



08

Mornington Terrace



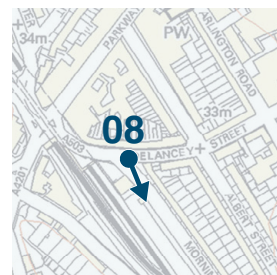
Existing View



Proposed View



Camera Location



View Location

Existing

The view is taken from the western edge of the Camden Town Conservation Area where the railway tracks laid out in 1851, beyond the brick wall on the right allow long panoramic views out of the conservation area towards central London noted in the Camden Town CAA (Ref 1-24). On the left is the mid-19th century Grade II listed terrace on the east side of the street, obscured by mature London Plane trees on both sides of the street in this summer view. In the backdrop of the view is the skyline of central London with the Euston Tower and the BT Tower to its right forming the tall focal point with the glazed 10 Brock Street lower between them beyond the top of terraces of the edge of Regent's Park. To the left of the Euston Tower are tall and midrise buildings along the Euston road including 235 Euston Road and lower to the left the northern end of the Barlow Shed of the Grade I listed St Pancras.

Value attached to the view: this it is also a valuable characterising view from within a conservation area and is therefore judged to have a **medium** value.

Visual receptors affected: low numbers of local residents

Susceptibility to change of visual receptors: local residents in a high-quality designated townscape have a **high** susceptibility to change.

Sensitivity: **Medium to high**

Proposed

The very top of the Proposed Development would be visible at a distance of approximately 1km, in front of 10 Brock Street and considerably lower. The Proposed Development would make a slight change to the composition of the view which would be of low magnitude. As the rendered image shows, the scale and massing, simple form and recessive architectural treatment of the Proposed Development would integrate comfortably with the varied character of this part of the existing view. The nature of the visibility of the Proposed Development would therefore be neither adverse nor beneficial: it would preserve the quality and primary compositional elements of the view. The nature of the effect would be Neutral. The change to the setting of the Camden Town Conservation Area would be negligible.

Magnitude of Impact: **Low**

Effect: Minor in scale; **Neutral in nature**

Cumulative

The cumulative development would not alter the effect on the view considered in isolation.

Cumulative Effect: Minor in scale; Neutral in nature