

**VIEW 08. Regent's Canal: towpath looking East/ SE**

**EXISTING**



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**Description of the view:**

The viewpoint is located on the towpath on the northern side of the canal and remains within the Regent's Canal Conservation Area.

The only listed building in the view is the Elephant House on the RHS of the image (Grade II) comprising the bottle store fronting onto Kentish Town Road and Hawley's Crescent and the Cooper's Building facing onto the Canalside. The Canalside frontage of the latter is the most decorative with an oculus in the gable, gauged brickwork and stone keystones.

The development on the LHS has recently been completed and comprises a mixed-use development of eight new buildings between 3 and 9 storeys in height. On the Kentish Town Road side, the height is 5/6 storeys with the block immediately to the left reaching 9 storeys and is taller than other existing built form in the area (albeit its height is not fully visible in this view due to the landscape format of the image).

In the distance, the 8-storey British Transport Police building at 25 Camden Road is visible just right of the new Hawley Wharf development. Kentish Town Road bridge and canal lock are also visible in the middleground as is the north elevation of Grand Unions Housing.



VIEW 08. Regent's Canal: towpath looking East/ SE

PROPOSED



Image © Cityscape 2018



**Description of the proposal:**

The proposed development will be visible slightly off the centre, to the right of the image and will appear above and to the left of the Grade II listed Elephant House (a former bottle store) on the right. Due to the vicinity of the viewpoint location to the site, only a limited section of the commercial element (4 storeys above ground floor) of the proposal will be visible (i.e. its northern end elevation together with a limited section of the main elevation fronting onto Kentish Town Road). The lower residential element (3 storeys above ground floor) of the proposed development will not be visible from this location.

**Effects on the view:**

The proposed development will be a new element in the view. It will be 2 storeys higher than the existing Grand Union House. Its distinct roof form will also be fully discernible from this location. Its materiality, comprising green faience and anodized aluminium cladding will be somewhat discernible from this viewpoint with the green tonality of the building will contrasting against the clear sky beyond.

Its materiality will contrast with the listed red brick Elephant House (comprising bottle store and cooper's building) and will rise to the height of the chimney stack of the bottle store. The building form of the listed Elephant House will remain legible in the view and the prominence of the Canalside elevation of the cooper's building will not be diminished.

Instead, the proposed development will mark the site's location in an appropriate way, including its location as part of the route from Camden High Street through to Camden Street and will be a positive addition to the existing townscape. Furthermore, it will respond well with the nearly completed development of Hawley Wharf, specifically the corner building on Kentish Town Road through creating a corresponding visual marker at the southern end of Kentish Town Road bridge.



VIEW 08. Regent's Canal: towpath looking East/ SE

CUMULATIVE



Image © Cityscape 2018



**Description of the view:**

The cumulative scheme identified in **Table 2** will not be visible from this location

**Effects on the view:** No effect



VIEW 09. Regent's Canal: towpath looking SE

EXISTING



Image © Cityscape 2018



Description of the view:

The viewpoint is located on the towpath beside the lock on the north side of the canal, further east from the previous viewpoint 08, just before Kentish Town Road bridge (in the foreground) and remains within the Regent's Canal Conservation Area.

The townscape character derives from the mixed typology of buildings' uses and dating from various periods. The towpath itself tends to be bounded by sheer enclosing walls and steep tree-lined embankments with few openings. The uses which bound the canal are either residential or commercial. Access points onto this part of the canal are limited.

The north elevation of Grimshaw's Grand Union Walk terraced houses is visible above the bridge and form a continuous frontage along the southern bank of the canal. Beyond, through the tree branches, Sainsbury's grocery store is just visible as well. GUH is not discernible through the trees.

The development on the LHS has recently been completed and comprises a mixed-use development of eight new buildings between 3 and 9 storeys in height. On the Kentish Town Road side, the height is 5/6 storeys. Once completed, it will have an active frontage along this section of the canal. This will help to extend activity further from the core area in Camden (i.e. around Britannia Junction and Camden Market)

In the distance, the 8-storey British Transport Police building at 25 Camden Street is visible just right of the new Hawley Wharf development as well.

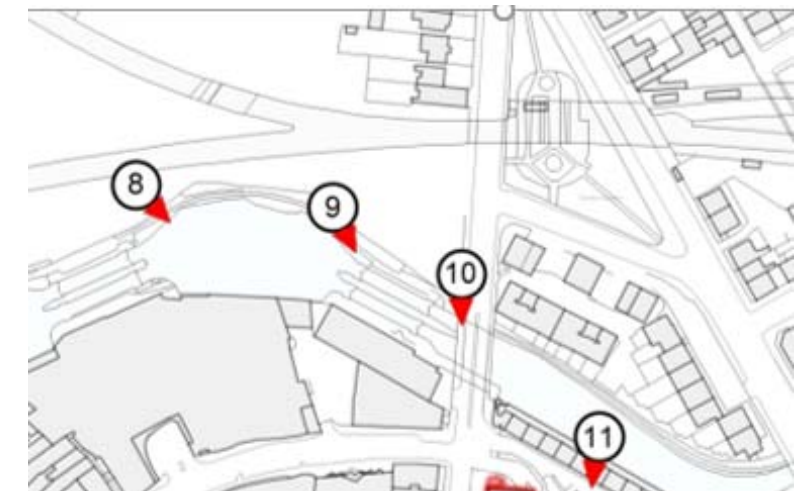


VIEW 09. Regent's Canal: towpath looking SE

PROPOSED



Image © Cityscape 2018



**Description of the proposal:**

The proposed development will be visible slightly off the centre on the right of the image and will appear just to the left of the Grade II listed Elephant House the RHS (only the flank red brick wall is visible in this view). The majority of the proposal will be somewhat obscured by semi-mature trees on the south bank of the canal.

Due to the vicinity of the viewpoint location to the site, only a limited section of the commercial element (4 storeys above ground floor) of the proposal will be visible (i.e. its northern end elevation together with a limited section of the top of the main elevation fronting onto Kentish Town Road). The lower residential element (3 storeys above ground floor) of the proposed development will not be visible from this location.

**Effects on the view:**

The proposed development will be a new element in the view. It will be 2 storeys higher than the existing Grand Union House with its distinct roof form fully discernible from this location. Its materiality, comprising green faience and anodized aluminium will be somewhat discernible from this viewpoint with the green tonality of the building contrasting against the clear sky beyond.

The proposed development will mark the site's location and densification of uses in an appropriate way, including its location as part of the route from Camden High Street through to Camden Road and will be a positive addition to the existing townscape. Furthermore, it will respond well to the nearly completed development of Hawley Wharf, specifically the corner building on Kentish Town Road, by creating a visual marker at the southern end of Kentish Town Road bridge.

The setting of the Regent's Park Conservation Area will be retained and enhanced through building on the mixed canalside character.



VIEW 09. Regent's Canal: towpath looking SE

CUMULATIVE



**Description of the view:**

The cumulative scheme identified in **Table 2** will not be visible from this location

**Effects on the view:** No effect

Image © Cityscape 2018



VIEW 10. Kentish Town Road Bridge

EXISTING



Image © Cityscape 2018



Description of the view:

This is a view from the western side of Kentish Town Road bridge looking SE along Kentish Town Road.

Whilst the character near the Britannia Junction is that of the late C19 and early C20, moving further north along the Road, the scale and massing of the built form of the buildings along the street front changes. The building line is not as continuous any more and more gaps appear between buildings. The section of the Road directly south of the Kentish Town Bridge is modern in character with Grimshaw's office Grand Union House occupying the street frontage on the eastern side of the Road. The glazed façade of the modern 5 storey residential building opposite can be seen beyond the Elephant House. The canal marks a boundary between commercial uses to the south and the more residential to the north.

Completed 29 years ago, Grand Union House is an example of an office building of which there are numerous of examples in England. It is not an example of a rare building type nor does it represent a nationally important nor localised industry. While it expresses some of the motifs of the High-Tech movement (i.e. shed-like external envelope offering full flexibility with an open interior) it does not have the same finesse of the Sainsbury's supermarket on Camden Road. The latter illustrates much more clearly some of the key characteristics of the High-Tech style and embodies better the balance between engineering and architecture, function and representation.

The canal-side has always historically been of mixed character and Grimshaw's High-Tech Canal Walk sits well in the existing setting and character of the canalside. It is an example of an innovative re-interpretation of a traditional terraced house by a renowned High-Tech architect and retains significant architectural and historic value.

VIEW 10. Kentish Town Road Bridge

PROPOSED





Image © Cityscape 2018



**Description of the proposal:**

The north and west elevations (fronting onto Kentish Town Road) will be visible in virtually all their entirety. The increased height of the proposed development compared to the existing Grand Union House will rise above the canal-side housing (Grand Union Walk). Part of the street elevation of the commercial building will be obscured by a semi-mature tree in the middleground. The proposed lower residential element (3 storeys above ground floor) will not be discernible from this location due to its lower scale and height and the viewing angle.

**Effects on the view:**

The proposed development will not be a completely new building in the view, albeit its scale and height will have increased compared to the existing Grand Union House. This increase in scale and height will be appropriate to this location as it will address and reinforce the mixed character of this end of Kentish Town Road on a site very close to Camden town centre. The canal-side has always historically been industrial in character and the saw-tooth roof from (albeit not visible from this viewpoint) will add to that character.

The long elevation of the commercial element of the building will be broken up by the quick rhythm of vertical bays, each accommodating a small retail and/or restaurant unit fronting onto the pedestrian pavement. The active uses at ground floor coupled with the widened pedestrian route under the southern end of the building (not visible in this view) will further help to add variety to the elevation. The materiality, comprising green faience and anodized aluminium will be clearly discernible from this viewpoint with the green tonality of the building contrasting against the clear sky beyond.

Overall, the proposed development will mark the site's location in an appropriate way, including its location as part of the route from Camden High Street through to Camden Road and will be a positive addition to the existing townscape and the Regent's Canal CA.

**VIEW 10. Kentish Town Road Bridge**

**CUMULATIVE**





Image © Cityscape 2018



**Description of the view:**  
The cumulative scheme identified in **Table 2** will not be visible from this location

**Effects on the view:** No effect



VIEW 11. Sainsbury's car park: to the rear of the site, looking from Grand Union Walk to the site, St. Michael's Church and Sainsbury's

EXISTING



Image © Cityscape 2018



**Description of the view:**

This viewpoint location is on the pedestrian pavement backing onto the private residential properties of Grand Union Walk looking south across the Sainsbury's car park at the Church of St. Michael and the rear elevation of Grand Union House (i.e. Site) on the right.

There is no visual relationship between the existing GUH and the Church as the former turns its back to the Church with the top floors clad in blank metal sheeting. The lower levels comprise an open, impermeable space for car parking.

Overall, this is poor quality public realm comprising a service yard surrounded by a high wall, topped with razor wire, and parking dominated by goods vehicles and cars. Goods vehicles and cars enter the site from Kentish Town Road with customer cars turning immediately right down a ramp to the basement car park. Sainsbury's staff and GUH occupants go around the ramp and can park at street level under Grand Union House. The basement exit ramp and GUH cars join before exiting back onto Kentish Town Road.

The prevalent materials in the courtyard are concrete and tarmac. Access to the store is possible via a narrowing path into the covered portico beside the travelator. A small kiosk was the only active frontage around the whole of the parking and loading area in the centre of the site., and even this has long been disused and is now boarded up.

Furthermore, the access routes through the site and to the Camden Road do not engage to solve the urbanistic concerns of the area (i.e. pedestrian access through site is limited and priority is given to vehicles and service and delivery function of the supermarket).



VIEW 11. Sainsbury's car park: to the rear of the site, looking from Grand Union Walk to the site, St Michael's Church and Sainsbury's

PROPOSED



Image © Cityscape 2018



#### Description of the proposal:

The east elevation of the proposed 4 storey commercial building will be visible in almost in its entirety. This will be read in relation to the other built form overlooking the central Sainsbury's (service) yard, including the Grade II listed St Michael's Church. The lower, residential element (3 storeys above ground floor) of the proposed development will not be visible.

#### Effects on the view:

The architectural expression of the east elevation varies from that fronting onto Kentish Town Road. This is partly related to retaining the basement parking (and access) for the Grand Union Walk houses under the proposed development. The lower half of the elevation will be clad in perforated metal mesh panels, also obscuring the cycle storage on the mezzanine floor.

The proposed development seeks to remediate the existing blank east elevation through opening up and providing both overlooking of the public realm and the creation of a visual link with the listed Church through architectural expression. The increased area of glazing will add interest and overlooking of the service yard. Its clear elevational typology, where the long horizontality has been broken up by vertical bays separated by corrugated anodized aluminium pilasters, reference the rhythm of the flying buttresses of the Church. This will be significant improvement from the current blank façade facing the Church.

The scale and height of the proposal has also taken into consideration the presence of the Church immediately to the East of the Site. Albeit higher than the existing building and lower than the proposed GUH, the pitched roof of the Church will remain a prominent element in both mid-distance and close views of the Church. Overall, the setting of the church will be significantly improved by the proposed development.



VIEW 11. Sainsbury's car park: to the rear of the site, looking from Grand Union Walk to the site, St Michael's Church and Sainsbury's

CUMULATIVE



**Description of the view:**  
The cumulative scheme identified in **Table 2** will not be visible from this location

**Effects on the view:** No effect

Image © Cityscape 2018



VIEW 12. Camden Road: Junction with Lyme Street

EXISTING



Image © Cityscape 2018



**Description of the view:**

View location is at the southern pavement of Lyme Street looking SW and west along Camden Road. In the foreground, a corner of the British Transport Police Building is visible on the right.

The eastern side of Camden Road largely comprises a single three storey late-Georgian terrace with commercial uses on its ground floor. The opposite side of the Road is dominated by the High-Tech Sainsbury's building by Grimshaw. While Sainsbury's responds in height and width to the bays of the Georgian terrace opposite, its modern character is instantly recognisable.

It is an early example of a shift in supermarket design paradigm that challenged the vernacular 'Essex barn' supermarket typology by seeking new, innovative forms to apply to these superstores. Although the Camden Road store is not the only example of such a shift in supermarket design, it was part of the programme of high-profile architectural design superstores commissioned by Sainsbury's in the last two decades of the C20 and within this context the store retains significant architectural value. However, Sainsbury's on Camden Road is a single-aspect building and the aesthetic merits of its external envelope and High-Tech imagery are largely confined only to the Camden Road side.

Although St. Michael's Church is significantly taller than Sainsbury's, its massing is largely obscured by the taller element of the food store. Instead, the gable end of the church is much more noticeable when viewed from the north. The plain-tiled church roof has no detail and is a recessive mass.



VP 12. Camden Road: Junction with Lyme Street

PROPOSED

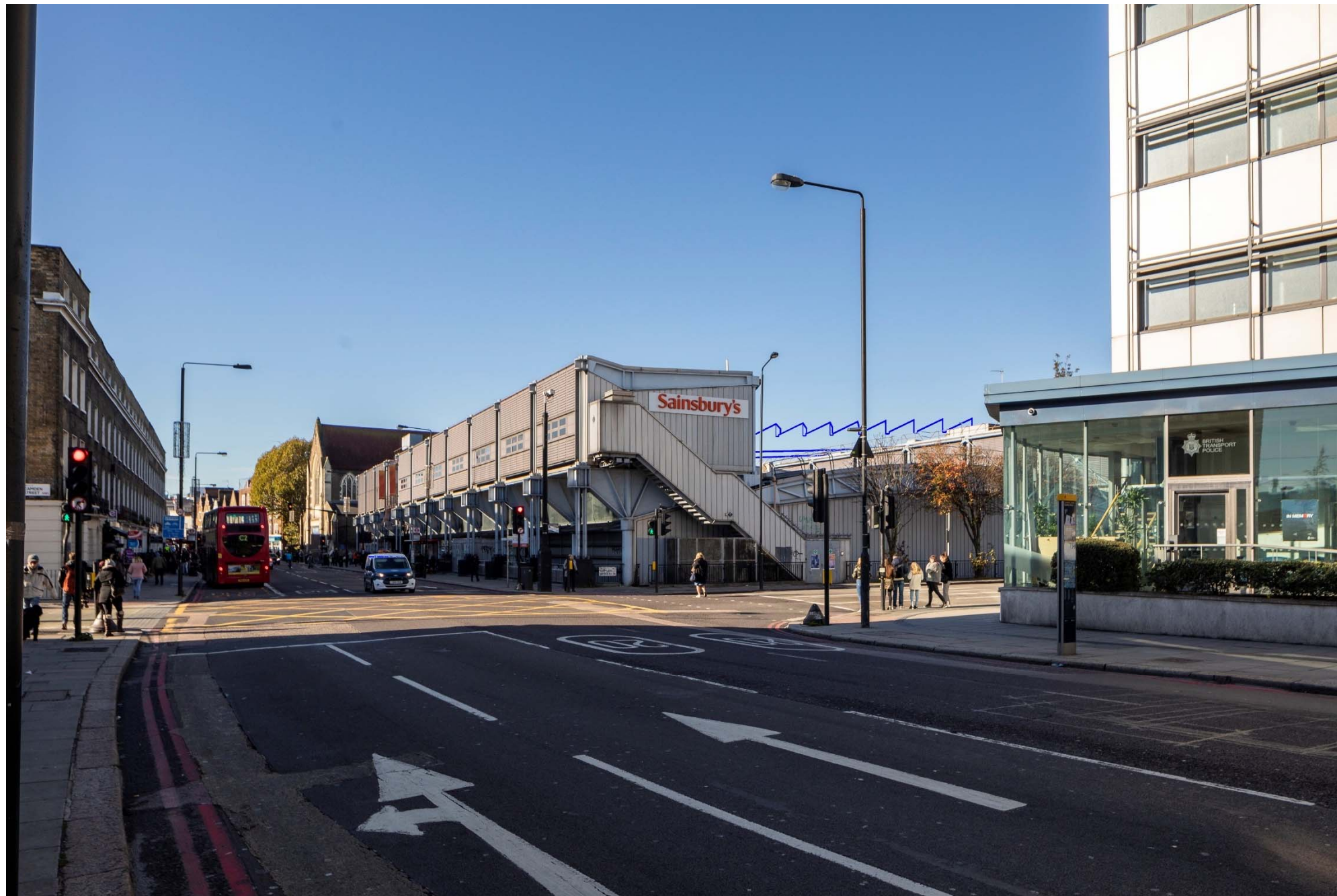


Image © Cityscape 2018



**Description of the view:**

The proposed development will be visible slightly right of the centre of the image and will appear above the Sainsbury's on Camden Road (within the Camden Town Conservation Area) in the foreground. The proposed development will not be visible in its entirety with only the top of the eastern elevation of the commercial building being visible. The lower residential element (4 storeys above ground floor) of the proposed development will remain obscured by existing townscape in the foreground.

**Effects on the view:**

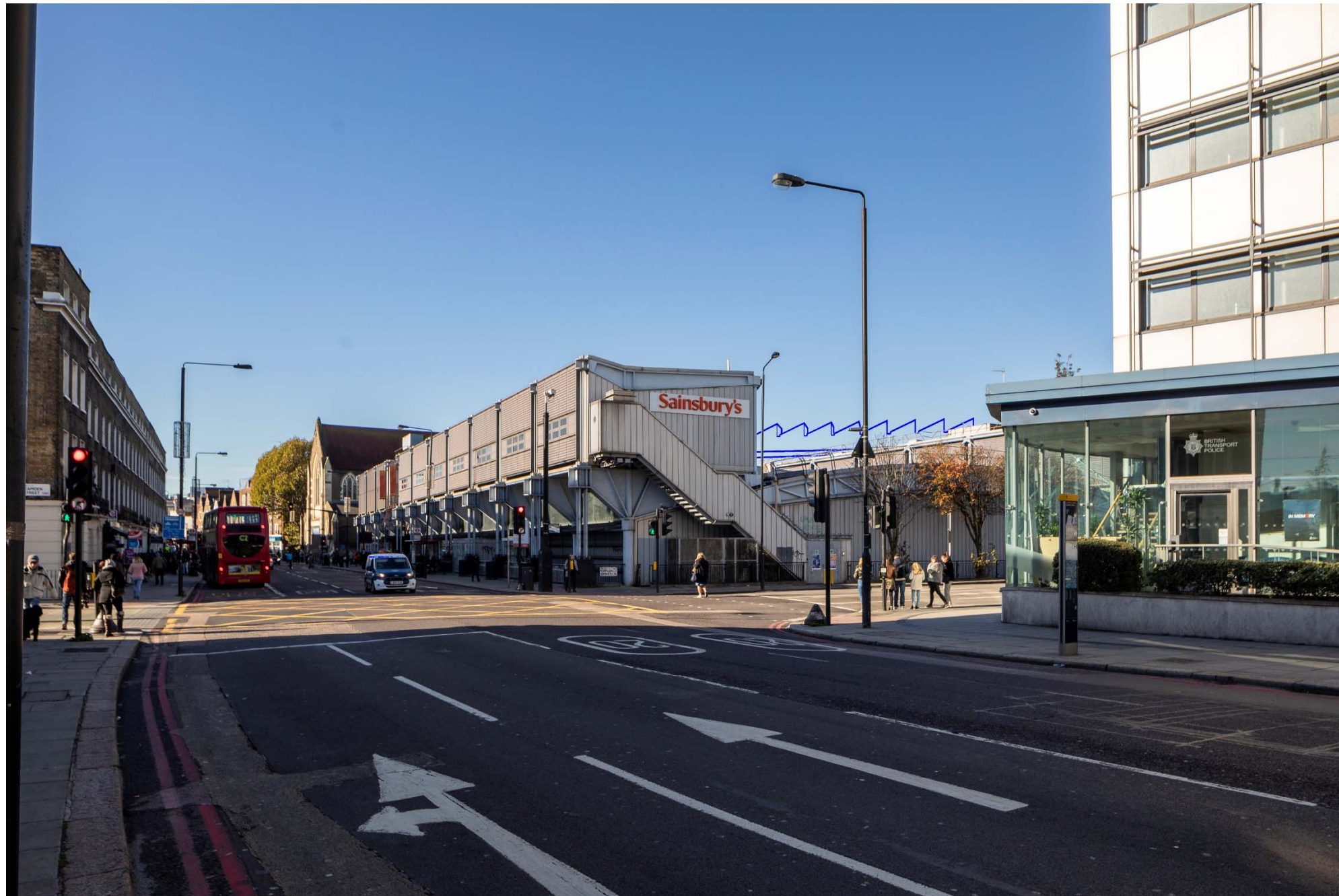
The proposed development will become a new element in the view. Its distinct sawtooth roof form will be readily noticeable at this viewpoint. The detailed materiality, comprising green anodized aluminium cladding, will not be readily perceivable in this view, albeit the green tonality of the building will contrast against the clear skyline beyond. The proposed development will remain lower than the built form in the foreground (i.e. the Grade II listed Church and Sainsbury's, not listed) thereby becoming part of the backdrop of the view.

It will close slightly more of the open sky space between the taller and lower elements of Sainsbury's. This is assessed to be appropriate as the proposed development will mark the site's town centre location in an appropriate way, including its position on the route from Camden High Street through to Camden Road and will be a positive addition to the existing townscape.



VIEW 12. Camden Road: Junction with Lyme Street

CUMULATIVE



**Description of the view:**

The cumulative scheme identified in **Table 2** will not be visible from this location

**Effects on the view:** No effect

Image © Cityscape 2018



VIEW 13. Camden Road: looking West between St. Michael's Church and the lower part of Sainsburys

EXISTING



Image © Cityscape 2018



Description of the view:

The viewing position is located on the eastern side of Camden Road looking NW through the narrow pedestrian access to Sainsbury's and to the rear courtyard connecting it with Kentish Town Road beyond.

A section of Sainsbury's store is visible on the right. The supermarket is designed as a single-storey space with an arched roof, resembling a traditional market hall. The curved roof and its perimeter structure are extruded southwards to the boundary with St. Michael's Church where it forms a low single storey glazed atrium with low lobbies either side which provide the exit and waiting space for the store. The bays of the front elevation of the store are designed to mirror the width of the listed Georgian houses opposite.

The roof-lit canopy over the traveller down to the basement car park is attached to the fully glazed southern end of the building and the main element of the supermarket (i.e. the curved roof over the main shopping hall). It is open ended next to the brick boundary wall of the Church of St Michael. While the double height canopy and the single storey elements at its either end do not form part of the main body of the supermarket, this element contributes to the overall High-Tech aesthetic of the building. Although sandwiched between the Church and the food hall, the tapering columns supporting the delicate trussed roof of the double height entrance canopy references the flying buttresses of St. Michael's Church opposite.

The access routes through the site and to the Camden Road do not solve the urbanistic concerns of the area (i.e. pedestrian access through site is limited and priority is given to vehicles and service and delivery function of the supermarket). The largely blank rear elevation of GUH is visible beyond and is underwhelming and does not invite to venture through the space. The razor-wire on the Church boundary wall indicates the presence of anti-social behavior.