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

PROPOSED

Image © Cityscape 2018

Description of the proposal:

The east elevation of the proposed commercial building will be partly visible from this location. It 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 of the proposed development will be obscured by the Church.

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) under the proposed development. The lower half of the elevation will be clad in perforated metal mesh panels obscuring the parking spaces (albeit this lower floor of the development is not readily noticeable from this viewpoint).

The long horizontality will be broken up by expressing the structural bays, the new columns clad in green corrugated anodized aluminium. The new quicker structural rhythm will echo the flying buttresses on the north elevation of the Church. This creates a visual link between the two buildings, albeit in very different materials and styles. This will be a significant improvement from the current blank rear elevation of GUH facing the Church and will also positively affect the way the central courtyard space is perceived.

The scale and height of the proposal has also taken into consideration the presence of the Church immediately to the SE of the Site. Although higher than the existing GUH building, the Church will remain the primary focal point in the view. The proposed roof form will add visual interest and reference the aesthetic of the High-Tech Sainsbury's facing Camden Road. Overall, the setting of the church will be significantly improved by the proposed development.

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

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

VP 14. Camden Road: NW from bus stop S

EXISTING

Image © Cityscape 2018

Description of the view:

St. Michael's Church has an urban character and setting without a burial ground. It sits tightly among its neighbours with the southern end of the nave directly on the Camden Road frontage and is encircled by Sainsbury's supermarket to the east and north. Local shops with flats over them are on the west, with a busy bus stop right on its doorstep. There is sliver of land on the Sainsbury's side, and a narrow churchyard space with a mature tree on the entrance side and at the east end.

To the south of the Church is a small churchyard which comprises two areas: a narrow garden space (rear garden) on the liturgical north side (true south) of the Church and a garden space fronting Camden Road (front garden). The front garden has several mature trees and sitting areas. The trees separate the garden from the busy Camden Road and create a valuable small green space in the centre of Camden.

The whole churchyard is surrounded by a curtilage listed brick wall with iron railings on the Camden Road street front. The height of the brick wall varies; it is c.3m on the northern boundary between the Church and Sainsbury's and much lower on the southern boundary where it acts as a separating boundary between the church's garden and Barnes House (nos. 9-15 Camden Road). The wall on the northern boundary has been rebuilt and repaired on several occasions, most lately during the course of works for extending the vestry in 2006-2007 when part of it was incorporated into the side extension (see View 13).

VP 14. Camden Road: NW from bus stop S

PROPOSED

Description of the proposal:

The Proposed Development will be visible between the Church of St. Michael (RHS) and no. 23 Camden Road (LHS). The east elevation of the proposed commercial building (4 storeys above ground floor) will not be visible in its entirety. Instead, it will be read in relation to the other built form on Camden Street, most importantly, the Grade II listed Church of St Michael on the RHS. The top element of the proposals will be somewhat obscured by a mature tree in the churchyard. The lower, 3 storey residential element of the proposed development will be hardly discernible from this location.

Effects on the view:

The full height of the southern half of the 4-storey commercial building will be visible from this location. It will overlook the enclosed churchyard just to the south of the Church. The green tonality of the green anodized cladding will blend well together with the mature trees in the churchyard This will help to further set the building into the background, allowing the Church to remain the focal point of the view.

The setting of the Church and the churchyard will be significantly enhanced through the removal of the existing blank elevation of GUH comprising unsympathetic blank horizontal metal cladding. The whole churchyard is surrounded by a curtilage listed brick wall with iron railings on the Camden Road street front. There will be no physical changes to these.

Image © Cityscape 2018

VP 14. Camden Road: NW from bus stop 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

VP 15. St. Martin's Gardens: Southern section looking North

EXISTING

Image © Cityscape 2018

Description of the view:

The view location is at the southern section of St. Martin's Gardens (Pratt Street entrance side) looking NW towards the Site.

While St. Martin's Gardens is an important and welcome oasis of public realm within this part of Camden, it is enclosed on three sides by terraced housing and is not immediately noticeable in the tight-knit urban grain. The main portion of public space is focused around St. Martins' Gardens and All Saints Orthodox Church on the opposite side of Camden Street to the east. The site of the gardens was the former Camden Town Cemetery, the land acquired in 1802 for an additional burial ground for St. Martin's-in-the-Fields. Part of the land was used for St. Martin's Almshouses built adjacent in 1818.

The visibility of the townscape beyond the northern boundary of the Gardens is somewhat increased during winter months albeit the branches of the mature trees along the north boundary still partly obscure views beyond. There are no tall elements visible beyond the boundary walls of the garden in the background of the view.

VP 15. St. Martin's Gardens: Southern section looking North

PROPOSED

Description of the proposal:

The proposed development will in almost in its entirety remain obscured by built form and mature trees in the middleground.

Effects on the view:

Whilst a limited section of the saw-tooth roof of the building might be visible in winter months, it will be clearly set in the background of the view and will not detract from the openness and character of St Martin's Gardens. The green tonality of the proposed development will further help to merge it into backdrop.

Image © Cityscape 2018

VP 15. St. Martin's Gardens: Southern section looking North

CUMULATIVE

Description of the view:

8- storey element of the consented 140-146 Camden Street development will rise above the terrace in the RHS of the image (marked in an orange wireline). However, similarly to the proposed development, it will be set at a significant distance away therefore will form part of the background element to the Gardens.

Effects on the view:

Cumulatively, the proposed development together with 140-146 will not have any effect on the historic significance of the Gardens.

Image © Cityscape 2018 – CUMULATIVE VIEW WIRELINE COLOUR TO BE CHANGED TO ORANGE

SELECTED SOURCES :

DCMS (March 2010 and since continually updated) Principles of Selection for Listing Buildings
https://content.historicengland.org.uk/content/docs/guidance/principles-of-selection-for-listing-buildings-2010.pdf

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https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/

Landscape Institute (2013) Guidelines for Landscape and Visual Impact Assessment, 3rd Ed.

LB Camden (2009) Development Policies 2010-2025
https://camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/local-development-framework/development-policies/

LB Camden (2015) Camden Planning Guidance: Design
https://camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3369897&

LB Camden (2017) Local Plan**,**
https://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3655163&

LB Camden (2008) Regent's Canal Conservation Area Appraisal and Management Strategy
http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/conservation-area-appraisal-and-management-strategies/regents-canal/

LB Camden (2008) Camden Town Conservation Area Appraisal
https://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/conservation-and-listed-buildings/conservation-areas/

Mayor of London (2012) London View Management Framework SPG
https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/supplementary-planning-guidance/london-view-management

APPENDIX A: AVR Method Statement (by Cityscape)

GRAND UNION HOUSE
LONDON

VERIFIED VIEWS METHODOLOGY REPORT

NOVEMBER 2018

CITYSCAPE DIGITAL

Appendix:

CITYSCAPE VERIFIED VIEWS METHODOLOGY

0.0 INTRODUCTION

0.1 Methodology overview

The methodology applied by Cityscape Digital Limited to produce the verified images or views contained in this document is described below. In the drafting of this methodology and the production and presentation of the images, guidance has been taken from the London View Management Framework SPG March 2012. The disciplines employed are of the highest possible levels of accuracy and photo-realism which are achievable with today's standards of architectural photography and computer-generated models.

0.2 View selection

The viewpoints have been selected through a process of consultation with relevant statutory consultees and having regard to relevant planning policy and guidance.

1.0 PHOTOGRAPHY

1.1 Digital photography

With the latest advances in Digital Photography it is now possible to match the quality of plate photography. Due to the added benefits of time saving and flexibility Cityscape now employ full time in-house digital photographers.

1.2 Lenses

For local views a wide angle lens of 17mm, 24mm or 35mm was used in order to capture as much of the proposal and its surroundings as possible. Intermediate distance views were photographed with a standard 35mm to 70mm.

As a guide, the following combinations were used:

Distance to subject	View and 5D	Canon Digital SLR, 1DS Mark III and 5D
0 – 800 metres	Local	17mm to 50mm 'L' series
800 to 5000 metres	Intermediate	24mm to 70mm 'L' series zoom

Examples of these views are shown in Figures 4 and 5.

1.3 Digital camera

Cityscape uses a Canon 5D MK IV (shown in figure 1) and a Canon 1DS MK III (all full frame digital SLRs) high resolution digital camera for the digital photography. Also used were Canon's 'L' series professional tilt and shift lenses which produce high quality images that are suitable for the camera-matching process without the need for processing and scanning.

1.4 Position, time and date recording

The photographer was provided with (i) an Ordnance Survey map indicating the position of each viewpoint from which the required photographs were to be taken, and (ii) a digital photograph taken by Cityscape of the desired view. For each shot the camera was positioned at a height of 1.60/1.65 metres (depending on whether image is SPG or RPG3A view) above the ground level which closely approximates the human eye altitude. A point vertically beneath the centre of the lens was marked on the ground as a survey reference point and two digital reference photographs were taken of (i) the camera/tripod location and (ii) the survey reference point (as shown in Figures 2 and 3). The date and time of the photograph were recorded by the camera.

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1 Canon 1DS Digital Camera

2 Camera Location

3 Survey reference point

4 Local view

5 Intermediate view

2.0 DIGITAL IMAGE CORRECTION

2.1 Raw file conversion

Canon cameras produce a raw file format, which is then processed digitally for both high detail and colour accuracy. The final image is outputed as a tiff[1] file.

2.2 Digital image correction

The digital images were then loaded into Cityscape's computers running Adobe Photoshop®[2] software to prepare the digital image for the next stage of camera matching (see section 5). The image is also 'bank'[3] corrected which means ensuring that the horizon in each digital image is precisely horizontal.

In spite of the selection of the most advanced photographic equipment, lenses are circular which results in a degree of distortion on the perimeter of images. The outer edges of an image are therefore not taken into consideration; this eliminates the risk of inaccuracy. Figure 17 in section 5 illustrates the 'safe' or non-distortive area of an image which is marked by the red circle.

The adjusted or corrected digital image, known as the 'background plate', is then saved to the Cityscape computer system ready for the camera matching process (see section 5). In preparation for the survey (see section 4) Cityscape marks up each background plate selecting a number of points in the view, such as corners of buildings, for survey (see Figures 6 and 7)

6

[1] TIFF is the name given to a specific format of image file stored digitally on a computer.
[2] Adobe Photoshop® is the industry standard image editing software.
[3] By aligning the vanishing points.

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6 Background plate highlighting critical survey points in purple and secondary survey strings in red

7 Area of interest to be surveyed as shown in Figure 7

3.0 GPS SURVEY

3.1 Survey

An indepedant surveyor was contracted to undertake the survey of (i) each viewpoint as marked on the ground beneath the camera at the time the photograph was taken (and recorded by way of digital photograph (see section 1 above)) and (ii) all the required points on the relevant buildings (as marked on the background plate).

The survey was co-ordinated onto the Ordnance Survey National Grid (OSGB36) by using Global Positioning System (GPS) equipment (see, for example, Figure 9) and processing software. The Ordnance Survey National Grid (OSGB36) was chosen as it is the most widely used and because it also allows the captured data to be incorporated into other available digital products (such as Ordnance Survey maps). The height datum used was Ordnance Survey Newlyn Datum and was also derived using the GPS.

The surveyor uses a baseline consisting of two semi-permanent GPS base stations (see Figure 8). These stations are located approximately 5730 metres apart and positioned so as to optimise the results for the area of operation (see location map, Figure 13). The base stations are tied into the National GPS Network and are constantly receiving and storing data which allows their position to be monitored and evaluated over long periods of operation. By using the same base stations throughout the survey the surveyor ensure the consistency of the results obtained.

Using the Real Time Kinematic method a real time correction is supplied by each base station to the rover (shown in Figure 10) (over the GSM[4] network) physically undertaking the field survey. This enables the rover to determine the co-ordinates of its location instantaneously (i.e. in 'real time'). The rover receives a 'corrected' fix (co-ordinates) from each base station. If the two independent fixes are each within a certain preset tolerance, the rover then averages the two fixes received. The viewpoints are, with a few exceptions, surveyed using this technique. This method of GPS survey (Real Time Kinematic) produces results to an accuracy in plan and height of between 15mm – 50mm as outlined in the "*Guidelines for the use of GPS in Land Surveying*" produced by the Royal Institute of Chartered Surveyors.

The particular points on each building as marked up on the background plate are surveyed using conventional survey techniques utilising an electronic theodolite and reflectorless laser technology (shown in Figures 11 and 12). There are two methods used to fix the building details, namely polar observations[5] and intersection observations[6]. The position of the theodolite is fixed by the rover as described above. In certain circumstances, a viewpoint may need to be surveyed using conventional survey techniques as opposed to Real Time Kinematic, if, for example, the viewpoint is in a position where GPS information cannot be received.

[4] GSM network: the mobile phone network.

[5] Polar observation is the measurement of a distance and direction to a point from a known baseline in order to obtain co-ordinates for the point. The baseline is a line between two known stations.

[6] Intersection observation is the co-ordination of a point using directions only from two ends of a baseline.

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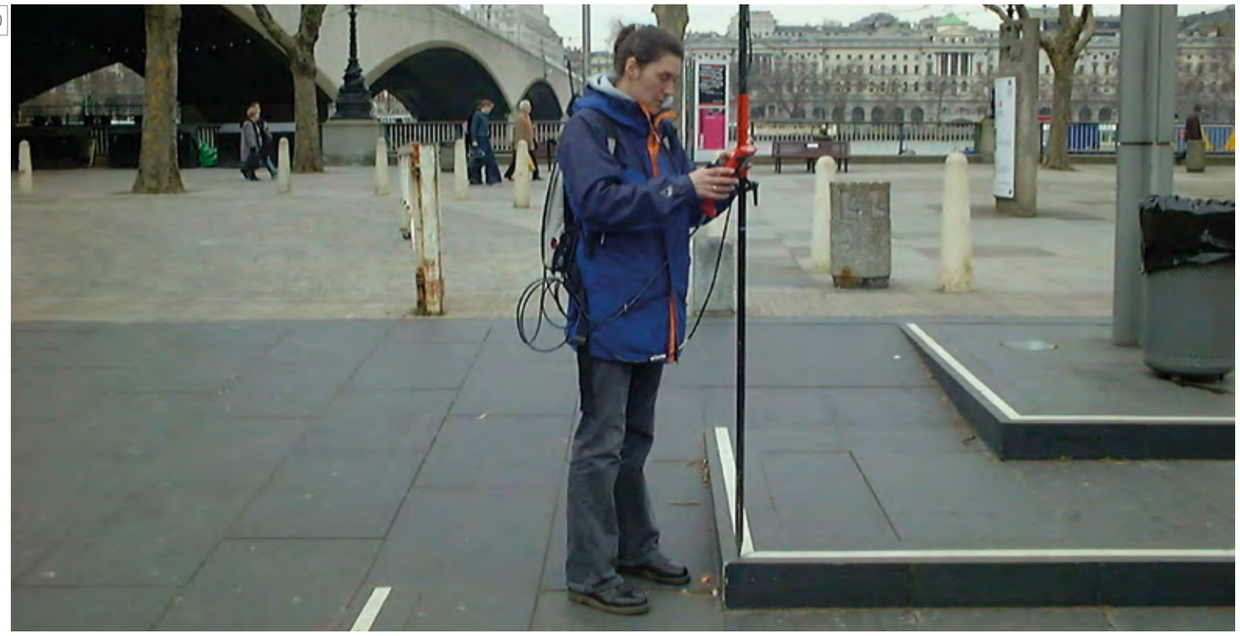


11

12

13

8 Marshall Survey semi-permanent GPS base station

9 GPS System

10 Field survey being carried out using a GPS rover

11 Electronic Theodolite

12 Field survey being carried out by St. Paul's Cathedral

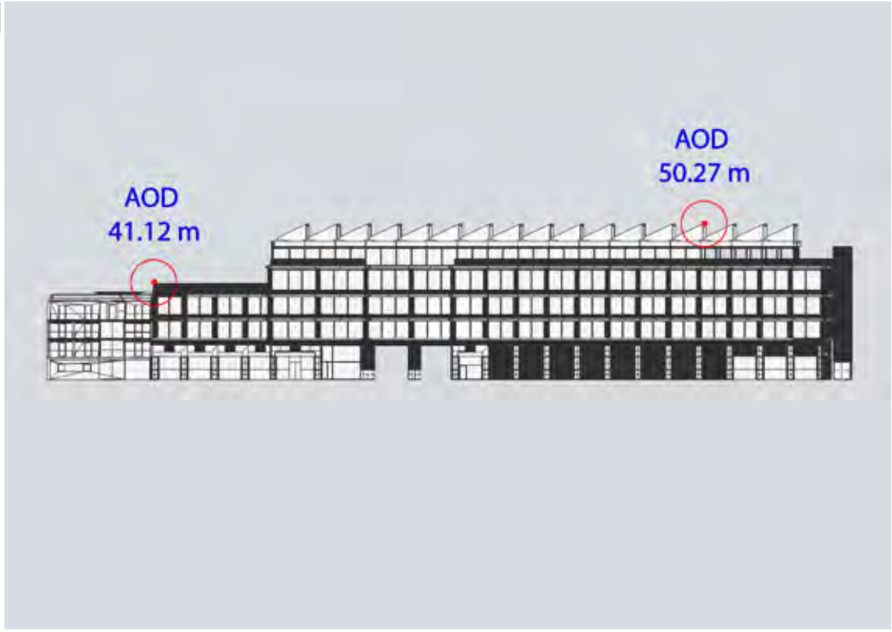
13 Location of Marshall Survey's GPS base stations

4.0 MODEL POSITIONING

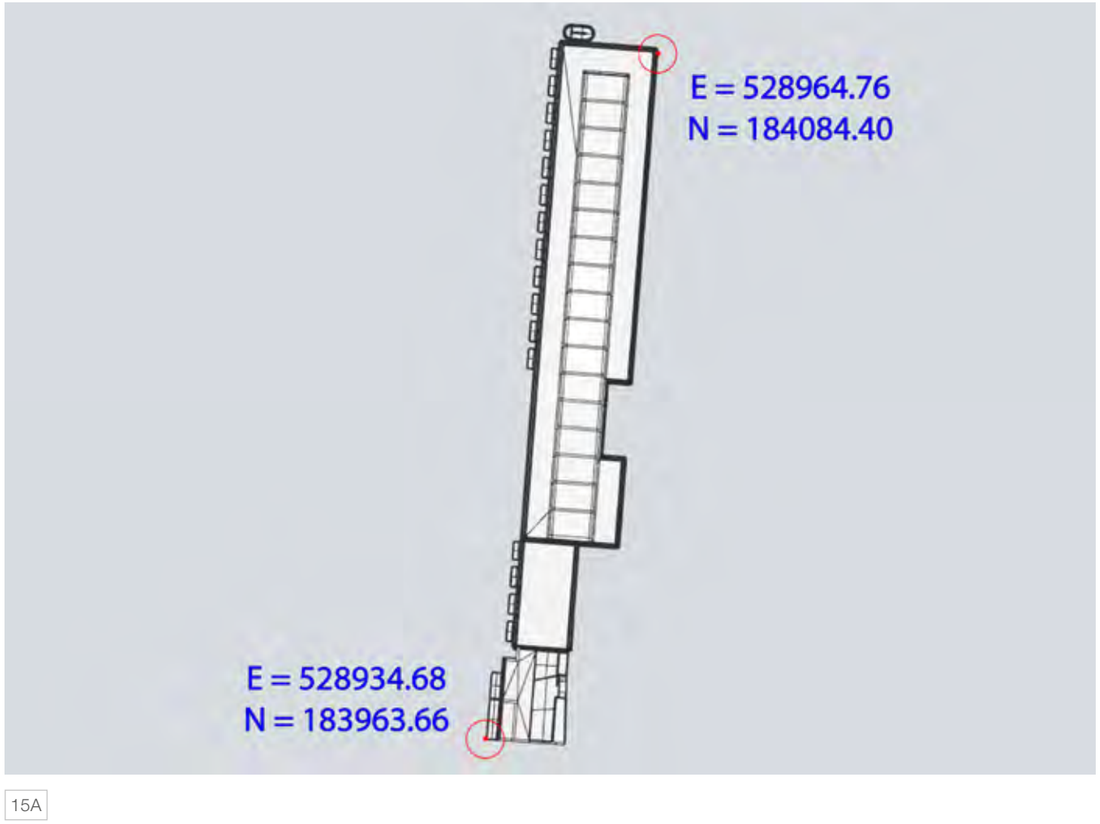
4.1 Height and position check

The model is positioned using a site plan provided by the architect. This is then overlaid onto OS positioned survey from ProMap. Once the building has been positioned in Lightwave confirmation of height and position is requested from the architect. Two clear reference points are agreed and used to confirm the site plan and Ordnance Survey. The height is cross checked against the architects section and given in metres Above Ordnance Survey Datum (AOD).

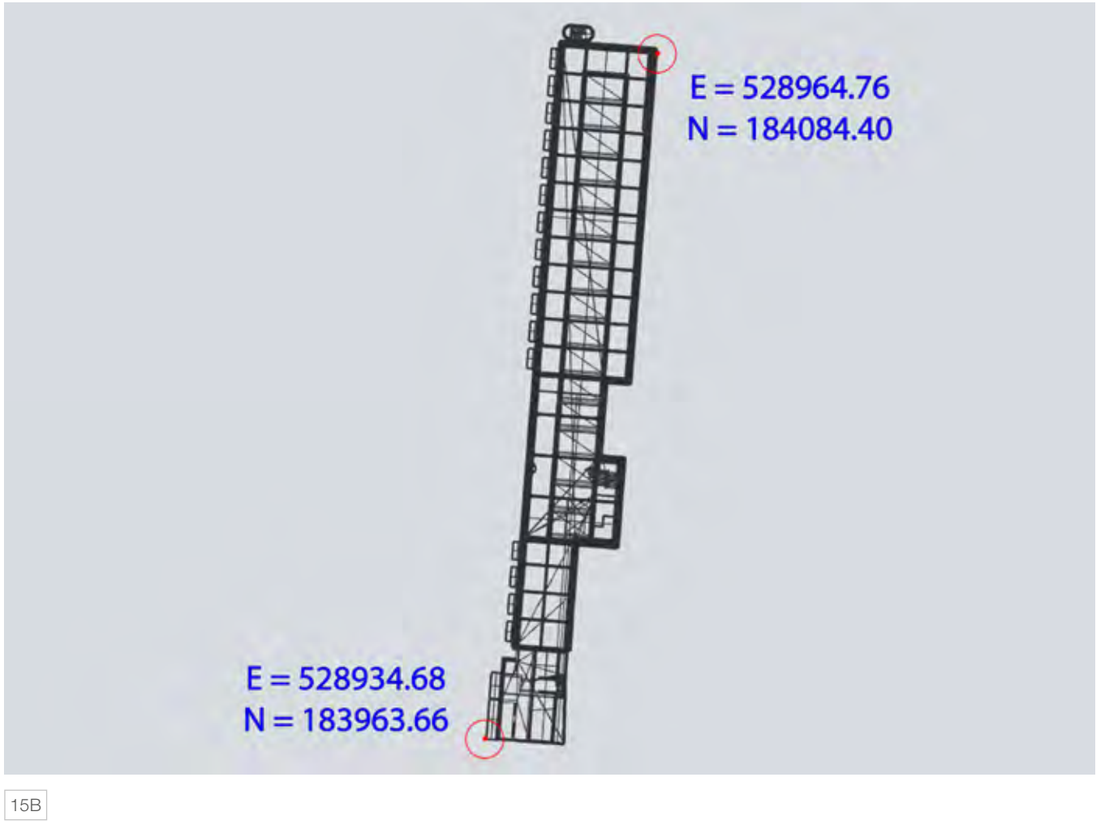
14A



14B



15A



15B

14A Architect's Elevation Drawing

14B Cityscape's Elevation Model

15A Architect's Plan Drawing

15B Cityscape's Plan Model

5.0 CAMERA MATCHING

5.1 Cityscape's Database

Cityscape has built up a comprehensive database of survey information on buildings and locations in central London; the database contains both GPS survey information and information regarding the dimensions and elevations of buildings gathered from architects and other sources. Figure 16 shows a selection of GPS located models (yellow) within Cityscape's database which effectively represents a 3D verified computer 'model' of some prominent buildings in central London. The term '3D model' has been adopted with caution in this methodology as it is thought to be slightly misleading because not every building in central London is included in the database although the majority of those buildings which form part of the 'skyline' are included.

5.2 Creation of Scheme Model

The outlines of buildings are created by connecting the surveyed points or from the information obtained from architects' drawings of particular buildings. By way of example of the high level of detail and accuracy, approximately 300 points have been GPS surveyed on the dome of St. Paul's. The database 'view' (as shown in Figure 16) is 'verified' as each building is positioned using coordinates acquired from GPS surveys.

5.3 Camera Matching Process

In many instances, the various co-ordinates of a particular building featured in one of the background plates are already held by Cityscape as part of their database of London. In such cases the survey information of buildings and locations provided by the surveyor (see section 3 above) is used to cross-check and confirm the accuracy of these buildings. Where such information is not held by Cityscape, it is, where appropriate, used to add detail to Cityscape's database. The survey information provided by the surveyor is in all cases used in the verification process of camera matching.

A wireframe[7] 3D model of the proposed scheme is created by Cityscape from plans and elevations provided by the architects and from survey information of the ground levels on site and various other points on and around the site, such as the edge of adjacent roads and bollards etc. provided by the surveyor.

The following information is required for the camera matching process:

- Specific details of the camera and lens used to take the photograph and therefore the field of view (see section 1);
- The adjusted or corrected digital image i.e. the 'background plate" (see section 2);
- The GPS surveyed viewpoint co-ordinates (see section 3);
- The GPS surveyed co-ordinates of particular points on the buildings within the photograph (the background plate) (see section 3);
- Selected models from Cityscape's database (see section 3);
- The GPS surveyed co-ordinates of the site of the proposed scheme (see section 3);
- A 3D model of the proposed scheme (see section 4).

A background plate (the corrected digital image) is opened on computer screen (for example, Figure 17), the information listed above is then used to situate Cityscape's virtual camera such that the 3D model aligns exactly over the background plate (as shown in Figures 18 and 21) (i.e. a 'virtual viewer' within the 3D model would therefore be standing exactly on the same viewpoint from which the original photograph was taken (Figure 20). This is the camera matching process.

5.4 Wireline Image

Cityscape is then able to insert the wireframe 3D model of the proposed scheme into the view in the correct location and scale producing a verified wireline image of the proposal (shown in Figures 19 & 22).

The camera matching process is repeated for each view and a wireline image of the proposal from each viewpoint is then produced. The wireline image enables a quantitative analysis of the impact of the proposed scheme on views.

16

[7] A wireframe is a 3D model, a wireline is a single line representing the outline of the building.

16 Selected GPS located models (yellow) from Cityscape's database, situated on Cityscape's London digital terrain model

17 Background plate & selected 3D models as seen by the computer camera. Red circle highlights the safe or non-distortive area of the image

18 Background plate matched to the 3D GPS located models

19 The camera matched background plate with an example of a proposed scheme included in red

20 Background plate: digital photograph, size and bank corrected as described in section 3

21 Camera matching: the background plate matched in the 3D GPS located models

22 The camera matched background plate with the proposed scheme included