

**From:** Victoria Hinton  
**Sent:** 17 February 2023 16:25  
**To:** Laura Dorbeck  
**Subject:** WKT EIA

Hiya,

I've had a look at the EIA and have the following comments. Let me know if you want to have a chat about any of it.

### **Heritage, Townscape and Visual Impact Assessment:**

In addition to the identified viewpoints, we request further views be assessed. Exact locations to be agreed with officers, but should include:

- View from the junction of Grafton Road/Queen's Crescent looking west and south, as well as a kinetic view down Grafton Road
- View from the junction of Grafton Road/Warden Road looking west
- View along Athlone Street looking east
- View along Allcroft Road looking south

In order to assess the massing of proposed development, sections should be provided in addition to the views. This should comprise street sections and sections across the site showing the maximum parameters, and include the surrounding context.

Full extent of proposed maximum parameters including allowances for plant should be assessed in townscape and visual analysis as well as daylight/sunlight/overshadowing/wind modelling. This will help to inform the maximum parameters across the site as it responds to local townscape and environmental conditions.

The impact on trees should be tested at an early stage, particularly given the site levels and raised landscaping across the existing estate.

**Design alternatives and evolution:** This should include the refurbishment/extension/infill options that have been considered demonstrating the impacts on sustainability and placemaking.

**Cumulative effects:** Like Murphy's Yard, the Regis Road site is allocated for development - see SALP and Kentish Town Planning Framework. Whilst Regis Road is at a very early stage of planning, and therefore full assessment of the cumulative impacts cannot be undertaken, it should be identified in the same way as Murphy's Yard.

**Transport:** Baseline transport conditions are not up to date and do not include restrictions on Holmes Road, Queen's Crescent and Grafton Road. Due to the demolition/construction impacts and access restrictions in the area, this should be scoped in to the assessment

**Noise and vibration:** Fig 1 shows closest noise sensitive receptors. This should include residential properties and school to the south east of the site on Athlone Street/Grafton Road/Holmes Road - these are closer than properties on Malden Road that have been included, and are directly adjacent to Phase 1 land parcels.

There are a few inaccuracies in the document regarding their baseline information. I have not identified them all, but as an example:

- Parliament Hill School is adjacent to William Ellis School - north of the site (26.p11 Table 1)
- The Grade I listed Church of St Martin is not included on the map (p.13 Fig 5)
- The Council adopted the Gospel Oak and Haverstock Community Vision as a Supplementary Planning Document (SPD) on 4 November 2022. (p.16 42. Local policy and guidance)

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