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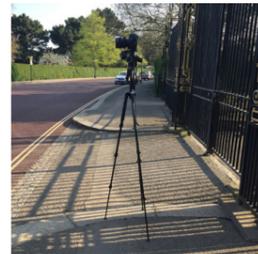
Regent's Park, Chester Road/Inner Circle (Euston Area Plan View 24)



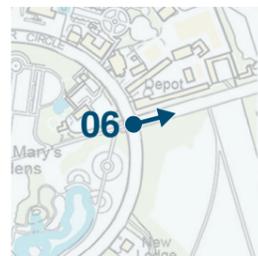
Existing View



Proposed View



Camera Location



View Location

Existing

Regent's Park was laid out in the early 19th century to the masterplan of John Nash, originally as a fashionable residential estate set in private parkland, and subsequently from 1835, it opened as a public park. The landscape is now listed Grade I on the HE Register of Parks and Gardens of Special Historic Interest. Chester Road links the Inner Circle to the Outer Circle to the west of the Grade I listed Chester Terrace completed in 1825. The views eastwards towards Chester Terrace are identified in the LBC CAA (Ref 1-21) as key views within Regent's Park. This view is from the junction with the Inner Circle in front of the Grade II listed Chester Road Gates to Queen Mary's Gardens. It is channelled by an avenue of cherry trees lining Chester Road, with larger mature trees in the English Gardens to the south of Chester Drive screening tall development to the south-east of the park on the right.

Value attached to the view: this view is taken from the location indicated in the EAP Background Report Appendix 3 Figure 3 as local view 24; it is also a valuable characterising view from within a listed landscape and a noted view in the LBC CAA (Ref 1-21) is therefore judged to have a **medium** value.

Visual receptors affected: moderate numbers of local residents and park users

Susceptibility to change of visual receptors: this part of the

park provides the setting for the Grade I listed Nash terraces whose residents have high susceptibility. Susceptibility to change overall is therefore judged to be **high**.

Sensitivity: **Medium to High**

Proposed

The Proposed Development would not be visible through the dense foreground branches and sparse foliage in this spring view. In winter although there may be some technical visibility it is doubtful that it would be actually discernible through the dense planting, and any slight glimpsed visibility would be peripheral to the axial view to Chester Terrace and seen in relation to other taller buildings to the south-east of the park. There would be no material impact in summer or winter.

Magnitude of Impact: **None**

Effect: **No effect**

Cumulative

The consented Central Sommers Town would be visible beyond the roof line of Chester Terrace in isolation slightly increasing the scale of the effect on the view. The built

heritage assessment for Central Sommers Town considered the heritage significance of Chester Terrace to be sustained in relation to the visual impact on this view and the nature of the cumulative effect is therefore considered to be neutral.

Cumulative Effect: Minor in scale; Neutral in nature