



Existing



Proposed

Existing

6.29 As by day the meandering alignment of the canal is evident with a well-defined hard edge to its western bank. After dark, the commercial buildings on the Site and to its north on the right of the view are highly and consistently illuminated. Opposite them street lights illuminate the upper level canal-side path within Elm Village, while the towpath below remains dark,

Proposed

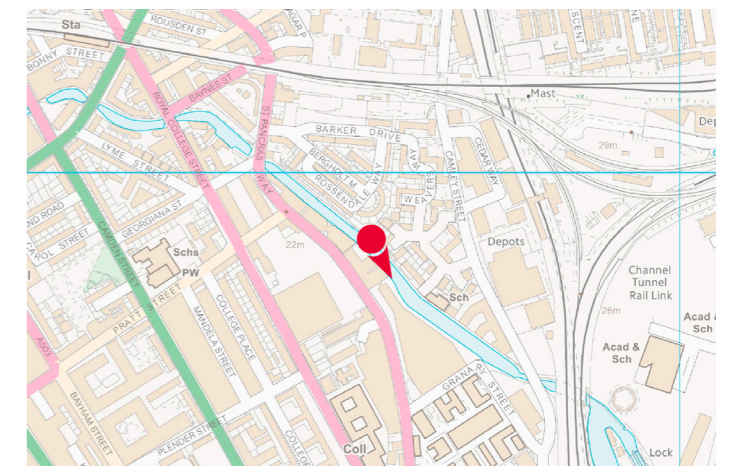
6.30 As by day, the Proposed Development would make a major change to the composition of this close view. The differing residential and commercial characters of the buildings within the Proposed Development would be more apparent after dark, with more consistently illuminated facades to the commercial uses—in particular, the long frontage of the building on Plot B (the new headquarters for Ted Baker). However, as demonstrated, the ratio of solid to void in the facades would ensure that its modest level of illumination, including that of the commercial buildings, would not dominate the character of this part of the conservation area, even at close quarters. The Proposed Development would therefore have a beneficial effect on the composition of view and would enhance activation, permeability and architectural quality of the canal edge with a resulting enhancement of the character and appearance of the Regent's Canal Conservation Area. The assessment would not alter from the September 2017 TVBHA.

Significance of likely effect: **Major, beneficial**

Cumulative

6.31 101 Camley Street would be visible as a more distant building of equivalent height to the Proposed Development, preserving the perspective and terminating the southerly channelled view. The cumulative development would slightly increase the magnitude of the effect but would not alter the significance of effect in comparison to that of the Proposed Development assessed in isolation.

Significance of likely cumulative effect: **Major, beneficial**





3223_1156

Cumulative



Existing

Existing

6.32 This view is taken from the Regent's Canal towpath, to the east of the Camley Street bridge, looking north-west towards the Site. The viewing position is within sub-area 2 of the Regent's Canal Conservation Area. The foreground of the view shows the canal, extending away from the viewing position to the north, with the towpath to the right. The trees in the foreground of the view, lining the east side of the canal, screen the existing car park on the site of 101 Camley Street and partially screen the southern end of the existing former sorting office on the Site to its north; the long low façade of the existing building on the Site, which is considered a negative contributor to the conservation area, extends northwards into the view. To the west (right) of the canal is the recent 12-storey student housing development at No.103 Camley Street (AHMM, 2014), which contrasts with the much lower scale townscape to the west. This is not a viewing position of recognised importance; it is a representative townscape view selected to demonstrate the likely effects of the Proposed Development on the character and appearance of the Regent's Canal Conservation Area as an observer emerges from the long stretch of railway infrastructure crossing the canal to the south of the viewing position. From this position,

the character and appearance of sub-area 2 of the conservation area can be appreciated: the surviving historic structures of the canal, including its towpath and part of the retaining wall to the former goods yard that originally occupied the land to the east of the canal, are visible in the view (and the Oblique Bridge with its earlier abutments are behind the viewing position), but their setting is distinctly modern and varied in scale, age and quality. Although the heritage value of the conservation area as a designated heritage asset is high, the townscape and scenic quality to the west of the canal is judged to be 'ordinary' and the townscape is considered to have a medium sensitivity to change.

Proposed

6.33 The Proposed Development, taller than the existing former sorting office, would make a major change to the composition of this close view. It would help to balance the scale of the western edge of the canal and would integrate comfortably with the scale and grain of existing context. The subdivision of the large Site into a number of smaller plots with variations in their use would physically and visually break up the long canal frontage. The resulting variation in the roofscape and architectural treatment would complement the meandering



Proposed

picturesque alignment of the canal and the existing finer grain of the western canal edge to the north of the Site. The Proposed Development would therefore have a beneficial effect on the composition of view and would enhance activation, permeability and architectural quality of the canal edge with a resulting enhancement of the character and appearance of the Regent's Canal Conservation Area. The assessment would not alter from the September 2017 TVBHA.

Significance of likely effect: **Major, beneficial**

Cumulative

6.34 101 Camley Street would be visible in the left foreground as a building of equivalent height to the Proposed Development, further enhancing the definition and quality of the western edge of the canal. The cumulative development would increase the magnitude of the effect but would not alter the significance of effect in comparison to that of the Proposed Development assessed in isolation, which is already major.

Significance of likely cumulative effect: **Major, beneficial**

