



**1-11 HAWLEY CRESCENT
ROOF EXTENSION**

**1-11 Hawley Crescent
Camden Town
NW1 8NP
LONDON**

Introduction

This townscape and visual impact assessment has been prepared by Chassay and Last Architects on behalf of the applicant to accompany the submission of a planning application for 1-11 Hawley Street roof extension.

This views assessment provides a baseline study of 12 views surrounding the development site.

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1. Townscape & Visual Impact Assessment Methodology

The aim of the townscape and visual impact assessment has been to establish the following:

- A clear understanding of the site and its wider townscape and landscape setting, identifying the character and sensitivity of local receptors to the development.
- An assessment of the composition, character, aesthetic value and sensitivity of views from visual receptors including occupiers of residential properties and people using amenity landscapes.

Magnitude of change

Consideration has been given to the height of visible parts of the proposed extension relative to the receptor, with reference also to the scale and degree of contrast or integration with the existing or remaining townscape elements. Magnitude of change was then assessed broadly using the following criteria:

Large

Complete or very substantial change in view: change very prominent involving complete or very substantial obstruction of existing view or complete change in character and composition of baseline, i.e. predevelopment, view through removal of key elements or addition of uncharacteristic elements.

Moderate

Moderate change in view: may involve partial obstruction of existing view or partial change in character and composition of baseline, i.e. pre-development, view through the introduction of new elements or removal of existing elements. Change may be prominent but will not substantially alter scale and character of the surroundings and the wider setting. Composition of the views will alter. View character may be partially changed through the introduction of features which, though uncharacteristic, may not necessarily be visually discordant.

Slight

Minor change in baseline, i.e. pre-development, view: change will be distinguishable from the surroundings while composition and character will be similar to the pre-change circumstances.

Negligible

Very slight change in baseline, i.e. pre-development, view: change barely distinguishable from the surroundings. Composition and character of view substantially unaltered.

No Change

No visual effects observed

This criteria is based on:

- 'Guidelines for Landscape and Visual Impact Assessment 2nd edition. Landscape Institute & Institute of Environmental Management and Assessment (2002)
 - 'Landscape Character and Assessment - Guidance for England and Scotland'. The Country Side Agency and Scottish Natural Heritage (2002).
 - 'The town and country planning. Environmental Impact Assessment' (England and Wales regulations). HMSO (1999).
- Significance of View**

In addition, the significance of effect on views it has been evaluated according to the following scale.

Substantial Beneficial: The proposed changes would lead to a major improvement in a view from a highly sensitive receptor.

Moderate Beneficial: The proposed changes would lead to an obvious improvement to a view from a moderately sensitive receptor or perceptible improvement to a view from a more sensitive receptor.

Minor Beneficial: The proposed changes would cause limited improvement to a view from a receptor of high or moderate sensitivity or would cause greater improvement to a view from a receptor of low sensitivity.

Negligible: The proposed changes would cause no discernible deterioration or improvement in the existing view.

Minor Adverse: The proposed changes would cause limited deterioration to a view from a receptor of moderate or high sensitivity, or cause greater deterioration to a view from a receptor of low sensitivity.

Moderate Adverse: The proposed changes would cause obvious deterioration to a view from a moderately sensitive receptor, or perceptible damage to a view from a more sensitive receptor.

Substantial Adverse: The proposed changes would lead to a major deterioration to a view or loss of a view from a highly sensitive receptor.

This criteria is based on:

- 'Guidelines for Landscape and Visual Impact Assessment 2nd edition. Landscape Institute & Institute of Environmental Management and Assessment (2002)
- 'Landscape Character and Assessment - Guidance for England and Scotland'. The Country Side Agency and Scottish Natural Heritage (2002).
- 'The town and country planning. Environmental Impact Assessment' (England and Wales regulations). HMSO (1999).

2. Selected Views. Regent's Canal & Camden Town Conservation Areas

Proposed Development at 1-11 Hawley Crescent

The proposed development includes partial demolition of the existing building. The new development will provide prime residential accommodation on the third to fifth floors retaining the existing commercial space on ground, first and second floors.

The site does not sit within a conservation area but close to both Regent's Canal Conservation Areas.

Taking into account the site development situation and its proximity to the Regent's Canal & Camden Town Conservation Areas the proposed roof extension design takes the following factors into account:

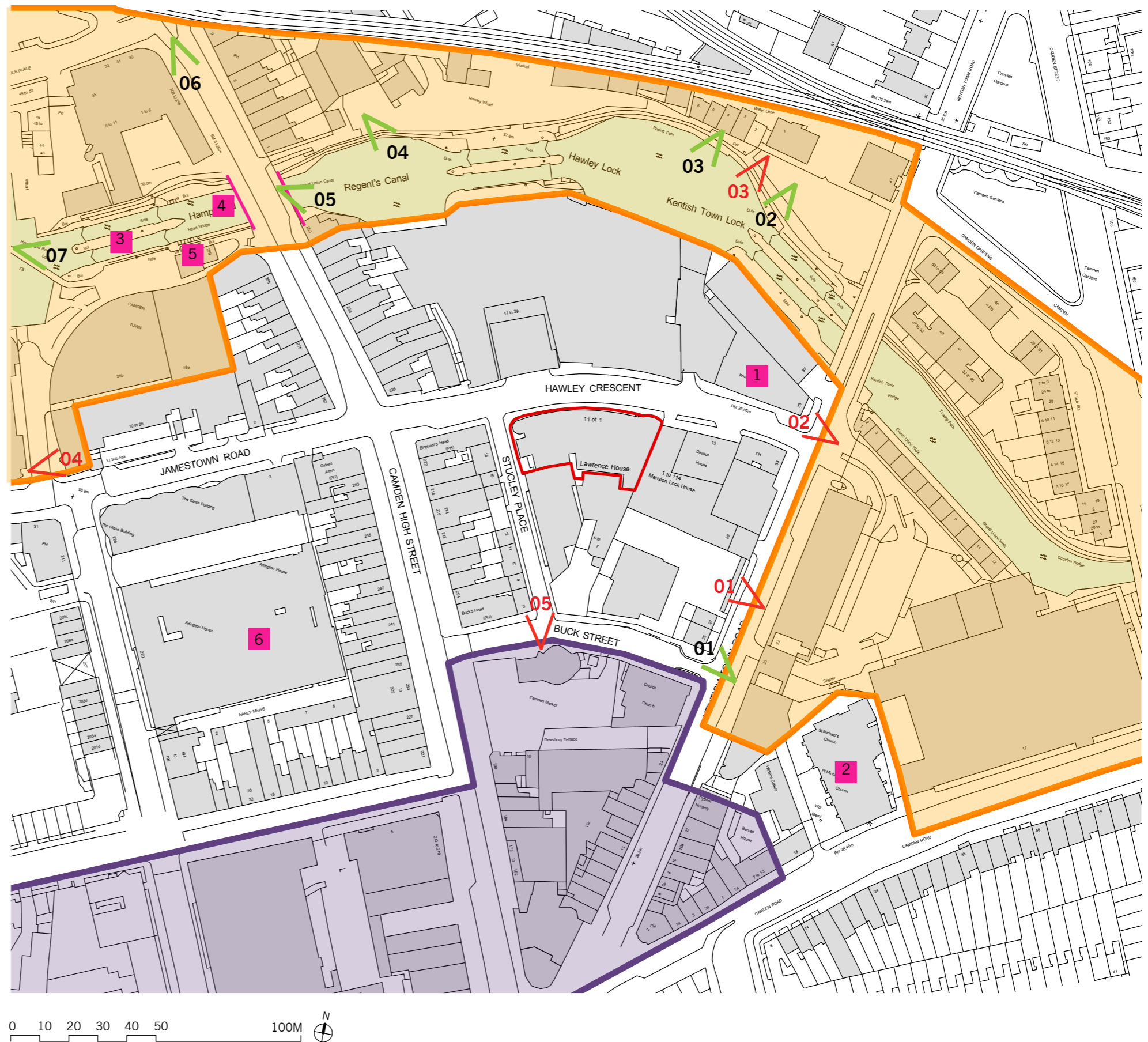
- The new design respects the scale of their particular location
- The new design complements the appearance, character and setting of the existing buildings, the canal, and the environment as a whole
- Building heights do not interfere with views to local landmarks

The selected views studied in this document are split in two parts:

1. The non affected views as viewed from the Conservation Areas
2. The affected views as viewed from the Conservation Areas

Key

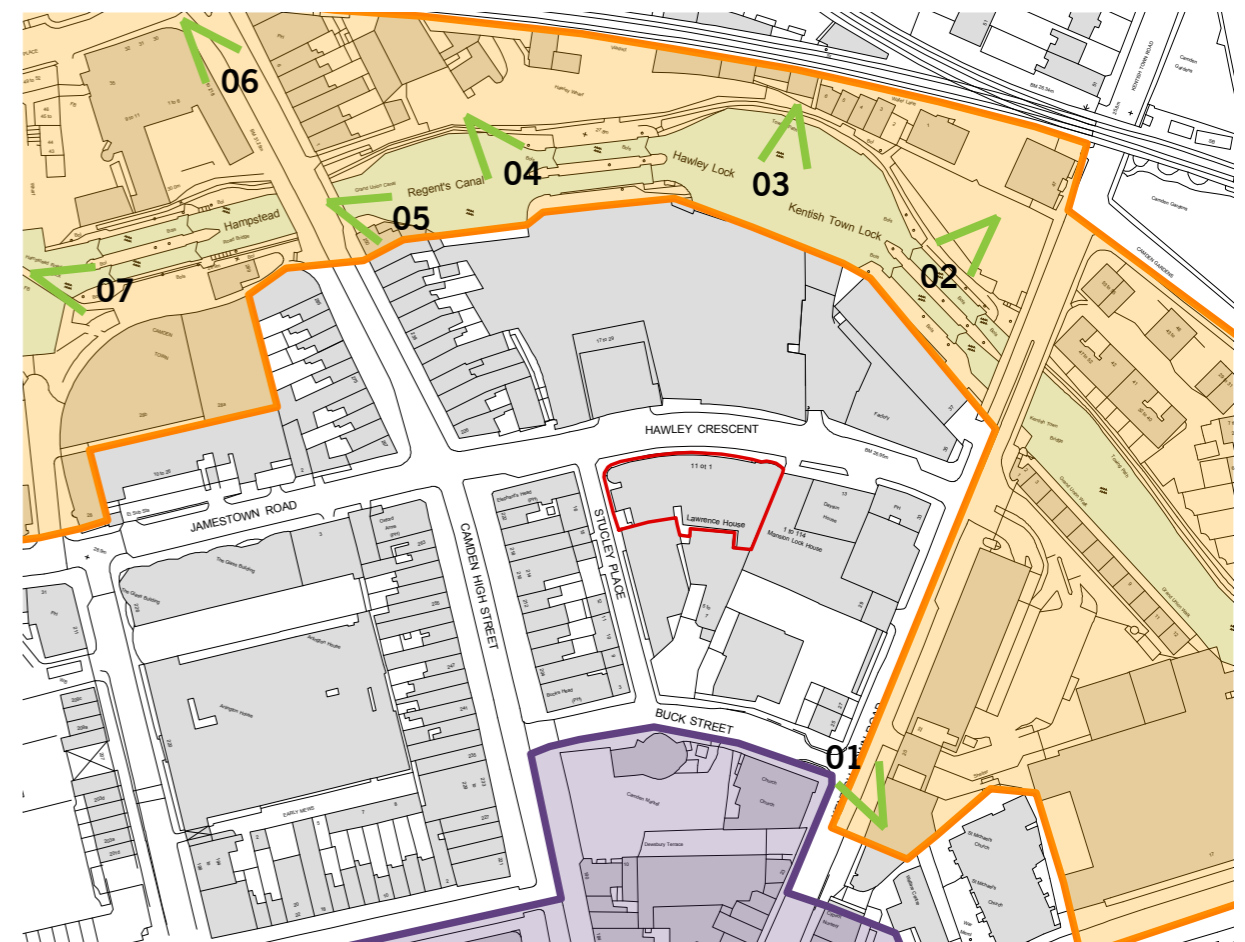
	00 Selected Views (Non affected views)
	00 Selected Views (Affected Views)
	Grade II Listed Buildings
	1. The Elephant House
	2. St Michaels Church
	3. Hawley Lock
	4. Camden Bridge
	5. Regent's Canal Info Centre
	6. Arlington House
	Camden Town Conservation Area
	Regents Canal Conservation Area



Map showing the Regent's Canal & Camden Town Conservation Area and the selected points of views for the townscape visual assessment

2.1 Non Affected Views

Views from the Regent's Canal Conservation Area that the proposed extension would be visible



Non affected view No.1 from Kentish Town Road



Photo showing existing view No 1



Map showing the point of view No 1

VIEW 1 from Kentish Town Road

The view point

The view is taken from Kentish Town Road looking 27-29.

Elements in the view

The foreground comprises two terraced houses (No. 25-27 Kentish Town Road) on the left hand side an a five storey residential building on right hand side (No. 29 Kentish Town Road). Beyond that, and heavily screened by a tree, the proposed roof extension can not be seen from that view. Even in this winter view the proposed roof extension is not visible from Kentish Town Road.

Is the view affected? Yes No

The proposed extension profile is hidden by the existing building profiles, i.e., the proposed building height does not interfere with this selected view. No visual effects observed.



Photo showing proposed view No 1. The red dot shows the approximate position of the proposed extension

Non affected view No.2 from Regents Canal



Photo showing existing view No 2

VIEW 2 from Regents Canal

The view point

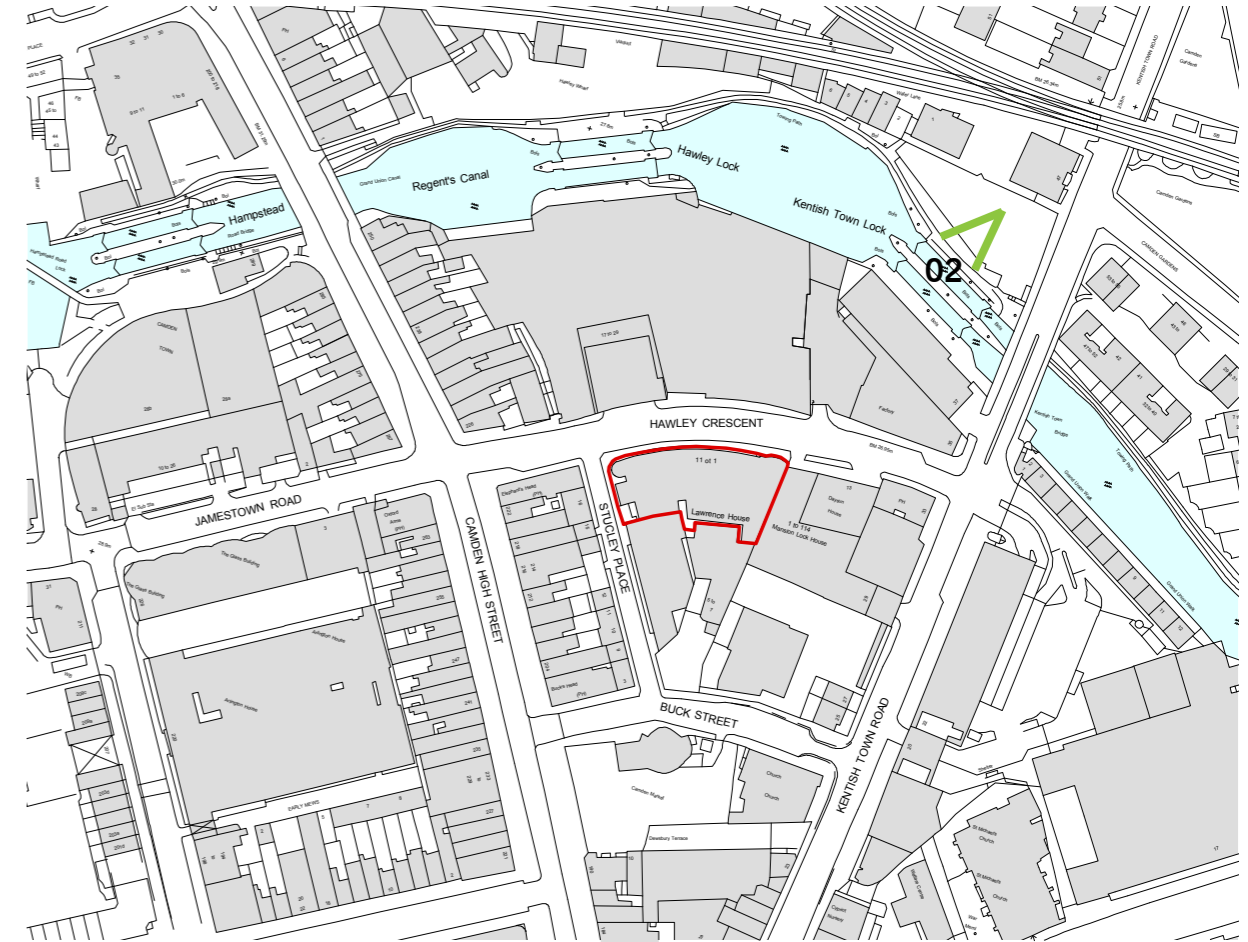
The view is taken from the left hand side of the Regents Canal facing the site.

Elements in the view

The foreground comprises a single storey warehouse building. Beyond that, and heavily screened by a large two storey warehouse, the proposed roof extension can not be seen from this view.

Is the view affected? Yes No

The proposed extension profile is hidden by the existing building profile, i.e., the proposed building height does not interfere with this selected view. No visual effects observed.



Map showing the point of view No 2

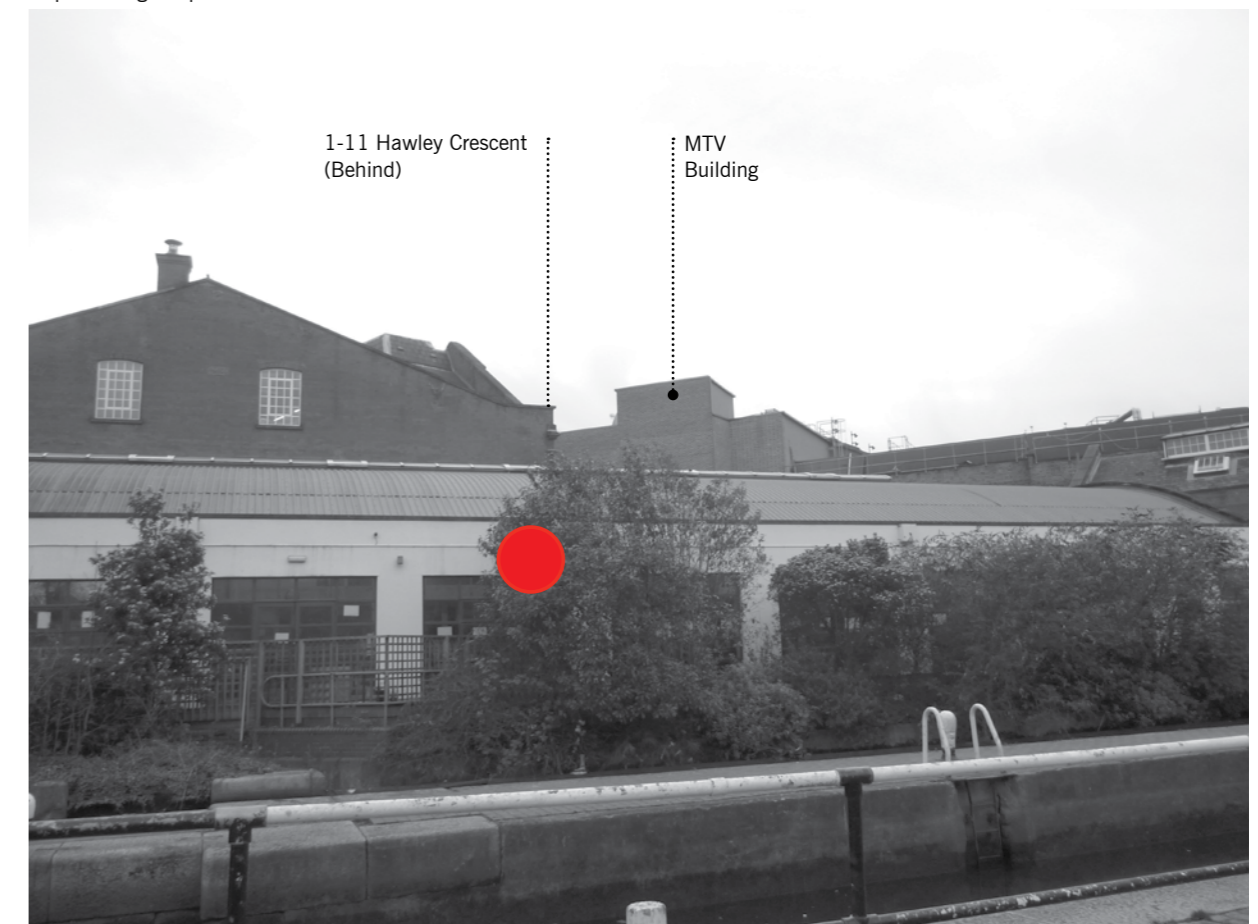


Photo showing proposed view No 2. The red dot shows the approximate position of the proposed extension

Non affected view No.3 from Regents Canal



Photo showing existing view No 3

VIEW 3 from Regents Canal

The view point

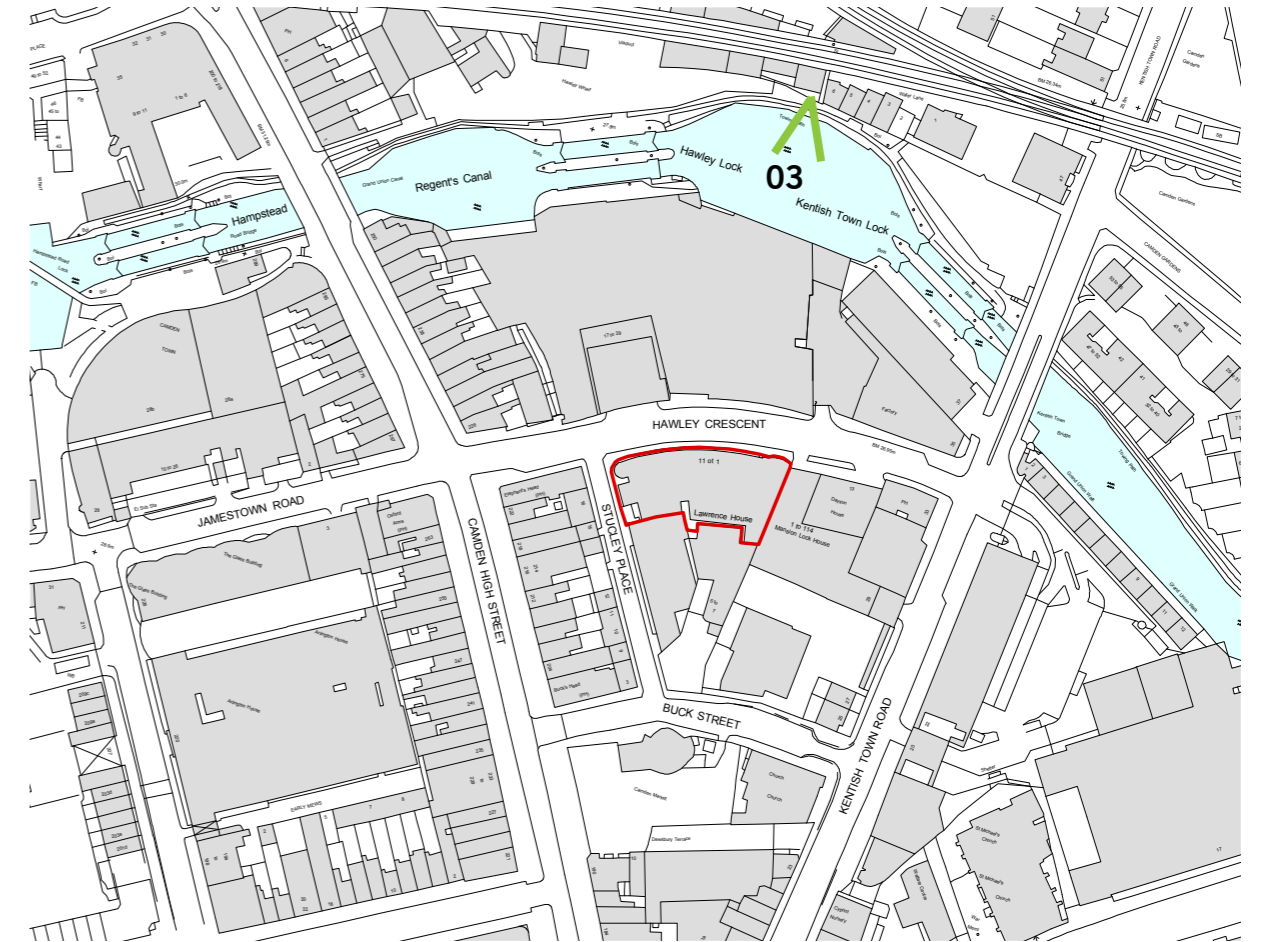
The view is taken from the left hand side of the Regents Canal facing the site.

Elements in the view

The foreground comprises one and two storeys warehouse building surrounding the edge of the Regents Canal. Beyond that, a student accommodation roof top building can be seen.

Is the view affected? Yes No

The proposed extension profile is fully hidden by the existing building profiles, i.e., the proposed building height does not harm or interfere this selected view. No visual effects observed.



Map showing the point of view No 3



Photo showing proposed view No 3. The red dot shows the approximate position of the proposed extension

Non affected view No.4 from Regents Canal



Photo showing existing view No 4

VIEW 4 from Regents Canal

The view point

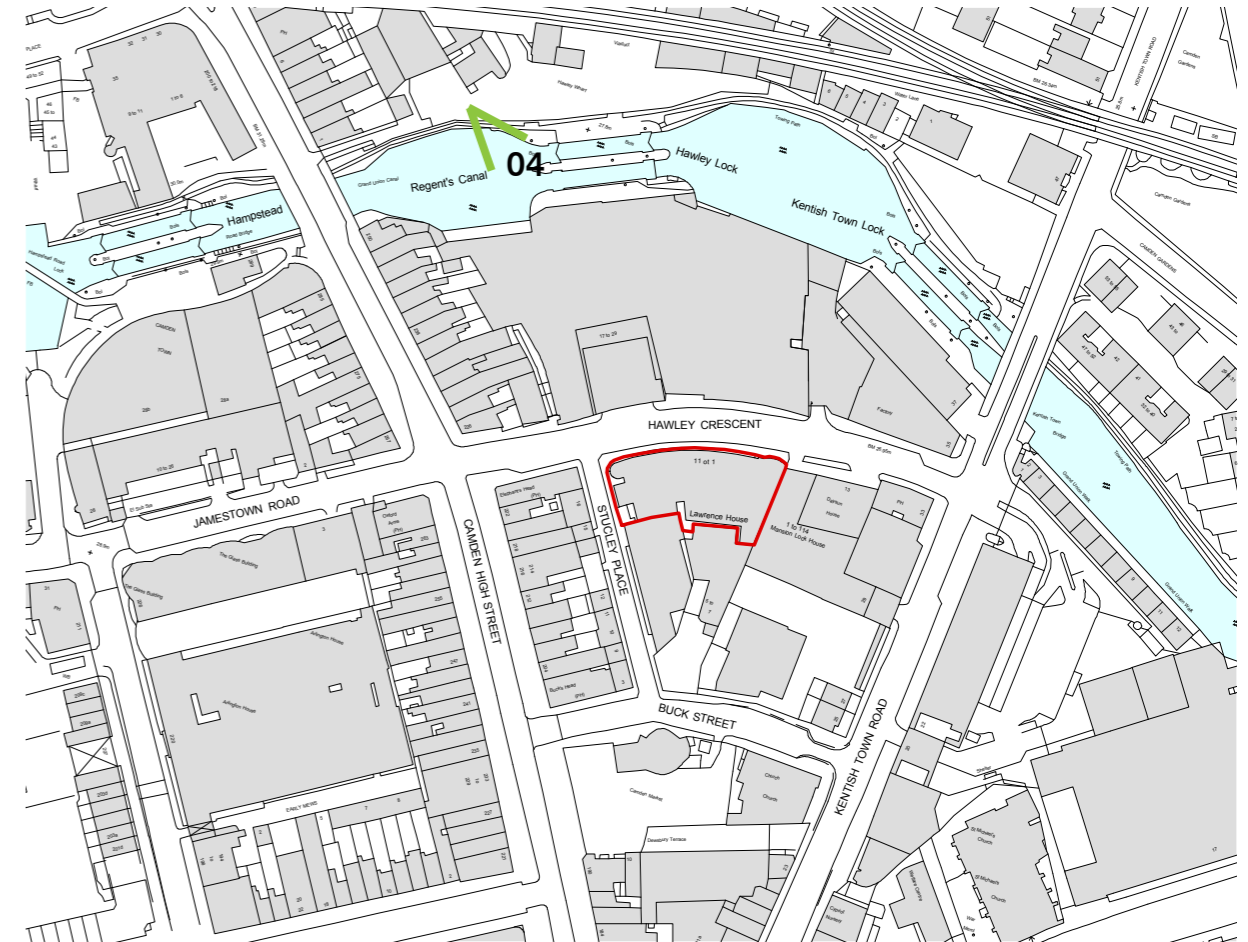
The view is taken from the left hand side of the Regents Canal facing the site.

Elements in the view

The foreground comprises a two storeys large warehouse building on the edge of the Regents Canal.

Is the view affected? Yes No

The proposed extension profile is fully hidden by the existing building profile, i.e., the proposed building height does not harm or interfere this selected view. No visual effects observed.



Map showing the point of view No 4



Photo showing proposed view No 4. The red dot shows the approximate position of the proposed extension

Non affected view No.5 from Camden High Street Bridge



Photo showing existing view No 5

VIEW 5 from Camden High Street Bridge

The view point

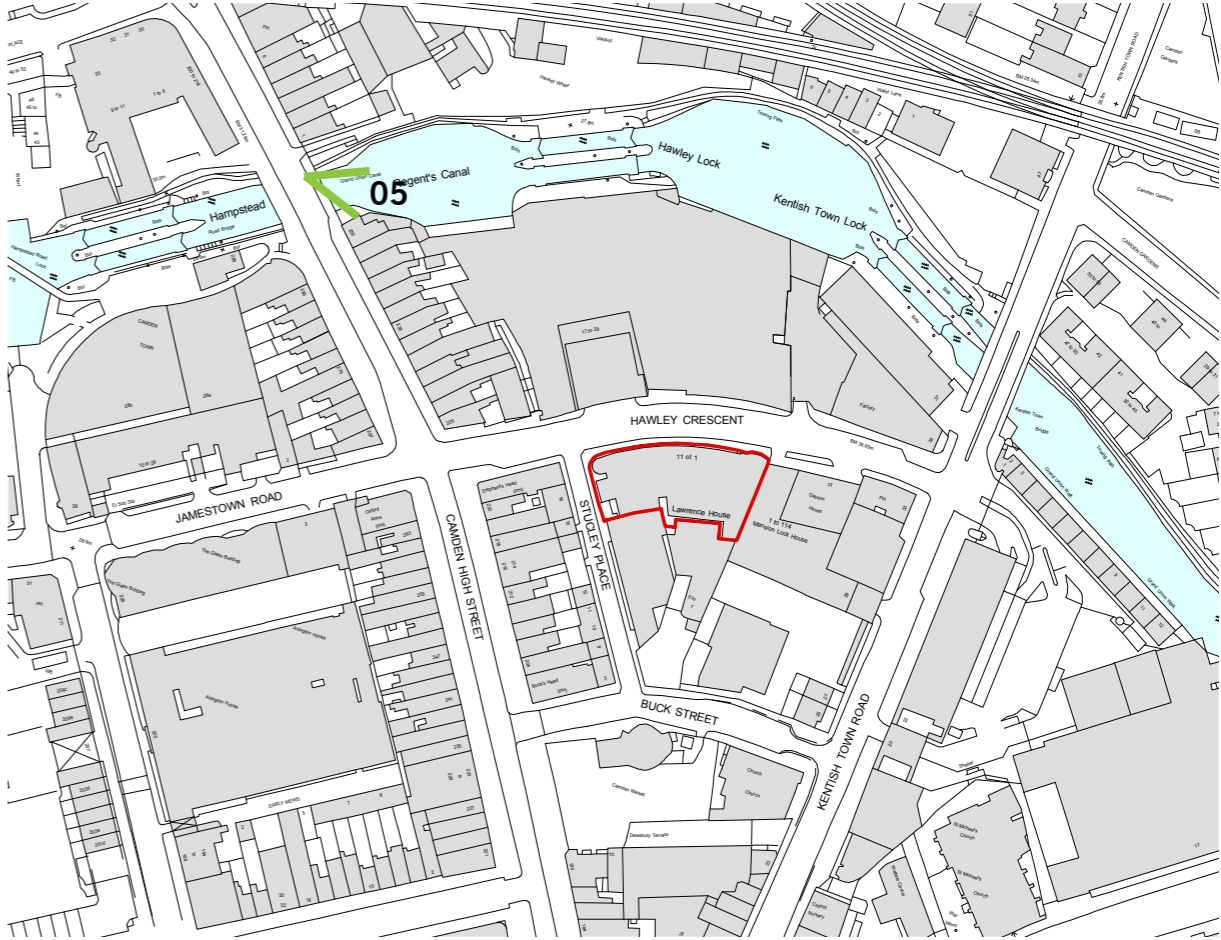
The view is taken from the left hand side of the Camden High Street bridge facing the site.

Elements in the view

The foreground comprises a two storey warehouse building on the edge of the Regents Canal.

Is the view affected? Yes No

The proposed extension profile is fully hidden by the existing building profile, i.e., the proposed building height does not harm or interfere this selected view. No visual effects observed.



Map showing the point of view No 5



Photo showing proposed view No 5. The red dot shows the approximate position of the proposed extension

Non affected view No.6 from Chalk Farm Road



Photo showing existing view No 6

VIEW 6 from Chalk Farm Road

The view point

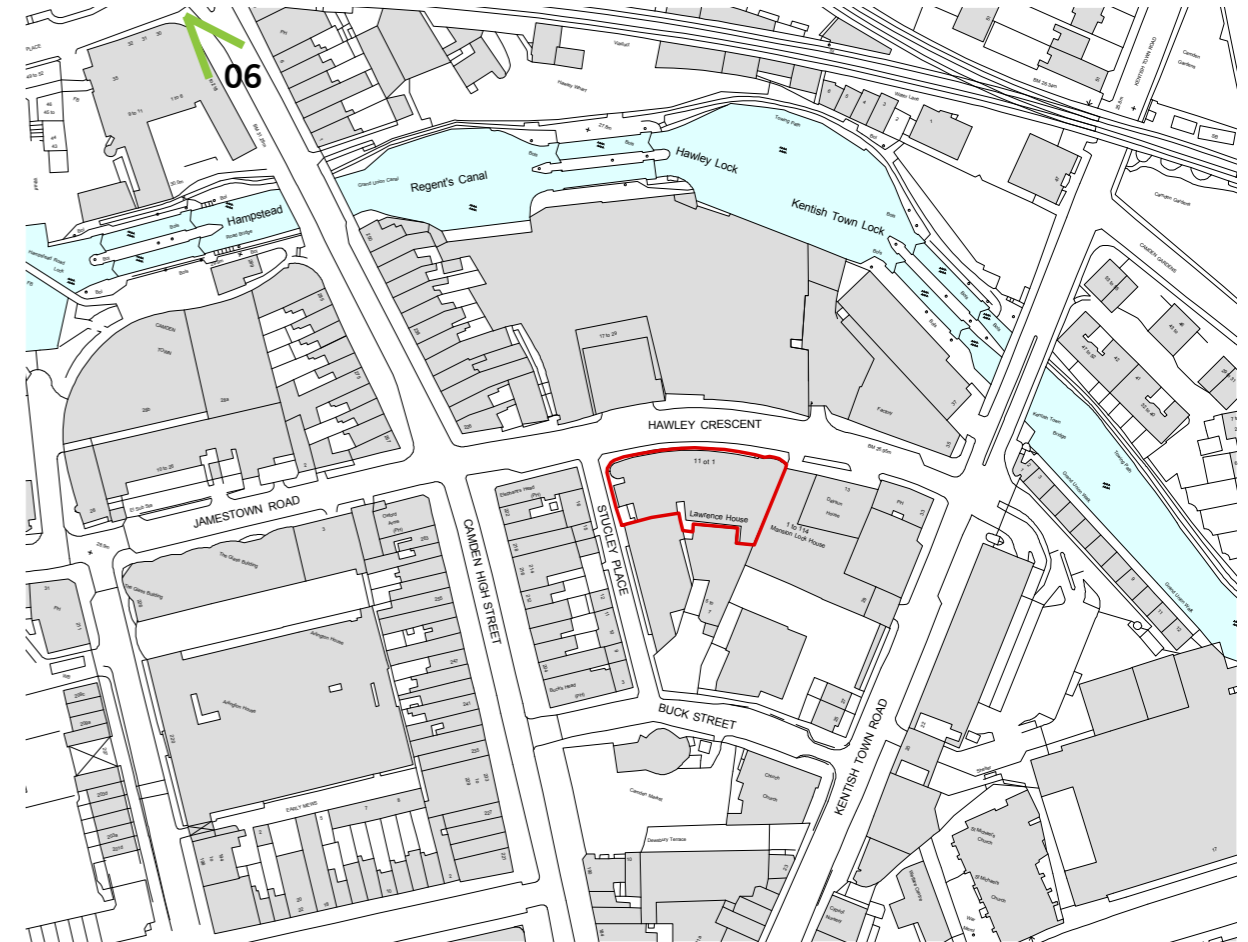
The view is taken from Chalk Farm Road facing the site.

Elements in the view

The foreground comprises two and three storey commercial buildings with vibrant commercial activity on the ground floors.

Is the view affected? Yes No

The proposed extension profile is fully hidden by the existing building in the foreground. No visual effects observed.



Map showing the point of view No 6



Photo showing proposed view No 6. The red dot shows the approximate position of the proposed extension

Non affected view No.7 from Pedestrian Bridge



Photo showing existing view No 7

VIEW 7 from Pedestrian Bridge

The view point

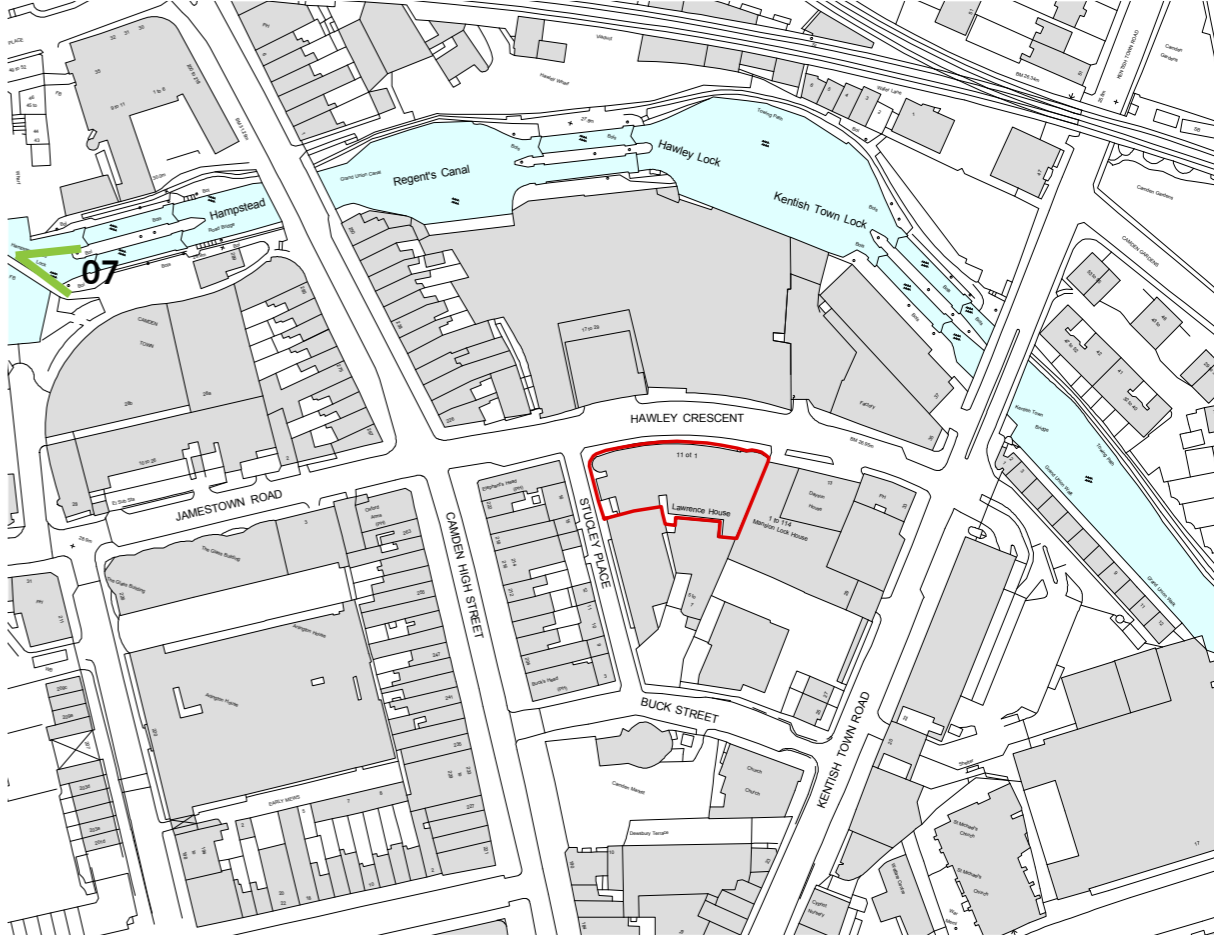
The view is taken from the pedestrian bridge crossing the Regent's Canal close to the Hawley Lock.

Elements in the view

The foreground comprises a two storey grade II building, the Regent's Canal Information Centre, and two dominant trees on both sides of the image.

Is the view affected? Yes No

The proposed extension profile is fully hidden by the existing building profile and trees, i.e., the proposed building height does not harm or interfere the Regent's Canal Information Centre grade II building on this view. No visual effects observed.



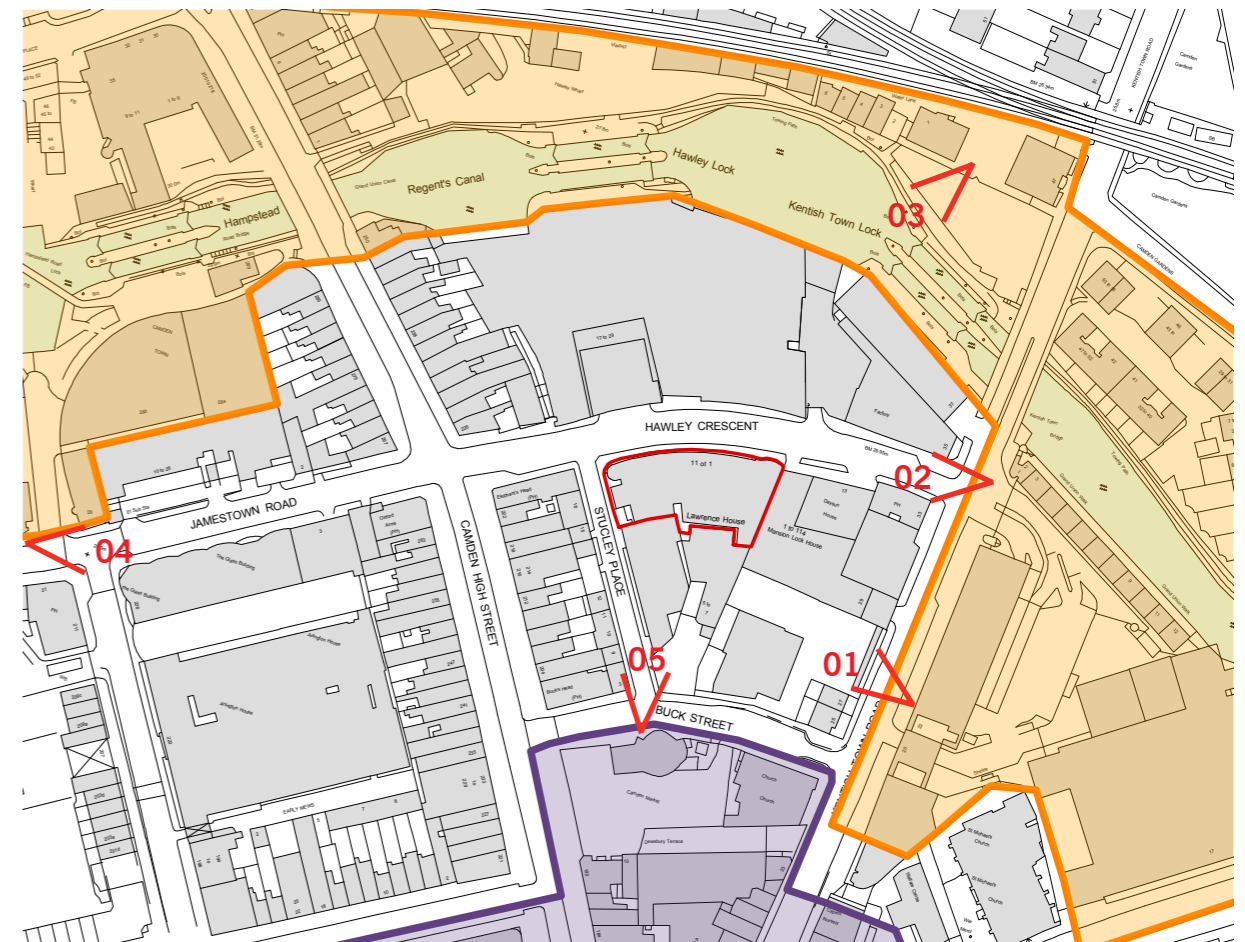
Map showing the point of view No 7



Photo showing proposed view No 7. The red dot shows the approximate position of the proposed extension

2.2 Affected Views

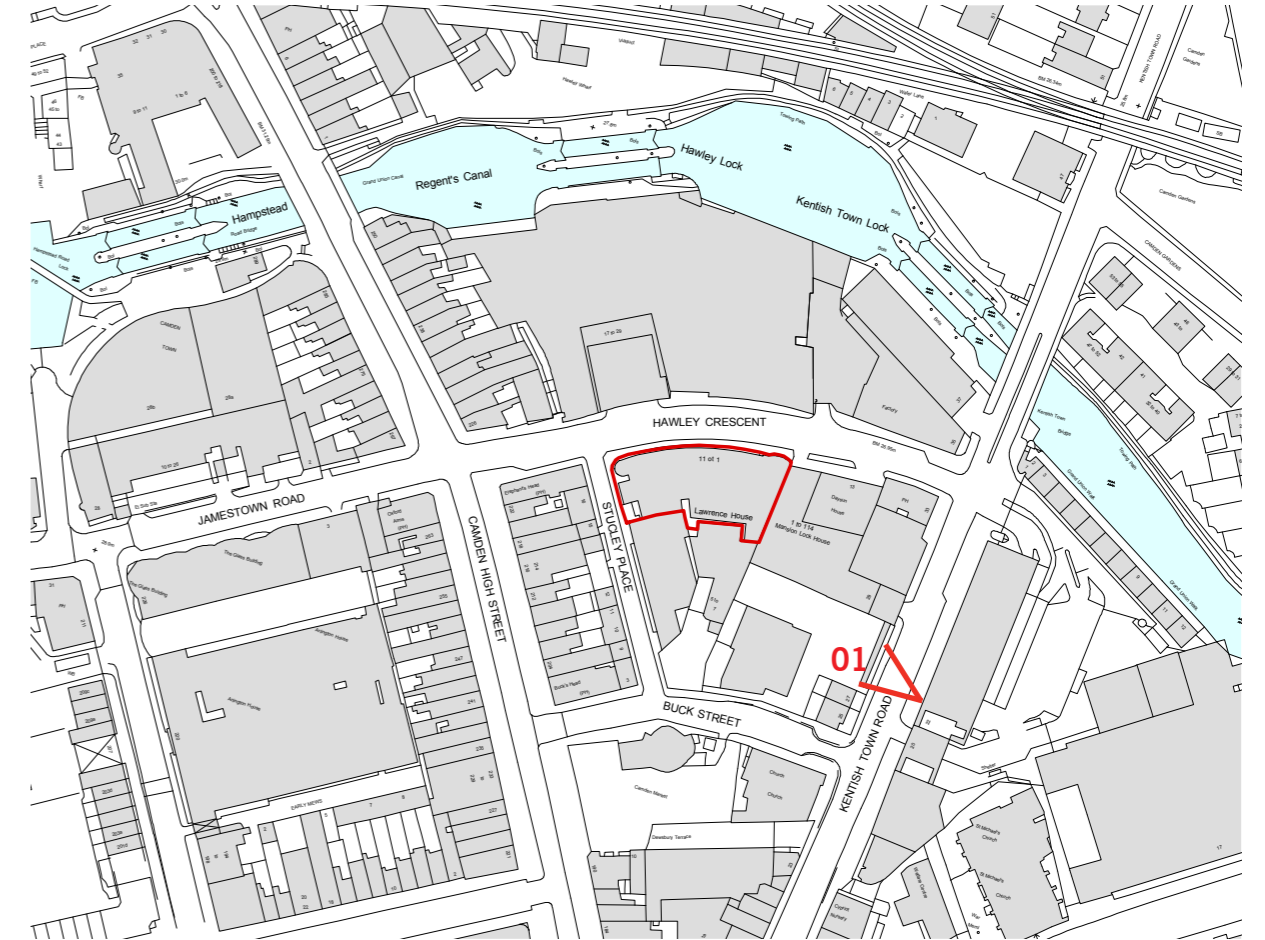
Views from the Regent's Canal & Camden Town Conservation Areas that the proposed extension would be visible



Affected view No.1 from Kentish Town Road



Photo showing existing view No 1



Map showing the point of view No 1

VIEW 1 from Kentish Town Road

The view point

The view is taken from Kentish Town Road facing 27-29.

Elements in the view

The foreground comprises one terraced house (No. 27 Kentish Town Road) on the left hand side and a five storey residential block on right hand side (No. 29 Kentish Town Road). Beyond that, and heavily screened by a tree, the proposed roof extension can not be easily seen from this point of view. Even in this winter view the proposed roof extension is not visible from Kentish town Road.

Magnitude of view

Is the view affected? Yes No

The right hand bottom image shows a red line following the

extension profile. The extension is partially hidden by the existing building profiles. Beyond that, and heavily screened by a tree in winter and fully screened in spring and summertime. The proposed roof extension can not be seen from this view.

The magnitude of change of the view is considered to be significant to negligible.

Significance of the View

It is considered that the proposed roof extension changes would cause no discernible deterioration or improvement in the existing view. Consequently, in terms of significance of effect, the proposed extension could be considered as "Negligible".



Photo showing proposed view No 1. The red line shows the proposed extension.