



Existing

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6.50 This view is taken from St Pancras Gardens, listed Grade II on the Historic England Register of Parks and Gardens of Special Historic Interest, and within the King's Cross Conservation Area. It looks north towards the Site from the Grade I listed tomb of Sir John Soane dating from 1816. The view is from the northern half of the Gardens, to the north-east View 11. As it demonstrates, the dense mature trees give the Gardens a secluded character and screen views of the surrounding development, particularly in summer as shown by the reference photograph. A number of tombs are visible in the foreground, two of which are Grade II listed: the tomb of Mary Wollstonecraft, William Godwin and Mary Jane Godwin, and the tomb of John Flaxman and family. Visible through the trees, and low level planted boundary beyond, are the buildings of the St Pancras Hospital, and on the far left, the upper storeys of the 103 Camley Street. The buildings of the St Pancras Hospital, on the site of the former St Pancras Workhouse, form the northern backdrop to the Gardens in this view. Though the workhouse was established in the 18th century, the current layout of the hospital, and the earlier buildings in the group, date from around 1890, when the workhouse was rebuilt. The late 19th century former workhouse buildings on the left and centre of the view, at the

northern edge of the Gardens, are noted as positive contributors to the King's Cross Conservation Area, but all the hospital buildings have Certificates of Immunity from Listing and the site has been allocated by LBC for future redevelopment. Out of the frame to the right, recent buildings within the King's Cross Masterplan form a more distant modern backdrop to the east of the Gardens. The heritage value of the conservation area and listed church and monuments, as a coherent group of designated heritage assets, is high, the townscape, landscape and scenic quality of the view overall is 'high'. However, the backdrop of the view, screened by the foreground trees, is varied in age and quality with an informal composition and is considered to have a lower, medium sensitivity to change.

Proposed

6.51 The Proposed Development would be visible through the trees between the existing buildings and above the roofline of the St Pancras Hospital, in the middle ground backdrop to the Gardens. It would make a minor change to the composition of the view. The Proposed Development would appear at a scale equivalent to that of 103 Camley Street. As the rendered view demonstrates, while clearly visible as part of a layered urban backdrop, it would not dominate the setting of the Gardens or draw the eye. In summer its effect would



Existing (summer)

be reduced to negligible by the foreground foliage in the Gardens. The subdivision of the large Site into a number of smaller plots with variations in their use would physically and visually break up the large footprint of the Site. This would result in variation in the roofscape and architectural treatment which would integrate comfortably with the scale and grain of the existing setting of the Gardens.

6.52 While not explicitly beneficial to the composition or quality of the view, the Proposed Development would not alter the character and quality of the existing backdrop to the Gardens and would therefore have a neutral effect on the townscape and scenic quality of the representative townscape views from St Pancras Gardens. The assessment would not alter from the September 2017 TVBHA.

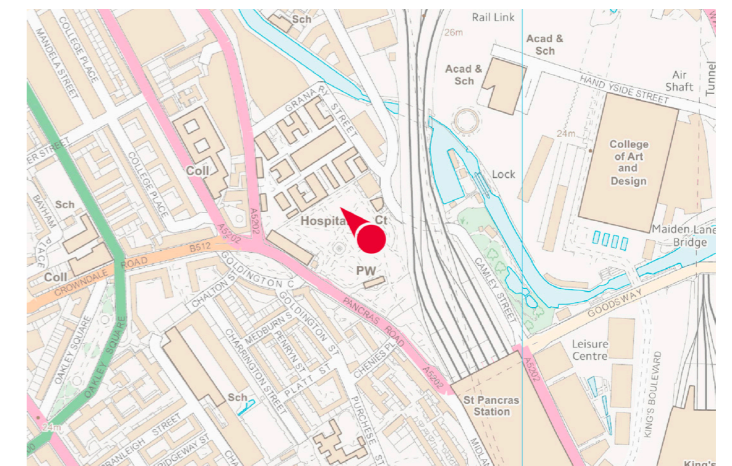
Significance of likely effect: **Minor, neutral in winter; negligible in summer**

Cumulative

6.53 101 Camley Street to the right of the Proposed Development would be visible closer to the viewing position as a slightly taller new element in the urban setting of the Gardens. Like the Proposed Development, the cumulative development

would reinforce the urban context of the Gardens and would be screened by trees in winter and its effects reduced by foreground tree foliage in summer. The cumulative development would slightly increase the magnitude of the effect on the representative townscape view in winter but not its significance in comparison to the Proposed Development considered in isolation.

Significance of likely cumulative effect: **Minor, neutral in winter; negligible in summer**





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Existing

Proposed

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