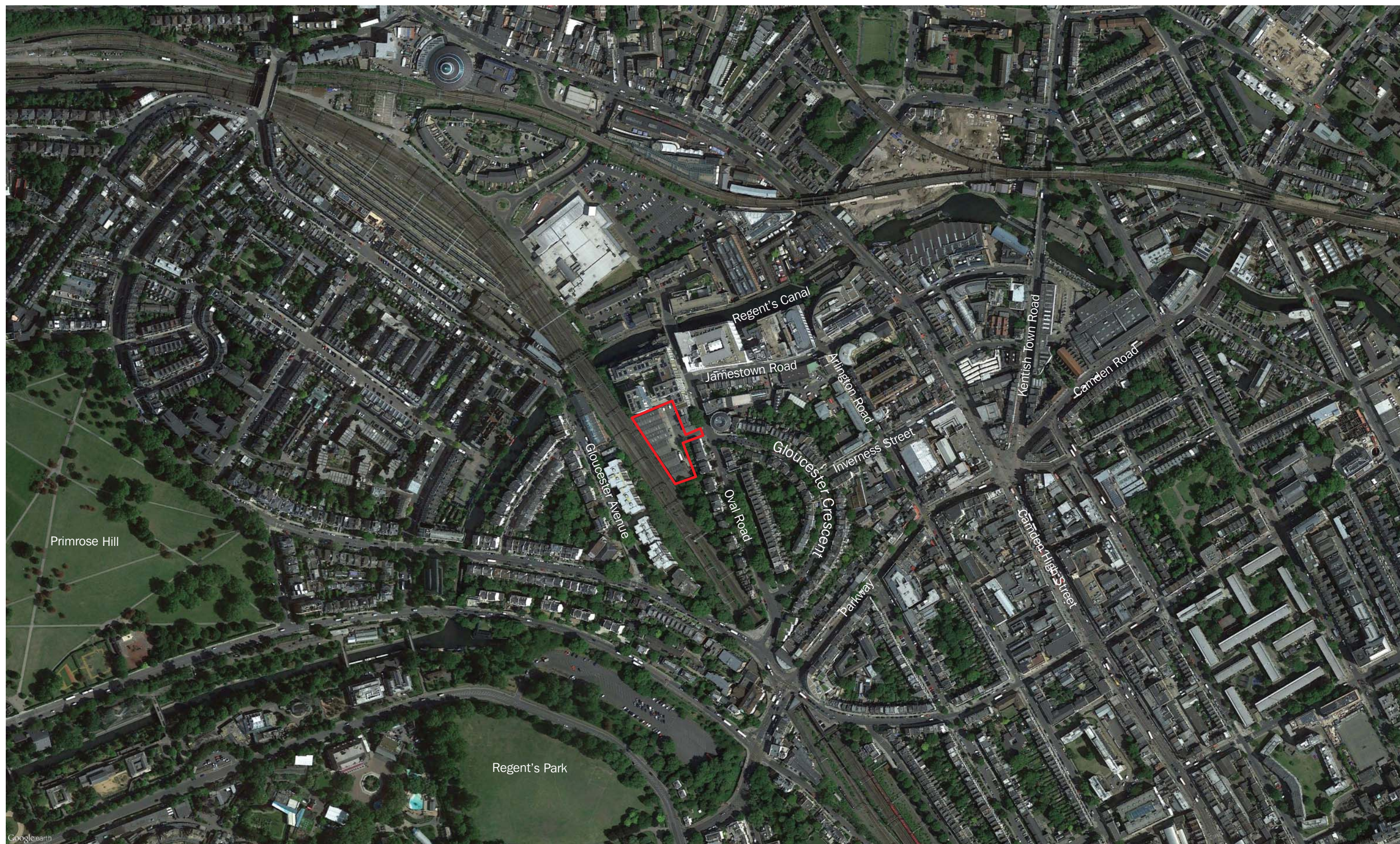


Figure 1: Site Location, Source: Google Earth, 2016



1 Introduction

- 1.1

This Townscape and Visual Appraisal (TVA) has been prepared by Nathaniel Lichfield & Partners (NLP) to accompany a detailed planning application for the redevelopment of land occupied by existing warehousing units at Centric Close, Camden. The application is submitted on behalf of Fairview Estates (Housing) Ltd.

1.2

The site has an area of approximately 0.35 hectares (ha) and is situated west of nos. 29-31 Oval Road, Camden (see Figure 1: Site Location) within the London Borough of Camden (LBC).

1.3

The application is described in detail within the planning statement. It seeks planning permission for:

The proposed development comprises the demolition of existing buildings and the erection of 76 residential units and 1,219 sqm of commercial floorspace (Use Class B1) over 4, 5, 6 and 7 storeys providing a mix of 1, 2 and 3 bed apartments. The development includes a landscaped courtyard and communal amenity areas.

The redevelopment of the site will make a positive enhancement to the visual appearance of the area, providing much needed homes for the local area, including commercial floorspace to reflect the Council's aspirations for the area.

1.4

This TVA has been prepared to provide an analysis of the potential townscape and visual effects arising from the proposed development. It has been undertaken broadly in accordance with the Guidelines for Landscape and Visual Impact Assessment (GLVIA), 3rd edition, with reference to the relevant planning policy context including the Core Strategy and Development Policy Documents prepared by LBC.

1.5

Pre-application consultation has been undertaken with Officers of LBC to confirm the scope of the appraisal.

1.6

In summary, the appraisal considers:

1.

The townscape character of the site and surrounding area;

2.

The visual role of the site in the surrounding area;

3.

The sensitivity of townscape and views to change, having regard to the susceptibility of receptors to change and the value of the townscape and visual resources;

4.

The scale and extent of the change arising from the proposed development to the townscape and views, and

5.

The effects of the proposed development on key townscape and visual receptors and whether the change would be beneficial, neutral or adverse.

1.7

The site does not contain any listed or locally listed buildings. However, the site adjoins the Primrose Hill and Regent's Canal Conservation Areas and there are a number of listed buildings in the immediate surroundings. An assessment of the effects of the proposed development on the significance of heritage assets is provided in the Heritage Impact Assessment which accompanies the application.

Structure of the Report

1.8

The report contains the following further sections:

 - Section 2: Planning Policy – identifies the key policy documents and guidance that inform the assessment of townscape and visual effects;
 - Section 3: Baseline Conditions – defines the scope of the study area and sets out the existing townscape character of the site and surrounding area, the main visual receptors and key representative views;
 - Section 4: Townscape and Visual Analysis – summarises the proposed development and considers the potential for townscape and visual effects and whether these are beneficial, neutral or negative in light of the relevant policy context and townscape character of the site and surrounding area; and
 - Section 5: Conclusions - summarises the findings of the analysis relevant to the proposal.
- Centric Close | TVA ID15404-001 v1
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2 Planning Policy

| | | |
|--|--|--|
| Introduction | | |
| 2.1 | This section provides a summary of the policy context that has informed the appraisal. | |
| The Development Plan | | |
| 2.2 | The statutory development plan relating to the proposed development comprises the London Plan, the Camden Core Strategy, the Camden Development Policies, the adopted Proposals Map (LBC), see Figure 2, and the Camden Site Allocations. | |
| London Plan (March 2016) | | |
| 2.3 | The London Plan states that all new housing developments should be designed to: “... enhance the quality of local places, taking into account physical context; local character; density; tenure and land use mix; and relationships with, and provision of, public, communal and open spaces....” (Policy 3.5 - Quality and Design of Housing Developments) | |
| 2.4 | Development should provide a high quality design response and : <ol style="list-style-type: none">have regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass;contribute to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area;be human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundingsbe informed by the surrounding historic environment. (Policy 7.4 Local Character) | |
| 2.5 | In making a positive contribution to the streetscape and wider area, Policy 7.6 (Architecture) requires that buildings: <ol style="list-style-type: none">“be of the highest architectural qualitybe of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realmcomprise details and materials that complement, not necessarily replicate, the local architectural characterdo not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildingsincorporate best practice in resource management and climate change mitigation and adaptationprovide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spacesbe adaptable to different activities and land uses, particularly at ground levelmeet the principles of inclusive designoptimise the potential of sites” | |
| 2.6 | London Plan Policy 7.11 (London View Management Framework (LVMF)) sets out strategic views identified by the Mayor which are seen from places that are publicly accessible and well used and include significant buildings or urban landscapes that define London at a strategic level. “Development is assessed for its impact on the designated view if it falls within the foreground, middle ground or background of that view.” | |
| Camden Core Strategy 2010-2025 (2010) | | |
| 2.7 | The Camden Core Strategy (CCS) sets out LBCs planning vision and strategy for the Borough, its vision statement references: “...Camden will be a borough in which our valued, historic and high quality places... that give it its unique identity are preserved and, where possible, improved, and where all development is of the highest possible standard...”. (LBC Core Strategy, p13) | |
| 2.8 | High quality design that complements existing character is strategic objective: “to promote high quality, sustainable design and physical works to improve our places and streets and preserve and enhance the unique character of Camden and the distinctiveness of our many conservation areas and our other historic and valued buildings, spaces and places.” (Strategic Objective 1, bullet point 5) | |
| 2.9 | The CCS acknowledges the requirement to accommodate future growth in policy CS6, stating the need to accommodate 8,950 additional homes, whilst CS5 notes consideration will be given to: “c) providing sustainable buildings and spaces of the highest quality; and d) protecting and enhancing our environment and heritage and the amenity and quality of life of local communities.” | |
| 2.10 | Policy CS14 confirms that high quality places will be promoted by: “a) requiring development of the highest standard of design that respects local context and character; b) preserving and enhancing Camden’s rich and diverse heritage assets and their settings...; c) promoting high quality landscaping and works to streets and public spaces...; e) protecting important views of St Paul’s Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views”. | |
| 2.11 | The supporting text on ‘excellence in design’ notes that: “...As Camden is a densely built-up borough where most development involves the replacement, extension or conversion of existing buildings, taking account of context and local character is particularly important. The Council will therefore expect the design of buildings and places to respond to the local area and its defining characteristics and reinforce or, if appropriate, create local distinctiveness.” (para 14.7) | |
| 2.12 | The importance of strategic views within the Borough is recognised and redevelopment that harms the view will be resisted. | |
| 2.13 | In terms of locally important views, including views out of and into conservation areas, development should be compatible in terms of scale, setting and massing. It “... will not generally be acceptable if it obstructs important views or skylines, appears too close or too high in relation to a landmark or impairs outlines that form part of the view...”. (para 14.25) | |
| 2.14 | The adopted policies map for Camden identifies the site as not being subject to any specific allocation, see Figure 2. It does however identify that the viewing corridor of Strategic Viewing Corridor 2A.2 from the summit of Parliament Hill to the Palace of Westminster, as defined by the London Plan and the London View Management Framework Supplementary Planning Guidance (SPG) crosses the site. | |
| 2.15 | The site also adjoins the Regent’s Canal and the Primrose Hill Conservation Areas. | |

2.16 In seeking to promote the highest standard of development, the Camden Development Policies (CDP) document seeks to ensure developments will consider:

b) the character and proportions of the existing building, where alterations and extensions are proposed;

d) the provision of visually interesting frontages at street level;

f) existing natural features, such as topography and trees;

h) the provision of appropriate amenity space; and

i) *accessibility*” (DP24 – Securing high quality design)

“the design and layout of which should take into account the pattern and size of blocks, open spaces, gardens and streets in the surrounding area (the ‘urban grain’).” (para 24.5)

- “the character and constraints of its site;
- the prevailing pattern, density and scale of surrounding development;
- the impact on existing rhythms, symmetries and uniformities in the townscape;
- the compatibility of materials, their quality, texture, tone and colour;
- the composition of elevations;
- the suitability of the proposed design to its intended use;
- its contribution to public realm, and its impact on views and vistas; and
- the wider historic environment and buildings, spaces and features of local historic value.” (para 24.7)

“... development should reinforce those elements which create the character. Where townscape is particularly uniform attention should be paid to responding closely to the prevailing scale, form and proportions and materials. In areas of low quality or where no pattern prevails, development should improve the quality of an area and give a stronger identity”. (para. 24.12)

2.20 The Camden Site Allocations Document identifies key opportunity sites within the Borough, defining objectives and guidance for their future development within the timeframe of the plan. The application is not identified within the Camden Site Allocations document.



| National Planning Policy | | National Planning Policy Guidance (PPG) | | Primrose Hill Conservation Area Statement (CAS) | | Proposals Map) (para 2.10, bullet 3) | |
|--------------------------|--|---|---|---|---|--------------------------------------|---|
| | National Planning Policy Framework (NPPF) 2012 | | | | | | |
| 2.21 | The NPPF sets out the Government's planning policy across England. | 2.27 | The PPG section on Design provides an insight into how development should be viewed in terms of the receiving environment. The PPG – Design states: | 2.33 | The Primrose Hill CA covers an area of land that was developed in the mid-19th century by Lord Southampton to accommodate a grand estate of large villas. Distinct from its surroundings due to its formal character the Primrose Hill CA was first designated in 1971. | | <i>“provide visual interest for onlookers, from all aspects and distance” (para 2.10, bullet 6)</i> |
| 2.22 | The core planning principles of the NPPF include: <i>“always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”</i> (para17, bullet 4) and <i>“take account of the different roles and character of different areas...”</i> (bullet 5) <i>“encourage the effective use of land by reusing land that has been previously developed (brownfield land)...”</i> (bullet 8) and <i>“promote mixed use developments... (bullet 9),;</i> | 2.28 | <i>“Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, local man-made and natural heritage and culture, while not preventing or discouraging appropriate innovation”.</i> (NPPG, ID 26-007- 20140306). | 2.34 | A number of significant views relevant to this appraisal are identified in the CA Statement including: <ol style="list-style-type: none"> 1. Gloucester Avenue: view downhill from the north end of the Avenue looking south towards bend in road and stepped buildings; 2. Gloucester Crescent: views north and south into Gloucester Crescent from the junction of Inverness Street; 3. Gloucester Crescent: view west of circular factory building; and 4. Oval Road: views of Regent’s Park Terrace and gardens from north and south. | 2.37 | The London View Management Framework (LVMF) implements policies 7.11 and 7.12 of the London Plan in relation to strategic view management. Each specific view designated by the London Plan is analysed in terms of its composition and key characteristics in order to ensure that future development does not detract from its importance or value. |
| 2.23 | The importance of good designed is highlighted <i>“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”.</i> (para 56). | 2.29 | The consideration of views both into and out of larger sites, at an early stage of the design process is also highlighted as being of importance. | | | 2.38 | The LVMF designates ‘Protected Vistas’ in the form of view corridors over London. The application site is located within the Protected Vista 2A.2 from Parliament Hill, see Figure 3 and 4. The LVMF states requires that where new development exceeds the height threshold within such corridors the development application is required to be sent to the Mayor as a statutory consultee. Due to the modest height of the proposed development it will not encroach on the Protected Vista and therefore no further consultation is required. |
| 2.24 | Development should (amongst other things): <ol style="list-style-type: none"> 1. “establish a strong sense of place...” para 58, bullet 2 2. “respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;” (para 58, bullet 4) 3. be “visually attractive as a result of good architecture and appropriate landscaping,” (para 58, bullet 6). | 2.30 | It notes that distinctiveness can make a place special and valued, noting physical attributes including: <i>“...the local pattern of street blocks and plots; building forms; details and materials; style and vernacular; landform and gardens, parks, trees and plants; and wildlife habitats and micro-climates.”</i> It further notes that: <i>“Distinctiveness is not solely about the built environment – it also reflects an area’s function, history, culture and its potential need for change.”</i> | | Camden Planning Guidance 1– Design, Updated 2015 | | Emerging Policy Draft Camden Local Plan 2015 |
| | | | Other Material Considerations Conservation Area Appraisals | 2.35 | The Camden Planning Guidance (CPG1) Design supports the policies of the Local Development Framework and is an additional ‘material consideration’ in planning decisions. The document seeks to promote design excellence throughout the Borough. | 2.39 | The new Local Plan will cover the period from 2016-2031. It has been submitted for examination and has some weight as a material consideration. The plan seeks to support development in the most efficient and sustainable manner in order to meet the growth targets set for the Borough. <i>“supporting development that makes full use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site;” (policy G1, point A)</i> |
| 2.25 | Whilst it is acknowledged that particular styles or tastes should not be imposed by decision-makers, paragraph 60 confirms that <i>“...It is, however, proper to seek to promote or reinforce local distinctiveness”</i> (para. 60). | 2.31 | Whilst the site is not located within a Conservation Area (CA) it adjoins both the Regent’s Canal and Primrose Hill CAs, see Figure 8. CAs are designated based on the special architectural or historic interest. The following Conservation Area Statements have been reviewed: Regent’s Canal Conservation Area Appraisal and Management Strategy | 2.36 | CPG1 refers to how ‘good design should’: <i>“positively enhance the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views. This is particularly important in conservation areas”</i> (para 2.9, bullet 1) <i>“respect, and be sensitive to, natural and physical features, both on and off the site. Features to be considered include, but are not limited to: slope and topography, vegetation, biodiversity, habitats, waterways and drainage, wind, sunlight and shade, and local pollutant sources.....”</i> (para 2.9, bullet 2) <i>“consider views, both local and London wide, and particularly where the site is within a recognised strategic viewing corridor”</i> (as shown on the policy | 2.40 | The protection of existing and future amenity will be a key determinant in planning decisions. <i>“The Council will seek to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity”</i> (Policy A1) |
| 2.26 | Importantly, opportunities for improving an area should be taken. <i>“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”</i> (para. 64). | 2.32 | The Regent’s Canal CA is a distinct area of townscape, often hidden from its surroundings due to the canal being accommodated within shallow cuttings and development backing onto the corridor. The canal played a crucial role in the evolution of the area during the 19th century. The CA Appraisal and Management Strategy does not note any important views that relate to the site. | | | | |

- 2.41 Policy D1 of the Draft Local Plan identifies the criteria that development proposals will need to demonstrate including:
- “a. is attractive and of the highest standard;*
 - b. respects local context and character and conserves or enhances the historic environment and heritage assets...;*
 - d. ... is carefully designed with regard to architectural detailing;*
 - e. uses attractive and high quality materials...;*
 - k. ...is robust and flexible in use...;*
 - m. ...incorporates well designed landscape design...;*
 - n. incorporates outdoor amenity space;*
 - o. preserves significant and protected views...;* (Policy D1)

Character Study – LBC 2015

- 2.42 The Character Study forms part of the evidence base for the draft Camden Local Plan. The study provides a valuable descriptive basis for strategic character influences and more detailed analysis of areas outside of Conservation Areas or designated Growth Areas.
- 2.43 The application is identified within the ‘Employment Mixed Use’ typology which is described as:
- “mixed both in terms of uses and also building types and scales and sometimes appear less loved or controlled than other parts of the Borough. This often brings with it potential for change or an opportunity for different uses and activities to emerge”. (Character Study 2015, p48)*
- 2.44 The application site is located within the Chalk Farm / Camden Town North Character of the study. No specific description or guidance is provided with respect to the site.

Summary of Policy Considerations

- 2.45 The relevant adopted planning policy framework promotes new development that is context sensitive and positively responds to existing characteristics. The key policy considerations are whether:
1. Proposals respond sympathetically to local character and distinctiveness (LP7.4, CS SO1, CS5, CS14, CPG1 and NPPF para 58);
 2. The redevelopment creates an appropriate sense of place, is attractive and of high architectural and landscape design quality, and capitalises on opportunities to improve the character of the area (LP 3.5, LP7.6, CS SO1, CS5, CS14, CDP24, CPG1 and NPPF paras 17, 56, 58);
 3. Key strategic and local views are protected including the Parliament Hill Protected Vista 2A.2 (LP7.11 and CS14);
 4. Local views identified by CA appraisals including views from Gloucester Avenue, Gloucester Crescent and Oval Road (CS14); and
 5. The proposal makes effective use of urban land and promote mixed uses (LP 7.6 and NPPF para 17)
- 2.46 Overall, planning policy in principle encourages high quality new development that makes best use of land is of good quality architectural design and responds to its context. This has been the starting point for the consideration of the townscape and visual effects.

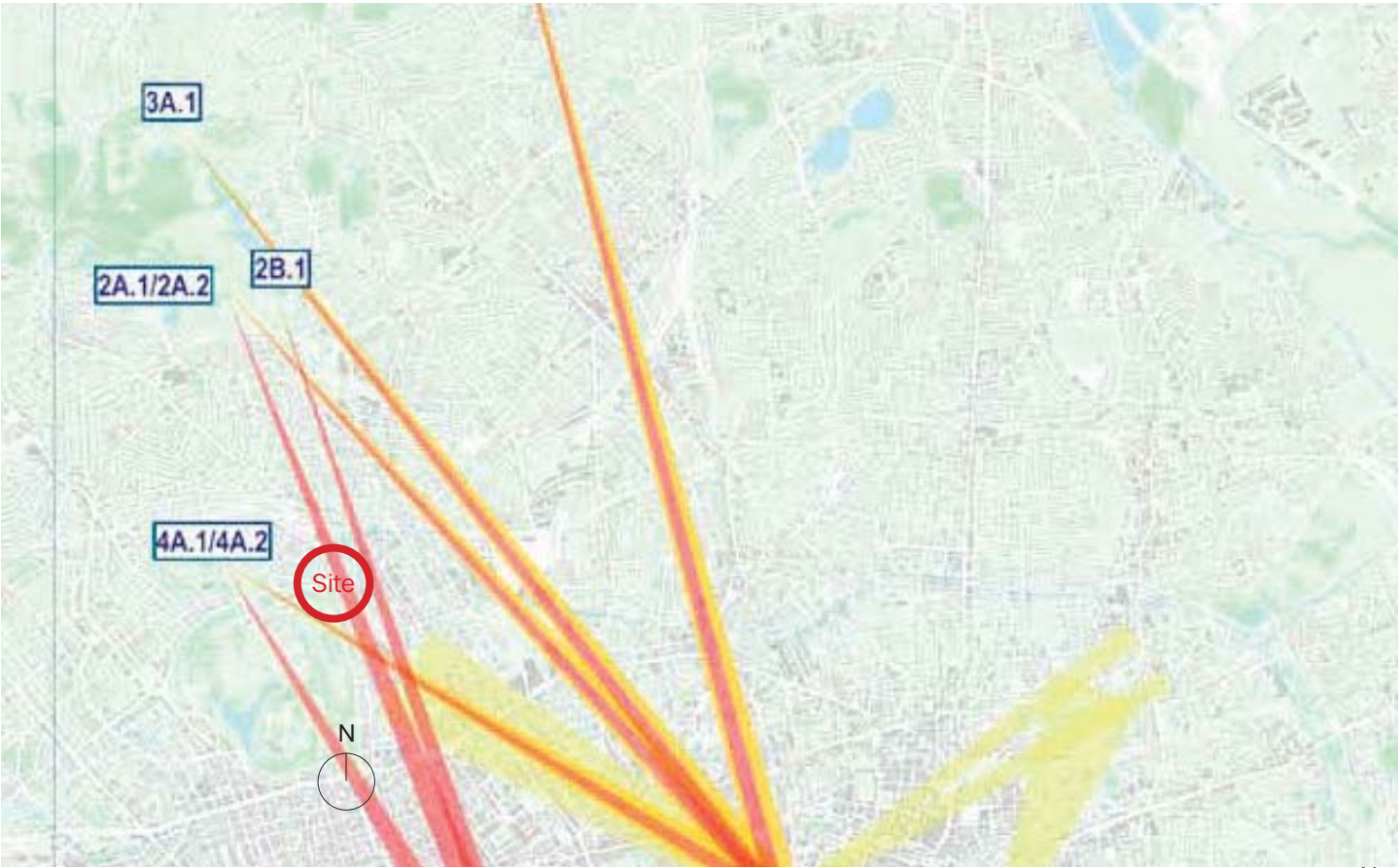


Figure 3: LVMF - Protected Vistas, Source: GLA, 2016

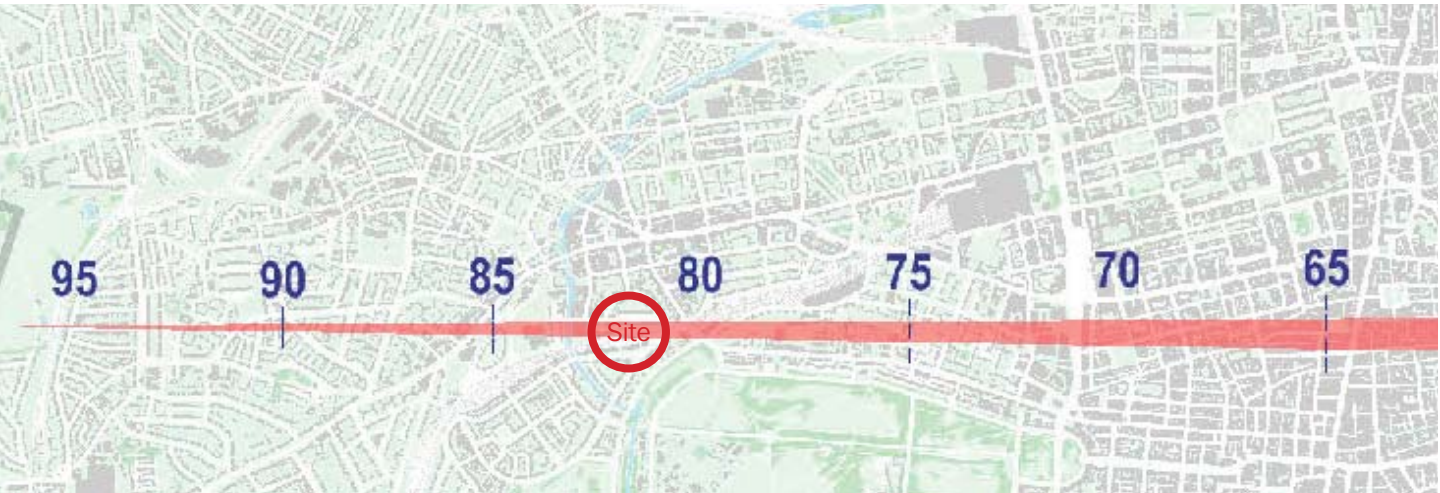


Figure 4: LVMF - Protected Vistas 2A.2, Source: GLA, 2016

3 Baseline Conditions

- 3.1 The baseline conditions have been established by a combination of desk study and fieldwork.
- 3.2 The desk study included a review of available websites and documents that help to define the townscape character of the site, surrounding area and the LBC. This has included a review of aerial photography, Ordnance Survey mapping, historic mapping, site survey and existing landscape/ townscape character assessments and conservation area appraisals.
- 3.3 A Zone of Theoretical Visibility (ZTV) plot has been prepared using geographic information systems (GIS) technology to help to define the zone within which the proposed development may be visible.
- 3.4 Fieldwork was undertaken in fair weather on 10 October 2016. The fieldwork recorded of the character and qualities of the site and the surrounding area, confirmed the ZTV and the location of people in the surrounding area who may experience changes in their visual amenity.

Site and Surrounding Area

- 3.5 The application site is a broadly triangular area of land, located behind the properties occupying the frontage of Oval Road (nos 21- 31) and bound to the west by West Coast Main Line into Euston Station (see Figure 5). The site is accessed via a gated entrance located between 29 and 31 Oval Road.
- 3.6 The application site currently accommodates six low rise industrial buildings which back onto the railway line. They accommodate B1 and B8 uses and address a small internal courtyard. The character of the site is industrial, the built form is two storeys, the materials used include brick ground floors with profiled metal cladding above. Each unit incorporates a double height roller door which dominates the building façade. Access is provided via a central courtyard that also accommodates car parking.

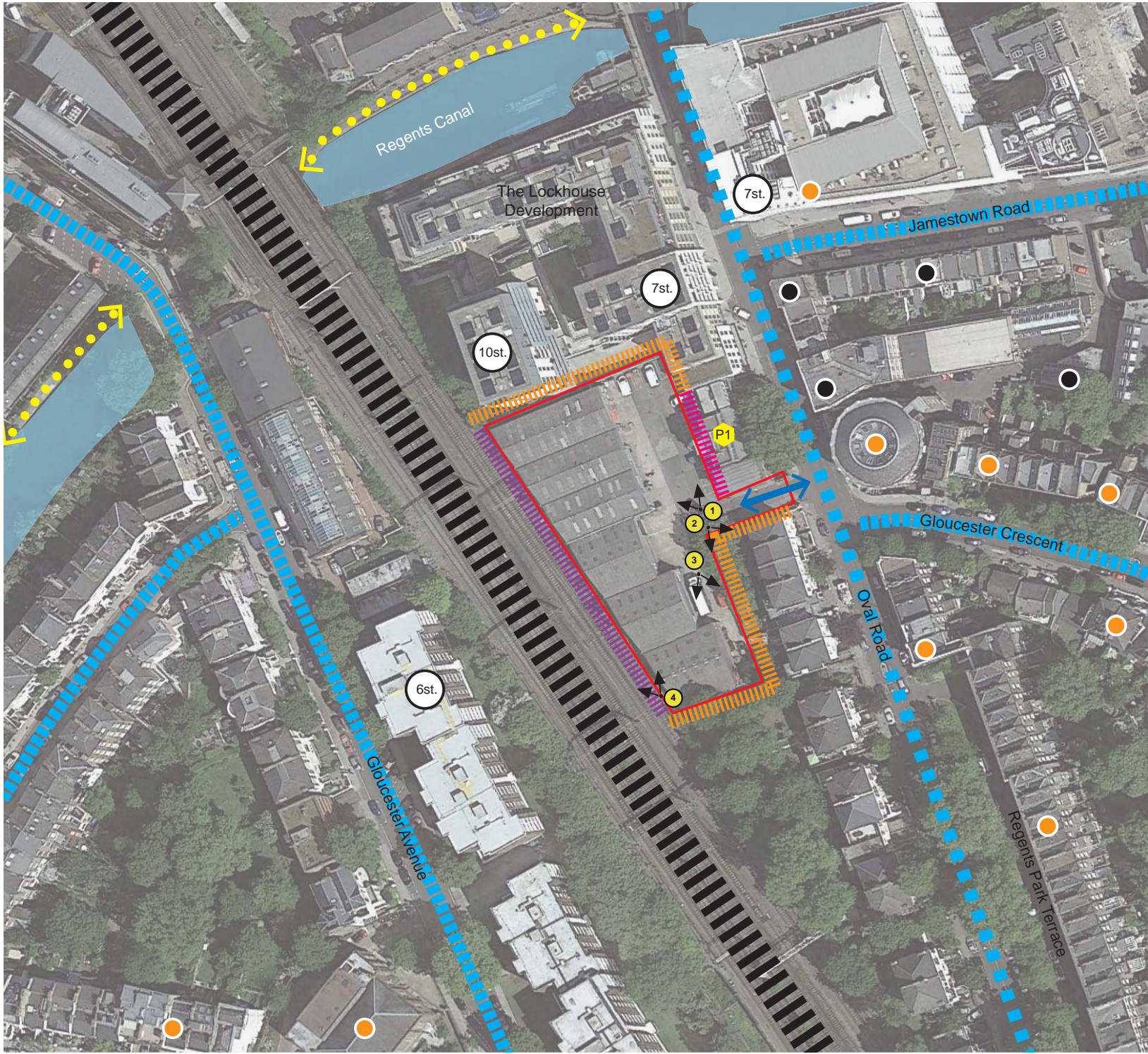
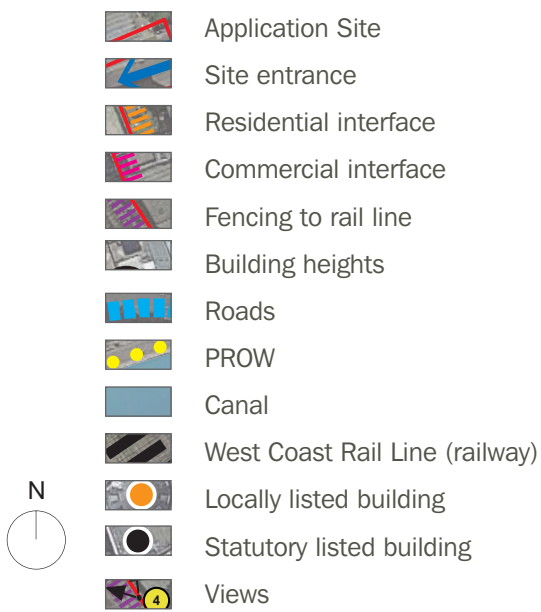


Figure 5: Site context

3.7 The boundary conditions are summarised below:

1. The northern boundary of the site is defined by a two to three metre high brick wall, beyond which a new residential development (Lockhouse) has recently been constructed. The development includes a ten storey element adjacent to the rail line and a seven storey element that fronts onto Oval Road (flanked by five storey elements). The buildings have a cream coloured rendered finish, with grey metal cladding differentiating the recessed upper floors and window frames (photo 1).
2. The eastern boundary of the site (north of access) is defined by the rear of 31 Oval Road, a three storey brick building with lower ground level and a glazed attic floor that accommodates a number of commercial businesses. The rear of the building opens directly onto the Centric Close courtyard, including two external steel fire escape stairwells. There are lightwells to the lower ground levels. South of the access, a two metre fence timber screen fence and boundary trees prevent views of the rear gardens of 19 to 21 Oval Road. Filtered views of the stucco upper floors of the three storey terraced Victorian villas can be seen above the fence line (photo 2).
3. The site narrows towards the southern boundary and is defined by dense vegetation. It adjoins the rear garden of no.19 Oval Road. Large mature trees within the rear gardens of adjoining houses are seen beyond. (See photo 3).
4. The western boundary of the site is defined by the West Coast Main Line. (photo 4).



Photo 1: Lockhouse development to north of industrial units on the site



Photo 2: Boundary fence and rear elevations of Oval Road nos 23-29 south of the Site access



Photo 3: Well vegetated southern boundary of the site beyond industrial units



Photo 4: Western boundary of site defined by West Coast Main Line

Topography

- 3.8
- Figure 6 illustrates the variations in local topography.
- 3.9
- At a City scale the site is located between the flat low-lying land adjacent to the River Thames to the south and the high ground in the vicinity of Hampstead Heath to the north.
- 3.10
- At a local scale, there is an elevated high point at Primrose Hill (64mAOD) to the west which provides protected views over the City of London. Levels generally fall very gently to the south east towards the River Thames.
- 3.11
- The topography of the site itself is generally flat (circa 32m AOD). The railway runs in a shallow cutting along the western boundary of the site. The residential gardens to the east are also at a lower level (29.75m-31.35m AOD).

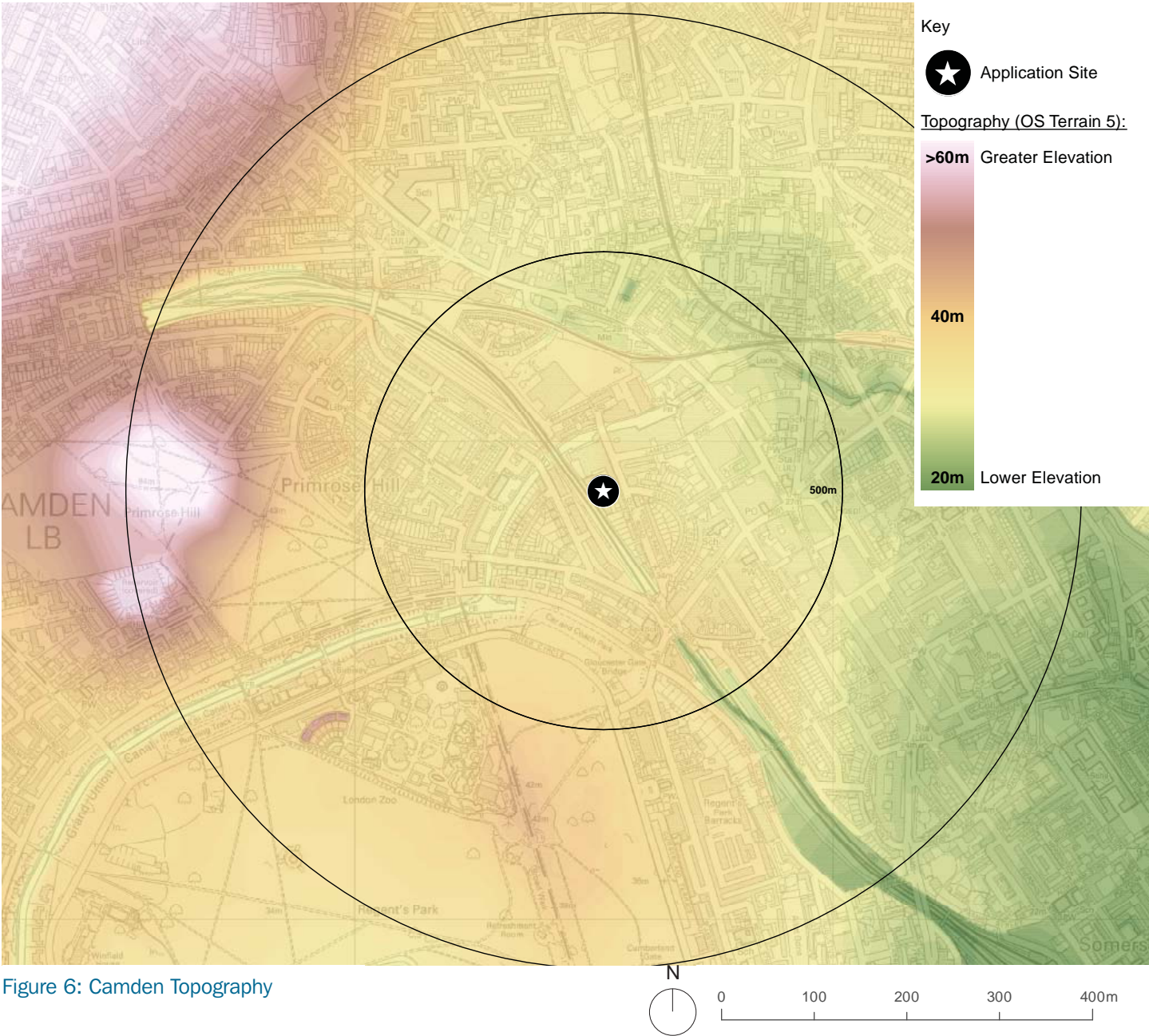


Figure 6: Camden Topography

Zone of Theoretical Visibility

- 3.12
- The Zone of Theoretical Visibility (ZTV) is the area within which views of the proposed development could potentially be obtained. This has informed the extent of the study area defined within this TVA.
- 3.13
- The ZTV has been created based on a Digital Terrain Model (DTM) of the landform with the visibility of the tallest elements of the proposed development mapped using GIS software. Owing to the level of screening provided by buildings in urban areas, the ZTV has been prepared using OS Open Map data to model the buildings. The data has been extrapolated to give an estimate of the height of existing development within the study area. The footprints of buildings shown in black have been modelled based on detailed Lidar mapping of the area providing a 0.5m level of accuracy, whilst the footprints shaded in grey been extruded to 7.5m above ground level. As most buildings will exceed this height, it should be noted that the ZTV is not an accurate picture of likely visibility. It reflects a precautionary approach to identifying potential visibility that has been prepared to inform the extent of fieldwork.
- 3.14
- The ZTV (shown in Figure 7), demonstrates the following:

1.

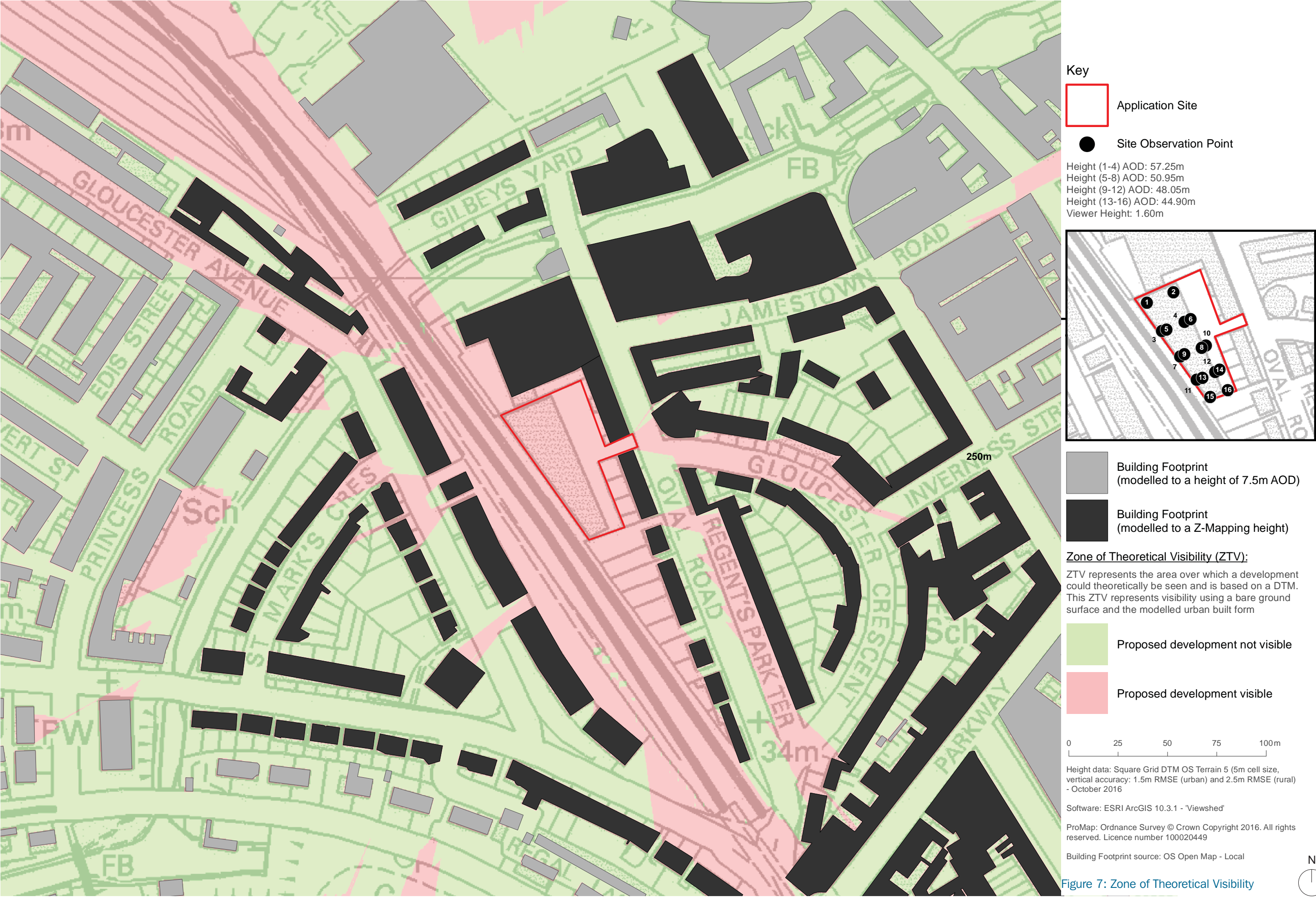
There are areas of potential visibility along the rail corridor due to the presence of long uninterrupted sightlines;

2.

Sporadic visibility on local streets such as Oval Road, Gloucester Terrace and Gloucester Avenue; and

3.

Areas of potential visibility within the Primrose Hill Park to the west and Regent's Park to the south.
- 3.15
- It is important to note that the ZTV modelling exercise does not account for screening provided by vegetation (a particular characteristic of the local area) or small scale structures such as walls and therefore visibility is likely to be considerably less than that illustrated in the ZTV, where screening is provided by mature trees or other vegetation during the summer.



| | | | |
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| | National Character Area (NCA) | | |
| 3.16 | The application site is in the Inner City London NCA 112. The primary characteristics of the NCA include but are limited to | 3.20 | These aspects are usually positive features but can also be negative in a degraded environment. The townscape receptors that may be sensitive to change arising from development are those positive characteristics that could be directly or indirectly affected. |
| 3.17 | The “ <i>extensive network of parks and open spaces</i> ” is noted as a key characteristic together with the “ <i>unique mix of modern architecture and built heritage features</i> ”, commenting on the variety of architectural materials and their sources from locally made bricks to Portland Stone. The NCA notes the lack of tranquillity. | 3.21 | The value of the townscape has also been assessed having regard to any designations and the value of its component parts. The existing townscape quality and value is categorised as high, medium, low or very low, based on the criteria in Appendix 1. |
| | Townscape Character and Quality | | Townscape Character Areas |
| 3.18 | To establish the townscape character of the surrounding area and the contribution of the application site to this character, desktop analysis and fieldwork has been undertaken to define broad areas that, on the whole, have similar townscape characteristics (noting that there may be some anomalies within them). | 3.22 | The following townscape character areas have been identified in the immediate area as having the potential to be altered as a result of the proposed development. These reflect, in part, the character areas defined in the Council’s Conservation Area Statements (CAS) for Primrose Hill and Regent’s Canal: <ol style="list-style-type: none"> 1. TCA 1 - Jamestown Road; 2. TCA 2 - Gloucester Crescent (area 4 of the Primrose Hill CAS); 3. TCA 3 - Regent’s Canal Camden Lock (sub area 1 of the Regent’s Canal CAS); 4. TCA 4 – Regent’s Park Road South (area 1 of the Primrose Hill CAS); and 5. TCA 5 - Primrose Hill Central Area (area 2 of the Primrose Hill CAS). |
| 3.19 | For each character area identified, the key characteristics – the physical, experiential, aesthetic and perceptual factors - that give the area its distinct sense of place are set out. Based on GLVIA3 (para 5.5), and National Planning Policy Guidance on Design, this appraisal has considered the following aspects of townscape character where relevant: <ol style="list-style-type: none"> 1. The context and setting; 2. Topography and relationship to built form; 3. The grain of the development and its historic evolution; 4. The layout and scale of buildings, building types, architecture, period and materials; 5. Land use and activity; 6. The contribution of water features; 7. The presence of vegetation and its interaction with buildings and streets; 8. The public realm including the role of open spaces; and 9. Movement patterns. | 3.23 | Their key characteristics are summarised in the sections below and their townscape quality evaluated. |