



Cumulative



Consented Development

Consented Development

2.25 This view looks south along the western boundary of the Regent's Canal Conservation Area. On the left, within the conservation area, the street is defined by late 20th century building frontages; these buildings also look eastwards onto the canal. On the right of the view, the west side of St Pancras Way is outside the conservation area. Closest to the viewing position is the Parcel Force depot with a large parking area onto St Pancras Way. Beyond the depot is a late 20th century housing development rising to eight storeys and the long frontage of recently developed Unite student accommodation opposite the Site. The Consented Development would be clearly visible continuing the existing street frontage on the west side of the conservation area at a taller scale, making a moderate change to the composition of the view. The subdivision of the large Site into a number of smaller plots with variations in their use would physically and visually break up the large footprint of the Site with a resulting finer grained townscape that would integrate comfortably with the scale and grain of the existing townscape of St Pancras Way, increasing the level of richness, activity and overlooking and not dominating the streetscape.

Significance of likely effect: **Moderate, beneficial**

Proposed Development

2.26 The minor changes to the cladding of Plot B would not be discernible and the taller plant would not be visible in this view. Plot C is not visible in the view. The proposed change to the height and architectural treatment of the upper storeys of Plot A would be noticeable but would not change the scale of impact on the view. The upper levels of Plot A would be 830mm taller than that in the Consented Scheme with the upper plant set back less than in the Consented Scheme. The alterations to the façade would result in a more solid appearance, which as for the Consented Scheme, has been articulated with white pre-cast concrete vertical fins that would complement the treatment of consented Plot B. The street frontage of the upper storeys would remain animated by windows. The cladding to the upper storeys of Plot A would be darker than the treatment of the Consented Scheme, providing a dramatic contrast with the white fins. Although the architectural treatment of the upper storeys of Plot A would be noticeably different from that of the Consented Development, its quality would remain very high and the Proposed Development would continue to have a beneficial effect on the composition of view as a whole. The effect of the Proposed Development would not alter from that of the Consented Development.



Proposed Development

Significance of likely effect: **Moderate, beneficial**

Cumulative

2.27 None of the cumulative development would be visible in the view and the significance of the effect would not change from that assessed for the Proposed Development in isolation

Significance of likely cumulative effect: **Moderate, beneficial**

