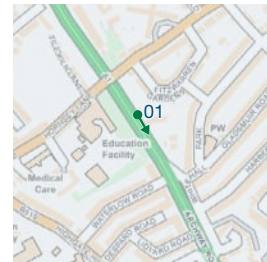




# 01

## Islington Local View LV4.A from Archway Road



Camera Location

View Location



Existing View



Proposed View

### Existing

Designated 'Local Views' from Archway Road to St Paul's Cathedral are identified by LBI in both Policy DM2.4 of the Islington Local Plan: Development Management Policies (DMP) (2013) (Ref 1-19) and Draft Policy DH2 of the Draft LBI Local Plan (2019) (Ref 1-20 and 1-20A). Appendix 6 of the draft Local Plan provides coordinates for the location of the designated viewing position and a geometrically defined height within the view (the Threshold Plane), and these coordinates have been used in preference to those in the adopted DMP, as agreed with LBI officers. A yellow line marks the Threshold Plane of the view. Two positions from Archway Road are designated, LV4.A and LV4.B; LV4.B is included in this assessment as View 2.

The existing view is taken from the narrow eastern pavement of the busy Archway Road close to Archway Bridge, which is behind the viewing position. The foreground of the scene is dominated by the highway and the noise and fumes of its traffic. The view towards St Paul's Cathedral is channelled by unremarkable foreground townscape: a tall retaining wall and beyond it 'Archway Heights' on the left, and Edwardian buildings lining Archway Road and taller development at Archway junction on the right. St Paul's is seen on the skyline, approximately 6.7km away within the visibly distant central London skyline including the distinctive landmark form of the Shard.

*Value attached to the view:* This is a designated Borough view of an important London landmark and is considered therefore to be of **high** value.

*Visual receptors affected:* Low numbers of local travellers on foot and high numbers of travellers in vehicles.

*Susceptibility to change of visual receptors:* While the visibility of the distant London skyline from this part of Archway Road contributes to orientation, the majority of travellers are moving at speed and not focusing on the view, and are generally of **low** susceptibility.

Sensitivity: **medium**

### Proposed

The Development would breach the Threshold Plane of the view to a low degree and well to the left of the dome of St Paul's Cathedral. The Development rising slightly above the Threshold Plane on the left-hand edge of the viewing corridor to St Paul's would be seen at a distance of 2km in relation to taller buildings beyond at London Bridge. The Development would be peripheral to the focal point of St Paul's and seen in front of taller buildings at London Bridge would not materially change the skyline silhouette of the view or reduce the open sky space around the dome of St Paul's. It would not therefore affect the viewer's ability to recognise and appreciate St Paul's on the distant skyline of the view. However the Development would be visible in the backdrop of the view as a visibly distant group of new development well integrated in the roofscape of the view. Only the tallest element of the Development Building C1 would make any change to the skyline of the view and this would be to the left of the base of

the Shard. The magnitude of impact would be low with a minor effect, and the Development, well integrated in the existing composition of the view would have a neutral nature of effect.

The Development would not breach the threshold plane of Islington Local View LV5 at positions A or B from Archway Bridge as demonstrated by Views A4 and A5 in Appendix A.

Magnitude of impact: **low**

**Effect: minor in scale; neutral in nature**

### Cumulative

The Approved Projects would not be visible and would not alter the scale of the effect assessed for the Development considered in isolation.

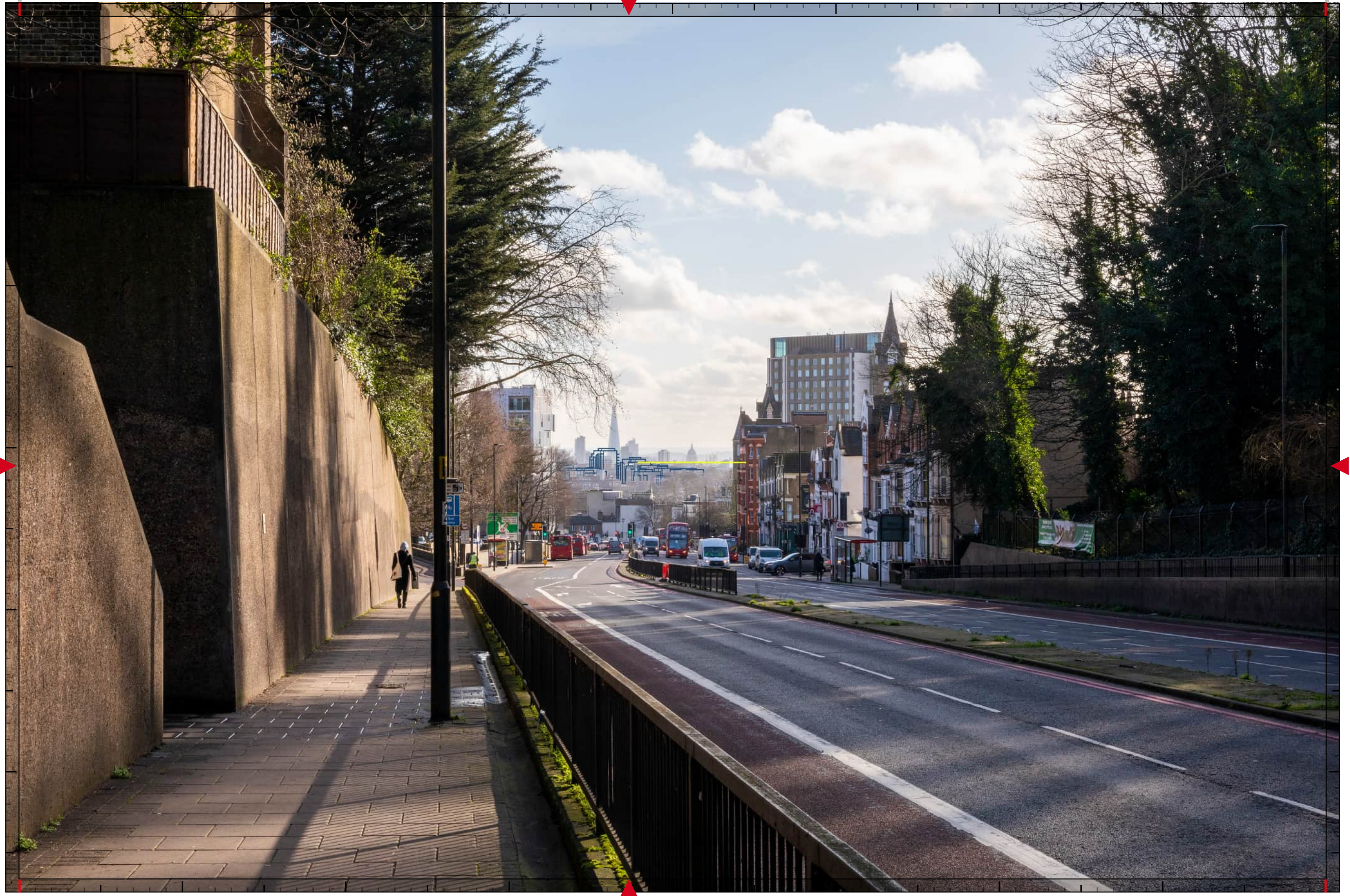
**Cumulative Effect: insignificant**



50mm - 20°

0°

50mm - 20°



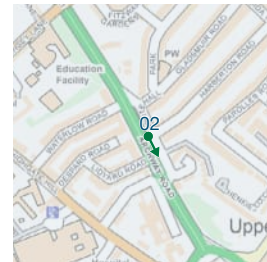
Cumulative view





# 02

## Islington Local View LV4.B from Archway Road



Camera Location

View Location



Existing View



Proposed View

### Existing

Designated 'Local Views' from Archway Road to St Paul's Cathedral are identified by LBI in both Policy DM2.4 of the Islington Local Plan: Development Management Policies (DMP) (2013) (Ref 1-19) and Draft Policy DH2 of the Draft LBI Local Plan (2019) (Ref 1-20 and 1-20A). Appendix 6 of the draft Local Plan provides coordinates for the location of the designated viewing position and a geometrically defined height within the view (the Threshold Plane), and these coordinates have been used in preference to those in the adopted DMP, as agreed with LBI officers. A yellow line marks the Threshold Plane of the view. Two positions from Archway Road are designated, LV4.A and LV4.B; LV4.A is included in this assessment as View 1.

The existing view is taken to the south of View 1 from the slightly elevated public realm between Pauntley Street and Archway Road, close to the junction with Harberton Road. The foreground of the scene is dominated by the busy four lane highway of Archway Road and the noise and fumes of its traffic to the right, and the tree-lined Pauntley Street on the left. The view towards St Paul's Cathedral is channelled by unremarkable foreground townscape. On the left is 'Archway Heights'. On the right is the former Holborn Union Building built in 1879, latterly Middlesex University's Archway Campus and beyond it Vantage Point (formerly Archway Tower) at Archway junction on the right. St Paul's is seen on the skyline, approximately 6.6km away within the visibly distant central London skyline. The dome of St Paul's sits lower in the view crowded by foreground buildings and highway signage and is less clearly legible from this position than in View 1.

*Value attached to the view:* This is a designated Borough view of an important London landmark and is considered therefore to be of **high** value.

*Visual receptors affected:* Low numbers of local travellers on foot and high numbers of travellers in vehicles.

*Susceptibility to change of visual receptors:* While the visibility of the distant London skyline from this part of Archway Road contributes to orientation, the majority of travellers are moving at speed and not focusing on the view, and are generally of **low** susceptibility.

Sensitivity: **medium**

### Proposed

The Development, seen at a distance of 1.8km, would breach the Threshold Plane of the view to a very low degree to the left of the dome of St Paul's Cathedral, with the majority concealed behind the foreground digital road sign and Archway Heights. The Development would not obscure or draw the eye from the dome of St Paul's. It would not discernibly change the skyline silhouette of the view or reduce the open sky space around the dome of St Paul's. It would not therefore affect the viewer's ability to recognise and appreciate St Paul's on the distant skyline of the view. The magnitude of impact would be negligible and the effect would therefore be insignificant.

The Development would not breach the threshold plane of Islington Local View LV5 at positions A or B from Archway Bridge as demonstrated by Views A4 and A5 in Appendix A.

Magnitude of impact: **negligible**

**Effect: insignificant**

### Cumulative

The Approved Projects would not be visible and would not alter the scale of the effect assessed for the Development considered in isolation.

**Cumulative Effect: insignificant**



50mm - 20°

0°

50mm - 20°



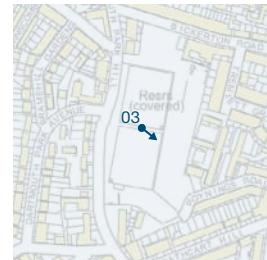
Cumulative view





# 03

## Dartmouth Park Hill



Camera Location

View Location



Existing View



Proposed View

### Existing

Dartmouth Park is small, elevated park, laid out over reservoirs and opened to the public in 1972. Much of it is taken up by reservoir tanks. The top of the slope close to Dartmouth Park Hill provides an open panoramic view across the rooftops of Dartmouth Park and Tufnell Park towards central London. In the foreground of the view is the Tremlett Grove Estate built in 1964-65, one of the last housing developments funded by the LCC before the Greater London Council (GLC) took its place. Beyond on the distant skyline is the skyline of the City of London's Eastern Cluster to the right more than 6km away with 22 Bishopsgate at its apex, with the distinctive form of the Shard further to the right, and the lower, more distant skyline of Canary Wharf more than 10 km away to its left. Further to the left in the view are four 19-storey post war towers approximately 2km to the south-east in the Harvist Estate on Citizen Road. Because the park is currently closed to the public for upgrade and improvement works to Dartmouth Park Reservoir this view could not be surveyed and is a non-verified wireline.

*Value attached to the view:* This is not a designated view but rather a representative view from Dartmouth Park, which is outside any conservation area. Because it provides rare elevated views of the skyline of central London its value is judged to be **medium**.

*Visual receptors affected:* Moderate numbers of park visitors engaged in outdoor exercise or recreation.

*Susceptibility to change of visual receptors:* Many park visitors will be more focused on their activity than on their surroundings and their susceptibility to change is judged to be **low** but because it affords panoramic views towards central London some park users will focus on the view and their susceptibility to change is **high**. Susceptibility to change overall is therefore judged to be **medium**.

Sensitivity: **medium**

### Proposed

The Development, seen at a distance of approximately 1.3km, would be visible between the two main clusters in the view with the City of London remaining visible to the right and Canary Wharf to the left. It would change the skyline of the view. It would appear closer but lower than the more distant tall building clusters and would not therefore appear unduly prominent in the view. The Development would not obscure the skyline silhouette of central London but would make a slight addition to its varied middle ground character. The magnitude of impact would be low. The effect would therefore be minor in scale and the nature of the effect would be neutral.

Magnitude of impact: **low**

**Effect: minor in scale; neutral in nature**

### Cumulative

The Approved Projects would not be visible and would not alter the scale of the effect assessed for the Development considered in isolation.

**Cumulative Effect: minor in scale; neutral in nature**



24mm - 37°

35mm - 31.5°

50mm - 20°

0°

50mm - 20°

35mm - 31.5°

24mm - 37°



NON - VERIFIED ALIGNMENT



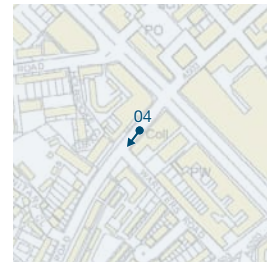
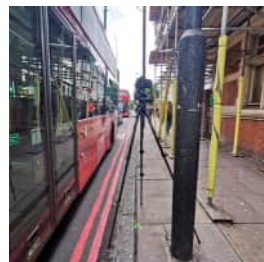
Cumulative view





# 04

## Parkhurst Road, junction with Holloway Road



Camera Location

View Location



Existing View



Proposed View

### Existing

The existing view is outside any conservation area and does not include any listed buildings. The view south-westward along Parkhurst Road from its northern end is strongly channelled between the seven-storey late 20<sup>th</sup> century student accommodation 'The Arcade' on the left and No 99 Parkhurst Road, which appears as a modern extension of the existing locally listed bank at the junction with Holloway Road (out of view behind the viewing position). The townscape quality of the view is unremarkable and it has little heritage or scenic value. Street trees soften the streetscape of the foreground and middle ground.

*Value attached to the view:* This is not a designated view but rather a representative view from Parkhurst Road, which is outside any conservation area. Its value is judged to be **low**.

*Visual receptors affected:* Moderate numbers of residents living on Parkhurst Road and small numbers of workers and shoppers on Holloway Road and Parkhurst Road and visitors to the Mosque at No.93 Parkhurst Road.

*Susceptibility to change of visual receptors:* Workers, shoppers and visitors to the mosque generally have low susceptibility to change. While residents of a community where views contribute to the setting of a high-quality designated townscape have a high susceptibility, this environment is generally of 'ordinary' townscape quality, and their susceptibility is judged to be medium. The susceptibility to change overall is judged to be **medium**.

Sensitivity: **low to medium**

### Proposed

The Development, seen at a distance of approximately 440m, would be visible on the skyline in this aligned view on the approach to the Site. Buildings B5, B6 and C1 to the left, and Buildings B1 and B2 to the right, would rise above the scale of the townscape seen at the termination of the view but would remain well below the scale of the foreground and middle ground buildings making a slight change to the composition of the background of the view. The effect would therefore be minor in scale. As rendered views show, the brick material palette and well-articulated forms would complement the local townscape character as a whole. Seen at this distance the Development would integrate comfortably in the wider scene and the nature of the effect would be neutral.

Magnitude of impact: **low**

**Effect: minor in scale; neutral in nature**

### Cumulative

The approved redevelopment of the former Territorial Army Centre to a scale of six storeys would not alter the scale of the effect assessed for the Development considered in isolation.

**Cumulative Effect: minor in scale; neutral in nature**



24mm – 37°

35mm – 31.5°

50mm – 20°

0°

50mm – 20°

35mm – 31.5°

24mm – 37°



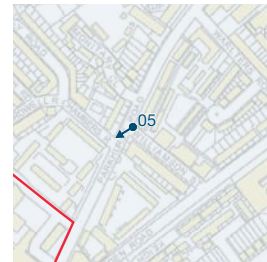
Cumulative view





# 05

## Parkhurst Road, junction with Williamson Street



Camera Location

View Location



Existing View



Proposed View

### Existing

The existing view is just to the north-east of a small sub-area of the Hillmarton Conservation Area. The 19<sup>th</sup> century buildings on the left, beyond the junction with Williamson Street, are within the conservation area and No.38 Parkhurst Road, the Prince Edward public house, is locally listed. The conservation area also includes handsome three-storey locally listed terraced house on the north side of the street out of view to the right. The four-storey LBI Williamson Street Estate out of view to the left is not listed and is outside the conservation area. The City of London Holloway Estate to the right is not listed and is outside the conservation area; this land has been owned by the City of London since 1832 and the four-storey estate was completed in 1975. The townscape quality of the view is generally unremarkable. The area around the viewing position is partly within a conservation area and includes some locally listed buildings but the view looking south-westwards has little scenic value. Street trees soften the streetscape of the foreground and middle ground and screen the views of taller development to the south-west just visible on the treeline. The former Camden Road New Church is not visible from this point.

*Value attached to the view:* This is not a designated view but rather a representative view from Parkhurst Road and is an incidental view of a sub-area of the Hillmarton Conservation Area. Its value is judged to be **low**.

*Visual receptors affected:* Moderate numbers of residents living on Parkhurst Road and small numbers of pub visitors.

*Susceptibility to change of visual receptors:* pub visitors generally have low susceptibility to change. While residents of a community where views

contribute to the setting of a high-quality designated townscape have a high susceptibility, this environment is generally of 'ordinary' townscape quality, and their susceptibility is judged to be medium. The susceptibility to change overall is judged to be **medium**.

Sensitivity: **low to medium**

### Proposed

The south-east corner of the Development, seen at a distance of approximately 180m, would be visible in this aligned view on the approach to the Site. The south-eastern end of Plot B, Building B5 taller in pale brick and Building B6 lower in red brick, would terminate the view, rising above the treeline and the roofline of the post-war Holloway Estate. The Development would form an immediately noticeable new feature of the view but would not rise above the scale of the foreground buildings to dominate its composition or character. The magnitude of impact would be medium. The effect would therefore be moderate in scale. Building B6 would step down in scale to eight storeys from the height of Building B5 (11 storeys) at the edge of the Site to manage the transition in scale from the tallest elements of the Development on the primary frontage of Camden Road to the existing streetscape on Parkhurst Road to the north-east. As the rendered view shows, brick façades and balconies would give the building a solid appearance with a strongly textural quality that would complement the high solid to void ratio and brick materiality of the local area. Dark red and brown bricks with matching mortar would be complemented by red pigmented concrete window cills to Building B6 toning with the brickwork of the Holloway Estate. Behind it Building B5 would echo the solidity of appearance of Building

B6 but in a lighter tone of brick so that its taller scale would appear recessive on the skyline. The Development would contribute a well-composed new termination to the long view along Parkhurst Road that would complement the character of the existing townscape. The nature of the effect would be beneficial.

Magnitude of impact: **medium**

**Effect: moderate in scale; beneficial in nature**

### Cumulative

The Approved Projects would not be visible and would not alter the scale of the effect assessed for the Development considered in isolation.

**Cumulative Effect: moderate in scale; beneficial in nature**



24mm – 37°

35mm – 31.5°

50mm – 20°

0°

50mm – 20°

35mm – 31.5°

24mm – 37°



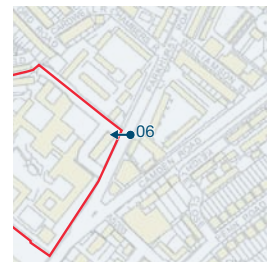
Cumulative view





# 06

## Parkhurst Road, opposite junction with Parkhurst Road



Camera Location

View Location



Existing View



Proposed View

### Existing

The existing view is just to the north-east of the largest sub-area of the Hillmarton Conservation Area. Unremarkable 20<sup>th</sup> century buildings out of view to the left are unlisted and outside the conservation area but the tower and spire of the former Camden Road New Church within the conservation area, which is a LBI Designated Landmark although it is not listed or locally listed, is visible above them through the street trees in winter, again out of view to the left. The City of London Holloway Estate to the right, completed in 1975, is not listed and is outside the conservation area. Beyond it are the low-rise buildings of the former Holloway Prison also dating from the 1970s. The townscape quality of the view is generally unremarkable. Although the tower and spire of the former Camden Road New Church is glimpsed through trees to the left out of view, the view towards the Holloway Estate and former Holloway Prison has little heritage or scenic value. Street trees soften the streetscape of the foreground.

*Value attached to the view:* This is not a designated view but rather a representative view from Parkhurst Road and is an incidental view of a sub-area of the Hillmarton Conservation Area. Its value is judged to be **low**.

*Visual receptors affected:* Moderate numbers of residents living on Parkhurst Road and small numbers of pub visitors.

*Susceptibility to change of visual receptors:* While residents of a community where views contribute to the setting of a high-quality designated townscape have a high susceptibility, this environment is generally of 'ordinary' townscape quality, and their susceptibility is judged to be medium. The susceptibility to change overall is judged to be **medium**.

Sensitivity: **low to medium**

### Proposed

In this close rendered view of the Development the magnitude of impact would be high. The Development would increase the scale of built form on the Site, replacing the low scale former Prison buildings which make little contribution to the existing streetscape. The Development would not obscure views of the former Camden Road New Church which is out of view to the left from this viewing position. The scale of the Development would step up at its primary frontage on Camden Road but Building B6 would step down in scale to eight storeys from the height of Building B5 at the edge of the Site to manage the transition in scale from the tallest elements of the Development on the primary frontage of Camden Road to the existing streetscape on Parkhurst Road to the north-east closest to the viewing position. Building B1 is visible to the right of Building B6 beyond the City of London's Holloway Estate, with a gap between Buildings B6 and B1 allowing a longer view through the Site and creating depth and layering of the various buildings in the view. As the rendered view shows, brick façades and balconies would give Plot B a solid appearance with a strongly textural quality that would complement the high solid to void ratio and brick materiality of the local area. Dark red and brown bricks with matching mortar would be complemented by red pigmented concrete window cills to Building B6 toning with the brickwork of the Holloway Estate. Behind it the remaining blocks in Plot B would echo the solidity of appearance of Building B6 but in a lighter tone of brick and would appear recessive on the skyline. The articulation of the façades to Camden Road would contribute articulation and modulation to the taller primary façades with a scale architectural richness that would reinforce

the legibility of Camden Road and the relationship of the Development to the established street hierarchy. The nature of the effect would be beneficial.

Magnitude of impact: **high**

**Effect: major in scale; beneficial in nature**

### Cumulative

The approved conversion of the Islington Arts Factory site would include reinstatement of the spire of the former Camden Road New Church out of view to the left, increasing the height of the spire and the legibility of the LBI Designated Landmark but with no change to the scale of the effect in comparison to the Development considered in isolation.

**Cumulative Effect: major in scale; beneficial in nature**



24mm – 37°

35mm – 31.5°

50mm – 20°

0°

50mm – 20°

35mm – 31.5°

24mm – 37°



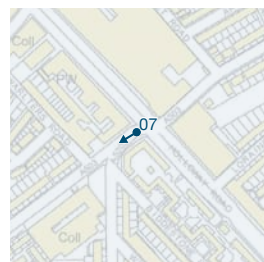
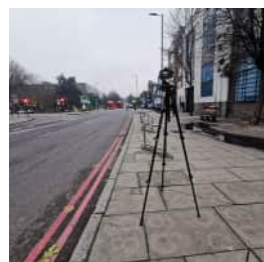
Cumulative view





# 07

## Camden Road, junction with Holloway Road



Camera Location

View Location



Existing View



Proposed View

### Existing

Views of the former Camden Road New Church, which is an LBI Designated Landmark, are noted under Heritage Considerations in the Holloway Prison Site SPD (2018), which states: “The local landmark of the Camden Road New Church Tower and Spire is directly opposite the prison site and is an important part of the local townscape. Important views to the spire of the former church are along Camden Road from Holloway Road (north) and from the junction with Dalmeny Avenue (south).” (Ref 1-21, p.5. para.2.6). Views 8 and 12 also demonstrate the visual impacts on the tower and spire seen from along Camden Road.

The view is taken from the north pavement of Camden Road where the spire of the former Camden Road New Church is legible on the skyline, above the middle ground trees, in winter and summer. Views of the spire from the south pavement are more obscured by tree foliage in summer and this view from the north pavement was therefore selected in preference in discussion with LBI officers. A 50mm lens equivalent crop replicates the likely focus of viewers on the spire from this location and a wider 24mm lens view is included as View B6 in Appendix B to demonstrate the townscape quality on the periphery of the focussed view. The foreground of the scene is varied in townscape age, scale and quality and includes the busy bus route of Camden Road; the public realm and streetscape quality are poor. The truncated spire of the former Camden Road New Church rises above the dense treeline of street trees lining Camden Road and is legible against open sky.

*Value attached to the view:* This is not a designated viewpoint and it is outside any conservation area but the tower and spire of the former Camden New Church is designated by LBI as a Local Landmark and views of the tower and spire along Camden Road from Holloway Road to Dalmeny Avenue are noted in the Holloway Prison Site SPD (Ref 1-21). The value of the view is therefore judged to be **medium**.

*Visual receptors affected:* moderate numbers of local workers and local residents

*Susceptibility to change of visual receptors:* Workers generally have low susceptibility to change. While residents of a community where views contribute to the setting of a high-quality designated townscape have a high susceptibility, this environment is generally of ‘ordinary’ townscape quality, and their susceptibility is judged to be **medium**. However as the former Camden Road New Church is an important local landmark, and is clearly legible as a focal point on the skyline from this location, susceptibility to change in this part of the view is likely to be increased and is judged to be **high**.

Sensitivity: **medium to high**

### Proposed

Building C1 of the Development, rising to 14 storeys, would be visible on the right of the view, its scale taller than the existing buildings in the middle ground of the view. The Development would make a noticeable change to the composition of the view’s backdrop in the context of a view of varied scale, grain, age and quality. It would have a medium magnitude of impact.

There is potential for massing of this scale on the Site to obscure the legibility of, or replace the spire of, the former Camden Road New Church as the focus of the view with an adverse effect on visual amenity. As part of the embedded mitigation of the Development, the upper levels of Building C1 were set back and, as a result, pulled to the right, away from the spire of the former Camden New Church in long views from Camden Road. The Development would be seen in the backdrop of the view, stepping up in scale well to the right of the spire allowing the top of the spire to remain clearly legible against open sky in winter and summer. The Development would not obscure the legibility of the skyline of the of the truncated spire, which is the focal point of the existing view.

As the rendered view, and other renders in this volume and the DAS, show, the proposed architectural treatment of Building C1 of the Development would be very high quality. It would complement the solidity, brick palette and rectilinear form of the foreground and middle ground existing buildings that channel the view towards the spire. Thanks to its distinctive form, in relation to this more neutral townscape backdrop, the spire would still stand out in the view and remain a focal point even though it would no longer be the tallest structure in the view from this position. However, the Development would reduce the dominance of the spire of former Camden Road New Church as a local landmark in the view to an extent.



Moving forward into the view, the Development would gradually recede in height and, further along Camden Road to the south-west, would appear lower than the spire. Trees along the length of Camden Road would reveal or conceal more or less of the spire, and the Development, from different positions, particularly in summer. In views of the church from the south pavement of Camden Road the sky space to the right of the spire would be slightly reduced by the Development in comparison to views from the north pavement, but the spire is less generally legible above the treeline from the south pavement.

In conclusion, the Development would not block views of or reduce the legibility of the spire on the skyline. However due to its scale in relation to the spire of the former Camden Road New Church, the Development, notwithstanding the high design quality of Building C1 and the well-justified landmark location for this height, would reduce the dominance of the former Camden Road New Church as a local landmark in views from the north-east end of Camden Road to an extent. The nature of the effect would therefore be slightly adverse.

Magnitude of impact: **medium**

**Effect: moderate in scale; adverse in nature**

### Cumulative

The approved conversion of the Islington Arts Factory site would include reinstatement of the spire of the former Camden Road New Church, increasing the height of the spire and the legibility of the LBI Designated Landmark in views from Camden Road. As there would remain a slight loss in the dominance of the church there would be no change to the scale or nature of the effect in comparison to the Development considered in isolation.

**Cumulative Effect: moderate in scale; adverse in nature**





50mm - 20°

0°

50mm - 20°



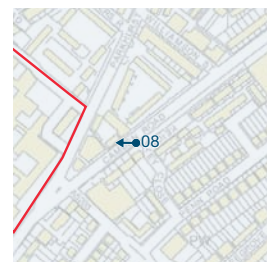
Cumulative view







## 08

Camden Road,  
east of the former  
Camden Road  
New Church

Existing View



Proposed View

Camera Location

View Location

## Existing

Views of the former Camden Road New Church, which is an LBI Designated Landmark, are noted under Heritage Considerations in the Holloway Prison Site SPD (2018), which states: “The local landmark of the Camden Road New Church Tower and Spire is directly opposite the prison site and is an important part of the local townscape. Important views to the spire of the former church are along Camden Road from Holloway Road (north) and from the junction with Dalmeny Avenue (south).” (Ref 1-21, p.5. para.2.6). Views 7 and 12 also demonstrate the visual impacts on the tower and spire seen from along Camden Road between Holloway Road and Dalmeny Avenue.

The view is taken from the south pavement of Camden Road on the approach to the former Camden Road New Church. The former church dating from 1874 is faced with Kentish Ragstone. It has a tall south-west tower at the junction of Camden Road and Parkhurst Road. The upper part of the spire that tops the tower was removed due to corrosion in the 1990s. The roof of the nave is steeply pitched with gables to the street frontages on Camden Road and Parkhurst Road. The tower and truncated spire are legible on the skyline against the low scale of the existing former prison visible through the winter trees beyond the junction with Parkhurst Road. The foreground of the scene is varied in townscape age, scale and quality and includes the busy bus route of Camden Road. On the left large Victorian houses within the Hillmarton Conservation Area are just visible through the mature trees lining Camden Road. The former church is included within the conservation area boundary. To the right are low-rise modern buildings lining the north side of the street outside the conservation area. The truncated spire of the former Camden Road New Church rises above the surrounding townscape. The view extends along Camden Road north-westwards and is terminated by the more distant Cat and Mouse Library.

*Value attached to the view:* This is not a designated viewpoint. It is on the edge of the Hillmarton Conservation Area and the tower and spire of the former Camden New Church is designated by LBI as a Local Landmark and views of the tower and spire along Camden Road from Holloway Road to Dalmeny Avenue are noted in the Holloway Prison Site SPD (Ref 1-21). The value of the view is therefore judged to be **medium**.

*Visual receptors affected:* moderate numbers of local residents and small numbers of local workers and visitors to the Islington Arts Factory.

*Susceptibility to change of visual receptors:* Residents of a community where views contribute to the setting of a high-quality designated townscape have a high susceptibility. Workers and visitors generally have low susceptibility to change. As the former Camden Road New Church is an important local landmark, and is clearly legible as a focal point in the townscape from this location, susceptibility to change is reinforced as high. Susceptibility to change overall is **high**.

Sensitivity: **medium to high**

## Proposed

Plots B and C of the Development would be visible in the backdrop to the former Camden Road New Church. The Development would make a noticeable change to the composition of the view's backdrop in the context of a wider townscape of varied scale, grain, age and quality. In this close view it would have a high magnitude of impact.

There is potential for development of scale in this location to obscure the skyline of the tower and spire or complete with the church as the focus of the view with an adverse effect on visual amenity. The Development would not obscure the visibility of the truncated spire of the former Camden Road New Church, which is the focal point of the existing view. It would be seen beyond the church creating a new modern backdrop but would not rise above the base of the spire allowing the spire to remain clearly legible against open sky in winter and summer. As the rendered view shows, the form and architectural treatment of the Development would complement the brick palette and rectilinear rooflines of the surrounding townscape, creating a lighter toned recessive backdrop in comparison to the dark stone and slate material palette of the church. Thanks to its taller scale in the view and its distinctive form, the spire would remain the dominant focal point of views from the junction of Camden Road and Parkhurst Road.



In conclusion, the Development would increase the scale of the modern backdrop to the former church outside the conservation area seen in closer views from Camden Road. However, the new backdrop would be light toned and recessive. Its scale would not obscure the legibility of the church's spire and the former church would remain dominant as an important local landmark and as the focal point of the townscape from this part of Camden Road. The nature of the effect would therefore be neutral.

Magnitude of impact: **high**

**Effect: major in scale; neutral in nature**

### Cumulative

The approved conversion of the Islington Arts Factory site would include reinstatement of the spire of the former Camden Road New Church, increasing the height of the spire and the legibility of the LBI Designated Landmark in views from Camden Road, with a beneficial effect on the view but no change to the scale of the effect in comparison to the Development considered in isolation.

**Cumulative Effect: major in scale; beneficial in nature**





24mm - 37°

35mm - 31.5°

50mm - 20°

0°

50mm - 20°

35mm - 31.5°

24mm - 37°



Cumulative view



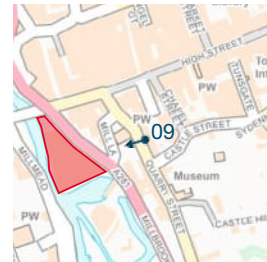






# 08N

Camden Road,  
east of the former  
Camden Road New  
Church (dusk)



Camera Location

View Location



Existing View



Proposed View

## Existing

After dark the former church and its tall south-west tower, topped by the truncated spire at the junction of Camden Road and Parkhurst Road, form a dark silhouette on the skyline. The church is seen against backdrop of foliage in this summer view. As by day, the foreground of the scene is perceptibly varied in townscape age, scale and quality and includes the busy bus route of Camden Road. Streetlights on Camden Road provide the majority of the illumination to this view. Residential buildings have some individual illuminated windows.

*Value attached to the view:* This is not a designated viewpoint. It is on the edge of the Hillmarton Conservation Area and the tower and spire of the former Camden New Church is designated by LBI as a Local Landmark and views of the tower and spire along Camden Road from Holloway Road to Dalmeny Avenue are noted in the Holloway Prison Site SPD (Ref 1-21). The value of the view is therefore judged to be **medium**.

*Visual receptors affected:* moderate numbers of local residents and small numbers of local workers and visitors to the Islington Arts Factory.

*Susceptibility to change of visual receptors:* Residents of a community where views contribute to the setting of a high-quality designated townscape have a high susceptibility. Workers and visitors generally have low susceptibility to change. As the former Camden Road New Church is an important local landmark, and is clearly legible as a focal point in the townscape from this location, susceptibility to change is reinforced as high. Susceptibility to change overall is **high**.

Sensitivity: **medium to high**

## Proposed

As by day, Plots B and C of the Development would be visible in the backdrop to the former Camden Road New Church and the Development would make a noticeable change to the composition of the view's backdrop with a high magnitude of impact. The Development would not obscure the visibility of the truncated spire of the former Camden Road New Church, which is the focal point of the existing view. The Development would be seen beyond the church. The light palette would contrast even more strongly with the dark silhouette of the former church after dark. As by day, the spire would remain clearly legible as the focal point of views from the junction of Camden Road and Parkhurst Road. The Development would slightly reduce the dominance of the former Camden Road New Church, due to its scale in the views from the junction of Camden Road and Parkhurst Road, but would not obscure the legibility of its skyline silhouette as the focal point of the views from any part of the street. The nature of the effect would therefore be neutral.

Magnitude of impact: **high**

**Effect: major in scale; neutral in nature**

## Cumulative

The approved conversion of the Islington Arts Factory site would include reinstatement of the spire of the former Camden Road New Church, increasing the height of the spire and the legibility of the LBI Designated Landmark in views from Camden Road, with a beneficial effect on the view but no change to the scale of the effect in comparison to the Development considered in isolation.

**Cumulative Effect: major in scale; beneficial in nature**