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# LANDSCAPE, TOWNSCAPE AND VISUAL IMPACT ASSESSMENT

11-12 INGESTRE ROAD, LONDON, NW5 1UX



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# 1.0 INTRODUCTION

# 1.1 THE PURPOSE OF THIS DOCUMENT

Barton Willmore Landscape Planning and Design (BWPD) were commissioned by Four Quarters (Ingestre Road) to undertake a Landscape, Townscape and Visual Impact Assessment in order to support a planning application for an Assisted Living Development on the site of the former Ingestre Road Care Home at 11-12 Ingestre Road, Camden (from here on in referred to as ‘the Site’). The full description of the development includes:

“Demolition of existing buildings and the erection of a six storey plus single storey basement building accommodating 50 Assisted Living residential apartments with associated communal and support facilities and ancillary cafe, salon and mini gym, together with external amenity spaces, car lift, basement parking, laundry, plant, CCTV, lighting, access, landscaping, infrastructure and other ancillary works.”

This report appraises the character and quality of the Site, its context and function within the wider landscape and townscape, particularly in relation to existing designations and policies as well as appraising the visibility of the Site and the nature and quality of existing views towards it. the report also appraises the likely effects upon landscape and townscape character and visual amenity that would arise as a result of the proposed development on the Site based upon the parameters and designs set out in the Design and Access Statement (DAS).



Figure 1.1: Aerial view of the Site from the South

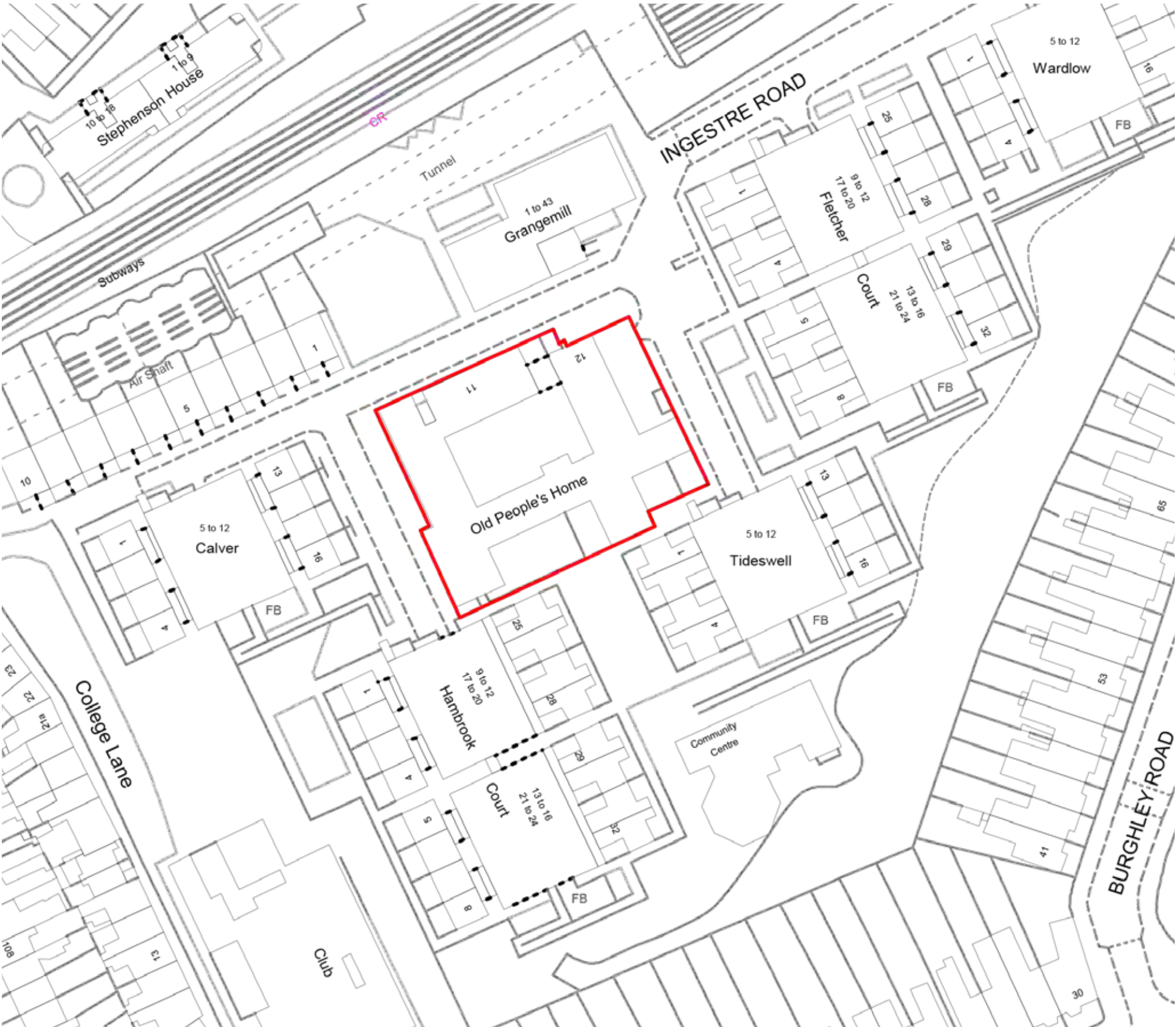


Figure 1.2: Site Plan



## 1.2 SITE CONTEXT

The Site is approximately 0.18 hectares (ha) in area, centred on Ordnance Survey (OS) Grid Reference TQ 28804 85760 and is located in the middle of Ingestre Road Estate which was designed by John Green and built between 1969 and 1971.

Ingestre Road is in the London borough of Camden and is situated north of Kentish Town and centrally between the North London Line Station Gospel Oak (to the west) and London Underground station Tufnell Park (to the east). The nearest district centre is Kentish, which is a 15-minute walk from the site. However, there are several amenities located on the nearby Highgate Road including a Post Office, doctor's surgery, pharmacy, and convenience store.

The surrounding Ingestre Road Estate is a residential development from the mid twentieth century and is comprised of a variety of flat roofed buildings which range from two to five storeys due to the topography of the immediate vicinity. Immediately to the north of the Site lies Grangemill, which includes nine storeys of residential accommodation. Grangemill is located on the northern boundary of the estate, backing onto the North London Line viaduct. A community centre located within the southern part of the Estate and provides a valuable community asset that is accessible by connections through the Ingestre Road Estate that link to the wider area.

The Site is surrounded on all sides by existing buildings of varying heights with the roads and footways having a sense of enclosure with limited views into the surrounding townscape. Trees lining the railway to the north add to the sense of enclosure, but combine to provide a green corridor that lines the access to the Estate, linking to an area of community woodland that separates the Ingestre Road Estate from Victorian residential properties south and east of the Site.

Although the Estate does not offer any north to south pedestrian or cycle movement, it facilitates east to west pedestrian and cycle movement, linking the pedestrian railway crossings either side of the Estate.

Ingestre Road Estate is planned around multiple ground levels connected with pedestrian routes via ramps and steps. This creates an undercroft for vehicle routes with resident's garages located off this. The Site itself has an area of 0.18ha and comprises of a part two-storey, part three-storey purpose built Ingestre Road Care Home on the south side of Ingestre Road. The property consists of four wings arranged around a central courtyard.

### WIDER LAND USE

Land in the wider area around the Site mainly comprises Victorian terraced housing with small front gardens and larger rear gardens, although areas of industrial land use are located to the south-west where they are surrounded by rail lines. Scattered throughout the predominantly residential area, pockets of retail line the busier roads and centre around rail stations such as Kentish Town.

Large areas of green space are located to the north-west of the Site, including Hampstead Heath and Highgate Cemetery that offer a valuable recreational resource to the local area, the wider conurbation of London and visitors to the capital.



Figure 1.3: Site Context







## 2.0 RELEVANT POLICY CONTEXT

## 2.1 NATIONAL PLANNING POLICY

### NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (2012), sets out the basis for planning policy in the UK and the key theme throughout the National Planning Policy Framework (NPPF) is that of ‘Achieving Sustainable Development’ as confirmed in paragraph 14, where it states that **“presumption in favour of development”** should be seen as a **“golden threat running through both plan-making and decision taking.”**

Paragraph 7 of the NPPF states that there are three dimensions to sustainable development, which are economic, social and environmental. With regard to the environmental role of the planning system, the NPPF states that the planning system should contribute to the protection and enhancement of the natural, built and historic environment, helping to improve biodiversity, minimise waste and adapt to climate change.

The NPPF identifies and describes thirteen aspects contributing to the delivery of sustainable development which should be considered in developing local plans and reviewing planning applications. Those of relevance to the landscape and visual considerations of the Site and Development include Section 7: Requiring good design. Paragraph 58 states that planning policies and decisions should aim to ensure that developments, amongst other things: **“Establish a strong sense of place, respond to local character and history, and reflect the identity of local surroundings, are visually attractive as a result of good architecture and appropriate landscaping.”**

With regard to the natural environment, Paragraphs 109-125 of Section 11 focus on conserving and enhancing the local and natural environment. The framework states that the planning system should contribute to and enhance the natural and local environment by, amongst other things, “protecting and enhancing valued landscapes, geological conservation interests and soils”.

### DRAFT REVISED NPPF

The Draft revised NPPF was published for consultation in March 2018 and aims to broadly establish the same principles as the NPPF.



## 2.2 LONDON PLANNING POLICY

### THE LONDON PLAN

The London Plan (2016) is the current statutory spatial development strategy for Greater London that sets out the integrated economic, environmental, transport and social framework for the development of London. The London Plan guides the 32 London Boroughs local development documents and forms part of the development plan. Facing the challenges of a growing population and the threat of climate change, the London Plan contains policies such as Policy 5.10: Urban Greening, which aims to promote the inclusion of urban greening in development proposals.

The London Plan contains policies that require development to reinforce and enhance the character, function and accessibility of the neighbourhoods in which they are situated. Policy 7.1: Lifetime Neighbourhoods, requires that: **“The design of new buildings and the spaces they create should help reinforce or enhance the character, legibility, permeability, and accessibility of the neighbourhood.”** While Policy 7.2: An Inclusive Environment, requires development to be inclusive and accessible, something that is reinforced by Policy 7.5: Public Realm.

Similarly, Policy 7.4: Local Character, considers that development **“should have regard to the form, function and structure of and area, place or street and the scale, mass and orientation of surrounding buildings.** The opportunity for development to improve areas of ill-defined character by building upon positive elements is recognised, as well as the fact that development should provide a high quality design response that:

- **“Has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass,**
- **Contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area,**
- **Is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings,**
- **Allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area,**
- **Is informed by the surrounding historic environment.”**

Policy 7.6: Architecture, details that the design and materials of buildings should contribute to the public realm in the immediate vicinity of the development and the character of the wider area.

The London Plan details the importance of the views in London that are set out within the London View Management Framework Supplementary Planning Guidance (SPG), through policy 7.11: London View Management Framework, and Policy 7.12: Implementing the London View Management Framework.

### DRAFT NEW LONDON PLAN

The Draft New London Plan seeks to establish the same principles as the current London Plan.

### LONDON VIEW MANAGEMENT FRAMEWORK

The London view Management Framework (LVMF) SPG (2012) details the views that are designated by the London Plan, are classified in four ways; London Panoramas, Linear Views, River Prospects, and Townscape Views. The views that pass over land in the vicinity of the Site and are therefore considered within this assessment are:

- **London Panorama 2: Parliament Hill to Central London, and**
- **London Panorama 3: Kenwood to Central London.**

## 2.3 LOCAL PLANNING POLICY

### CAMDEN LOCAL PLAN

The Camden Local Plan (2017) sets out the council’s planning policies for the period of 2016-31 that will help to deliver the objectives of economic growth, reducing inequality and securing sustainable neighbourhoods.

The policies contained within the Camden Local Plan that are relevant to the character and visual amenity of the Borough, as well as the redevelopment of the Site, aim to ensure that development enhances the character of the local area as well as increasing accessibility.

Policy A1: Managing the Impact of Development, aims to protect the quality of life enjoyed by existing residents of neighbourhoods while ensuring that development contributes to the success of communities by considering local characteristics and visual privacy.

Policy A3: Biodiversity, states that developments will be assess according to opportunities that they present for the provision of biodiversity benefits through the “**layout, design and materials used in the built structure and landscaping elements of a proposed development, proportionate to the scale of development proposed**”. The policy also aims to secure improvements to green corridors and expects developments to incorporate additional trees and vegetation where possible.

Policy D1: Design, aims to ensure that developments exhibit high quality design that “**respects local context and character; comprises details and materials that are of high quality and complement the local character; integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage; is inclusive and accessible for all; incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping, and preserves strategic and local views**”. The policy also considers that the whole Borough is sensitive to the development of tall buildings and that both the skyline and streetscape are important considerations for tall buildings as well as the context of its setting, views from hills and any contribution towards pedestrian permeability.

Policy D2: Heritage, sets out the importance of Camden’s heritage assets and states that development outside of conservation areas should not cause harm to the character or appearance of the designation.

### CAMDEN PLANNING GUIDANCE

The Camden Local Plan is supported by a number of Supplementary Planning Documents (SPD’s) such as Camden Planning Guidance (CPG) documents and Conservation Area Appraisals, including those relevant to the Site and its proposed redevelopment such as:

- CPG1: Design,
- CPG Amenity,
- SPD Sites of Nature Conservation Importance in Camden,
- Dartmouth Park Conservation Area Appraisals and Management Plan.



## 2.4 NEIGHBOURHOOD PLANNING

### KENTISH TOWN NEIGHBOURHOOD PLAN

The Kentish Town Neighbourhood Plan (2016) has been written by the Kentish Town Neighbourhood Forum and aims to deliver a balanced and vibrant neighbourhood.

Core Objective 2: Design, states that key views from Parliament Hill and outside Kentish Town Station should be protected and that development of high quality design will represent an understanding of the Site and its setting.

Core Objective 5: Green and Open Spaces, states that development should enhance the environmental sustainability of the area by “**improving and greening the local street environment and promoting biodiversity.**”





## **3.0 LANDSCAPE AND TOWNSCAPE CHARACTER CONTEXT**

### 3.1 NATIONAL LANDSCAPE CHARACTER

#### NATIONAL CHARACTER AREA 112: INNER LONDON

The Site falls within National Character Area 112: Inner London, as identified by Natural England (2013). The National Character Area (NCA) profiles divide England into 159 distinct natural areas with each defined by a unique combination of landscape, biodiversity, geodiversity, history, and cultural and economic activity.

NCA 112, is identified as being an entirely urban area that relies on the surrounding NCAs for provision of ecosystem services, while the heritage sites and Royal Parks of Inner London that attract large number of visitors, provide a range of key cultural services that extend beyond the NCA boundary.

The key characteristics of NCA 112, as identified by Natural England that are considered relevant to the Site are set out below:

- “Varied geology and topography that have defined the growth of London. Inner London sits within a wide flood plain.....Hills to the north provide highly valued views across London’s gentle terraces.
- The River Thames is the most immediately visible natural feature in the Inner London landscape. The Thames with its tributaries is an internationally important river system, ....., and an important historic trade route. It provides wildlife habitat, iconic views and cultural inspiration in Inner London.
- An extensive network of parks and open spaces, providing outdoor recreation close to people’s homes and places of work. This network, which is also a resource for wildlife, features large public parks such as Hyde Park in the west and Queen Elizabeth Olympic Park in the east; Heaths and commons to the north and south; garden squares, churchyards, allotments and public open spaces; and the Thames Path National Trail.
- An extensive urban forest of small woodlands and trees in streets, parks, gardens and open spaces which bring nature into the heart of the city, provide shade and cooling, clean the air, communicate the seasons, support wildlife and provide a link to London’s previous wooded landscape.
- A network of rivers, streams, canals, lakes, reservoirs and smaller waterbodies which, together with similar features in outer London, form a strategically important network which provides transport corridors, drainage and flood management, freshwater, diverse wildlife habitats, heritage value, recreational opportunities and important views.
- A unique mix of modern architecture and built heritage features. Many important historic buildings, features and designed landscapes provide evidence of a rich heritage. Roman remains, medieval churches, historic Royal palaces, former Royal hunting grounds and World Heritage Sites at Westminster Palace, the Tower of London and Maritime Greenwich sit alongside and among modern urban development and contemporary iconic features such as the Shard, the Gherkin and the London Eye, providing views across Inner London and to neighbouring NCAs. Architectural materials are very varied and reflect a wide range of sources, from locally made bricks to further afield within the UK, such as Portland Stone from Dorset.”

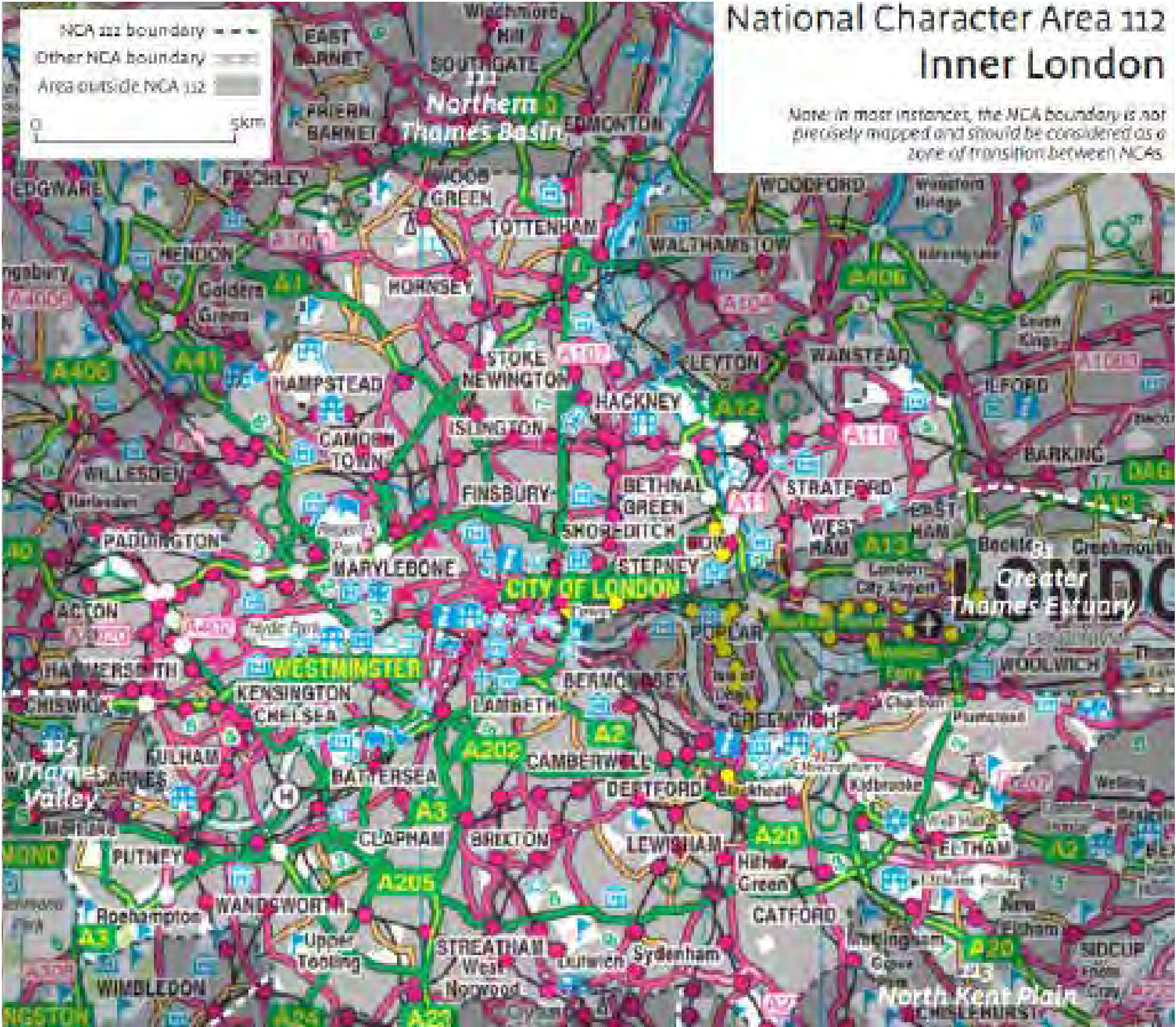


Figure 3.1: National Character Area 112: Inner London



### 3.2 LONDON’S NATURAL SIGNATURES

#### NATURAL LANDSCAPE AREA 5: HAPSTEAD RIDGE

In order to re-establish the relationship between built form in London and the natural aspects of the city, Natural England published London’s Natural Signatures: The London Landscape Framework (2011), which highlights the often hidden nature of the city. The landscape of London has been denfined as being made up of seven different Landscape Types that are made up of 22 different Natural Signatures. The Site is identified as being located within Natural Landscape Area 5: Hampstead Ridge, which is defined by a series of summits at Hanger Lane (65m AOD), Willesden Green Cemetery (55m AOD) and Parliament Hill (95m AOD) that build the ridge.

“The combination of acid grasslands and patches of ancient and semi-natural woodlands along an elevated ridge is the Natural Signature for the Hampstead Ridge.” The summits of the ridge are occupied by the principal open spaces with large parks at Wormwood Scrubs, Regents Park and Hampstead Heath. The matrix of open spaces of the Hampstead Ridge comprises woodlands, open grassland, scrub and linear corridors along railway lines and the Grand Union Canal.

The elevated summits allow some long views towards the centre of London and “Panoramic views from the ridgetop summits of Hampstead Heath and Primrose Hill are well known throughout London.”

The built form of the Hampstead Ridge, is predominantly Victorian terracing surrounding historic centres while extensive industrial and modern residential development lines main rail and road infrastructure.



Figure 3.2: Natural Landscape Area 5: Hampstead Ridge (taken from Natural England publication)

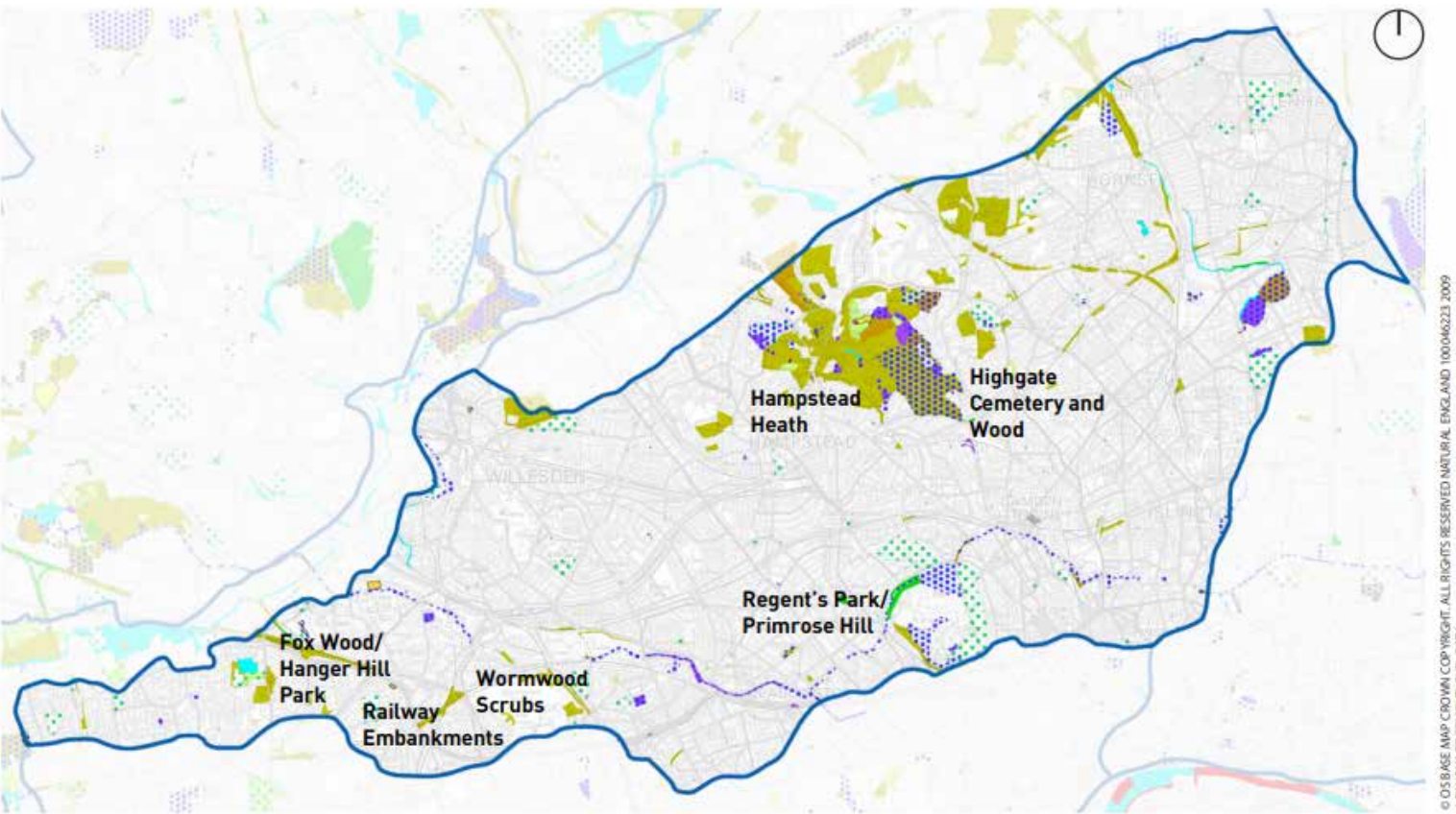


Figure 3.3: Natural Habitats and Landscape Key Features (taken from Natural England publication)



### 3.3 CAMDEN TOWNSCAPE CHARACTER

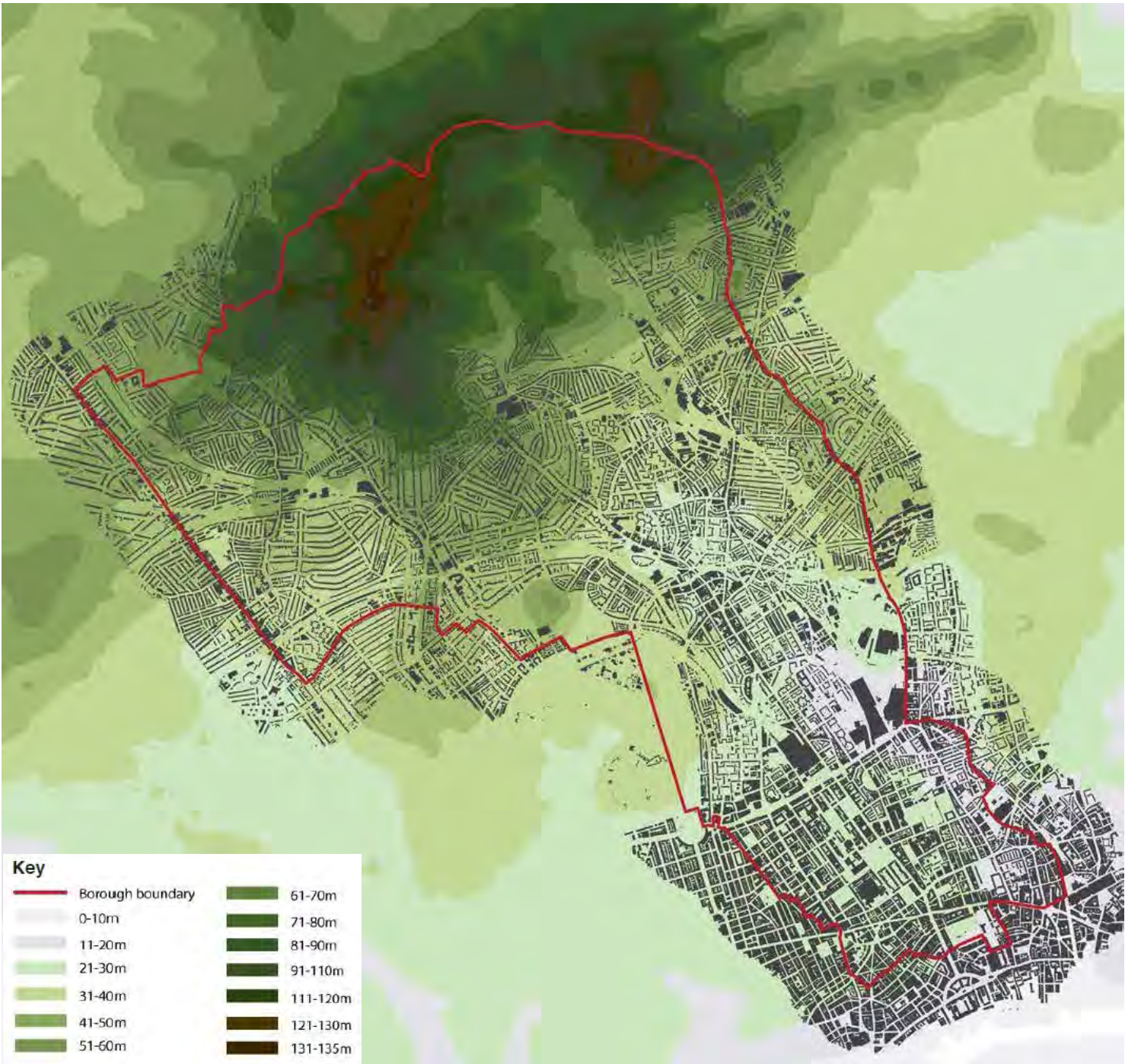


Figure 3.4: Topography of Camden Borough (taken from Camden Character Study)

#### TOPOGRAPHY OF THE BOROUGH

The topography of the Borough of Camden is dominated by the east to west ridge that is formed by the elevated land at Hampstead Heath and Parliament Hill, with land generally sloping down to the south-east across the Borough. The Site is located to the south-east of the most elevated parts of the Borough with land rising to the north and north-west.

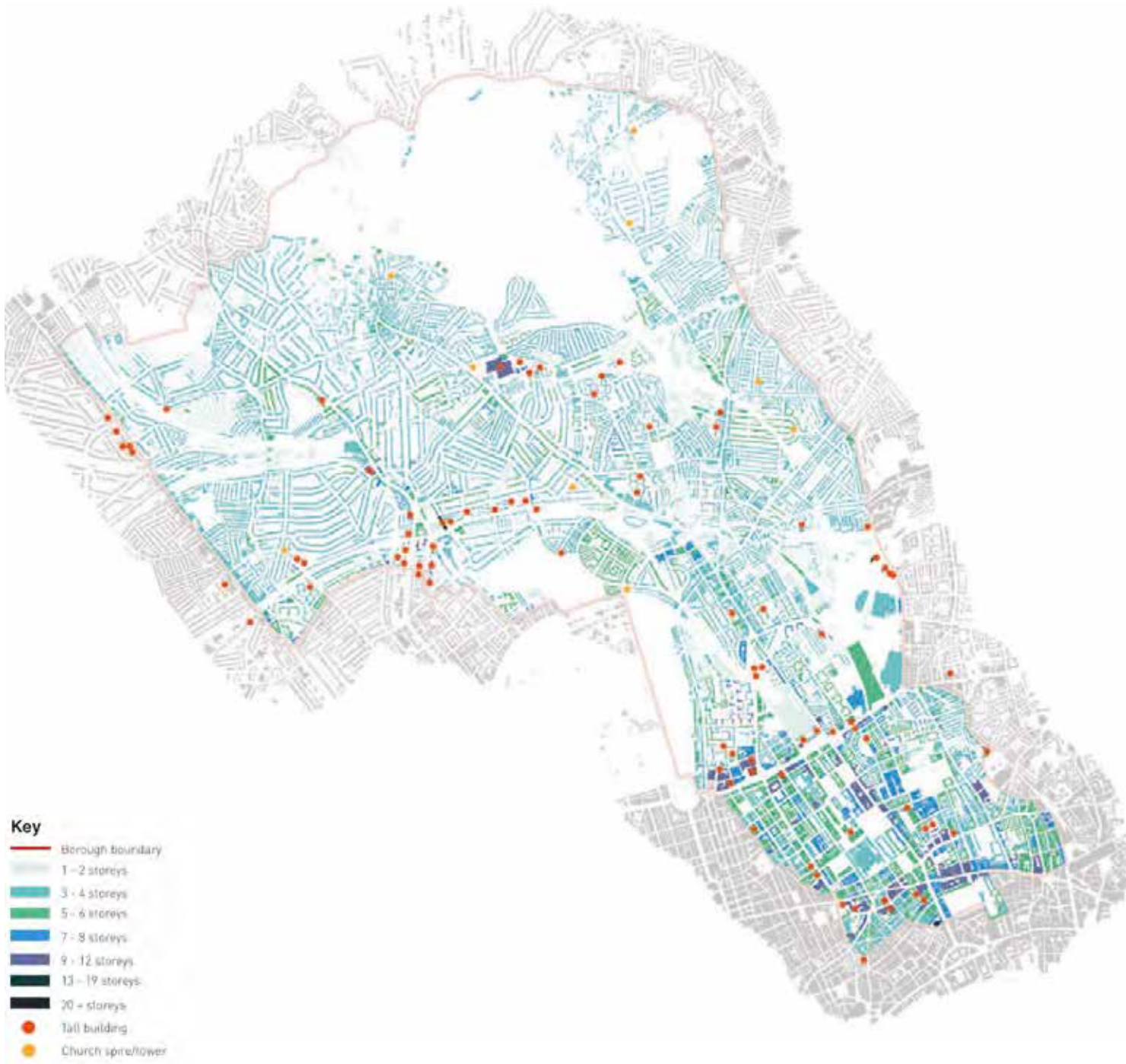


Figure 3.5: Building Heights in Camden Borough (taken from Camden Character Study)

#### BUILDING HEIGHTS IN THE BOROUGH

Building height varies across the Borough, although generally, the buildings in the northern section are lower than those in the more urbanised southern section. Taller buildings along main routes and around local centres emphasise how the different townscapes of the borough reflect the function and use of different neighbourhoods. The Site and its much of its immediate vicinity is identified as being 3-4 storeys in height, although Grangemill and Winifrede Paul House are identified as being 7-8 storeys and Denyer House is identified as being 6 storeys.



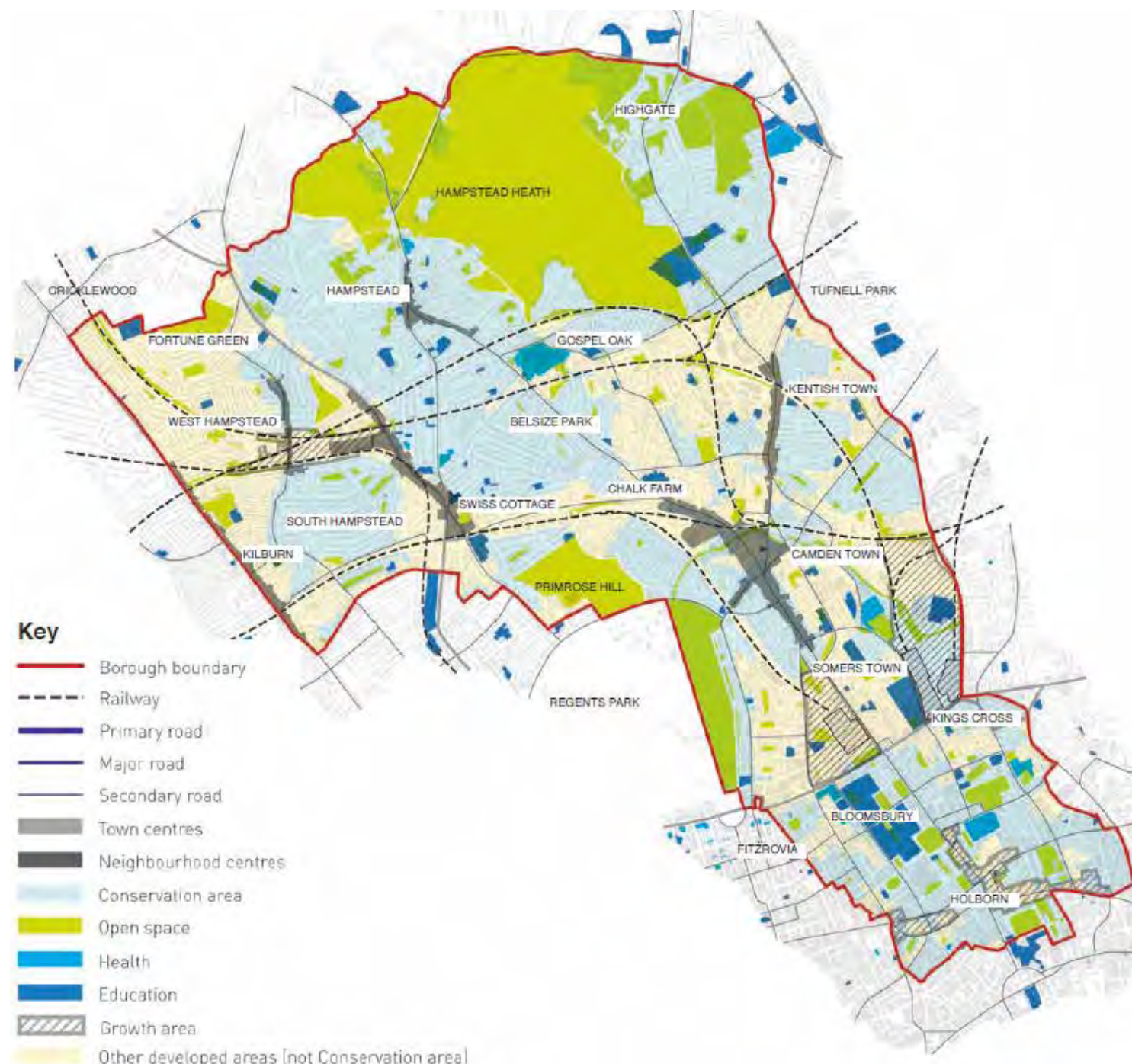


Figure 3.6: Land Use in Camden Borough (taken from Camden Character Study)

#### LAND USE IN THE BOROUGH

The majority of the Borough comprises residential development, although large areas of open space in the north at Hampstead Heath are complemented by numerous, smaller areas of open space, although there is a limited connectivity between them. The Site is identified as a developed area in close proximity to the Dartmouth Park Conservation Area, with no open space.

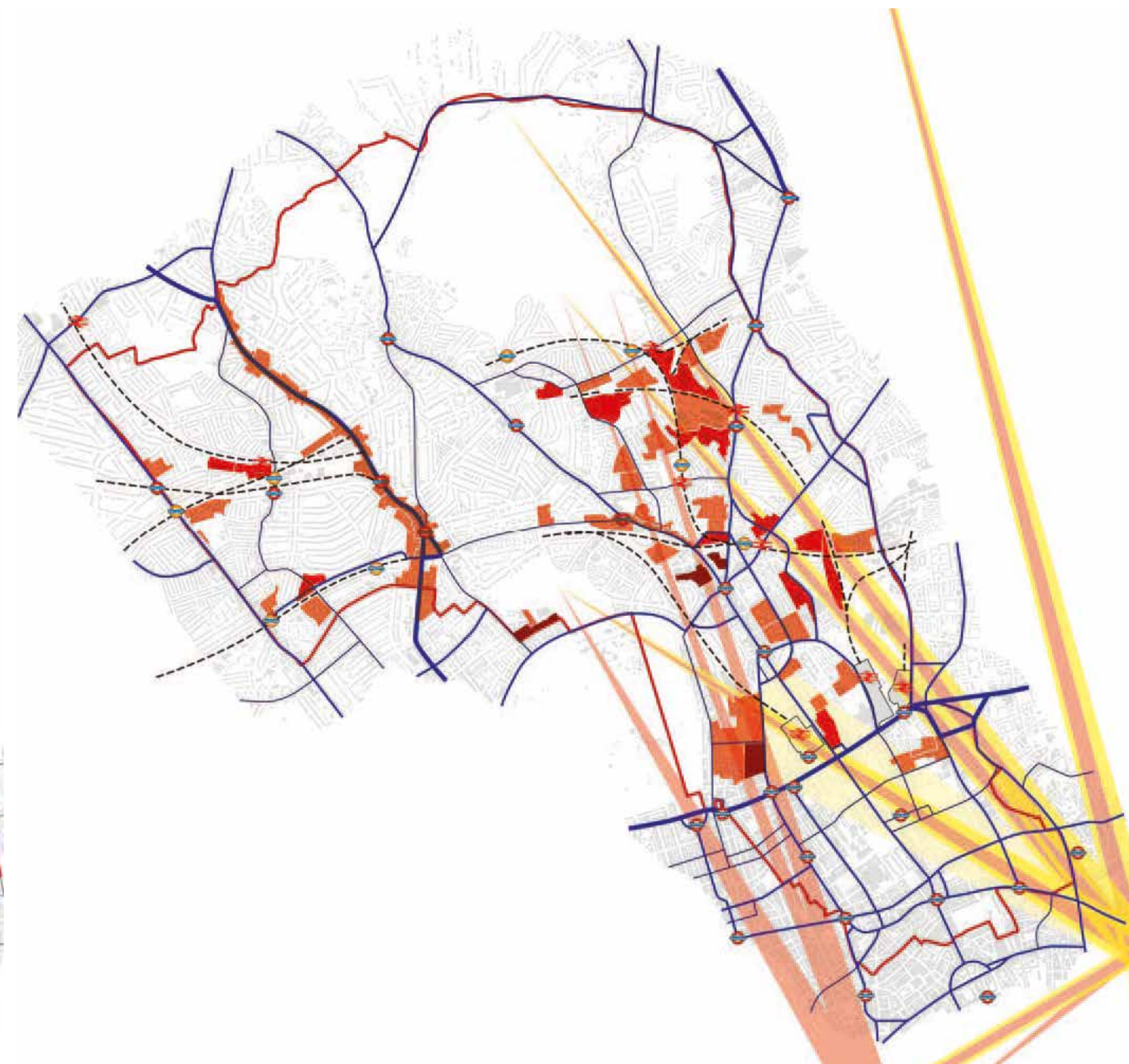


Figure 3.7: Opportunity for Improvements in Camden Borough (taken from Camden Character Study)

#### OPPORTUNITY FOR IMPROVEMENTS IN THE BOROUGH

The above figure shows the opportunity for improvements set out within the Camden Character Study, with the viewing corridors of the London View Management Framework overlaid. The Site is identified as having a Medium opportunity for improvement due to **“investment required in public realm and there may be potential to address urban design weaknesses or for infill development”**.



CAMDEN CHARACTER STUDY

At a more local scale, the Camden Character Study (2015) considers the effect that Topography, Historical Development, Urban Morphology, Views, Land Use, Green Space, Movement and Population has on the character of neighbourhoods. As a result, a number of landscape typologies have been identified with the Borough sub-divided into 15 broad neighbourhoods. The Site is located within 5.10: Kentish Town/Tufnell Park, an area that has a prevailing Victorian character of connected residential streets lined by terraces of Victorian properties. Although later development brings different building forms and scales, with the area to the west of Highgate Road/Kentish Town Road stated as being less consistent in character and lacking robustness. Camden Character Study identifies that where these later building forms are located, there is an opportunity to enhance their setting through public realm interventions. The Character Study identifies that there are several opportunities to intensify or reconfigure existing housing estates that are poorly integrated into the Victorian character of Kentish Town/Tufnell Park.

The Site sits within Character Area KT4: Ingestre Road Estate, and is identified as being consistent with the typology of Post-War Estates – Low Rise, but also bears a strong relationship to the adjacent Education typology. The Camden Character Study identifies that KT4 mainly comprises a post war residential estate of distinctive design that is predominantly 2-3 storey low rise blocks, with one eight storey block. The eight storey block is not identified as a tall building within the document and as such, is considered to relate to the adjacent townscape context without being highly visible from beyond its immediate surroundings. The estate is considered to have unconventional streets that lack frontage and are poorly integrated into the wider area with excessive and unattractive paved areas.

Character Area KT4: Ingestre Road Estate, is stated to have a Medium opportunity for improvements with the potential to for infill development. The Character Study also states that where re-development of the post-war housing takes place, it should seek to retain the simplicity of forms and design while improving upon the failure of existing development to respond to the surrounding context.

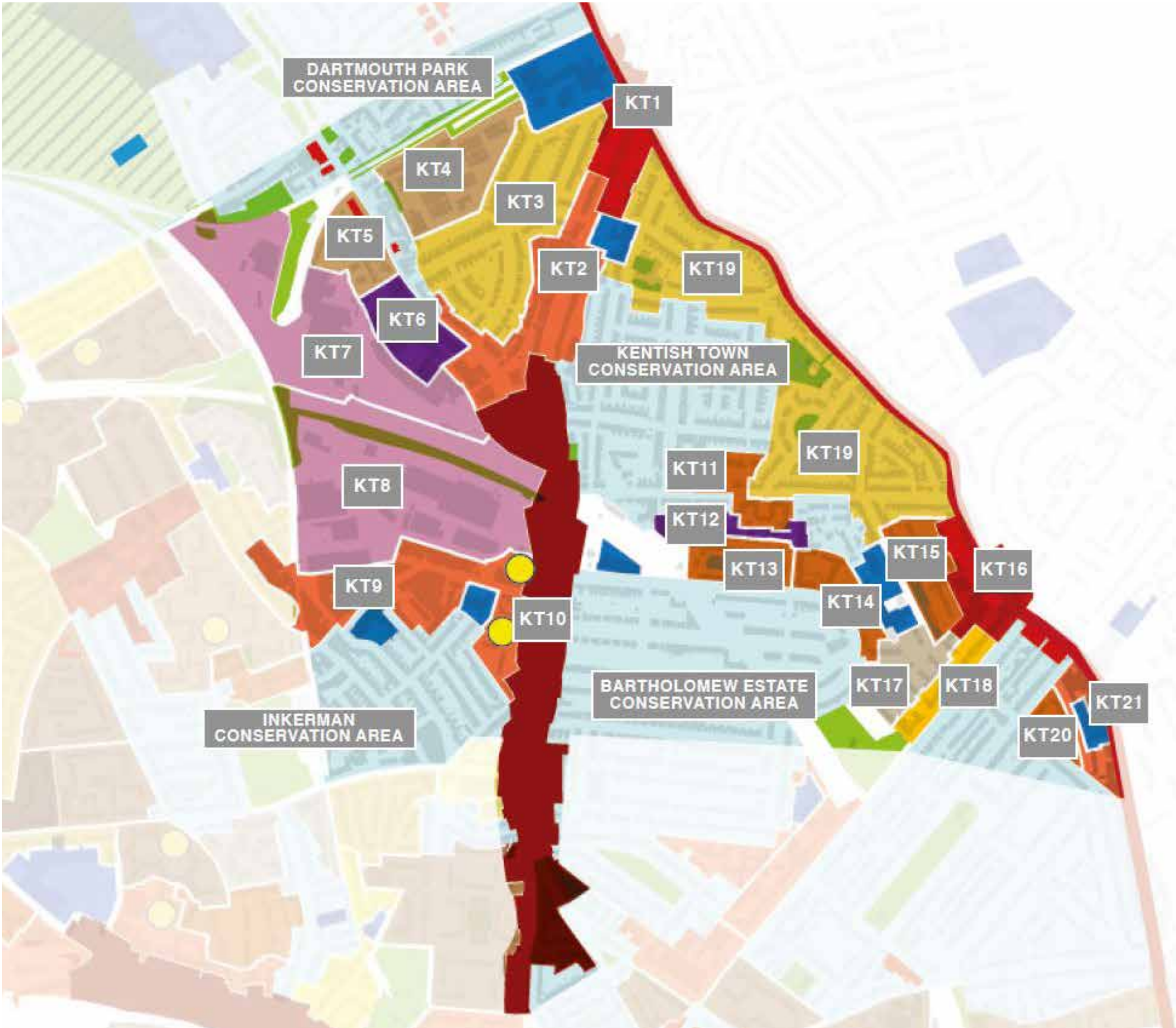


Figure 3.8: Landscape Character Areas of Neighbourhood 5.10: Kentish Town/Tuffnell Park (taken from Camden Character Study)



### 3.4 SITE SPECIFIC CHARACTERISTICS

The Site is in the middle of Ingestre Road Estate in Kentish Town and was designed by John Green. It was built between 1969 and 1971 and is currently occupied by two storey properties arranged in a square with a central courtyard area and external service areas and is set amongst development of single to three storeys on a podium (total of four and a half storeys) and an eight storey residential block (Grangemill) that lies immediately adjacent to the northern boundary. The low to medium-rise, high-density red brick residential development is interspersed with elevated concrete walkways and ground level vehicular access.

The configuration of the Ingestre Road Estate, was based on a masterplanning layout with its roots influenced by the Radburn Design and the integration of the motor car in terms of movement and parking. The distinctive urban form comprised of a regular grid network of terrace housing with small open greens. The block structure followed front to front with open green spaces and pedestrian access segregated from the motor car with the back to back for vehicular access and detached garages. For Ingestre Road Estate, the terraces were raised and the motor car movement and parking located at ground level with the pedestrian movement on a raised podium. Residential properties are accessed off the raised podium through small private terraces. At the podium level, a public paved area leads to the Community Centre in the south of the Estate.

#### VEGETATION

In contrast to the surrounding areas that are characterised by the predominant built form of Victorian terraces, residential properties on Ingestre Road Estate have no front or rear gardens. Additionally, the Estate lacks communal soft landscape areas which gives the townscape a harsh appearance that lacks the visual softness of soft landscaping. An area of wooded greenspace lies to the south-east of the Site along the boundary between the Estate and the Victorian terraces along Lady Somerset Road and Boughy Road, and has no access. Vegetation lining the railway estate to the north-east of the Site and located outside of Ingestre Road Estate behind a fence provides a fragment of east to west vegetative corridor. This small strip of railsides is designated as Gospel Oak Churchil Site of Nature Importance as it supports a mosaic of habitats with secondary woodland, dominated by sycamore (*Acer pseudoplatanus*) and birch (*Betula* sp.), interspersed with scrub, grassland and tall herbs.

A small green space immediately adjacent to Ingestre Road is sandwiched between the Site to the south, the railway line to the north, Grangemill tower to the east, and two storey residential properties to the west. Other vegetation in the vicinity is limited to small planting beds that are poorly maintained containing small shrub species and a number of mature London Plane trees located around the Estate.

#### CONNECTIVITY AND ACCESSIBILITY

The Ingestre Road Estate allows east to west pedestrian and cycle connectivity via Ingestre Road, that passes immediately to the north of the Site.

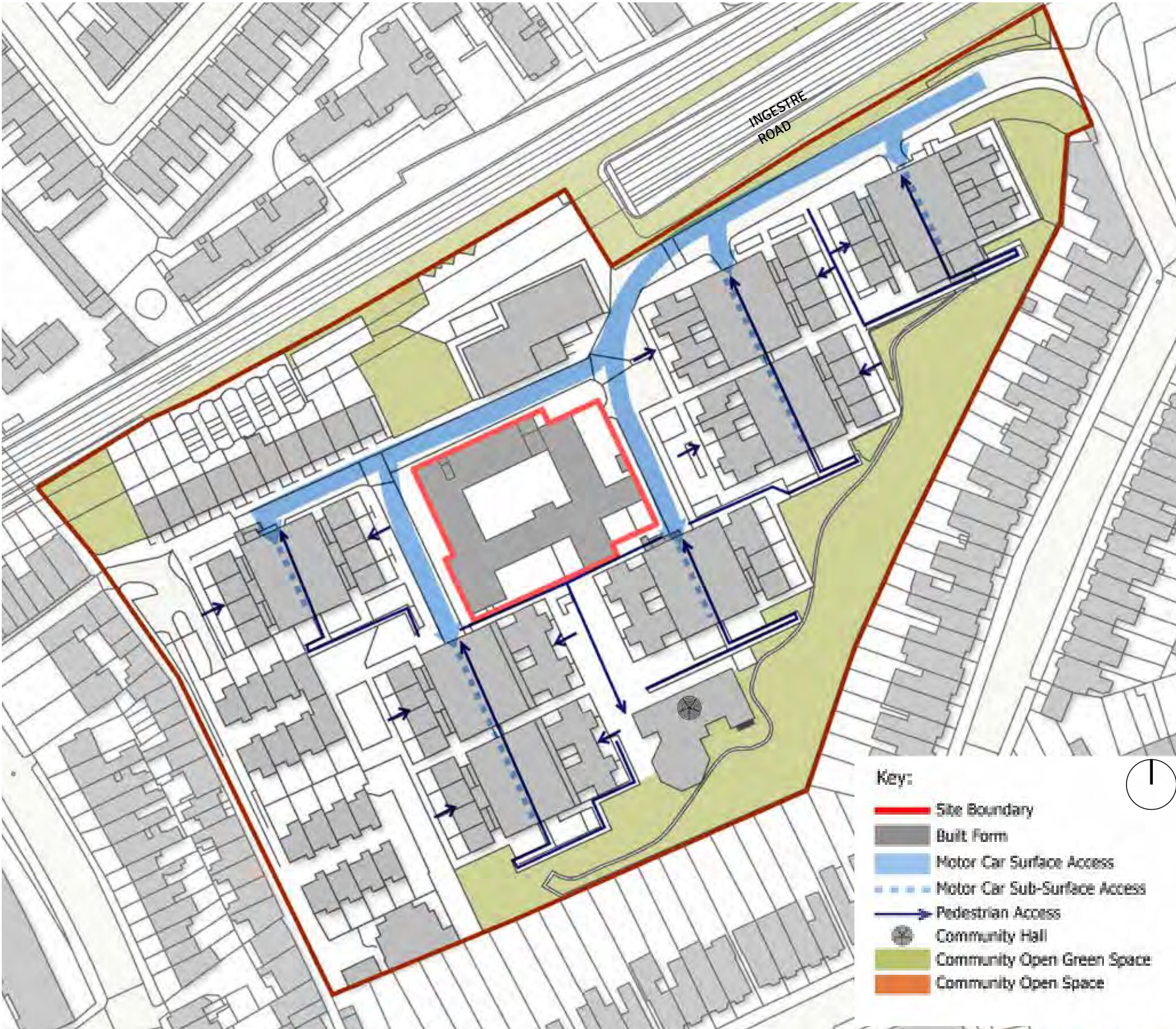


Figure 3.9: Ingestre Road Site Specific Characteristics



- Site boundary
- Higher Level 51-55 AOD
- Ramp between levels
- Lower level 45-48 AOD

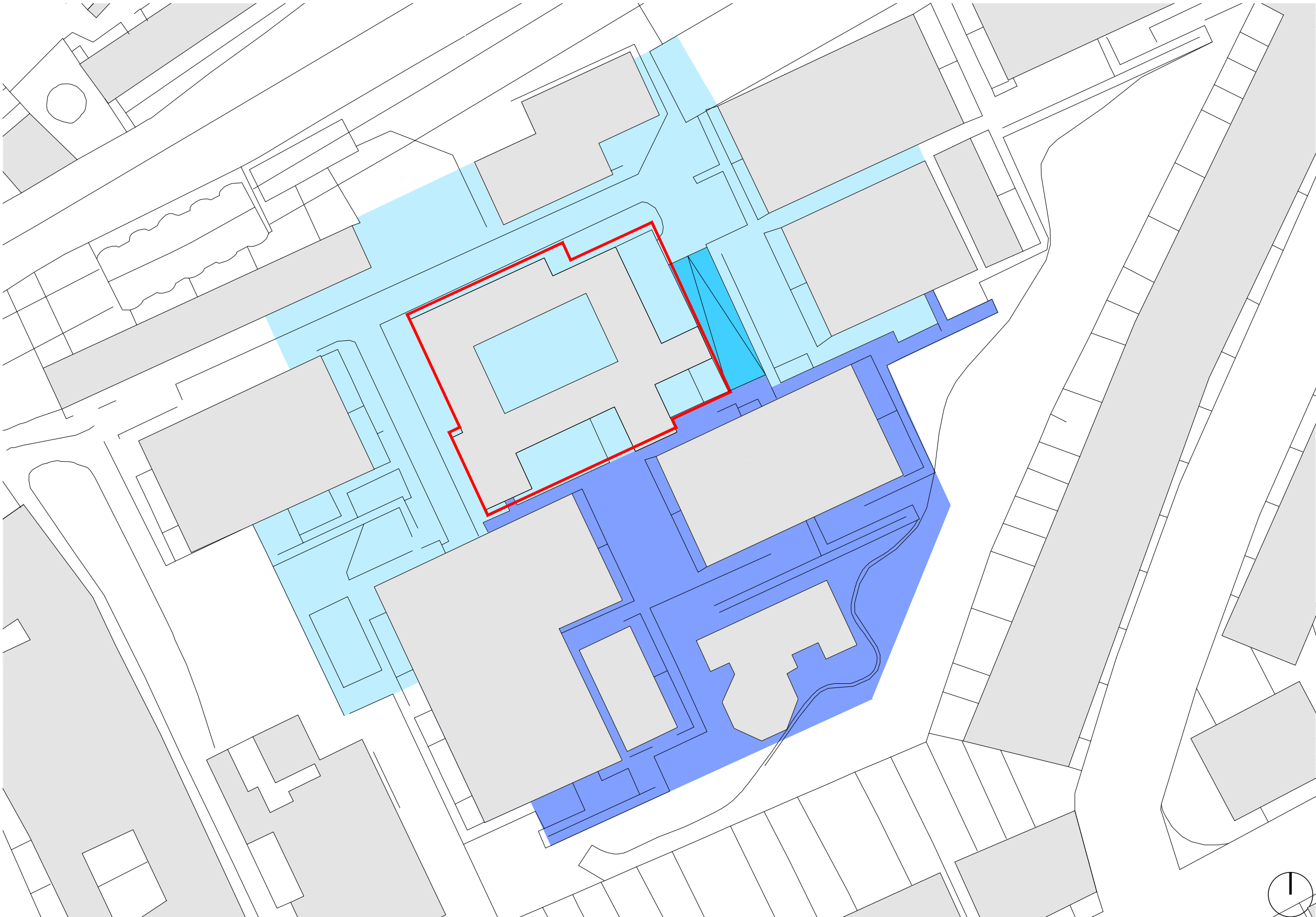


Figure 3.10: Site Topography Plan



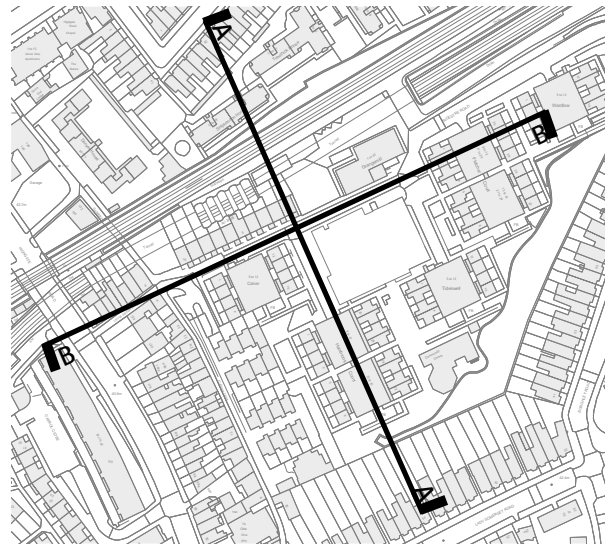


Figure 3.11: Section Plan - 1:2500



Figure 3.12: Changes in Level Adjacent to Site



Figure 3.13: Unsightly Street Clutter

## TOPOGRAPHY

The Site is located on the northern slope of a small knoll that forms a local high point in a relatively flat area. Although the majority of land within the Site is flat, the land adjacent to it slopes up gently from the northern end of the Site, which is at grade with Ingestre Road, to the southern end that abuts the residential properties of Hambrook Court and Tideswell. The gradients of land in the immediate vicinity of the Site are illustrated in the Site topography plan, Section A-A and Section B-B.

## APPEARANCE

The walls of the existing building on Site and in the immediate vicinity are dark red brick with exposed structural concrete. The flat roofs are set behind parapets while windows and doors are white pvc. The Site is significantly constrained by the urban fabric which surrounds it. The public realm is hard and unforgiving and does not provide an attractive environment for pedestrians. The roads are designed in a traditional manor with raised kerbs and street bollards, dominated by the car parking. Dated, damaged or failing materials throughout the Site creates an undesirable environment while concrete bollards, on-street parking and poorly located waste storage combine to create a poor quality public realm.

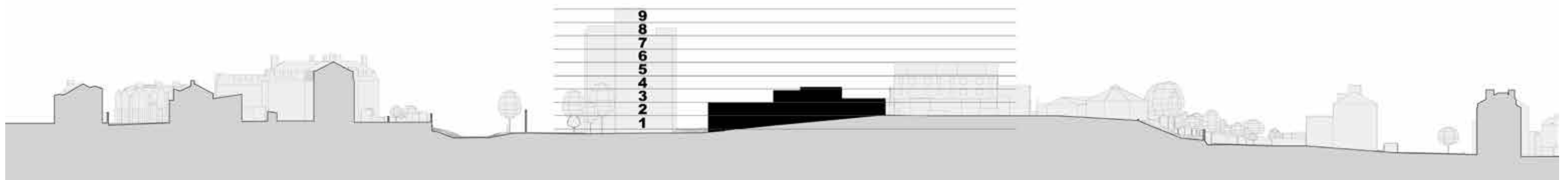


Figure 3.14: Section AA

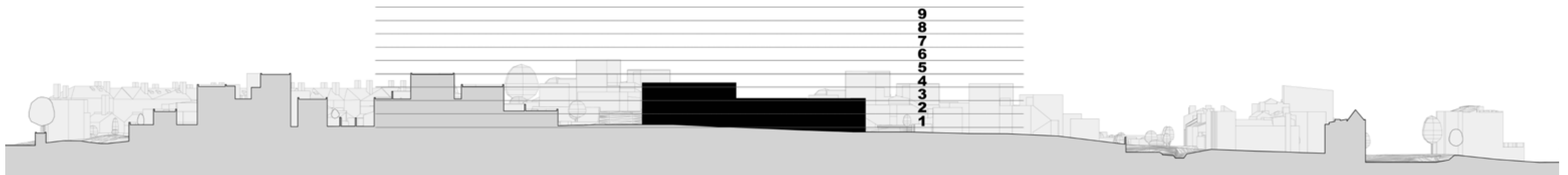


Figure 3.15: Section BB



## 4.0 VISUAL CONTEXT



## 4.1 VISUAL AMENITY

Views in the vicinity of the Site are relatively constrained by the high level of existing built form in the local area. The enclosed nature of the urban form limits the majority of views to short distance views, although where avenues along roads, railways and other corridors are witnessed, views are channelled slightly further.

Where more elevated land exists, such as that to the north of the Site, mainly within Hampstead Heath, some longer views are available. From locations such as those found on Hampstead Heath, views extend over the foreground towards the centre of London, providing visibility of landmark buildings such as St Pauls Cathedral, and Palace of Westminster.

### VISUAL RECEPTORS IN RESIDENTIAL PROPERTIES

Visual receptors at residential properties that are afforded views into the surrounding landscape have the majority of views characterised by the residential streets of mainly Victorian terraced properties where views gained are generally short in extent and limited to either adjacent residential properties or the curtilage of the residential properties. The majority of residential properties that line streets in the vicinity of the Site are generally orientated to face the road. The names of the buildings on the estate are shown in Figure 1.2.

Ingestre Road Estate - The residential properties in the immediate vicinity of the Site, are afforded a high level of visual enclosure by the existing vegetation and development that limits views for visual receptors, containing them within the Estate. However, the taller Grangemill block to the north of the Site allows visual receptors that occupy the higher floors longer views over the immediate surroundings and into the wider townscape. The views extend towards Hampstead Heath to the north-west and towards Central London to the south. Similarly, some visual receptors at the residential properties of the blocks to the south-east, south and south-west of the Site have partial oblique views towards Hampstead Heath with those at Tideswell and Fletcher Court extending over the Site. Views from within the Estate are shown in Figures 4.8, 4.9, and 4.11 - 4.16.

Burghley Road - The residential street comprises mainly three storey terraced housing with an additional basement level. Views from the rear of the properties that line the north-west of the road, extend towards the Site, although existing vegetation in the rear curtilages, vegetation on land immediately to the north-west of the properties (at Ingestre Woods) and existing development at Ingestre Road Estate provide visual screening that prevents any visibility of existing buildings on the Site. The extent of views from the front of properties that line the east of Burghley Road, are formed by the residential properties that line the facing side of the road. Views north-west from Burghley Road are shown at Figure 4.18.

Lady Somerset Road - The residential street comprises mainly three storey terraced housing with an an additional basement level. Views from the rear of the properties that line the north of the road, extend towards the Site, although existing vegetation in the rear curtilages, vegetation on land immediately to the north of the properties and existing development at Ingestre Road Estate provide visual screening that prevents any visibility of existing buildings on the Site. The extent of views from the front of properties that line the south of Lady Somerset Road, are formed by the residential properties that line the facing side of the road. Views north from the top floor of properties along Lady Somerset Road are partially represented by Figure 4.12, taken from the podium level of Ingestre Road Estate at approximately the hight of windows of properties on Lady Somerset Road. However, visual receptors at Lady Somerset Road would be afforded additional visual screening from vegetation within Ingestre Woods.

College Lane - The two and three storey residential properties along College Lane are orientated to face east and have views over the surrounding area limited by existing development that occupies the immediate foreground. The existing development to the east of College Lane prevents any views of the Site. Views towards the Site are represented by Figure 4.7.

Denyer House - The six storey residential mansion block of Denyer House allows visual receptors on the more elevated floors, some longer ranging views over the surrounding area. Oblique views south-east towards the Site, from south facing windows, are dominated by the Grangemill block, where they extend over the vegetation that lines the railway estate.

York Rise Estate - The four storey residential mansion blocks of the York Rise Estate allows visual receptors on the more elevated floors, some longer views over the surrounding landscape. Views south towards the Site, from south facing windows, are dominated by the Grangemill block, where they extend over the vegetation that lines the railway estate. Views towards the Site are represented by Figure 4.19.

Winifrede Paul House - The seven storey residential property to the east of York Rise Estate allows visual receptors on the more elevated floors, some longer views over the surrounding area. Oblique views south-west towards the Site, from south and west facing windows, are dominated by the Grangemill block, where they extend over the vegetation that lines the railway estate. Views from Winifrede Paul House are represented by Figure 4.10.

### VISUAL RECEPTORS IN RECREATIONAL AREAS

Visual receptors at locations within recreational areas in the vicinity of the Site have the majority of views contained to within the recreational space or the immediate vicinity due to the high level of built form surrounding them or the vegetation within them, such as at Highgate Cemetry. However, those visual receptors at locations within Hampstead Heath, Kenwood House and Waterlow Park are afforded longer views to the south that extend to Central London. Figures 4.2 - 4.5 represent views from locations where longer views are available.

The Site is visible at close range from the small recreational area within the Ingestre Road Estate with the existing building on the Site forming the extent of views to the south. The short distance views to the south from the green space immediately to the north of the Site are represented in Figure 4.16. The Site is also partially visible from the podium level open space between the residential properties of Hambrook Court and Tideswell. The short distance views to the north that visual receptors using this open space gain are represented in Figure 4.13.

### VISUAL RECEPTORS ON STREETS

Visual receptors on the streets in the vicinity of the Site generally have views restricted to the immediate foreground by the buildings that line the roads. The high level of enclosure experienced along the streets is enhanced by the presence of street trees on many of the residenital streets. Some slightly longer views into the extended foreground are available where they are channelled along straight roads or where streets are elevated. Movement along the streets is high due to the consistent vehicle traffic with additional movement and clutter along Highgate Road, Gordon House Road, Fortress Road and Dartmouth Park Hill. Ingestre Road carries a much lower level of traffic due to it not being a through road, and as such, movement in the immediate vicinity of the Site is generally limited to pedestrian and cycle traffic, service vehicles and local residents.

Clear views of the Site are available from Ingestre Road where they are channelled along the road by the existing buildings on the Site and adjacent buildings such as Grangemill. Views are cluttered by the presence of bins, bollards, signs and mis-matched surface treatments. Views from streets outside the Ingestre Road Estate are represented in Figures 4.6, 4.7, 4.17, and 4.18.

## 4.2 REPRESENTATIVE VIEWS

In order to demonstrate the existing visual amenity in the vicinity of the Site and in the wider area, a number of Representative Views have been selected. The locations of the Representative Views are shown in Figure 4.1, while the Representative Views themselves are shown in Figures 4.2 - 4.19.





Figure 4.1: Representative Viewpoint Location Plan





Figure 4.2: Site Context Photograph 1 - View South from Waterlow Park. Although some long views from this part of the park extend towards Central London with landmark buildings such as the BT tower being clearly distinguishable, the Site and buildings in the vicinity of it are obscured by vegetation in the foreground of views.

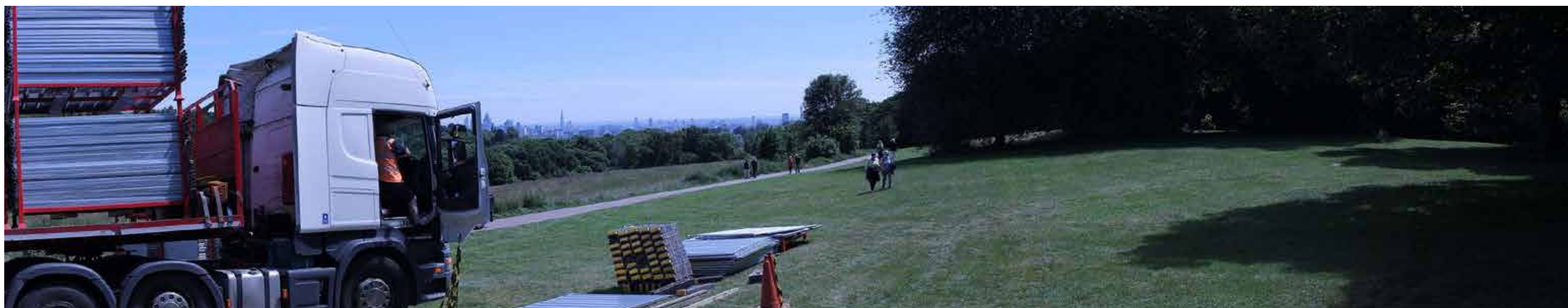


Figure 4.3: Site Context Photograph 2 - View South from the Gazebo at Kenwood House. This location forms Viewing Location 3A: The Viewing Gazebo. However, despite the long distance views to Central London that are protected by the LVMF where recognisable landmark buildings are clearly distinguishable, the Site and buildings in the vicinity of it are obscured by vegetation in the foreground of views that forms part of the designed parkland.



Figure 4.4: Site Context Photograph 3 - View South the Summit of Parliament Hill. This location forms Viewing Location 2A.1: Parliament Hill looking towards St Pauls Cathedral, and 2A.2: Parliament Hill looking towards the Palace of Westminster. However, despite the long distance views to Central London that are protected by the LVMF, the Site and buildings in the vicinity of it are obscured by vegetation in the foreground of views that occupies the south facing slope of Parliament Hill. The Site falls outside the viewing corridor protected by the LVMF by both 2A.1 and 2A.2.





Figure 4.5: Site Context Photograph 4 - View South from Parliament Hill. Some long distance views from this part of the Parliament Hill extend towards Central London and form the focus of views from this part of Hampstead Heath. Although the Site is entirely screened from view by intervening buildings and vegetation, the top floor of Grangemill, immediately adjacent to the Site, is partially visible against the backdrop of development that forms the wider London area. Grangemill is partially visible amongst tree tops and the roofs of Victorian residential development, and does not occupy the same part of views as any recognisable buildings.



Figure 4.6: Site Context Photograph 5 - View South from Boscastle Road. The residential street is lined by brick Victorian terraced housing with front gardens and street trees providing greenery. Views are channelled along the narrow street by the residential properties either side of it but are cluttered by the on-street parking. The extent of views are formed by the London brick residential properties along Dartmouth Park Road, limiting them to the foreground and there are no views of any existing buildings in the vicinity of the Site.



Figure 4.7: Site Context Photograph 6 - View East from Little Green Street. Views along Ingestre Road to the east are channelled by buildings of Ingestre Road Estate that line either side of the road. The street scene is cluttered by the various arrangements of street furniture but street trees and vegetation provide some greenery to the view. The northern facade of the existing building on the Site is partially visible in views past it while the majority of the building is screened from view by the residential properties at Calver. Views are limited to a short extent by the high level of built form, the majority of which is built of red brick.





Figure 4.8: Site Context Photograph 7 - View East on Ingestre Road. The existing building on the Site occupies a large proportion of views on this section of Ingestre Road, where signs and discordant elements of street furniture combine to create an element of clutter that is enhanced by the poor quality vegetation. Views along the street are short in extent due to the high level of built form and the its short length.



Figure 4.9: Site Context Photograph 8 - View West from Ingestre Road. The existing building on the Site occupies the majority of the view west along this section of Ingestre Road with the bins, signs and street furniture combining with the arrangement of the existing building to create a high level of clutter in the view. Views to the west re channelled to Little Green Street west of the Site where they extend over the buildings on College Lane towards the taller buildings on the Grafton Road Estate.



Figure 4.10: Site Context Photograph 9 - View West from Railway Footbridge between Churchill Road and Ingestre Road. Views from the bridge are channelled along the Ingestre Road towards Burghley Road by vegetation within the Gospel Oak Railsides Local Nature Reserve (LNR). The mature trees within the Railsides LNR screen views of the existing building on the Site and adjacent to it with only the very top of Grangemill being visible above the tree tops in oblique views over the railings of the bridge.





Figure 4.11: Site Context Photograph 10 - View North from Hambrook Court. Views to the north extend over the existing development of the Ingestre Road Estate towards the buildings of the York Rise Estate with partial views of the roof of Highgate Road Chapel over the properties at Calver. The existing building on the Site forms the foreground of views to the north-east where the extent of views is formed by the tall building of Grangemill and vegetation within the Gospel Oak Railsides LNR. Buildings in the view are all built of red brick.



Figure 4.12: Site Context Photograph 11 - View North from between Hambrook Court and Community Centre. Views to the north from this part of the Ingestre Road Estate are heavily contained by existing vegetation and buildings that almost entirely screen views of the existing building on the Site. The short distance views extend to Grangemill with framed views of buildings in the York Rise Estate also available.



Figure 4.13: Site Context Photograph 12 - View North from Community Centre Entrance. Views north are relatively open due to the stepped building frontage onto the open space, allowing views to the north that extend over the existing buildings on the Site towards the top floor of the buildings of the York Rise Estate. Grangemill is visible above the residential properties at Tideswell while those at Hambrook Court limit views to the north-west.





Figure 4.14: Site Context Photograph 13 - View North-west from Tideswell. Views to the north-west extend over the existing building on the Site towards buildings set within vegetation in Hampstead, with the spire of Christ Church Hampstead visible against the skyline in the distance. The residential properties at York Rise estate are also visible over the existing building on the Site which partially obscures the lower section of Grangemill. Buildings in the view are mainly red brick.



Figure 4.15: Site Context Photograph 14 - View North-west from South of Fletcher Court. Views to the north-west from this part of the Ingestre Road Estate are heavily contained by the residential development in the immediate vicinity with the existing building on the Site forming the extent of views between properties at Fletcher Court and properties at Tideswell.



Figure 4.16: Site Context Photograph 15 - View South from Green Space North of Ingestre Road. Views to the south from the small area of green space are largely occupied by the existing building on the Site with street furniture in the foreground adding an element of clutter into views. The existing building on the Site and others that make up the Ingestre Road Estate form the extent of views to the south.





Figure 4.17: Site Context Photograph 16 - View North from Kentish Town Underground Station. Views to the north from the station extend over the road and rail infrastructure in the foreground towards Parliament Hill and is noted within the Kentish Town Neighbourhood Plan for protection. The Site does not fall between the two points and no views of any buildings on the Ingestre Road Estate or in the vicinity of the Site are available due to the buildings in the foreground and on intervening land providing a high level of visual screening.



Figure 4.18: Site Context Photograph 17 - View West from Burghley Road. The extent of views to the west from the junction of Oakford Road and Burghley road is generally formed by the residential properties of the Victorian terraces, although the very top of Grangemill is visible above them and the mature vegetation of Ingestre Woods. The existing building on the Site is entirely screened from view by the Victorian terrace properties.



Figure 4.19: Site Context Photograph 18 - View South from York Rise Estate. Views to the south are limited by the mature vegetation that forms the Gospel Oak Railsides LNR, although partial filtered views through the vegetation are available where the shapes of buildings within the Ingestre Road Estate can be made out. Power cables for the railway line between the York Rise Estate and the Ingestre Road Estate add an element of clutter to views that are generally contained to north of the railway.



