



Existing



Proposed

Existing

6.44 This view is taken from Midland Road, outside St Pancras Station, looking north towards the Site. The viewing position is within the King's Cross Conservation Area. The foreground of the view shows Midland Road, lined on the left by the Grade I listed British Library, and to the right by the Grade I listed St Pancras Station. Beyond the restored and extended Pancras Way elevation of the original station is its glass extension by Norman Foster. In the middle ground, to the left of the road, is the recently completed Francis Crick Institute. The distant trees mark the southern edge of the Coopers Lane Estate, a post-war residential development, and the more distant St Pancras Gardens. The townscape in view is characterised by large-scale landmark public buildings and it has high heritage value for its Grade I listed buildings. This is not a viewing position of recognised importance but a representative townscape view from the King's Cross Conservation Area, which aligns with the Site. Although the heritage value of the listed buildings as designated heritage assets is high, the viewing position does not provide significant views of either of the Grade I listed buildings. The townscape and scenic quality of the view overall is considered to be 'good': the view is therefore considered to have a medium sensitivity to change.

Proposed

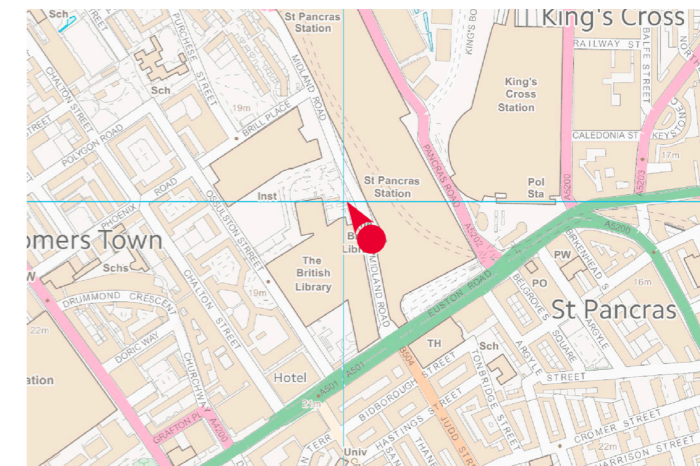
6.45 The top floors of buildings on Plot C of the Proposed Development, largely screened by trees in this autumn view, would be just visible above the treeline at the termination of the view with a negligible effect on its composition and character. In winter the bare trees would retain their screening effect due to the distance of the Proposed Development from the viewing position and the depth of the intervening planting, and the effect on the view would therefore remain negligible. The assessment would not alter from the September 2017 TVBHA.

Significance of likely effect: **Negligible**

Cumulative

6.46 None of the cumulative development would be visible in the view and the significance of the effect would not change from that assessed for the Proposed Development in isolation

Significance of likely cumulative effect: **Negligible**





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Cumulative