



**Land adjacent to | St. Johns Wood Park
Townscape Assessment Addendum
(2018/4763/P)
January 2019**

This Townscape Assessment Addendum has been prepared by van Bruggen Ltd

This Townscape Assessment Addendum accompanies the Townscape Assessment submitted with Planning Application 2018/4763/P to London Borough of Camden. Please refer to the submission documents. Imagery by the architects Maccreeanor Lavington. The views are not produced as verified images but are adequate for the purposes of this assessment.

Report by	Ben van Bruggen
Checked by	-



I. INTRODUCTION

I.1 This Townscape Assessment Addendum has been prepared to support the application 2018/4763/P for the proposed scheme at the land adjacent to 1 St Johns Wood Park, Swiss Cottage (hereafter referred to as the 'Scheme Proposal') located to the south of the London Borough of Camden (LBC), close to its boundary with the City of Westminster (CoW).

I.2 Following consultation with officers at LBC the Scheme Proposal has been amended to address their comments. The main alteration affecting the townscape is the roofscape.

Site Location and Townscape Study Area.



The Site



2. REVISED ASSESSMENT

2.1 The Scheme Proposal as submitted is represented on this page with the revised scheme represented opposite.



2.2 The Scheme Proposal as revised. The changes affecting the townscape are evident at the upper most floor of accommodation. The roof appears slightly lower in the view. It is given a more detailed articulation and so interest at the upper level. The bronzed metal mansard roof at the rear is just visible.



2.3 The Scheme Proposal as submitted is represented on this page with the revised scheme represented opposite.



2.4 The Scheme Proposal as revised. The changes affecting the townscape are evident at the upper rear, which is now a bronzed mansard roof design. The fenestration has been rationalised creating a more solid element and emphasising the upper most floor. This element will be observed in very limited views. The effect of this change on the townscape compared to the submitted scheme design will be neutral.

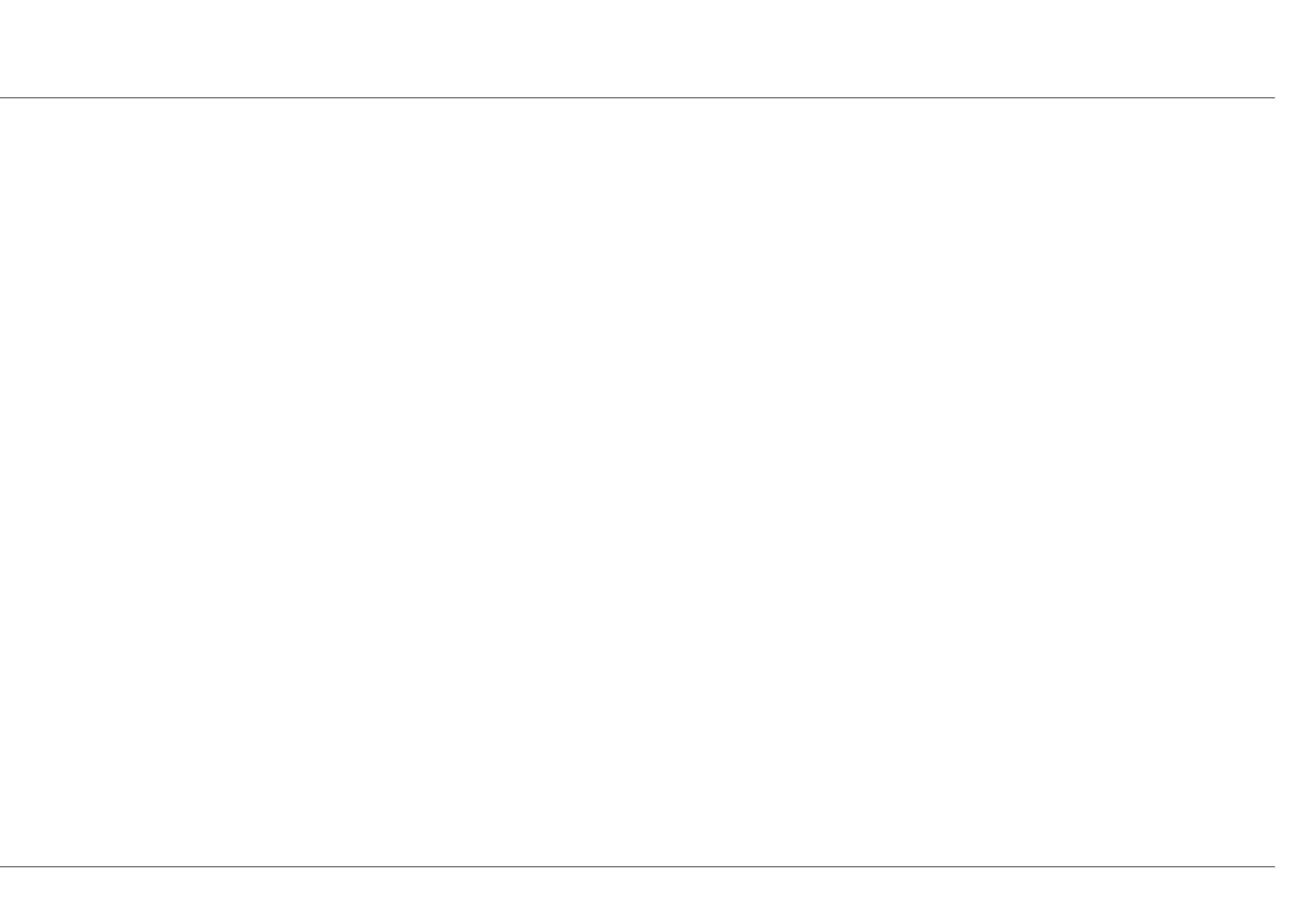
3. CONCLUSIONS

3.1 The Scheme Proposal, as submitted and the subject of the current planning application, has been informed by a thorough understanding of the local and wider townscape context. The revisions are consistent with the understanding of the context.

3.2 The Site is not located within a sensitive townscape as it does not lie in a conservation area nor does it include any heritage assets. There are no sensitive townscape features such that it would predetermine an architectural approach or style. It also does not fall within a local or strategic view, as recognised by regional and local planning policy. The likely views are very limited and any effect is likely to be confined to the adjacent streets only.

3.3 The Revised Scheme Proposal will be visible from a very confined area of St Johns Wood Conservation Area, and only to a limited degree and will appear as part of the wider townscape that includes much taller buildings. The relationship and distance of the Site with listed buildings in the study area, and scale of the Scheme Proposal, are such that in no case will there be any effect on the heritage significance of any other statutory listed building.

3.4 In a context such as this there can be no objection to a building of character and distinction that improves on the current townscape and lifts the architectural quality of the area more generally. This scheme when built will add to the architectural diversity of the area, will enliven this part of the borough, and this street, and provide high quality accommodation in an attractive building.



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