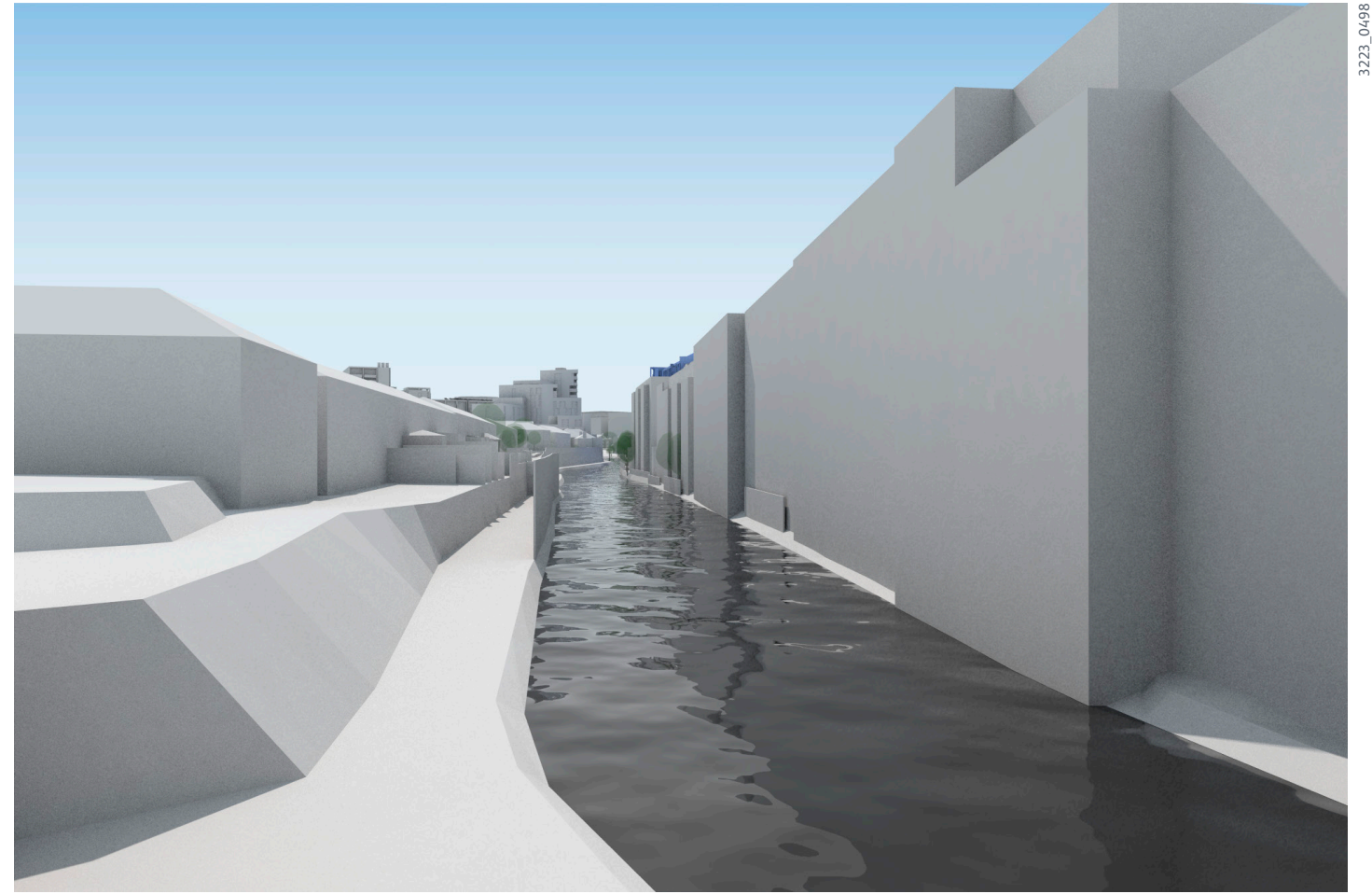
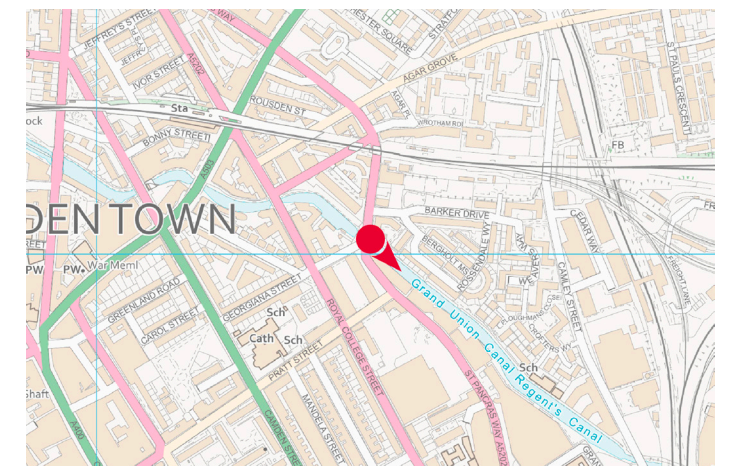
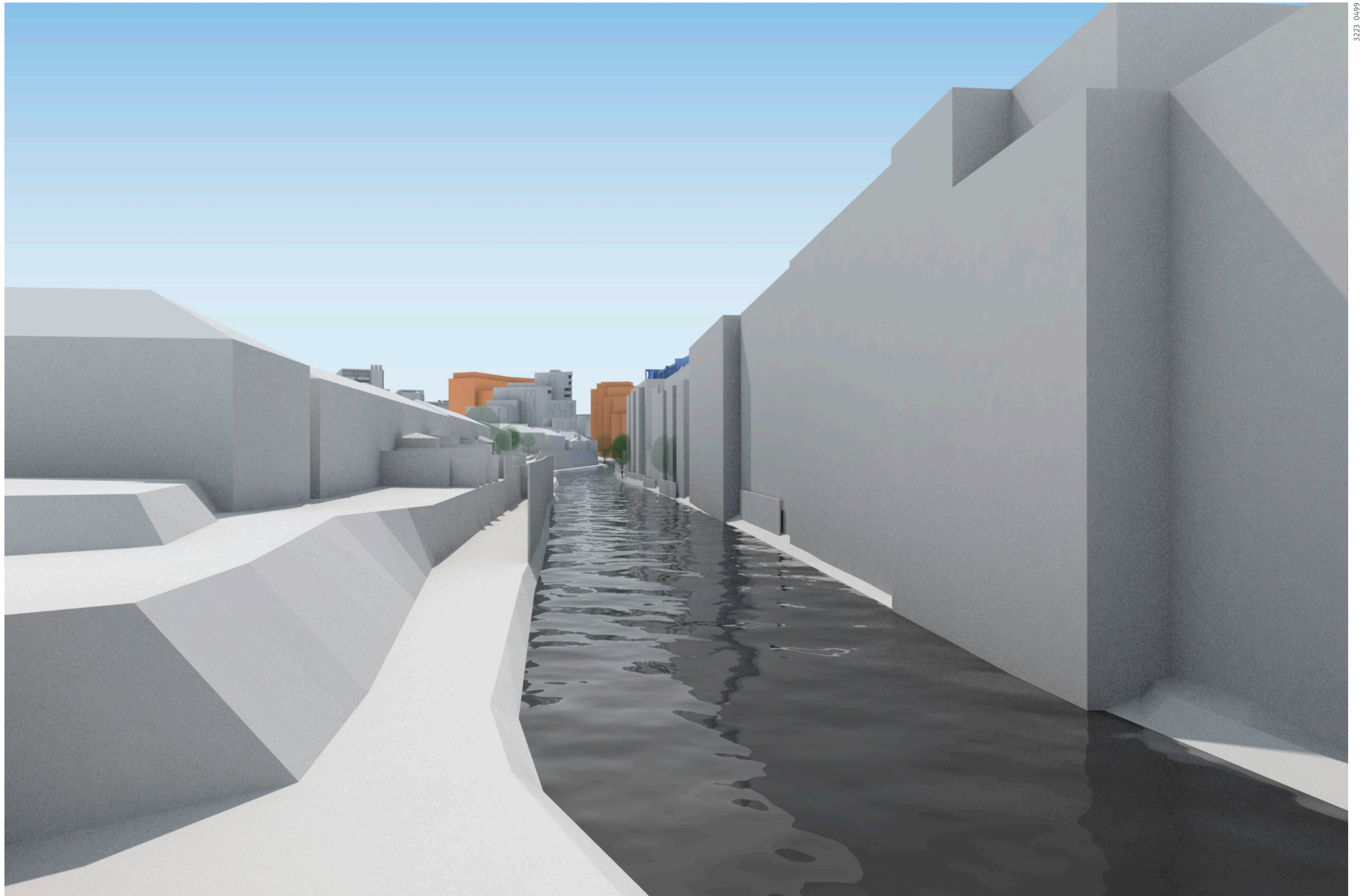


Consented Development



Proposed Development





3223_0499

Cumulative

Appendices (continued)

A2 View Locations

4 Elm Village (day)	4N Elm Village (dusk)	5 Regent's Canal Towpath, looking north	8 Plender Street, junction with College Place	12 St Pancras Way, junction with Pancras Road	13 St Pancras Way, outside No.22
<p><i>Camera Location</i> National Grid Reference 529553.2E 183903.8N Camera height 27.38m AOD Looking at Centre of Site Bearing 151.9°, distance 0.2km <i>Photography Details</i> Height of camera 1.60m above ground Date of photograph 11/11/2016 Time of photograph 14:49 Canon EOS 5D Mark II DSLR Lens 24mm</p>	<p><i>Camera Location</i> National Grid Reference 529553.3E 183903.7N Camera height 27.38m AOD Looking at Centre of Site Bearing 152.4°, distance 0.2km <i>Photography Details</i> Height of camera 1.60m above ground Date of photograph 11/11/2016 Time of photograph 16:52 Canon EOS 5D Mark II DSLR Lens 24mm</p>	<p><i>Camera Location</i> National Grid Reference 529770.5E 183710.0N Camera height 25.31m AOD Looking at Centre of Site Bearing 274.8°, distance 0.2km <i>Photography Details</i> Height of camera 1.60m above ground Date of photograph 28/03/2017 Time of photograph 10:42 Canon EOS 5D Mark II DSLR Lens 24mm</p>	<p><i>Camera Location</i> National Grid Reference 529365.5E 183666.4N Camera height 25.74m AOD Looking at Centre of Site Bearing 80.6°, distance 0.3km <i>Photography Details</i> Height of camera 1.60m above ground Date of photograph 11/11/2016 Time of photograph 13:55 Canon EOS 5D Mark II DSLR Lens 24mm</p>	<p><i>Camera Location</i> National Grid Reference 529622.9E 183498.3N Camera height 20.46m AOD Looking at Centre of Site Bearing 351.5°, distance 0.3km <i>Photography Details</i> Height of camera 1.60m above ground Date of photograph 24/02/2017 Time of photograph 11:52 Canon EOS 5D Mark II DSLR Lens 24mm</p>	<p><i>Camera Location</i> National Grid Reference 529474.8E 183916.9N Camera height 23.24m AOD Looking at Centre of Site Bearing 160.3°, distance 0.2km <i>Photography Details</i> Height of camera 1.60m above ground Date of photograph 11/11/2016 Time of photograph 14:19 Canon EOS 5D Mark II DSLR Lens 24mm</p>

Appendices (continued)

A3 Millerhare’s technical notes on the Views

Scope		Schemes	
B3.1	This study tests the visual impact of the Proposed Development by Reef Estates at 6 St Pancras Way. It consists of a series of accurately prepared photomontage images or Accurate Visual Representations (AVR) which are designed to show the visibility and appearance of the Proposed Development from a range of publicly accessible locations around the site. The views have been prepared by Miller Hare Limited.	B3.10	In the Cumulative view, the Proposed Development has been shown in the context of other schemes shown in silhouette form (AVR 1) using an orange line. Where parts of these schemes would not be visible they are shown as a dotted line. The details of the additional schemes included in the Cumulative view are given in the schedule and overview map included in Appendix A4 “Details of schemes”, these include:
B3.2	The views included in the study were selected by the project team and they include, where relevant, standard assessment points defined by the Mayor of London and the London Borough of Camden. Where requested, view locations have been refined and additional views added. The full list of views is shown in thumbnail form on page 2, together with a map showing their location. Detailed co-ordinates for the views, together with information about the source photography are shown in Appendix A2 “View Locations”.		<ul style="list-style-type: none">Camden Town HallGoogle HQKing’s Cross – Plot F1Coal Drops YardKing’s Cross – Plot QKing’s Cross – Plot R1King’s Cross – Plot P2King’s Cross – Plot SKing’s Cross – Plot R5 South (Outline Masterplan)King’s Cross – Plot R3King’s Cross – Plot R8King’s Cross – Plot T2King’s Cross – Plot T3King’s Cross – Plot T4King’s Cross – Plot W (Outline Masterplan)351 Caledonian Road22-23 Tileyard RoadAgar Grove Estate Regeneration101 Camley Street102 Camley StreetKing’s Cross – Plot HKing’s Cross – Plot R7 (Outline Masterplan)CLM SchoolCamden Lock Village, Building A
B3.3	In preparing each AVR a consistent methodology and approach to rendering has been followed. General notes on the AVRs are given in Appendix A6 “Accurate Visual Representations”, and the detailed methodology used is described in Appendix A7 “Methodology for the production of Accurate Visual Representations”.		<ul style="list-style-type: none">Camden Lock Village, Building BCamden Lock Village, Building CCamden Lock Village, Building D
B3.4	From each viewpoint a large format photograph has been taken as the basis of the study image. The composition of this photograph has been selected to allow the Proposed Development to be assessed in a meaningful way in relation to relevant elements of the surrounding context. Typically, photographs have been composed with a horizontal axis of view in order to allow vertical elements of the proposals to be shown vertically in the resulting image. If required in order to show the full extent of the proposals in an natural way the horizon line of the image has been allowed to fall above or below the centre of the image. This has been achieved by applying vertical rise at source using a large format camera or by subsequent cropping of the image. In a limited number of cases the source photograph has been extended vertically to ensure that the full height of the proposals are shown in the images of the future condition. In all cases the horizon line and location of the optical axis are clearly shown by red arrow markers at the edges of the image.	B3.7	For each AVR image, the precise Field of View, after any cropping or extension has been applied is shown clearly using indexed markings running around the edges of the image. These indicate increments of 1, 5 and 10 degrees marked away from Optical Axis. Using this peripheral annotation it is possible to detect optical distortions in parts of the image away from the Optical Axis . It is also possible to simulate a different field of view by masking off an appropriate area of the image. More detailed information on the border annotation is contained in Appendix A6 “Accurate Visual Representations”.
B3.5	The lenses chosen for the source photography have been selected to provide a useful Field of View given the distance of the viewpoint from the site location. The lenses used for each view are listed in Appendix A2 “View Locations”.	B3.8	From each selected viewpoint a set of accurate images have been created comparing the future view with the current conditions represented by a carefully taken large format photograph. In this study the following conditions are compared: <ul style="list-style-type: none">Existing – the appearance today as recorded on the specified date and timeProposed – the future appearance were the Proposed Development to be constructedCumulative – the Proposed Development is shown in the context of other significant schemes considered relevant by the project team
B3.6	In this study the following groups of views have been defined: <ul style="list-style-type: none">Distant views – typically with a horizontal Field of View approximately 48 degrees (equivalent to a 35mm lens		
		B3.9	For each viewpoint, the Proposed Development is shown in a defined graphical style. These styles comply with the definitions of AVR style defined by the London View Management Framework. The styles used in this study are: <ul style="list-style-type: none">AVR 1 – a wireline representation showing the silhouette of the proposals. Where a part of the silhouette would be visible in the view it is shown in blue, where it would be invisible, as a result of being occluded by existing structures or dense vegetation, it is shown dotted.AVR 3 – a fully rendered representation of the building showing the likely appearance of the proposed materials under the lighting conditions obtaining in the selected photograph.

Appendices (continued)

A4 Details of schemes

index	scheme name	address	reference	PA	status	source of model data	positioning method	MH reference	colour
1	Ugly Brown Buildings	6 St Pancras Way, London NW1 0TB	n/a	Camden	Proposed	Model supplied by Bennetts Associates	Position relative to O.S. supplied by architect	camd0506.detail190514-ba-proposed	Blue
2	Camden Town Hall	Town Hall Extension Argyle Street London WC1H 8NN	2014/7874/P	Camden	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	camd0423.profile160419-rb-consented	Orange
3	Google HQ	King's Cross Central – Main site Development Zone A Land between Euston Road, St Pancras Station, Midland Main Line, The New Channel Tunnel Rail Link, York Way and King's Cross Station.¿¿	2013/4001/P	Camden	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	kx-a.mass130906-dp-consented	Orange
4	King's Cross – Plot F1	King's Cross Central Plot F – Petrol Filling Station, Corner of York Way and Goods Way, London, N1	2004/2307/P	Camden	Legal Consent granted	Model built by Millerhare based on drawings supplied by architects	Best fit to Ordnance Survey	kx-f.surface080626-proposed	Orange
5	Coal Drops Yard	Coal Drops Yard Stable Street King's Cross Central London N1C 4AB	2015/6015/P	Camden	Legal Consent granted	Model supplied by Heatherwick Studio	Position relative to O.S. supplied by architect	kx-m.surface151208-proposed	Orange
6	King's Cross – Plot Q	King's Cross Central Plot Q York Way London N1	2004/2307/P	Camden	Legal Consent granted	Model built by Millerhare based on drawings supplied by architects	Best fit to Ordnance Survey	kx-q.mass131112-am-proposed	Orange
7	King's Cross – Plot R1	King's Cross Central Plot R1, York Way, London, N3	2004/2307/P	Camden	Legal Consent granted	Massing model supplied by Allies and Morrison	Position relative to O.S. supplied by architect	kx-r1.mass140206-am-consented	Orange
8	King's Cross – Plot P2	King's Cross Central, Main site Development Zone P, York Way, London N1C	2004/2307/P	Camden	Legal Consent granted	Model built by Millerhare based on drawings supplied by architects	Best fit to Ordnance Survey	kx-p2.surface080626-proposed	Orange
9	King's Cross – Plot S	King's Cross Central Plot S, York Way, London, N1	2004/2307/P	Camden	Legal Consent granted	Model built by Millerhare based on drawings supplied by architects	Best fit to Ordnance Survey	kx-s.mass140206-am-proposed	Orange
10	King's Cross – Plot R5 South (Outline Masterplan)	King's Cross Central Plot R5 South, York Way, London, N3	2004/2307/P	Camden	Legal Consent granted	Model built by Millerhare based on drawings supplied by architects	Best fit to Ordnance Survey	kx-r6.mass140206-am-proposed	Orange
11	King's Cross – Plot R3	King's Cross Central Plot R3, York Way, London, N3	2004/2307/P	Camden	Legal Consent granted	Massing model supplied by Allies and Morrison	Position relative to O.S. supplied by architect	kx-r3.mass140206-am-consented	Orange
12	King's Cross – Plot R8	King's Cross Central Plot R8, York Way, London, N3	2004/2307/P	Camden	Legal Consent granted	Massing model supplied by Allies and Morrison	Position relative to O.S. supplied by architect	kx-r8.mass140206-am-consented	Orange
13	King's Cross – Plot T2	King's Cross Central Plot T2, York Way, London, N1	2004/2307/P	Camden	Legal Consent granted	Massing model supplied by Allies and Morrison	Position relative to O.S. supplied by architect	kx-t2.mass131112-am-proposed	Orange
14	King's Cross – Plot T3	King's Cross Central Plot T3 York Way, London, N2	2004/2307/P	Camden	Legal Consent granted	Massing model supplied by Allies and Morrison	Position relative to O.S. supplied by architect	kx-t3.mass131112-am-proposed	Orange
15	King's Cross – Plot T4	King's Cross Central Plot T4, York Way, London, N2	2004/2307/P	Camden	Legal Consent granted	Massing model supplied by Allies and Morrison	Position relative to O.S. supplied by architect	kx-t4.mass131112-am-proposed	Orange
16	King's Cross – Plot W (Outline Masterplan)	King's Cross Central Plot W, York Way, London, N3	2004/2307/P	Camden	Legal Consent granted	Massing model supplied by Allies and Morrison	Position relative to O.S. supplied by architect	kx-w.mass140206-am-proposed	Orange
17	351 Caledonian Road	351 Caledonian Road & Gifford Street Railway Embankment, London N1 1DW	P2014/0609/FUL	Islington	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	isli0423.profile160422-dp-consented	Orange
18	22-23 Tileyard Road	22 – 23 Tileyard Road, London, N7 9AH ¿¿	P2015/1204/FUL	Islington	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	isli0426.mass160421-fg-consented	Orange
19	Agar Grove Estate Regeneration	Agar Grove Estate Agar Grove London NW1	2013/8088/P	Camden	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	camd0653.profile160422-dp-consented	Orange
20	101 Camley Street	101 Camley Street, London, NW1 0PF	2014/4385/P	Camden	Legal Consent granted	Model supplied by Bennetts Associates	Position relative to O.S. supplied by architect	camd0508.mass160720-ba-proposed	Orange
21	102 Camley Street	102 Camley Street, London, NW1 0PF	2015/5185/P	Camden	Under Construction	Model supplied by Bennetts Associates	Position relative to O.S. supplied by architect	camd0638.mass160720-ba-proposed	Orange
22	King's Cross – Plot H	King's Cross Central Wharf Road York Way London N1	2004/2307/P	Camden	Legal Consent granted	Model built by Millerhare based on drawings supplied by architects	Best fit to Ordnance Survey	kx-h.surface080626-proposed	Orange
23	King's Cross – Plot R7 (Outline Masterplan)	King's Cross Central Plot R7, York Way, London, N3	2004/2307/P	Camden	Legal Consent granted	Massing model supplied by Allies and Morrison	Position relative to O.S. supplied by architect	kx-r7.mass140206-am-consented	Orange
24	CLM School	Site at Hawley Wharf Land bounded by Chalk Farm Road Castlehaven Road, Hawley Road Kentish Town Road and Regents Canal London NW1	2012/4628/P	Camden	Legal Consent granted	Model supplied by AHMM	Position relative to O.S. supplied by architect	camd0549.mass120727-proposed-clmchalk	Orange
25	Camden Lock Village, Building A	Site at Hawley Wharf Land bounded by Chalk Farm Road Castlehaven Road, Hawley Road Kentish Town Road and Regents Canal London NW1	2012/4628/P	Camden	Legal Consent granted	Model supplied by AHMM and simplified by Millerhare	Position relative to O.S. supplied by architect	camd0579.profile120822-proposed-a	Orange
26	Camden Lock Village, Building B	Site at Hawley Wharf Land bounded by Chalk Farm Road Castlehaven Road, Hawley Road Kentish Town Road and Regents Canal London NW1	2012/4628/P	Camden	Legal Consent granted	Model supplied by AHMM and simplified by Millerhare	Position relative to O.S. supplied by architect	camd0652.profile120619-proposed-x	Orange
27	Camden Lock Village, Building C	Site at Hawley Wharf Land bounded by Chalk Farm Road Castlehaven Road, Hawley Road Kentish Town Road and Regents Canal London NW1	2012/4628/P	Camden	Legal Consent granted	Model supplied by AHMM and simplified by Millerhare	Position relative to O.S. supplied by architect	camd0553.profile120822-proposed-c	Orange
28	Camden Lock Village, Building D	Site at Hawley Wharf Land bounded by Chalk Farm Road Castlehaven Road, Hawley Road Kentish Town Road and Regents Canal London NW1	2012/4628/P	Camden	Legal Consent granted	Model supplied by AHMM and simplified by Millerhare	Position relative to O.S. supplied by architect	camd0555.profile120727-rb-consented	Orange

Aerial view of Proposed Development