

24mm – 37°

35mm – 31.5°

50mm – 20°

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24mm – 37°

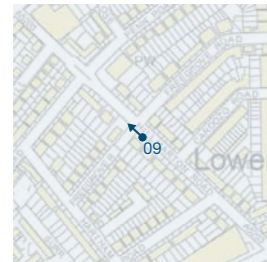


Cumulative view



09

Hillmarton Road, north of junction with Freegrove Road



Camera Location

View Location



Existing View



Proposed View

Existing

The existing view is within the heart of the largest sub-area of the Hillmarton Conservation Area. The spacious tree-lined Hillmarton Road is lined with unlisted large semi-detached villas built in the 1850s and 60s; none of the houses is locally listed. The Church of St Luke on the right dates from 1860 and is Grade II listed. The church spire is an important local landmark seen clearly in views along Hillmarton Road rising above the scale of the surrounding two and three storey residential townscape and seen against open sky. The truncated form of the spire of the former Camden Road New Church is just perceptible through the bare foreground trees lower to the left of St Luke's. The low-rise buildings of the former Holloway Prison, to the north of Camden Road outside the conservation area, are visible terminating the view north along Hillmarton Road seen through the winter trees in the foreground. Hillmarton Road is lined with mature trees whose leaves screen views northwards beyond the conservation area for the majority of the year.

Value attached to the view: This is not a designated view. It is a well composed representative view from the heart of the Hillmarton Conservation Area. Its value is therefore judged to be **medium**.

Visual receptors affected: Moderate numbers of residents

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 to change.

Sensitivity: **medium to high**

Proposed

The upper storeys of Buildings B4 and B5 would be visible to the left of the Church of St Luke beyond existing low-rise buildings on the northern edge of the conservation area, terminating the view northwards. Due to its lower scale the top of Building B6 would be imperceptible though the trees to the right of the spire of the former Camden Road New Church. In winter when the trees are completely leafless the Development would be a noticeable new addition to the composition of the view with a medium impact but would remain well below the scale of the foreground, including the church, and would not obscure the view of the church or reduce its dominance as the focal point of the townscape of Hillmarton Road. For the majority of the year leaves would screen and obscure the majority of the Development reducing its impact to negligible. As the rendered views show, 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 conservation area. While its solidity would complement the materiality of the conservation area, a light tone of brick would appear recessive on the skyline when visible through the trees during the winter months. The well-articulated façades of the Development to Camden Road would contribute architectural richness and human scale and grain that would integrate the Development positively in the setting of the conservation area. When clearly visible through winter tree the nature of the effect would be beneficial.

Magnitude of impact: **negligible in summer to medium in winter**

Effect: insignificant to moderate 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, increasing the height of the spire and the legibility of the LBI Designated Landmark through the foreground trees in winter. At the northern end of Hillmarton Road, within the conservation area, the approved four storey development at 392A Camden Road & 1 Hillmarton Road would be visible in front of the Development at a lower scale. There would be no change to the scale of the effect in comparison to the Development considered in isolation.

Cumulative Effect: insignificant to moderate in scale; beneficial in nature

24mm – 37°

35mm – 31.5°

50mm – 20°

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50mm – 20°

35mm – 31.5°

24mm – 37°

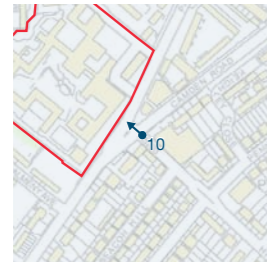


Cumulative view



10

Hillmarton Road, north of the junction with Penn Road



Camera Location

View Location



Existing View



Proposed View

Existing

The existing view is taken towards the northern edge of the largest sub-area of the Hillmarton Conservation Area. The spacious tree-lined Hillmarton Road is lined with unlisted large semi-detached villas built in the 1850s and 60s but its townscape quality is less coherent and high quality towards the northern end, where the blank gable ends of houses on Hungerford Road and Beacon Hill front Hillmarton Road to the left opposite post-war housing to the north of Penn Road and the low rise industrial buildings on the right. The Grade II listed Church of St Luke is well behind the viewing position. The truncated form of the spire of the former Camden Road New Church is visible in views from the northern end of Hillmarton Road but would be screened by the foreground building on the right from this position. The low-rise buildings of the former Holloway Prison, to the north of Camden Road outside the conservation area, are visible terminating the view north along Hillmarton Road seen through the winter trees lining Hillmarton Road whose leaves screen views northwards beyond the conservation area for the majority of the year.

Value attached to the view: This is not a designated view. It is a well composed representative view from the northern edge of the Hillmarton Conservation Area. Its value is therefore judged to be **medium**.

Visual receptors affected: Moderate numbers of residents

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 to change.

Sensitivity: **medium to high**

Proposed

The upper storeys of Buildings C1 to the left and B4 to the right would be visible to either side of the northern termination of Hillmarton Road framing the new public open space at the entrance to the Development. Between them seen more distantly would be Building E2 which terminates the new park within the development. The tallest element Building C1 would remain visible in winter and summer but both Buildings B4 and E2 would be concealed by tree foliage in summer. Due to the scale of Building C1 rising above the middle-ground of the conservation area, the Development would be a noticeable addition to views northwards from the northern end of Hillmarton Road with a medium magnitude of impact.

The contrast in scale and form of Building C1 in comparison to the foreground of the conservation area has the potential for an adverse nature of effect on the visual amenity of viewers. The height of Building C1 marks the location of the new Women's Building within the Development and marks the entrance to the Development from Camden Road and the location of the new open space provided within the Development. As this rendered view demonstrates, the careful articulation of Building C1 creates a strongly modulated architectural

landmark whose appearance is distinct from the majority of the buildings proposed within the Development. Its high solid to void ratio and brick materiality complement the conservation area while the patterned brickwork and curved form create distinctiveness. The high design quality and public use associated with the landmark nature of the building are judged to mitigate any potentially adverse visual effects. The nature of the effect would be neutral.

Magnitude of impact: **medium**

Effect: moderate in scale; neutral in nature

Cumulative

At the northern end of Hillmarton Road, within the conservation area, the approved four-storey development at 392A Camden Road & 1 Hillmarton Road would be visible in closer to the viewing position at a lower scale. There would be no change to the scale of the effect in comparison to the Development considered in isolation.

Cumulative Effect: moderate in scale; neutral in nature

24mm – 37°

35mm – 31.5°

50mm – 20°

0°

50mm – 20°

35mm – 31.5°

24mm – 37°

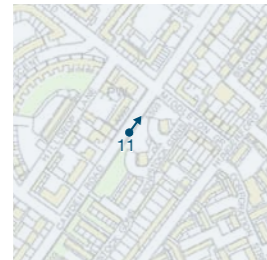


Cumulative view



11

Camden Road, junction with Middleton Grove



Camera Location

View Location



Existing View



Proposed View

Existing

The view south-eastwards towards Holloway Road is channelled by street trees. The elevated nature of the viewing position is clear in this view. The view is taken outside the Hillmarton Conservation Area. The distinctive form of the Grade II listed former Camden Road Baptist Chapel at Nos. 1 and 2 Hilldrop Road built in 1853-4 is within a small discrete sub-area of the conservation area to the left. A variety of unremarkable post-war buildings, outside the conservation area lining Camden Road to its south-east, are visible beyond though heavily screened by trees even in this winter view. Trees on the right block views towards the northern edge of the main sub-area of the Hillmarton Conservation Area.

Value attached to the view: This is not a designated view. It is outside the Hillmarton Conservation Area and the townscape quality is generally ordinary, but the view includes a good view of the former Camden Road Baptist Chapel, now a hostel. Its value is therefore judged to be **medium**.

Visual receptors affected: Moderate numbers of residents

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**.

Sensitivity: **medium**

Proposed

The upper storeys of Buildings C1 and C2 would be visible to the left of Camden Road with a stepped roof form on the skyline. The Development would be a noticeable new addition to the composition of the view with a medium impact but would remain well below the scale of the former Camden Road Baptist Chapel in the foreground, and would not obscure the view of the listed building or reduce its dominance as the focal point of the townscape from this part of Camden Road. For the majority of the year leaves would screen and obscure the majority of the Development reducing its impact to minor. As the rendered views show, brick façades and balconies would give Plot C a solid appearance with a strongly textural quality. A light tone of brick would appear recessive on the skyline. The well articulated façades of the Development to Camden Road would contribute architectural richness and human scale and grain that would contribute positively to the townscape scene.

Magnitude of impact: **low in summer to medium in winter**

Effect: minor to 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: minor to moderate in scale; beneficial in nature

24mm – 37°

35mm – 31.5°

50mm – 20°

0°

50mm – 20°

35mm – 31.5°

24mm – 37°

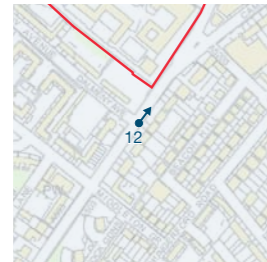


Cumulative view



12

Camden Road, opposite junction with Dalmeny Avenue



Camera Location

View Location



Existing View



Proposed View

Existing

The existing view is taken from the northern edge of the largest sub-area of the Hillmarton Conservation Area; this part of Camden Road is lined with large, unlisted semi-detached villas built in the 1850s and 60s, which are visible through planting on the right. The truncated form of the spire of the former Camden Road New Church, also within the conservation area, is just discernible through the foreground trees. On the left, outside the conservation area, is the Cat and Mouse Library with housing above at 277 Camden Road, which replaced the John Barnes Library dating from 1972 in 2017. The low-rise buildings of the former Holloway Prison, also outside the conservation area, are visible beyond the library, seen through the winter trees lining the north side of Camden Road.

Value attached to the view: This is not a designated view. It is an incidental view, from the northern edge of the Hillmarton Conservation Area, towards unexceptional undesignated townscape outside the conservation area. Its value is therefore judged to be **low**.

Visual receptors affected: Moderate numbers of residents and small numbers of library users.

Susceptibility to change of visual receptors: Library users have a low susceptibility to change. Residents of a community where views contribute to the setting of a high-quality designated townscape have a high susceptibility to change. Overall susceptibility to change is judged to be **high**.

Sensitivity: medium

Proposed

Buildings C1, C2, B4 and B5 would be visible to the left beyond the Cat and Mouse Library, lining the north side of Camden Road. Their lower storeys would be screened and softened by trees on Hillmarton Road especially in summer, but the Development would rise above the treeline and would be a noticeable addition to this close view and the focal point of the townscape from this part of Camden Road with a high magnitude of impact. The careful articulation of Plot C would create a strongly modulated architectural landmark whose appearance is distinct from the majority of the buildings proposed within the Development. Its high solid to void ratio and brick materiality complement the conservation area while the patterned brickwork and curved form create distinctiveness that helps to mark the entrance to the Development from Camden Road and the location of the new Women's Building within the Development. The architectural appearance of Buildings B4 and B5 beyond are simpler and more rectilinear contributing variety in the streetscape. The articulation of the building frontages to Camden Road would provide the taller primary façades with a scale and 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 Projects would not be visible and would not alter the scale of the effect assessed for 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°

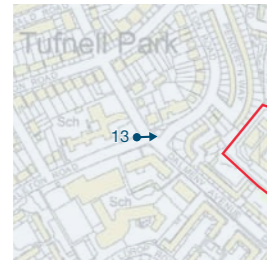
24mm – 37°



Cumulative view

13

Dalmeny Avenue



Camera Location

View Location



Existing View



Proposed View

Existing

The view is taken from the edge of the Tufnell Park Conservation Area looking southwards along Dalmeny Avenue which is close to the south-west of the Site. On the left are unlisted detached and semi-detached villas built in the mid-19th century, which are among the earliest buildings in the conservation area, fronting Carleton Road. To their south (right) is post-war residential townscape including the curving three storey rendered block on Trecastle Way dating from 1973, and the four-storey brick maisonettes fronting Dalmeny Avenue on the right of the view. The upper storeys of the taller Bakersfield Estate, dating from the 1970s and which formerly provided accommodation for Holloway Prison officers. As this view demonstrates the southerly setting of the Tufnell Park Conservation Area is post-war in character and varied in scale. Mature trees on the edge of the conservation area screen its southerly setting even in winter.

Value attached to the view: This is not a designated view. It is an incidental view, from the southern edge of the Tufnell Park Conservation Area, towards unexceptional undesignated townscape outside the conservation area. Its value is therefore judged to be **low**.

Visual receptors affected: Moderate numbers of residents.

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 to change. Overall susceptibility to change is judged to be **high**.

Sensitivity: **medium**

Proposed

The tops of Buildings E1 and E2, with C1 to the right, would be visible in winter beyond the three-storey post war block on Trecastle Way though the foreground trees. Their lower storeys would be concealed by the unlisted foreground buildings. The scale of the Development would integrate comfortably with the wider scene. Its visibility would be filtered through bare winter trees and would be concealed by tree foliage for the majority of the year. The impact would be low in winter; there would be no impact in summer – though from other viewing positions there may be some slight visibility where the tree cover is less dense. When visible, due to the scale of the visibility and the light brickwork materiality, the Development would appear integrated within its townscape context and would form a barely noticeable element of the scene. The nature of the effect would neutral.

Magnitude of impact: **none in summer to low in winter**

Effect: no effect to 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: no effect to minor in scale; neutral in nature

24mm - 37°

35mm - 31.5°

50mm - 20°

0°

50mm - 20°

35mm - 31.5°

24mm - 37°

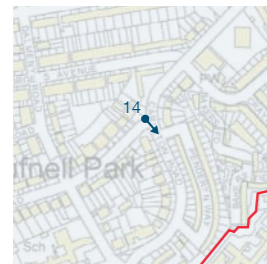


Cumulative view



14

Carleton Road, junction with Anson Road



Camera Location

View Location



Existing View



Proposed View

Existing

The view is taken from the edge of the Tufnell Park Conservation Area looking southwards along Carleton Road towards the northern edge of the Site. On the left and right of the view are unlisted detached and semi-detached villas, built in the late-19th century, at the junction of Carleton Road and Anson Road, which are within the conservation area. To their south (left) is post-war residential townscape including the curving three storey rendered block on Penderyn Way dating from 1973. From other locations slightly further to the west on Anson Road, the top of the taller redbrick Bakersfield Estate, also dating from the 1970s, located immediately to the east of Penderyn Way, is also visible beyond. The view is terminated by the curved three storey sister block to Penderyn Way, on Trecastle Way. The tops of the low-rise buildings of the former Holloway Prison are just visible above the curved block on Trecastle Way. Mature trees lining Carleton Road channel the view southwards towards the north-west corner of the Site and screen the buildings in the foreground in this winter view, with a more pronounced effect in summer, as the summer reference photograph in Appendix E demonstrates. As this view demonstrates the southerly setting of the Tufnell Park Conservation Area is post-war in character.

Value attached to the view: This is not a designated view. It is an incidental view, from the southern edge of the Tufnell Park Conservation Area, towards unexceptional undesignated townscape outside the conservation area. Its value is therefore judged to be **low**.

Visual receptors affected: Moderate numbers of residents.

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 to change. Overall susceptibility to change is judged to be **high**.

Sensitivity: **medium**

Proposed

Buildings E1 and E2 in grey brick at the north-west edge of the Site would be visible in winter beyond the three-storey post war block on Trecastle Way though the foreground trees. To their left the top of Building C1, the tallest element of the Development, would be visible, and between Buildings E1 and E2 would be a glimpse of Plot A in red brick beyond. The Development would be taller and more prominently visible in the view than the former Holloway Prison buildings. In winter the Development would be clearly visible through the bare trees as a noticeable new element of the wider scene but would not rise above the scale of the houses in the conservation area in the foreground to dominate the setting of the conservation area; the impact in winter would be medium. As the summer reference photography in Appendix E demonstrates, foreground tree foliage would significantly reduce the impact of the Development, screening everything except for the part of Building E1 terminating the view channelled between the foreground street trees to either side of Carleton Road; the impact in summer would be reduced to minor.

As the rendered view shows, the stepping form of the light-grey brick façades to Building E1 to the right would articulate the façade and provide modulation along its length. The more slender Building E2 to its left would use a darker grey brick and balconies would soften the corners. Buildings C1 and D seen beyond in contrasting red brick would contribute richness and layering and a well articulated skyline. While taller than the existing buildings on the Site and taller than the middle-ground on Trecastle Way, the Development would not dominate the view. Its detailed form, articulation and architectural treatment would complement the varied townscape of the wider scene, including that of the conservation area in the foreground; The Development would strengthen and enhance the quality of the termination of the view southwards along Carleton Road. The effect would therefore be beneficial.

Magnitude of impact: **low in summer to medium in winter**

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

24mm – 37°

35mm – 31.5°

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0°

50mm – 20°

35mm – 31.5°

24mm – 37°

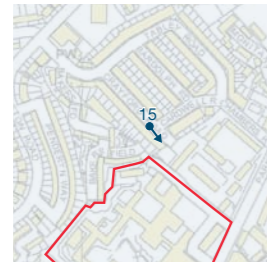
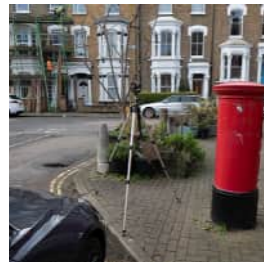


Cumulative view



15

Crayford Road, junction with Cardwell Road



Camera Location

View Location



Existing View



Proposed View

Existing

This is a close view looking towards the north-east corner of the Site. On the left and right of the view are unlisted three-storey terraced houses built in the late 19th century on Crayford Road at the junction of Cardwell Road, which are outside any conservation area. The view is terminated by a three-storey post-war block on the northern edge of the City of London's Holloway Estate. The buildings of the former Holloway Prison are not visible in the view. Mature trees lining Crayford Road screen and soften the view, with a more pronounced effect in summer, as the summer reference photograph in Appendix E demonstrates. Trees also line the street behind the viewing position.

Value attached to the view: This is not a designated view. It is a well composed view and, although it is outside a conservation area and none of the buildings are listed or locally listed, the late 19th century townscape is attractive and has some heritage and scenic value. Its value is therefore judged to be **low to medium**.

Visual receptors affected: Moderate numbers of residents.

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 to change; as residents are outside a conservation area susceptibility to change would be slightly lower. Overall susceptibility to change is judged to be **medium to high**.

Sensitivity: **medium**

Proposed

Plot A, in buff brick, at the north-east edge of the Site would be visible in winter above the Holloway Estate and though the foreground trees. The Development would remain below the scale of the closer Victorian terraces in the foreground of the view and, due to the alignment of the Site, the Development would not be visible from the majority of the street. In winter the Development would be clearly visible through the bare trees as a noticeable new element of the wider scene but would not rise above the scale of the foreground houses to dominate the view; the impact in winter would be medium. As the summer reference photography in Appendix E demonstrates, foreground tree foliage would significantly reduce the impact of the Development and the impact in summer would be reduced to low, though the Development would come in and out of view at different positions around this junction depending on the tree cover and the viewer would be aware of its presence even when fully screened.

As the rendered view shows, although the Development would be taller than the existing neighbours, its visibility would not appear dominant and the high solid to void ratio and brick material palette would complement the varied townscape of the townscape to integrate it within the local townscape. Its glimpsed visibility at this junction would be incidental and the effect would be neutral.

Magnitude of impact: **low in summer to medium in winter**

Effect: minor to moderate 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 to moderate in scale; neutral in nature

24mm - 37°

35mm - 31.5°

50mm - 20°

0°

50mm - 20°

35mm - 31.5°

24mm - 37°



Cumulative view



06

Additional Mitigation / Enhancement and Likely Residual Effects of the Development and Their Significance

The Works

6.1 As outlined in Section 5, relevant mitigation measures such as hoarding would be agreed as part of the CEMP. Contractors would be required to apply good practice measures as part of compliance with the CEMP. The measures would restrict adverse effects on views and townscape character during the Works. Accordingly, no additional mitigation measures would be required. The residual effects would remain as reported in Section 5, as follows:

- **No effects to direct, temporary, short-term, local effects, minor in scale and adverse in nature** in relation to the heritage significance or appreciation of the heritage significance of built heritage assets;
- **Direct, temporary, short-term, local effects, insignificant to moderate in scale and adverse** in nature, in relation to townscape character;
- **Direct, temporary, short-term, local effects, moderate in scale and adverse** in nature in relation to close local views;
- **Direct, temporary, short-term, local effects, minor in scale and adverse** in nature in relation to medium distance local views; and
- **Insignificant** in relation to distant views.

6.2 All effects associated with the Works would be temporary and would last until the Development has been completed.

Completed and Operational Development

6.3 The residual effects of the completed and operational Development (of up to 14 residential storeys) which are considered to be significant are those which are minor, moderate and major in scale. They are summarised in Table 6.1. All effects of the completed and operational Development would be indirect, and long-term.

Mitigation and residual effects on built heritage assets

6.4 Mitigation measures considered in response to anticipated visual changes to the settings of built heritage assets, and resultant changes and any potentially adverse effects on the ability to appreciate the heritage significance of those heritage assets, have been implemented

during the design development of the Development. Adverse effects have been minimised and no additional mitigation measures are required. The residual effects would remain as reported in Section 5, as follows:

- Hillmarton Conservation Area: **minor** in scale; **neutral** in nature; **significant**
- Former Camden Road New Church: **minor** in scale; **adverse** in nature; **significant**

6.5 The nature of the effect on the Hillmarton Conservation Area would be neutral as the result of a balance of adverse and beneficial effects and this would equate to its heritage significance being sustained in NPPF terms. The nature of the effect on the former Camden Road New Church, which is a non-designated heritage asset, would be adverse and this would equate to 'harm' in NPPF terms. There would be no effects on the other heritage assets assessed and the effects on all other heritage assets would be **insignificant**.

Mitigation and residual effects on townscape

6.6 Mitigation measures considered in response to the effects of the Development on the townscape character and quality of the Post-War Residential TCA 1 within which it is located and on the setting of the 19th Century Residential TCA 2 have been implemented during the design development of the Development. No additional mitigation measures are required. The residual effects would remain as reported in Section 5, as follows:

- TCA 1 Post War Residential: **moderate** in scale; **beneficial** in nature; **significant**
- TCA 2 19th Century Residential: **insignificant** to **moderate** in scale; **neutral** in nature; **significant**

Mitigation and residual effects on visual amenity

6.7 Mitigation measures considered in response to the effects of the Development on the visual amenity of visual receptors as experienced in designated views and representative local views have been implemented during the design development of the Development. No adverse effects have been assessed for the final design of the Development and no additional mitigation measures are required. The residual effects would remain as reported in Section 4, as follows:



- View 1 Islington Local View LV4.A from Archway Road: **minor** in scale; **neutral** in nature; **significant**
- View 2 Islington Local View LV4.B from Archway Road: **insignificant**
- View 3 Dartmouth Park Hill: **minor** in scale; **neutral** in nature; **significant**
- View 4 Parkhurst Road, junction with Holloway Road: **minor** in scale; **neutral** in nature; **significant**
- View 5 Parkhurst Road, junction with Williamson Street: **moderate** in scale; **neutral** in nature; **significant**
- View 6 Parkhurst Road, opposite junction with Parkhurst Road: **major** in scale; **beneficial** in nature; **significant**
- View 7 Camden Road, junction with Holloway Road: **moderate** in scale; **adverse** in nature; **significant**
- View 8 Camden Road, east of the former Camden Road New Church: **major** in scale; **neutral** in nature; **significant**
- View 8N Camden Road, east of the former Camden Road New Church (dusk): **major** in scale; **neutral** in nature; **significant**
- View 9 Hillmarton Road, north of junction with Freegrove Road: **insignificant to moderate** in scale; **beneficial** in nature; **significant**
- View 10 Hillmarton Road, north of the junction with Penn Road: **moderate** in scale; **neutral** in nature; **significant**
- View 11 Camden Road, junction with Middleton Grove: **minor to moderate** in scale; **beneficial** in nature; **significant**
- View 12 Camden Road, opposite junction with Dalmeny Avenue: **major** in scale; **beneficial** in nature; **significant**
- View 13 Dalmeny Avenue: **no effect to minor** in scale; **neutral** in nature; **significant**
- View 14 Carleton Road, junction with Anson Road: **minor to moderate** in scale; **beneficial** in nature; **significant**
- View 15 Crayford Road, junction with Cardwell Road: **minor to moderate** in scale; **neutral** in nature; **significant**

Table 6.1: Residual Effects

		Sensitivity	Magnitude of Impact	Effect	Residual Effect	Significance (in isolation)	Cumulative Effect	Significance (cumulatively)
Built Heritage Assessment:								
CA	Conservation Areas							
1	Hillmarton Conservation Area	Medium to high	Low	Scale: minor Nature: neutral	Scale: minor Nature: neutral	Significant	Scale: minor Nature: neutral	Significant
2	Tufnell Park Conservation Area	Medium	None	No effect	No effect	Insignificant	No effect	Insignificant
3	Mercer's Road and Tavistock Terrace Conservation Area	Medium	None	No effect	No effect	Insignificant	No effect	Insignificant
LS	Designated Structures							
1	The Verger's Cottage and remodelled entrance to the former Camden Road New Church	Medium	None	No effect	No effect	Insignificant	Scale: moderate Nature: beneficial	Significant
2	Church of St Luke	Medium to high	None	No effect	No effect	Insignificant	Scale: minor Nature: beneficial	Significant
3	Nos. 1 and 2 Hilldrop Road	Low to Medium	None	No effect	No effect	Insignificant	No effect	Insignificant
4	No.23 Carleton Road	Low to Medium	None	No effect	No effect	Insignificant	No effect	Insignificant
5	Hungerford School, Hungerford Road	Medium	None	No effect	No effect	Insignificant	No effect	Insignificant
6	The Lamb Tavern Pub, North Road	Low to Medium	None	No effect	No effect	Insignificant	No effect	Insignificant
7	St George's Theatre, Tufnell Park Road	Low to Medium	None	No effect	No effect	Insignificant	No effect	Insignificant
8	Nos.9-21 Tufnell Park Road	Low to Medium	None	No effect	No effect	Insignificant	No effect	Insignificant
9	Odeon Cinema, Holloway Road	Low to Medium	None	No effect	No effect	Insignificant	No effect	Insignificant
10	Nos. 458-462 Holloway Road	Medium	None	No effect	No effect	Insignificant	No effect	Insignificant
11	The former Camden Road New Church	Medium	None	Low	Scale: minor Nature: adverse	Significant	Scale: major Nature: beneficial	Significant
Townscape Assessment:								
TCA	Townscape Character Areas							
1	Post-War Residential	Low	High	Scale: Moderate Nature: beneficial	Scale: Moderate Nature: beneficial	Significant	Scale: Moderate Nature: beneficial	Significant
2	19th Century Residential	Medium to medium-high	Negligible to medium	Scale: Insignificant to moderate Nature: neutral	Scale: Insignificant to moderate Nature: neutral	Significant	Scale: Insignificant to moderate Nature: neutral	Significant

Table 6.1: Residual Effects

		Sensitivity	Magnitude of Impact	Effect	Residual Effect	Significance (in isolation)	Cumulative Effect	Significance (cumulatively)
Visual Assessment:								
View								
1	Islington Local View LV4.A from Archway Road	Medium	Low	Scale: minor Nature: neutral	Scale: minor Nature: neutral	Significant	Scale: minor Nature: neutral	Significant
2	Islington Local View LV4.B from Archway Road	Medium	Negligible	Insignificant	Insignificant	Insignificant	Insignificant	Insignificant
3	Dartmouth Park Hill	Medium	Low	Scale: minor Nature: neutral	Scale: minor Nature: neutral	Significant	Scale: minor Nature: neutral	Significant
4	Parkhurst Road, junction with Holloway Road	Low to medium	Low	Scale: minor Nature: neutral	Scale: minor Nature: neutral	Significant	Scale: minor Nature: neutral	Significant
5	Parkhurst Road, junction with Williamson Street	Low to medium	Medium	Scale: moderate Nature: beneficial	Scale: moderate Nature: beneficial	Significant	Scale: moderate Nature: beneficial	Significant
6	Parkhurst Road, opposite junction with Parkhurst Road	Low to medium	High	Scale: major Nature: beneficial	Scale: major Nature: beneficial	Significant	Scale: major Nature: beneficial	Significant
7	Camden Road, junction with Holloway Road	Medium to high	Medium	Scale: moderate Nature: neutral	Scale: moderate Nature: adverse	Significant	Scale: moderate Nature: adverse	Significant
8	Camden Road, east of the former Camden Road New Church	Low to medium	High	Scale: major Nature: neutral	Scale: major Nature: neutral	Significant	Scale: major Nature: beneficial	Significant
8N	Camden Road, east of the former Camden Road New Church (dusk)	Medium	High	Scale: major Nature: neutral	Scale: major Nature: neutral	Significant	Scale: major Nature: beneficial	Significant
9	Hillmarton Road, north of junction with Freegrove Road	Medium to high	Negligible to medium	Scale: insignificant to moderate Nature: beneficial	Scale: insignificant to moderate Nature: beneficial	Significant	Scale: insignificant to moderate Nature: beneficial	Significant
10	Hillmarton Road, north of the junction with Penn Road	Medium to high	Medium	Scale: moderate Nature: neutral	Scale: moderate Nature: neutral	Significant	Scale: moderate Nature: neutral	Significant
11	Camden Road, junction with Middleton Grove	Medium	Low to medium	Scale: minor to moderate Nature: beneficial	Scale: minor to moderate Nature: beneficial	Significant	Scale: minor to moderate Nature: beneficial	Significant
12	Camden Road, opposite junction with Dalmeny Avenue	Medium	High	Scale: major Nature: beneficial	Scale: major Nature: beneficial	Significant	Scale: major Nature: beneficial	Significant
13	Dalmeny Avenue	Medium	None to low	Scale: no effect to minor Nature: neutral	Scale: no effect to minor Nature: neutral	Significant	Scale: no effect to minor Nature: neutral	Significant
14	Carleton Road, junction with Anson Road	Medium	Low to medium	Scale: minor to moderate Nature: beneficial	Scale: minor to moderate Nature: beneficial	Significant	Scale: minor to moderate Nature: beneficial	Significant
15	Crayford Road, junction with Cardwell Road	Medium	Low to medium	Scale: minor to moderate Nature: neutral	Scale: minor to moderate Nature: neutral	Significant	Scale: minor to moderate Nature: neutral	Significant



07

Likely Residual Cumulative Effects and their Significance

Stage 1: Approved Projects

The Works

7.1 While the effects of the demolition and construction would be significant during the Works they are temporary in nature; they would be mitigated by completion of the Development and there would be no residual effects. All demolition and construction effects are indirect, temporary, and short to medium term.

The Completed and Operational Development

7.2 The residual cumulative effects of the completed and operational Development which are considered to be significant are those which are minor, moderate and major in scale. They are summarised in Table 6.1. All residual cumulative effects of the completed Development would be indirect, and long-term.

7.3 The residual cumulative effects on built heritage would increase in comparison to the Development assessed in isolation. The residual effects would remain as reported in Section 5, as follows:

- Hillmarton Conservation Area: **minor** in scale; **neutral** in nature; significant
- The Verger's Cottage and remodelled entrance to the former Camden Road New Church: **moderate** in scale; **beneficial** in nature; significant
- Church of St Luke: **minor** in scale; **beneficial** in nature; significant
- Former Camden Road New Church: **major** in scale; **beneficial** in nature; significant

7.4 The scale and nature of the cumulative effect on the Hillmarton Conservation Area would not be altered in comparison to the Development considered in isolation. The cumulative effects on the Verger's Cottage and remodelled entrance to the Camden New Church and the Church of St Luke would both be beneficial in nature as a result of the reinstatement of the spire of the former Camden New Church as part of the approved Islington Arts Factory development; and this would equate to 'enhancement' in NPPF terms. The scale of the cumulative effect on the former Camden Road New Church, which is a non-designated heritage asset, would be increased as a

result of the reinstatement of its spire as part of the approved Islington Arts Factory development; the reinstatement of the spire would have a beneficial effect on the ability to appreciate the heritage significance of the former church and this would equate to 'enhancement' in NPPF terms. There would be no cumulative effects on the other heritage assets assessed and the cumulative effects on all other heritage assets would be **insignificant**.

7.5 The residual cumulative effects on townscape character areas would not be altered in comparison to the Development considered in isolation. The residual cumulative effects would be as reported in Section 5, as follows:

- TCA 1 Post War Residential: **moderate** in scale; **beneficial** in nature; **significant**
- TCA 2 19th Century Residential: **insignificant to moderate** in scale; **neutral** in nature; **significant**

7.6 The residual cumulative visual effects would be altered in comparison to the Development considered in isolation for Views 8 and 8N. In these views from Camden Road, east of the former Camden Road New Church, the scale of the effects would not be altered but the nature of the effects would change from neutral to beneficial as a result of the Approved Projects. For all other views the residual cumulative effects would not be altered in comparison to the Development considered in isolation. The residual effects would remain as reported in Section 5, as follows:

- View 1 Islington Local View LV4.A from Archway Road: **minor** in scale; **neutral** in nature; **significant**
- View 2 Islington Local View LV4.B from Archway Road: **insignificant**
- View 3 Dartmouth Park Hill: **minor** in scale; **neutral** in nature; **significant**
- View 4 Parkhurst Road, junction with Holloway Road: **minor** in scale; **neutral** in nature; **significant**
- View 5 Parkhurst Road, junction with Williamson Street: **moderate** in scale; **beneficial** in nature; **significant**
- View 6 Parkhurst Road, opposite junction with Parkhurst Road: **major** in scale; **beneficial** in nature; **significant**
- View 7 Camden Road, junction with Holloway Road: **moderate** in scale; **adverse** in nature; **significant**



- View 8 Camden Road, east of the former Camden Road New Church: **major** in scale; **beneficial** in nature; **significant**
- View 8N Camden Road, east of the former Camden Road New Church (dusk): **major** in scale; **beneficial** in nature; **significant**
- View 9 Hillmarton Road, north of junction with Freegrove Road: **insignificant to moderate** in scale; **beneficial** in nature; **significant**
- View 10 Hillmarton Road, north of the junction with Penn Road: **moderate** in scale; **neutral** in nature; **significant**
- View 11 Camden Road, junction with Middleton Grove: **minor to moderate** in scale; **beneficial** in nature; **significant**
- View 12 Camden Road, opposite junction with Dalmeny Avenue: **major** in scale; **beneficial** in nature; **significant**
- View 13 Dalmeny Avenue: **no effect to minor** in scale; **neutral** in nature; **significant**
- View 14 Carleton Road, junction with Anson Road: **minor to moderate** in scale; **beneficial** in nature; **significant**
- View 15 Crayford Road, junction with Cardwell Road: **minor to moderate** in scale; **neutral** in nature; **significant**

Stage 2: Approved Projects plus Developments that have a Planning Status in the Development Plan Process

The Works

7.7 While the effects of the demolition and construction would be significant during the Works they are temporary in nature; they would be mitigated by completion of the Development and there would be no residual effects. All demolition and construction effects are indirect, temporary, and short term.

The Completed and Operational Development

7.8 Following a review of the Adopted and Draft Site Allocations in the Adopted and Emerging LBI Local Plans, it is considered that development in compliance with adopted and draft site allocations on the following sites would have potential additional cumulative townscape, visual or built heritage effects in combination with the Development and the Approved Projects:

- NH1: Morrison's supermarket and adjacent car park, 10 Hertslet Road, and 8-32 Seven Sisters Road, N7 6AG; this site allocation includes a building of up to 15 residential storeys at the junction of Holloway Road and Seven Sisters Road.
- NH2: 368-376 Holloway Road (Argos and adjoining shops), N7 6PN; this site allocation includes a building of up to 15 residential storeys at the junction of Holloway Road and Tollington Road.
- NH12: 379-391 Camden Road and 341-345 Holloway Road; this site allocation includes a building of up to 13 residential storeys at the junction of Holloway Road and Camden Road.

7.9 The cluster of tall buildings that could potentially result from development of these site allocations could result in noticeable visual impacts on the settings of the most northerly parts of the Hillmarton Conservation Area and the south-easterly setting of the Mercer's Road and Tavistock Terrace Conservation Area, which includes part of Holloway Road to the north-west of the site allocations. Future development in accordance with these site allocations would individually and as a group increase the level of visual impact to the local setting of the Hillmarton Conservation Area but would rarely be appreciated in relation to the Development itself. It is therefore judged that the cumulative effect on the Hillmarton Conservation Area would not be altered in comparison to the cumulative assessment in Section 5. The Development would have no material visual impacts on the Mercer's Road and Tavistock Terrace Conservation Area and the future developments on the site allocations would not be appreciated in relation to the Development itself. It is therefore judged that the cumulative effect would not be altered in comparison to the cumulative assessment in Section 5.

7.10 The site allocations would make a noticeable change to the close settings of the Grade II listed Odeon Cinema on Holloway Road and the Grade II listed Nos.458-462 Holloway Road (Bathurst Mansions) but would rarely be appreciated in relation to the Development itself. It is therefore judged that the cumulative effects would not be altered in comparison to the cumulative assessment in Section 5. Due to the alignment of Camden Road and Parkhurst Road in relation to the site allocations, the backdrop setting to the north-east of the former Camden Road New Church could be affected. Although the church is not listed or locally listed, it is a LBI Designated Landmark and the legibility of its tower and spire could potentially be affected by development of scale on these site allocations resulting in some further erosion of its dominance as a landmark in the local townscape context with potential further cumulative effects.

7.11 The three tall buildings would introduce greater height in TCA 2: 19th Century Residential or its close setting, making a noticeable likely change to its character and quality. The wider townscape character would become more varied with a legible concentration of activity on Holloway Road at its junctions with Camden Road, Seven Sisters Road and Tollington Road. As the Site allocations are quite distant from the Site, the future developments on the site allocations would rarely be

appreciated in relation to the Development itself. It is therefore judged that the cumulative effect would not be altered in comparison to the cumulative assessment in Section 5.

7.12 The cluster of tall buildings resulting from future development in accordance of these site allocations could individually and as a group increase the likely cumulative visual effects of the Development on Views 1 and 3 in the Visual Assessment, Views A4, A5 and A6 in Appendix A and Views B3 and B5 in Appendix B. Other views of the Development would not be affected by development on these site allocations, which are all relatively distant from the Site, at least 350m to the north-east. Development on these sites would be peripheral to the majority of the views included in this Volume.



08

Conclusions

- 8.1 The form and massing of the Development has evolved in parallel with iterative testing of its potential effects on the quality of the townscape, on local visual amenity and on the appreciation of the heritage significance of local heritage assets.
- 8.2 The visual effects of the Development have been accurately modelled and assessed in isolation and with agreed Approved Projects, all as agreed with LBI. The modelled views have also informed the assessments of townscape and built heritage effects.
- 8.3 The Works would have significant effects on the Hillmarton Conservation Area and the former Camden Road New Church but insignificant effects on all other heritage assets within the built heritage study area. They would have significant effects on townscape character and local views, particularly close to the Site. The effects on distant views including the designated LBI views of St Paul's Cathedral from Archway Road and Archway Bridge would be insignificant to minor in scale. All effects associated with the Works would be temporary and would last until the construction works associated with the Development has been completed.
- 8.4 The Development has been designed to improve access through the Site and reintegrate the Site with its surrounding community and to create new shared public open space that retains as many of the good quality existing trees as possible. The Development would create new connections with Camden Road and Trecastle Way, and allow for connections to be made to the Bakersfield Estate and Crayford Road in the future. The new public open space would be defined and well overlooked by the surrounding residential buildings. Feature buildings E2 and C1 would mark either end of the new public open space. The Development would provide a well-defined and activated frontage to Camden Road and Parkhurst Road reinforcing this primary urban frontage with the tallest buildings proposed and creating legible new connections with Camden Road. The architectural treatment of the Development has developed to respond to the historic residential townscape in the surrounding area. It has been inspired by the rich mix of styles, special design features and materials in the surrounding streets of the Tufnell Park and Hillmarton Conservation Areas. The Development would respond to the character of its existing edges or to the role of the buildings within the layout in the detail of their articulation and materiality.
- 8.5 There would be effects on the ability to appreciate the heritage significance of the Hillmarton Conservation Area and the former Camden Road New Church as a result of the Development considered in isolation. The effect on the Hillmarton Conservation Area would be minor in scale and

neutral in nature due to the balance of potentially adverse and potentially beneficial effects. The effect on the non-designated heritage asset, the former Camden Road New Church, which is a designated LBI landmark, would be minor in scale and adverse in nature due to a loss in dominance of the landmark spire in views from the north-east part of Camden Road; as the church is a non-designated heritage asset *"a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset"* (Ref 1-8, para.203). While there would be noticeable visual changes to the settings of some other heritage assets within the study area, no effects are assessed to the heritage significance or appreciation of heritage significance of any of the other heritage assets in the study area. The Approved Projects, in particular the Islington Arts Factory development, which would reinstate the spire of the former Camden Road New Church adjacent to the Site, would increase the cumulative effects on three heritage assets assessed in comparison to the Development considered in isolation; all cumulative effects would be beneficial in nature.

8.6 The Development would have significant localised beneficial townscape effects on its surrounding context and some significant effects further from the Site where streets and spaces align with the Development, which would be beneficial or neutral in nature. Any potential adverse townscape effects of the completed and operational Development have been mitigated or minimised during the iterative design development process prior to submission and all significant effects of the completed and operational Development would be beneficial or neutral in nature. The Approved Projects would not alter the townscape effects in comparison to the Development considered in isolation.

8.7 The Development would have significant localised beneficial effects on visual amenity within its close surrounding context and some significant effects further from the Site where streets and spaces align with the Development. There would be an adverse nature of effect on View 7 from the north-east end of Camden Road resulting from a loss in dominance of the spire of the former Camden Road New Church in views from this part of Camden Road. All other visual effects would be beneficial or neutral in nature. Potential adverse visual effects of the completed and operational Development have been mitigated or reduced during the iterative design development process prior to submission and all significant effects of the completed and operational Development. Except in the case of Views 8 and 8N from Camden Road, east of the former Camden Road New Church, the Approved Projects would not alter the effects in comparison to the Development considered in isolation.



09

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A

Appendix A:
Supplementary
Verified Views