

APPENDIX B

Contextual Views

1.0 INTRODUCTION

- 1.1 The contextual views contained in Appendix B demonstrate the general character of that part of the Charlotte Street Conservation Area that is relevant to the Crabtree Place site which is the subject of this Planning Application

2.0 CONTEXTUAL VIEWS

- 2.1 View 1: Colville Place frontage viewed from Whitfield Street
This view demonstrates that the three storey terraced properties along Colville Place have added a further set-back floor providing terraces overlooking Crabtree Fields. No. 5 is the only property over the entire length of Colville Place that does not have a roof terrace.
- These are the most relevant neighbouring buildings that establish the character, setting, context, form and scale as they enclose the northern side of Crabtree Fields and are therefore directly opposite the application site.
- 2.2 View 2: Colville Place frontage overlooking Crabtree Fields
This view shows in greater detail, the visually prominent roof terraces that establish the character, setting, context, form and scale overlooking Crabtree Fields.
- 2.3 View 3: Nos. 1, 2 & 3 Colville Place
This detailed view shows the various treatment to the balustrades at Nos. 1, 2 & 3 Colville Place.
- 2.4 View 4: Nos. 4, 5 & 6 Colville Place
With the exception of No. 5 Colville Place the two flanking properties have prominent and unrelated balustrade treatments to the roof terraces.
- 2.5 View 5: Nos. 6 & 7 Colville Place
This view again demonstrates the unrelated treatments of the roof terrace balustrades as well as the unrelated set back roof extensions.
- 2.6 View 6: Nos. 7, 8 & 9 Colville Place
This view also demonstrates the haphazard but prominent treatment of the roof terrace balustrade details.
- 2.7 View 7: Rear of Charlotte Street overlooking Crabtree Fields
This contextual view of the rear of Nos. 24-34 Charlotte Street shows an undulating skyline where no two properties are alike and No. 28 has a set-back fourth floor with a full length roof terrace.

2.8 View 8: Terraced units at Crabtree Place viewed from north
This view shows the over bearing dominance of the recently extended rear of Nos. 38-40 Windmill Street. Also clearly demonstrated in this view is the absolutely straight parapet line of Nos. 2-8 Crabtree Place which is would be enhanced by the proposals.

The proposal that is the subject of this planning application will yield two benefits, namely;

- The introduction of a roof profile that will be more in harmony with the surrounding roof profiles
- The suppression of the over-dominating rear elevation of Nos. 38-40 Windmill Street

2.9 View 9: Whitfield Street frontage overlooking Crabtree Fields
This contextual view further demonstrates the variety in height of roof profiles around Crabtree Fields.

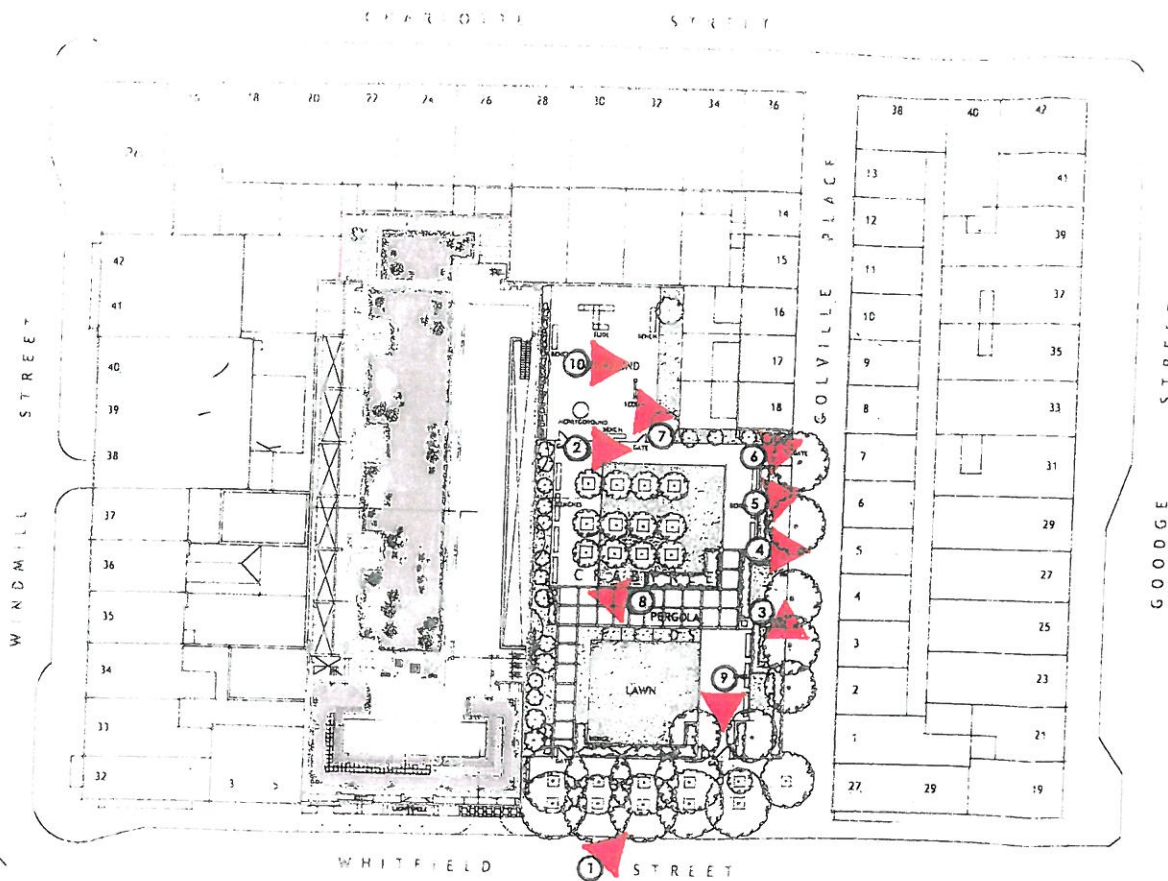
2.10 View 10: Rear of 16-18 Colville Place
This contextual view shows that No. 18 Colville Place has a somewhat recently constructed contemporary style set-back floor and roof terrace overlooking the playground and Crabtree Fields.

3.0 CONCLUSION

3.1 This comprehensive analysis of the roof profiles and preponderance of roof terraces surrounding Crabtree Fields clearly demonstrates that the introduction of a variable roof profile coupled with roof terraces is not only entirely appropriate in this location but will significantly enhance the character, setting, context, form and scale of the proposals in this part of the Charlotte Street Conservation Area

APPENDIX B

Contextual Views



PROJECT **CRABTREE PLACE**
7-15 WHITFIELD STREET
LONDON W1T 2AS

TITLE
CONTEXTUAL VIEWS

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DATE	REVISION	BY
FEB 2017	NTS	
PROJ No	DWG No	REV No
A.15.126	PL20	

COLVILLE PLACE FRONTAGE VIEWED FROM WHITFIELD STREET

1



COLVILLE PLACE FRONTAGE OVERLOOKING CRABTREE FIELDS

2



No. 3

No. 2

No. 1

3



No. 6

No. 5

No. 4

4



No. 7

No. 6

5

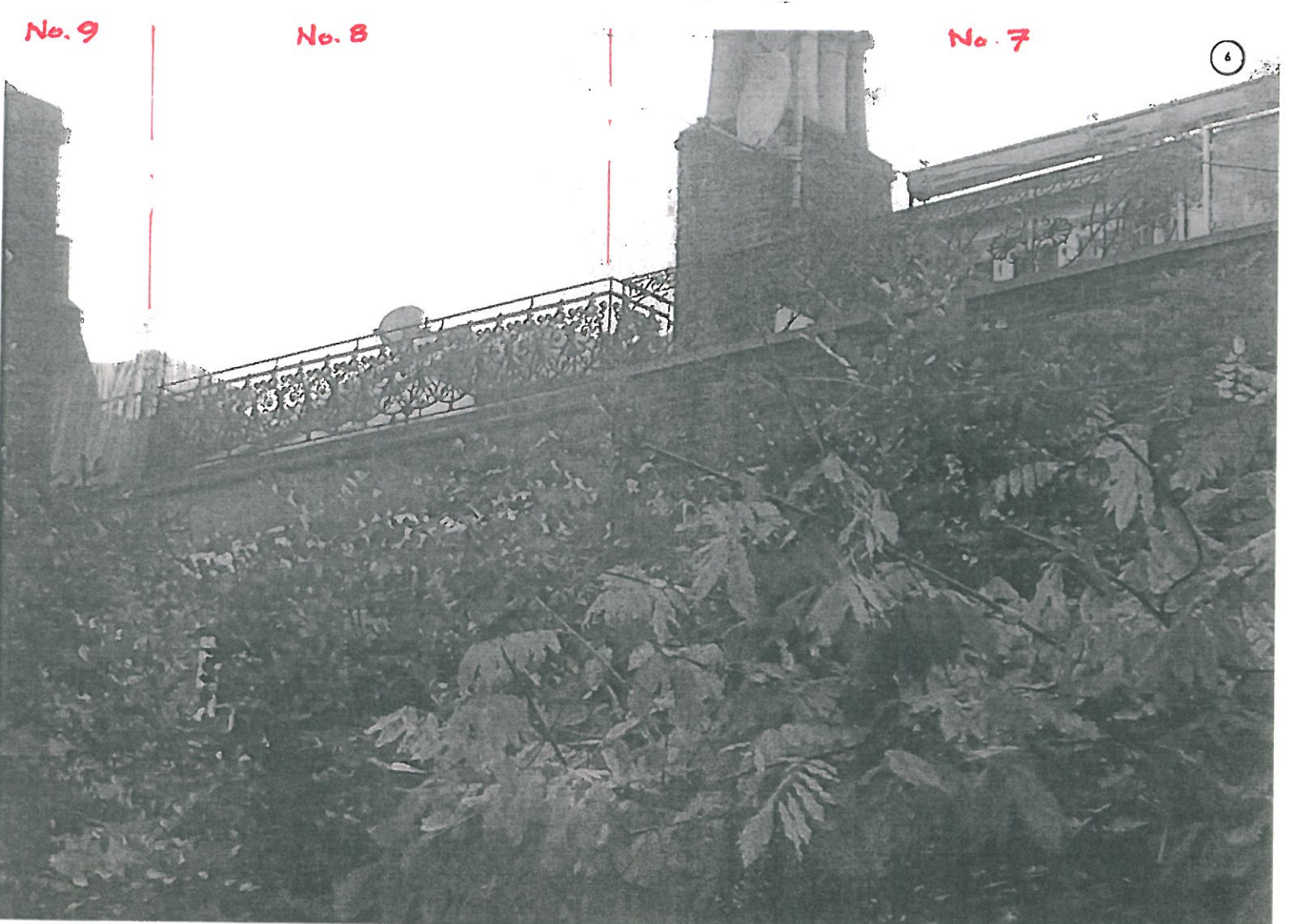


No. 9

No. 8

No. 7

6



REAR OF CHARLOTTE STREET OVERLOOKING CRABTREE FIELDS

7



TERRACED UNITS AT CRABTREE PLACE VIEWED FROM THE NORTH

8



WHITFIELD STREET FRONTAGE OVERLOOKING CRABTREE FIELDS

9



REAR OF 16-18 COLVILLE PLACE OVERLOOKING THE PLAYGROUND

10

