

LB CAMDEN

BUILDING HEIGHTS STUDY

FINAL REPORT, JANUARY 2024



4307

REPORT PRESENTED BY URBAN INITIATIVES STUDIO LTD

IN ASSOCIATION WITH LB CAMDEN

STATUS FINAL

ISSUE NO. 01

DATE ISSUED 10 JANUARY 2024

FILE NAME 4307_20240110_Camden Building Height Study_Final Report.indd

PROJECT DIRECTOR Matthias Wunderlich

REVIEWED BY Hugo Nowell
DESIGN DIRECTOR

APPROVED BY
DESIGN DIRECTOR



This document has been prepared for the exclusive use of the commissioning party and unless otherwise agreed in writing by Urban Initiatives Studio Limited, no other party may copy, reproduce, distribute, make use of, or rely on its contents. No liability is accepted by Urban Initiatives Studio Limited for any use of this document, other than for the purposes for which it was originally prepared and provided.

Opinions and information provided in this document are on the basis of Urban Initiatives Studio Limited using due skill, care and diligence in the preparation of the same and no explicit warranty is provided as to their accuracy. It should be noted and is expressly stated that no independent verification of any of the documents or information supplied to Urban Initiatives Studio Limited has been made.

All maps in this report are reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Ordnance Survey 100019726

Urban Initiatives Studio Limited. Registered in England No. 8236922

**URBAN
INITIATIVES
STUDIO**

70 Cowcross Street
London EC1M 6EJ

+44 (0)20 3567 0715
www.uistudio.co.uk

CONTENTS

INTRODUCTION

ABOUT CAMDEN.....	8
WHAT IS THIS STUDY ABOUT?.....	8
WHY PROVIDE GUIDANCE ON BUILDING HEIGHTS?.....	8
METHODOLOGY.....	10

1. PLANNING POLICY CONTEXT

1.1 INTRODUCTION.....	14
1.2 NATIONAL PLANNING POLICY FRAMEWORK.....	14
1.3 NATIONAL DESIGN GUIDE + DESIGN CODE	15
1.4 HISTORIC ENGLAND - TALL BUILDINGS ADVICE NOTE	16
1.5 LONDON PLAN	17
1.6 DRAFT LONDON PLAN GUIDANCE – CHARACTERISATION AND GROWTH STRATEGY	17
1.7 CAMDEN POLICIES AND GUIDANCE.....	18

2. BUILDING HEIGHTS AND TALL BUILDINGS

2.1 INTRODUCTION.....	24
2.2 TALL BUILDING DEFINITION	24
2.3 BUILDING HEIGHTS IN LB CAMDEN.....	28
2.4 CONTEXT HEIGHT MAPPING.....	30
2.5 DEFINITION OF TALL BUILDINGS IN CAMDEN	32
2.6 EXISTING AND EMERGING TALL BUILDINGS	34
2.7 TALL BUILDING TYPOLOGIES.....	36

3. TALL BUILDING SENSITIVITIES

3.1 TALL BUILDINGS SENSITIVITIES	42
3.2 CAMDEN'S HERITAGE	42
3.3 TOWNSCAPE CHARACTER.....	44
3.4 VIEWS (LVMF).....	46
3.5 VIEWS (LOCAL).....	47
3.6 GREEN SPACES	48
3.7 BIODIVERSITY	49
3.8 TOPOGRAPHY.....	50

4. IDENTIFICATION OF AREAS OF SEARCH

4.1 INTRODUCTION.....	54
4.2 SIFTING	55

5. ASSESSMENT & GUIDANCE FOR AREAS OF SEARCH

5.1 INTRODUCTION	64	5.11 CAMDEN GOODS YARD (SITE CODE AS06)	165
5.2 ASSESSMENT CRITERIA	64	5.12 CAMDEN TOWN CENTRE (SITE CODE TC03)	181
5.3 HIGH-LEVEL IMPACT TESTING	65	5.13 CAMLEY STREET & ST PANCRAS WAY (SITE CODE AS05)	199
5.4 BUILDING HEIGHTS IN CAMDEN	66	5.14 KING'S CROSS - NORTH SIDE (SITE CODE AS04)	217
5.5 KENTISH TOWN (SITE CODE AS07)	69	5.15 BLOOMSBURY CAMPUS AREA (SITE CODE AS02)	233
5.6 KENTISH TOWN TOWN CENTRE (SITE CODE TC02)	87	5.16 TOTTENHAM COURT ROAD GROWTH AREA (SITE CODE AS09).....	249
5.7 GOSPEL OAK AND HAVERSTOCK - COMBINED SITES (SITE CODE SA01, SA03, SA05)	101	5.17 HOLBORN AND COVENT GARDEN AREA (SITE CODE AS01)	265
5.8 WEST HAMPSTEAD (SITE CODE AS08)	117	5.18 REVIEW OF EUSTON AREA PLAN (CONSULTATION DRAFT, 2023).....	283
5.9 FINCHLEY ROAD / SWISS COTTAGE TOWN CENTRE (SITE CODE TC01)	133		
5.10 KILBURN TOWN CENTRE (SITE CODE TC04)	151		

NOTE TO READER:

This document has been optimised for double-sided printing. Please print with the following print settings: A4 landscape, double-sided print, flip on short edge.

For PDF viewing of the document use the following Acrobat Settings: View/Page Display/Two Page View, and tick View/Page Display/Show Cover Page in Two Page View.

INTRODUCTION

ABOUT CAMDEN

The London Borough of Camden is a diverse and dynamic Borough located in Inner London. It is currently experiencing significant change and the London Plan 2021 has set a target for the Council to deliver 10,380 additional homes by 2028/29. In addition, the Camden Local Plan 2017 identifies the need for 695,000 sqm of additional office floorspace and 30,000 sqm of additional retail floorspace.

As a densely populated Inner Borough of London, and given the unique character and high concentration of built environment sensitivities, there is limited land available to deliver the housing, office, and retail space requirements. Currently, Camden is one of the least affordable boroughs in the country and has a significant problem of overcrowding. In this context it is essential that the land and buildings available are used efficiently and that high quality developments are delivered.

WHAT IS THIS STUDY ABOUT?

London Plan Policy H1 (2021) expects boroughs to optimise the potential for housing delivery on all suitable and available brownfield sites through their development plans. Increased height is often proposed as a way to optimise development sites and London Plan Policy D9 sets out the expectations for Council's approach to guiding tall building development. The approach followed in this study reflects the London Plan policy and tailors this approach to Camden's unique sensitivities and character.

The purpose of the study is to provide a borough-specific approach to the assessment of building height in Camden to support the preparation of a new Local Plan and Euston Area Plan.

WHY PROVIDE GUIDANCE ON BUILDING HEIGHTS?

Tall buildings by virtue of their scale and height can bring significant change to a place's skyline, its townscape and character. A tall building, in the right location and of high quality, can be transformative and have a lasting positive impact on the character and identity of a place. However, if it is in the wrong location or of poor quality, it can become an eyesore, be resented by the community and detract from a place's character and identity.

Due to their greater height and size tall buildings can amplify their impacts on their immediate and wider context compared to buildings of contextual height. Tall building impacts can be beneficial or adverse. A pro-active approach to planning for tall building aims to optimise their impacts, so that beneficial impacts are maximised whilst adverse impacts are mitigated against or avoided.

In deciding the appropriateness of a tall building, its beneficial and adverse impacts both individually and cumulatively will need to be carefully considered and balanced. On a strategic scale this needs to consider the characteristics and sensitivities of the place, together with wider development and planning objectives, as well as development interest and deliverability. On a local and building scale the visual and environmental impact of a tall building will need to be examined, as well as its design response to the surrounding urban fabric and the street space.

POTENTIAL BENEFICIAL IMPACTS:

- Tall buildings can support sustainable land use pattern by helping to concentrate floorspace and increase density in central locations that are well served by infrastructures, or where new floor space can support the vitality of existing or new activities, such as business hubs, city centres or institutional uses, especially where land is a scarce resource or on significantly constrained sites;
- Tall buildings can contribute to a greater variety in the housing market in a place, and especially cater for young urban professionals in inner city urban locations;
- Tall buildings can create distinctiveness, act as landmarks and as such enhance legibility and support wayfinding;
- Tall buildings can contribute to the character and identity of a townscape, especially where comprehensively planned and developed;
- Exceptionally designed singular tall buildings or well-managed tall building clusters can have a positive effect on the distinctiveness and/ or beauty of a skyline or a view, and thereby contribute to the image and identity of a city or town;
- Successful tall building schemes can be a catalyst for development, by landmarking and

providing a symbol for regeneration, instilling confidence in a market and attracting further investment;

- Tall buildings can help with project viability in economically challenging schemes and deliver associated planning requirements, such as affordable housing; and
- Tall buildings may offer delivery of complementing public benefits such as:
 - Investment in enhanced public realm or a new public space;
 - Provision of a visitor attraction, such as a visitor centre or viewing platform;
 - Cross-subsidy of other planning objectives, such as a community facility or service, revitalisation of a heritage asset, or new infrastructure or use provision.

POTENTIAL ADVERSE IMPACTS:

- Tall buildings with their scale, massing and height can affect the coherence and detract from the character and quality of established townscapes;
- Poorly integrated tall buildings can create stark contrasts and break the continuity and cohesion of the urban fabric;

- Tall buildings can visually intrude and detract from landscape characters;
- Tall buildings may appear in views to or from heritage assets and can cause harm to the significance of heritage assets and their setting;
- Individually or in groups, tall buildings can intrude into established views, affect or undermine the balance between characteristic elements, dominate or detract from existing landmarks or features, and alter their focus, composition and/or sense of beauty;
- Poorly managed tall buildings can cause a fragmentation of the skyline and lessen the distinctiveness of the image of a place;
- The position and design of a tall building can affect the definition, sense of enclosure and quality of a street space, and the animation, overlooking and perceived safety of the public realm;
- Improperly sited and designed tall buildings can cause adverse microclimatic and environmental impacts from wind funnelling, overshadowing, sun reflection and light pollution; and
- Tall buildings can have an adverse impact on the amenity and privacy of existing and new residents through overlooking, blocking outlook, impacting on day and sun lighting, and affecting the quality of private and communal amenity spaces.

METHODOLOGY

Given the potential significant positive and adverse impacts of tall buildings it is important to provide robust and contextual guidance on tall buildings to ensure that a coordinated approach is taken and negative effects can be appropriately mitigated.

A pro-active approach to planning for tall buildings is anchored in the NPPF and informed by the Historic England Advice Note 4, 2nd edition on tall buildings. The NPPF states that ‘the planning system should be genuinely plan-led’, (NPPF, para 15) with an emphasis upon plans being prepared to achieve sustainable development, being aspirational but deliverable, and have clear and unambiguous policies that make it “evident how a decision maker should react to development proposals”. Historic England notes that tall buildings should ‘form part of a coherent plan-led place-shaping strategy, contributing towards well-designed places sympathetic to local character and history, including the surrounding built environment and landscape setting.’ (Historic England Advice Note 4, 2nd edition)

This study applies a robust, tested and evidence led methodology that is based on guidance provided by the National Planning Policy Framework and Historic England. It follows a proactive planning approach and is composed of the following components:

- 1 Policy Overview** - provides the reader with a summary of the relevant national and local planning policy context;
- 2 Tall building definition** - a clear and practical definition to establish if a building is considered tall in a specific location within LB Camden
- 3 Tall building sensitivities** - identification of areas or factors in LB Camden that could be impacted on or harmed by tall buildings and that require impact testing by tall building proposals;
- 4 Identification of Areas of Search** - identification of areas within the borough that are targeted for growth or development, and where tall buildings theoretically could be considered;
- 5 Provide area specific guidance** - context analysis of Areas of Search to identify their specific sensitivities and tall building potential, high level impact testing of tall building locations (VuCity 3d model) and provision of location and height guidance for tall buildings. Advice on parameters for appropriate building heights.

CHAPTER 1.

PLANNING POLICY CONTEXT

1.1 INTRODUCTION

This chapter presents national and local policy and guidance, and discusses their relevance to tall buildings and this study. The topics covered are as follows:

- National Planning Policy Framework
- Historic England Tall Buildings Advice Note
- London Plan and guidance (including the draft LPG Guidance – Characterisation and Growth Strategy)
- Camden policies and guidance (including Camden’s development plan documents, neighbourhood plans, planning frameworks and other relevant supplementary guidance)

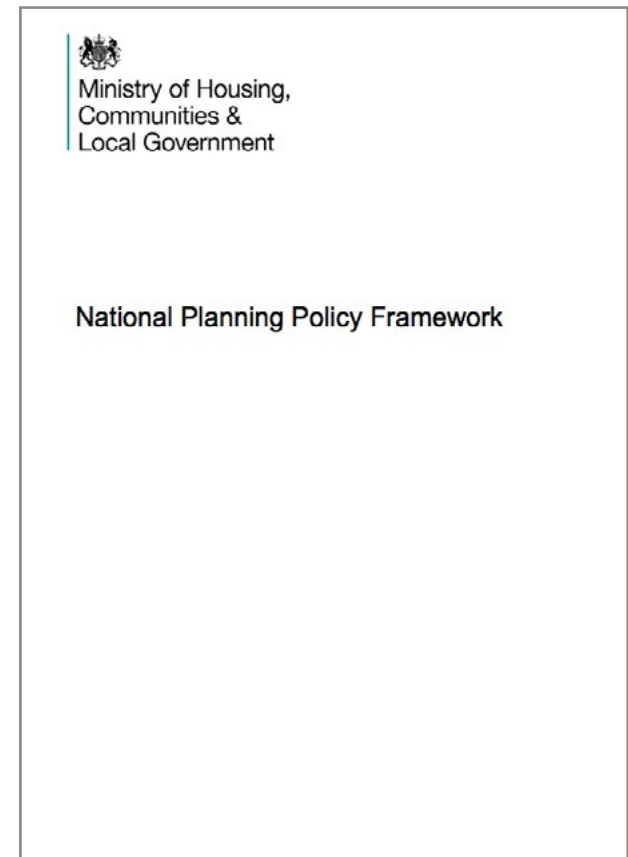
1.2 NATIONAL PLANNING POLICY FRAMEWORK

At a national level, the National Planning Policy Framework (NPPF) sets out the government’s objectives for new development. The NPPF does not have any specific policies on tall buildings, however, it sets out a number of more general design and planning principles which are relevant to the development of tall buildings.

The NPPF states that planning should be genuinely plan-led and local authorities should provide clear guidance on the quality of development expected within their area. There is a presumption in favour of sustainable development - a concept that promotes healthy urban environments that facilitate social cohesion, and urban design, character-based approach to development and the efficient use of land through developing at optimal densities, which support sustainable travel.

Furthermore, new development should respect existing character and contribute to improving their local area, particularly where change is desirable. New development should respect and avoid harm to heritage assets.

This study fully aligns with the National Planning Policy Framework as it has been proactively and positively prepared, providing clarity on where tall buildings will be appropriate and at what height. It also steers taller development towards the most suitable locations and safeguards the important character and heritage that are unique to the Borough.



National Planning Policy Framework (2021)

1.3 NATIONAL DESIGN GUIDE + DESIGN CODE

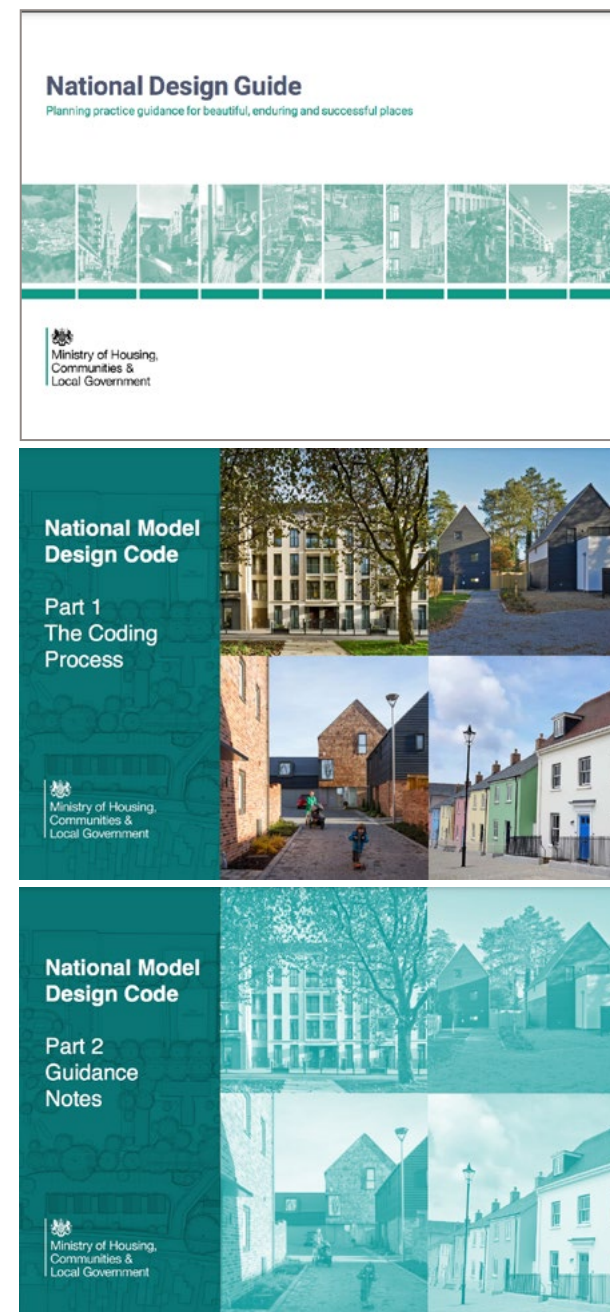
The National Design Guide was published in October 2019 and is intended to illustrate how well-designed places that are beautiful, enduring and successful can be achieved in practice.

In respect of tall buildings the National Design Guide states in paragraphs 69 and 70 that: *'Well-designed tall buildings play a positive urban design role in the built form. They act as landmarks, emphasising important places and making a positive contribution to views and the skyline.'*

'Proposals for tall buildings (and other buildings with a significantly larger scale or bulk than their surroundings) require special consideration. This includes their location and siting; relationship to context; impact on local character, views and sight lines; composition - how they meet the ground and the sky; and environmental impacts, such as sunlight, daylight, overshadowing and wind. These need to be resolved satisfactorily in relation to the context and local character.'

The National Model Design Code was launched in January 2021 and provides detailed guidance on the production of design codes, guides and policies to promote successful design. It identifies a number of design aspects that are particularly relevant to tall buildings including the form of the building, design of the top and base, materials, public realm interface and microclimate.

Whilst this study is not a Design Guide or Code it does follow relevant guidance in the National Design Guide in respect of tall buildings.



National Design Guide (2019) and National Model Design Code (2021)

1.4 HISTORIC ENGLAND - TALL BUILDINGS ADVICE NOTE

Advice Note 4 (2nd edition) promotes a planned and positive approach to the location and design of tall buildings. It sets out principles for an evidence based approach which considers alternative locations, decision making informed by understanding of place, character and historic significance and tall building proposals which take account of local context and historic character (Historic England Advice Note 4, section 1.3).

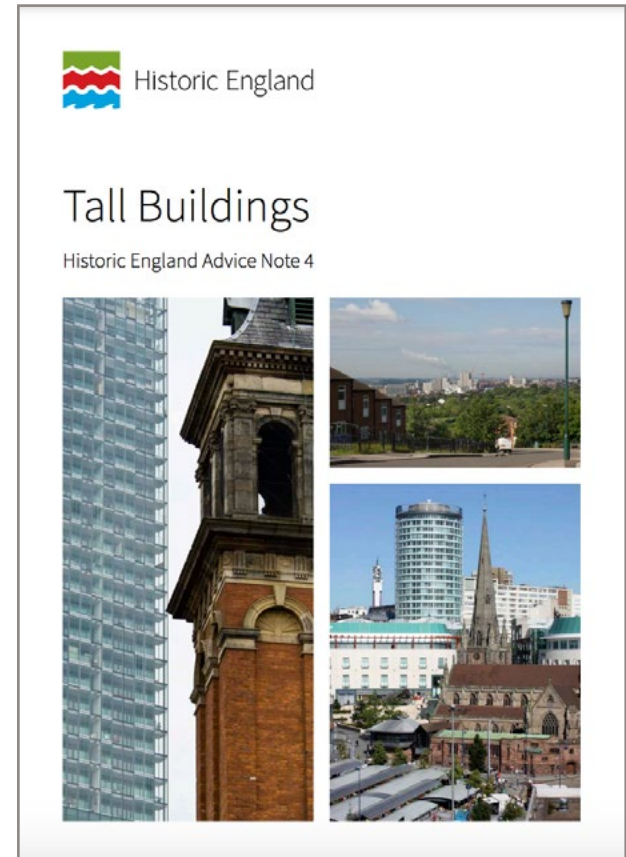
The advice note guides local authorities to provide clear policies and guidance on where tall buildings should be located, their role in place shaping and the local community, and how to minimise potential impacts on local character and significance of heritage assets.

Advice Note 4 (2nd edition) states that the scale and form of development should be assessed as part of the formulation of the local plan. It suggests the use of characterisation/building height studies as well as heritage and urban design assessments to designate appropriate locations and policies for tall buildings. Advice Note 4 (2nd edition) places additional emphasis on the use of 3D modelling to test impacts on skyline and heritage assets.

Historic England further supports a relative and context specific definition of 'tall': "What might be considered a tall building will vary according to the nature of the local area. A five-storey building in a mainly two-storey neighbourhood could be

considered tall, whereas in the centre of a large city it may not" (Historic England Advice Note 4, section 3.4).

This study has been carried out in full compliance with Historic England's Guidance Note. The methodology used in this study uses the concept of a relative definition of tall building height. The recommendations for tall building locations have been informed by a comprehensive urban design assessment of Camden and an understanding of place, character and historic significance. It provides clarity on the role of tall buildings in place shaping and the local community, and how to minimise potential impacts on local character and significance of heritage assets.



Historic England Advice Note 4, 2nd edition (2022)

1.5 LONDON PLAN

The 2021 London Plan (Policy D9) states that tall buildings should be part of a plan-led approach and that local authorities should define what is considered a tall building for specific localities, noting that this may vary across a borough. Boroughs should also identify in Development Plans locations where tall buildings may be an appropriate form of development and determine the maximum height that would be acceptable. London Plan Policy D9 'Tall buildings' defines a tall building as not being *"less than 6 storeys or 18 metres measured from ground to the floor level of the uppermost storey"*

The London Plan states that *"Boroughs should undertake a sieving exercise by assessing potential visual and cumulative impacts to consider whether there are locations where tall buildings could have a role in contributing to the emerging character and vision for a place in these locations..."*

This study establishes specific definitions of what constitutes a tall building in Camden. This is followed by a sifting exercise that identifies Areas of Search that may have potential for tall buildings in Camden. Detailed suitability scoping is undertaken for 15 of these sites and area specific guidance on height and the suitability of tall buildings is provided.

1.6 DRAFT LONDON PLAN GUIDANCE – CHARACTERISATION AND GROWTH STRATEGY

The London Plan Guidance, Characterisation and Growth Strategy (2023) establishes guidance for undertaking a borough or neighbourhood-wide characterisation assessment and formulating a growth strategy and area-wide visions. As part this, boroughs should conduct a tall buildings evidence base and sieving exercise to determine if and where tall buildings may be appropriate. The sieving exercise should follow the steps set out in the LPG:

- Sensitivity Screening Assessment
- Alignment with area-wide aspirations
- Suitability scoping exercise
- Define locations and heights

The methodology used in this study closely aligns the LPG Characterisation and Growth Strategy. The study is based on the Characterisation study which was produced for LB Camden in 2015. The building height guidance is also based on a robust sensitivity assessment, assessment of area-wide visions and a scoping exercise to define areas that have the potential to be appropriate for taller buildings.



London Plan, 2021 & London Plan Guidance, Characterisation and Growth Strategy, 2023

1.7 CAMDEN POLICIES AND GUIDANCE

DEVELOPMENT PLAN DOCUMENTS

LB Camden's current Local Plan covers the period from 2016-2031 and sets out the Council's vision for the borough and guides development in Camden, including setting policy on design, tall buildings, heritage and views.

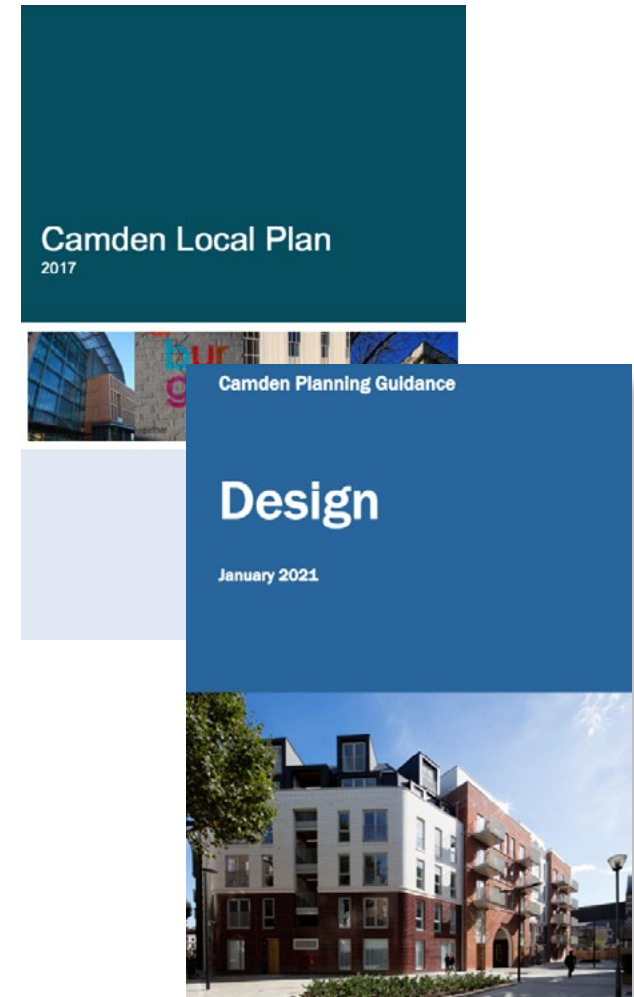
Local Plan Policy D1 sets out the design quality that is expected for development proposals. It clarifies that 'all of Camden is considered sensitive to the development of tall buildings' and sets out the additional design criteria that tall buildings will be assessed against.

The National Planning Policy Framework 2021 states that Local Plans should be reviewed at least every five years to assess whether they need updating and that this process should commence no later than 5 years from the point the Plan is adopted. Given that the Camden Local Plan was adopted in 2017, the decision has been taken to review it.

Where the Council has been progressing a new Site Allocations Local Plan, they are now proposing to incorporate the site allocations, into the Local Plan, to take a more holistic and place-based approach. The new Camden Local Plan will therefore set out the strategic policies, development management policies and site allocations for the Borough.

SUPPLEMENTARY PLANNING DOCUMENTS

The Camden Design Planning Guidance SPD supports Local Plan Policy D1 - Design. This SPD clarifies that 'Tallness' in Camden is contextual and provides further guidance on the design considerations that should inform tall building applications, including how a building relates to its surroundings and historic context, improves permeability, considers views and mitigates overshadowing public spaces. The SPD also clarifies that *'most of the tall buildings in the Borough are located within the Central Activity Zone (CAZ), covering the area immediately north of Euston Road southwards to Tottenham Court Road and Covent Garden. Outside of this area most of the tall buildings are confined to social housing estates built during the 1960s and 1970s with a few notable exceptions such as the Royal Hospital, Pond Street and Centre Heights, Finchley Road.'*



Camden Local Plan, 2017 & Design SPD, 2021

PLANNING FRAMEWORKS

LB Camden has adopted several Planning Frameworks which give guidance for specific sites and areas of Camden. These are areas where significant development and growth is expected to happen. These frameworks set out expectations about acceptable heights on key sites and also refer to specific site constraints and sensitivities, including heritage and views.

The Planning Frameworks are:

- Camden Goods Yard Planning Framework
- Canalside to Camley Street Planning Framework
- Kentish Town Planning Framework
- King’s Cross Opportunity Area Planning & Development Brief
- Mount Pleasant SPD
- West End Lane to Finchley Road SPD
- Gospel Oak and Haverstock Community Vision SPD
- Draft Holborn Vision & Urban Strategy

The adopted Area/Area Action Plans are:

- Euston Area Plan, 2015
- Fitzrovia Area Action Plan

Euston Area Plan

The current Euston Area Plan (EAP) was adopted in 2015 and is now being updated. The EAP is a long-term strategic planning framework to guide transformational change in the Euston area, focused on the redevelopment of Euston station. The EAP identifies sites for new and replacement housing, as well as commercial space, and also includes an assessment of appropriate building heights within the Plan area. The plan acknowledges that while there are site sensitivities, including the Mayor’s Strategic View corridors, there “may be some opportunities for

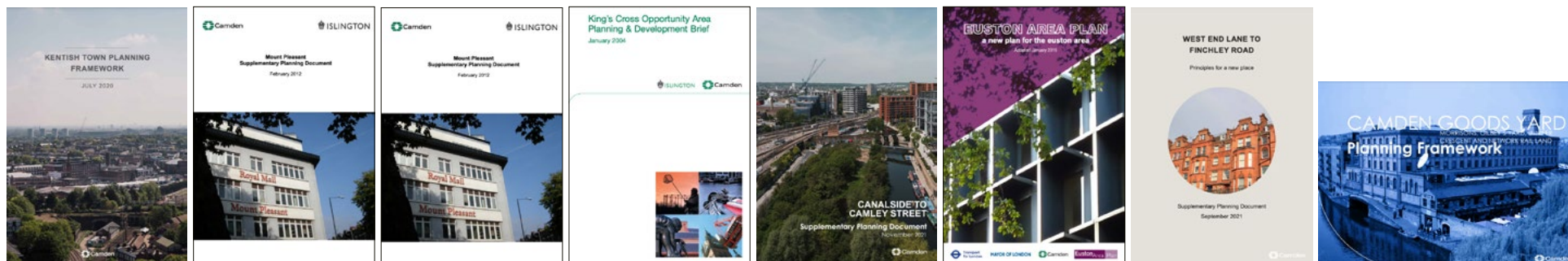
taller buildings subject to design, heritage and policy considerations.”

Camden Council has recently consulted on the draft EAP (Regulation 18) which was published on 6th January 2023. Consultation closed on 19th February 2023.

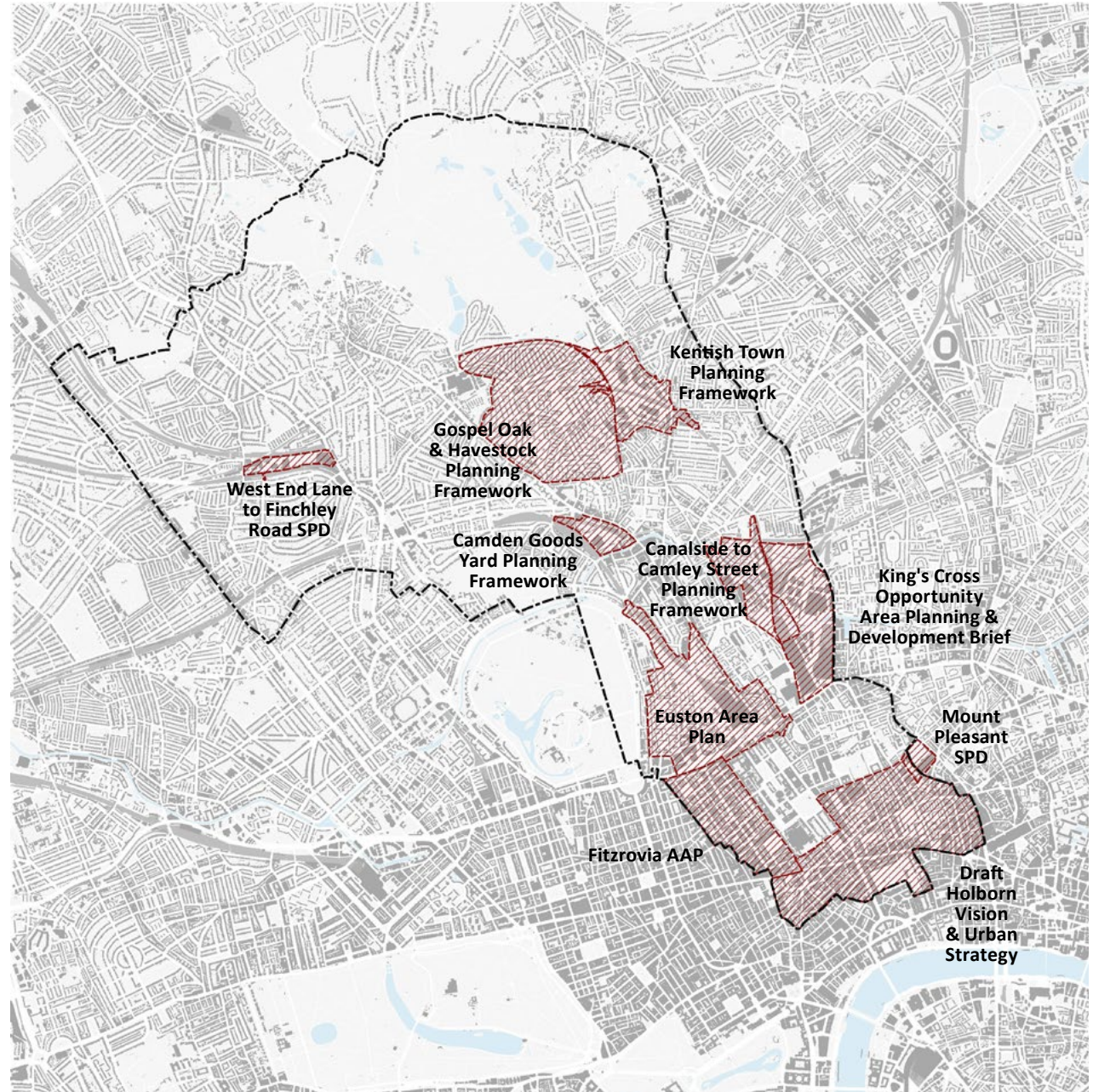
Fitzrovia AAP

The Fitzrovia AAP was adopted in March 2014 to “respond to the significant pressure for development in this area” and to “coordinate development proposals across a number of significant sites”.

It outlines that there are many constraints to tall buildings in the area and states that “given these constraints, the Council considers that the potential for further tall buildings in the Plan area is very limited.”



Cover images of Camden Planning Frameworks



© Crown Copyright and Database Rights (2022) OS (100019726)

Figure 1.1: LB Camden Planning Frameworks

NEIGHBOURHOOD PLANS

LB Camden has seven adopted/ 'Made' Neighbourhood plans which have policy implications on their defined neighbourhood plan areas. There are a further four areas that have had the area and forum designated, but a neighbourhood plan is yet to be adopted & one area in which the area has been designated, but a neighbourhood plan is yet to be adopted.

Several neighbourhood plans set out specific area-specific sensitivities to tall buildings and building height which has been accounted for within this study. As well, several plans have designated views and landmarks which have been taken into consideration.

The 'Made' Local Plans are:

- Camley Street Neighbourhood Development Plan
- Dartmouth Park Neighbourhood Plan
- Fortune Green & West Hampstead Neighbourhood Plan
- Hampstead Neighbourhood Plan
- Highgate Neighbourhood Plan
- Kentish Town Neighbourhood Plan
- Redington and Frognal Neighbourhood Plan

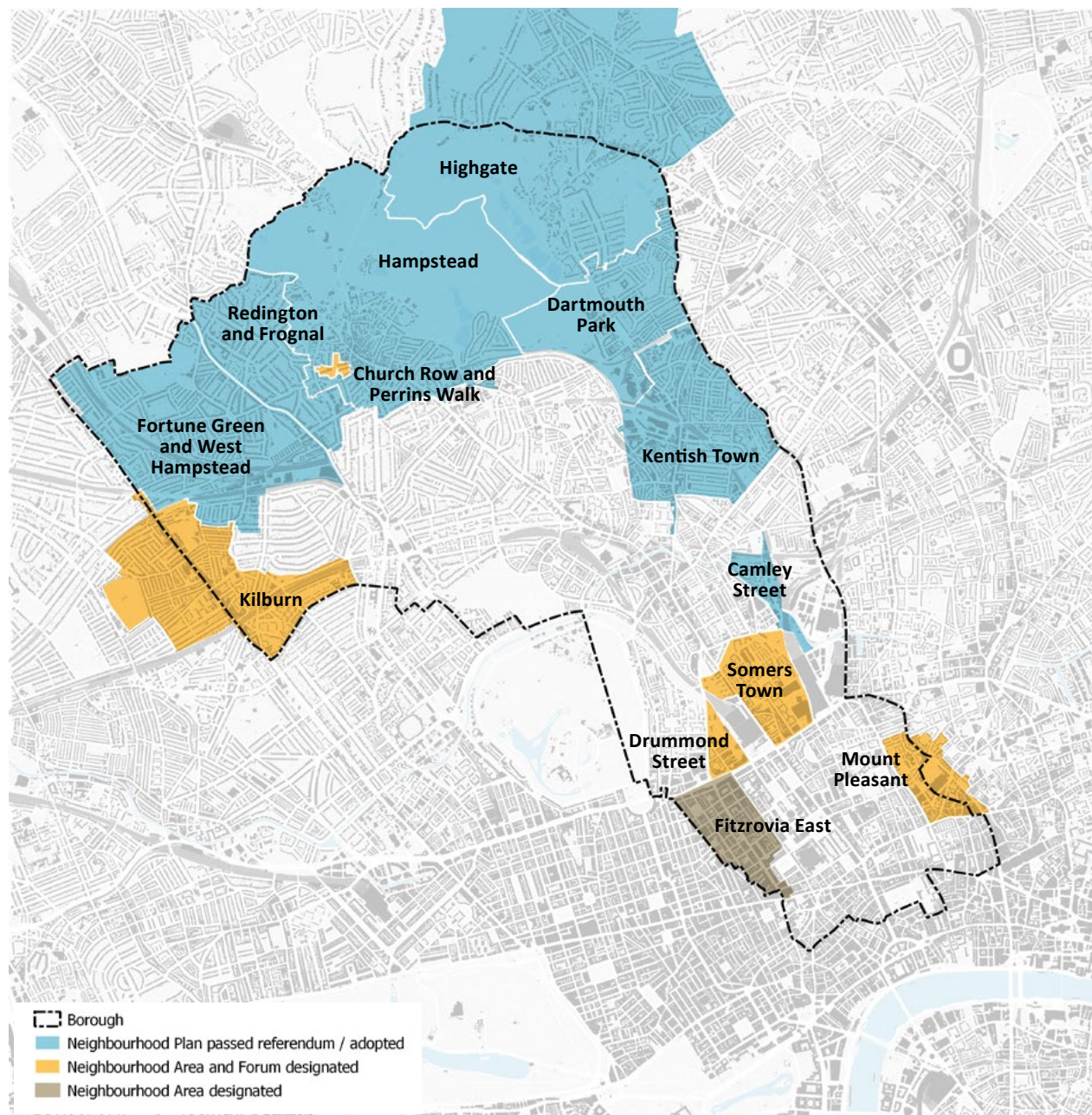


Figure 1.2: Neighbourhood Plans

© Crown Copyright and Database Rights (2022) OS (100019726)

CHAPTER 2.

BUILDING HEIGHTS AND TALL BUILDINGS

2.1 INTRODUCTION

This chapter provides an introduction to the different ways of how a tall building can be defined, either in relation to its context by reference to the prevailing height of the surrounding area, or by absolute measures. Both approaches are relevant for Camden.

The chapter maps building heights in LB Camden and establishes average height for sub-areas in the borough. This mapping can be used to provide a local understanding of a tall building's relationship with its context, and to classify a tall building by its relative height.

The chapter further identifies absolute tall building thresholds for Camden. These set area specific heights at which a building would be considered as 'tall' for the purpose of applying planning policy.

Lastly the chapter uses the tall building thresholds to identify existing and emerging tall buildings in Camden. It also provides an overview of the common tall building types found in Camden.

2.2 TALL BUILDING DEFINITION

RELATIVE HEIGHT DEFINITION

Tall buildings are often understood and defined as buildings that are significantly taller than their context and that have a notable impact on the skyline.

As such a 'tall building' is a relative concept. A five storey building will be a tall building in a predominantly two-storey suburban area, yet would be considered a contextual building in a five storey urban area.

Thus a tall building is considered 'tall' principally in comparison with the height of its context above which it stands, and to which it forms an exception. This relative definition of 'tallness' aligns with the Historic England Advice Note 4 (2nd edition) definition (Section 3.4).

To establish whether or not a building is considered tall, its height will need to be compared to the general height of its surrounding areas from where it will be seen. The general height is also called the context height, which is the height that an observer would read as the typical or defining height of a particular area. In places with relatively coherent heights, the context height may be the most commonly occurring building height. In areas where building height is more varied, the context height is the average height around which building heights fluctuate.

The 'tallness' of a tall building can be measured as a multiplier of the context height. The context height ratio (CHR) sets out 'how many times taller' a building is compared to its context. It provides a relative measure of the height of a tall building that is independent from the actual height in storeys and metres, and that can therefore be applied in all height contexts. The context height ratio provides a simple means to discuss the spatial and proportional relationship of a tall building within its surrounding immediate and wider height context.

Figure 2.1 diagrammatically depicts a large or tall building within its context. The diagrams illustrate how the relationship between a tall building and its context changes as its height increases.

Based on the context height ratio larger and taller buildings can be classified into the following types:

- **Large Building** – below 1.5/2x context height;
- **Local Scale Tall Building** – 1.5/2x up to 3x context height;
- **District Scale Tall Building** – 3x up to 5x context height; and
- **Metropolitan Scale Tall Building** – 5x and above.

The extent of the area required to establish the context height to measure a tall building will need to reflect its impact and visibility. Tall buildings of local significance will need to consider the local context, while tall buildings of district or metropolitan wide significance will need to consider context heights across Camden or London more widely.

Table 2.1 sets out the tall building’s classification including the ways how different tall building types will be perceived and the impact they may have on the skyline.

It is recognised that the nature and variation of height in the area where the tall building is located will also have an impact on when it will be considered as tall. In areas of coherent height, a building at the lower tall building threshold (CHR=1.5) will be considered tall, whilst in areas that have more variation in height the threshold for a tall building may increase up to twice the context height (CHR=2). Beside the context height ratio there will be other contextual factors that can also influence the perception of the relationship of a taller building with its context. These are:

- **Topography** – a tall building that is located on lower land will be perceived as less tall, whilst a tall building on elevated land will stand out at lower heights and be prominently visible;

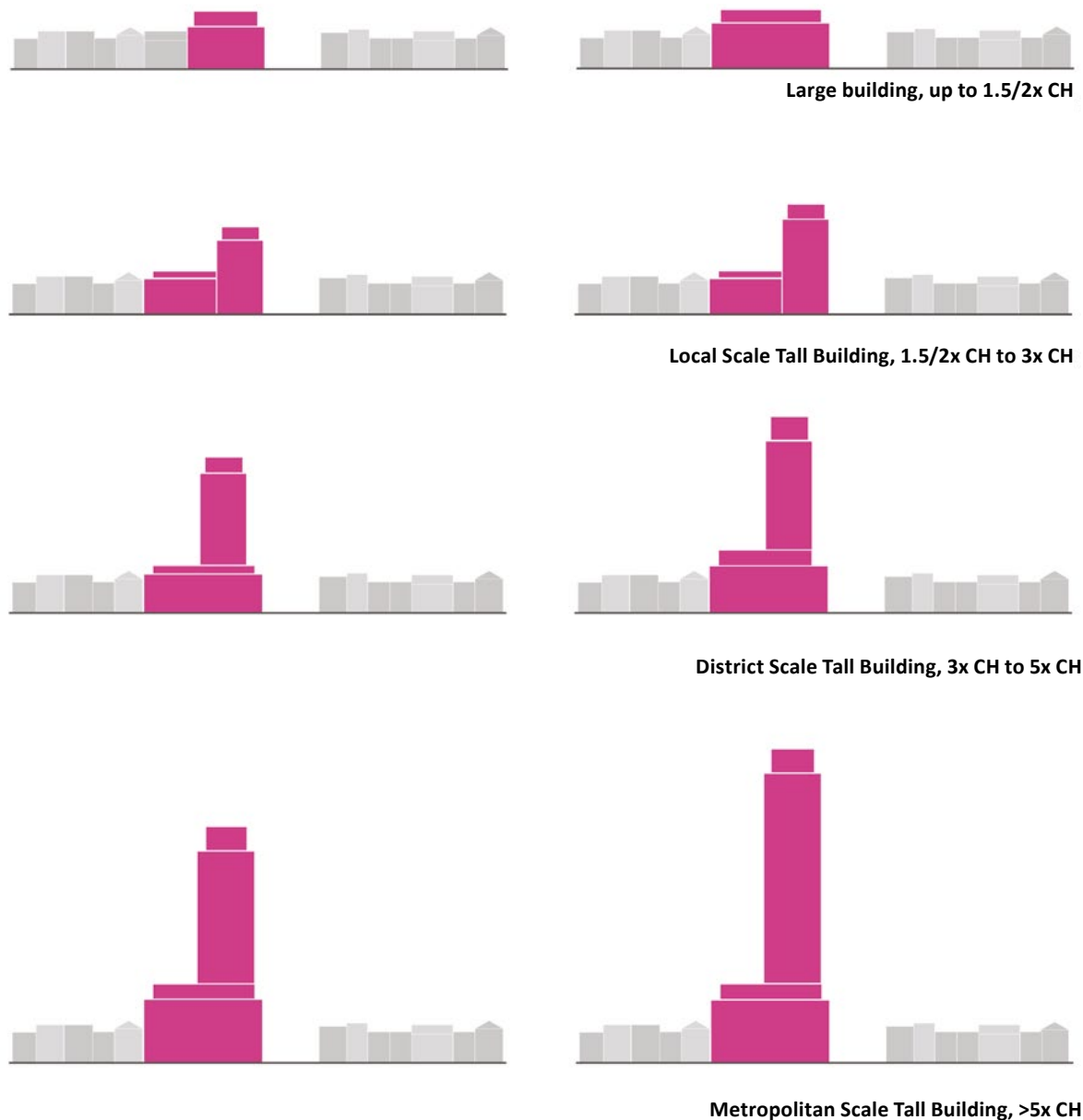


Figure 2.1: Diagram of tall building classifications relevant to context height

Ratio to Context Height (CHR)	Building height classification	Perception in relation to its context	Visual impact on the skyline
Below 1.5/2 x CH	Large building	Contextual, accented building	Limited impact primarily from adjoining space.
1.5/2 x CH up to 3x CH	Local Scale Tall Building	Outstanding prominent exception, that typically has a proportionate relationship with their surrounding height scape and is perceived as a constituent part the urban context	Tall building is notable in views from its local surroundings but its presence is reduced in views from further away.
3x CH up to 5x CH	District Scale Tall Building	Rising prominently out of the fabric, markedly outstanding and typically resulting in a pronounced contrast with the prevailing urban context. May require locally increased height to avoid feeling over-bearing on their immediate context.	Can be seen well beyond the place where it is located, and typically from across large parts of the city.
5x CH and above	Metropolitan Scale Tall Building	Typically creates a jarring contrast and can feel disjointed from the wider surrounding context. Often requires increased heights in its immediate surrounding to mediate its height with lower heights in the wider surrounding.	Can be seen across the entire city and from further away.

Table 2.1: Table of tall building classifications relative to context height

- **Integration with development** – a stand-alone tall building will be perceived differently from the street space than a tall building that is part of an urban street block;
- **Scale, massing and form** – the massing and scale of a tall building, if it is bulky and squat or slender and elegant, has a bearing on how it will be perceived in views from different directions;
- **Roof and townscape** – a tall building's response to the vernacular roof and townscape in terms of its form, scale, appearance and architecture will also have an impact on whether it is perceived as contrasting or integral part of an area;
- **Clustering of tall building** – a tall building that is the only high point in its context will be perceived as more significant than a tall building that is situated amongst other tall buildings; and

- **Prominence and visibility** – the position of a tall building in the urban environment and how this enhances or limits its visibility from streets and spaces also matters for its perception, for example it is located at the end of a street or visible from an open space.

Whilst all of these factors are important and should be considered when establishing the appropriateness of a tall building proposal, for simplicity they are not included in the relative height definition concept.

Naturally the relationship of a tall building with its surrounding context will gradually change as its height increases. The height thresholds between local, district and metropolitan scale buildings are indicative of the transition of a tall building from one to the next category, which will happen around

this point. Therefore, buildings on either side of the threshold should always be considered as being part of both adjoining categories (ie. at the top-end of one or the bottom-end of the other) and have regard to either guidance and requirements.

The relative height definition supports an objective discussion of the "tallness" of a building in its context, and its proportionality. Whilst this concept also provides an indication on when a building would locally be perceived as tall, it is not used by this study to define the height threshold for tall buildings for planning purposes. For practical reasons the absolute height definition is used for this, which is explained in the next section.

ABSOLUTE HEIGHT DEFINITION

Notwithstanding that buildings are commonly perceived as tall in relation to their surrounding context, a building can also be perceived as tall from a purely human scale perspective. A study by Jan Gehl (cited in his book *Cities for People*, 2010) on perception and building scale has shown that beyond a height of five storeys (13.5m) people cannot recognise facial expression any longer and there is less scope for meaningful communication and engagement between people at upper stories and at the street level. As we “crane our necks” and are less able to see details and activities at higher levels we will also perceive a building as ‘tall’, independent from the context where it is located.

A height of 30m (10+ residential storeys) is commonly considered as a practical height threshold above which a building is considered as tall from a human scale perspective. A building above 30m will be perceived as detached from the humanly perceptible environment at street level and lower parts of buildings, and thereby seen as different and contrasting with the character of a street space or environment. At a height of 30m and above, buildings by virtue of their height and mass will also cause more significant impacts on the quality of their surrounding environment, specifically in respect of overshadowing, daylighting and wind impacts, which will need to be properly considered and mitigated against.

As such, in certain contexts, it may be sensible to define buildings above 30m generally as ‘tall’, to highlight the need for greater scrutiny even if in relative terms they would not be considered as tall as they are not standing out significantly above their urban context.

LOCALLY SPECIFIC DEFINITIONS OF TALL BUILDINGS

As set out above, a tall building can be defined as tall relative to its context through applying the relevant context height ratio. However, in the absence of a clear understanding of what constitutes the specific context with its respective height, the relative height definition has a degree of ambiguity as to when a building would formally be considered a tall building. This could be mitigated by providing context height maps as the starting point of determining when a building is considered tall. However, this still leaves some room for interpretation and therefore makes it a less practical tool for planning purposes.

An alternative approach is to provide absolute definitions of the threshold for specific areas, at which a building is considered tall. This will be more practical as they establish clarity from the outset of what is considered tall and what is not, and can thereby establish clear policies requirements for tall development. This approach is stipulated by London Plan Policy D9 which

requires Local Authorities in London to define what is considered a tall building for specific locations based on local context, and this is the approach taken in this study.

Locally specific definitions of tall buildings should be based on the underlying height characteristics of the urban area, but may also consider other parameters, such as the human scale definition of tall buildings, sensitivities to tall buildings, or how it can help with the delivery of other planning policy objectives. For instance, in areas that are highly sensitive to tall buildings impacting on the coherence of an area and its character, or appearing on the skyline, the threshold may be set slightly lower than what would be perceived as tall from within the street space, thereby allowing additional levels of scrutiny of development that raises above. Conversely, in areas that have already a degree of variation in height, the tall building threshold may be set more generously to provide flexibility for buildings to respond contextually to their surrounding spatial and height context, without being formally identified as ‘tall’ (as they remain below the formal tall buildings threshold). This approach can also assist with urban intensification and the evolution of an area’s local character.

In Camden two height thresholds are provided to define what is considered tall in different parts of the Borough (Section 2.5).

2.3 BUILDING HEIGHTS IN LB CAMDEN

Building heights in Camden have been mapped using the most up to date LIDAR data available. LIDAR (Light Detection and Ranging) is a highly accurate method of surveying the earth's surface, and includes the following datasets:

- Digital Surface Model (DSM) - provides detailed information that includes buildings, trees and other small features.
- Digital Terrain Model (DTM) - provides a simplified view of the underlying topography, ignoring smaller features.

GIS software was used to effectively subtract the terrain (DTM) data from the surface (DSM) data of LB Camden, which reveals the height of buildings above ground level. The outputs were then manually checked to resolve height anomalies that arise from tall objects above buildings (such as trees or cranes) and to subdivide any large building polygons. The maximum height of a building (or sub-building) was then attached to a building polygon (OS mapping) to provide a simple measure of height. This is presented in Figure 2.2.

In order to make sense of the information, buildings have been categorised into ranges (for example, between 2 and 6 metres) and an indicative number of residential storeys (Rst) is attached to each range for the benefit of the reader. This is based on a standard 3.2m storey height common in contemporary multi-storey residential buildings. For instance, a 16m residential building would

typically have 5 residential storeys (Rst). However, a 16m office building would typically have only four number of storeys. Thus, the number of residential storeys is simply an indication based on the accurate metre reading and should not be taken as a reliable guide.

The height mapping of LB Camden reveals the varied nature of the Borough. The northern part of the Borough is characterised by largely residential buildings of lower height that range from 6m to 15m in height, the equivalent of two to four residential storeys (2-4 Rst). Heights increase slightly in town centres typically up to 21m (6 Rst), and in areas with larger houses and mansion blocks.

In the south of the Borough which forms part of London's Central Activity Zone, building heights are generally greater, but also the range of heights increases. The area includes heights from 9 to 30m and above (3 to 9+ Rst). Historic parts of the city are generally less coherent and provide a mix of more modest terraced buildings, turn-of-the-century commercial buildings and more modern developments of different scales and heights. More recent comprehensively developed areas such as the Kings Cross development or Regents Place have more consistent heights with buildings over 30m (10 Rst+).

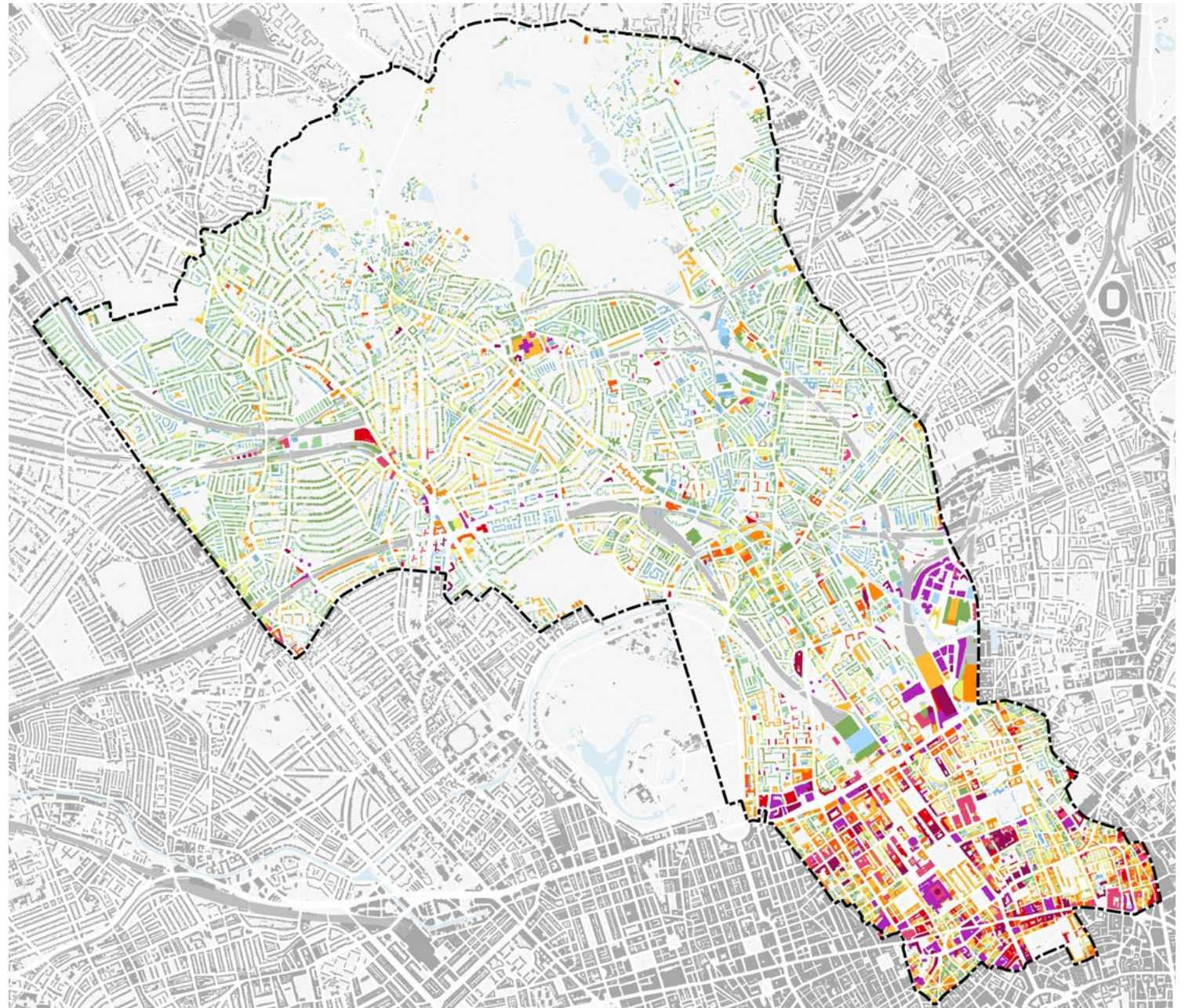


Figure 2.2: Existing Building Heights

2.4 CONTEXT HEIGHT MAPPING

In order to understand the relative relationship of a tall building with its context (section 2.2) it is necessary to establish the prevailing height of an area. The process for undertaking this analysis is called context height mapping.

Building heights tend to vary between and within areas, and to accurately reflect the prevailing height, it will need to be measured for relatively large areas (minimum of several street blocks) that are of a similar character and display a broadly consistent height approach.

LB Camden has undertaken a Characterisation Study for parts of the borough outside of Conservation Areas, which breaks them down into typology based character areas. This study undertook a high-level assessment for Conservation Areas to establish a coherent context height base map that identifies areas with broadly coherent character and height approaches across the entire borough. These areas were then used as the basis for calculating the Context Height in LB Camden.

Context heights were calculated based on the average height of buildings within defined areas, considering both the number and the volume of buildings. Context heights are based on the maximum height of buildings mapped in Figure 2.2.

The context height calculation excludes buildings with heights below 4m. Typically these include garages, garden sheds and building extensions, which tend to skew the context height downwards, whilst being largely irrelevant for the perceived height of an area, which is principally affected by larger buildings alongside streets. The context height calculation also excludes buildings of heights that locally would be perceived as tall (>1.5x context height) as these are exceptions to the context, and including them would skew the context height.

Context heights provide a good understanding of how many times taller a building is in its context, enable the classification of a tall building and evaluate the relationship it will have with its context.

In locations that are close to the edge of a context height area or affected by more than one context height, all relevant context heights will need to be considered. Further additional height analysis of the local area may need to be undertaken to confirm what is the locally perceived height context. This is especially relevant for areas where new development (not identified in the mapping by this study) has altered the prevailing height context.

Figure 2.3 shows the existing Context Heights in LB Camden. It also includes and overlays the average heights of current planning permission of major schemes. This provides an indication of how the context of an area will emerge if permissions are brought forward.

-  Borough
- Local Context Heights
-  4-6m (1-2 Storeys)
 -  6-9m (2-3 Storeys)
 -  9-12m (3-4 Storeys)
 -  12-15m (4 Storeys)
 -  15-18m (5 Storeys)
 -  18-21m (6 Storeys)
 -  21-24m (7 Storeys)
 -  24-27m (8 Storeys)
 -  27-30m (9 Storeys)
 -  30-39m (10-12 Storeys)
 -  39m+ (13 Storeys+)

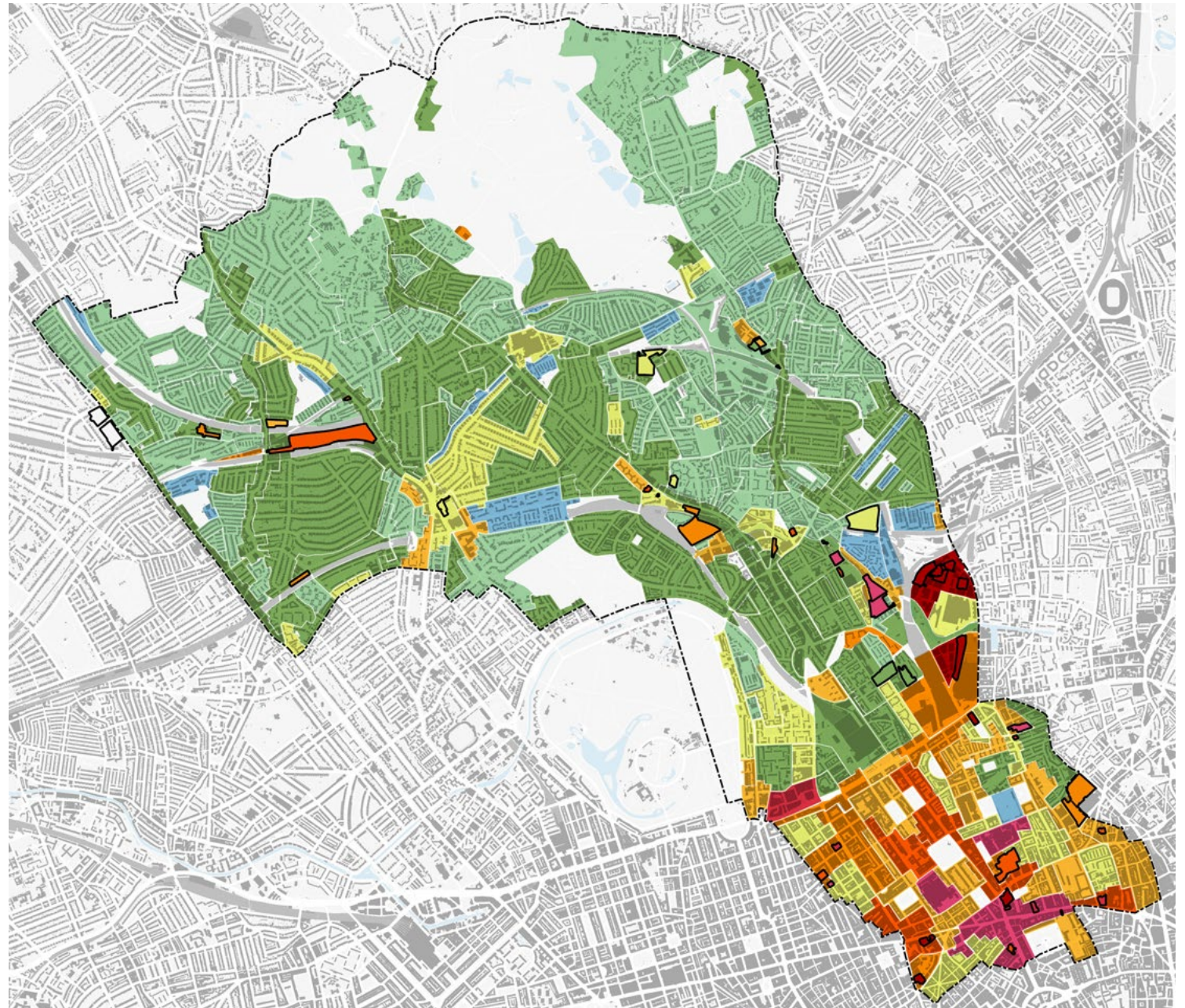


Figure 2.3: Context Heights with average heights of major planning permissions

2.5 DEFINITION OF TALL BUILDINGS IN CAMDEN

London Plan Policy D9 requires local authorities to define for specific locations at what height a building is considered tall.

For Camden, this study defines two height zones with their respective height thresholds. It divides the borough along the line of the Central Activity Zone (CAZ) boundary into Zone A to the north and Zone B to the south.

This provides a simple spatial definition in respect of a common planning policy designation, which also reflects the underlying character and height scape in these areas.

The tall building threshold for Zone A is set at 30m, which is based on the human-scale threshold for tall buildings, but also reflects the typical range of 1.5 to 2x the Local Context Height in the majority of areas. It further is the call-in threshold for major applications by the London Mayor.

The tall building threshold for Zone B is increased to 40m for areas in the CAZ to reflect the generally increased context height in these areas.

Figure 2.5 identifies Zone A and Zone B for Camden. Table 2.2 set out applicable tall building thresholds for each height zone.

Buildings that are above the respective height threshold will automatically be considered as tall buildings in respect of planning policy, and need to be scrutinised against relevant policy criteria.

Height Zone	Typical Context Heights	Tall Building Threshold	General description
Zone A (outside CAZ)	9m to 21m (3 to 6 Rst)	30m (10 Rst and above)	low and midrise residential areas in the north of Camden, including a few town centres and opportunity areas
Zone B (inside CAZ)	15m to 30m (5 to 9 Rst)	40m (13 Rst and above)	urban and intensely developed areas in the Central Activity Zone, often with a mix of smaller historic buildings and more modern developments of greater massing and height

Table 2.2: Table of tall building thresholds in Camden

Building height in this respect is defined as the total height of a building from the external ground level to the absolute top of the building, including all plant, lift over-runs and antennae, if relevant (Figure 2.4).

Buildings that are below the tall building threshold and above the context height are considered large buildings. The appropriateness of their height will need to be established against other applicable design policy criteria including how well they respond to the existing character or place making. This should also include an understanding of their context height ratio, how they relate to their immediate context, and if they locally would be considered as tall.



Figure 2.4: Defining building height

- ▬ Borough boundary
- Tall Building Zones
 - Zone A (Tall Building Threshold 30m)
 - Zone B (Tall Building Threshold 40m)

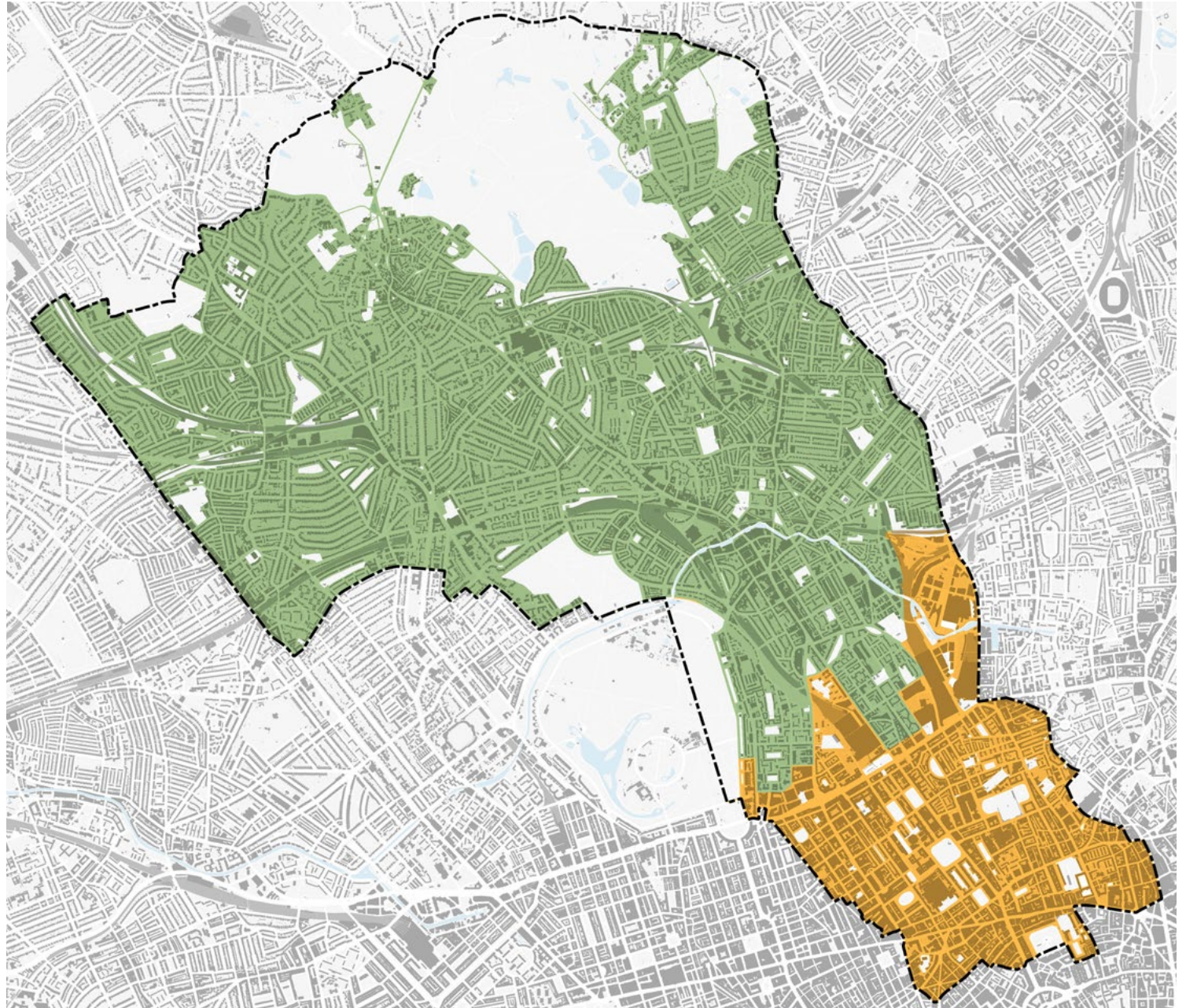


Figure 2.5: Tall building thresholds

2.6 EXISTING AND EMERGING TALL BUILDINGS

Figure 2.6 identifies LB Camden's existing and emerging tall buildings defined against the tall building thresholds for the two zones set out in Figure 2.5.

Table 2.3 provides a breakdown of existing tall buildings by their heights, and identifies their common types and broad locations.

A number of additional tall buildings have been permitted. These are also indicated in Figure 2.6. The majority are located in the Kings Cross / Camley Street areas. A number of taller buildings will be brought forward on the Camden Goods Yard site and at West Hamstead. A very tall building is permitted at Swiss Cottage.

Tall Building Height	Location and type
30m to 40m (10 Rst to 12 Rst)	A number of scattered building in Zone A, principally comprising of churches, larger historic buildings and housing estate slab blocks;
40m to 50m (13 Rst to 15 Rst)	Principally located in Zone B, they include mainly modern and contemporary commercial and residential developments. A few residential buildings of this height exist in the north of the borough in Zone A;
50m to 60m (16 Rst to 18 Rst)	In Zone A a few housing estate towers exist. The Royal Free Hospital is also in this bracket. Large concentration of contemporary development in north of the Kings Cross, other modern and contemporary tall buildings scattered in Zone B;
60m to 100m (19 Rst to 31 Rst)	Majority in this bracket are housing estate tower blocks located in Zone A. It also includes a few residential and commercial tall buildings at the fringe of Zone B, including UCLH and St. Pancras Tower.
above 100m (> 31 Rst)	Euston Tower (125m), BT tower (188m) and Centre Point (120m), all located in Zone B.

Table 2.3: Breakdown of existing tall buildings in LB Camden

-  Borough boundary
- Tall Building Zones
 -  Zone A (Tall Building Threshold 30m)
 -  Zone B (Tall Building Threshold 40m)
- Tall Building Heights
 -  100m and above
 -  60m - 100m
 -  50m - 60m
 -  45m - 50m
 -  40m - 45m
 -  35m - 40m
 -  30m - 35m
 -  Emerging Tall Buildings

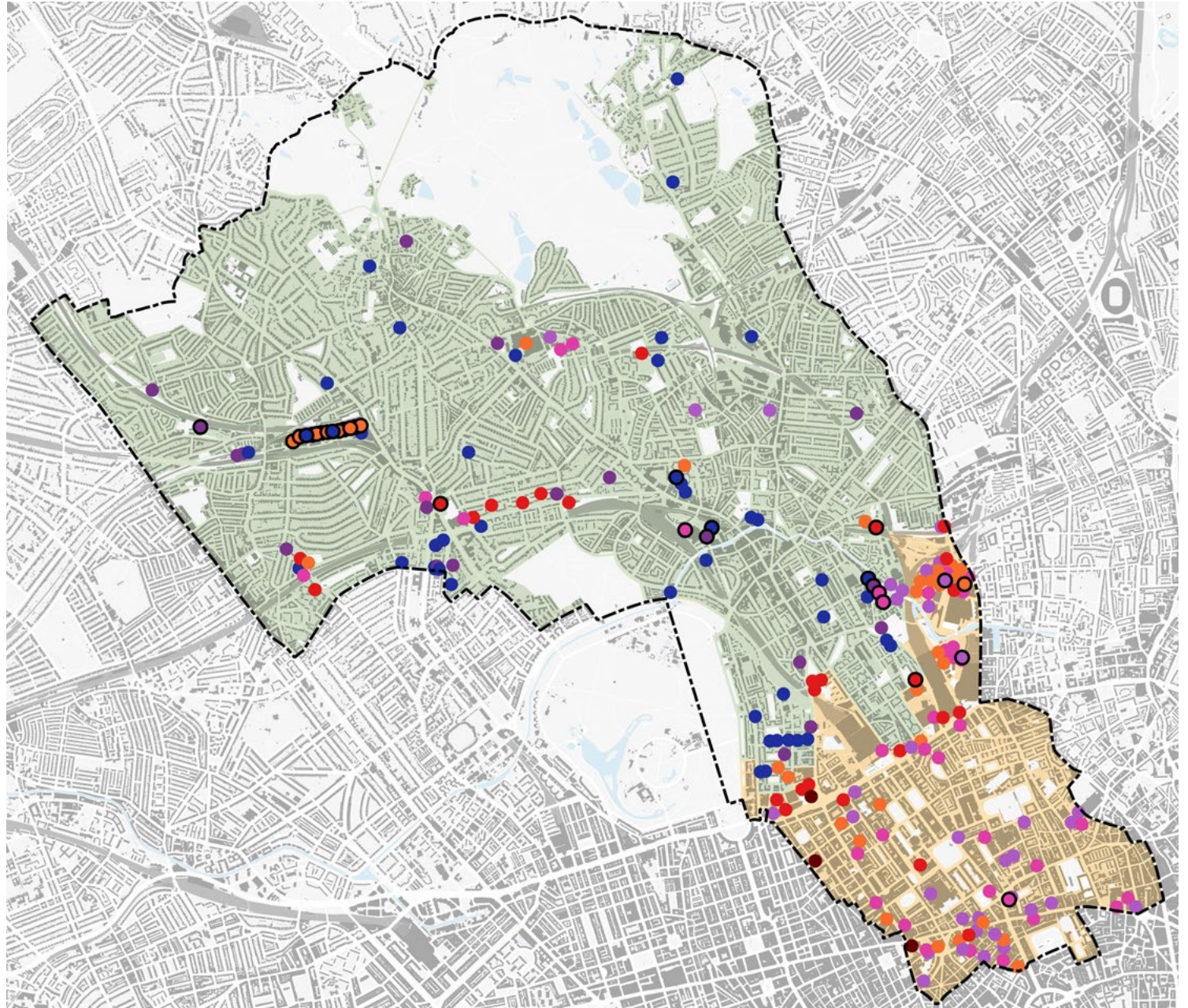


Figure 2.6: Existing / permitted tall buildings

2.7 TALL BUILDING TYPOLOGIES

The existing tall buildings in Camden tend to fall within the following ten categories:

- Historic Civic, Hospital or Educational Buildings
- Churches
- Historic Warehouse Conversion
- Postwar Estates - Point Block
- Postwar Estates - Slab Block
- Post-Millennium Residential
- Civic, Hospital or Educational Buildings
- Office Towers
- Commercial/ Institutional Buildings
- Other Landmarks

HISTORIC CIVIC, HOSPITAL OR EDUCATIONAL BUILDINGS

These tall buildings are pre-1920s historic (typically Victorian) civic, hospital and educational buildings constructed in grand, ornamental style. Their exceptional height (typically between 7-10 storeys) was used to convey their hierarchical role as a centre of public or social functions within their local context. These buildings typically front the street, have a regularity of facade rhythm and are constructed from high quality, durable materials.



Image 2.1: Historic hospital building (Mt. Vernon)

CHURCHES

Historic (pre-1920s) ecclesiastical buildings use their exceptional height (Typical spire height of 21-45 metres (equivalent to about 7-14 residential storeys)) to symbolise and communicate their hierarchical role as a centre of religious life.



Image 2.2: Historic church building (Christ Church Hampstead)

HISTORIC WAREHOUSE CONVERSION

Historic (pre-1920s) warehouse buildings use exceptional height (typical height - 7-12 storeys) to symbolise and communicate their role as centres of industry, as well as height serving a practical purpose to consolidate industrial activities. These buildings tend to front the street, have a regularity of facade rhythm and are constructed from durable materials. They typically show little ornamentation, reflective of their functional role. Due to large open plan spaces and high floor to ceiling heights, they are easily adaptable and are now popular for both residential and office conversions.



Image 2.3: Historic warehouse conversion (credit: Google)

POSTWAR ESTATES - POINT BLOCK

Many of LB Camden's Post-war (1950s-1970s) point block residential buildings were constructed as part of a progressive Welfare State in Britain in the years following the Second World War. In general, this typology tends to have:

- A poor relationship with the surrounding public realm
- Large windswept and underused green spaces around the tower base

- Blank walls and inactive ground floors, poorly marked entrances and over dominant servicing arrangements.
- Simple extrusions with little articulation

Their exceptional height (7-25 storeys) is often widely visible which is not reflective of their role in the urban hierarchy and contributes to an illegible skyline and wider townscape.



Image 2.4: Point block building (credit: Google)

POSTWAR ESTATES - SLAB BLOCK

Like the post-war, point block typology, many of LB Camden's Post-war slab block residential buildings were constructed in the years following the Second World War (1950s-1970s). Slab blocks tend to have the same pitfalls as post-war point blocks but their horizontality and bulky massing tends to create a greater visual dominance in their immediate context and can contribute to issues with permeability through a site. With average heights between 7-12 storeys, they are often not reflective of their role in the urban hierarchy.



Image 2.5: Slab block building (credit: Google)

POST-MILLENNIUM RESIDENTIAL

In LB Camden, Post-Millennium Residential buildings (2000-2020s) tend to be infill development or part of a wider strategic masterplan. They tend to have positive street frontages and limited parking provisions, which is typically arranged in on site plots. Typically they have average heights of 7-30 storeys.



Image 2.6: Post-millennium residential (West Hampstead Square)

CIVIC, HOSPITAL OR EDUCATIONAL BUILDINGS

Civic, Hospital or Educational Buildings (typically dating from 1980s-2020s) tend to be buildings of significant functional and public importance. They are often organised in campus-style block arrangements which do not create a positive interface with the public realm and can have complex servicing and parking arrangements. Due to their layouts they can sometimes create issues with block permeability. In Camden, they have average heights around 15 storeys.



Image 2.7: Hospital building (Royal Free Hospital) (credit: Google)

STAND-ALONE OFFICE TOWERS

Office towers (typically dating from 1970s-2010s) tend to be concentrated around major transport hubs and along major road corridors. They often take the form of standalone, simple extruded towers with little articulation, distinctiveness or lasting quality. They are often not part of an urban block but rather central to the plot with undefined street space and poor interface at ground floor. Heights are between 7 - 30+ storeys.



Image 2.8: Office buildings (credit: Google)

COMMERCIAL/ INSTITUTIONAL BUILDINGS

In LB Camden, Commercial/ Institutional Buildings (dating from 1970-2020s) tend to be concentrated around major transport hubs. They have street frontage with active ground floor facades and strong building line. Heights are usually between 7-20 storeys.



Image 2.9: Hotel building (The Standard Hotel) (credit: Google)

UNIQUE LANDMARKS

There are two distinct landmark structures located in LB Camden that have a strong role in city wide legibility. These are the BT Tower (1963), which is widely visible and has a conspicuous LED screen around the top which displays news events, and Centre Point (1966), which marks the intersection of Oxford Street with Tottenham Court Road and was one of the first skyscrapers in London.

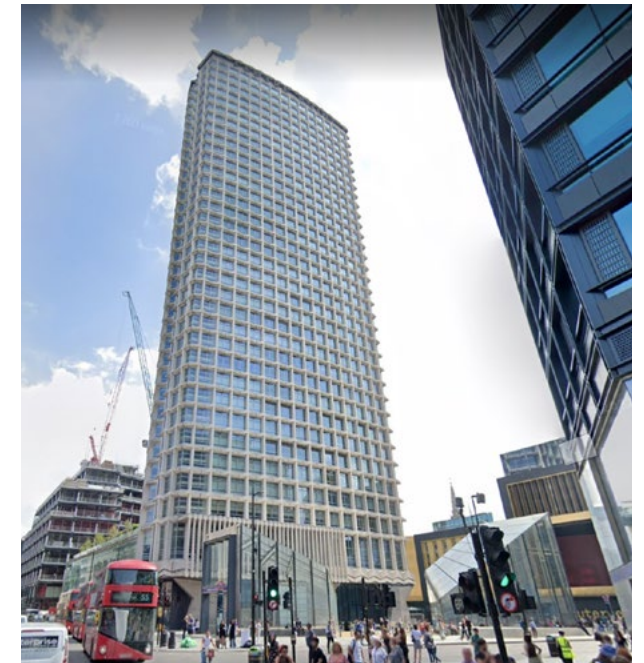


Image 2.10: Point block building (Centrepoint) (credit: Google)

CHAPTER 3.
TALL BUILDING SENSITIVITIES

3.1 TALL BUILDINGS SENSITIVITIES

Tall buildings due to their exceptional height, massing and design will be more visible and prominent in the townscape. As such, their impacts on the surroundings and on views will be greater than from development that is contextual. As such they require greater levels of scrutiny.

This chapter identifies tall building sensitivities in LB Camden that any proposal for a tall building should consider. The impact of a tall building on a sensitivity will depend on its location and height, and therefore will need to be considered, appropriately tested and mitigated at the stage when the building is proposed.

The following sensitivities are discussed in this chapter:

- Camden's Heritage
- Townscape character
- Strategic and Local Views
- Open spaces and biodiversity
- Topography

Any tall building proposal will need to demonstrate how they have responded to and mitigated any negative impacts on these sensitivities.

3.2 CAMDEN'S HERITAGE

LB Camden has a rich heritage which is demonstrated by its numerous conservation areas, archeological priority areas, registered parks and gardens, listed and locally listed buildings. Much of the borough is covered by one of its 40 Conservation Areas, 14 Registered Parks and Gardens or 53 protected squares.

There are furthermore 21 identified archaeological priority areas which protect Camden's generally well-preserved archaeological heritage.

In the borough there are over 5,600 nationally designated listed buildings ranging from the 11th century St Pancras Old Church to the 1970s built Alexandra Road Estate and many locally listed buildings.

The National Planning Policy Framework (NPPF) establishes in paragraph 189 that heritage assets "are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations."

All heritage assets, designated and non-designated, have a degree of significance meriting consideration in planning decisions, and therefore potential impact must be considered when any asset will be affected by tall or large-scale development schemes.

CONSERVATION AREAS

Conservation Areas can be sensitive to tall buildings as they generally contain a higher concentration of heritage assets than other areas, and are recognised for their historical and architectural qualities. Tall buildings which are out of context with the surrounding scale and unsympathetic to the design of these areas of special historic quality are likely to be harmful to the significance of heritage assets and their setting within Conservation Areas. Equally tall buildings in the vicinity of a Conservation Area can affect views towards and from within that area, and also undermine its special townscape character and its setting. The desirability of protecting the character of a Conservation Area is set out in primary legislation within the Planning (Listed Building and Conservation Areas) Act 1990 s72. This is reinforced in the NPPF guidance.

LISTED BUILDINGS

Listed Buildings and structures can take a very wide form of varying scales and have been designated for a wide variety of reasons which includes architectural, historic, aesthetic and associated values. Not all listed buildings and their settings will be sensitive to tall buildings, but over dominant, out of context tall buildings could undermine their significance. Local authorities must pay special regard to the desirability of preserving

the building or the setting of any features of special architectural or historic interest it possesses as set out in the Planning (Listed Building and Conservation Area) Act 1990 s66.

REGISTERED PARKS AND GARDENS

Registered Parks and Gardens are particularly sensitive to tall buildings as a result of their open and relatively undeveloped nature and designed landscape character. Often they contain set views and vistas towards buildings and features, or panoramas over the landscape set against the open sky. They also form the setting of historic buildings, that often themselves are listed.

Tall buildings can be harmful to Registered Parks and Gardens when they appear incongruous over the tree line and visually intrude and detract from the landscape character, especially where this is undisturbed by external development or contains formal design qualities. They also may obscure or detract from views, and affect the setting of heritage assets.

SUGGESTED PRINCIPLE: Tall buildings that are inappropriately sited, overly tall, incongruous or conspicuous can have a harmful impact on the significance of heritage assets and their setting, and should be avoided. Tall buildings within or in the vicinity of heritage assets should be thoroughly tested and should demonstrate how the impact on the significance of heritage assets and their setting has been avoided or appropriately mitigated.

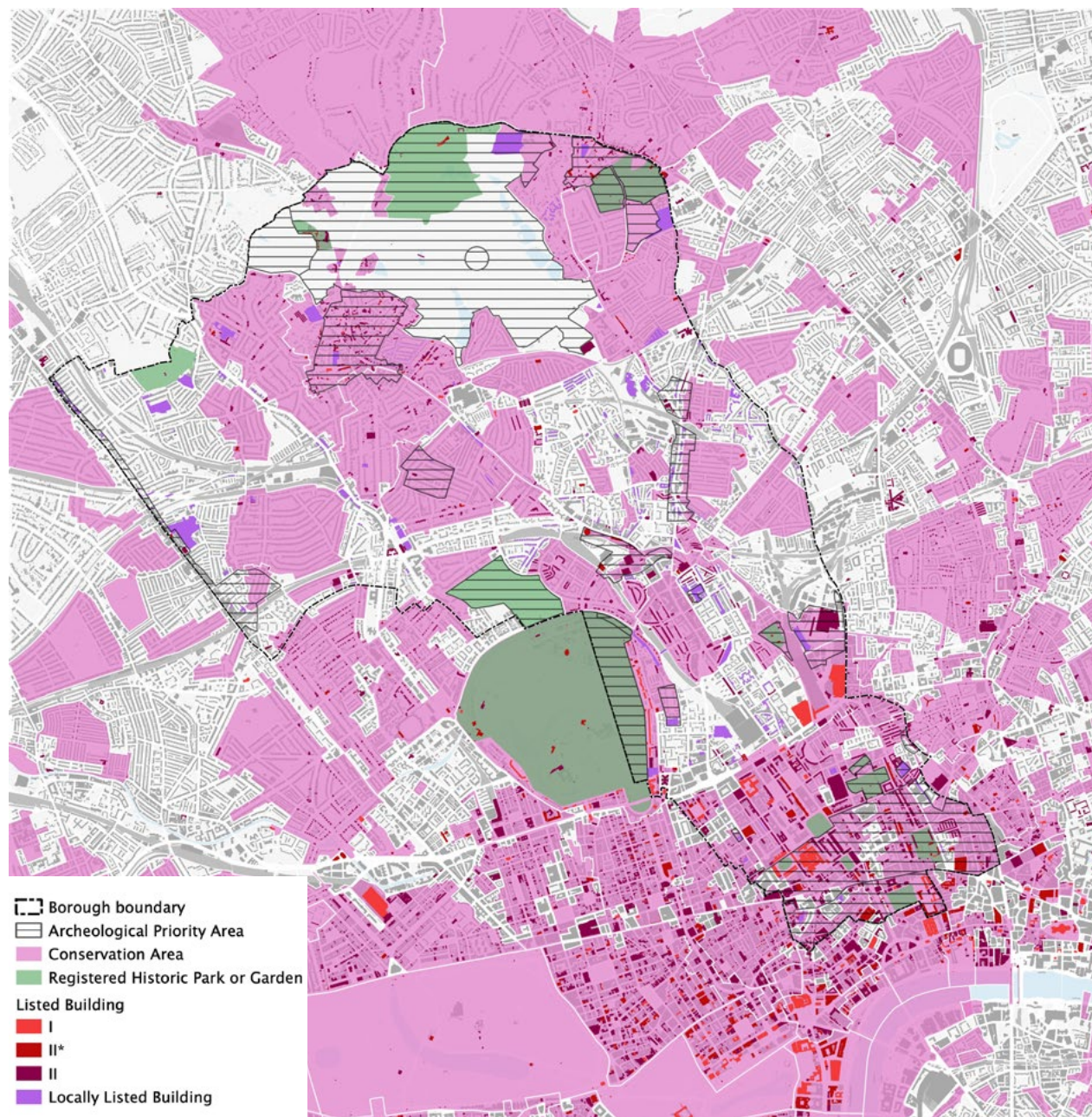


Figure 3.1: Heritage Designations

3.3 TOWNSCAPE CHARACTER

LB Camden carried out a character assessment in 2015 (Figure 3.2) which identified typological character areas outside of designated Conservation Areas, public open spaces and growth areas. The study classified areas by similar typological features. These typological categories are:

- Victorian Mansion Block
- Victorian villas/ large house
- Victorian terraces (large)
- Victorian terraces (small)
- Early 20th century apartment blocks
- Inter-war housing
- Post war estates - low rise
- Post war estates - medium/high rise
- Large detached house
- Gated apartment complex
- Late 20th century estate
- Mixed residential
- Education
- Health
- High Street
- Local Centre
- Big box retail
- Mixed use
- Office
- Distribution/storage
- Industrial estate
- Warehouse/conversions

Different townscape character areas may have different sensitivities to tall buildings. Some townscape areas in Camden have a highly coherent character with a smaller grain and scale of development where a tall building would always be out of context. Other areas, such as parts of the town centres, the Central Activity Zone (CAZ) or commercial areas may already comprise a mix of buildings with a range of heights and scales, and therefore may be less sensitive to a taller building. A highlevel classification of character areas has been undertaken in respect of the principal sensitivity of the character typology to tall buildings. This classification in 'sensitive' and 'somewhat sensitive' areas is show in Figure 3.3.

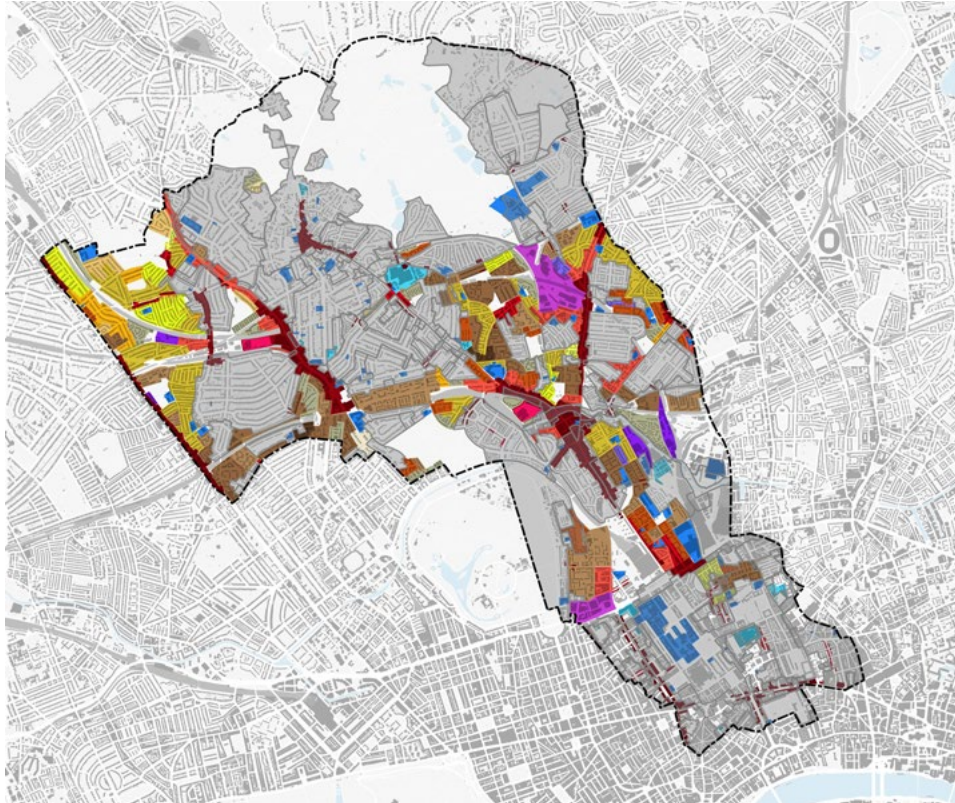
In a sensitive or somewhat sensitive area, a tall building could be out of proportion and over-dominant to an existing context, detract from established townscape characteristics, or locally fail to integrate appropriately with its surrounding built fabric. Any proposal for a tall building should assess its townscape impact and demonstrate how the proposal will make a positive contribution to the area and enhance its townscape characteristics. This is particularly important in areas where there are no other large or tall buildings as part of the existing character.

A few areas that are specifically targeted for regeneration and comprehensive change (such as the growth areas in West Hampstead, Kentish Town or Camley Street), may offer an opportunity

to establish a new place with its own character and identity. Larger or taller buildings could have a role in place making, subject to the specific context, vision for change and other planning policy criteria.

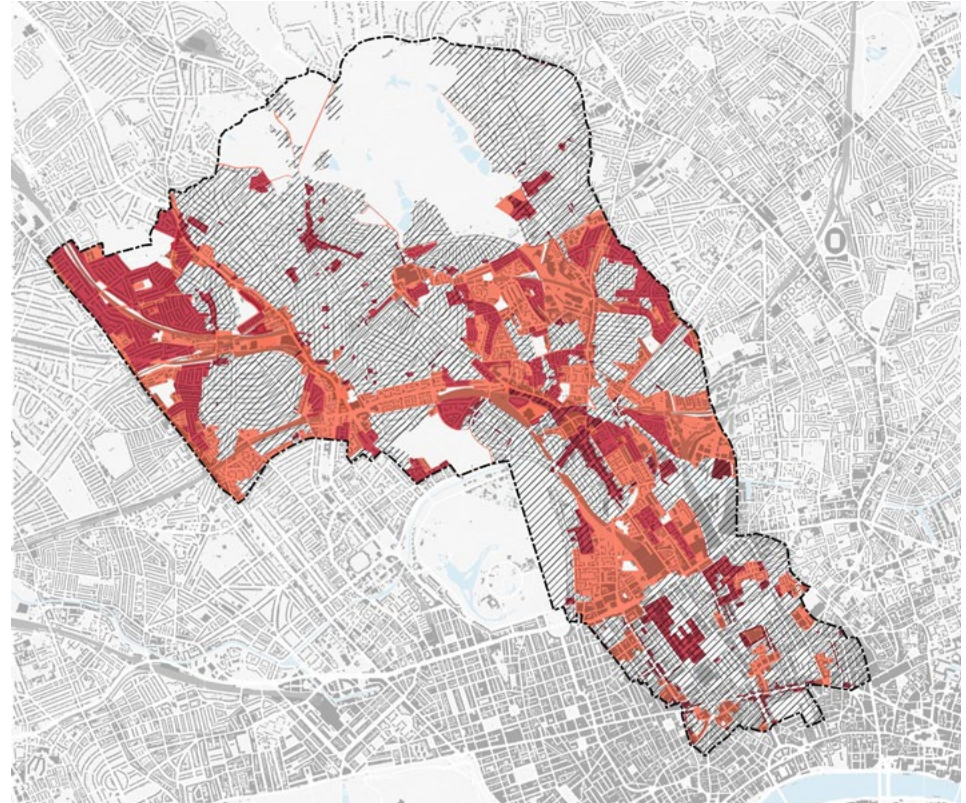
SUGGESTED PRINCIPLE:

No place is alike and there is no one-size-fits all approach to understanding if a tall building would fit in with a local character. Notwithstanding the identified sensitivity to tall building of a character area, any proposal for a tall building should demonstrate a thorough understanding of the place, its townscape character, how it has evolved, and how it is going to change in the future. A tall building should feel as an integral part of an existing (or emerging) townscape character, avoid detracting from established features and characteristics, and have a clear role in delivering the place making vision for a place.



- ▭ Borough
- Church Spire/Tower
- Victorian mansion block
- Victorian villas small house
- Victorian terraces large
- Victorian terraces small
- Early 20th century apartment blocks
- Interwar housing
- Post war estate low rise
- Post war estate medium high rise
- Large detached houses
- Gated Apartment Complex
- Late 20th century estates
- Mixed Residential
- Education
- Health
- High street
- Local Centre
- Big box retail
- Distribution/storage
- Industrial Estate
- Mixed Use
- Office
- Warehouse/conversion
- Conservation area

Figure 3.2: Character Areas (assessment from 2015 only covered areas outside of Conservation Areas)



- ▭ Borough Boundary
- ▨ Conservation Areas
- Townscape Sensitivity
- Sensitive Areas
- Somewhat Sensitive Areas

Figure 3.3: Character Areas - sensitivity to tall buildings (diagram also includes other areas outside of Conservation Areas (somewhat sensitive to change). Parts of townscape character areas that are part of a conservation area are classified as sensitive to tall buildings.

3.4 VIEWS (LVMF)

A number of London's most famous and valued views originate in, or extend into, Camden.

These are:

- Views of St Paul's Cathedral from Kenwood,
- Parliament Hill and Primrose Hill;
- Views of the Palace of Westminster from Primrose and Parliament Hills; and
- Background views of St Paul's from Greenwich and Blackheath.

The current framework for protecting these views is set by the London Plan and the Mayor's London View Management Framework supplementary planning guidance (Figure 3.4).

SUGGESTED PRINCIPLE:

Any proposed development of a building that rises notably above the height of its surrounding context and is located near or within the foreground or backdrop of one of the identified LVMF views, should undertake a preliminary study to identify how the view constrains this particular location, if it could become visible and what the effect would be on the protected view. Even if a proposed building remains below the protected threshold plan of protected vistas, the impact of a proposed tall building with its massing and height on the affected view should be carefully considered and tested from early on in the design process to demonstrate that it will avoid any harm to the view.

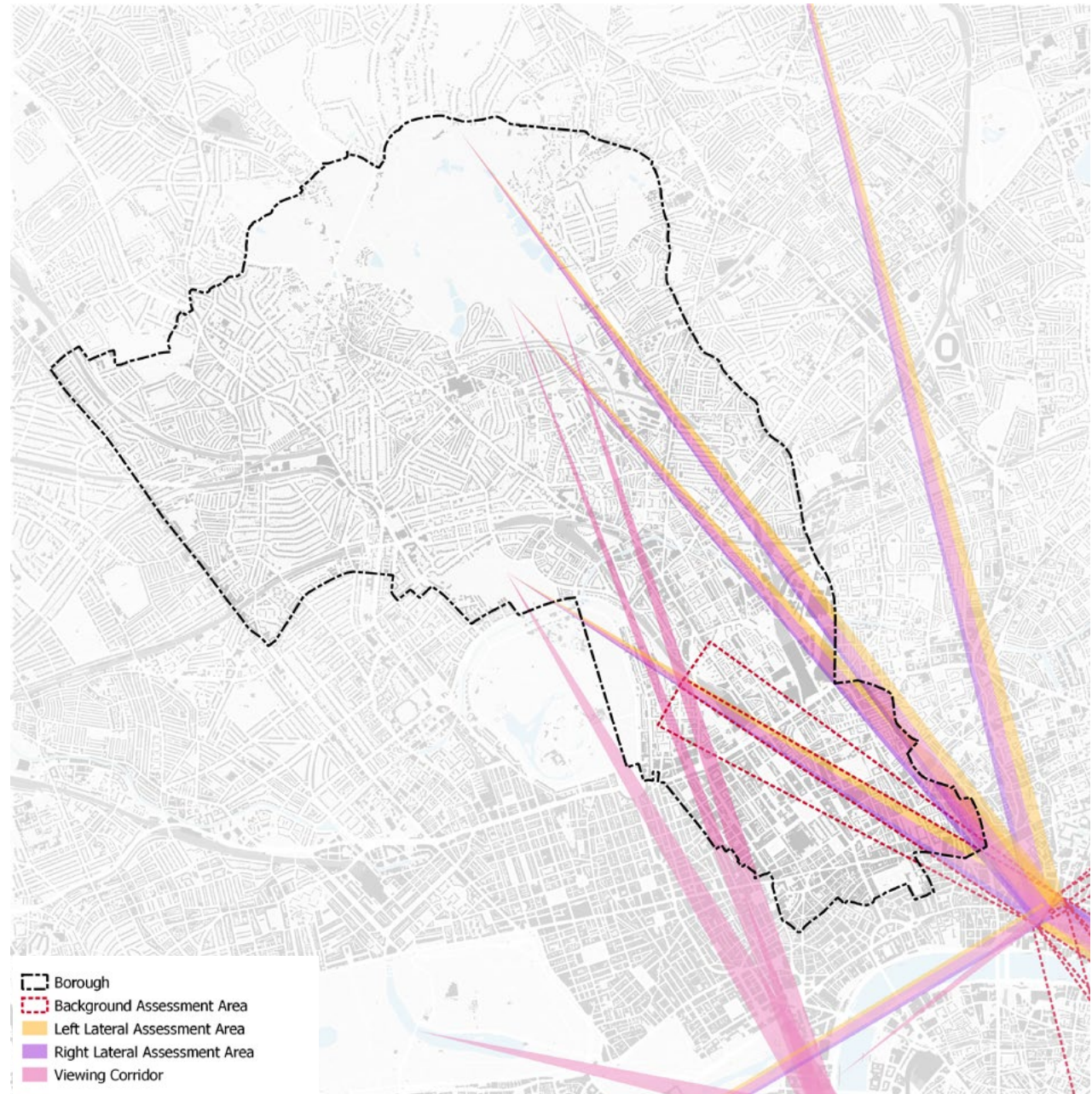


Figure 3.4: London View Management Framework

© Crown Copyright and Database Rights (2022) OS (100019726)

3.5 VIEWS (LOCAL)

Local views are set out in Camden’s Planning Frameworks, Conservation Management Plans and in ‘Made’ Neighbourhood Plans. These types of views often identify landmarks or other built or landscape features that form a significant part of the view and have a locally important role in the townscape and character of the place.

Local views are often cherished for their intrinsic characteristics, the ability to see over the urban fabric or to get an understanding of the geographic features of a place. However, indiscriminate development of tall buildings can lead to a fragmentation of the skyline and detract from other aspects that are formative for Camden’s identity. Tall buildings may also intrude into local views and detract from their defining characteristics, and affect distinctiveness and character.

SUGGESTED PRINCIPLE:

The impact of tall buildings on established local views should be assessed at application stage, through visual impact work to ensure the effects on the composition and character of views and the skyline are fully understood and acceptable or desirable.

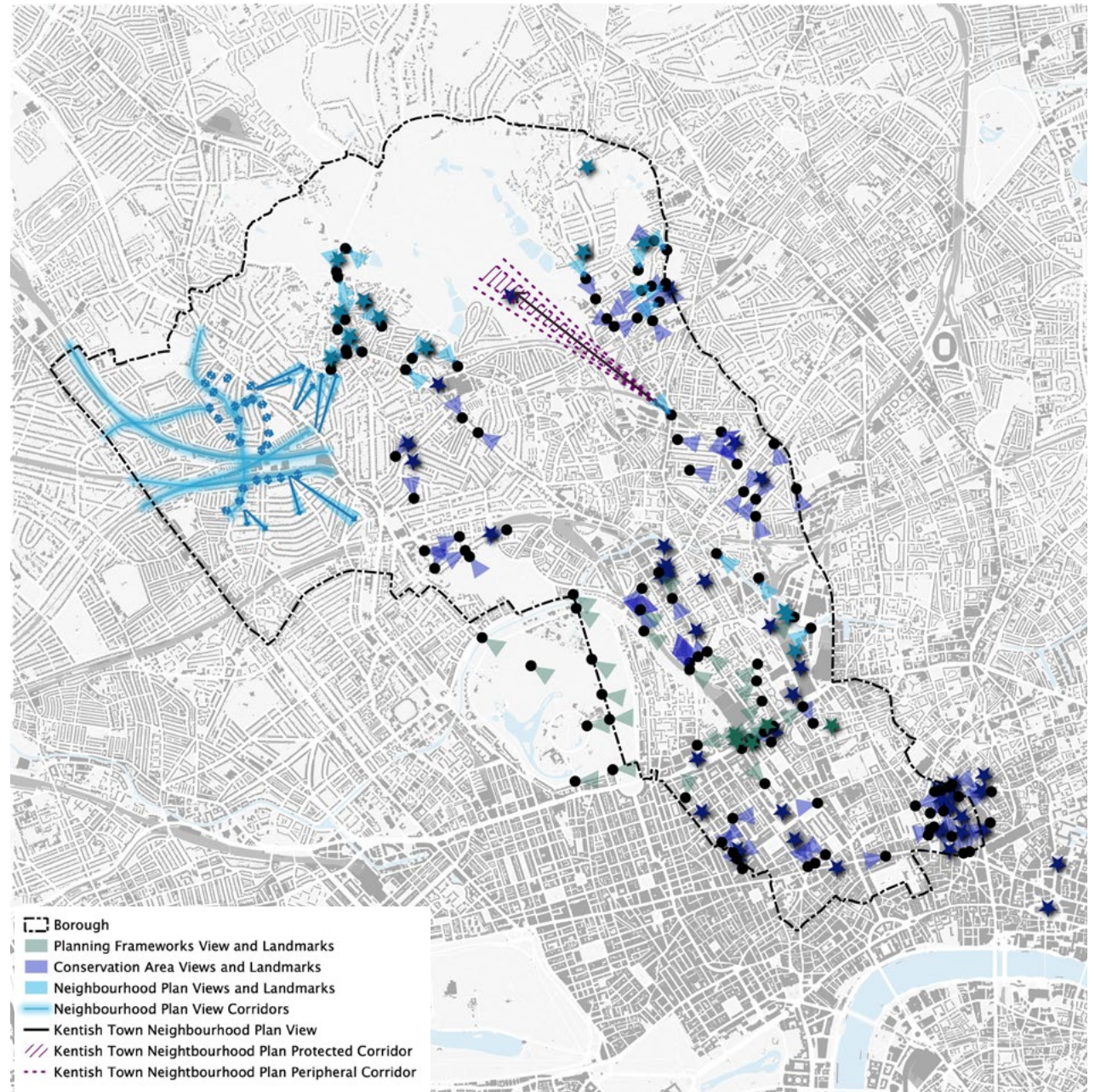


Figure 3.5: Local Views

© Crown Copyright and Database Rights (2022) OS (100019726)

3.6 GREEN SPACES

Open spaces are very important in shaping the identity of the Borough and are an important component of the character of the neighbourhoods that interface with them. LB Camden is diverse in terms of green and open spaces; the south of the borough is characterised by central Georgian squares and small parks, while the north of the borough is characterised by leafy historic villages and significant open spaces such as Hampstead Heath. Some of Camden's open spaces are designated as Metropolitan Open Land. This is open space of London wide significance that provides a break in the built up area. Other open spaces are Local Green Spaces designated by adopted neighbourhood plans.

Green spaces also provide an important resource for the physical and mental well being of city dwellers. They offer opportunities for people to escape the urban environment and immerse themselves into nature. Limited visual presence of buildings can be an important feature of green spaces that support their health benefits. Tall buildings can cause a significant visual and urbanising impact onto open spaces by intruding into views and detracting from their natural and secluded characteristics.

SUGGESTED PRINCIPLE: Any tall building proposed near designated open spaces should undertake visual impact work to understand how the proposal impacts on the open space and avoids detracting from its prevailing characteristics and its visual and amenity value. Tall buildings should avoid intrusion and overbearing impacts on the green and open character of the open space.

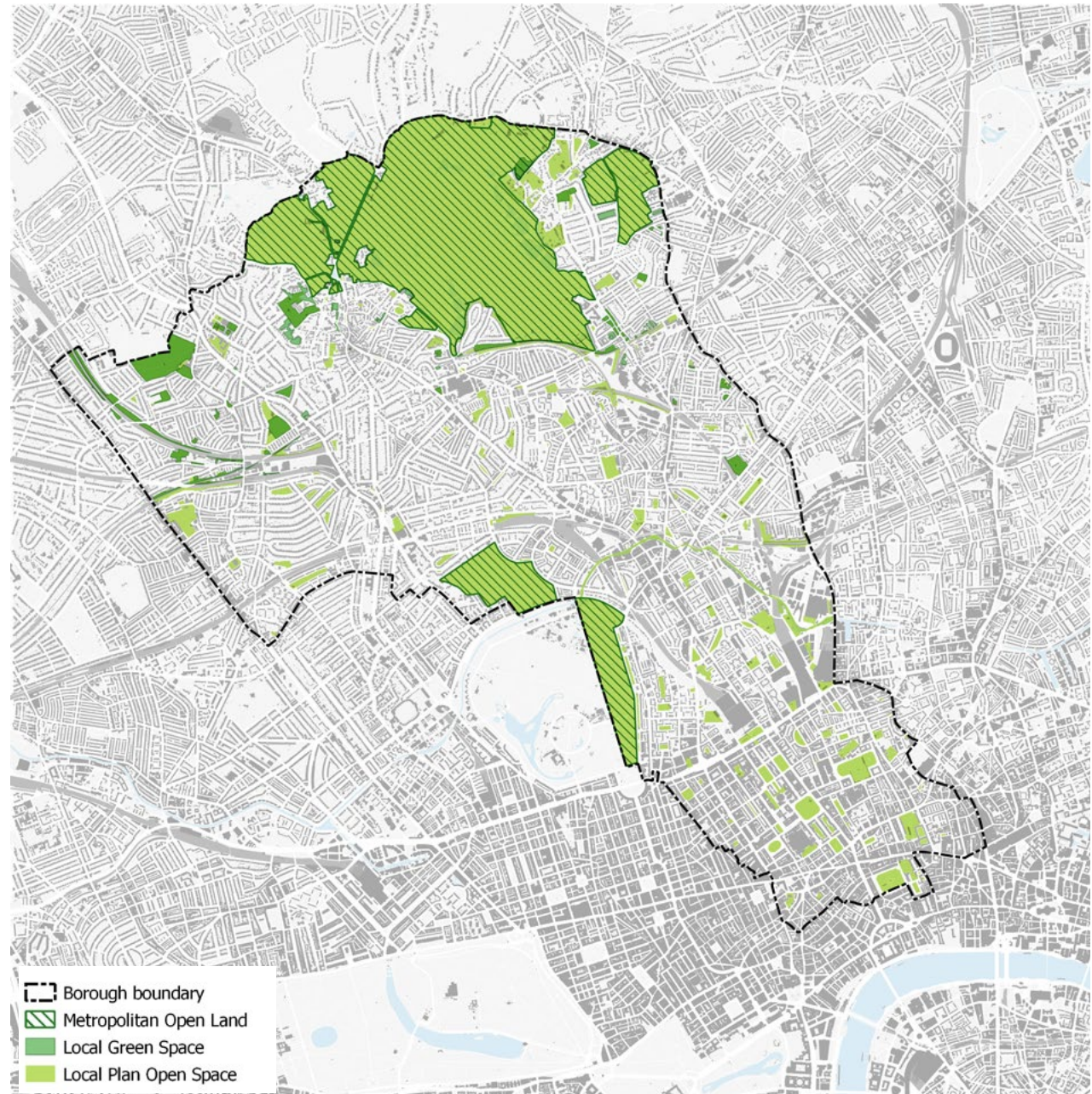


Figure 3.6: Green Spaces

© Crown Copyright and Database Rights (2022) OS (100019726)

3.7 BIODIVERSITY

Sites of Special Scientific Interest (SSSIs) are the country’s best wildlife and geological sites. Hampstead Heath Woods SSSI, and part of the Kenwood Estate managed by English Heritage, are the only SSSI’s in Camden. Camden has 38 areas designated as Sites of Importance for Nature Conservation (SINC), covering almost 414 hectares. Some of these are managed by the Council, the rest owned by various organisations, most notably the City of London Corporation, the Royal Parks and Network Rail. These SINCs form the core of Camden’s wildlife network and their protection, enhancement and connectivity to surrounding habitat is a priority. Local Nature Reserves (LNRs) are sites that are important for wildlife and provide local communities with opportunities to access and engage with nature. There are four LNRs in Camden: Adelaide, Belsize Wood, Westbere Copse, and Camley Street Natural Park.

Biodiversity sites often benefit from a secluded nature and the absence of urban activities. Any development can have significant detrimental impacts on nearby biodiversity and natural environments by damaging or disrupting natural environments or corridors. This can be amplified in the case of tall buildings due to the level of change, the greater building mass and physical and visual impact, including from light pollution, overshadowing and wind impacts.

SUGGESTED PRINCIPLE: Tall building proposals near designated biodiversity sites should undertake an environmental impact study to evaluate its impact on biodiversity and establish strategies for effective mitigation measures.

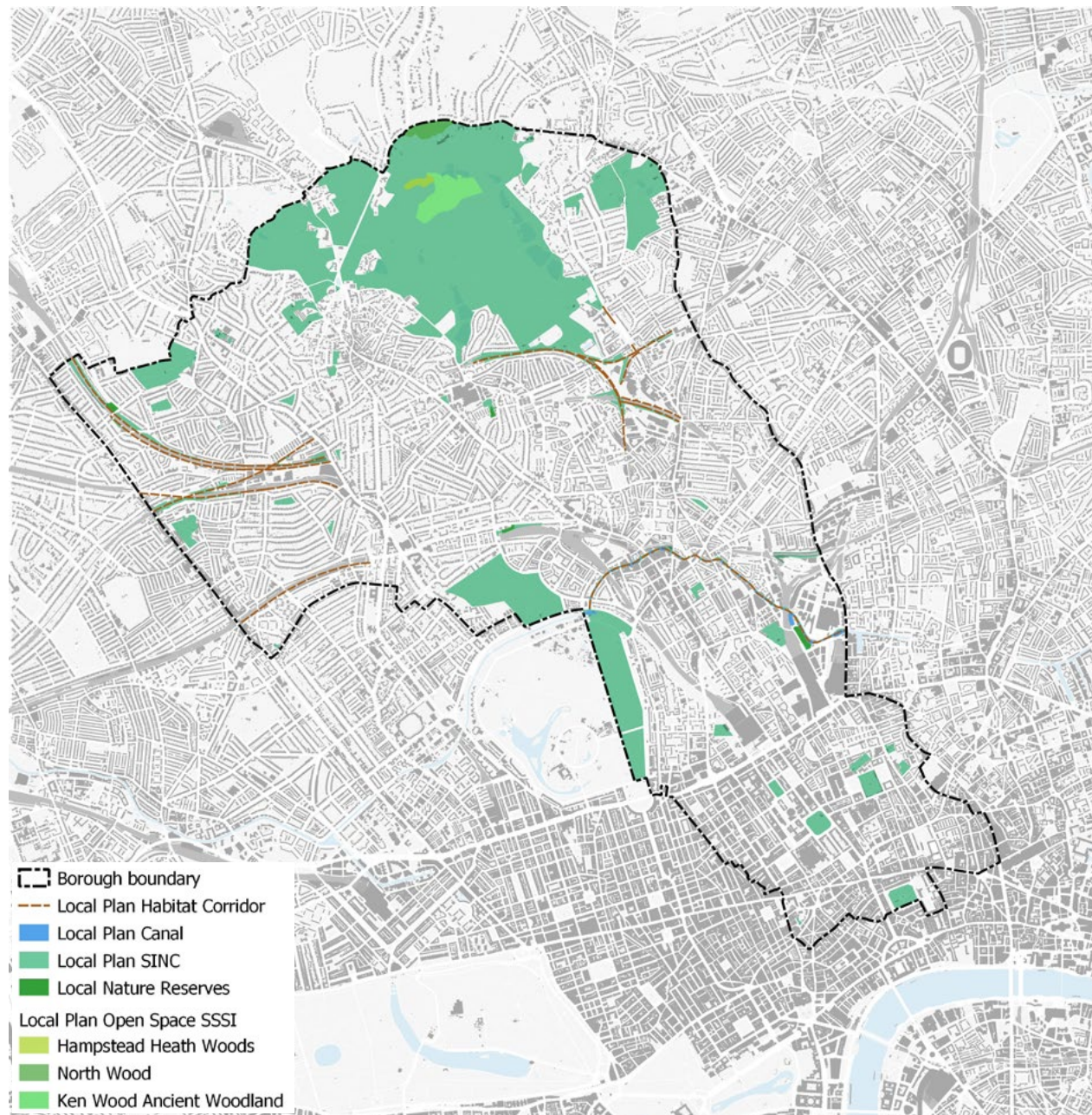


Figure 3.7: Biodiversity

© Crown Copyright and Database Rights (2022) OS (100019726)

3.8 TOPOGRAPHY

The character of the Borough is shaped by its topography. Whilst the majority of Camden's southern area is on low-lying land, the topography in the north of the borough rises up dramatically. The villages of Hampstead and Highgate are situated at the top of two hills and roads leading up to these hills are steep. The northern end of Hampstead Heath is one of the highest points in London at 134 metres (440 feet) above sea level; Highgate Hill rises to 100 metres (328 feet) above sea level. These high points are at the northern edge of the Borough and this affords views southwards across the city. Hampstead Heath and Primrose Hill are significant open spaces that provide tremendous views across London. Some of the borough's high points are designated strategic viewpoints which allow the appreciation of city landmarks such as the dome of St. Paul's and wider views of the city skyline.

Elevated areas are visually exposed and tall buildings would be more visually prominent in views across the urban landscape, especially if they rise above the tree cover, break the horizon line or become dominant features that detract from the green and coherent characteristic of hillsides and tops.

SUGGESTED PRINCIPLE: Tall buildings on elevated land (generally above 70m AOD) should be strongly scrutinised in respect of their impact on incidental townscape views from surrounding areas and the character and visual appearance of Conservation Areas in elevated locations.

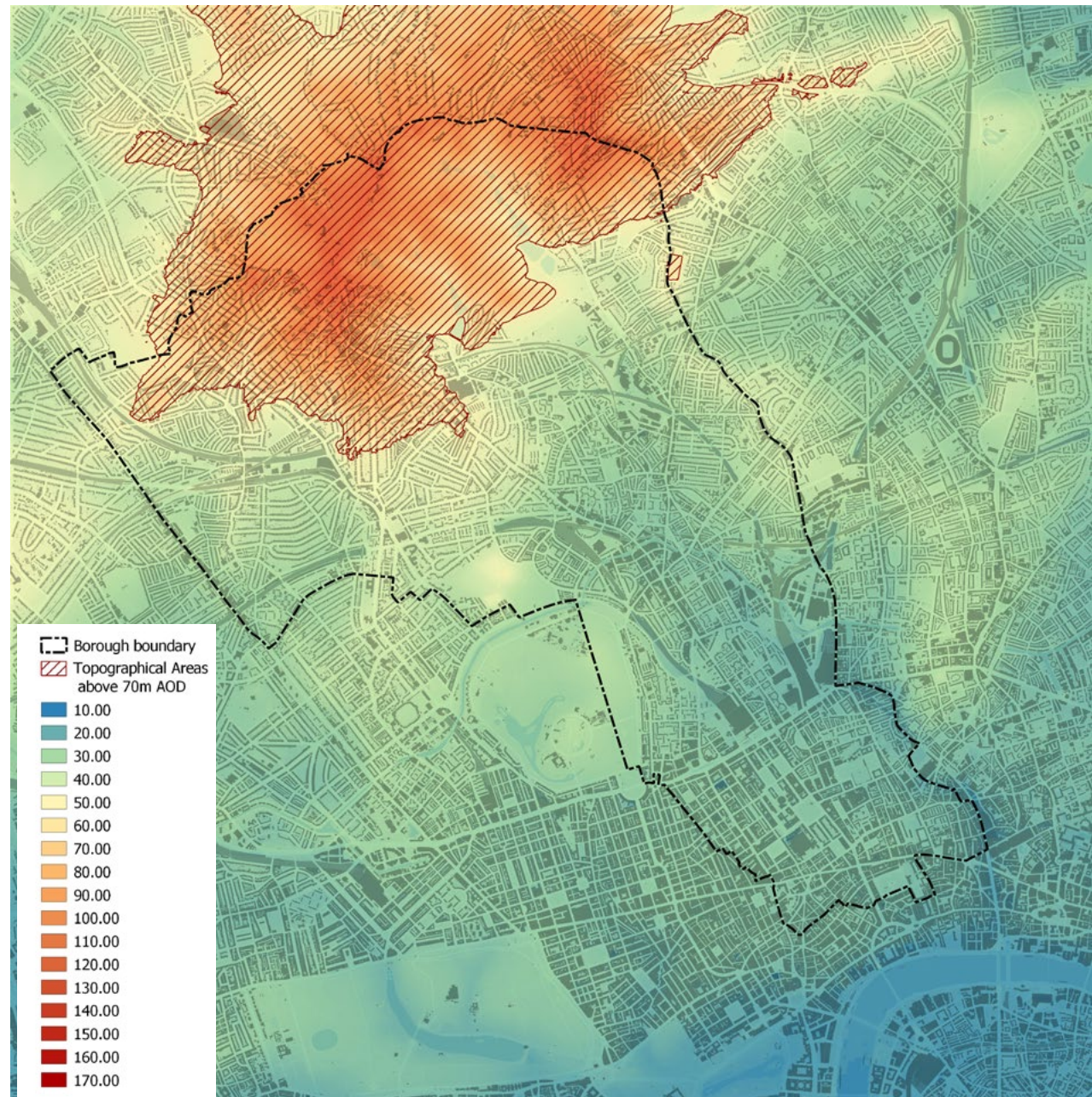


Figure 3.8: Topography, indicating elevated area above 70m AOD

© Crown Copyright and Database Rights (2022) OS (100019726)

CHAPTER 4. **IDENTIFICATION OF AREAS OF SEARCH**

4.1 INTRODUCTION

London Plan Policy D9 requires Local Authorities to identify locations where tall buildings may be an appropriate form of development.

Tall Building Area Sifting is the process by which to identify “Areas of Search” that may have the hypothetical potential to accommodate tall buildings, and that should be subject to further detailed study. This needs to consider factors that support tall buildings in an area, as well as factors that are sensitive to tall buildings.

This chapter sets out the sifting process undertaken that led to the definition of a number of Areas of Search in Camden. It also sets out which of those Areas of Search have been taken forward for more detailed study in Chapter 5.

4.2 SIFTING

STEP 1: AREAS OF POTENTIAL FUTURE DEVELOPMENT

In response to London Plan Policy D9, this study has identified areas where significant development is expected in Camden and that therefore should be assessed to consider whether they are locations where tall buildings may be an appropriate form of development. These are:

- Camden Character Study – areas for potential intensification and redevelopment
- Growth areas identified in the Local Plan 2017
- Draft Site Allocations Local Plan 2020 areas and sites
- Euston Plan Area
- Town Centres

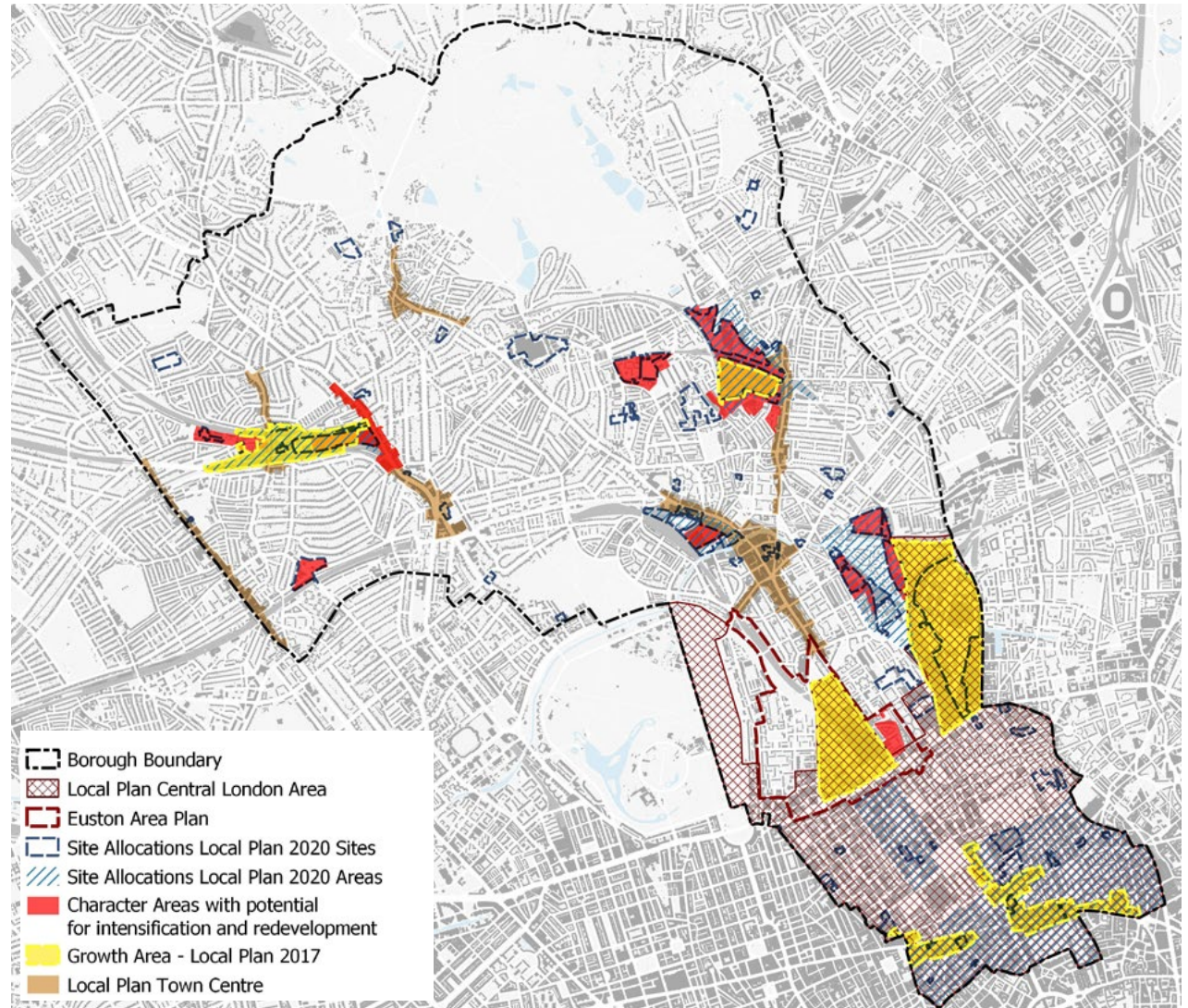


Figure 4.1: Areas of potential future development

STEP 2: SIFTING OUT OF SMALL SITES

Small sites (mainly draft site allocations) that do not form part of either an identified growth area or a wider draft Site Allocation Local Plan area policy were sifted out from the locations to be assessed to consider whether tall buildings may be an appropriate form of development, as their small size does not offer opportunity for comprehensive change and wider placemaking.

Figure 4.2 shows areas to go forward in the sifting.

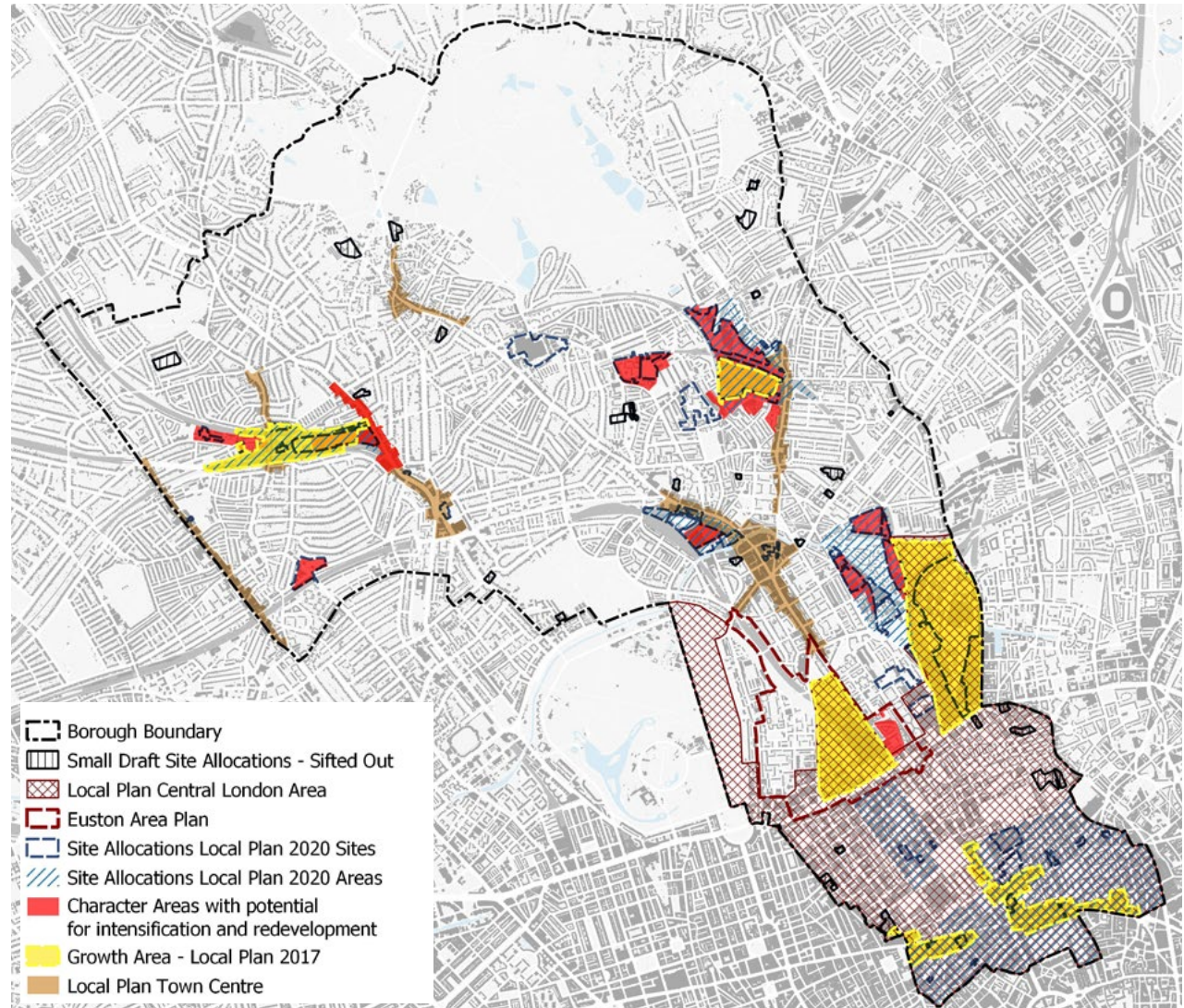


Figure 4.2: Areas of potential future development, indicating smaller sites to be sifted out

STEP 3: IDENTIFICATION OF SENSITIVE AREAS

Chapter 3 identified tall building sensitivities in Camden. Some of these sensitivities do not preclude tall buildings in principle but require impact testing. Others, however, are sensitive to the extent that tall buildings are less likely to be supported in these areas, as they are more likely to have harmful impacts. These include:

- **Conservation Areas**, - these are designated to preserve and enhance established historic, architectural and townscape characteristics in defined areas. As such they can be sensitive to tall buildings, specifically in areas that are low-rise and of a consistent scale.
- **Sensitive Townscapes**, - these are areas with coherent, low rise characteristics where a tall building would be out of character.
- **Green Spaces**, - by their very nature these are inherently sensitive to tall buildings (or any larger scale development).

The sensitivity of locations within areas identified as somewhat sensitive to tall buildings will depend on their specific characteristics and context.

Figure 4.3 identifies areas that are sensitive to tall buildings, and where tall buildings are less likely to be supported. It also indicates areas the area 'somewhat sensitive' to tall buildings to ensure, the potential sensitivity of these areas is acknowledged as part of the sifting process.

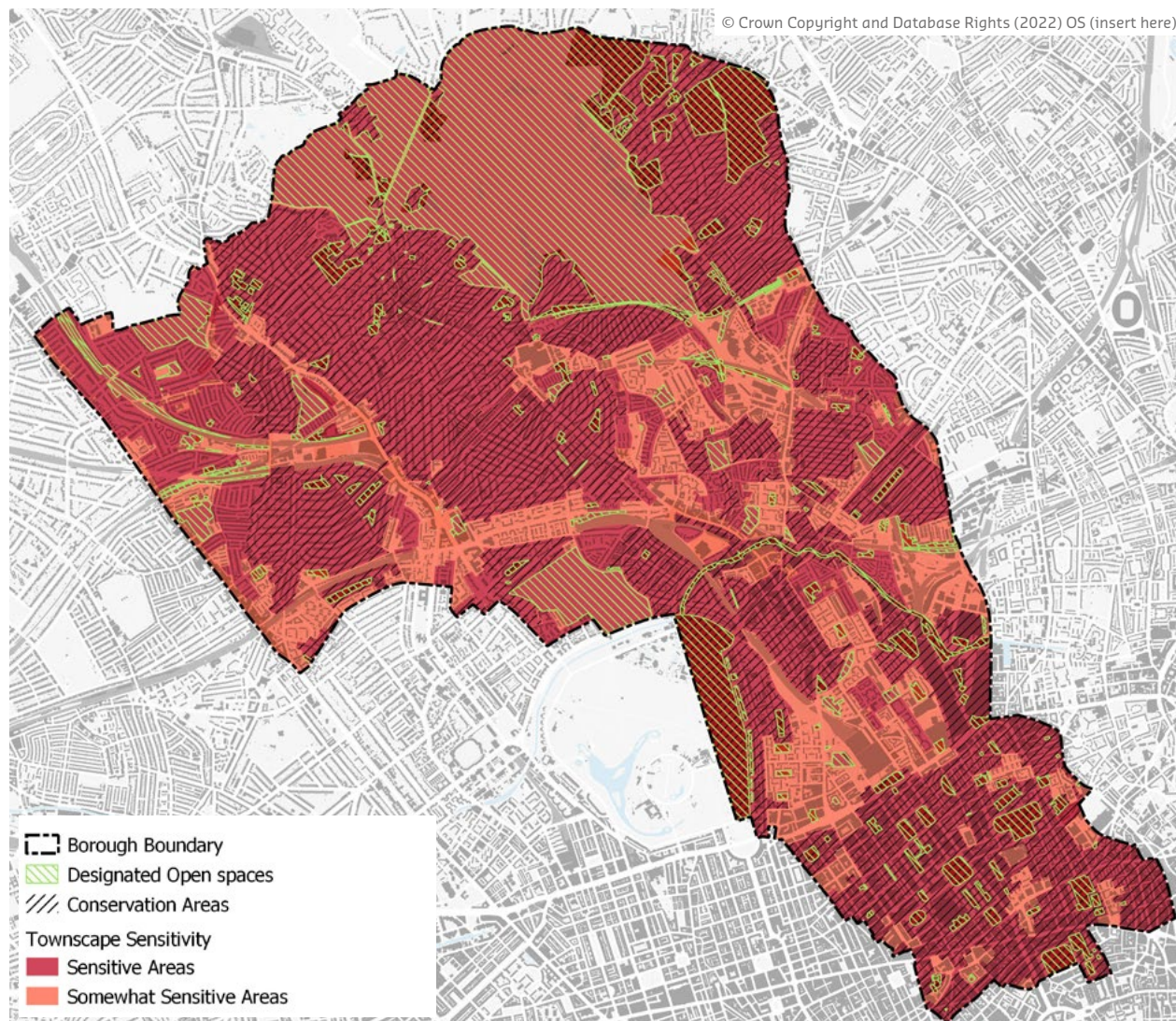


Figure 4.3: Areas that are sensitive and somewhat sensitive to tall buildings

STEP 4: SIFTING OF SENSITIVE AREAS

Figure 4.4 overlays areas of potential future development with areas that are sensitive and somewhat sensitive to tall buildings. This step sifts out a number of areas of potential future development that are fully covered by sensitive areas. For example, this includes the town centres of Hampstead and West Hampstead, and a number of site allocations in Hampstead and the Tufnell Park / Highgate areas. It also eliminates a number of sites identified by the Draft Site Allocations Local Plan 2020.

Other areas of potential future development, that are only partially covered by sensitive areas or that are covered by somewhat sensitive areas, are retained by the sifting.

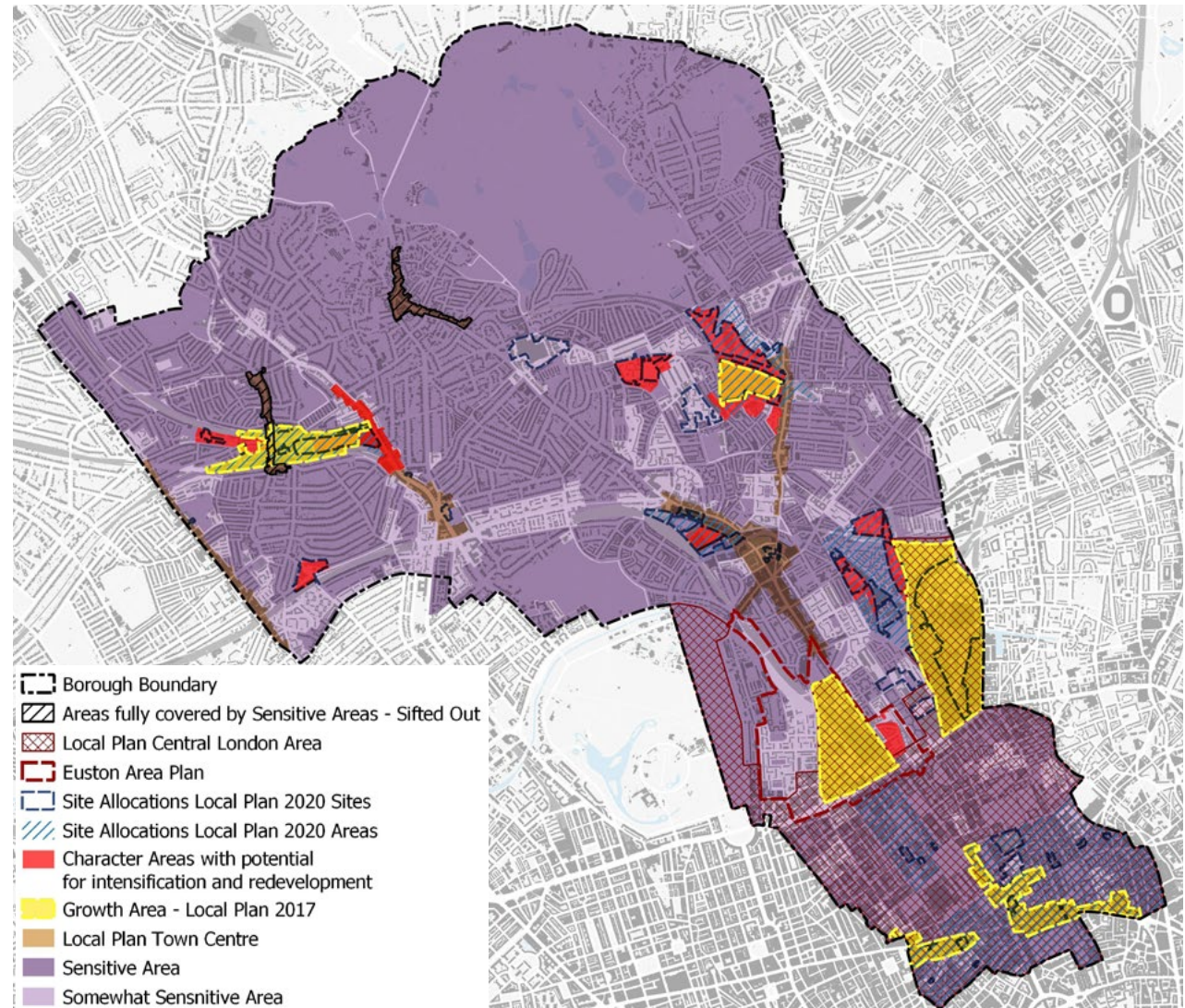


Figure 4.4: Overlay of areas of potential future development with sensitive (and somewhat sensitive) areas, identifying potential future development areas fully covered by sensitive areas for sifting out

STEP 5: AREAS OF SEARCH

The sifting approach identifies 20 Areas of Search in LB Camden. This Study assesses whether tall buildings may be an appropriate form of development at these locations in accordance with the London Plan.

The identification of an Area of Search does not mean that tall buildings automatically are acceptable in this area. The potential of these areas to accommodate larger or taller buildings will need to be established through detailed exploration and testing, and in some of these areas the outcome of this testing may be that they are not suitable for tall buildings.

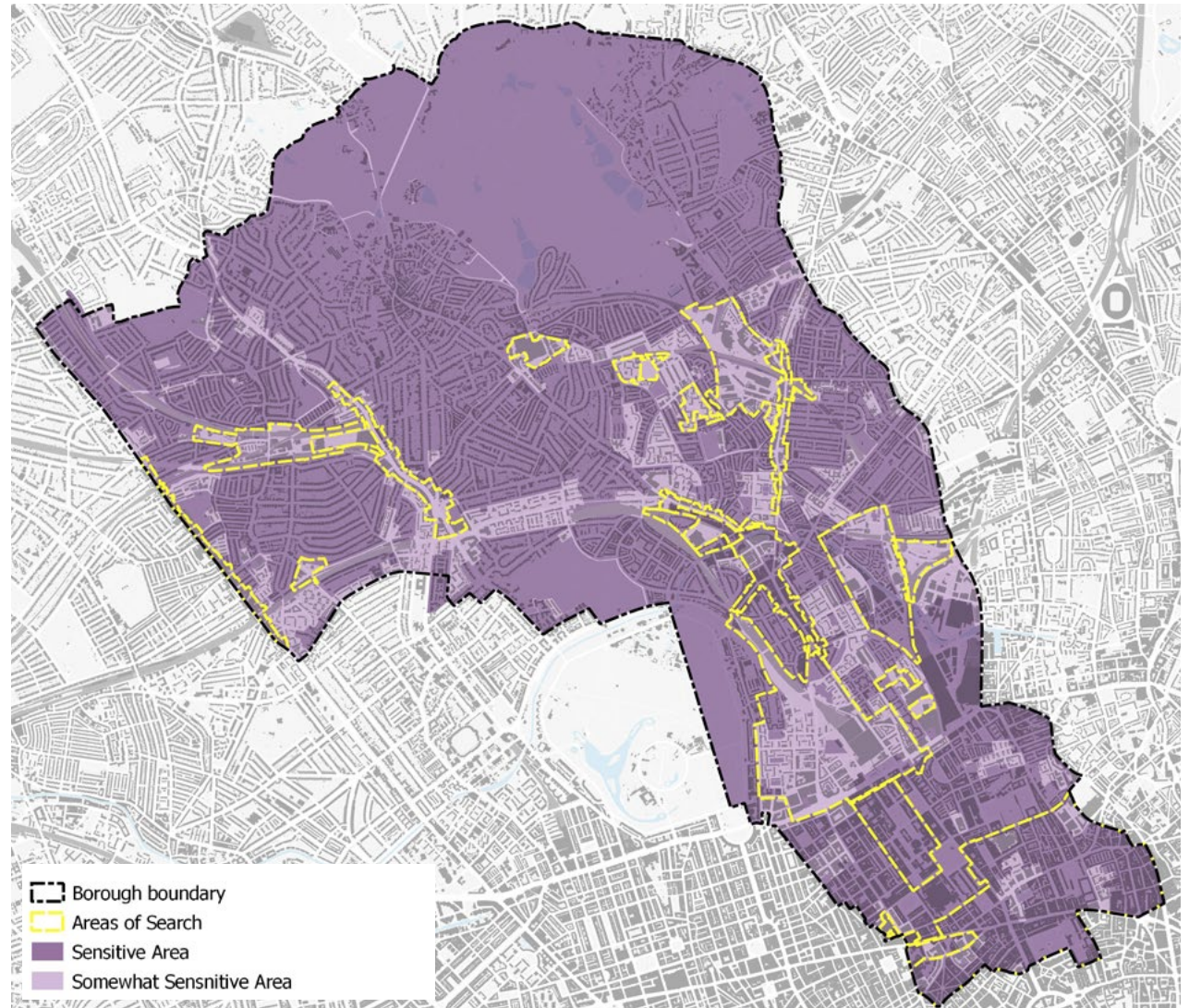


Figure 4.5: Areas of Search, identifying areas taken forward in Chapter 5

AREAS OF SEARCH SELECTED FOR DETAILED ASSESSMENT

This study undertakes more detailed exploration and assessment for 15 Areas of Search and provides area specific guidance on height and tall buildings. These areas were selected by Camden Council as requiring more detailed exploration and guidance.

Table 4.1 contains a list of identified Areas of Search and identifies those taken forward for more detailed analysis in Chapter 5.

In addition to the assessment of the 15 areas of search, Chapter 5 also includes a review of the draft Euston Area Plan that provides tall building recommendations independent from this study, in order to establish its consistency or divergence from this study.

Area code	Name	Taken forward for detailed analysis
AS01	Local Plan Growth Area Holborn Area	included
AS02	Central London Area, Draft Site Allocations Bloomsbury Area	included
AS03	Opportunity Area Euston of Draft Euston Area Plan	review included
AS04	Opportunity Area Kings Cross	included
AS05	Camden Community Investment Programme Regeneration Area, Draft Site Allocations, Camley Street and St Pancras Way Area	included
AS06	Planning Framework Area, Draft Site Allocations, Camden Good Yard Area	included
AS07	Local Plan Growth Area, Kentish Town Area	included
AS08	Local Plan Growth Area, West Hampstead Interchange Area	included
AS09	Growth Area Tottenham Road Area	included
TC01	Finchley Road and Swiss Cottage Town Centre	included
TC02	Kentish Town Town Centre	included
TC03	Camden Town Centre	included
TC04	Kilburn Town Centre	included
SA01	Camden Community Investment Programme Regeneration Area, Draft Site Allocations, Wendling Estate, Haverstock Road	included
SA02	Camden Community Investment Programme Regeneration Area, Draft Site Allocations, Central Somers Town	excluded
SA03	Camden Community Investment Programme Regeneration Area, Draft Site Allocations, Wellesley Road - Bacton Low Rise	included
SA04	Draft Site Allocation, Royal Free	excluded
SA05	Camden Community Investment Programme Regeneration Area, Draft Site Allocations, West Kentish Town Estate	included
SA06	Draft Site Allocation, Land to the rear of British Library	excluded
SA07	Draft Site Allocation, Abbey Co-op Housing sites at Casterbridge and Snowman House	excluded

Table 4.1: Areas of search

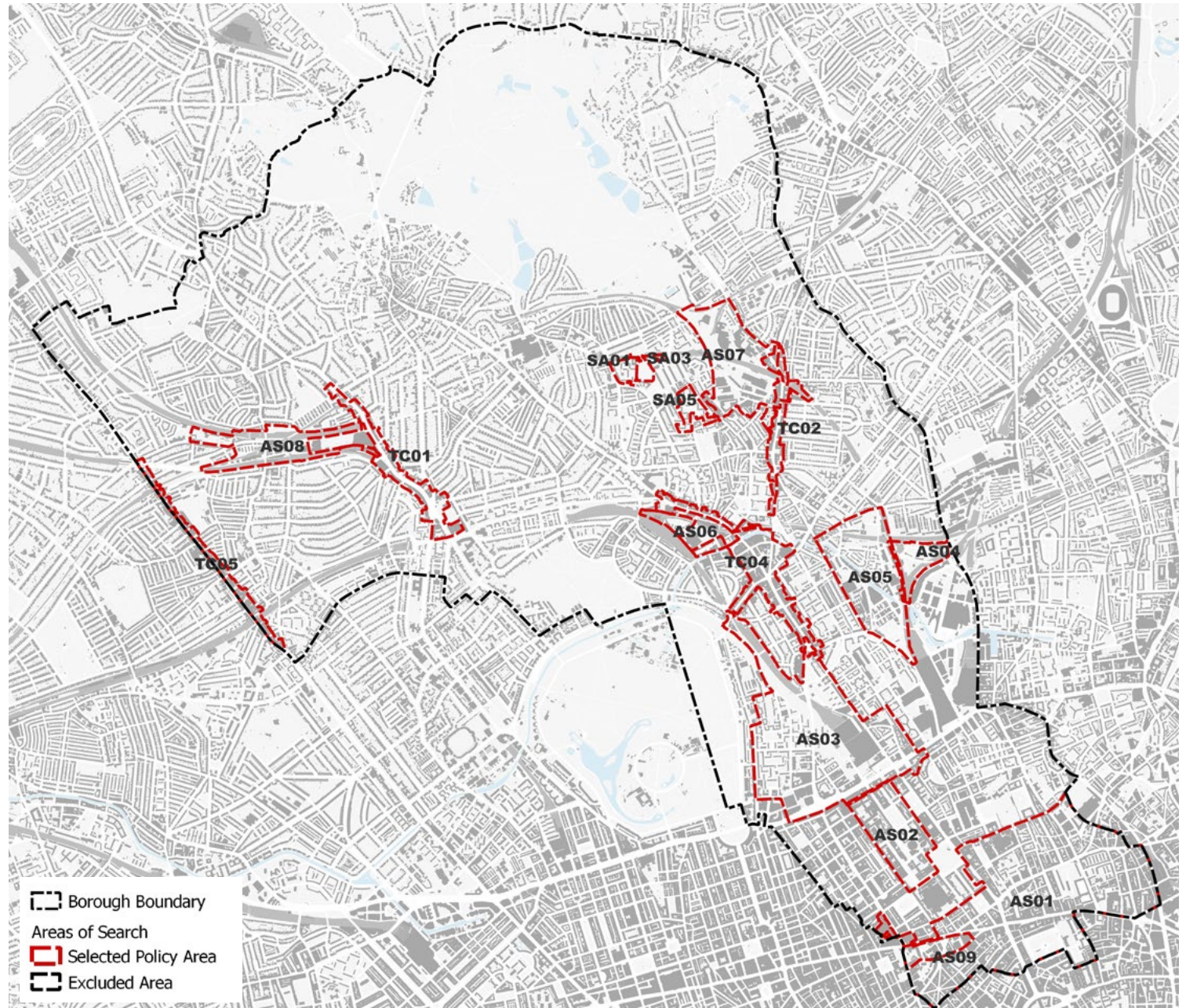


Figure 4.6: Areas of Search, identifying areas taken forward in Chapter 5 for more detailed analysis

CHAPTER 5:
**ASSESSMENT & GUIDANCE FOR
AREAS OF SEARCH**

5.1 INTRODUCTION

The following chapter explores in more detail fifteen of the 'Areas of Search' identified in Chapter 4.

From north to south this includes the following areas:

- AS07 - Kentish Town Area
- TC02 - Kentish Town Town Centre
- SA01, SA03, SA05 - Gospel Oak and Haverstock Areas
- AS08 - West Hampstead
- TC01- Finchley Road/ Swiss Cottage Town Centre
- TC04 - Kilburn Town Centre
- AS06 - Camden Goods Yard
- TC03 - Camden Town Centre
- AS05 - Camley Street & St Pancras Way
- AS04 - King's Cross (north side)
- AS02 - Bloomsbury Campus Area
- AS09 - Tottenham Court Road Growth Area
- AS01 - Holborn and Covent Garden Area

This chapter covers each area in turn. This includes a review of their planning context, sensitivities, planning permissions, existing and emerging heights, context heights and tall buildings. It sets out the respective opportunity for tall buildings and identifies potential locations where greater height or tall buildings may be appropriate. For each potential area that was identified the study provides a justification, indicative height range and upper context height range, and identifies sensitivities that will need to be explored as a

minimum, and where relevant site specific design recommendations. Please note that these do not cover all design criteria and recommendations for the area or site, these will be explored further in the Local Plan and Site Allocations.

At the end of the chapter the height recommendations set out in the Euston Area Framework are reviewed in the context of the conceptual framework of this study.

5.2 ASSESSMENT CRITERIA

Based on the policy review and analysis of Camden's tall building principles, the following eight principles have been established that should guide decisions on the appropriateness of tall buildings in the borough.

Tall buildings should be only acceptable where it can be demonstrated that they:

- 1 Support Camden's regeneration and housing delivery, especially affordable housing**
- 2 Support a sustainable development pattern and benefit from good access to public transport and local facilities**
- 3 Preserve or enhance Camden's historic environment and heritage assets**
- 4 Preserve strategic and local views**
- 5 Proportionately respond to and integrate with the existing and emerging local context and townscape character**
- 6 Help deliver local aspirations/ local priorities with comprehensive development and where relevant contribute to placemaking**
- 7 Deliver a high quality place and respond appropriately to sensitive environments and amenities in their surroundings**
- 8 Promote the highest quality of architectural and sustainable design, and**
- 9 Where the site is of a sufficient size to accommodate a tall building, without having a detrimental impact on existing buildings, the public realm and amenity'**

5.3 HIGH-LEVEL IMPACT TESTING

The assessment of areas in this chapter includes consideration of the following:

- **Relevant Local Plan Policy** - is an area identified for significant growth, regeneration or development?
- **Development Frameworks / AAPs** (if applicable) - what is the vision for the area and are there specific principles relating to height and tall buildings?
- **Draft Site Allocations Plan 2020** - have specific sites been promoted for large scale or comprehensive development?
- **Neighbourhood Plan** (if applicable) - does the Neighbourhood Plan promote / consider buildings of significant scale or height?
- **PTAL** - is the area well accessible by public transport (ie. PTAL of 3 or above)?
- **Planning Permissions / buildings under construction** - does new development bring forward transformative change that indicates that a new character is emerging?
- **Heights** - what is the present context height? Are building heights coherent or does the area accommodate a range of heights? Will new or permitted development change the context height? At what height would a building be considered tall? Are there already tall buildings in the vicinity?
- **Role** - what could be the functional or place making rationale for a proposed tall building in this location? Would it deliver wider civic benefits?

- **Townscape character** - how sensitive to change is the present townscape? What would be the impact on the character if a tall building was brought forward? Is the area robust enough to integrate a tall building successfully? Would a tall building depend on wider transformative change to this character? What would be a proportionate height considering the local height context, townscape character and sensitivity of the area?
- **Heritage Assets** - are any Heritage Assets identified (Conservation Areas, Listed Buildings, Locally Listed Buildings, Scheduled Monuments, Registered Parks and Gardens), that could be impacted by a tall building nearby or in their setting? At what height would the building become visually intrusive and affect the setting of a heritage asset?
- **Views** - are any views identified in planning policy, LVMF, framework plans, neighbourhood plans, conservation areas that need to be considered? What would the impact of a tall building be on these views? What are the impacts on local townscape views?
- **Protected Open Space, Biodiversity** - are there any open spaces or sensitive natural environments nearby, that potentially could be impacted on by the physical presence, visual or micro-climatic impact or activities associated with a tall building?
- **Existing residential areas** - are there adjacent or nearby homes whose residential character,

amenity, day or sun-lighting, or privacy could be affected by a tall building?

- **Other sensitivities** - have other sensitivities to height and massing been identified in Development Frameworks or Neighbourhood Plans that need to be considered?

Where the assessment of areas indicated potential for greater height, the location was taken forward for additional modelling, through which a potential height range for each area or site was established.

Height recommendations are indicative and subject to detailed testing of a proposed tall building as part of a planning application.

For each location the study also provides other design considerations, and identifies significant sensitivities that proposals for larger or taller buildings need to consider.

The study also offers an urban design rationale on why a tall building may be considered in a particular location, and if the appropriateness depends on specific conditions, for example comprehensive development or placemaking.

Where this study identifies that an area may be appropriate for a large or tall building, this does not constitute acceptability of a tall building in principle. The Council will consider every application on its merits and as part of this will

5.4 BUILDING HEIGHTS IN CAMDEN







consider evidence provided in this study together with other policy considerations.

Based on the detailed testing contained in this chapter, this study identifies a number of locations where there could potential for modest tall buildings in LB Camden, principally contained in the growth locations of West Hampstead, Kentish Town, Camden Town Goods Yard, Camley Street, North King's Cross, Bloomsbury, Tottenham Court Road and Holborn, and the estate regeneration sites in Gospel Oak and Haverstock (Wendling Estate, West Kentish Town Estate).

Potential areas for taller buildings are indicated in Figure 5.1. As set out above, each tall building opportunity will have to have regard in detail to guidance associated with its location on height, design, sensitivities and other criteria, and is subject to full testing during the development management process. Design criteria set out for sites with potential for large or tall buildings are not exhaustive, and other design criteria may also apply.

As set out in Chapter 2, the tall building thresholds in Zones A and B are 30m and 40m respectively. Some areas of search may offer opportunities for larger development below the tall building threshold in appropriate locations, where a contextual response to the context and character can be achieved. For clarity, this does not mean a blanket endorsement of larger buildings under the tall building threshold, but every larger building will need to satisfy relevant design and other policy criteria and sensitively integrate with its surrounding context. The height guidances for

specific sub-areas of search also provide indications of the height range for large buildings that may be appropriate.

-  Borough Boundary
-  Areas of search
-  Euston Area Action Plan
-  Other theoretical areas of search
- Tall Building Potential
-  Potential tall building area
-  Other sub-areas of search

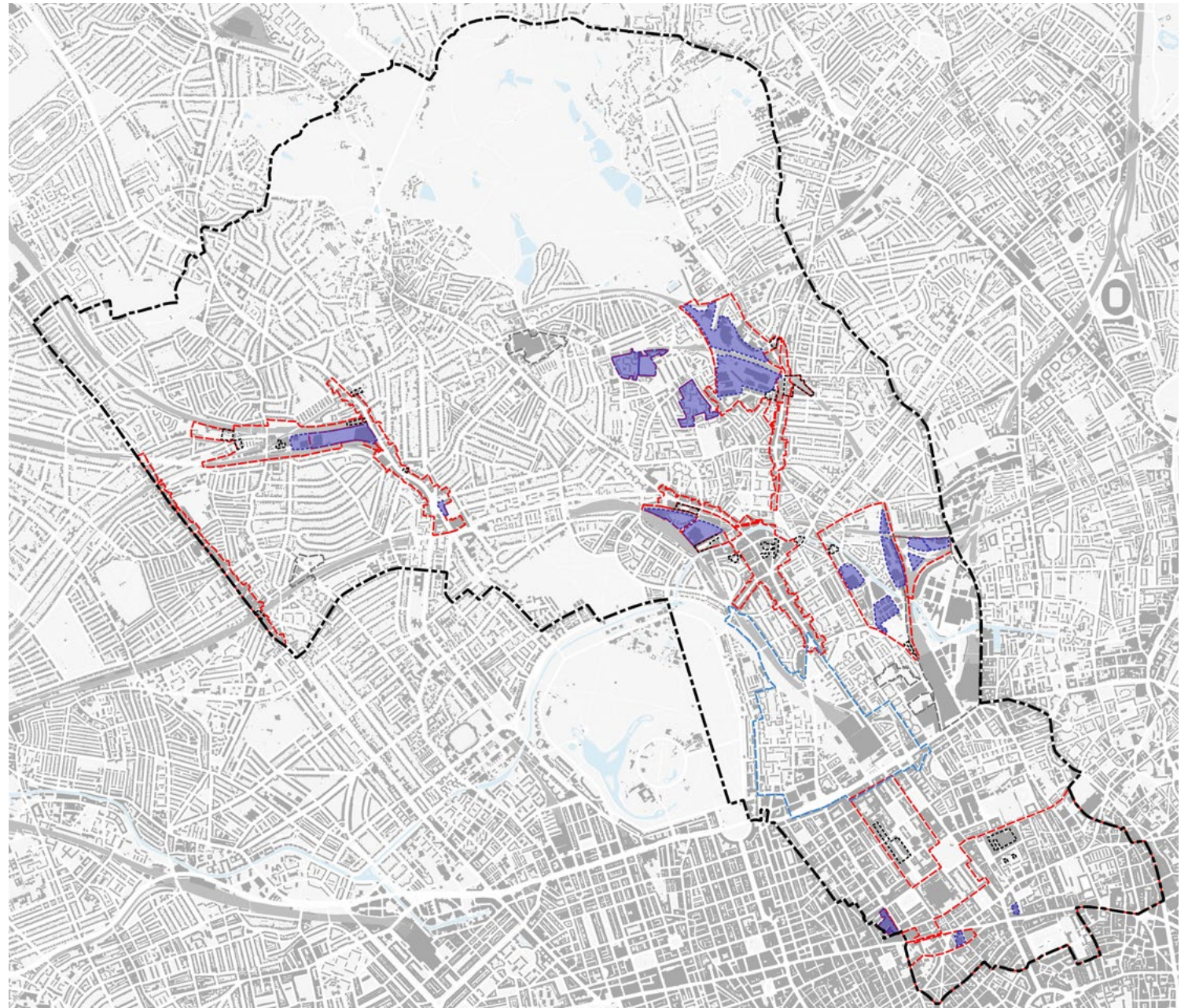


Figure 5.1: Study Recommendations for taller building opportunities within Areas of Search in LB Camden (not including the recommendations by the Euston Area Framework)



Area A507

5.5 KENTISH TOWN (SITE CODE AS07)

THE AREA

The Kentish Town Growth and Industrial Area is located to the northwest of Kentish Town High Street. It is an area identified for key development within the Local Plan.

Historically, this area of search was a goods railway yard which developed on the site in the mid 19th century.

Currently, the area of search is occupied by low level warehouses and other industrial use. There is an aim for the area to be transformed to “create a distinct new neighbourhood, development is expected to: create a network of streets and spaces; respond to the edges of the framework area; define distinct character areas. (Kentish Town Planning Framework)”

Sub-Areas of Search

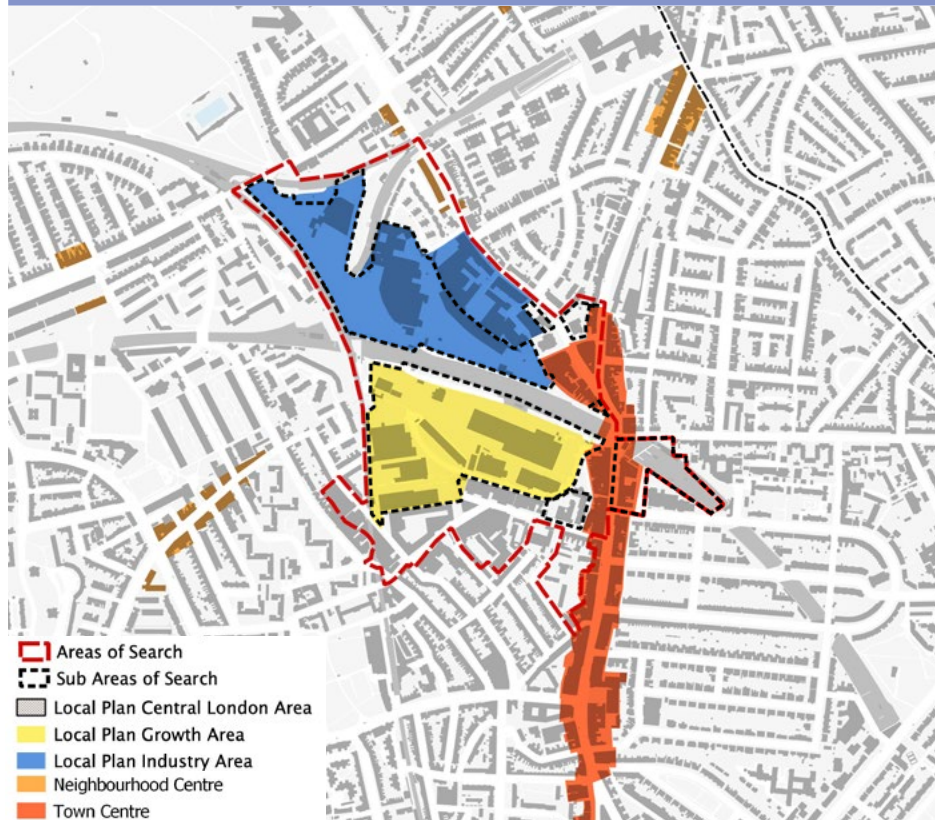
The initial review of the area has identified six sub areas / sites as sub-areas of search.

In addition, Kentish Town Station and its environs to the east have also been identified as a sub-area of search due to the potential for overstation development.



Birdseye View of the Area © Google Earth

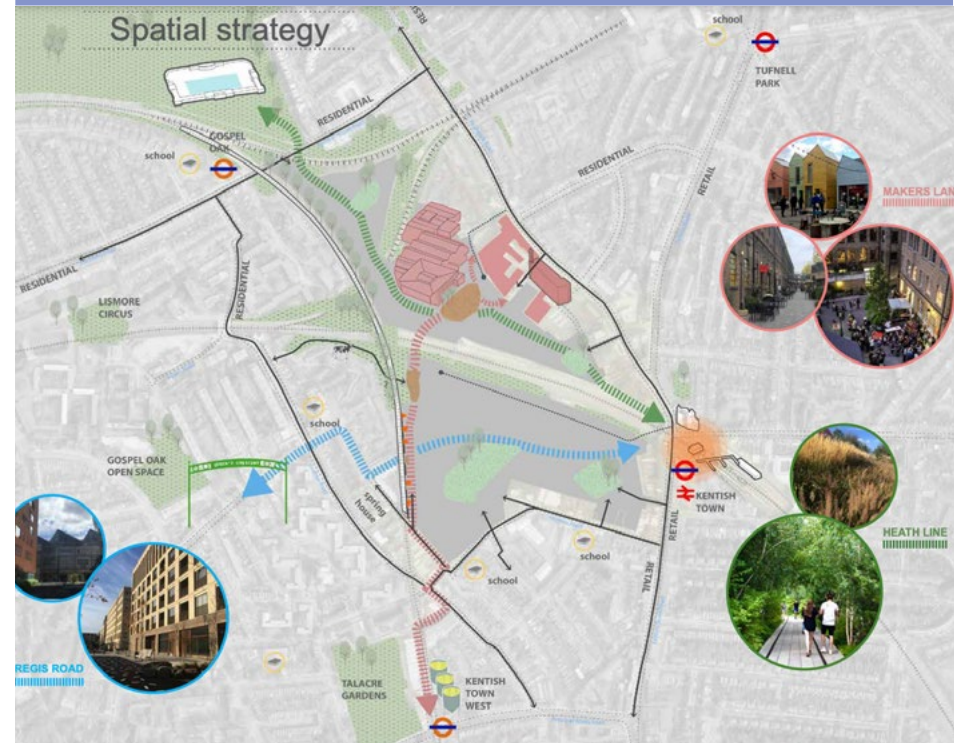
Local Plan Policy



Local Plan Policy (2017)

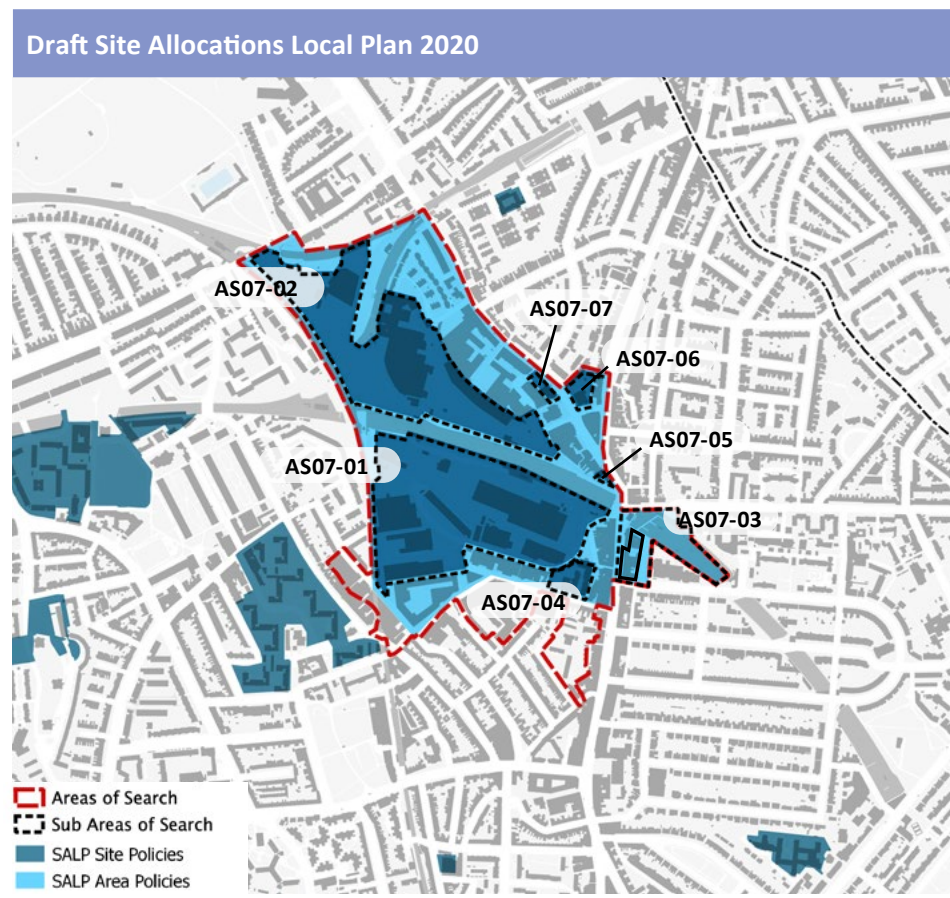
- The area of search contains the Kentish Town Industry Area - see Camden Local Plan paragraph 5.46
- Contains the Kentish Town Growth Area and part of the Kentish Town Town Centre area.
- One neighbourhood centre to the north of the area.

Planning Frameworks



Kentish Town Planning Framework - key principles diagram

- The Kentish Town Planning Framework sets out key planning and design principles.
- Development is expected to be high density.
- New development should be up to 8 storeys, with potential for tall buildings (above 8 storeys) where "appropriate and justified".
- Taller buildings can be considered where they contribute to more homes. The acceptability and location of any tall buildings will be subject to a detailed townscape analysis and measured against key local considerations.
- Tall building proposals will be subject to additional considerations in Local Plan Policy D1.



Local Plan Draft Site Allocations

Draft Site Allocation area policy

- Potential for a new neighbourhood that "provides a mix of uses, including industry and other employment uses; significant provision of permanent self-contained homes; community facilities; cultural and leisure uses; and open space, creating an exemplar sustainable,

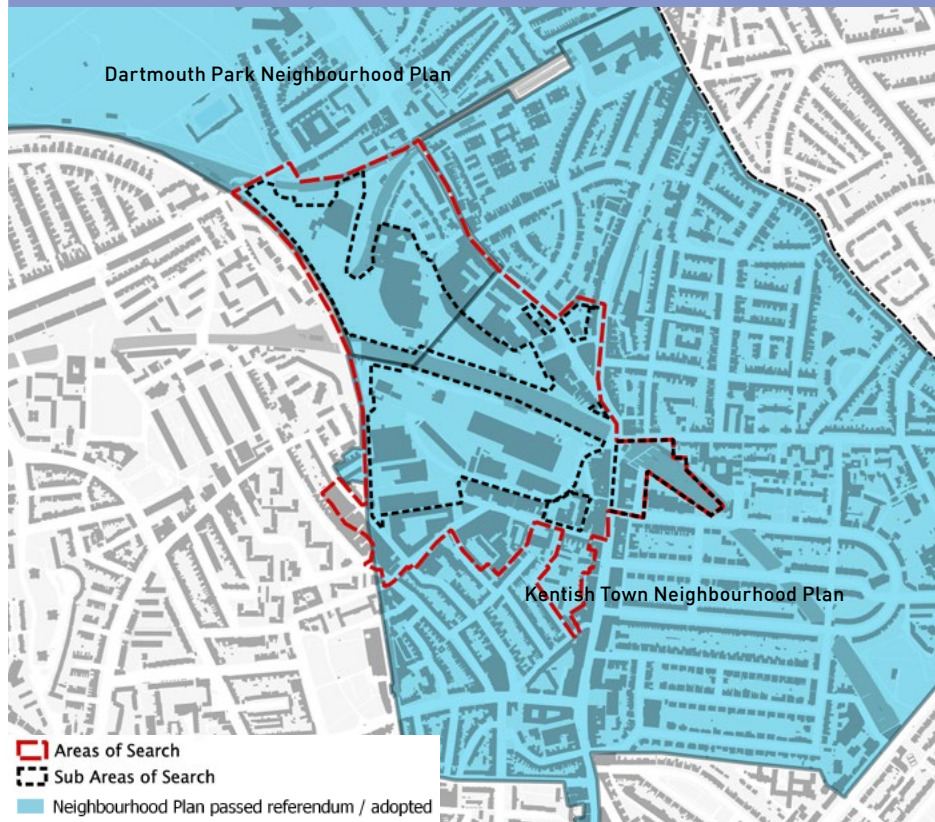
employment-led mixed-use area that is fully connected to, and integrated into, surrounding communities."

- Provision of office space should be "of a relatively small scale that does not alter the character of the area."

Draft Site Allocation site policy

- The area contains 6no. site allocations for housing, industry, employment, police facilities, fire station, community use and open spaces.
- Site policies do not set height guidance but do provide an indicative housing capacity net gain for each site.
- **Note, all site allocations have been identified as Sub-areas of Search for screening by this study. In addition, Kentish Town Station and its environs to the east have also been identified as a sub-area of search due to its potential for overstation development.**

Neighbourhood Plans



Neighbourhood Plan Areas

Kentish Town Neighbourhood Plan (designated and adopted)

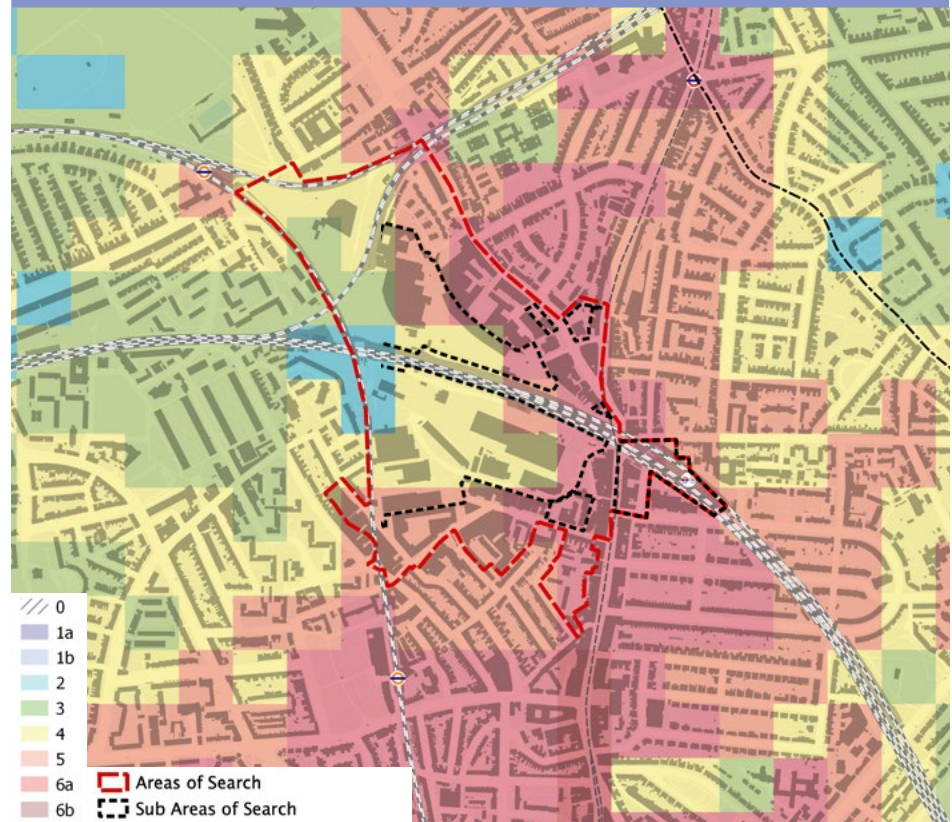
- Proposals must draw on the character of the area, including height and massing.
- Dedicated policies on the 'Kentish Town Potential Development Area' and specific sites within it
- Policy D3: Design Principles makes reference to massing and height

- Policy D1: Protected view - designating local view (see page 73).

Dartmouth Park Neighbourhood Plan (designated and adopted)

- Development must* "be of a height that does not harm [the local views identified in the Plan]".

Public Transport Access and PTAL



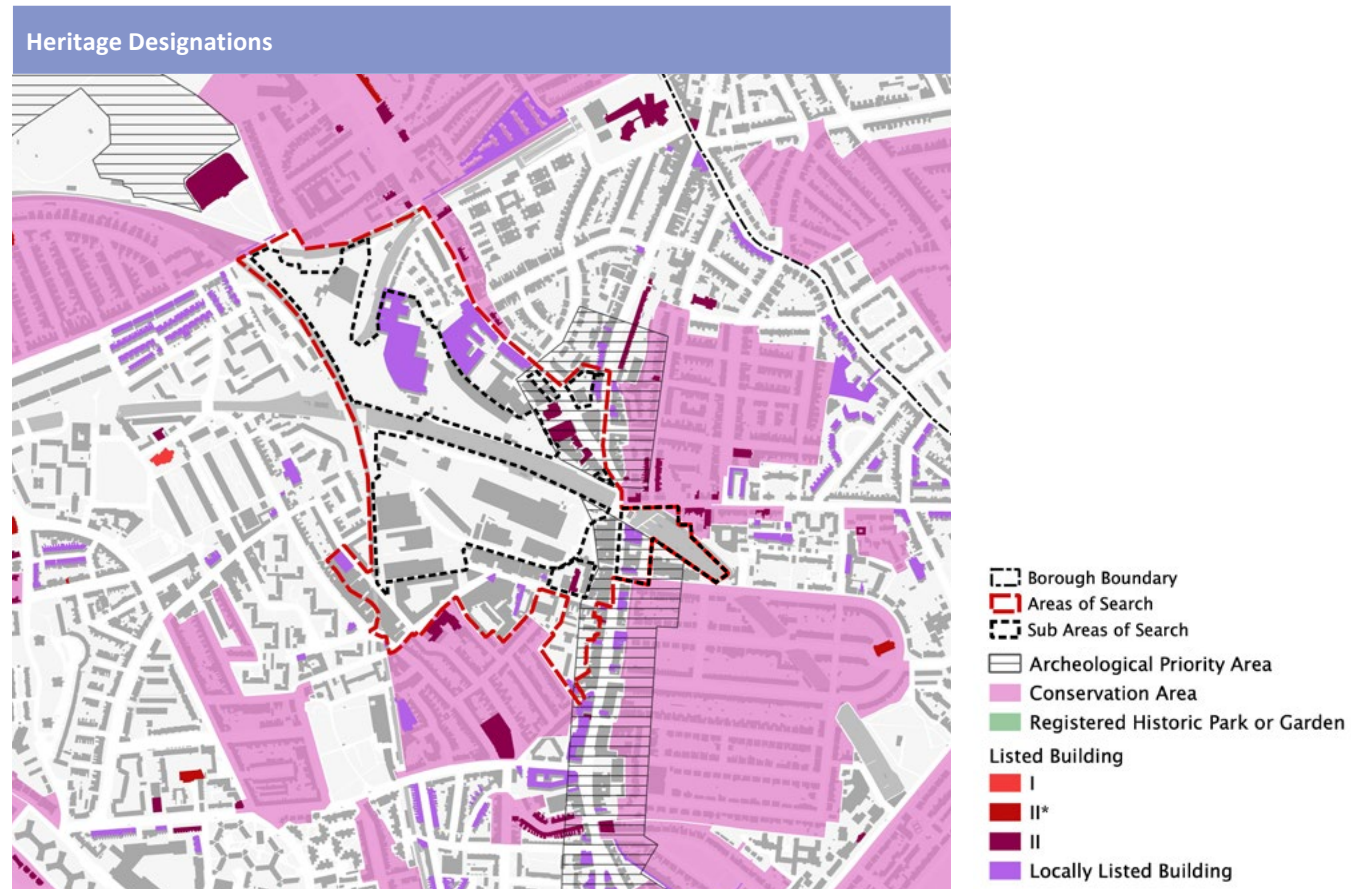
PTAL

Public Transport Access

- The area is in close proximity to Kentish Town Station in the south eastern part of the area.

PTAL

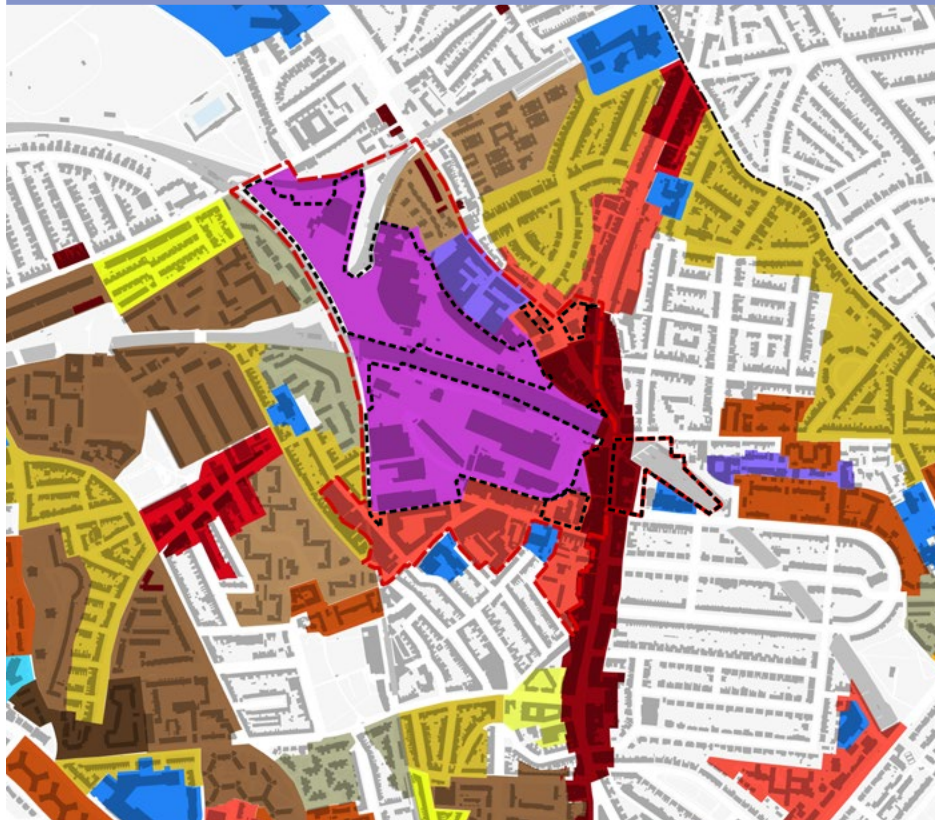
- PTAL ratings between 2-6b.
- PTAL 3+ ratings in the majority of the area with only small area on the western edge falling in the PTAL rating 2 category.



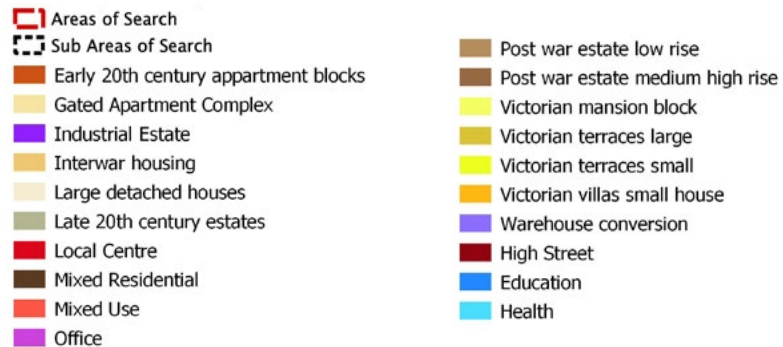
Heritage Designations

- The area contains (full or partial) the following:
 - Dartmouth Park
 - Mansfield
- **1no. Conservation Area:**
 - Kentish Town (minor overlap with area)
- The area also borders with or is within close proximity of Conservation Areas:
 - Jeffery's Street
 - Inkerman
- **7 Listed Buildings:**
 - 7no Grade II
 - 15 Locally Listed Buildings
- **Archeological Priority Area Site:**
 - Kentish Town (Tier II) in east of area

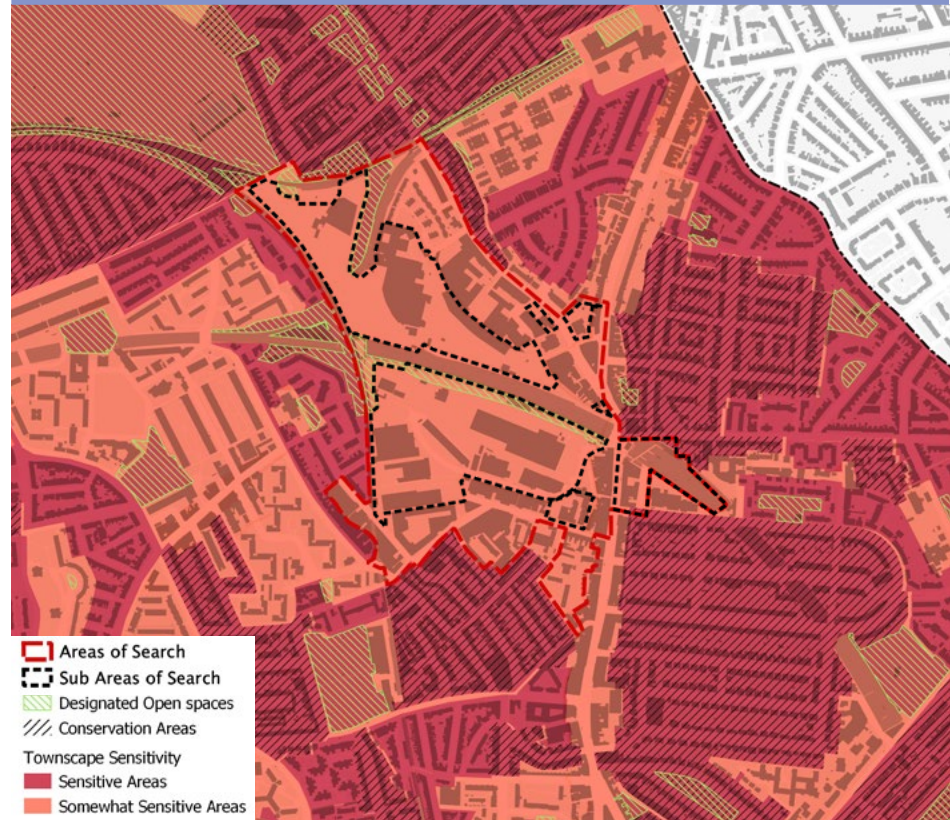
Townscape Character Types



Character areas (excluding Conservation Areas)



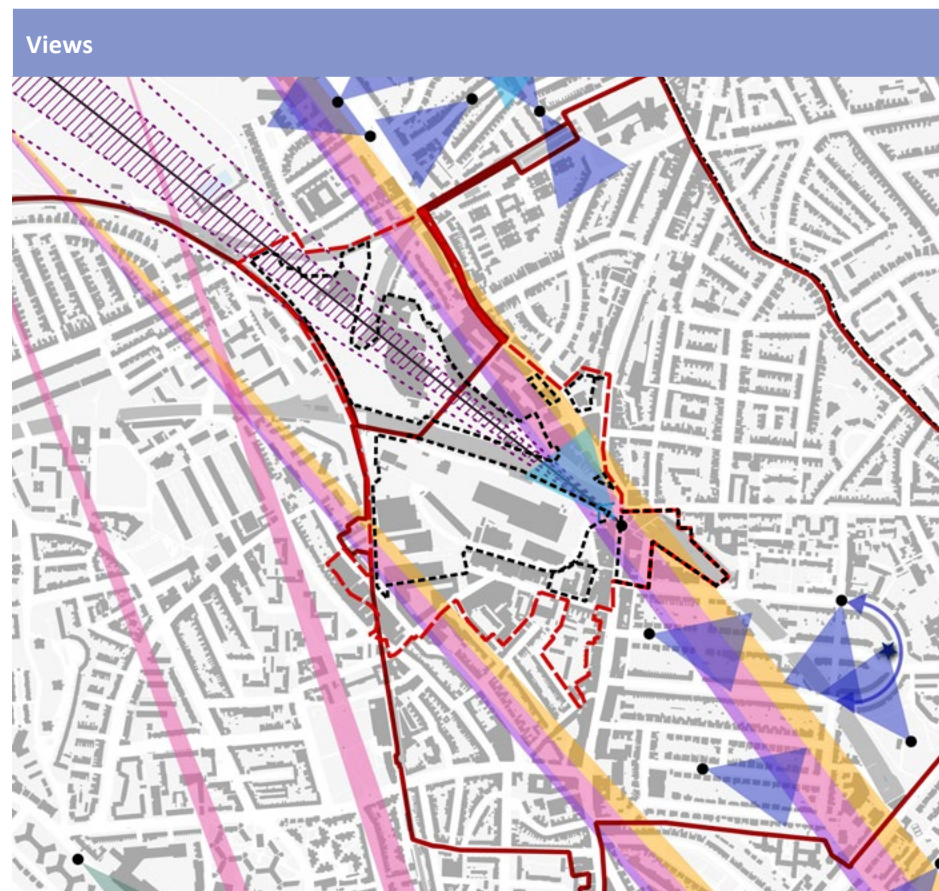
Townscape Sensitivities



Areas that are sensitive and somewhat sensitive to tall buildings

The area of search contains or borders a number of typological character areas, including

- Kentish Town High Street
- Victorian terraces large (H4) (bordering)
- Post war estate low rise (H8)
- Warehouse conversion (E1)
- Mixed Use (E4)
- Later 20th century estates (H12) (bordering)
- Part of the Highgate Road Neighbourhood Centre
- Employment Area - Offices (E5)



Strategic and Local Views, existing landmarks

Strategic

- The southwestern corner of the Area of Search is transected by the LVMF View 2A.1 Parliament Hill summit to St Paul's Cathedral.
- The eastern side of the Area of Search is transected by LVMF View 3A.1 Kenwood viewing gazebo to St Paul's Cathedral

Conservation Area

- No landmark buildings or conservation area views have been identified

Neighbourhood Plans

- **Kentish Town Neighbourhood Plan (designated and adopted)**
 - 1no. views identified in the Kentish Town Neighbourhood Plan transects the area.
 - Policy D1: The view of Parliament Hill from outside Kentish Town Station will be protected.

- **Dartmouth Park Neighbourhood Plan (designated and adopted)**
 - 5no views identified in the Dartmouth Park Neighbourhood Area. None transect the area.
 - Neighbourhood plan refers to view in the Kentish Town NP. "The viewing corridor in the Kentish Town Neighbourhood Plan, from Kentish Town station to Parliament Hill, must be respected in accordance with that plan." "Given the topography of the site, this would imply no new buildings above five storeys within the Protected Corridor." (para 9.22)

Open Space Designations



Open Space Designations

The area contains (full or partial) the following:

- **Sites of Importance for Nature Conservation (SINC):**
 - Kentish Town City Farm, Gospel Oak Railsides & Mark Fitzpatrick NR
- **Local Plan Habitat Corridor**
 - 6no existing green corridors
- **Local Plan Open Space**
 - 7no open spaces
- **Neighbourhood Plan Local Green Space Designations:**
 - Gospel Oak Churchill SNI
 - Gospel Oak Gantry SNI
 - Mortimer Terrace Nature Reserve
 - Railway Embankment, Kentish Town Junction
 - Gospel Oak Cressfield SNI
 - Gospel Oak Woodyard SNI
 - Gospel Oak Ingestre SNI

Topography

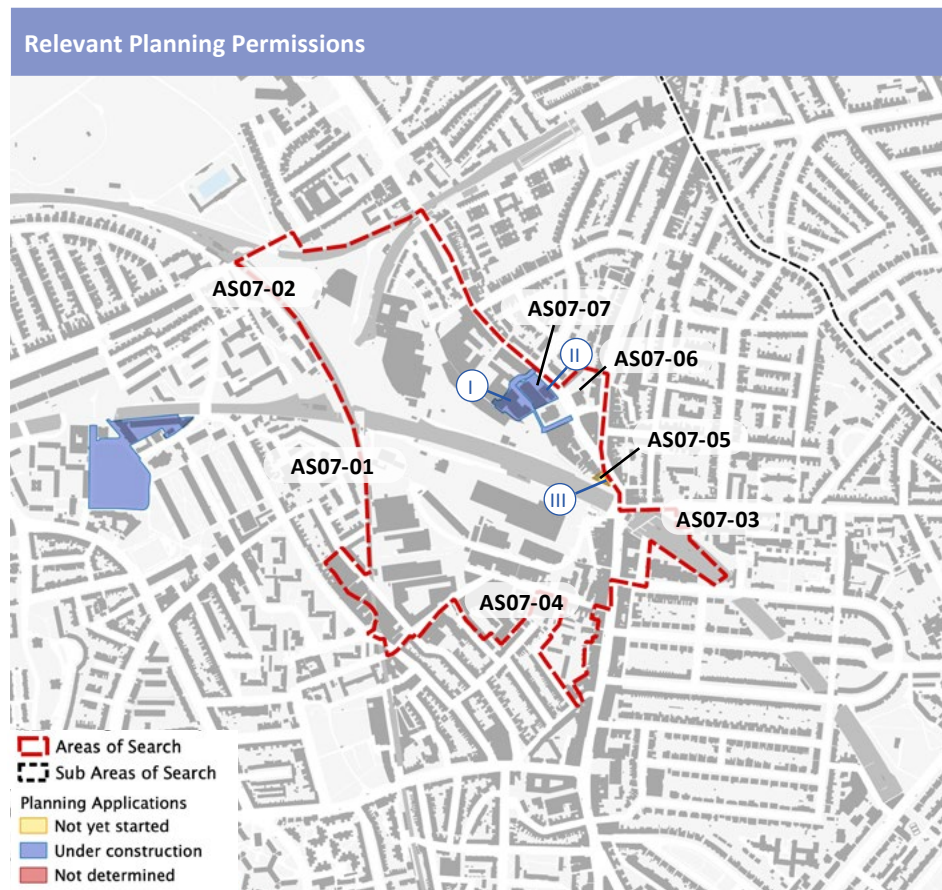


Topography

- Mortimer Terrace Nature Reserve (Dartmouth Park NP)
- Carol Close and Sanderson Close gardens and playground (Dartmouth Park NP)

Topography

- Land rises up towards Hamstead Heath to the north west of the area
- Site levels are 33m AOD in the southern part of the area and 42m AOD in the northern part



Relevant Planning Permissions

The area has been subject to a few planning permissions on infill sites which moderately increase building height. These include the following:

Emerging - Under Construction

- I. Highgate Centre including self-storage, offices, community cafes and restaurants which ranges

from 5-7 storeys and reaching a maximum height of 14m (2013/5947/P).

- II. Greenwood Place development into 2 mixed-use buildings ranging from 5-7 storeys with maximum height reaching 26.2m (2016/5372/P).



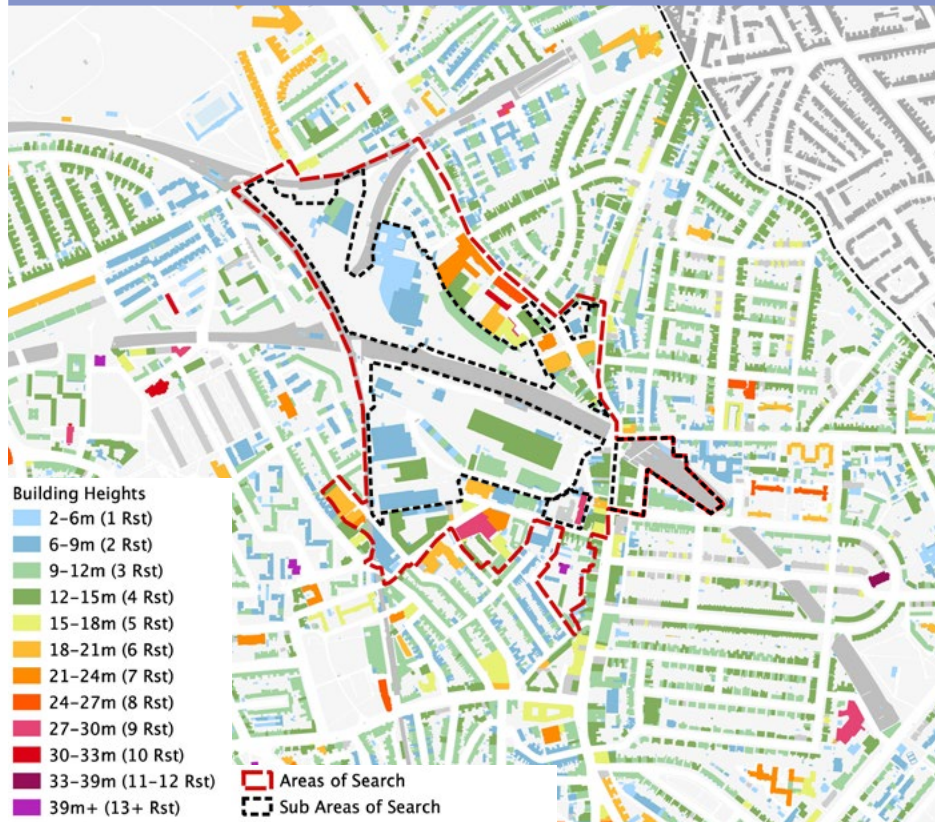
Existing Area & Permitted Buildings (from VuCity)

Emerging - Consented

- III. Permission for redevelopment of the existing site into residential led landmark building of 7 storeys with ground floor and basement commercial space reaching a maximum height of 23.9m (2019/0910/P).

Note, draft site allocations that have a planning consent for a significant part or all of the site have been excluded as a Sub-area of Search (AS07-05, AS07-07), as the planning permission sets the height context that was found acceptable in the development management process.

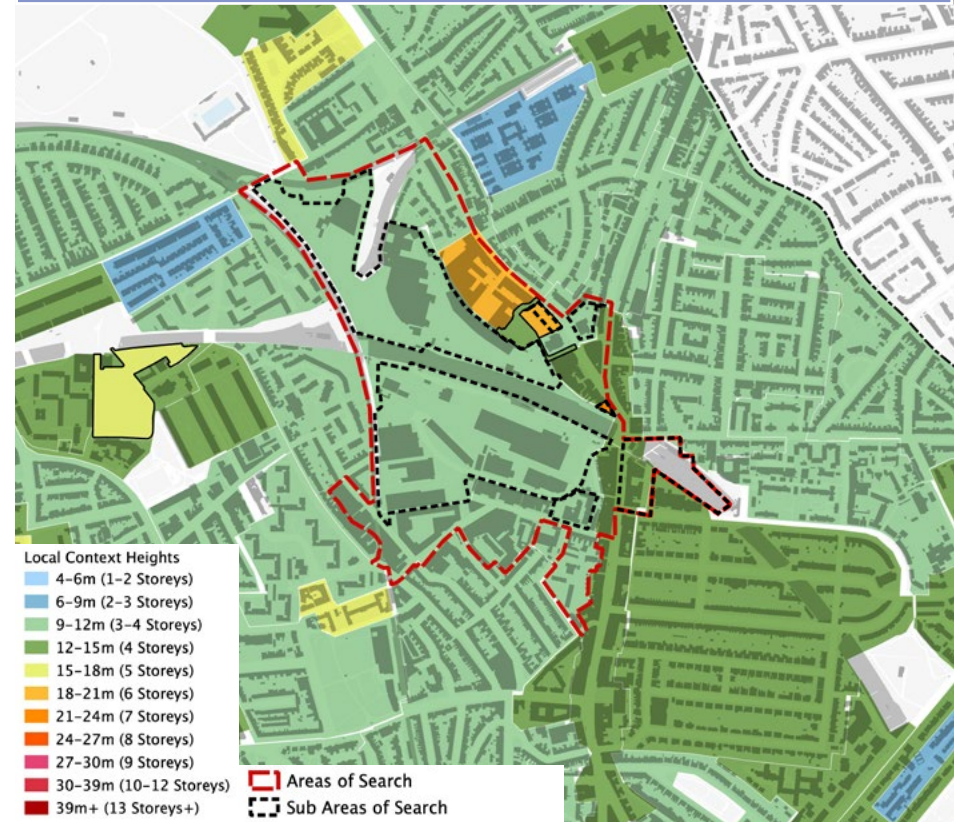
Building Height



Building Heights

- Range of building height in the area
- Building heights range from 2-6m (1 Rst) to 30-33m (10 Rst) in the area.

Existing and Emerging Local Context Heights



Existing and Emerging Local Context Heights

- Range of Local Context Heights
- Minimum 9-12m (3-4 Rst)
- Maximum 18-21m (6 Rst)
- Majority is between 9m and 12m (3 - 4 Rst)
- Small sites within the area bring forward development above the local context heights

Existing Tall Buildings

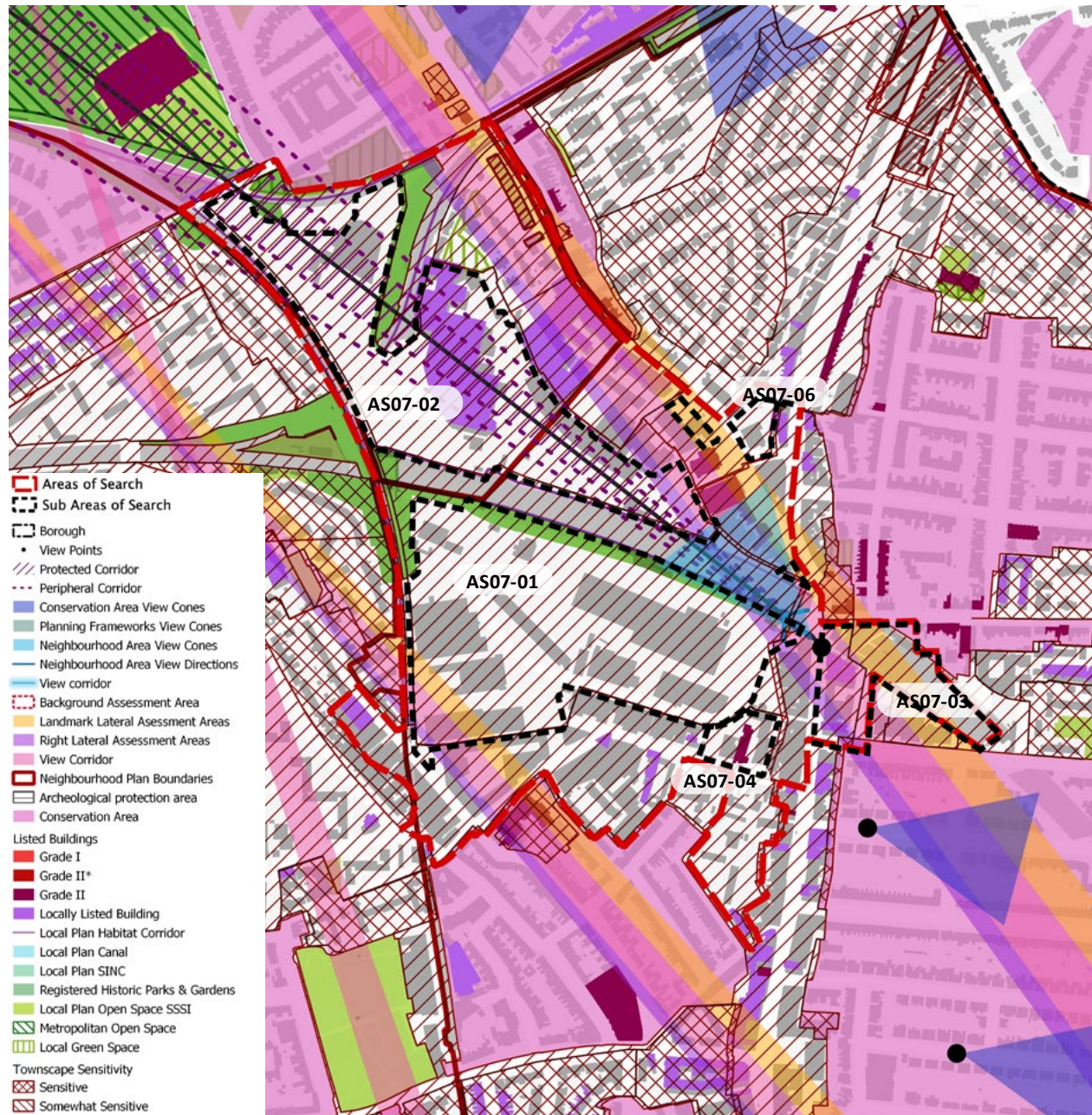


- ▭ Areas of Search
- ▭ Sub Areas of Search
- Tall Building Zones
 - Zone A (Tall Building Threshold 30m)
 - Zone B (Tall Building Threshold 40m)
- Tall Building Heights
 - 100m and above
 - 60m - 100m
 - 50m - 60m
 - 45m - 50m
 - 40m - 45m
 - 35m - 40m
 - 30m - 35m
 - Emerging Tall Buildings

Tall Building Threshold and Tall Buildings

- Area falls within Height Zone A with a tall building threshold of 30m.
- Currently the only tall structure in the area is a chimney with a height of 32.7m.

BUILDING HEIGHT ASSESSMENT



Plan of area with composite of sensitivities (Heritage, Townscape Sensitivity to tall buildings, strategic and local views, green space designations)

The Kentish Town Areas of Search is a major regeneration area with significant potential for intensification for a mix of employment and residential uses. The area is subject to the Kentish Town Planning Framework. The Kentish Town Planning Framework states that “development should be based on streets and spaces and up to 8 storeys with taller buildings where appropriate and justified”.

The Regis Road sub-area (AS07-01) to the south of the mainline offers greater opportunity for tall buildings. The area benefits from higher public transport accessibility, close proximity to the town centre and given its size has the capacity for comprehensive development and placemaking. The northeast of the Regis Roads sub-area along the railway is less impacted by development constraints such as strategic viewing corridors, townscape and heritage designations, and therefore is considered an area where large/ taller buildings may be appropriate, subject to responding appropriately to the green corridor along the railway. The role of larger or taller buildings here would be to make efficient use of land near a transport node, town centre and facilities and to support place making as part of a comprehensive masterplanned development.

The Murphy sub-area (AS07-02) to the north of the mainline is significantly constrained by the Neighbourhood Plan View from Kentish Town Road over the railway lands to Parliament Hill. The view is characterised by an open and green character, with layering of groups of mature trees merging together into an impression of a continuous green

area. The Strategic View from Kenwood that cross the east of the Murphy sub-area also constrains heights. The Murphy sub-area is further impacted on by other heritage, townscape and open space constraints that need to be appropriately considered and responded to. The northern part of the area is elevated and therefore more visually prominent and sensitive to higher development, especially in views from Hampstead Heath. The opportunity for larger/taller buildings in the Murphy sub-area is limited to two areas, to the west of the former Locomotive shed, and to the eastern tip of the railway triangle in the north. The role of large/taller buildings here would be to make efficient use of land in the regeneration area in the context of challenging site constraints, and also to support place making as part of a comprehensive masterplanned development.

There is modest opportunity for the development of greater height at Kentish Town underground / rail station (AS07-03.a). Whilst the area is affected by numerous heritage, townscape and visual constraints, it is situated in the town centre, benefits from exceptional public transport accessibility, and presents an underutilised site with an opportunity for an overstation development that can make more efficient use of land. The role of a limited number of larger buildings here is to increase density, support regeneration and help unlock a challenging and constrained site, whilst also enhancing the character and legibility of the town centre and aid wayfinding to the station.

Two further sub-areas of search (Kentish Town Police and Kentish Town Fire Stations, AS07-04 and AS07-06) were reviewed. Both are constrained by sensitive townscape characters and nearby listed buildings and conservation areas and not suitable for tall buildings.



Recommendations for sub-areas of search

RECOMMENDATIONS

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS07-01	Regis Road	9-12m (3-4 Rst)	18-21 (6 Rst)	Zone A	30m	yes, subject to responding to sensitivities and criteria,	Potential for greater height as part of comprehensive masterplan led development to optimise the use of this accessible site near Kentish Town town centre and station and to support place making. Tall Buildings should not fragment the skyline and impact on adjoining lower rise sensitive townscapes.t	local	up to 2.5x future CH	12 - 52m (4 - 16 Rst)	<ul style="list-style-type: none"> Impacts on Strategic Views LVMF 2.A and 3.A; Railside Nature Reserve and SINC; Kentish Town NHP Local View (Policy D1); Locally Listed Buildings 	<ul style="list-style-type: none"> Tall buildings to be directed towards the northern part of the site and away from surrounding areas with lower heights. The upper threshold height should only be exceptionally delivered, in a place of centrality and great significance for the local area and thereby support legibility. Vary the heights of neighbouring tall buildings to provide a varied skyline. The cumulative impact of tall buildings must be tested in long views from Hampstead Heath (LVMF and other local views). They should provide a cohesive approach that organically integrates with existing skyline characteristics, provide perceptible breaks between groups of tall building that allow views through to the wider lower rise urban landscape to the rear, and avoid conspicuous large scale skyline ensembles, such as visually creating a continuous wall of height, or a ladder of towers. Tall buildings to be part of comprehensive masterplan-led development that also includes lower buildings to create a human scale. Tall buildings to avoid excessive overshadowing and microclimatic impacts of the green spaces / nature reserve along the rail lines.

CODE	NAME	EXISTING CONTEXT HEIGHT	POT. FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS07-02	Murphy's Yard	9-12m (3-4 Rst)	15-18 (5 Rst)	Zone A	30m	yes, subject to responding to sensitivities and criteria, including specifically the neighbourhood Plan view towards Hampstead Heath	Potential for greater height as part of comprehensive development to optimise the use of this constrained site next to railway infrastructure, and to support place making	local	up to 2.5x future CH	12 - 45m (4 - 14 Rst)	<ul style="list-style-type: none"> Impacts on Strategic Views LVMF 2.A and 3.A; Railside Nature Reserve and SINC; Kentish Town NHP Local View (Policy D1); Dartmouth Park CA Listed and Locally Listed Buildings 	<ul style="list-style-type: none"> Taller buildings to be directed towards the area to the west of the former Locomotive Sheds and to the north eastern tip of the railway triangle. The central and south eastern parts of the site offer little scope for tall buildings due to the Kentish Town NHP Local View. Vary the heights of neighbouring tall buildings to provide a varied skyline. Cumulative impact and heights of tall buildings to be tested in views from Hampstead Heath Strategic and Local Views (see criteria for Regis Road site), and to avoid a domineering impact on the open space and its surrounding existing development. Tall buildings should be lower in the northern part of the site due to greater elevation and closer proximity to the Heath. Heights to step down at the edges of areas to ease the contrast with lower surrounding development, especially towards the former locomotive shed. Tall buildings to be part of comprehensive masterplan-led development and integrated within urban blocks of lower buildings that create continuous and human scale street spaces. Tall buildings to avoid excessive overshadowing and microclimatic impacts of the green spaces / nature reserve along the rail lines

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS07-03	Kentish Town Station	12-15 (4 Rst)	12-15 (4 Rst)	Zone A	30m	No , but some potential for larger building, subject to responding to sensitivities and criteria	Potential for over-station / adjoining development of greater height to make efficient use of this central and constrained site, to support placemaking and enhanced legibility of the rail and underground stations. Development must respond sensitively to Kentish Town CA and Bartholomew Estate CA, adjoining sensitive townscape and Local Listed Buildings.	local	up to 2x CH	12 - 30m (4 - 9 Rst)	<ul style="list-style-type: none"> • Strategic Views LVMF 3.A; • Conservation Areas CA Bartholomew Estate, CA Inkerman, CA Kentish Town; • Listed and Locally Listed Buildings; and • Views from local streets / sensitive townscapes. 	<ul style="list-style-type: none"> • greater height should be located set back into the site and away from existing street frontages to avoid domineering the existing townscape context • larger/taller building to support way finding to station • street frontages on Kentish Town Road and other streets should respect the general parapet height, and avoid significantly increasing the sense of enclosure of these streets • development to mediate and step down towards surrounding existing heights • comprehensive development to deliver placemaking benefits
AS07-04	Kentish Town Police Station	9-12m (3-4 Rst)	12 - 15m (4 Rst)	Zone A	30m	no	Area is sensitive to increased height due to impact on listed building, sensitive townscape and Inkerman CA	n/a	n/a	9 - 24m (3-7 Rst)	n/a	
AS-07-06	Kentish Town Fire Station	9-12m (3-4 Rst)	12 - 15m (4 Rst)	Zone A	30m	no	Area is sensitive to increased height due to impact on listed buildings, sensitive townscapes and Kentish Town CA, existing fire station tower does not set precedent for tall building on this site due to its limited footprint	n/a	n/a	9 - 24m (3-7 Rst)	n/a	

CODE	NAME	EXISTING CONTEXT HEIGHT	POT. FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS-07	Other parts of the Kentish Town Area of Search	varied, 9-12m (3-4 Rst) to 18-21 (6 Rst)	subject to context, 9-12m (3-4 Rst) to 18-21 (6 Rst)	Zone A	30m	no	The area has a varied character with a mix of low to medium rise development. Incremental change is already happening on some sites, whilst on others there may be further opportunity on infill sites for intensification. The area is considered sensitive to very large and tall buildings as they would create a stark contrast with the existing townscape character and impact on neighbouring conservation areas, listed or locally listed buildings. Building height may increase in some areas where context permits up to 24m (7 storeys).	n/a	n/a	9 - 24m (3-7 Rst)	n/a	<ul style="list-style-type: none"> Development to respond sensitively to its context. Where appropriate building height could step up in small increments within the interior of a site / behind the parapet line, where this would not affect the prevailing scale and character of the street space and public realm.



← Site TC02

5.6 KENTISH TOWN TOWN CENTRE (SITE CODE TC02)

THE AREA

Historically, Kentish Town has been a hamlet since before the 15th century. By the 1800s the area's rural character was transformed by extensive development as a Victorian suburb which was praised for its healthy air.

Currently, the area comprises the town centre high street which is characterised by modestly scaled Victorian buildings and shop frontages.

Sub-Areas of Search

No specific sub-areas of search were identified within Kentish Town town centre, apart from the potential opportunity around Kentish Town stations. This is discussed under Kentish Town (AS07), and therefore not repeated here.



Birdseye View of the Area ©Google Earth

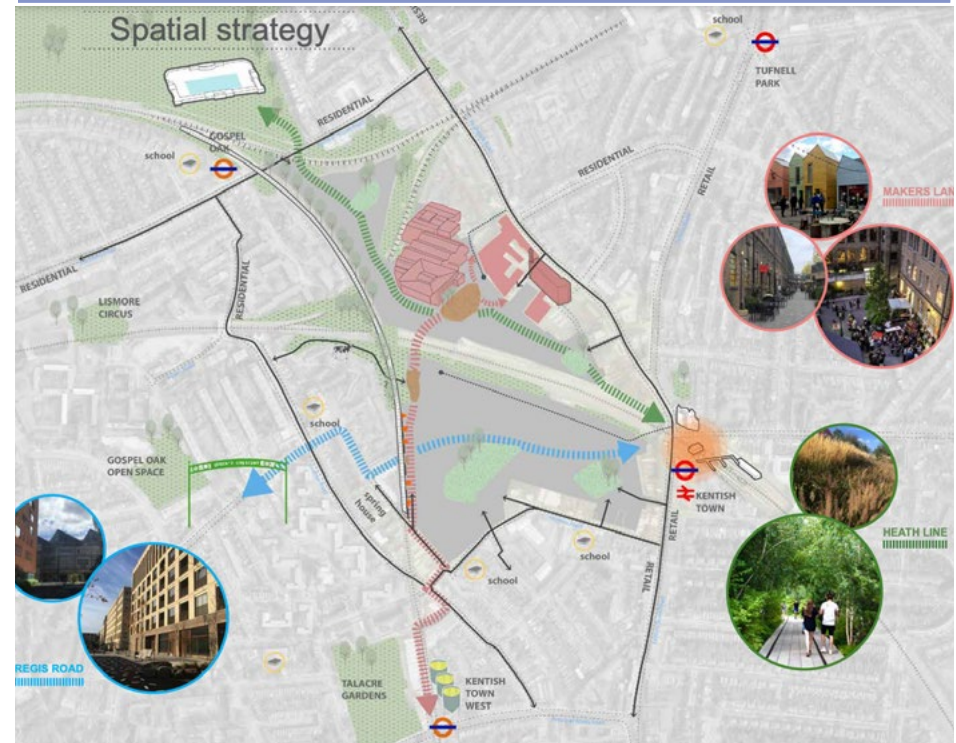
Local Plan Policy



Local Plan Policy (2017)

- Contains the Kentish Town Town Centre which defines policies related to the quantity and location of retail (TC1), Camden's centres and shopping areas (TC2) and town centre uses (TC4).

Planning Frameworks



Kentish Town Planning Framework - key principles

- The Kentish Town Planning Framework sets out key planning and design principles.
- Development is expected to be high density.
- New development should be up to 8 storeys, with potential for tall buildings (above 8 storeys) where "appropriate and justified".

Draft Site Allocations Local Plan 2020



- ▭ Areas of Search
- Sub Areas of Search
- SALP Site Policies
- SALP Area Policies

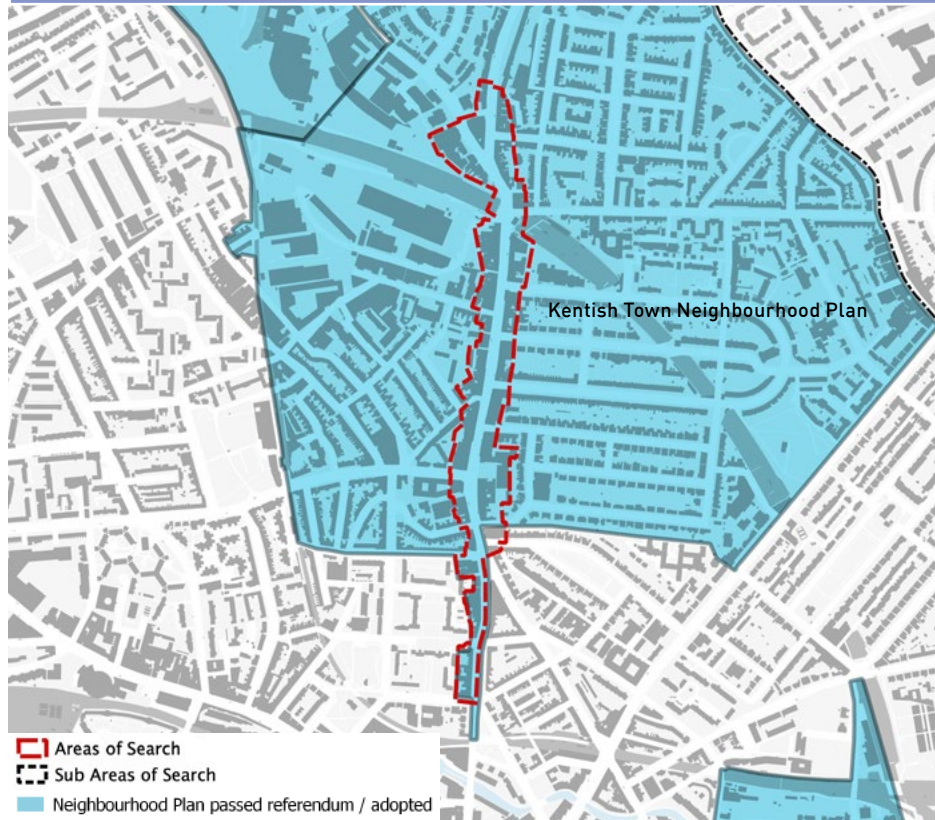
Draft Site Allocations Local Plan 2020

Draft Site Allocation area policy

- The Kentish Town Area policy partially covers the town centre area that "provides a mix of uses, including industry and other employment uses; significant provision of permanent self-contained homes; community facilities; cultural and leisure uses; and open space, creating

an exemplar sustainable, employment-led mixed-use area that is fully connected to, and integrated into, surrounding communities."

Neighbourhood Plans

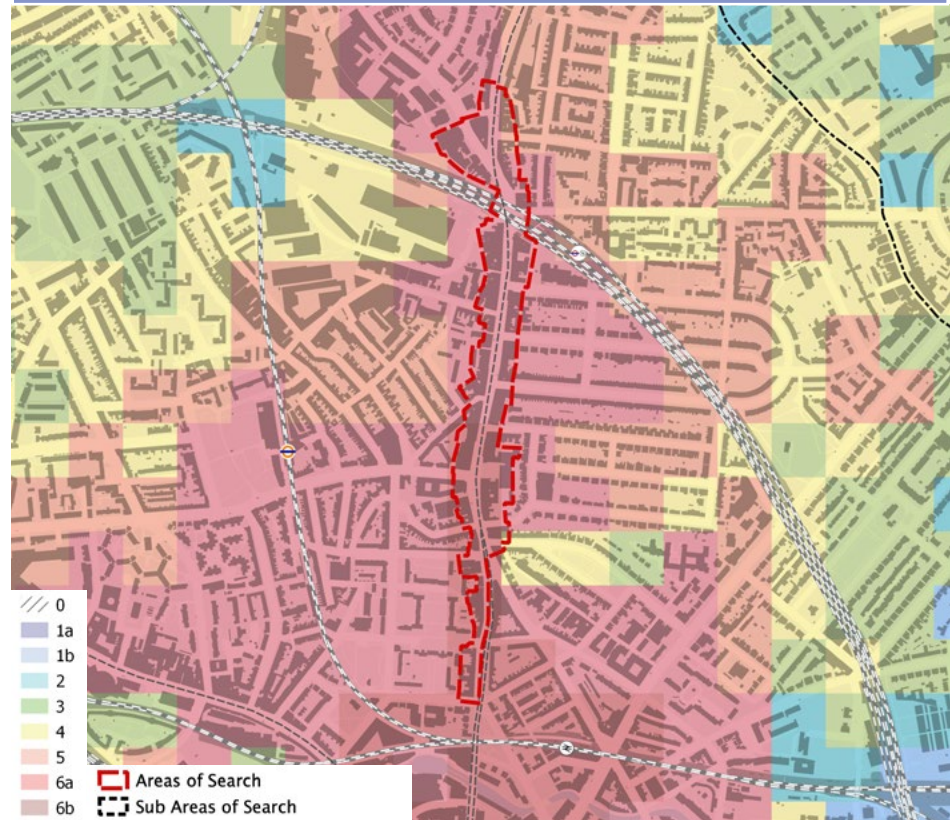


Neighbourhood Plan Areas

Kentish Town Neighbourhood Plan Area (designated and adopted)

- The area is nearly completely covered by the Kentish Town Neighbourhood plan.
- This sets out that proposals must draw on the character of the area, including height and massing.

Public Transport Access and PTAL



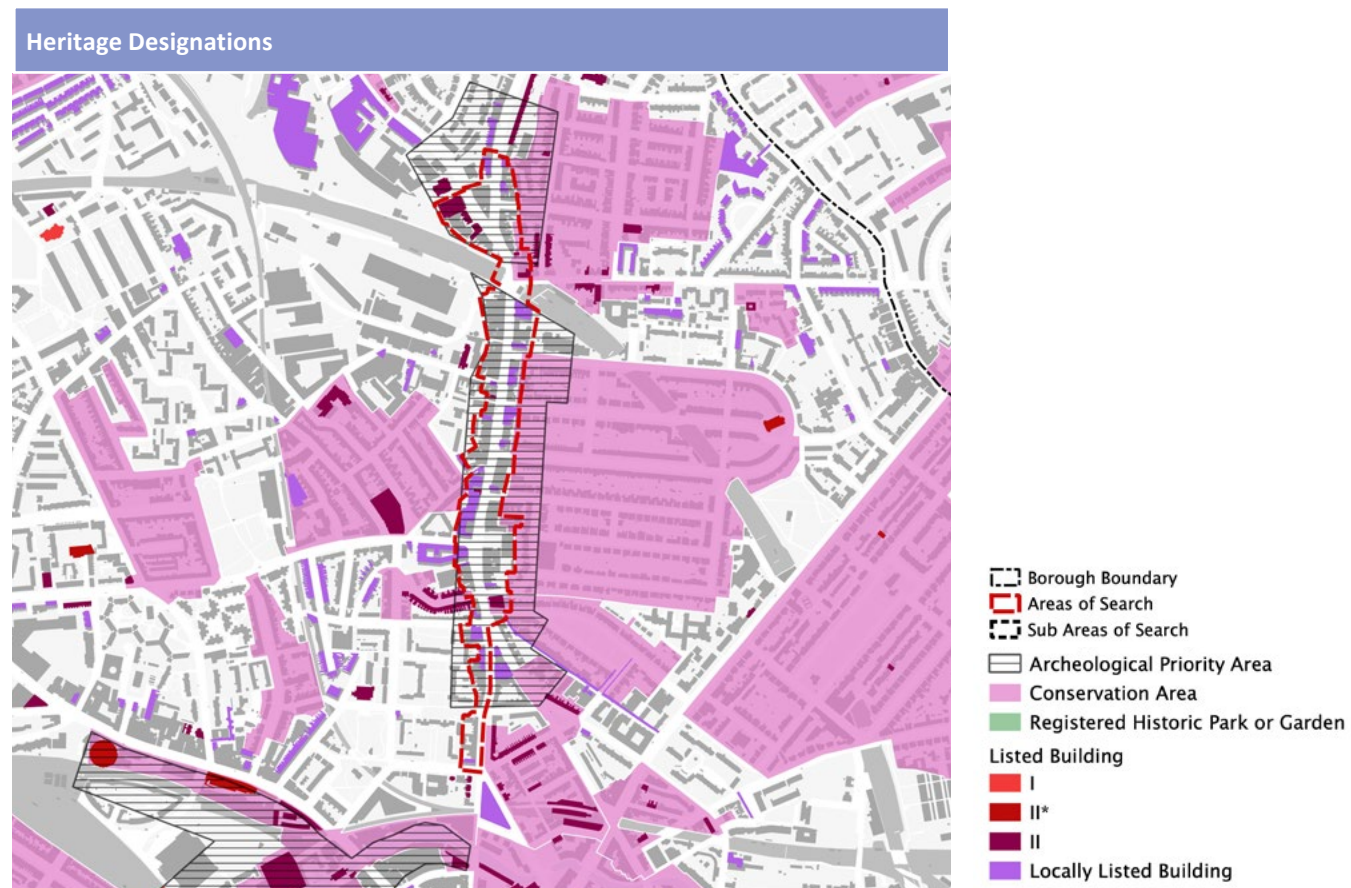
PTAL

Public Transport Access

- Kentish Town Station is to the north of the Town Centre. Kentish Town West Overground Station is to the west of the town centre. Camden Road Overground station is to the southeast of the town centre.

PTAL

- PTAL ratings between 5-6b indicate that the entire town centre is very well connected to public transport.

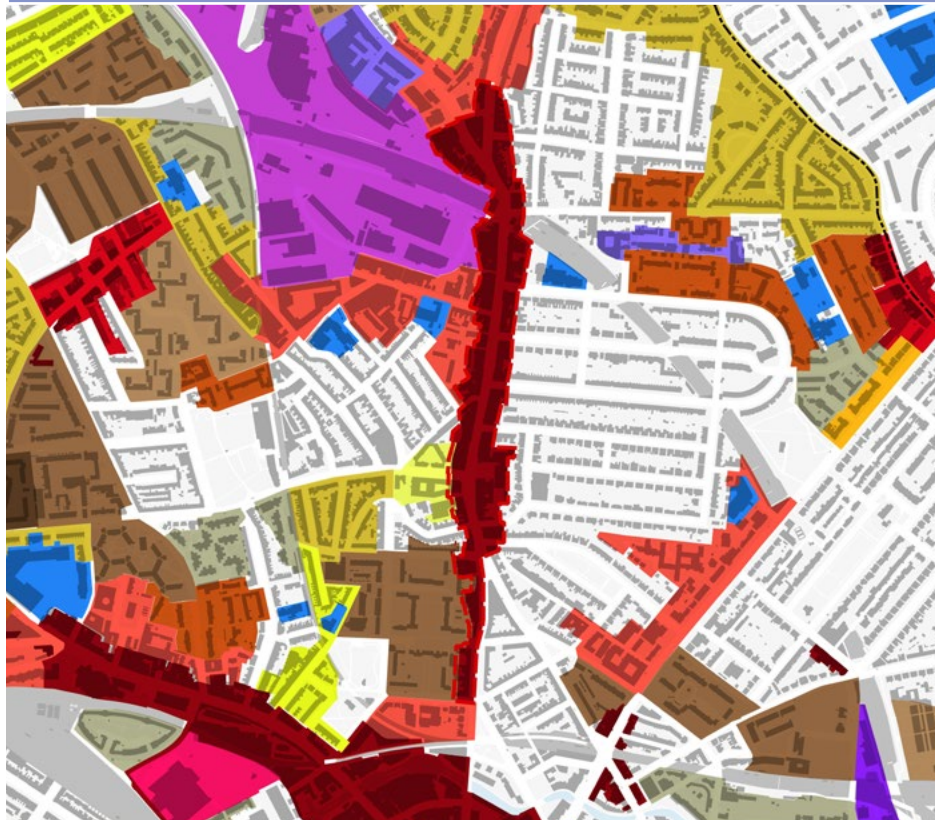


Heritage Designations

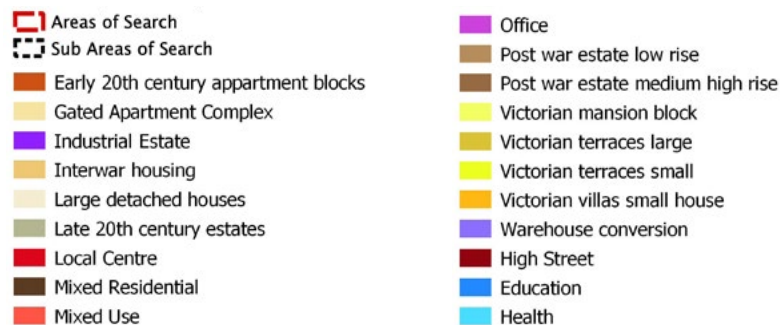
The area of search contains (full or partial) the following:

- **4no. Conservation Areas:**
 - Kelly Street (small overlap with site)
 - Kentish Town (small overlap with site)
 - Rochester (small overlap with site)
- **Bartholomew Estate** (small overlap with site)
- The site also borders with or is within close proximity of Conservation Areas:
 - Jeffery's Street
 - Inkerman
- **The site does not contain or border a Registered Park and Garden**
- **8 Listed Buildings:**
 - 8no Grade II
 - 42 Locally Listed Buildings
- **Archeological Priority Area Site:**
 - Kentish Town (Tier II)

Townscape Character Types



Character areas (excluding Conservation Areas)



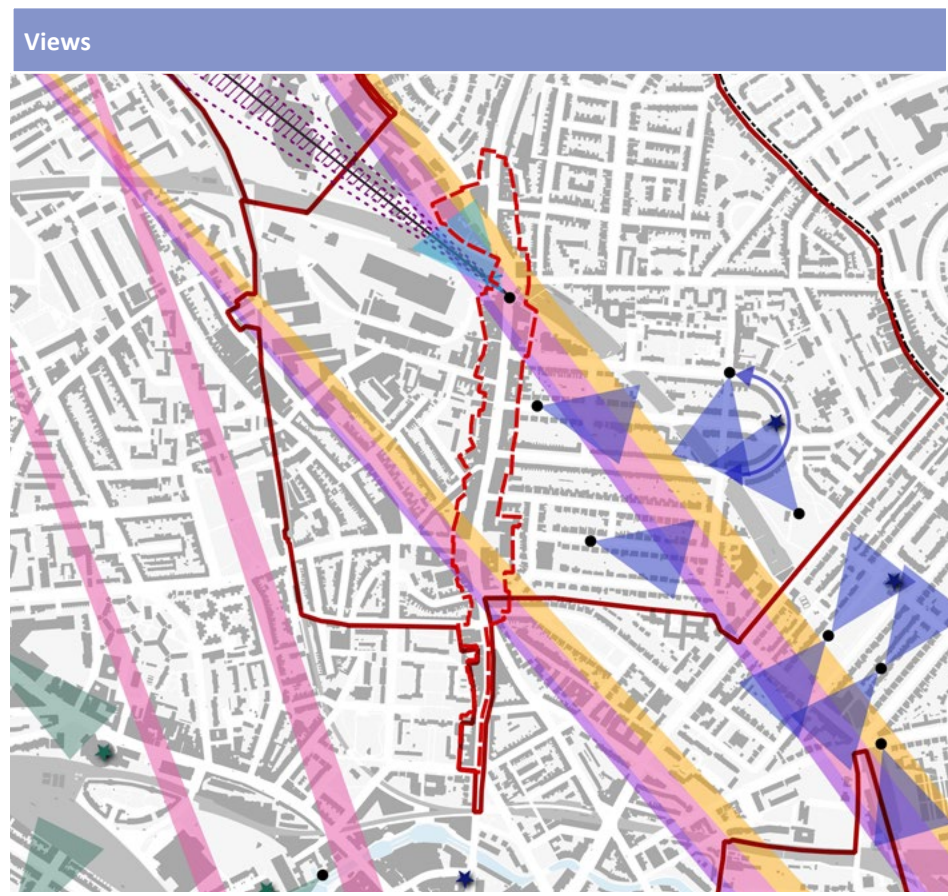
Townscape Sensitivity to Tall Buildings



Areas that are sensitive and somewhat sensitive to tall buildings

The area contains or borders a number of typological character areas, including

- Office (E5) (bordering)
- Industrial estate (E2) (bordering)
- Kentish Town High Street
- Victorian terraces (H5) to the south west of the town centre (bordering)
- Post-war estate (H9) (bordering)
- Mixed use (E4) (bordering)



Strategic and Local Views, existing landmarks

Strategic

- LVMF View 2A.1 Parliament Hill summit to St Paul's Cathedral and LVMF View 3A.1 Kenwood viewing gazebo to St Paul's Cathedral transect the Kentish Town Centre

Conservation Area

- No landmark buildings or conservation area views have been identified

Neighbourhood Plan

- 1no. views identified in the Kentish Town Neighbourhood Plan transects the town centre. This is

identified in the Neighbourhood Plan as:

- Policy D1: The view of Parliament Hill from outside Kentish Town Station will be protected.

Open Space Designations



Open Space Designations

The area of search contains (full or partial) the following:

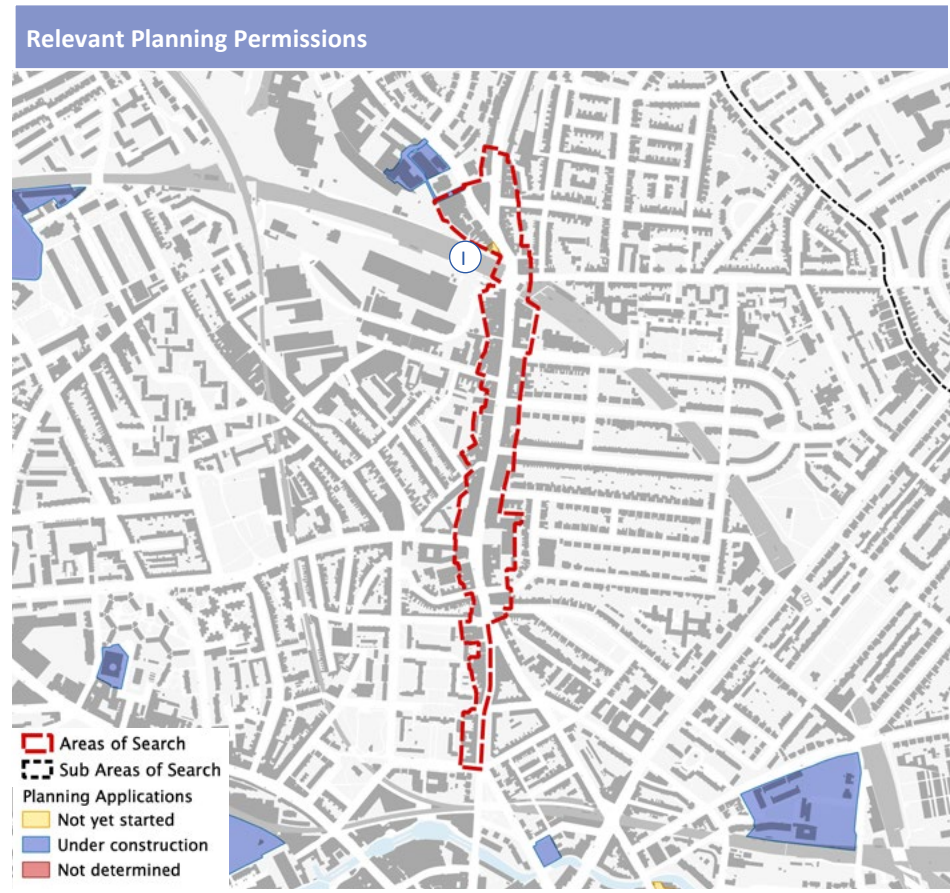
- **Local Plan Open Space**
 - 2no open spaces
 - Falkland Place Open Space
 - Falkland Lawn
- **Neighbourhood Plan Designations:**
 - **Local Green Space**
 - Falkland Place Open Space (Kentish Town NP)

Topography



Topography

- The area of search is situated on a hill with the north of the area sloping upwards.
- Area levels are 25m AOD in the southern part of the site and 48m AOD in the northern part



Relevant Planning Permissions



Existing Area & Permitted Buildings (from VuCity)

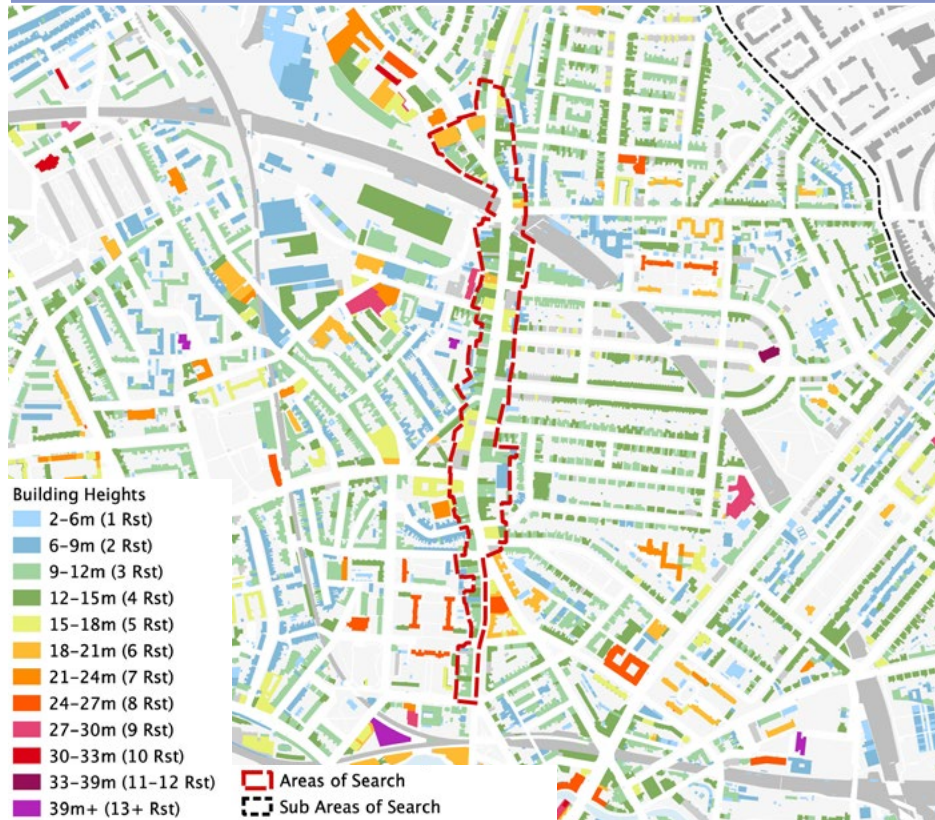
Emerging - Under Construction

- None

Emerging - Granted

- i. Permission for redevelopment of the existing site into residential led landmark building of 7 storeys with ground floor and basement commercial space reaching a maximum height of 23.9m (2019/0910/P).

Building Height



Building Heights

- Range of building height in the area
- Buildings along the high street tend to range between 9m-18m (3-5 Rst) which provides a moderately consistent low-mid-rise scale to the high street .
- A few buildings of up to 21m are situated in the north of the town

centre, as well as adjoin to the east in the southern extent of the towncentre.

Existing and Emerging Local Context Heights



Existing and Emerging Local Context Heights

- The majority of the area of search is within the local context height range of 12-15m (4 Rst).
- Only the southernmost extent is in the local context height range of 9-12m (3-4 Rst).
- It is expected that the local context height in the area will remain 12-15m (4 Rst).

Existing Tall Buildings



- ▭ Areas of Search
- ▭ Sub Areas of Search
- Tall Building Zones
 - Zone A (Tall Building Threshold 30m)
 - Zone B (Tall Building Threshold 40m)
- Tall Building Heights
 - 100m and above
 - 60m - 100m
 - 50m - 60m
 - 45m - 50m
 - 40m - 45m
 - 35m - 40m
 - 30m - 35m
 - Emerging Tall Buildings

Tall Building Threshold

- The area falls into Zone A with a Tall Building Threshold of 30m.
- There are no existing tall buildings in the town centre
- Manmouth House with 35.9m is to the west of the town centre but not visible from the high street.

BUILDING HEIGHT ASSESSMENT

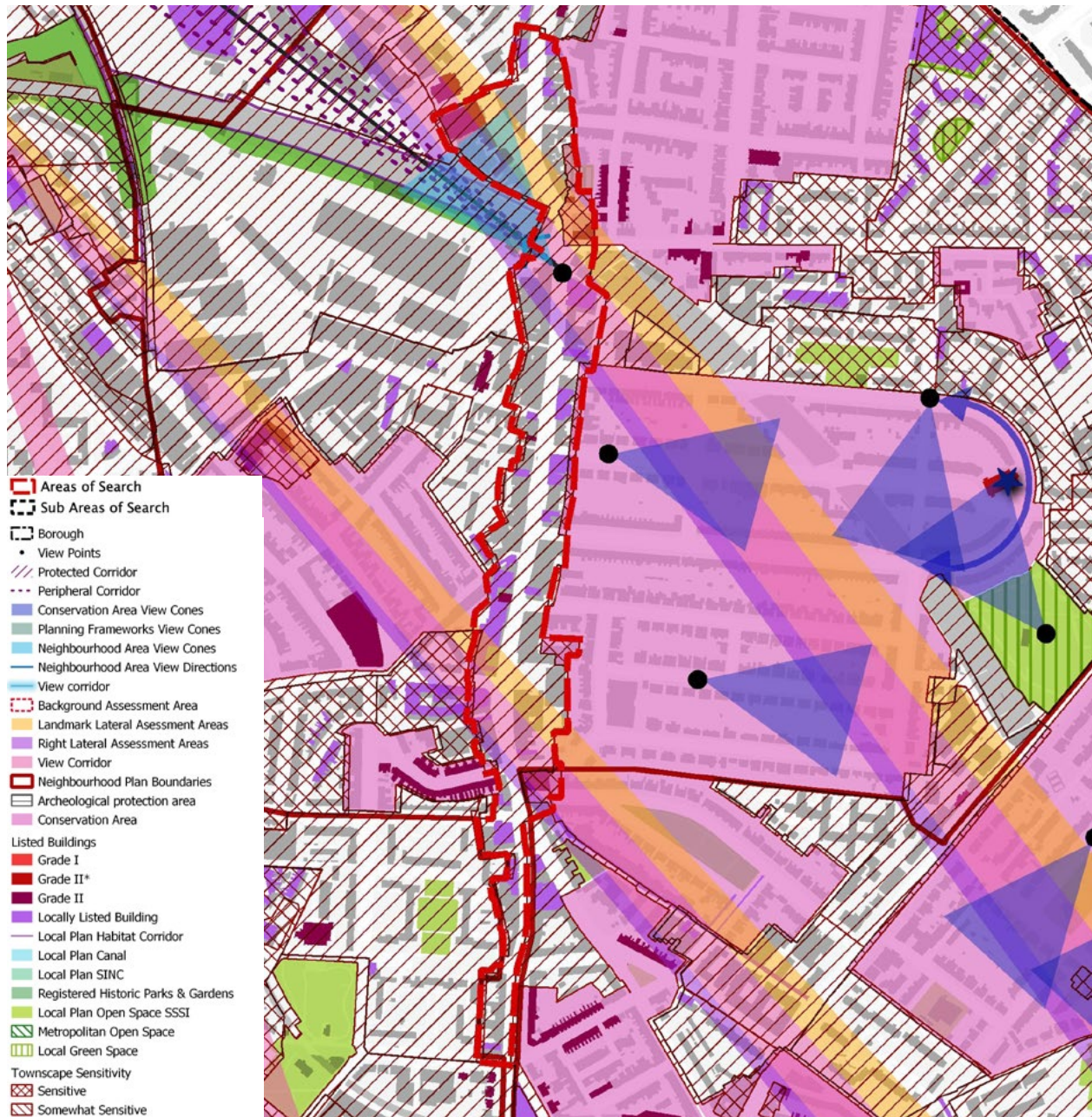
Kentish town centre (TC02) is a centrally located, well established town centre, with excellent access by public transport. It is a linear centre that follows Kentish Town Road, largely consisting of a fine grain and coherent development pattern that gives the street its distinctive character. Heights are largely consistent of 3-5 storeys (CH 12-15m). The townscape with its consistent scale and height is sensitive to tall buildings.

With the exception of the area around Kentish Town Station the centre is continuously built up, and there are no apparent large opportunity sites in the frontage that have the capacity for comprehensive development and place making.

The town centre is nested amidst a number of Conservation Areas with Georgian and Victorian Housing, whose setting is sensitive to tall buildings. With its fine grain development pattern, the high street offers a coherent, well enclosed and balanced street scene. Some locally listed buildings provide interest with modest variation in height and/or architectural detail.

The effect of a tall building in the street scene would break the continuity and coherence of the character of this area, detract from local listed buildings, and impact on the setting of Conservation Areas and local townscape views.

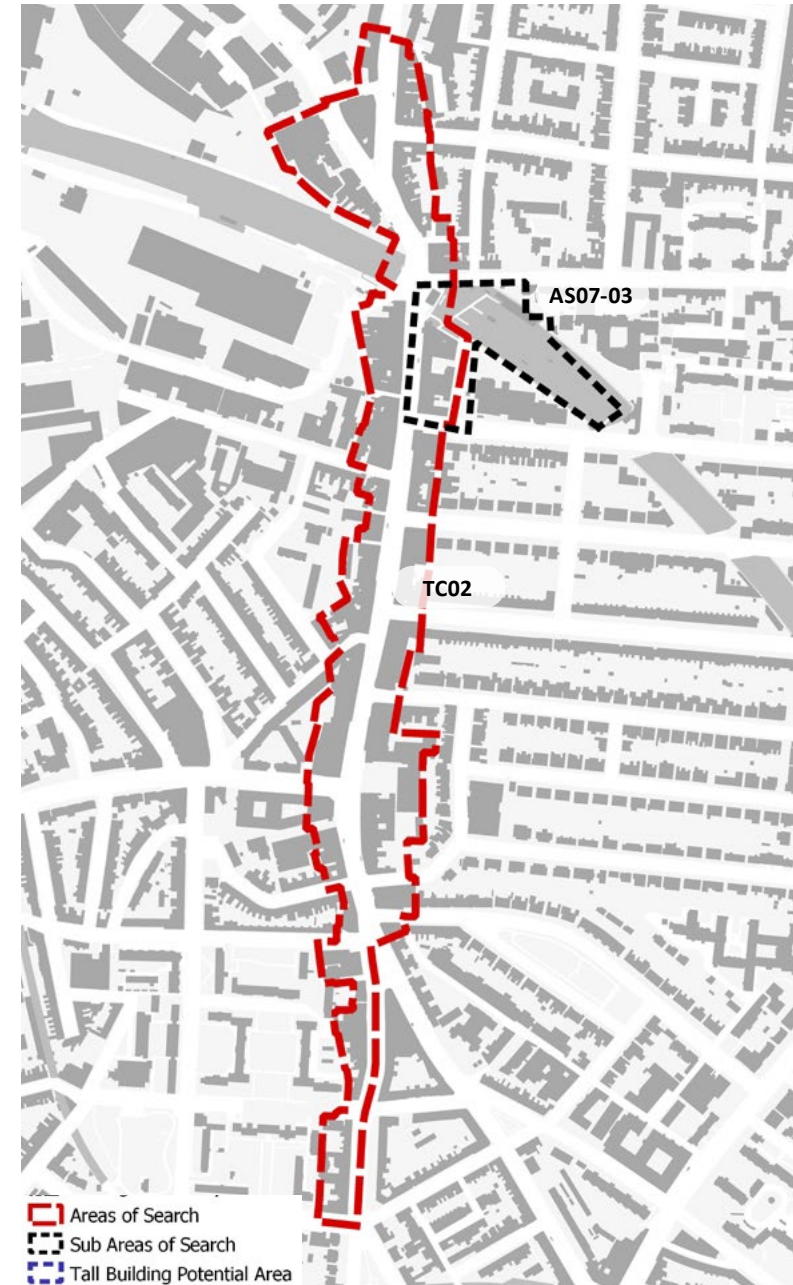
In this context the town centre (apart from the area around Kentish Town Station identified in Area of Search AS07), is not found appropriate for tall buildings. The height of proposed new development would be expected to reflect typical parapet heights in the street frontage, with the potential for slightly greater height set back into the site, where they do not affect the scale and character of the town centre or other sensitivities.



Plan of area with composite of sensitivities (Heritage, Townscape Sensitivity to tall buildings, strategic and local views, green space designations)

RECOMMENDATIONS

CODE	NAME	EXISTING CONTEXT HEIGHT	POTENTIAL FUTURE CONTEXT HEIGHT	HEIGHT ZONE ZONE	TALL BUILDING TRESHOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	Location Significance	Approximate upper TB ratio	Potential height range
TC02	Kentish Town town centre	12-15 (4 Rst)	12-15 (4 Rst)	Zone A	30m	no	Area is sensitive to increased heights due to impact on sensitive townscape of the centre, potential to detract from locally listed buildings, and impact on nearby conservation areas	n/a	n/a	9 - 24m (3-7 Rst)
AS07-03	Kentish Town Station	see AS07								



Recommendations for sub-areas of search



Site SA01

Site SA03

Site SA05

5.7 GOSPEL OAK AND HAVERSTOCK - COMBINED SITES (SITE CODE SA01, SA03, SA05)

THE SITE

The Gospel Oak and Haverstock sites are located to the south of Hampstead Heath and the east of Haverstock Hill.

The area was extensively re-developed in the post-war years with development of mixed quality. Currently, the area is the focus of extensive estate renewal which has been consulted widely with existing residents.

Areas of Search

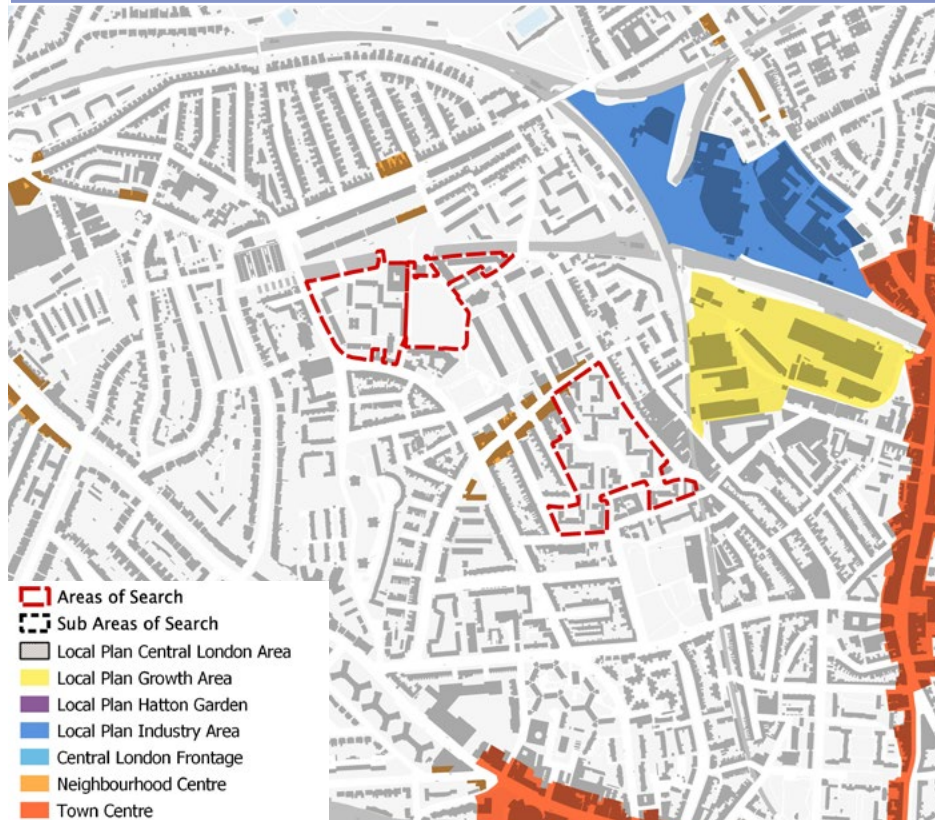
The area contains three estate regeneration areas as Areas of Search:

- Wendling Estate and St Stephens Close (SA01)
- Bacton Low Rise Estate (SA03)
- West Kentish Town Estate (SA05)



Bird's-eye View of the Gospel Oak and Haverstock area ©Google Earth

Local Plan Policy



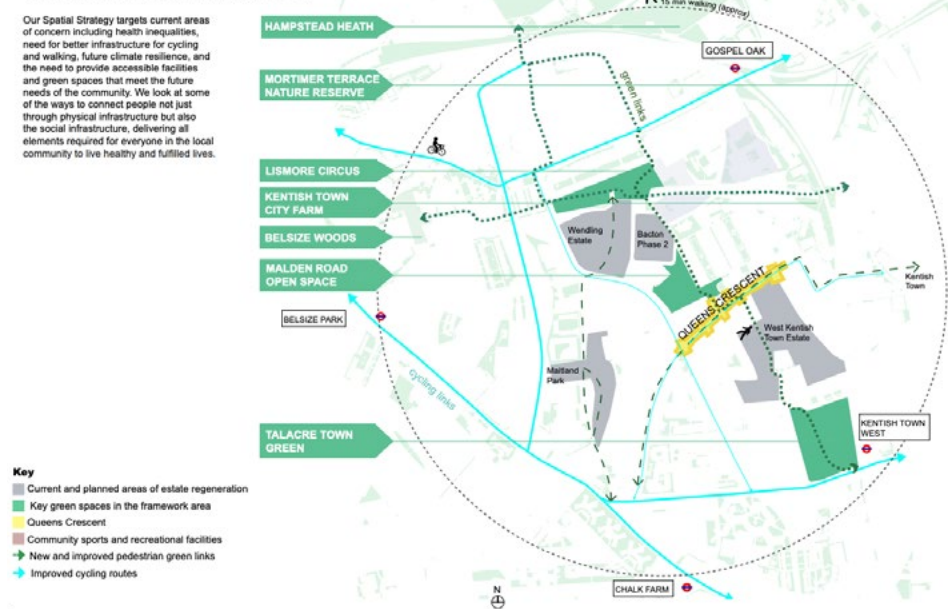
Local Plan Policy (2017)

- Queens Crescent neighbourhood centre forms part of the West Kentish Town Estate
- Area identified as Gospel Oak 'Community Investment Programme regeneration area'

Planning Frameworks

3.1 NEIGHBOURHOOD WIDE SPATIAL STRATEGY

Our Spatial Strategy targets current areas of concern including health inequalities, need for better infrastructure for cycling and walking, future climate resilience, and the need to provide accessible facilities and green spaces that meet the future needs of the community. We look at some of the ways to connect people not just through physical infrastructure but also the social infrastructure, delivering all elements required for everyone in the local community to live healthy and fulfilled lives.



Gospel Oak & Haverstock Community Vision - key principles diagram

Wending Estate and St Stephens Close

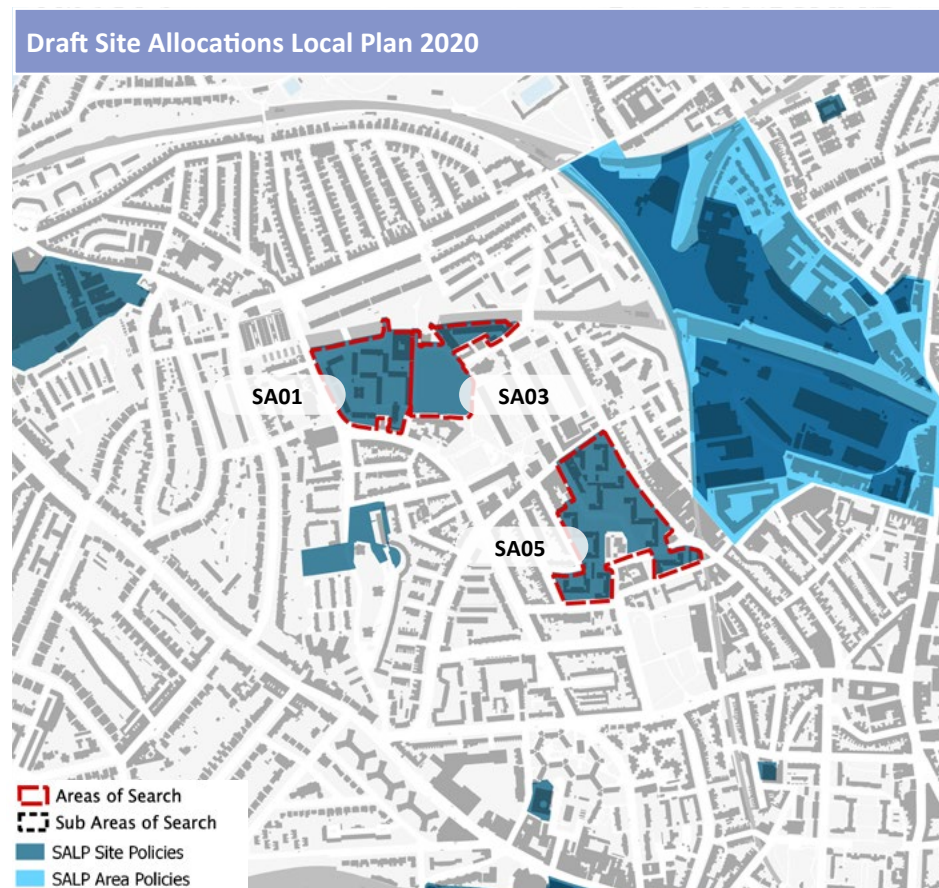
- New estate of potentially 650-750 bigger, brighter new homes sitting in improved streets and open spaces. Planning application expect in 2024.

Bacton Low Rise Estate

- planning permission for 314 new homes and permission to deliver a further 247 mixed tenure homes
- Expected to start on site in 2024

West Kentish Town Estate

- 885 new homes at the West Kentish Town Estate. Expected to start in 2023/24.



Local Plan Draft Site Allocations

Draft Site Allocation site policy

- The Draft Site Allocation Policy identifies the three sub-areas, West Kentish Town Estate Area (SA05), Wendling Estate (SA01), and Bacton Low Rise (SA03) for housing.
- The northern part of the Bacton Low Rise has been implemented.

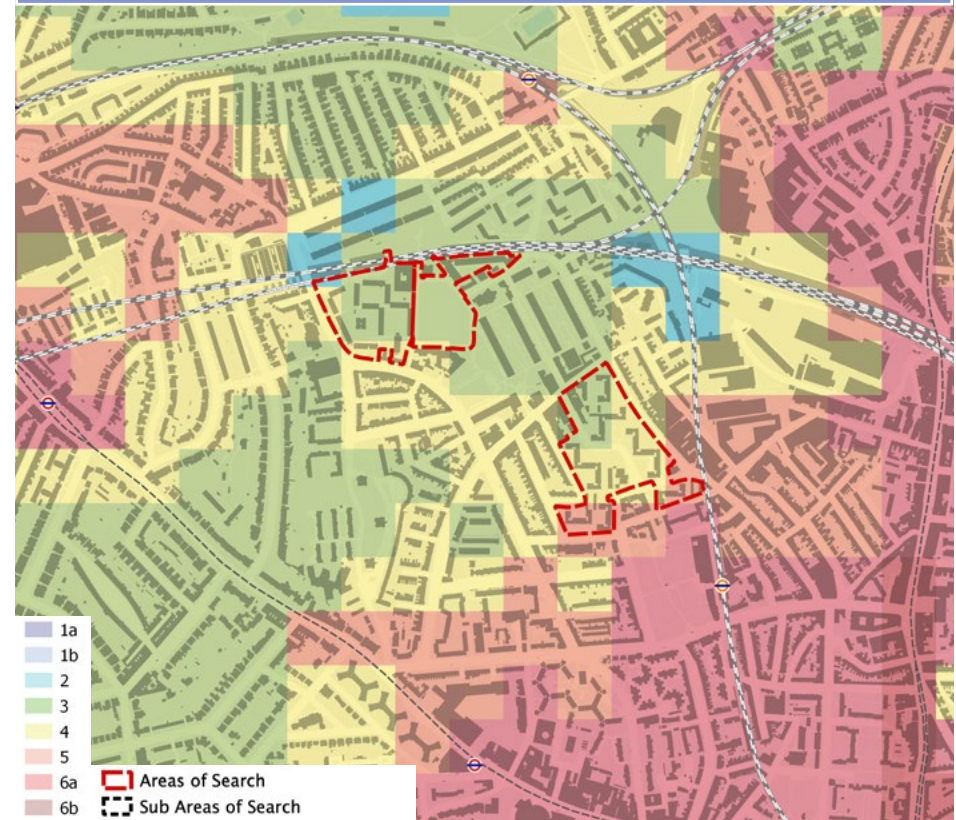
Neighbourhood Plans



Neighbourhood Plan Areas

- The sub-areas are not covered by any Neighbourhood Plans.
- The sub-areas are in close proximity to the Kentish Town Neighbourhood Plan Area (designated and adopted)

Public Transport Access and PTAL



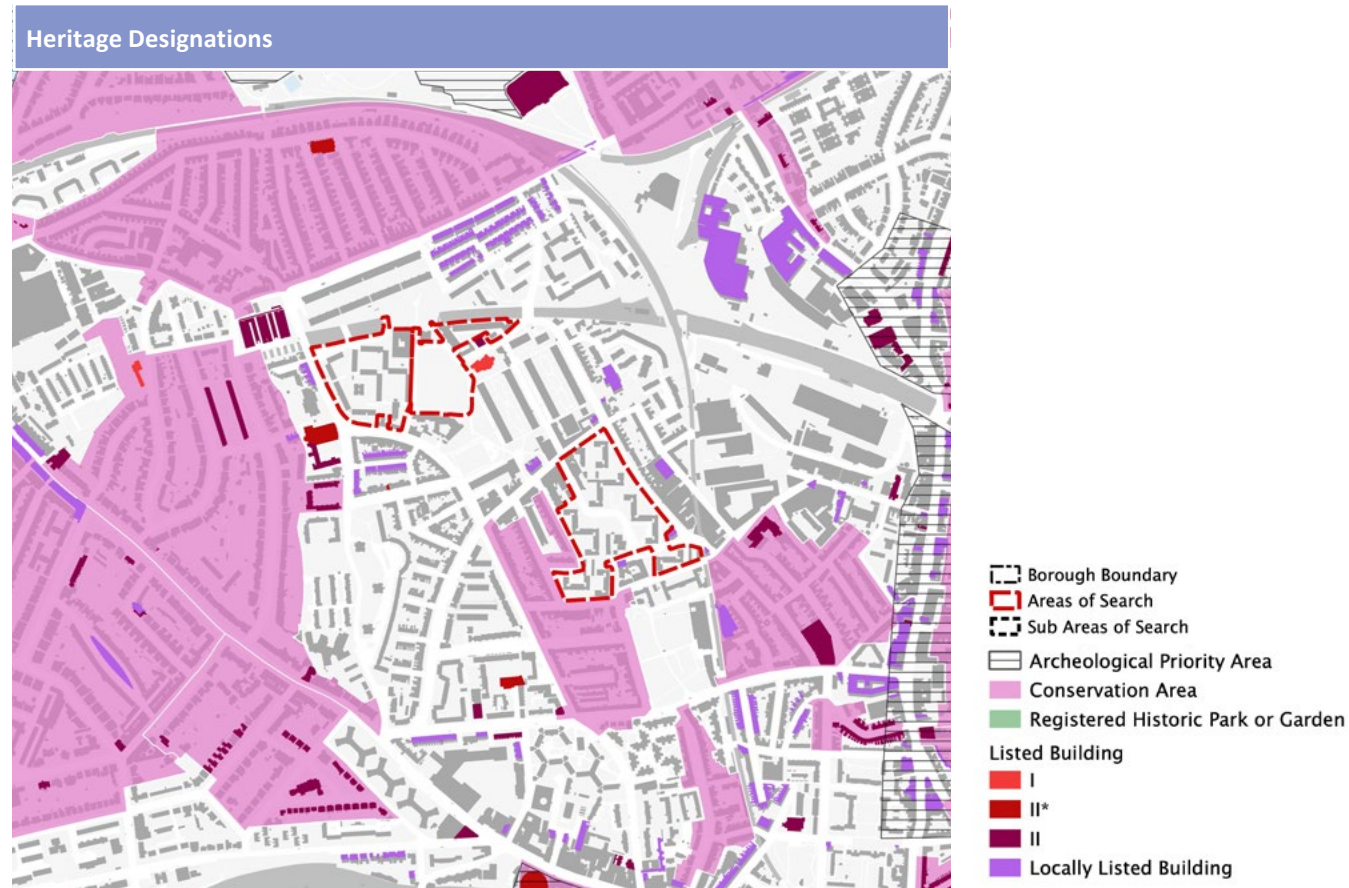
PTAL

Public Transport Access

- The sub-areas lie to the west of Kentish Town station, to the east of Belsize Park station, to the south of Gospel Oak Overground station and to the north of Kentish Town West overground station

PTAL

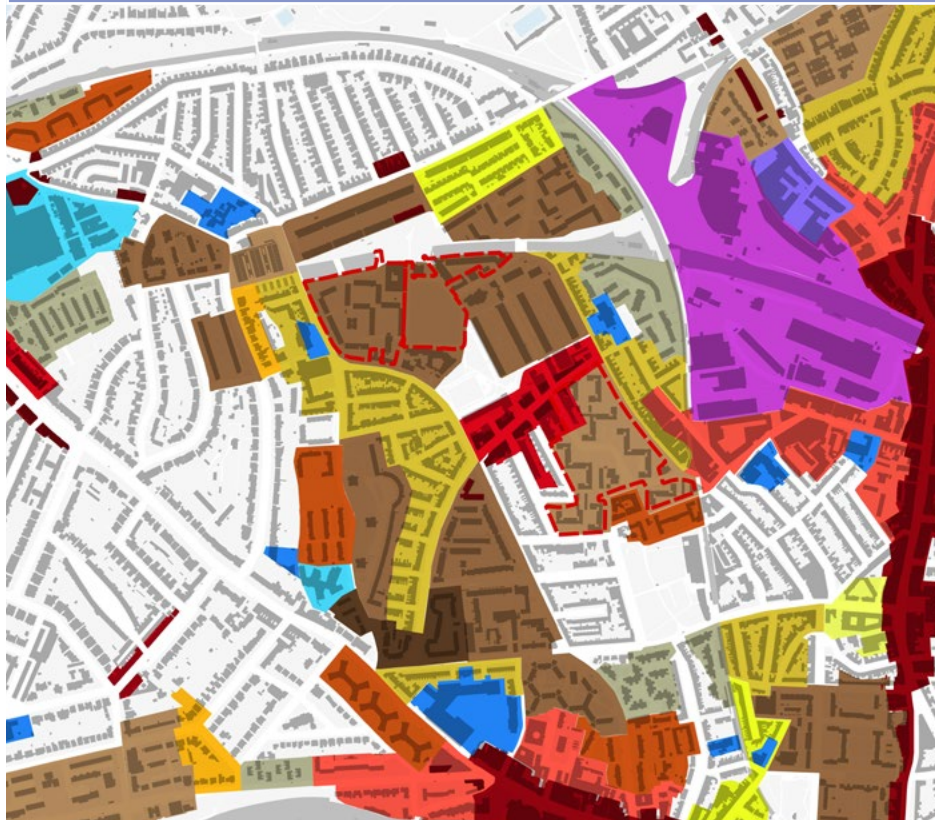
- West Kentish Town Estate (SA05) has PTAL ratings between 3-5 which improve to the south of the sub-area
- Wendling Estate (SA01) and Bacton Low Rise (SA03) both have lower public transport accessibility which is reflected by the PTAL 3 score.



Heritage Designations

- The sub-areas do not contain Conservation Areas, Registered Park and Gardens, Listed Buildings, Locally Listed Buildings or Archeological Priority Area Sites.
- The sub-areas border or are within close proximity of Conservation Areas:
 - Parkhill
 - West Kentish Town
 - Mansfield
 - Inkerman
- Listed and locally listed buildings can be found in the vicinity of
 - Wendling Estate (SA01) and Bacton Low Rise (SA03) including
 - Grade I listed Church of St Martin and
 - Grade II* listed Church of St Dominc

Townscape Character Types



Character areas (excluding Conservation Areas)



Sensitive Townscape Areas

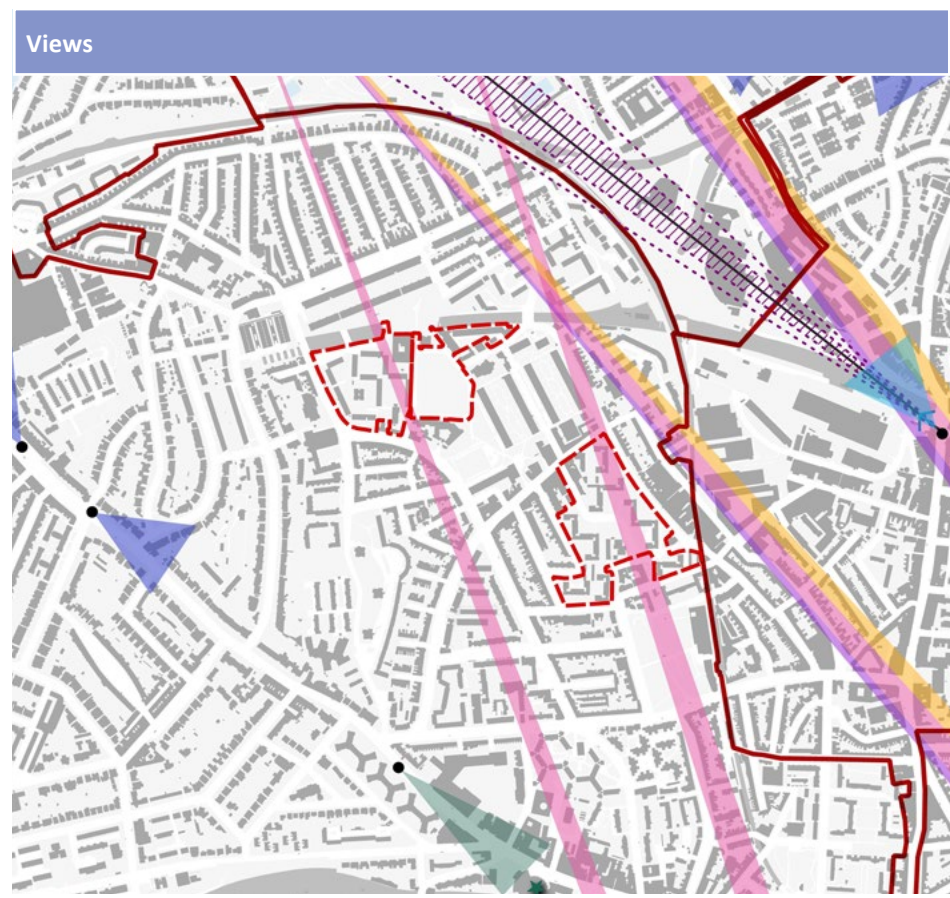


Areas that are sensitive and somewhat sensitive to tall buildings

The Gospel Oak and Haverstock areas contains the following character areas:

- Victorian terraces (H4) (bordering)
- Post war estate low rise (H8)
- Early 20th century apartment blocks (bordering)
- Local Centre (bordering)
- Mixed Use (bordering)

- Post war estate medium high rise (H9)



Strategic and Local Views, existing landmarks

Strategic Views

The following sub-areas are affected by the LVMF Views:

West Kentish Town Estate Area

- 2B.1 Parliament Hill oak tree to Palace of Westminster

Wendling Estate

- 2A.2 Parliament Hill summit to the Palace of Westminster

Bacton Low Rise

- A small portion of the south west corner of the site is transected by - 2A.2 Parliament Hill summit to the Palace of Westminster

Open Space Designations



Open Space Designations

Local Plan Open Space: _

- Beckington Open Space borders West Kentish Town Estate
- Gospel Oak Open Space borders Bacton Low Rise
- Lismore Circus borders Bacton Low Rise & Wendling Estate

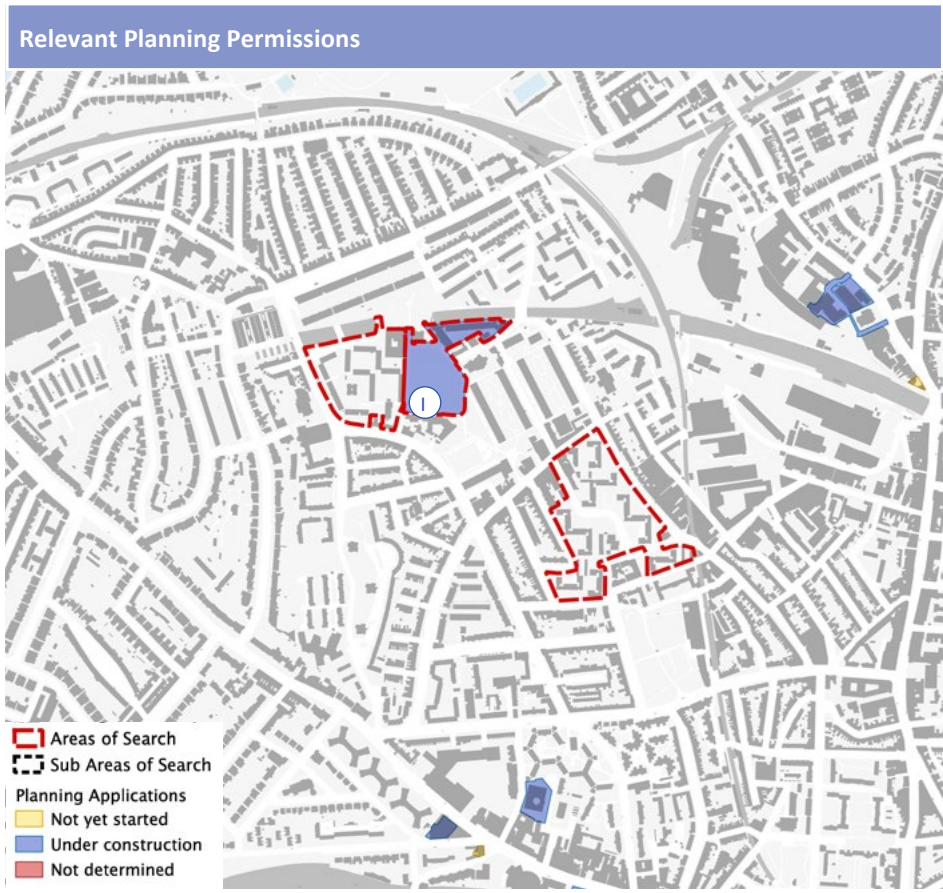
Topography



Topography

- Land rises up towards Hamstead Heath to the north and west of the area
- Site levels on the West Kentish Town Estate are 32m AOD in the southern part of the site and 37m AOD in the northern part
- Site levels on Bacton Low Rise & Wendling Estate are 37m AOD in the east of the site area which

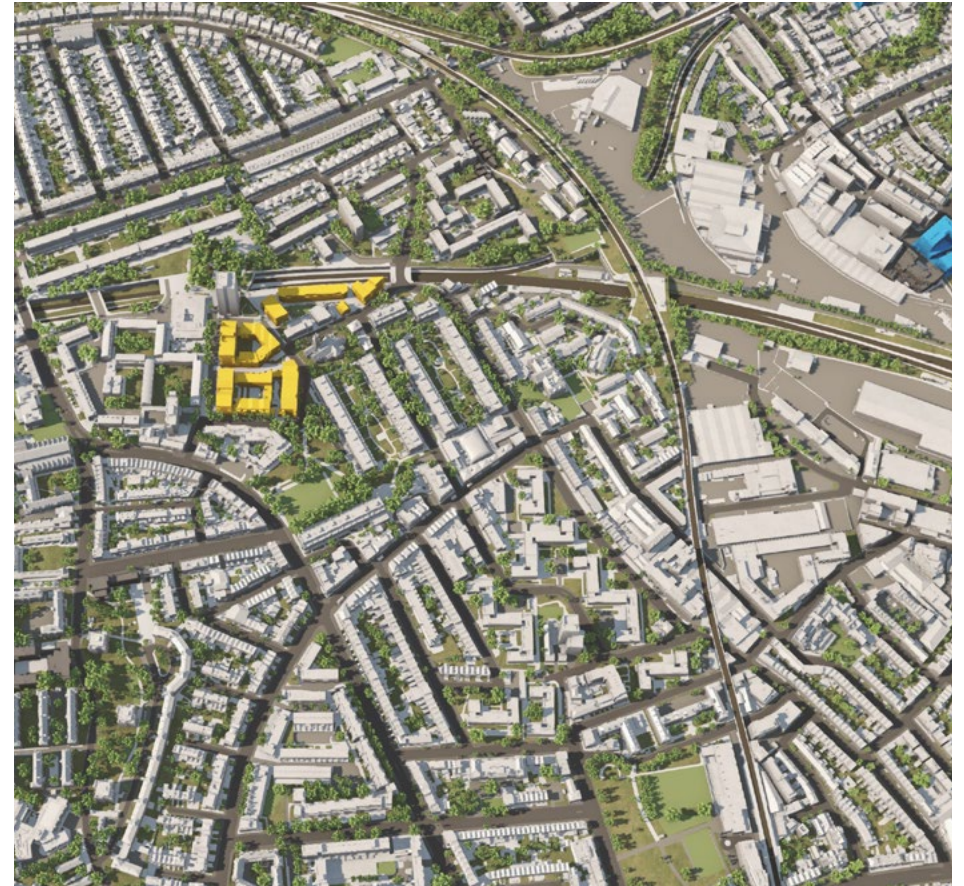
slopes up to 47m AOD in the west of the site area.



Relevant Planning Permissions

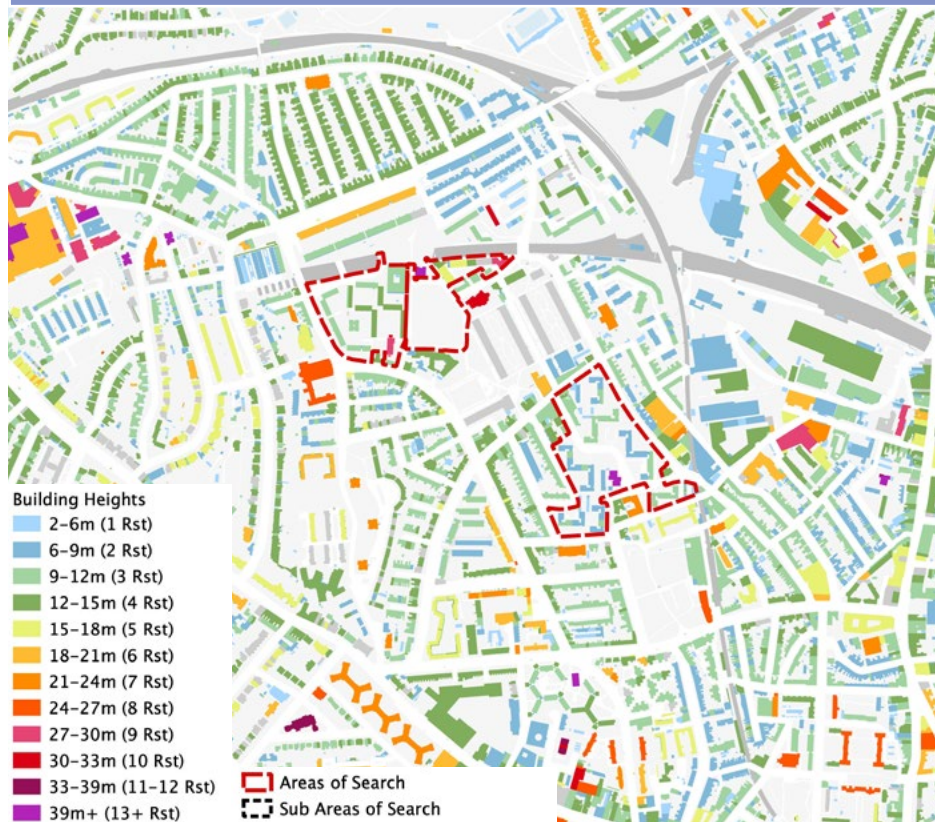
Emerging - Under Construction

- i. Bacton Low Rise Estate; total of 290 residential units with heights up to 8 storeys (2012/6338/P)



Existing Area & Permitted Buildings (from VuCity)

Building Height



Building Heights

- Heights range significantly across the three sub-areas
- The majority of the buildings are low to mid-rise structures between 3 - 15m (1 to 5 Rst)
- There are several taller buildings on the sites or in the local vicinity which range from 21 - 69m (6 to 22 Rst)

Local Context Heights

West Kentish Town Estate Area

- 9-12m context height (3-4 Rst)

Wendling Estate

- 12-15m context height (4 Rst)

113a,115 and 117 Wellesley Road - Bacton Low Rise

- 12-15m context height (4 Rst)

Existing and Emerging Local Context Heights



Existing and Emerging Local Context Heights

West Kentish Town Estate

- Comprehensive estate regeneration is expected to increase the local context height in the area in the future

Wendling Estate

- Comprehensive estate regeneration is expected to

increase the local context height in the area in the future

Bacton Low Rise

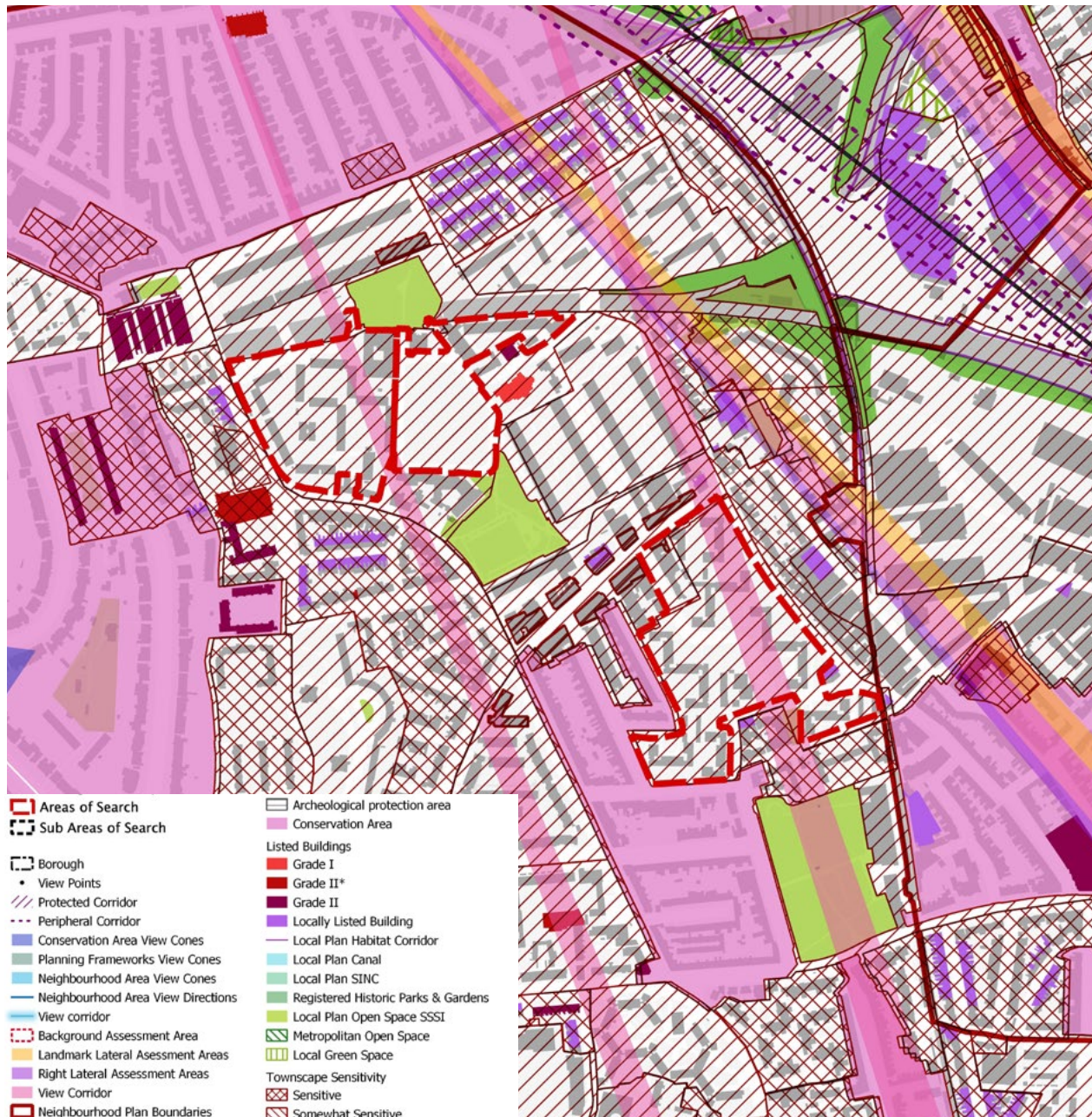
- Emerging development is expected to increase the local context height in the area to 15 - 18m (5 Rst)



Tall Building Threshold

- The area falls into Zone A with a Tall Building Threshold of 30m.
- None of the three sub-areas comprise of tall buildings, but there are a few tall buildings nearby.
- To the north of the Bacton Low Rise Bacton Tower with 61.8m, and to the east the spire of St Martin's church spire at 31.1m
- Hawkridge tower is situated central to the West Kentish Town Estate (but is not included in the allocation in the draft Site Allocations Local Plan 2020), and has a height of 44.9m.
- The Wendling Estate contains a large building at 28.5m.
- The Bacton Low Rise contains a large building at 27.8m. There is also one emerging tall building in the area with a height of 28.5m.
- The West Kentish Town Estate does not contain large buildings.

BUILDING HEIGHT ASSESSMENT



Plan of sub-areas with composite of sensitivities (Heritage, Townscape Sensitivity to tall buildings, strategic and local views, green space designations)

The Gospel Oak and Haverstock area is part of the post-war housing estate development that followed the demolition of previous Victorian housing in the area. Wendling Estate (SA01) and West Kentish Town Estate (SA05) are characterised by free-form, modernist, low rise slab-blocks and a few tall buildings (61.8m Bacton Tower, 44.9m Hawkridge), that fail to integrate well with their surrounding street-based urban fabric. Parts of the Bacton Low Rise Estate (SA03) have already been redeveloped with contemporary housing that respects the historic street alignment, whilst another part has been cleared for development.

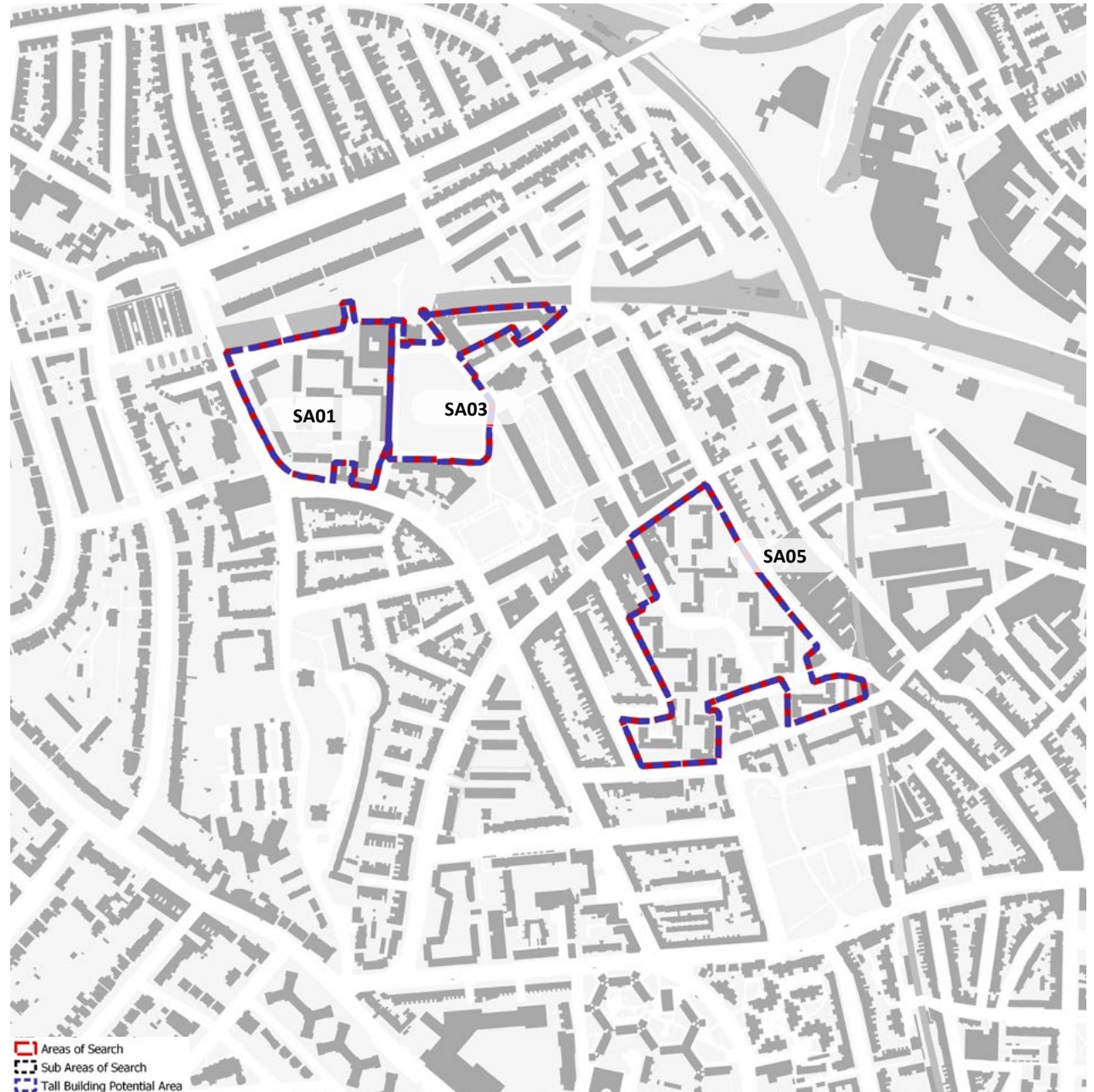
None of the sub-areas contain Conservation Areas, Registered Park and Gardens, Listed or Locally Listed Buildings, although some neighbouring areas are designated Conservation Areas. Grade I listed Church of St Martin and Grade II* listed Church of St Dominc are in close proximity of the Wendling Estate and Bacton Low Rise. The Wendling Estate is affected by the strategic view from Parliament Hill to Westminster Place (91m AOD), and the West Kentish Town Site by the strategic corridor from Parliament Hill Oak Tree to Westminster Palace (67m AOD). Wendling and Bacton have reasonable public transport accessibility with a PTAL rating of 3. West Kentish Town Estate has a PTAL of 3-5 which improves to the south of the site.

If comprehensively redeveloped each of the three sub-areas have the potential to establish their own townscape character and approach to place making. The Wendling Estate and the West Kentish Town Estate are of greater size and less constrained by heritage and local townscape

sensitivity, and as part of a comprehensive masterplanned approach would be able to accommodate a limited number of tall buildings to support estate renewal and to make optimal use of land. Tall Buildings would need to respect strategic and local views, and be located away from neighbouring sensitive townscapes, Conservation Areas and open spaces, where their impact can be better mitigated.

The Bacton Low Rise Estate site is situated in the setting of Grade I listed Church of St Martin, and as such its opportunity to accommodate a tall building is limited.

Due to their close proximity to Hampstead Heath taller buildings in any of the three sub-areas will be prominent in the foreground of LVMF and other panoramic views (including from Parliament Hill). The impact of development on these panoramic views will need to be carefully scrutinised and ensure that individually and cumulatively development avoids dominating the skyline, detracting from the defining characteristics of panoramic views or blocking views towards central London landmarks and tall building clusters. Heights of tall buildings should take account of LVMF views from Parliament Hill and the LVMF management guidelines for Panoramic Views (p.30).



Recommendations for sub-areas of search

RECOMMENDATIONS

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
SA01	Wendling Estate	12-15m (3-4 Rst)	18-21 (6 Rst)	Zone A	30m	Yes, subject to comprehensive development and appropriately responding to identified sensitivities.	A limited number of tall buildings could be accommodated on the northern part of the area, to support estate regeneration and making efficient use of land.	local	up to 2x future CH	12-40m (3 to 12 Rst)	individual and cumulative impact testing needed on: <ul style="list-style-type: none"> the strategic view from Parliament Hill Summit towards Palace of Westminster Lismore Circus open space from wind, overshadowing and other environmental impacts Mansfield and Parkhill Conservation Areas Listed and locally listed buildings local street views nearby existing homes and their amenities. 	<ul style="list-style-type: none"> tall buildings should avoid dominating the foreground and consideration should be given to views towards Westminster from Parliament Hill Summit development to avoid cumulative creating a 'wall' of towers or strong clustering provide visual permeability in between taller buildings in views from Hampstead Heath Additional height above the potentially appropriate height range may be possible in some locations subject to testing of impacts on strategic views in the LVMF and relevant local views
SA03	Bacton Low Rise	12-15m (3-4 Rst)	18-21 (6 Rst)	Zone A	30m	Limited to the south-western portion of the area, subject to appropriately responding to identified sensitivities.	Larger/ taller buildings could have role in contributing to regeneration of this area and make efficient use of land as part of comprehensive masterplanned place making approach. subject to considering impact on Grade I listed Church of St Martin.	local	up to 2x future CH	12-40m (3 to 12 Rst)	<ul style="list-style-type: none"> Same as for Wendling Estate (SA01) Heritage impact on Grade I listed Church of St Martin. Local Views towards Grade I listed Church of St Martin. 	<ul style="list-style-type: none"> Same as for Wendling Estate (SA01)

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
SA05	West Kentish Town Estate	9-12m (3 Rst)	18-21 (6 Rst)	Zone A	30m	Yes, subject to comprehensive development and appropriately responding to identified sensitivities.	A limited number of tall buildings could be accommodate in the centre of the area, clustered around Hawkridge tower, to support estate regeneration and making efficient use of land.	local	up to 2x future CH	12-40m (3 to 12 Rst)	individual and cumulative impact testing needed on: <ul style="list-style-type: none"> the strategic view from Parliament Hill Oak Tree towards Palace of Westminster West Kentish Town and Inkerman Conservation Areas sensitive townscape, including along Grafton Road Listed and locally listed buildings local street views nearby existing homes and their amenities. 	<ul style="list-style-type: none"> tall buildings should avoid dominating the foreground and consideration should be given to views towards Westminster from Parliament Hill Summit tall buildings to vary in height on the skyline (including considering the height of Hawkridge tower) taller development to be situated central to the area and away from established streets to avoid impacting on their scale and character Additional height above the potentially appropriate height range may be possible in some locations subject to testing of impacts on strategic views in the LVMF and relevant local views



Site A508

5.8 WEST HAMPSTEAD (SITE CODE AS08)

THE SITE

The West Hampstead growth area is located to the west of Finchley Road and the east of Kilburn. The area is bound on the north and south by significant railway development.

Historically, the area was known as "West End" until it was renamed West Hampstead in the 1880s which was around the time that the few mansion houses in the area were laid out in the street pattern it has today.

In West Hampstead the large houses of West End have been replaced by streets of Victorian houses, although much of the original West End Green remains.

The West End Lane to Finchley Road Planning Framework states: "Redevelopment of the O2 Centre as part of a more comprehensive approach should deliver demonstrably higher quality outcomes that integrates new development seamlessly with the wider area and deliver benefits in terms of new spaces and walking routes, where a range of retail, leisure and community uses (including public toilets) are adequately reprovided"

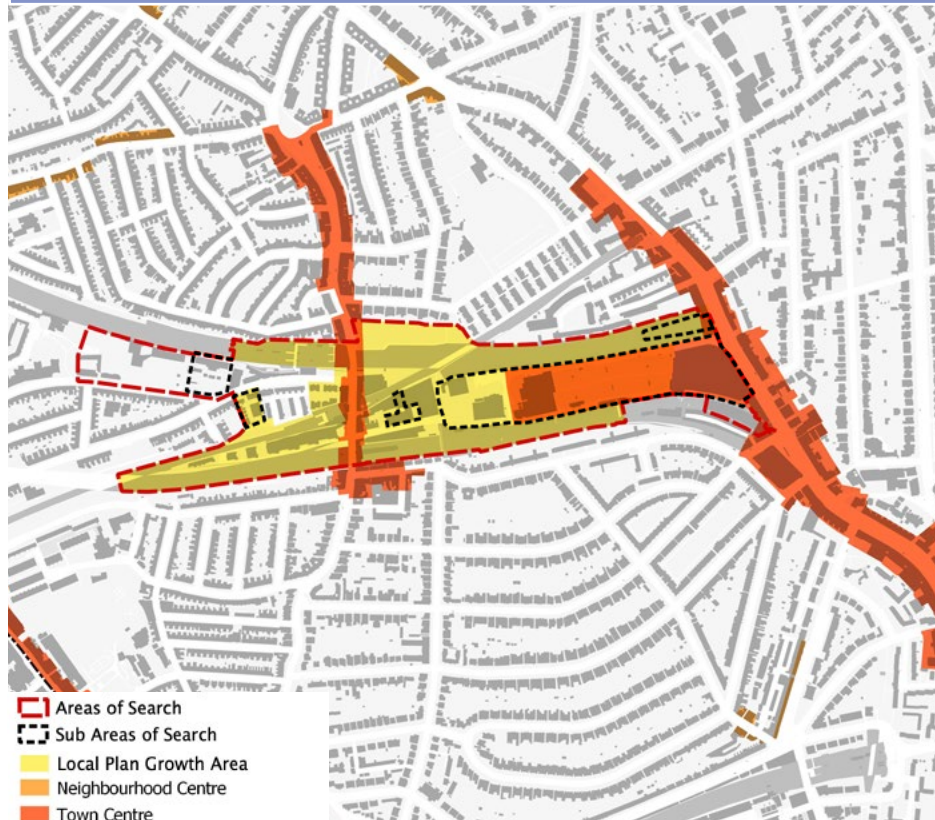
Sub-Areas of Search

The initial review of the area has identified four draft site allocations and one area identified by the character study as sub-areas of search. These were screened by this study in respect of building height and appropriateness for tall buildings.



Birdseye View of the Area ©Google Earth

Local Plan Policy



Local Plan Policy (2017)

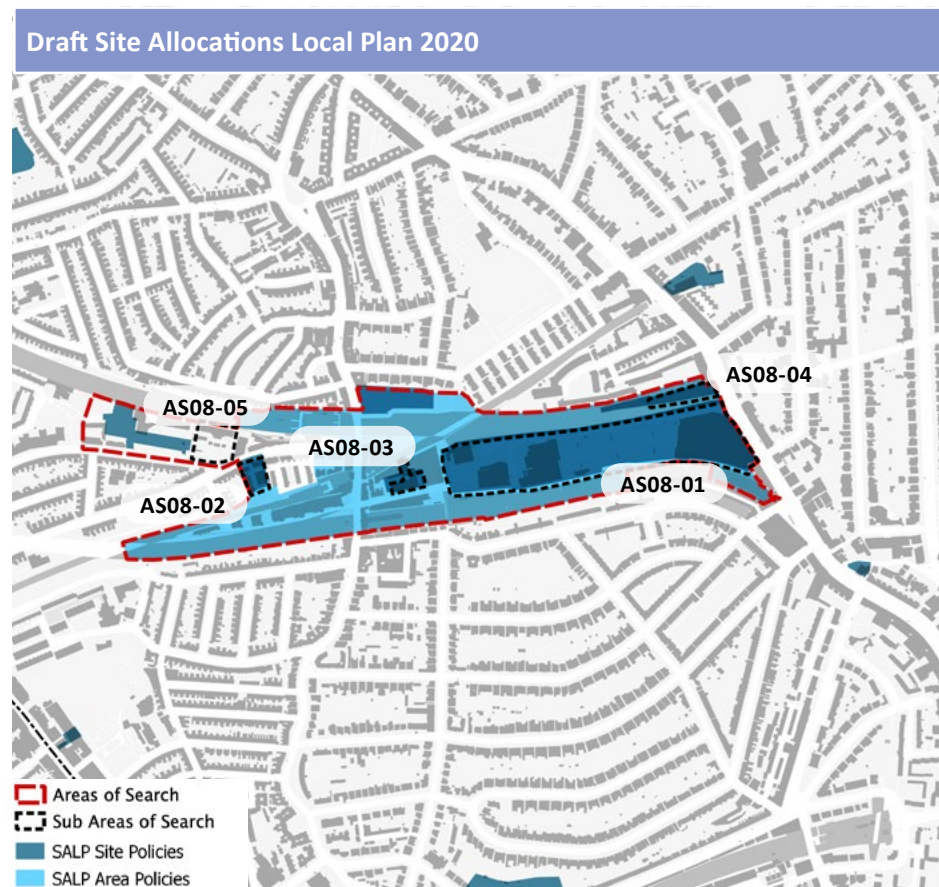
- The area fully covers West Hampstead Growth Area which is one area in the borough where significant growth is expected to be delivered.
- The area is also partially within the West Hampstead Town Centre and the Finchley Road and Swiss Cottage Town Centre, which provide policies related to the quantity and location of retail (TC1), Camden's centres and shopping areas (TC2) and town centre uses (TC4).

Planning Frameworks



SPD - key principles diagram

- The area is partially covered by the West End Lane to Finchley Road SPD. The SPD was prepared to help guide significant and comprehensive redevelopment on the area
- The SPD states that "any new development will need to respect, and be sensitive to, the height of existing buildings in their vicinity and setting"
- " There are evident changes in levels across the wider area...the topography will shape and influence the acceptability and potential scale and height of buildings and this will vary depending on their proposed siting, disposition...and visual impact in identified longer and shorter views."



Local Plan Draft Site Allocations

Draft Site Allocation area policy

- Potential to strengthen the area's role as a mixed-use area and deliver a significant increase in the number of permanent self-contained homes, employment, town centre uses including retail, health / community facilities and open space

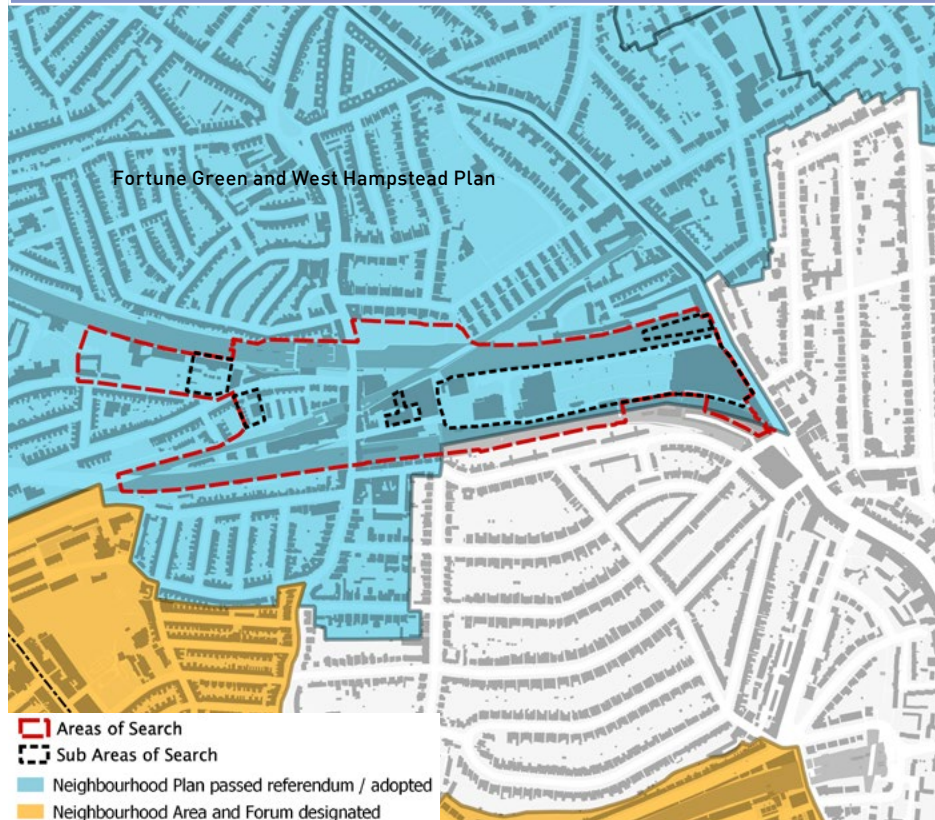
Draft Site Allocation site policy

- The area of search contains 5 no. site allocations for residential, town centre uses, community uses, open space, commercial and retail.
- The largest site allocation is for "comprehensive residential led redevelopment" the 4.5ha site.

Four out of five site allocations have been identified as Sub-areas of Search for screening by this study.

One area on Maygrove Road (AS08-05) has been identified by the character study as having opportunity for change. This is also a sub-area identified for screening.

Neighbourhood Plans



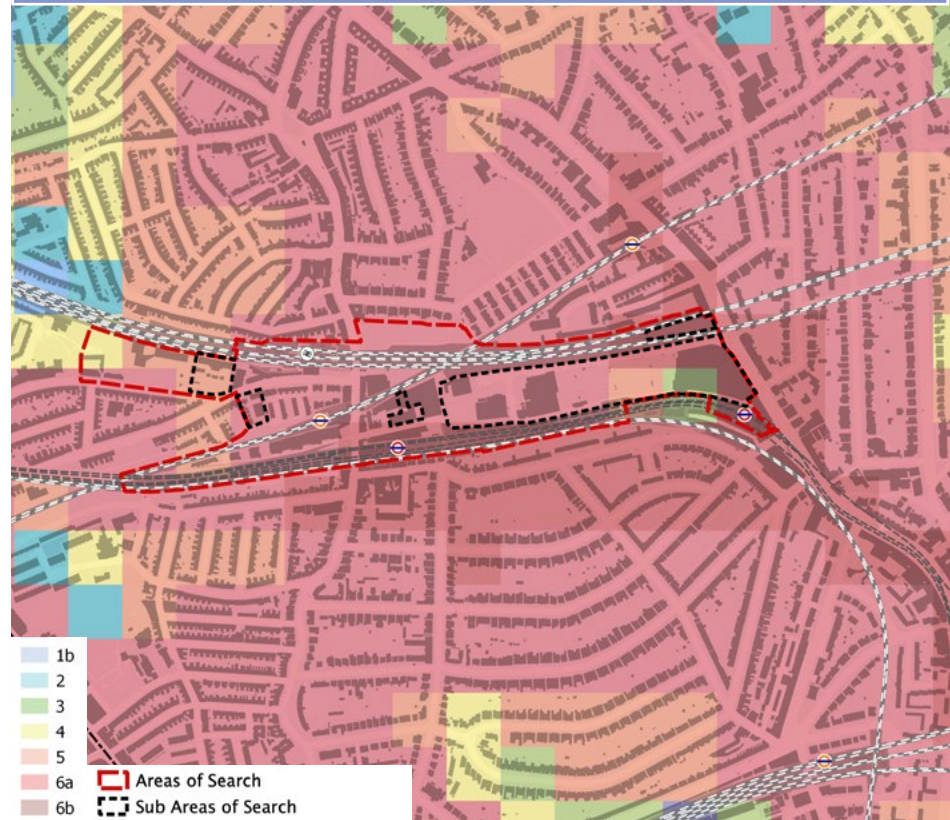
Neighbourhood Plan Areas

Fortune Green and West Hampstead Plan Area (designated and adopted)

- High density and tall buildings are not ruled out but must adhere to the Neighbourhood Plan policy
- New buildings and development to be designed to human scale
- Tall buildings will need to consider impact on the setting of the two adjacent conservation areas
- Height of new buildings is a key issue with residents. In an area

largely made up of houses and buildings between two and five storeys high, new developments of six storeys or higher are likely to cause strong objections

Public Transport Access and PTAL



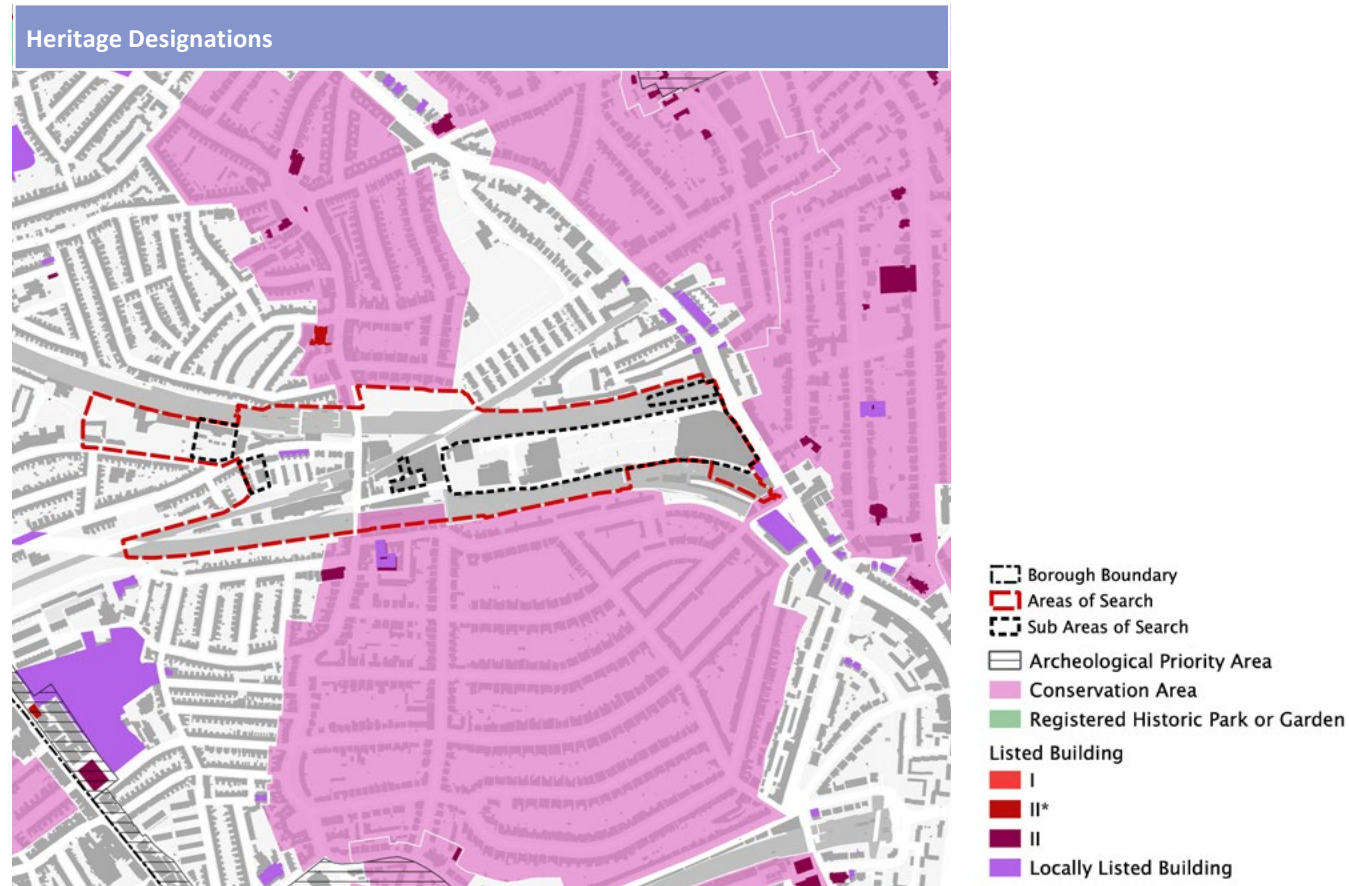
PTAL

Public Transport Access

- Finchley Road station is located to the east of the site
- West Hampstead Overground and Thameslink are located in the centre of the area of search
- Finchley & Frognal Road and Brondesbury Overground stations are located to the north and west of the area of search respectively

PTAL

- The majority of the area of search has a PTAL rating of 6a-6b with small areas with a rating of 3-5 in the east and west of the area.

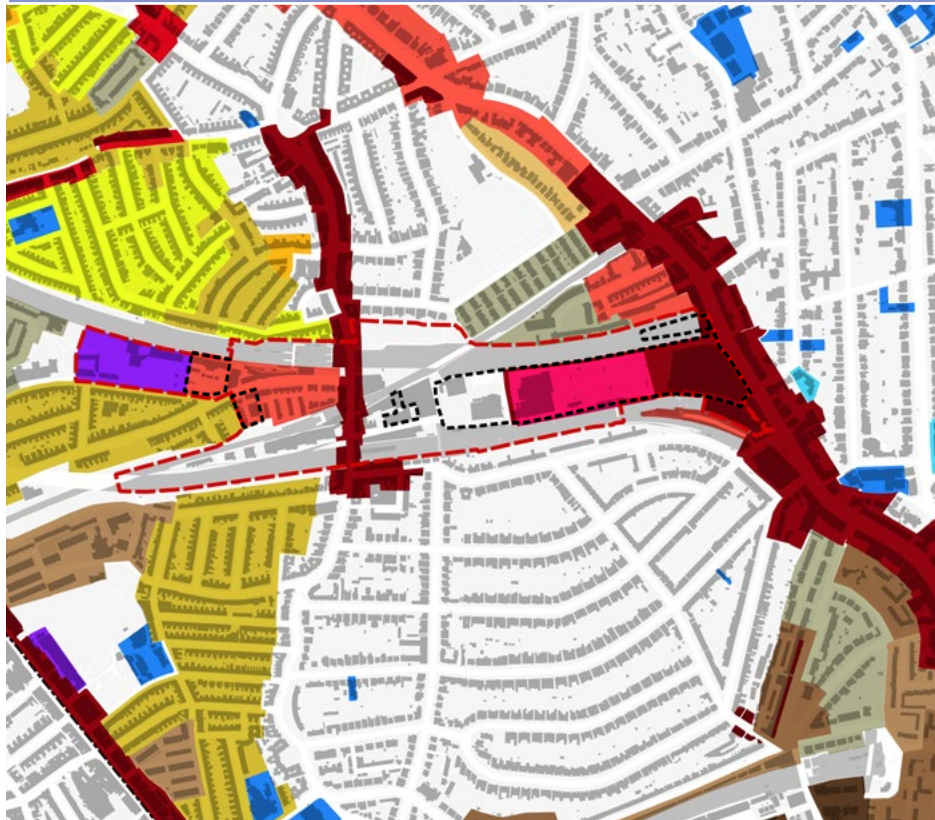


Heritage Designations

The area of search contains (full or partial) the following:

- **1 no. Conservation Areas:**
 - South Hampstead borders to the south and overlaps with a small portion of the site
- The area of search also borders with or is within close proximity of Conservation Areas:
 - West End Green to the north
 - Redington Frogna and Fitzjohns Netherhall to the northeast

Townscape Character Types



Character areas (excluding Conservation Areas)



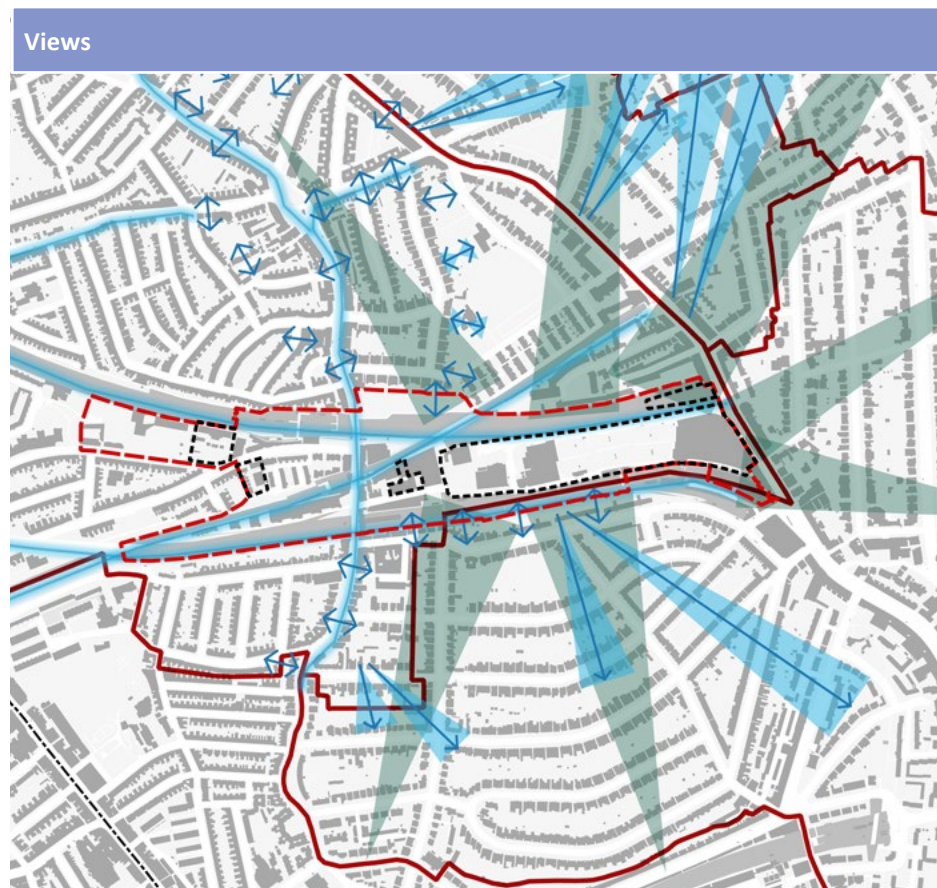
Townscape Sensitivities



Areas that are sensitive and somewhat sensitive to tall buildings

The area contains or borders the following character areas (outside of Conservation Areas):

- Mixed Use E4
- Victorian terraces (H4 & H5) (bordering)
- High Street
- Late 20th century estates (H12) (bordering)
- Big box retail



- Borough Boundary
- Areas of Search
- Sub Areas of Search
- View Points
- Conservation Area Landmarks
- Conservation Area View Cones
- Planning Frameworks View (indicative)
- Neighbourhood Area View Cones
- Neighbourhood Area View Directions
- Neighbourhood Plan View Corridor
- Neighbourhood Plan Boundaries

Strategic and Local Views, existing landmarks

Strategic Views

There are no LMVF views through this site

Conservation Area Views

No landmark buildings or conservation area views have been identified

Neighbourhood Plan Views

- Fortune Green and West Hampstead Plan Area (designated and adopted) sets out:

"Importance to the character of the Area are the views across it, which give a widely appreciated sense of openness and space. Of particular note are the views to the east to

Hampstead (in particular the view of St John's Church) and, from the higher parts of the Area, the views to the south to the skyline of central London. Views of, from, and around the Area's conservation areas are of great importance to their setting. The railway corridors provide the space for significant views across the Area and an important sense of openness - in particular in and around the West Hampstead Growth Area.

In addition, streetscape views are important, particularly in areas of terraced housing and mansion blocks. The streetscapes of the main roads through the area - especially West End Lane, Fortune Green Road and Mill Lane - are also of note."

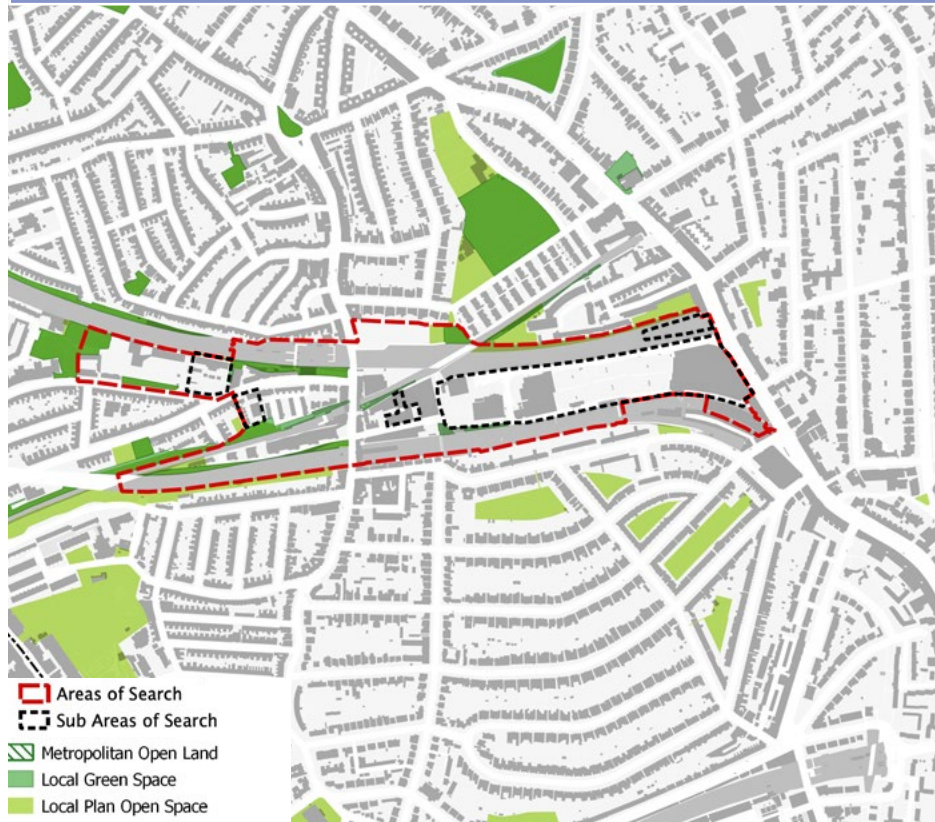
Local Plan Views

- West End Lane to Finchley Road SPD Views:

"There are no strategic London viewing corridors affecting the area, however, depending on the nature and potential scale of proposed development, possible impacts in relation to conservation areas and significant local and wider views (e.g. from rising land to the north and north-east and elevated areas such as Primrose Hill and Hampstead Heath) may arise. These need to be considered and subject to more detailed assessment and testing"

Note, the SPD provides only general viewing directions rather than specific view cones from around the area that should be considered.

Open Space Designations



Open Space Designations

The area of search contains (full or partial) the following:

- **Sites of Importance for Nature Conservation (SINC):**
 - West Hampstead Railsides & Westbere Copse
- **Local Plan Open Space:**
 - Medley Road Orchard
 - Railway Embankment
 - Medley Road
- SNCI Between Tracks west of WE Lane
- SNCI west of WE Lane
- Crown Close Open Space, Railway Embankment
- Rosemont Road
- Rosemont Community Garden
- Gordon Square Garden

Topography

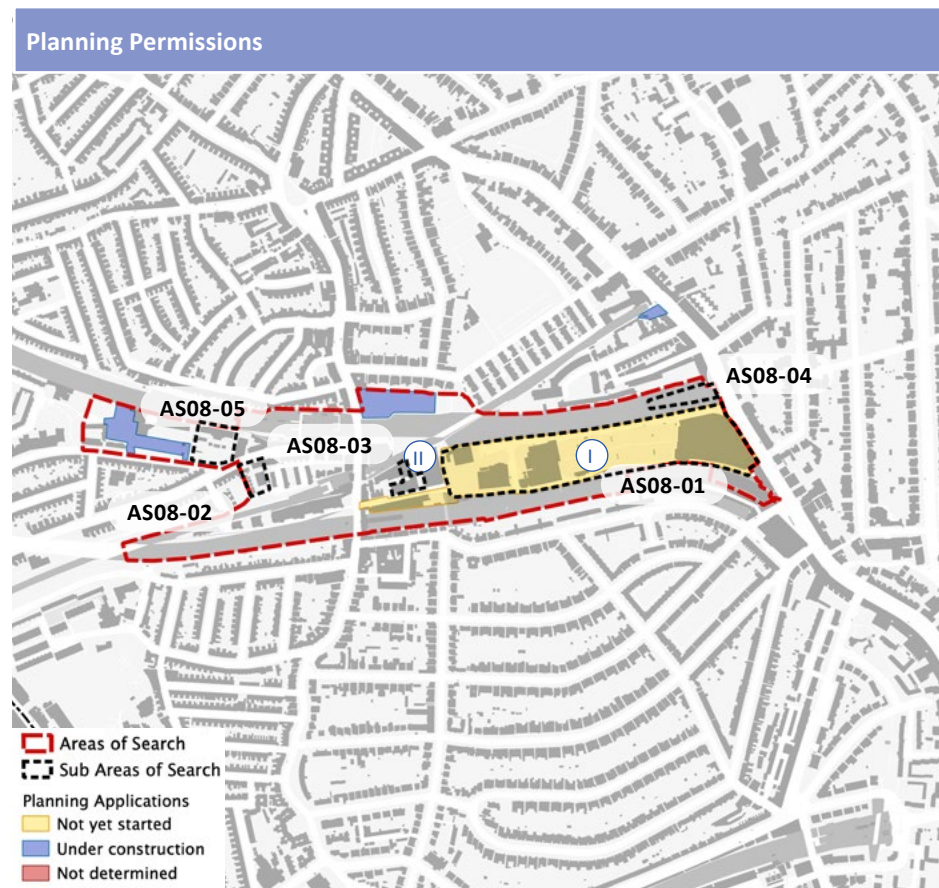


Topography

- **Fortune Green and West Hampstead Neighbourhood Plan Designations - Local Green Space:**
 - Crown Close Open Space
 - Railway Embankment
 - Medley Road Orchard
 - Medley Road

Topography

- The area is situated towards the base of the hill that rises towards Hampstead in the northeast
- The area itself is relatively flat with site levels of 48m AOD - 55m AOD across the area
- The area notably dips down behind the Finchley Road frontage



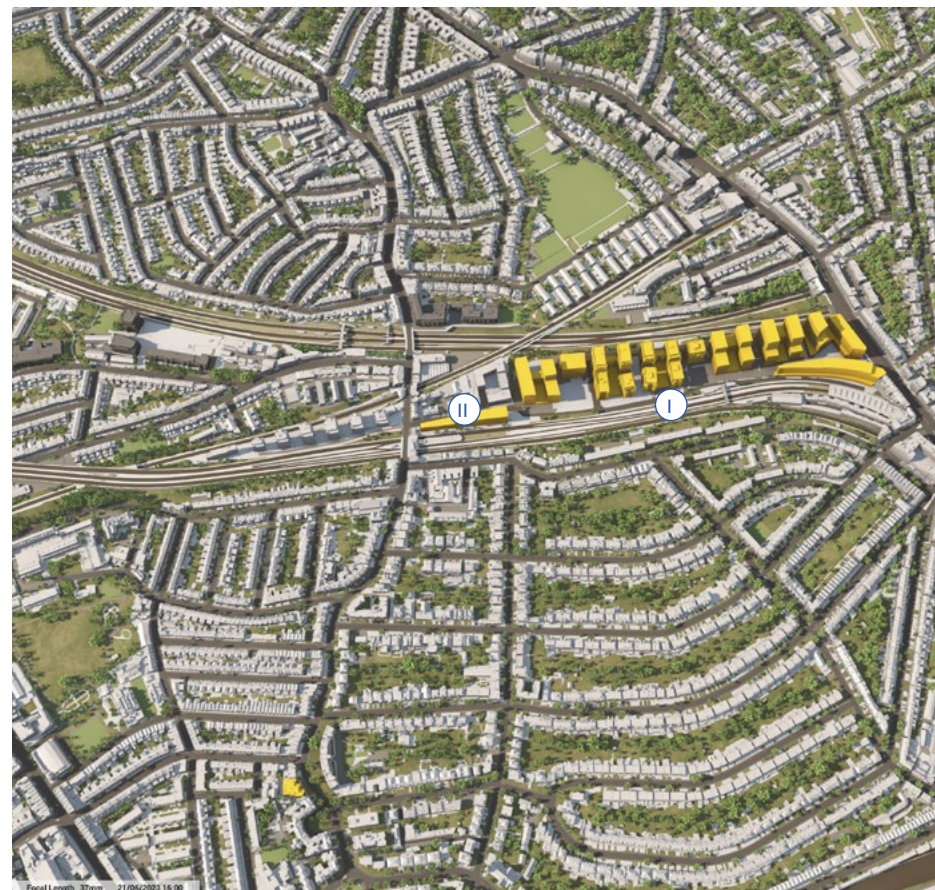
Planning Permissions

Emerging - Under Construction

- 156 West End Lane
- Liddell Road Community Investment Scheme, (CIP) Phase 2 (2014/7651/P), delivering 2x 5 storey blocks and one 11 storey building.

Emerging - Granted

- i. O2 Centre Masterplan permission to deliver 1,800 new and affordable homes, shops, restaurants, a health centre, community centre, workspace, nursery and two new green public parks with heights ranging from 1-16

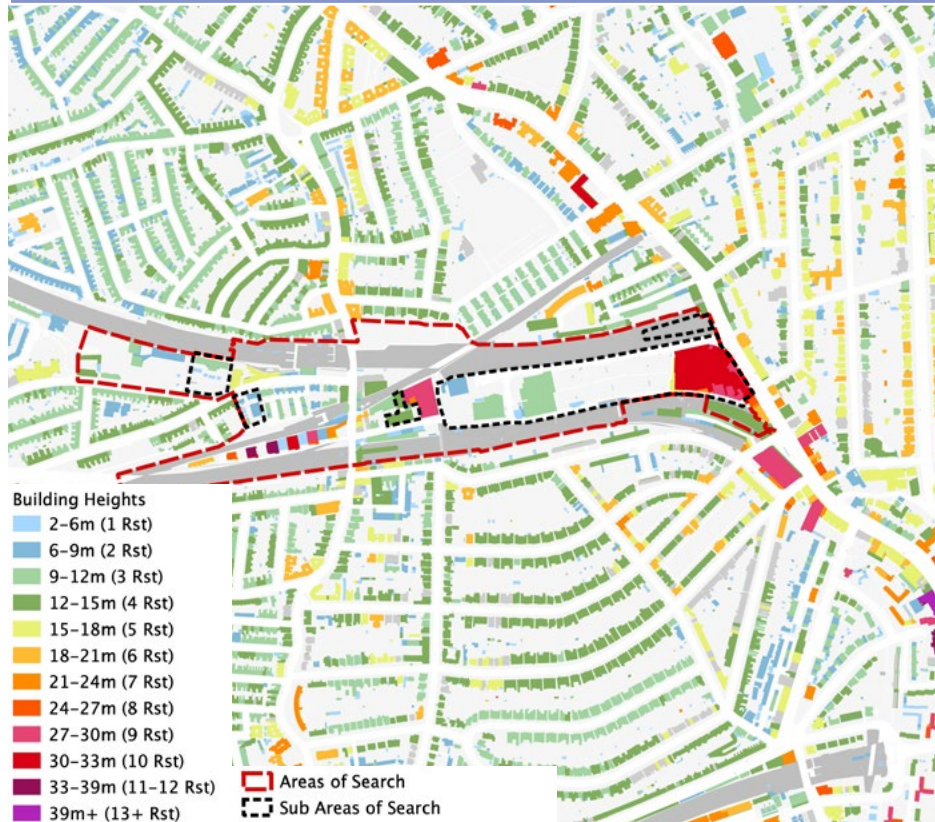


Existing Area & Permitted Buildings (from VuCity)

stores (2022/0528/P) - subject to S106

- ii. 13 Blackburn Road has been granted permission (subject to a S106 being signed) for commercial floorspace AS08-02 AS08-01 AS08-04 AS08-03 I I II II and 53 residential dwellings (2020/2940/P)

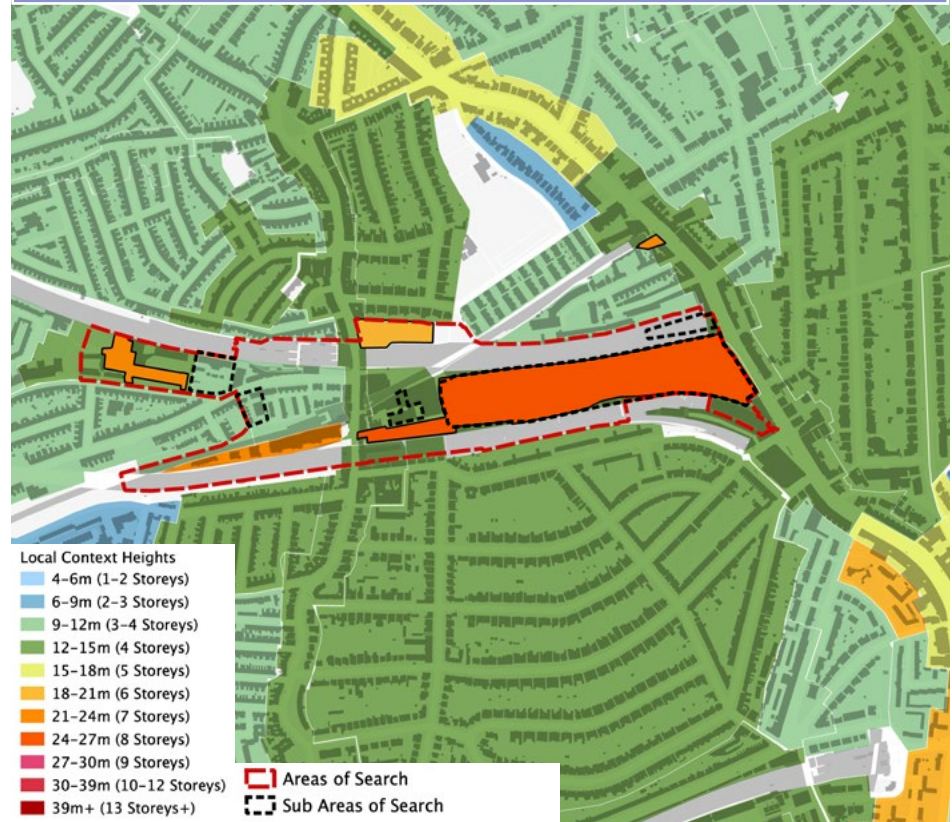
Building Height



Building Heights

- Range of building height in the area
- New development to the west of the site range between 18 - 38m (6-12 Rst)
- Along West End Lane and around the station the heights drop down to 9 - 23m (3 - 7 Rst)
- Big box stores in the centre of the area of search tend to be low rise
- with heights between 3m - 10m (1 - 3 Rst)
- O2 Centre on the corner with Finchley Road rises 30m from the sunken land towards its rear side

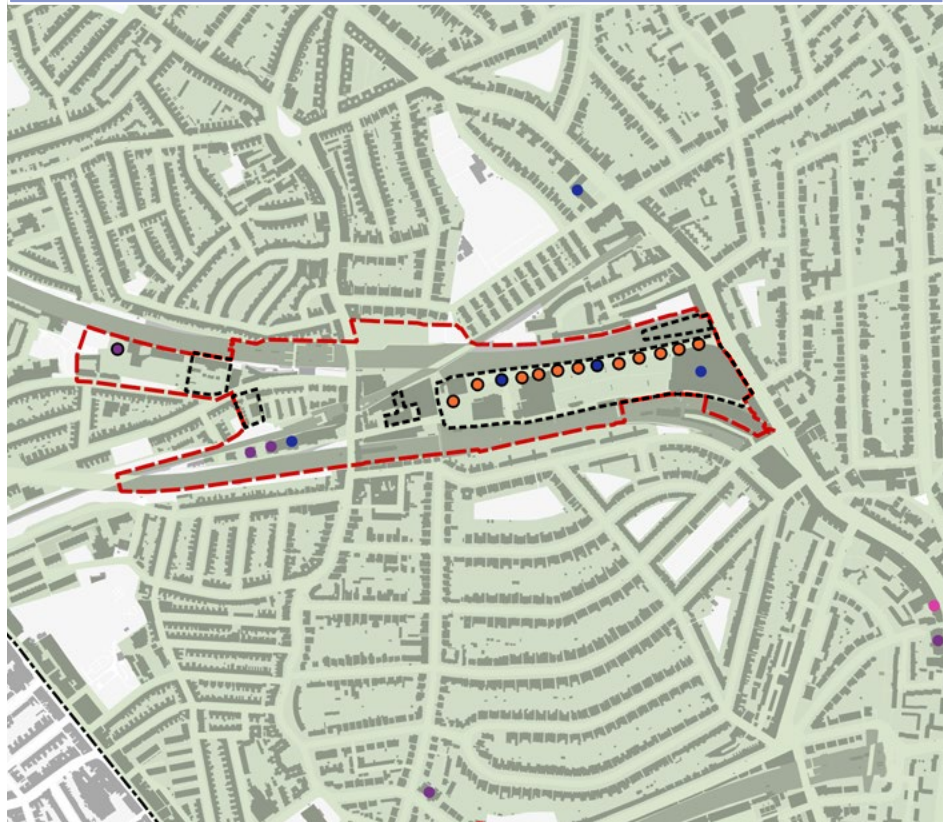
Existing and Emerging Local Context Heights



Existing and Emerging Local Context Heights

- The local context height on the area of search ranges between 9-27m (3-8 Rst)
- The majority of the area of search has a context height between 12-15m (5 Rst)
- Emerging development is expected to substantially increase the local context height on the O2 site to 24 - 27m (8 Rst) (excluding permitted tall buildings)

Existing and permitted Tall Buildings



Tall Building Threshold

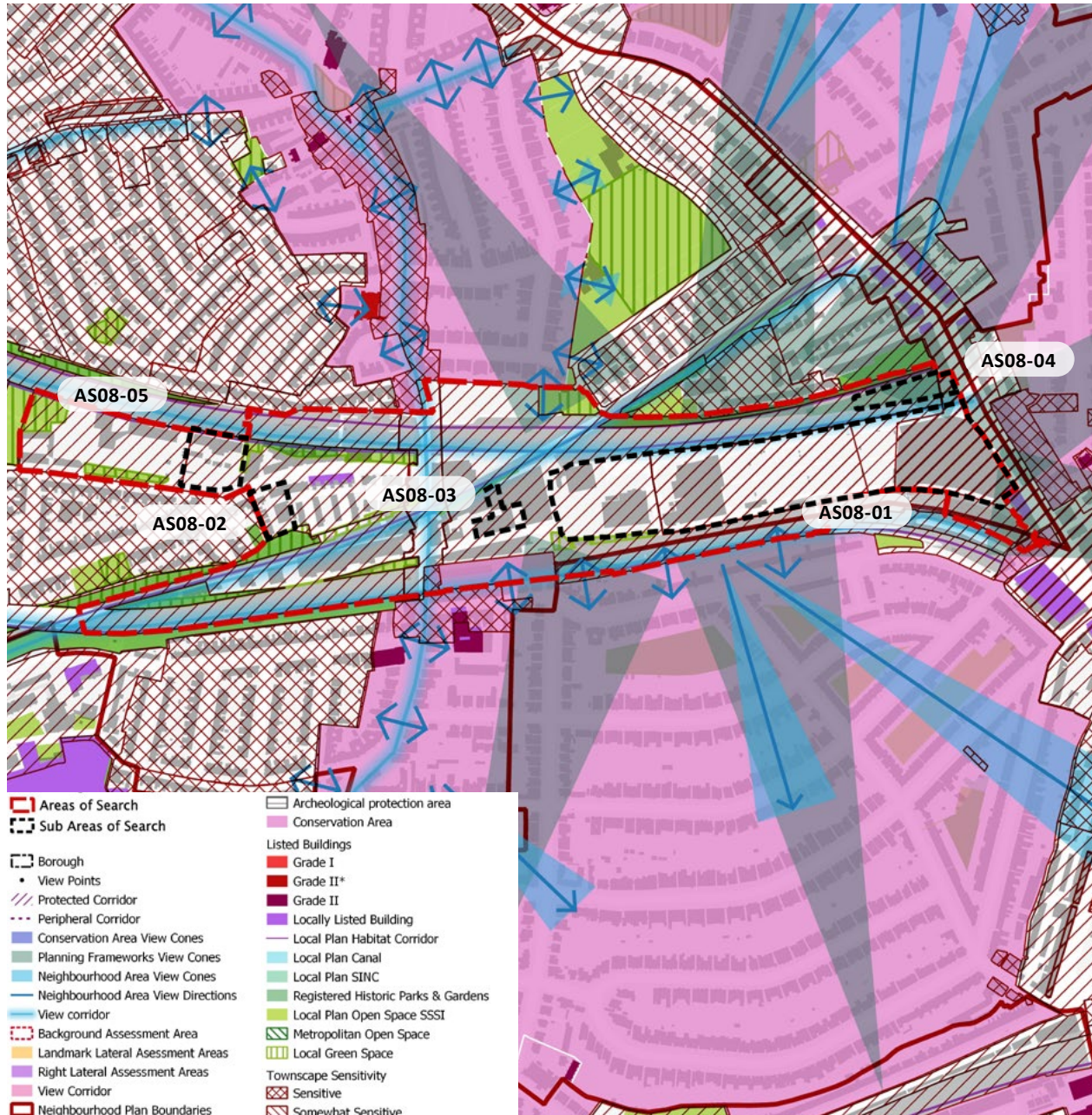
- The area is situated in Height Zone A, with a 30m tall building threshold height.
- There are four tall buildings on the area ranging between 30.9-38.3m (10-12 Rst)
- There is one emerging tall building on Liddell Road with a height of 38.3m (11 storeys)
- There are thirteen recently permitted emerging tall buildings on the area ranging between 33-61m (11-17 Rst).

BUILDING HEIGHT ASSESSMENT

The West Hampstead Interchange area has been identified by Camden Council as one of the primary sites in the borough where significant growth is expected within the upcoming years (West End Lane to Finchley Road SPD). The area is very well connected by public transport (the majority of the area is PTAL 6a to 6b) and is located between two town centres (Finchley Road and Swiss Cottage Town Centre & West Hampstead Town Centre) which serve the area. The area is currently characterised by infrastructure and big box uses, along with their associated extensive surface car parks and as such has limited townscape character sensitivity, aside from the town centres and bordering residential areas (Victorian terraces and late 20th century estates). There is also a significant new residential development to the west of the site with building heights between 18 - 38m.

A large portion of the area offers opportunity for comprehensive redevelopment and placemaking (AS08-01, O2 and Homebase site), and offers significant opportunity for intensification with high density development. This may include taller buildings, whose role would be to help optimise the use of land whilst responding to challenging site constraints next to railway lines. The majority of this part of the area is situated on lower level land, which means that greater height could potentially be accommodated with limited visual impact. Tall buildings in the area will need to be carefully placed to avoid impacting on the character and street views from within adjoining Conservation Areas.

Given the land rises up to the north and east tall buildings will become a prominent skyline



Plan of area with composite of sensitivities (Heritage, Townscape Sensitivity to tall buildings, strategic and local views, green space designations)

feature in the foreground of the tree-lined ridge of Hampstead in views across the roofscapes from the south west. The impact of this will need to be carefully studied to avoid detracting from the landscape character, blocking or dominating views towards Hampstead.

A detailed application has been granted (subject to S106) for the development of significant height in the centre of the O2/Homebase site, and an outline permission with parameter plans permitting similar heights for the remainder of the area. The individual and cumulative impact of proposed development should be carefully studied when future reserved matters applications are brought forward to minimise impacts on adjoining Conservation Areas and views across the area of search and towards Hampstead.

In the remainder of the growth area development is likely to come forward on smaller infill sites, where buildings would need to respond appropriately to their surrounding context. Given the coherent context height and sensitive townscape character of the West Hampstead and Finchley Road Town Centres and adjoining Conservation Areas there is no scope for tall buildings on infill sites. However, three sites (13 Blackburn Road (AS08-03), Land at Midland Crescent site (AS08-04) and Land at Maygrove Road (AS08-05)) may offer opportunity for slightly increased heights (below the tall building threshold of 30m) to optimise the use of these sites whilst responding contextually to their surrounding site context.



Recommendations for sub-areas of search

RECOMMENDATIONS

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS08-01	O2 Centre, Homebase and car park	12-15m (4 Rst)	18-21m (6 Rst)	Zone A	30m	yes , subject to responding appropriately to its sensitive surrounding context	The area is targeted for comprehensive developments and benefits from excellent public transport accessibility. With its large size and separation from surrounding areas by railway lines it offers an opportunity for place making and the development of a townscape character that can support tall buildings.	local	up to 2.5x CH	9m - 54m (3-17 Rst) (note, the planning permission for this area (2022/0528/P) permits thirteen tall buildings ranging between 33-61m (11-17 Rst) with a maximum height of up to 110.4m AOD.	<ul style="list-style-type: none"> Surrounding Conservation Areas View from the surrounding townscape, including streets the focus onto the area Sensitive townscapes to the north and east of the area (outside of Conservation Areas) Habitat and open spaces along the railway line Visual impact on views towards Hampstead and open character of railway corridors 	<ul style="list-style-type: none"> Tall buildings should only be located along the north edge of the area and be set back into the area on the eastern and western ends to avoid stark contrasts with existing development. Tall buildings to be located so as to avoid becoming focal features in street views from Conservation Areas and detract from the townscape character of the CAs Heights to be varied to create an organic and animated skyline that better blends into views across the area Development to retain visual permeability across the area at ground and upper levels and avoid appearing as a continuous 'wall' of development

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS08-02	188-190 Iverson Road	9-12m (3 Rst)	12-15m (4 Rst)	Zone A	30m	no	Small site next to sensitive Victorian townscape that lacks significance to support tall building.	n/a		9m - 18m (3-5 Rst)		
AS08-03	13 Blackburn Road	12 - 15m (4 Rst)	15-18m (5 Rst)	Zone A	30m	no	Small site without greater significance to support tall building. Tall building further would detract from existing townscape character. There may be an opportunity for a building up to the tall building threshold.	n/a		9m - 30m (3-9 Rst) (note: site granted permission subject to a S106 being signed for 4-8 storeys, (2020/2940/P))		
AS08-04	Land at Midland Crescent	12 - 15m (4 Rst)	15-18m (5 Rst)	Zone A	30m	no	Small site wedged between railway lines, fronting onto Finchley Road, tall building would break the moderately varied street frontage height without marking a place of significance. However there may be an opportunity for a large building up to the tall building threshold.	n/a		9m - 30m (3-9 Rst)		



Site TC01

5.9 FINCHLEY ROAD / SWISS COTTAGE TOWN CENTRE (SITE CODE TC01)

THE SITE

The Finchley Road and Swiss Cottage Town centre area is located to west of the borough. It is located to the east of West Hampstead and the west of Belsize Park.

Finchley Road was constructed in 1835 to provide an alternative route to the north that was less hilly as the existing route was difficult for horses and carriages to navigate when it was muddy. The Finchley Road Act was passed in 1826 and the new turnpike road was completed in 1835.

The area of Swiss Cottage was named after a pub on Finchley Road, sited next to a tollgate and built in 1840 in the style of a Swiss chalet.

Currently, the area remains a busy and well-travelled high road with a mix of building types.

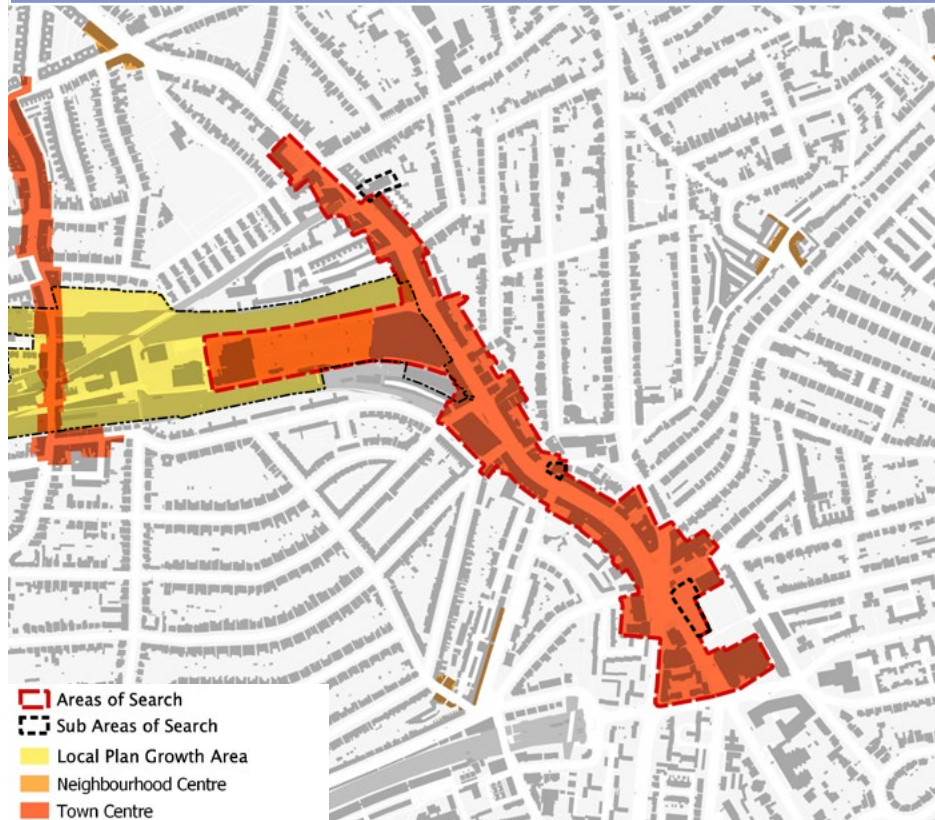
Sub-Areas of Search

The initial review of the area has identified three draft site allocations (SALP 2020) as sub-areas of search, which were screened by this study in respect of building height and appropriateness for tall buildings.



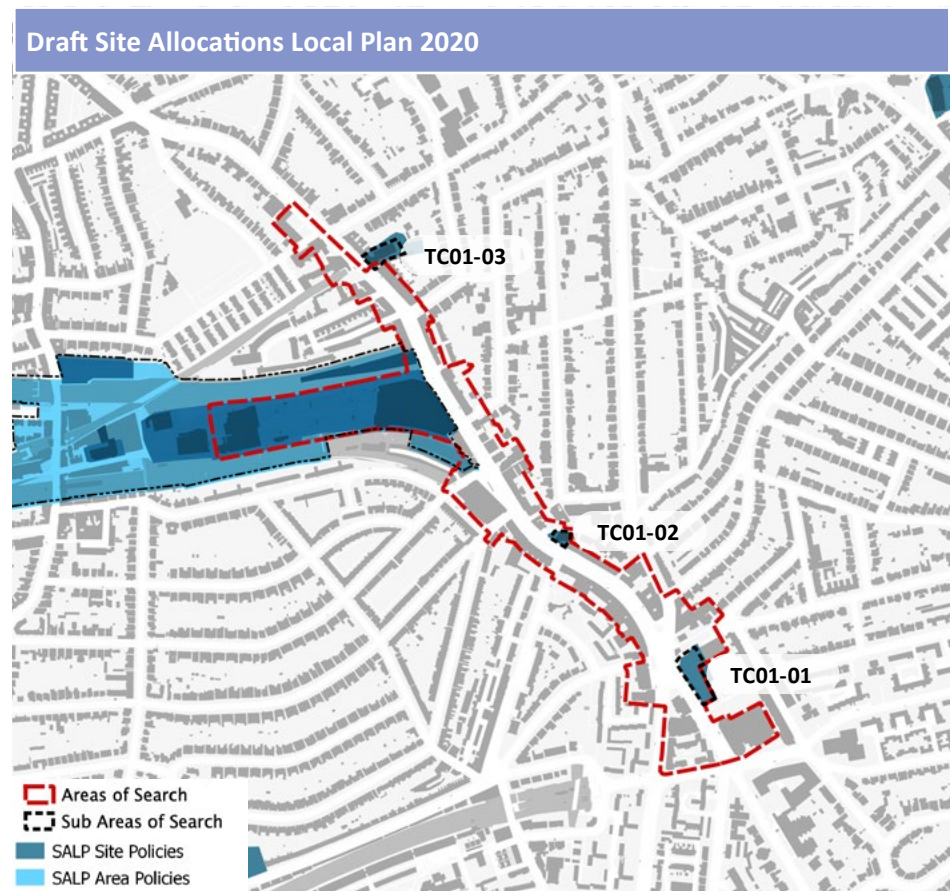
Birdseye View of the Area ©Google Earth

Local Plan Policy



Local Plan Policy (2017)

- The area covers the Finchley Road and Swiss Cottage Town Centre with policies related to the quantity and location of retail (TC1), Camden's centres and shopping areas (TC2) and town centre uses (TC4).
- The area partially covers West Hampstead Growth Area which is one area in the borough where significant growth is expected to be delivered.
- The area of search is partially covered by the West End Lane to Finchley Road SPD which states that "any new development will need to respect, and be sensitive to, the height of existing buildings in their vicinity and setting"



Local Plan Draft Site Allocations

Draft Site Allocation area policy

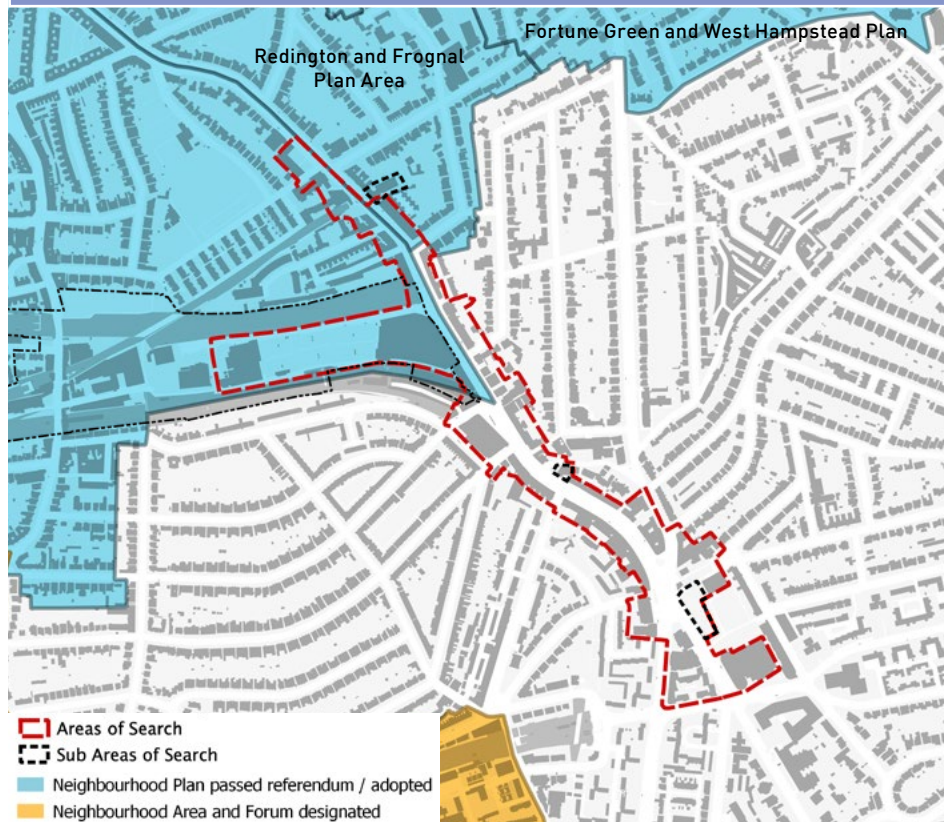
- Potential to strengthen its role as a mixed-use area and deliver a significant increase in the number of permanent self-contained homes, employment, town centre uses including retail, health / community facilities and open space.

Draft Site Allocation site policy

- The area contains 5no. draft site allocations for residential, commercial, employment uses.

Note, two draft site allocations were already covered as part of the West Hampstead Growth Area (AS08), therefore only three out of five site allocations have been identified as Sub-areas of Search for screening by this study.

Neighbourhood Plans



Neighbourhood Plan Areas

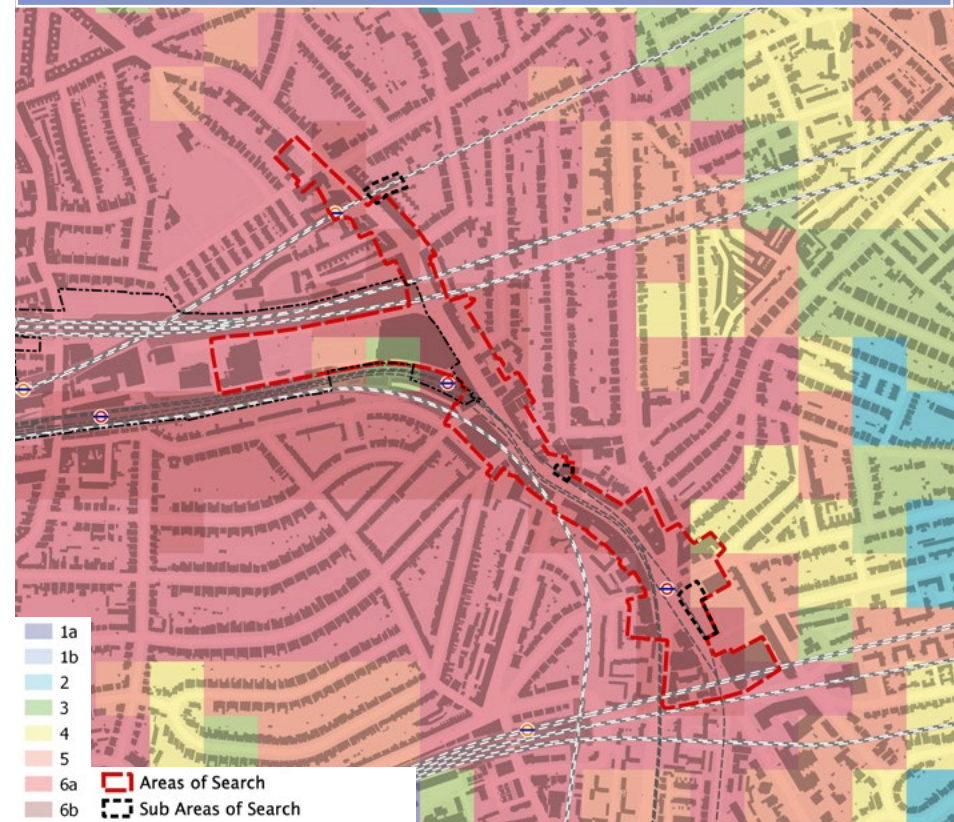
Fortune Green and West Hampstead Plan Area (designated and adopted)

- High density and tall buildings are not ruled out but must adhere to the Neighbourhood Plan policy
- New buildings and development to be designed to human scale
- Tall buildings will need to consider impact on the setting of the two adjacent conservation areas

Redington and Frogнал Plan Area (designated and adopted)

- Development should complement the immediate context, including responding to prevailing building heights
- Mid-rise development of up to six storeys for sites fronting Finchley Road, between Frogнал and Frogнал Lane; up to four to five storeys

Public Transport Access and PTAL



PTAL

between Frogнал Lane and Platt's Lane and two to four storeys north of Platt's Lane, where the prevailing building heights are much lower, may be appropriate.

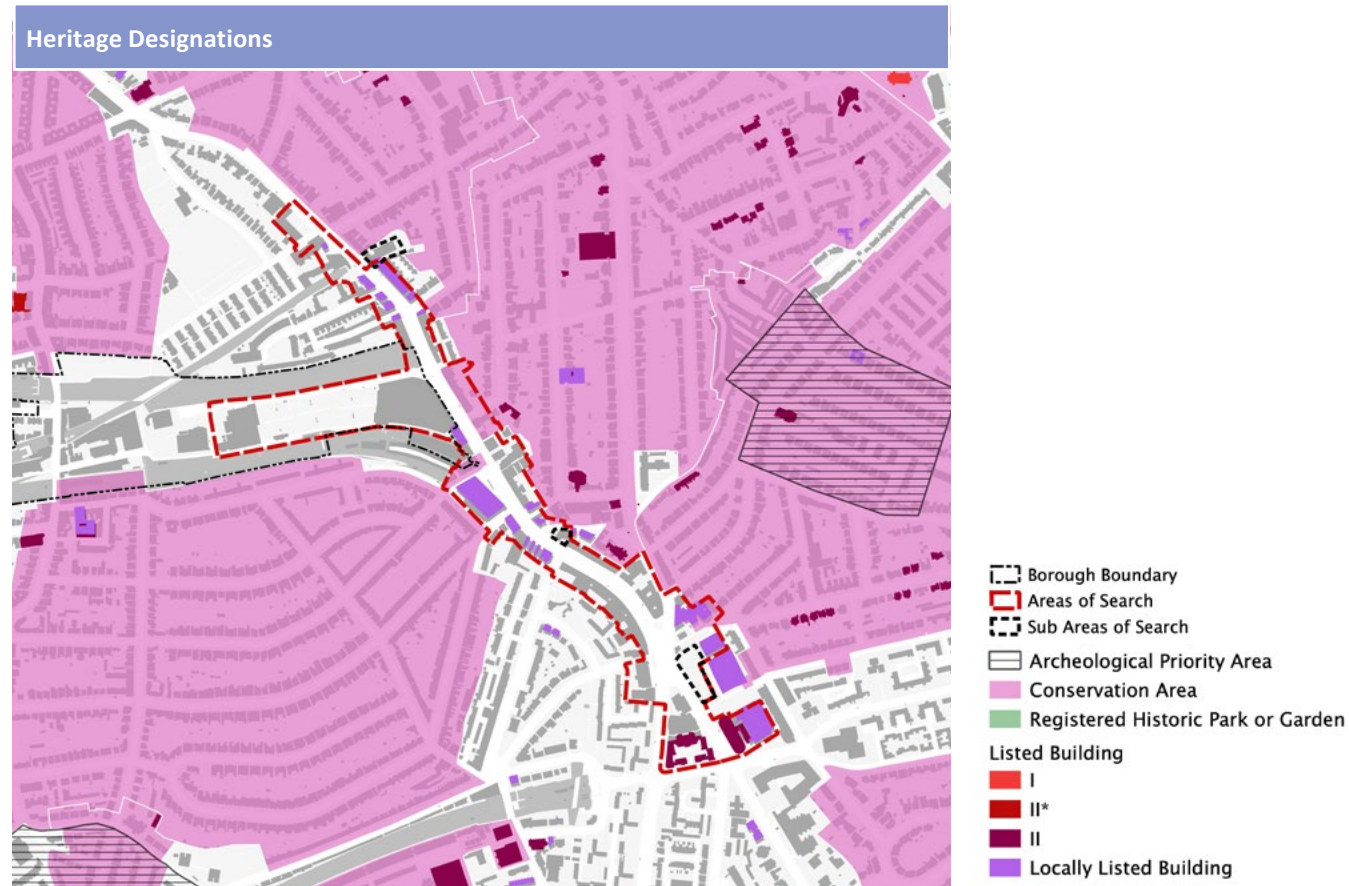
- Finchley & Frogнал Road Overground station is located towards the north of the area.

PTAL

Public Transport Access

- Swiss Cottage Station is located within the south of the site and Finchley Station is located in the centre of the area of search

- The majority of the area of search has a PTAL rating of 6a-6b with a small area with a rating of 3-5.



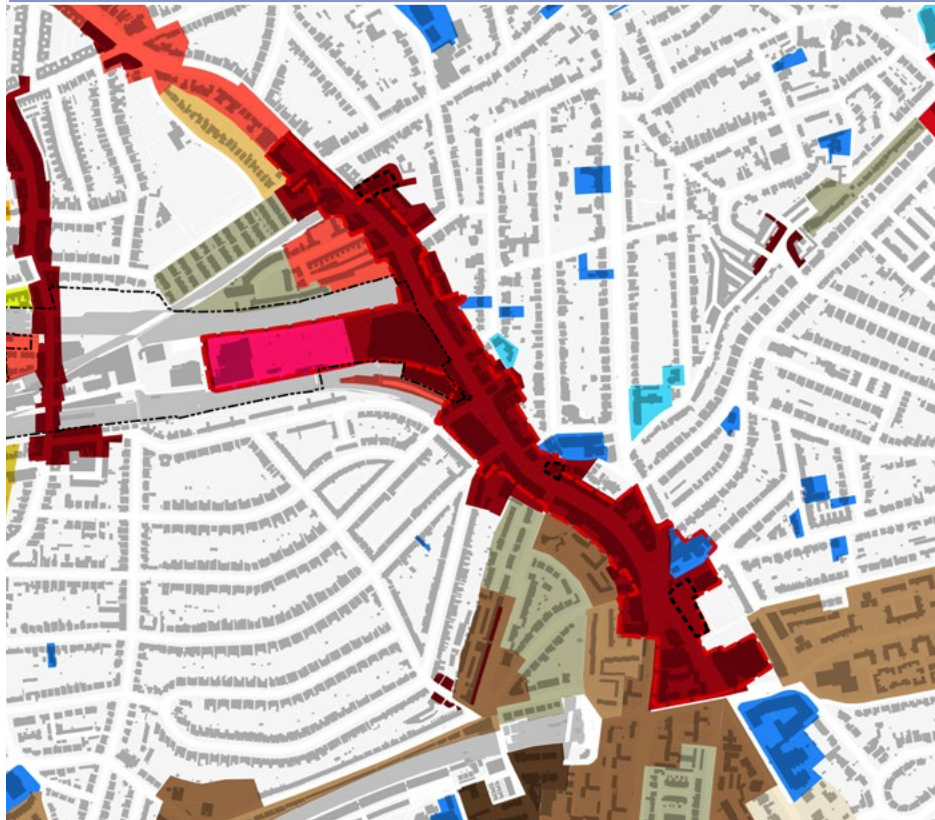
Heritage Designations

The area contains (full or partial) the following:

- **2 no. Conservation Areas:**
 - Fitzjohns Netherhall (small overlap)
 - South Hampstead (small overlap)
- The area also borders with or is within close proximity of Conservation Areas:
 - Redington Frogna, Fitzjohns Netherhall and Belsize Park to the east
 - Elsworthly to the southeast
 - West End Green to the northwest
- **2 Listed Buildings:**

- 2no Grade II
- **54 Locally Listed Buildings**

Townscape Character Types



Character areas (excluding Conservation Areas)



Sensitive Townscape Areas



Areas that are sensitive and somewhat sensitive to tall buildings

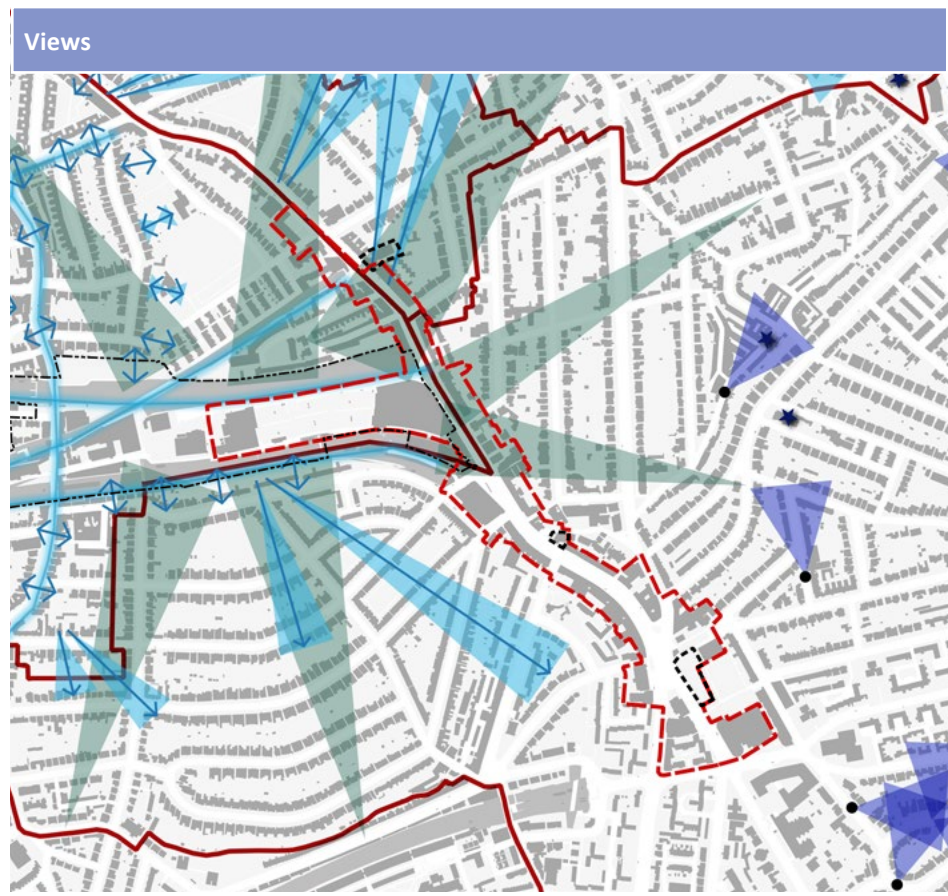
The area contains or borders the following character areas (outside of Conservation Areas):

Sensitive to tall buildings

- High Street
- Late 20th century estates (H12) (bordering)
- Post war estates (H8 & H9) (bordering)

Less sensitive to tall buildings

- Big box retail
- Education
- Mixed Use (E4) (bordering)
- Health (bordering)



- Borough Boundary
- Areas of Search
- Sub Areas of Search
- View Points
- Conservation Area Landmarks
- Conservation Area View Cones
- Planning Frameworks View Cones (indicative)
- Neighbourhood Area View Cones
- Neighbourhood Area View Directions
- Neighbourhood Plan View Corridor
- Neighbourhood Plan Boundaries

Strategic and Local Views, existing landmarks

Strategic Views

There are no LMVF views through this area

Conservation Area Views

No landmark buildings or conservation area views have been identified

Neighbourhood Plan Views

None

SPD Views

- The West End Lane to Finchley Road SPD states:

"There are no strategic London viewing corridors affecting the area, however, depending on the nature

and potential scale of proposed development, possible impacts in relation to conservation areas and significant local and wider views (e.g. from rising land to the north and north-east and elevated areas such as Primrose Hill and Hampstead Heath) may arise. These need to be considered and subject to more detailed assessment and testing."

The Plan provides indicative views on street and across the area that should be considered.

Open Space Designations



Open Space Designations

The area contains (full or partial) the following:

- **Local Plan Open Space**
 - Swiss Cottage Public Open Space (small overlap)

Topography



Topography

- The area of search is situated towards the base of the hills that rise towards Hampstead in the north
- Site levels are 52m AOD in the southern part of the area of search and 62m AOD in the northern part

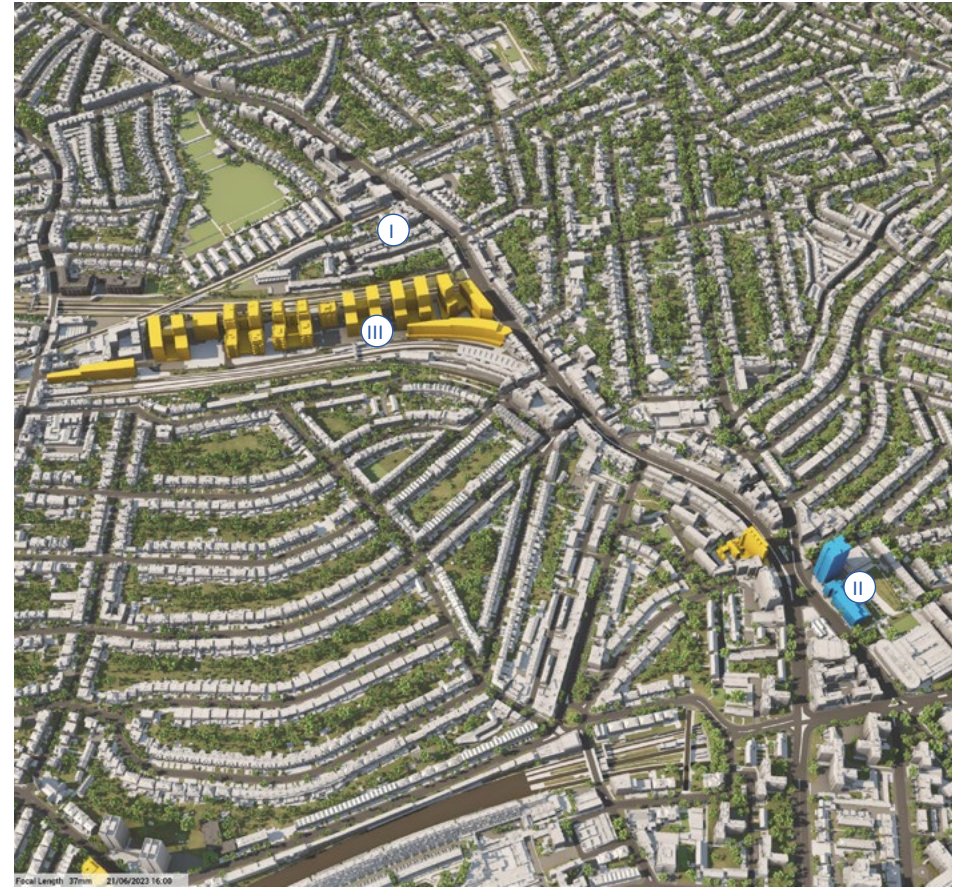


Planning Permissions

Emerging - Under Construction

- I. 317 Finchley Road NW3 6FP development of 22 resi units plus ground floor flexible commercial space with heights up to 10 storeys (2016/2910/P)

- II. 100 Avenue Road NW3 3HF development of 184 residential units ground floor commercial space with heights up to 24 storeys (2014/1617/P)



Existing Area & Permitted Buildings (from VuCity)

Emerging - Granted

- III. O2 Centre Masterplan permission to deliver 1,800 new and affordable homes, shops, restaurants, a health centre, community centre, workspace, nursery and two new green public parks with heights ranging from 1-16 storeys (2022/0528/P)

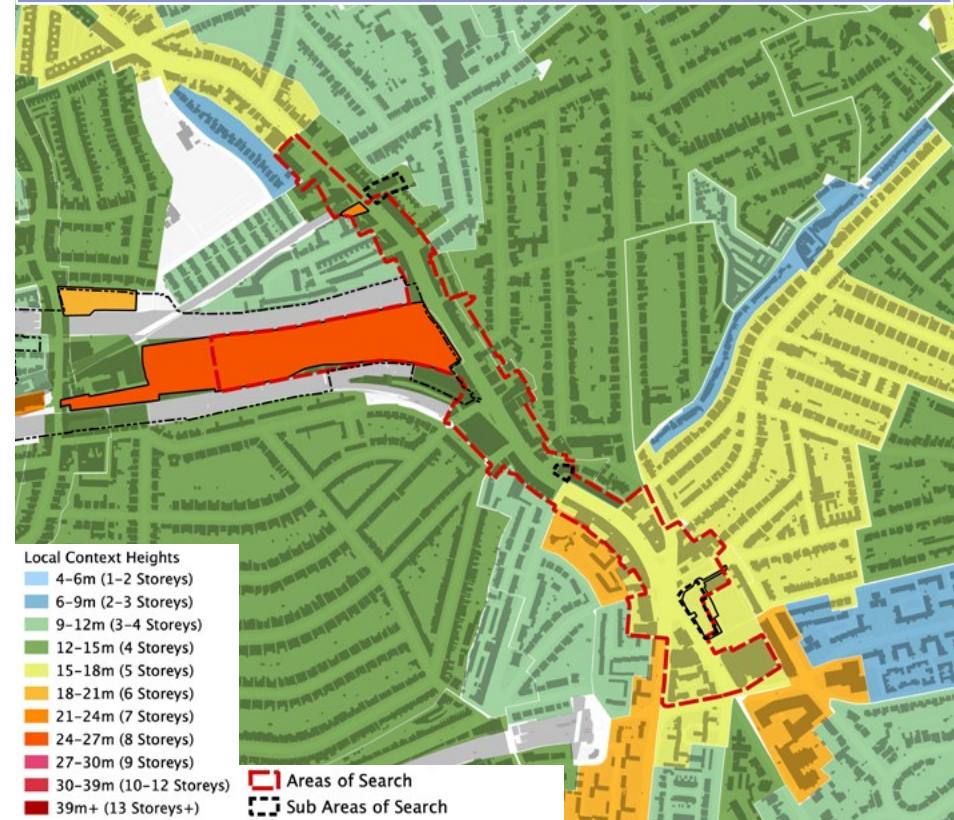
Building Height



Building Heights

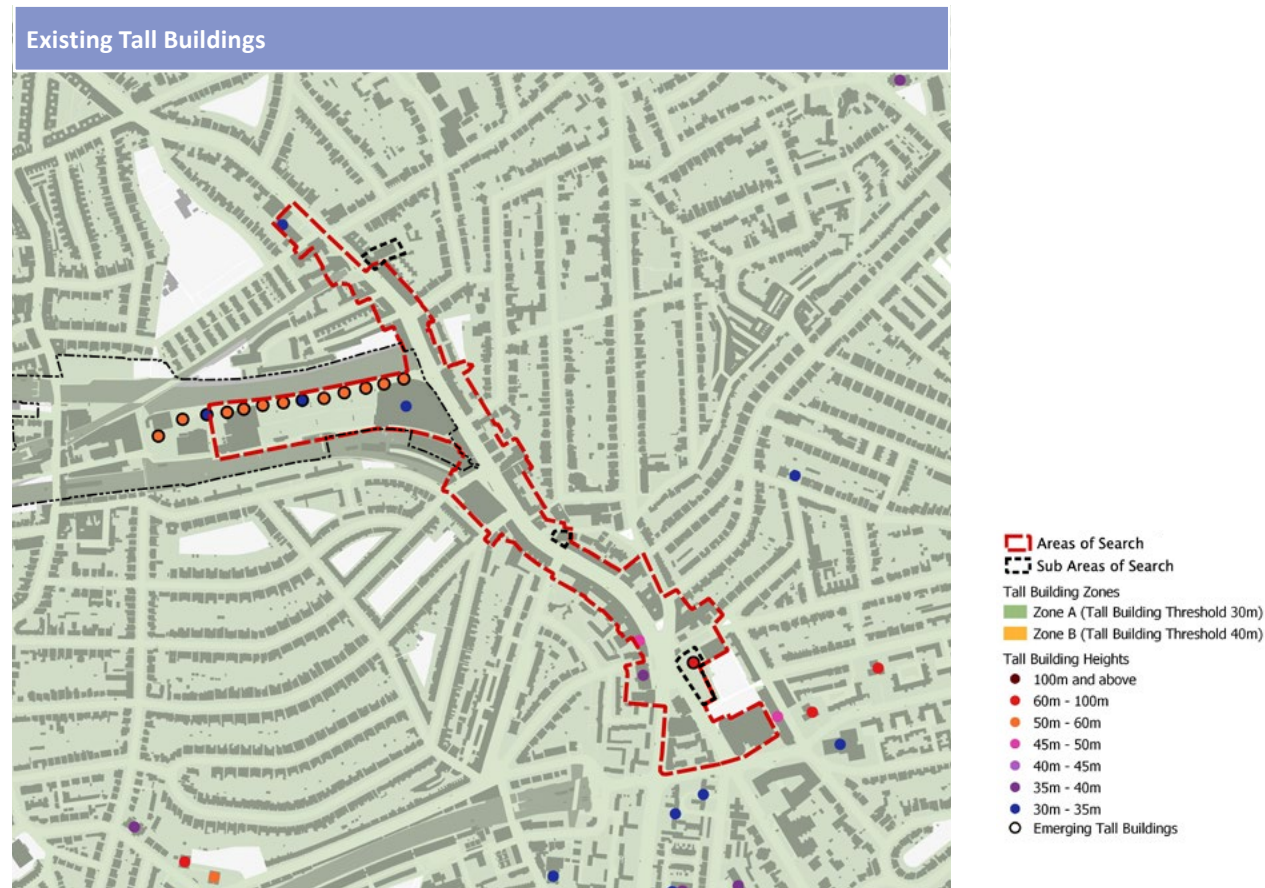
- There is significant height variation along the high street
- Building heights range from 3m to 28m (1 to 9 Rst) in the town centre, and include two tall buildings that rise up to 37m and 48m respectively
- The area is characterised by a couple of large retail buildings with large, bulky floor plates

Existing and Emerging Local Context Heights



Existing and Emerging Local Context Heights

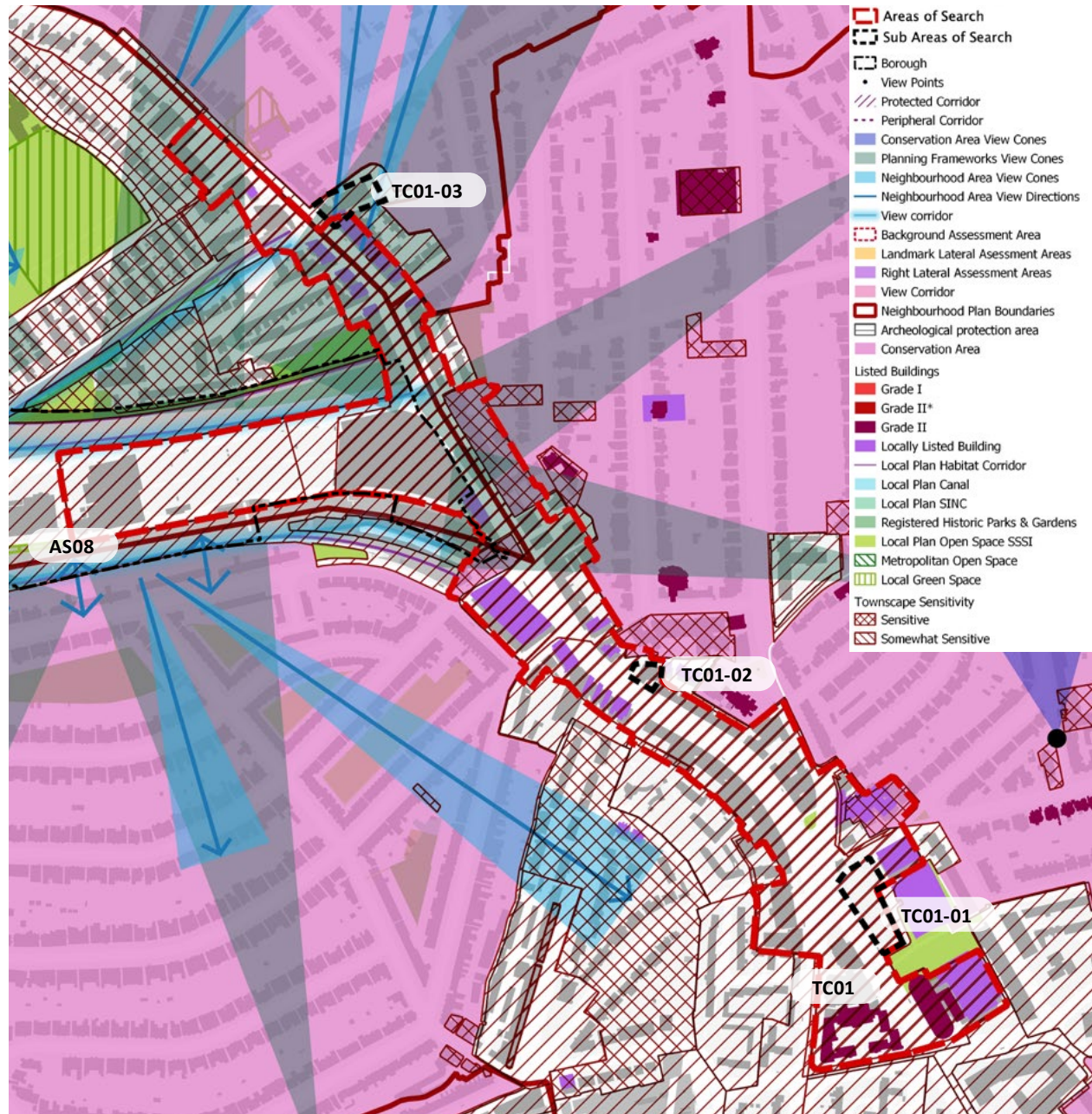
- The northern half of the area has a context height of 12 - 15m (4 Rst)
- The southern part of the area has a higher local context height between 15 - 18m (5 Rst)
- Emerging development is expected to increase the local context heights on the large O2 site
- Heights remain within the context height range on smaller sites on Finchley Road



Tall Building Thresholds

- The area is situated in Height Zone A, with a 30m tall building threshold height.
- There are four existing tall buildings on the area ranging between 30.5- 48.2m (9-15 Rst)
- There are thirteen recently permitted emerging tall buildings on the area ranging between 33-61m (11-17 Rst).
- At Swiss Cottage a 81.20m (24 Rst) building has been granted permission (at appeal).

BUILDING HEIGHT ASSESSMENT



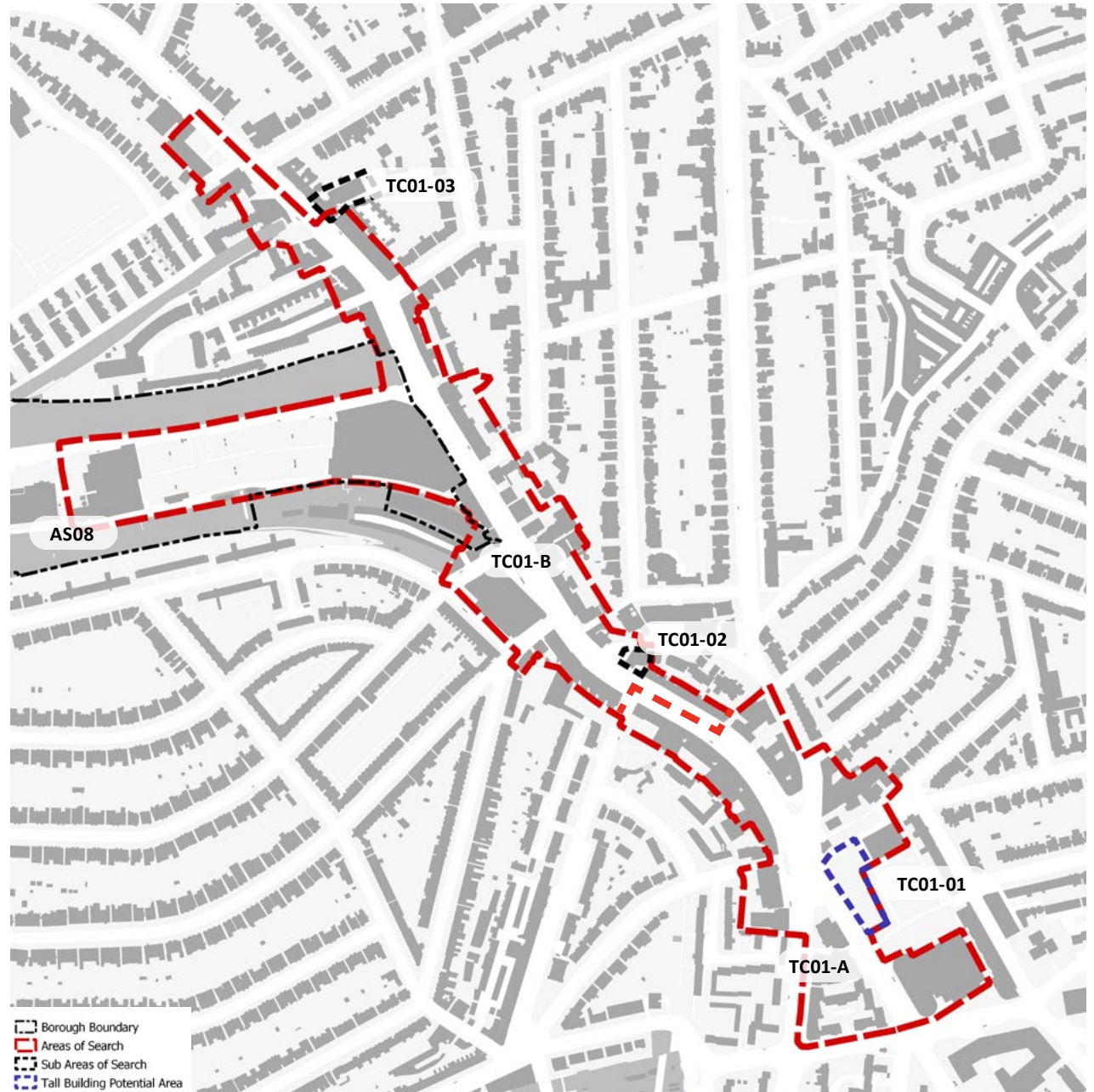
Plan of area with composite of sensitivities (Heritage, Townscape Sensitivity to tall buildings, strategic and local views, green space designations)

Finchley Road and Swiss Cottage is identified by the Camden Local Plan 2017 as one of the primary town centres in the borough. The area partially contains a significant Local Plan Site allocation with the 'potential to strengthen its role as a mixed-use area'. The town centre is well connected to public transport. The majority of the area has a PTAL rating of 6a-6b with a small area having a rating of 3-5. Swiss Cottage is characterised by a variety of buildings with little coherence, including a few taller buildings situated around the Swiss Cottage gyratory. Finchley Road is characterised by more coherent buildings of moderate height variation and an absence of tall buildings.

Apart from the West Hampstead Growth Area (AS08), the Swiss Cottage / Finchley Road town centre comprises only one further opportunity for a tall building. Next to Swiss Cottage underground station a tall building may help to optimise the use of this site in a central location and the tall element could enhance legibility of the station and the centre more widely. A tall building is already permitted on this site (by appeal). More tall buildings in Swiss Cottage are not appropriate as cumulatively they would overwhelm and be out of character with the town centre and its hinterland. Along Finchley Road (apart from the O2 Centre Development (AS08-01)) a tall building would break the continuity of the centre, detract from its character and may have an adverse impact on the adjoining Conservation Area.

In summary, the Finchley Road / Swiss Cottage town centre is not appropriate for tall buildings, with the exception of 100 Avenue Road (TC01.01) and on the O2 Centre site (AS08-01).

Given parts of the town centre comprise of buildings with a variety of heights, there may be opportunity for larger buildings up to the tall building threshold of 30m, where they appropriately respect and integrate with their townscape and heritage context.



Recommendations for sub-areas of search

RECOMMENDATIONS

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
TC01-A	Town Centre South - Swiss Cottage	15 -18m (5 Rst)	15-18m (5 Rst)	Zone A	30m	no, (apart from site identified)	The area is characterised by a range of heights and already includes a few existing tall buildings. Due to its centrality and good public transport accessibility the area can support development of greater density and level of activities. However, the scope for additional tall buildings at Swiss Cottage is limited to the (single) identified site (TC01-01). Swiss Cottage does not comprise of other suitably large, available and locally significant sites where a tall building as part of comprehensive development could deliver place making and bring significant enhancement to the centre. Due to the compact nature of Swiss Cottage and existing and permitted tall buildings, the cumulative impact of further tall buildings would overwhelm the character of the town centre and detract from and have a negative impact on the setting of adjoining Conservation Areas and on local views and views to Hampstead. However, where contextually appropriate development could explore occasional greater heights up to the threshold height for tall buildings.	n/a	n/a	15m - 30m (5 to 9 Rst)		

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
TC01-B	Town Centre North - Finchley Road (excluding O2 Centre Site (AS08))	12 - 15m (4 Rst)	15-18m (5 Rst)	Zone A	30m	no	The Town Centre stretches along the Finchley Road corridor and is characterised by turn of the century buildings interspersed with post war developments. This section of the town centre is more coherent in scale and height, with greater height and prominence offered to the art-deco Waitrose Store building and the O2 shopping centre. Whilst some variation in height is a common theme along this part of the town centre there is no precedent for a tall building. Tall buildings would break the continuity of the linear centre, potentially detract from the existing emphasis on the Waitrose store, and may have an adverse impact on the Conservation Area to the east. Development up to the tall building threshold may be acceptable subject to respecting their townscape and heritage context.	local	n/a	12m - 30m (3 to 9 Rst)		

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
TC01-01	100 Avenue Road	15 - 18m (5 Rst)	15-18m (5 Rst)	Zone A	30m	yes	The site is situated next to Swiss Cottage underground station in the southern extent of Finchley Road Town Centre. A tall building may help to optimise the use of this site in a central location and the tall element could enhance legibility of the station and the centre more widely. The site is situated next to Belsize Park Conservation Area, listed and locally listed buildings and will need to respect and respond appropriately to these heritage assets. An existing permission for tower of approximately 81.20m - 24 storeys has been granted (at appeal) on this site.	local / district	up to 3.5x CH	12m - 63m (3 to 20 Rst) Note: An 81.20m (24 Rst) building has been granted permission on this site	<ul style="list-style-type: none"> Surrounding Conservation Areas Listed and locally listed buildings Views from the surrounding townscape, approaching streets and corridors visual impact on views towards Hampstead 	<ul style="list-style-type: none"> tall element to be associated with entrance to underground station tall element to be elegant with strong verticality and recognisable appearance in views from all sides any tall development on the site should be located so as to minimise overshadowing of the open space to the east.

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
TC01-02	BP Petrol Station, 104A Finchley Road	12 - 15m (4 Rst)	15-18m (5 Rst)	Zone A	30m	no	Small site without local significance to support very large or tall building as they would detract from townscape character of adjoining conservation area and locally listed buildings.	n/a	n/a	12m - 24m (3 to 7 RSt)	n/a	
TC01-03	202 - 204 Finchley Road	12 - 15m (4 Rst)	15-18m (5 Rst)	Zone A	30m	no	Small site without local significance to support very large or tall building as they would detract from townscape character of adjoining conservation area and locally listed buildings.	n/a	n/a	12- 24m (3 to 7 Rst)	n/a	



Area TC04

5.10 KILBURN TOWN CENTRE (SITE CODE TC04)

THE AREA

Kilburn Town Centre is located along the western boundary of Camden borough.

Historically, Kilburn High Road was an ancient trackway that formed part of a Celtic route between the settlements now known as Canterbury and St Albans and was later used by the Romans. The town centre was based around Kilburn Priory and was a popular stopping point for pilgrims making their way to the shrines to the north. In the 19th century the town centre transformed into a Victorian suburb and thriving commercial centre.

Currently, the area comprises the town centre high street which is characterised by modestly scaled Victorian buildings and shop frontages.

The town centre is split along the centre of Kilburn High Road between the Boroughs of Brent and Camden.

Sub-Areas of Search

Analysis by this study identifies only one potential sub-area of search (above Kilburn High Road Station) that in theory could be considered for comprehensive development and that was screened for its appropriateness for tall buildings.



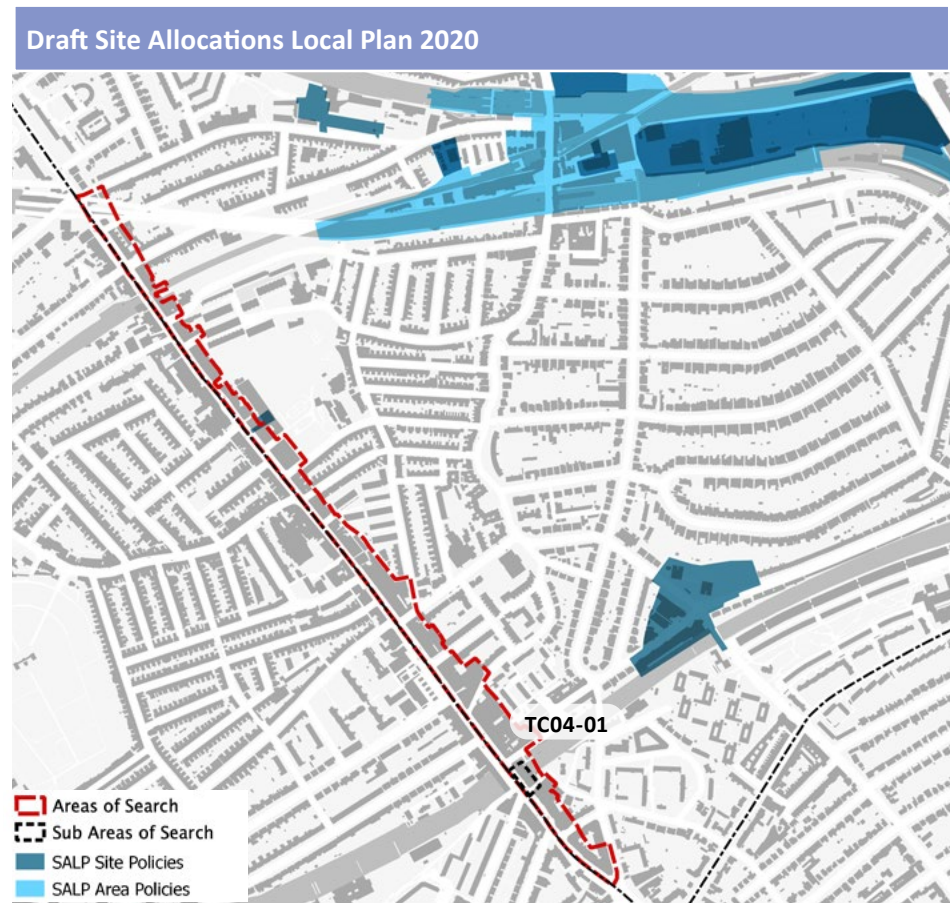
Birdseye View of the Area ©Google Earth

Local Plan Policy



Local Plan Policy (2017)

- Contains the Kilburn High Road which defines policies related to the quantity and location of retail (TC1), Camden's centres and shopping areas (TC2) and town centre uses (TC4).
- There are no SPDs or Planning Frameworks specific to this area in the adopted Local Plan (2017).



Draft Site Allocation area policy

- This area is not covered by a Draft Site Allocation area policy

Draft Site Allocation site policy

- The area partially contains 1no. site allocations for housing, which is already completed

- Analysis by this study identified one potential site for comprehensive development on Camden's side of the High Road, - over-station development at Kilburn High Road Station (TC04-01)

Neighbourhood Plans

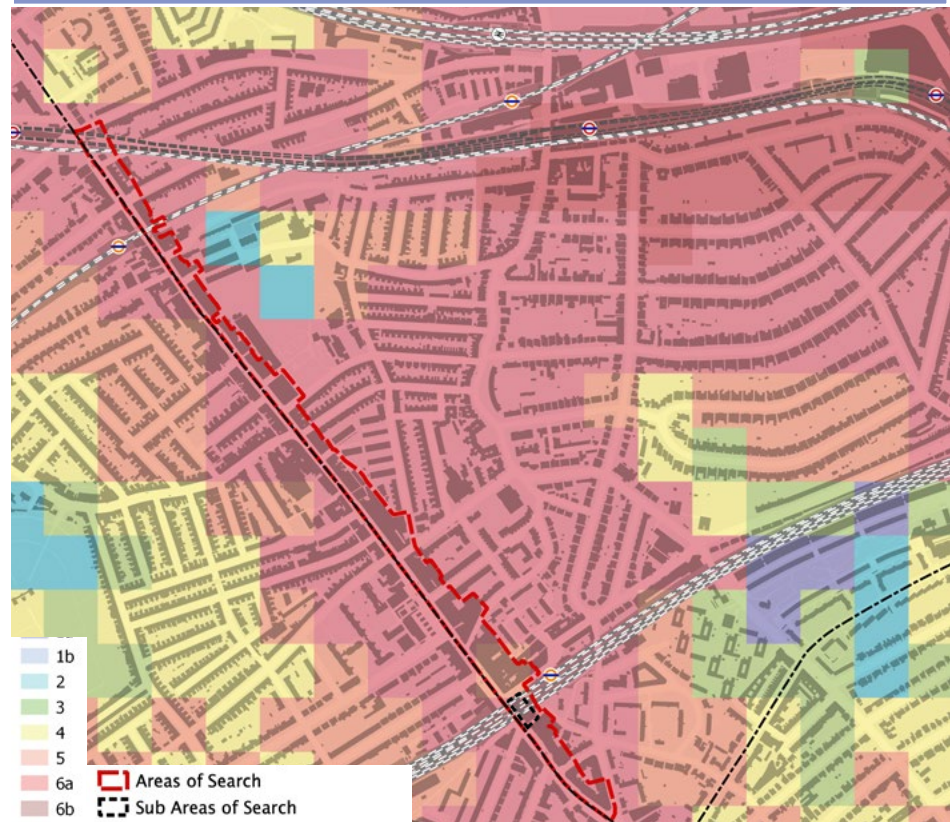


Neighbourhood Plan Areas

Kilburn Neighbourhood Plan Area (designated)

- No adopted plan currently*

Public Transport Access and PTAL



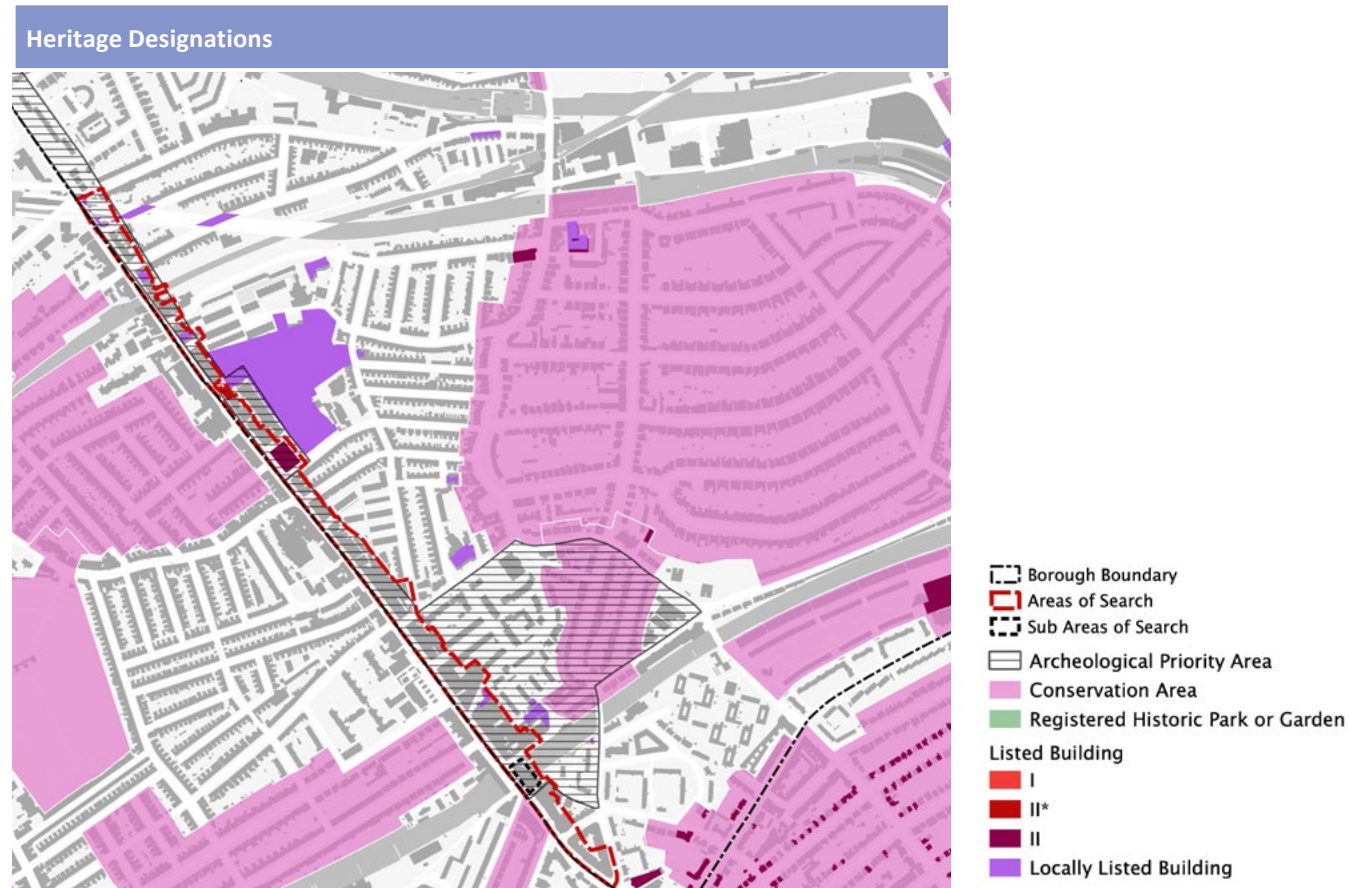
PTAL

Public Transport Access

- Kilburn Underground Station and Brondesbury Overground Station are located in the north of the area
- Kilburn High Road Underground Station is located in the south of the area.

PTAL

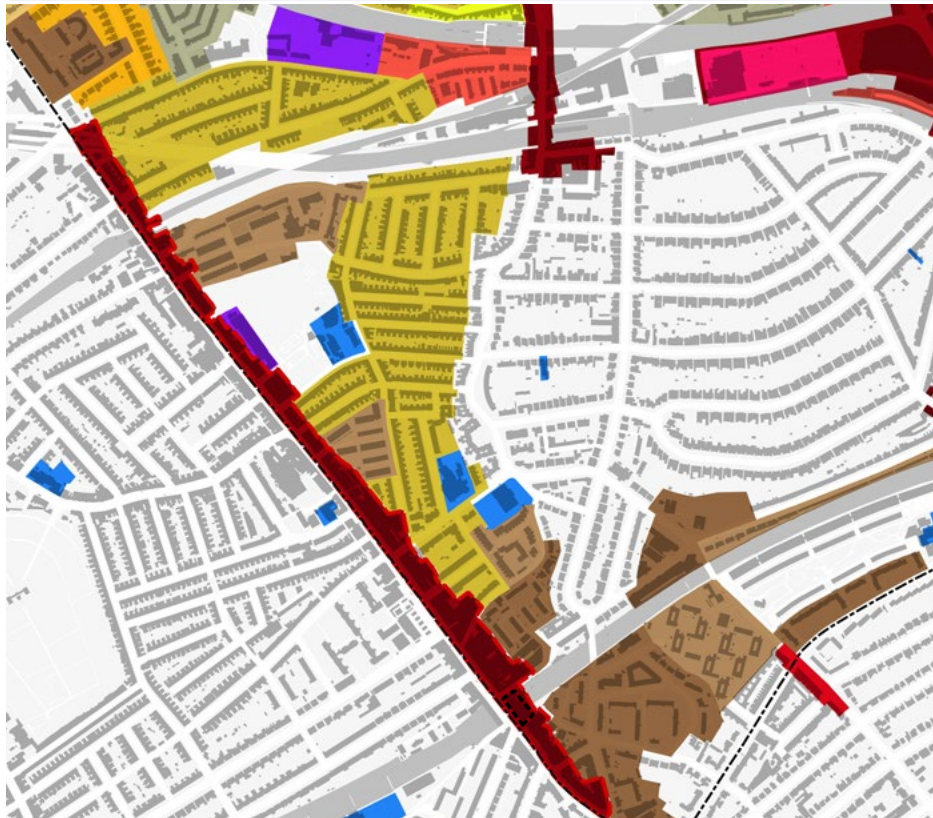
- PTAL ratings between 5-6a indicate that the entire area is very well connected to public transport.



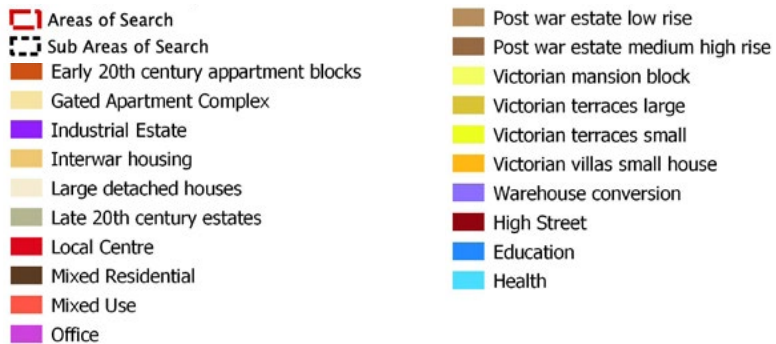
Heritage Designations

- The area does not contain or border a Conservation Area, although there are a few Conservation Areas to the west in LB Brent
- The area does not contain or border a Registered Park and Garden
- **2no Listed Buildings:**
 - 1no Grade II*
 - 1no Grade II
- **6no Locally Listed Buildings**
- **Archeological Priority Area Site:**
 - Kilburn Priory and Settlement (Tier II)
 - Watling Street (Tier II)

Townscape Character Types



Character areas (excluding Conservation Areas)



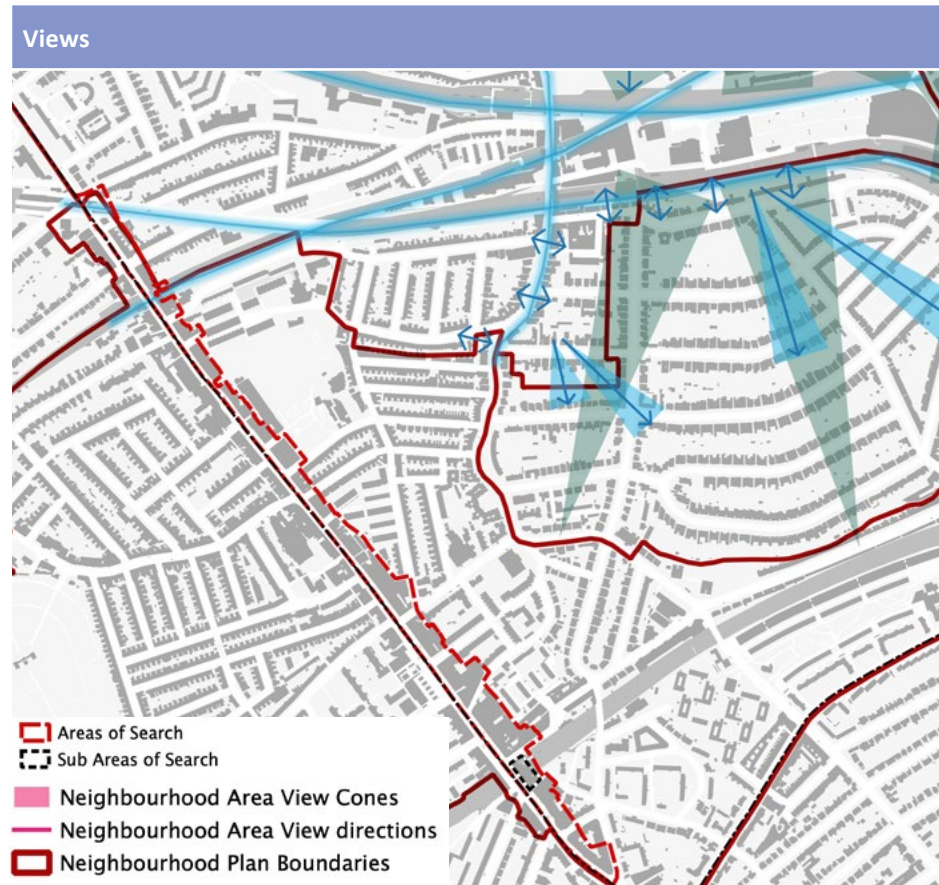
Sensitive Townscape Areas



Areas that are sensitive and somewhat sensitive to tall buildings

The area contains or borders the following typological character areas:

- High Street
- Post war estates (H8 & H9)
- Victorian terraces (H4).



Strategic and Local Views, existing landmarks

Strategic

- There are no LMVF views through this area

Conservation Area

- No landmark buildings or conservation area views have been identified

Neighbourhood Plan

- 2no. view corridors (along the railway lines) from the Fortune Green Neighbourhood Plan transect the north of the area

Open Space Designations



Open Space Designations

The area contains (full or partial) the following:

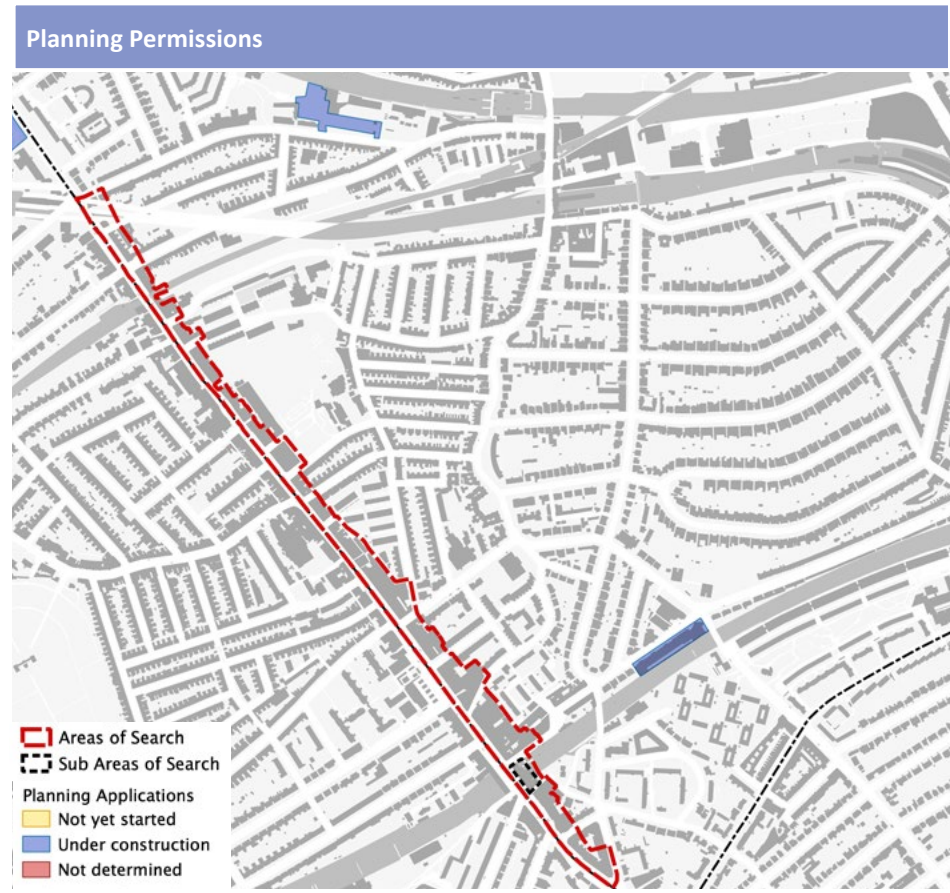
- **Local Plan Habitat Corridor**
 - 1 no existing green corridor

Topography



Topography

- Site levels are 34m AOD in the southeastern part of the area and 46m AOD in the north western part
- The overground line runs through the north of the area and is elevated above ground.



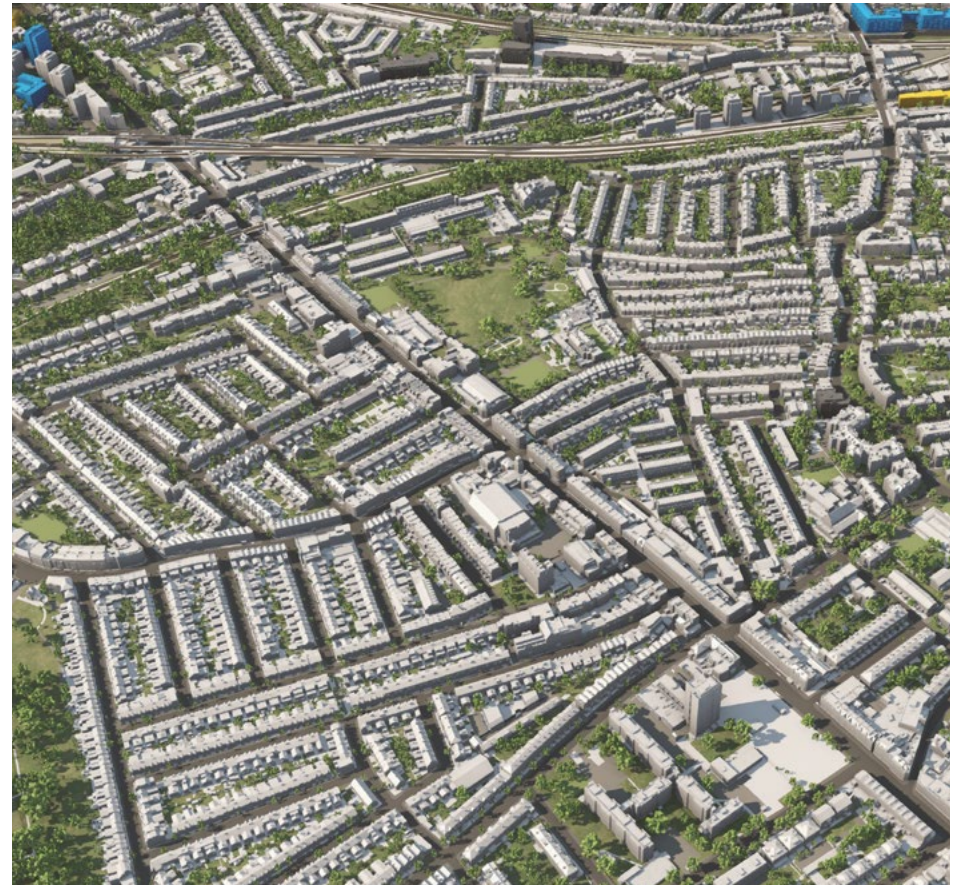
Planning Permissions

Emerging - Under Construction

- None

Emerging - Granted

- None



Existing Site & Permitted Buildings (from VuCity)

Building Height



- Building heights range from 3 to 30m (1 to 9 Rst)
- The majority of the high street is between 9 - 15m which provides a consistent low to mid-rise street frontage.
- There is a small cluster of larger buildings that range between 16-28m (5 - 9 Rst) to the south of

the area which are part of a mixed use town centre development

Existing and Emerging Local Context Heights



Existing and Emerging Local Context Heights

- The entire area is within the local context height range of 12-15m (4 Rst).
- It is expected that the local context height for the entire area will remain in the range of 12-15m (4 Rst).



Tall Building Tresholds

- The area is situated in Height Zone A, with a 30m tall building threshold height.
- There are no tall buildings in this area
- Three existing larger buildings exist within or next to the area that range between 24.1m-28m (7 to 8 Rst)

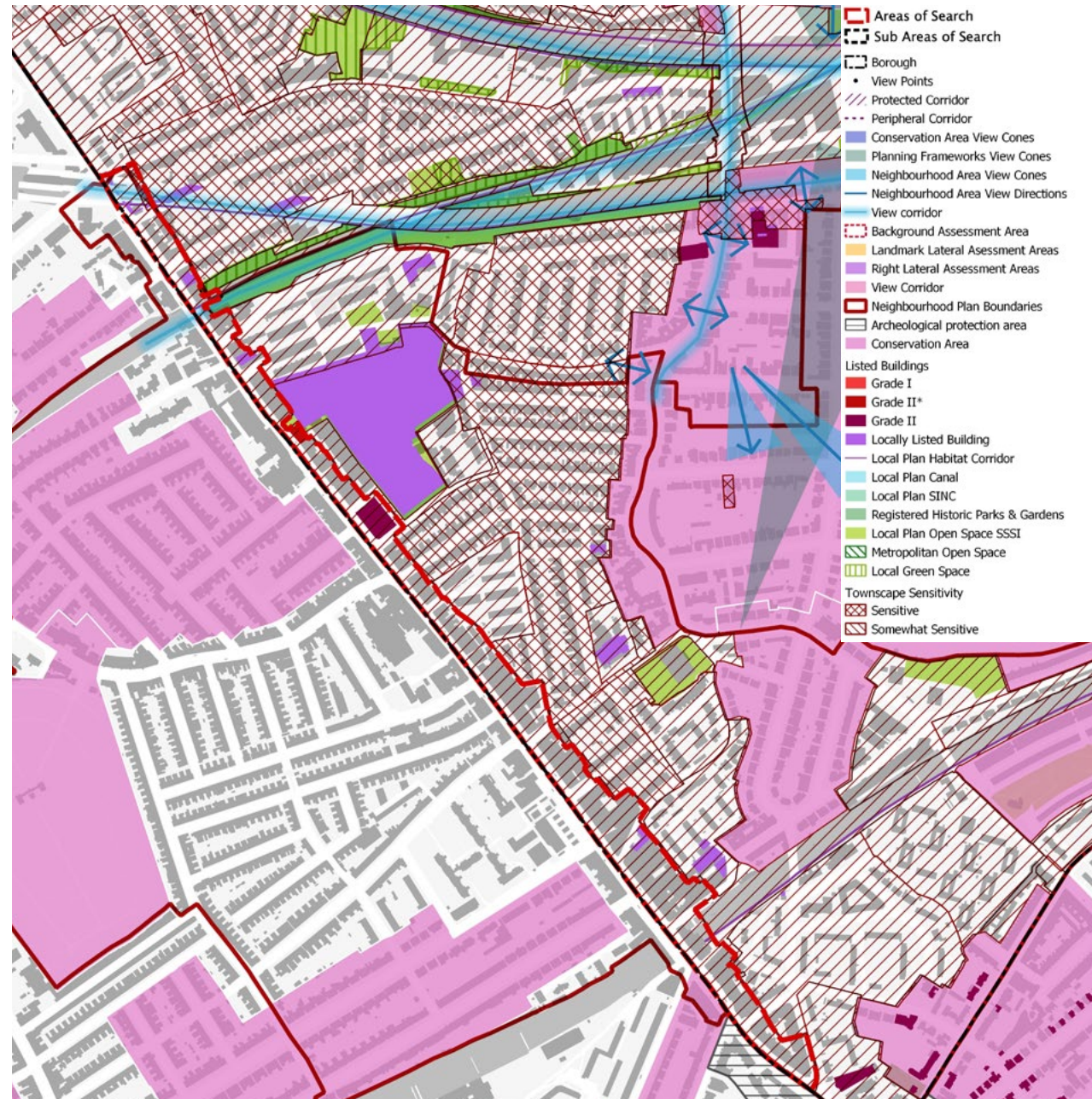
BUILDING HEIGHT ASSESSMENT

Kilburn Town Centre is a long linear Victorian high street with a broadly coherent frontage (height, scale and grain) that strongly defines its townscape character. Only a few special buildings from the same period stand out through their architecture and height. The centre is crossed by a number of rail and underground lines which makes it highly accessible. Although not part of a Conservation Area, the linear and coherent built form is a distinctive characteristic of Kilburn town centre.

There are only a few opportunity sites along this street, where comprehensive new development could be promoted. The majority of these sites are situated on the western side of the road in LB Brent and therefore outside and not considered by this study.

This study only identifies one site in the town centre within LB Camden where a building of greater height could be considered as part of an over-station development at Kilburn High Road Station (TC04-01). The role of this building on this site would be to optimise the use of land on this challenging and constrained site and to support the provision of adequate amenities for residents. It also could meaningfully contribute to the character of the town centre as it would visually enhance the presence of the station in the street scene and assist with legibility. Testing by this study indicates that the height of this building should not exceed the tall building threshold (30m).

Apart from this location, Kilburn Town Centre in LB Camden is not considered suitable for large or tall buildings, as they would break the coherence, continuity and horizontal emphasis of this street and be detrimental to its character. This applies to both developments within a block frontage or



Plan of area with composite of sensitivities (Heritage, Townscape Sensitivity to tall buildings, strategic and local views, green space designations)

at a street corner. New development should be of contextual height and generally not exceed a height of 24m.

RECOMMENDATIONS

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
TC04-01	Kilburn High Road Station	4-7 m (2 Rst)	12-15 m (4 Rst)	Zone A	30m	no, but large building up to 30m could be considered	Potential for single high-point at or adjoining the station, to make more efficient use of this accessible yet constrained site and to enhance legibility of the station	local	up to 2 x CH	12 - 30m (4 - 9 Rst)	<ul style="list-style-type: none"> Conservation Areas CA North Kilburn, CA Kilburn, CA South Hampstead, CA South Kilburn, CA St. Johns Wood, and CA Alexandra Road; Listed and Locally Listed Buildings; and Views from local streets / sensitive townscapes. 	<ul style="list-style-type: none"> Building to provide enhanced station entrance and facilities and to better define and enclose the bridge section of Kilburn High Road; Greater height to be directly associated with station, elegant, proportionate and contextual in scale and articulation to its site and surrounding context; Lower part of building to respond to horizontality of street and turn corner; and Retain and respond appropriately to the scale and articulation of The Old Bell Public House;
TC04	Kilburn High Road Frontage	12-15 m (4 Rst)	12-15 (4 Rst)	Zone A	30m	no, but buildings with increased height up to 24m may be acceptable to the rear	Town Centre is sensitive to increased heights that could undermine coherence and continuity of the town centre's street frontage, detract from landmarks, and impact on its character. Larger buildings up to the threshold height may be acceptable to optimise the use of sites	n/a	n/a	12 - 24m (4 - 7 Rst)	<ul style="list-style-type: none"> Conservation Areas CA North Kilburn, CA Kilburn, CA South Hampstead, CA South Kilburn, CA St. Johns Wood, and CA Alexandra Road; Listed and Locally Listed Buildings; and Views from local streets / sensitive townscapes. 	n/a



Area A506

5.11 CAMDEN GOODS YARD (SITE CODE AS06)

THE AREA

Camden Goods Yard is located next to the Regents Canal. It is a short distance from Chalk Farm, Camden Town and Primrose Hill open space.

The area was historically used as the Camden Goods Depot which was constructed as the original London terminus for railway goods traffic in the early 19th century. It comprises a complex of railway and canal structures that are "considered to be one of the best preserved examples of 19th Century transport infrastructure in England" (Camden Goods Yard Planning Framework).

The area was occupied by a Morrisons supermarket, petrol station and surface-level carparking. It also includes residential estates and railway infrastructure.

Camden's draft Site Allocations Local Plan (2020) stated, there is an opportunity to create a new mixed-use neighbourhood in the area.

Sub-Areas of Search

The growth area has been sub-divided into four different sub-areas based on the existing context, which have been reviewed in respect of their opportunity for tall buildings.



Birdseye View of the Area ©Google Earth

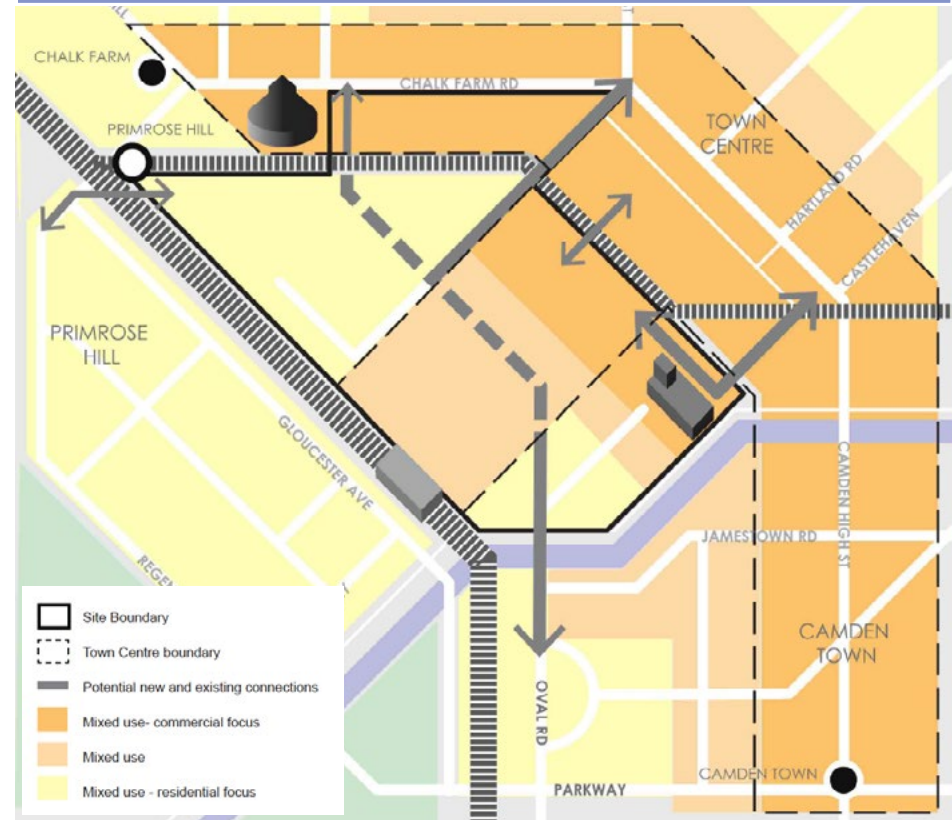
Local Plan Policy



Local Plan Policy (2017)

- The area is partially within Camden Town Town Centre policy area (Local Plan 2017), which sets out policies related to the quantity and location of retail (TC1), Camden's centres and shopping areas (TC2) and town centre uses (TC4).

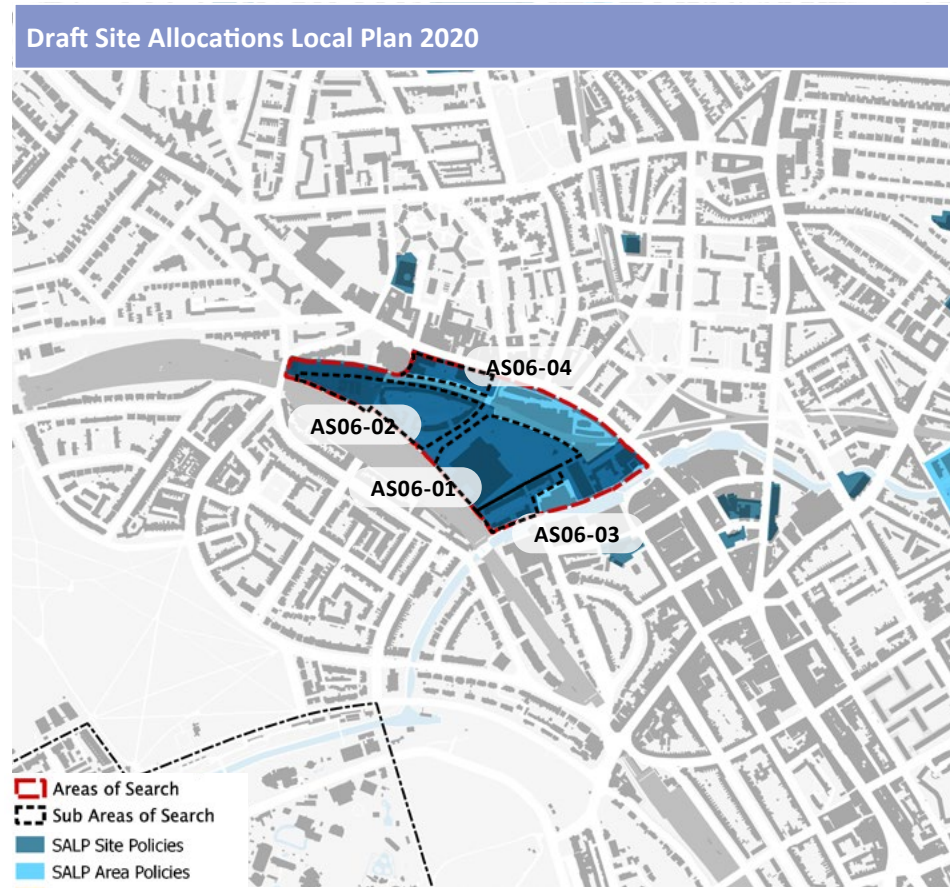
Planning Frameworks



Camden Goods Yard Planning Framework - key principles diagram

- The area is covered by the Camden Goods Yard Planning Framework which defines what is considered a tall building in the area:
- "Buildings of 10 or more storeys are considered tall buildings in this area. However, number of storeys should only be used as a guide, as storey heights vary. Actual

building heights and site context must also be taken into account."



Local Plan Draft Site Allocations

Draft Site Allocation area policy

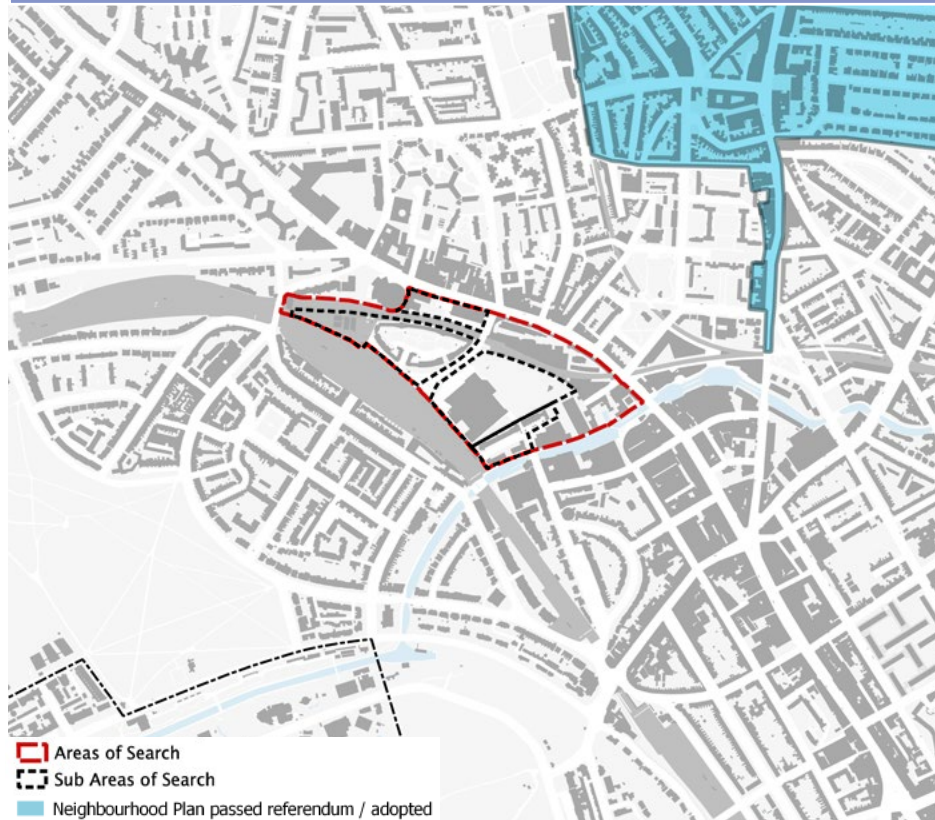
- The Camden Goods Yard area has the potential to become a vibrant and dynamic new neighbourhood that will deliver a significant increase in the number, mix, type and affordability of homes in the area and provide a range of retail and employment spaces.

Draft Site Allocation site policy

- The area contains 7no. site allocations for commercial, residential, retail, cafes/restaurants, offices, housing and community.

The area has been sub-divided into four sub-areas of search based on the existing context.

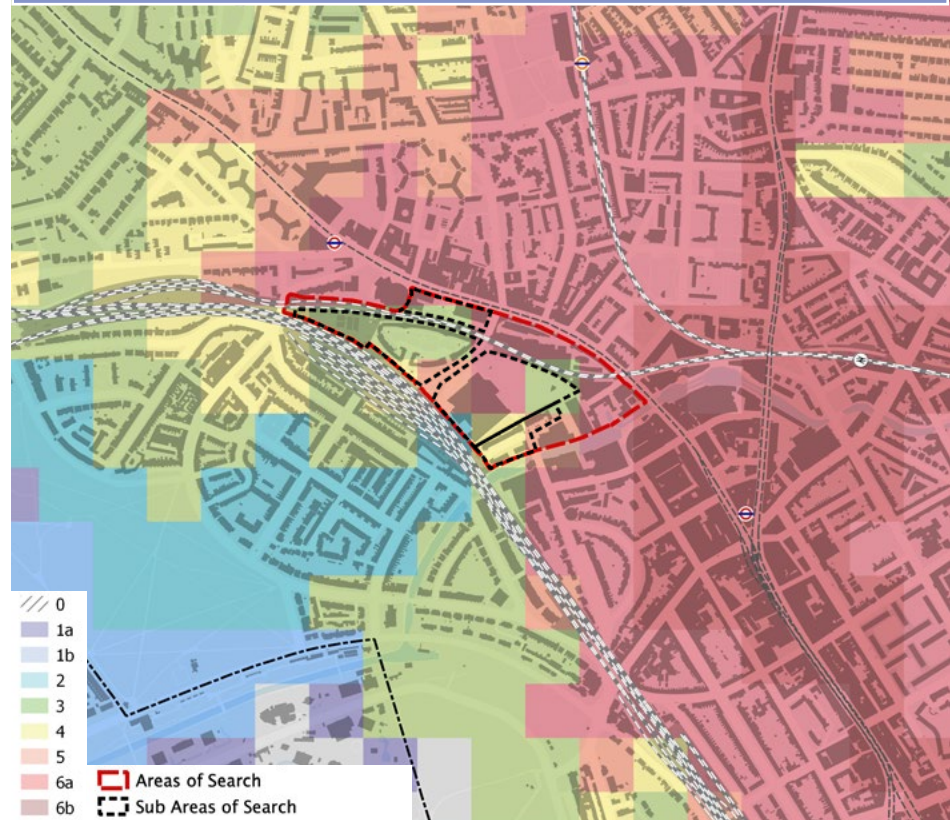
Neighbourhood Plans



Neighbourhood Plan Areas

- The area is not covered by any Neighbourhood Plans.

Public Transport Access and PTAL



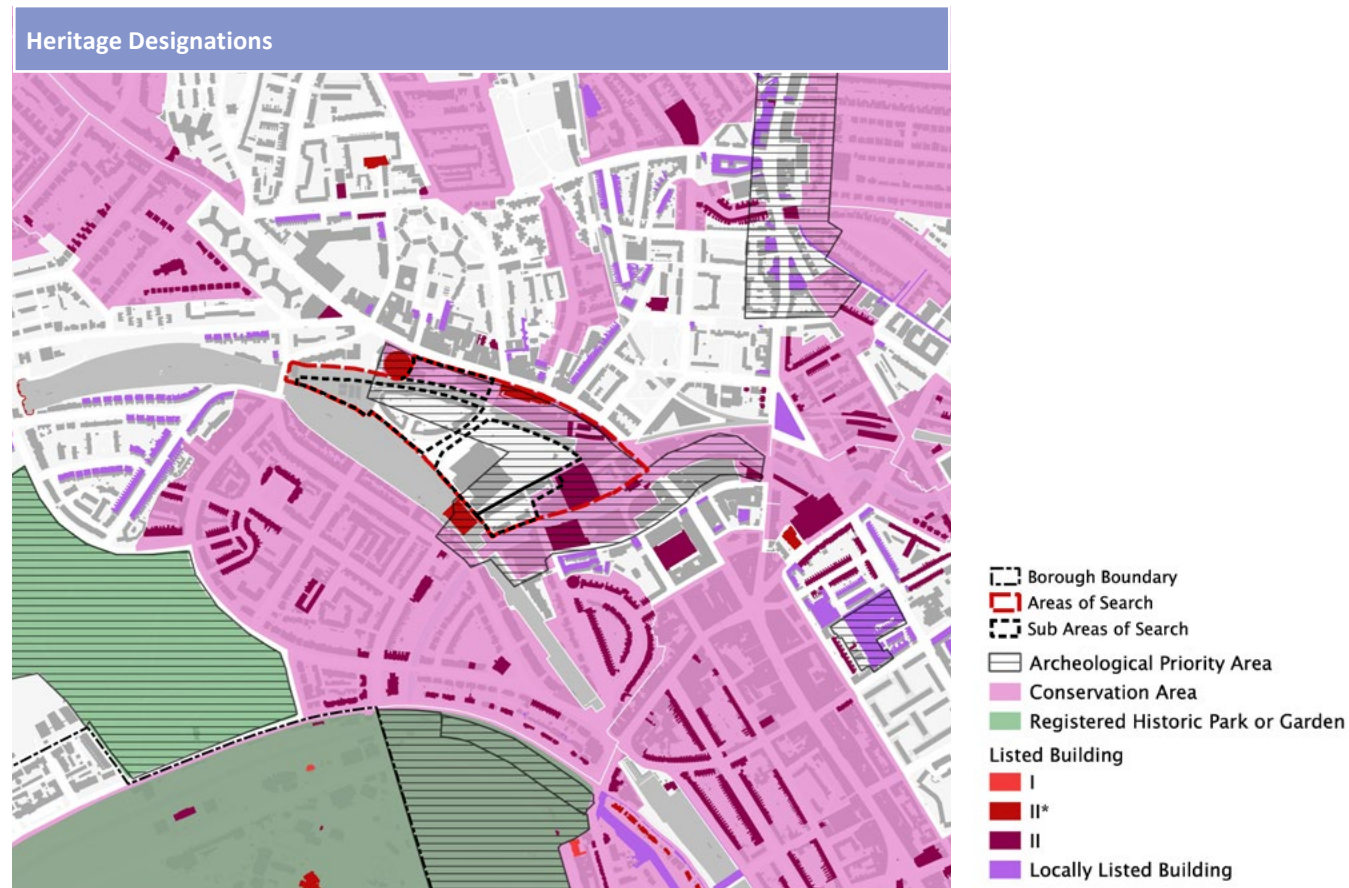
PTAL

Public Transport Access

- The area is within close walking distance to Chalk Farm station towards the northwest and Camden Town Station to the southeast

PTAL

- PTAL ratings between 3 in the west of the area with high ratings of 5-6a in the east of the area

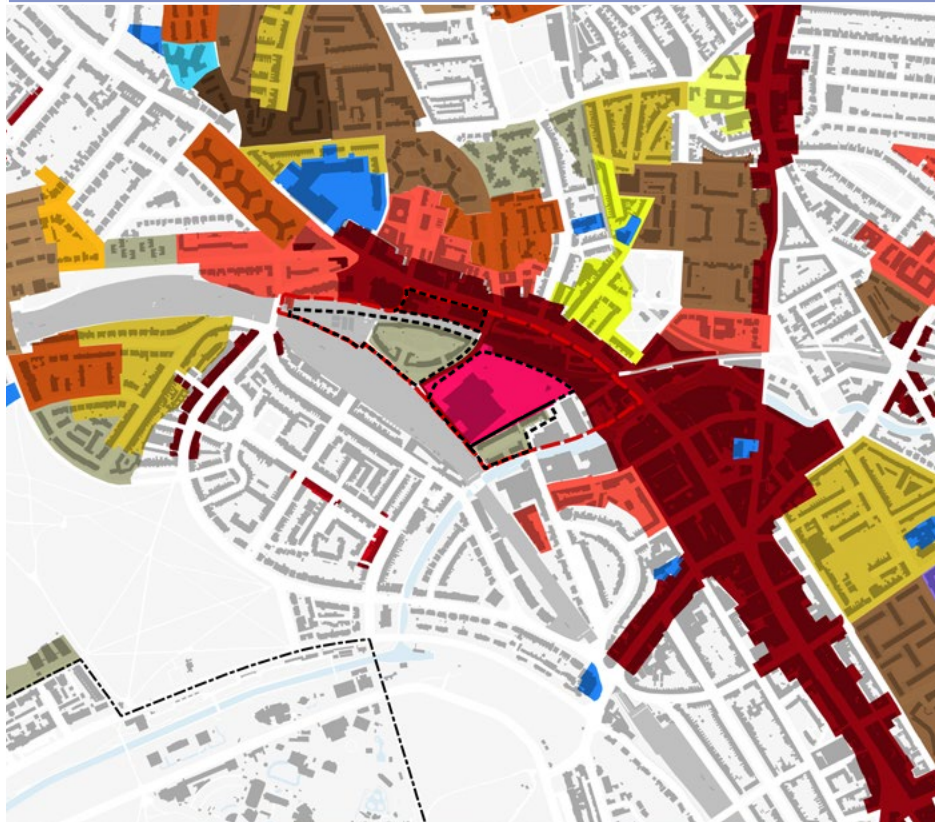


Heritage Designations

The area contains (full or partial) the following:

- **1 no. Conservation Areas:**
 - Regents Canal
- The area also borders with or is within close proximity of Conservation Areas:
 - Primrose Hill to the west
- Harmond Street, West Kentish Town, Kelly Street and Inkerman to the north
- Rochester to the northwest
- Camden Town to the southeast
- Eton, Parkhill and Belsize Park to the northwest
- **4 Listed Buildings:**
 - 1no Grade II*
 - 3no Grade II
- **Archeological Priority Area Site:**
 - Regents Canal and Rail Infrastructure (Tier II)

Townscape Character Types



Character areas (excluding Conservation Areas)



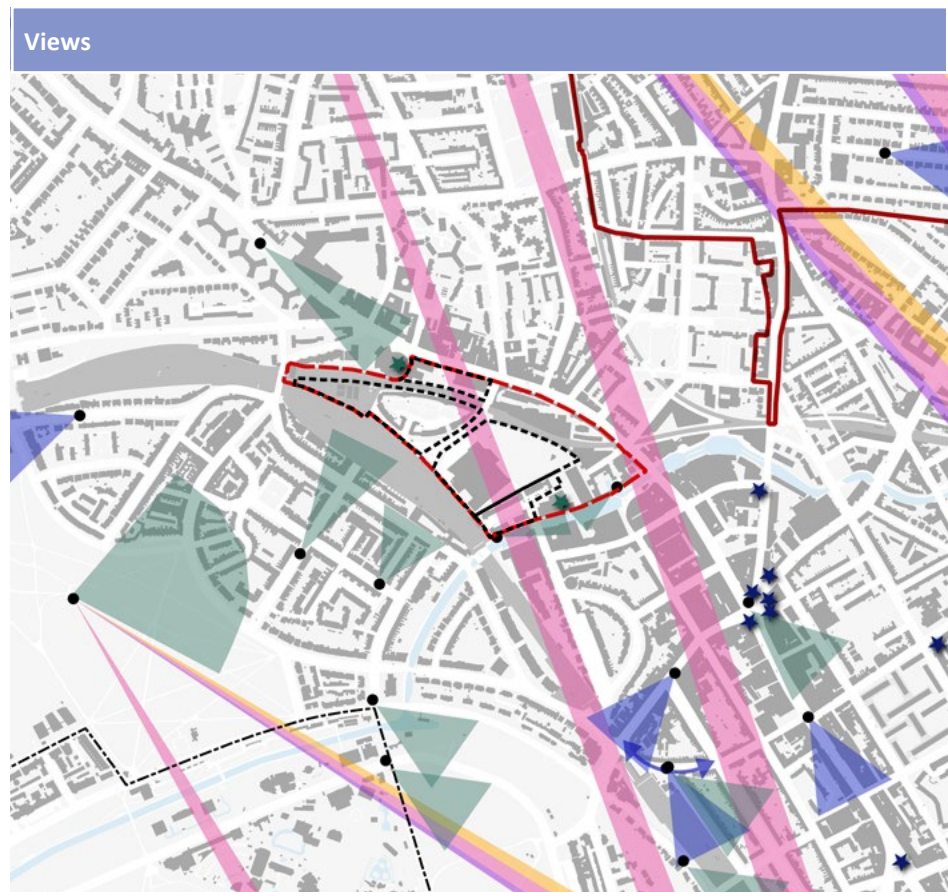
Sensitive Townscape Areas



Areas that are sensitive and somewhat sensitive to tall buildings

The area contains or borders the following typological character areas (outside Conservation Areas):

- High Street
- Late 20th century estates (H12)
- Big box retail
- Mixed use (E4)



Strategic and Local Views, existing landmarks

Strategic Views

- The area is transected by the LVMF View 2B.1 Parliament Hill oak tree to Palace of Westminster through a small portion of the southeast of the area of search and fully transected by View 2A.2 Parliament Hill summit to the Palace of Westminster.

- The area is just outside the defined end of the view boundary but sits aligned with the backdrop of View 6A.1 Blackheath Point to St Paul's Cathedral.

Conservation Area Views

None

Neighbourhood Plan Views

None

Planning Framework Views

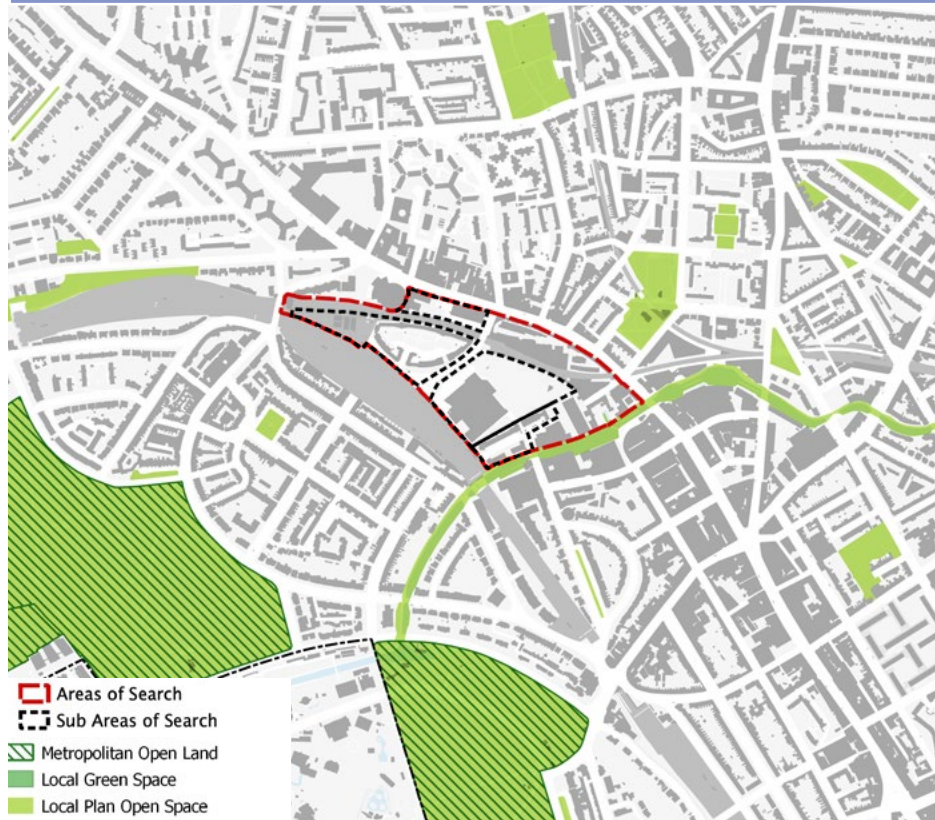
- Haverstock Hill views of listed and landmark buildings including the Roundhouse
- Views of the Interchange building
- Views and conservation areas

- from Fitzroy Road northeast towards the Roundhouse

- the view southwest into Edis Street and views along the Regent's Canal.

- View from Primrose Hill Metropolitan Open Space

Open Space Designations

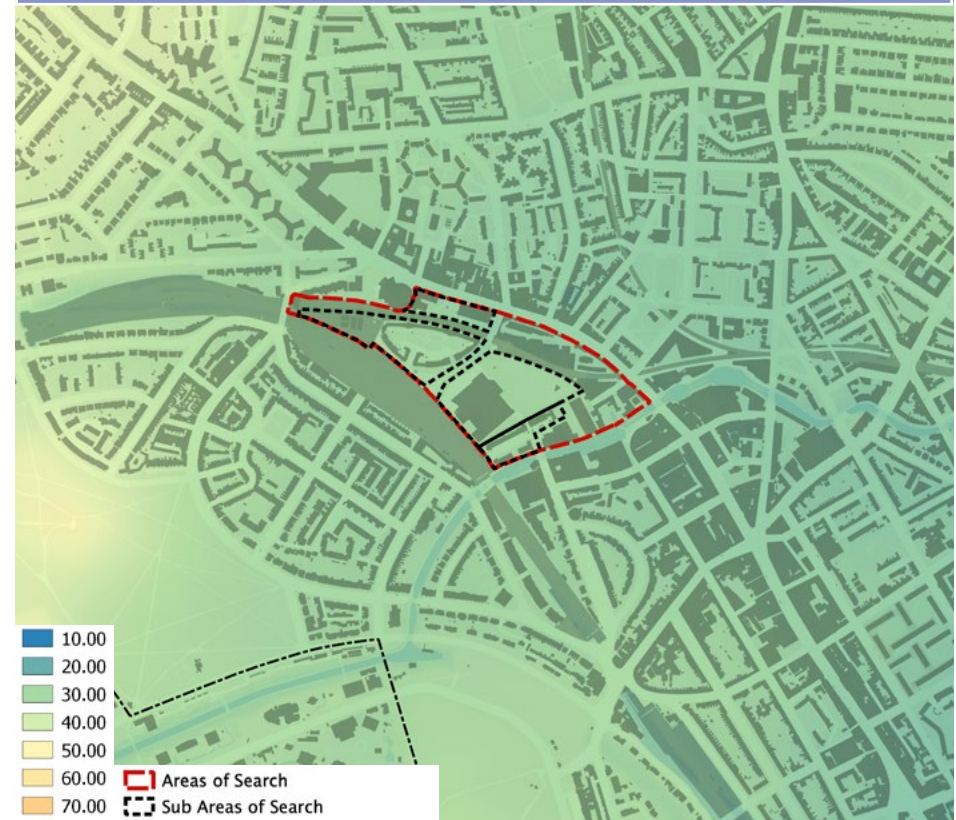


Open Space Designations

A number of open space designations are in close proximity of the area including the following:

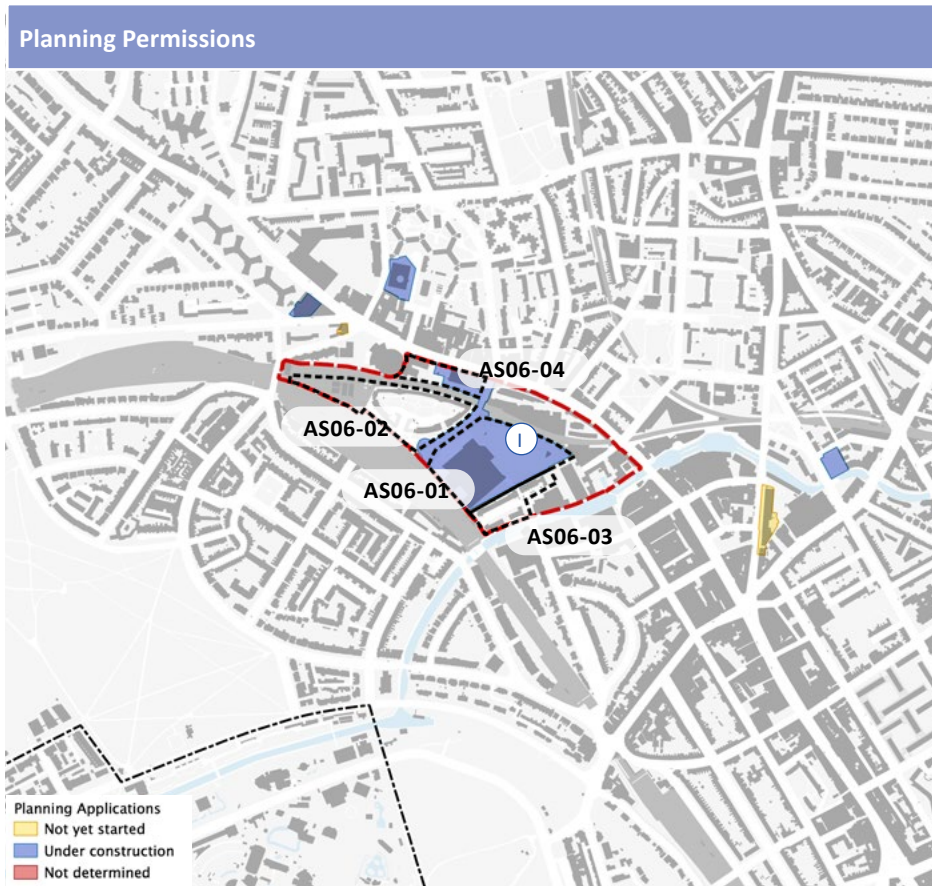
- **Sites of Importance for Nature Conservation (SINC):**
 - London's Canals borders the area of search to the south
- **Local Plan Green Corridor**
 - Existing green corridor borders the area of search to the south
- **Local Plan Canal:**
 - Regent's Canal borders the area of search to the south

Topography

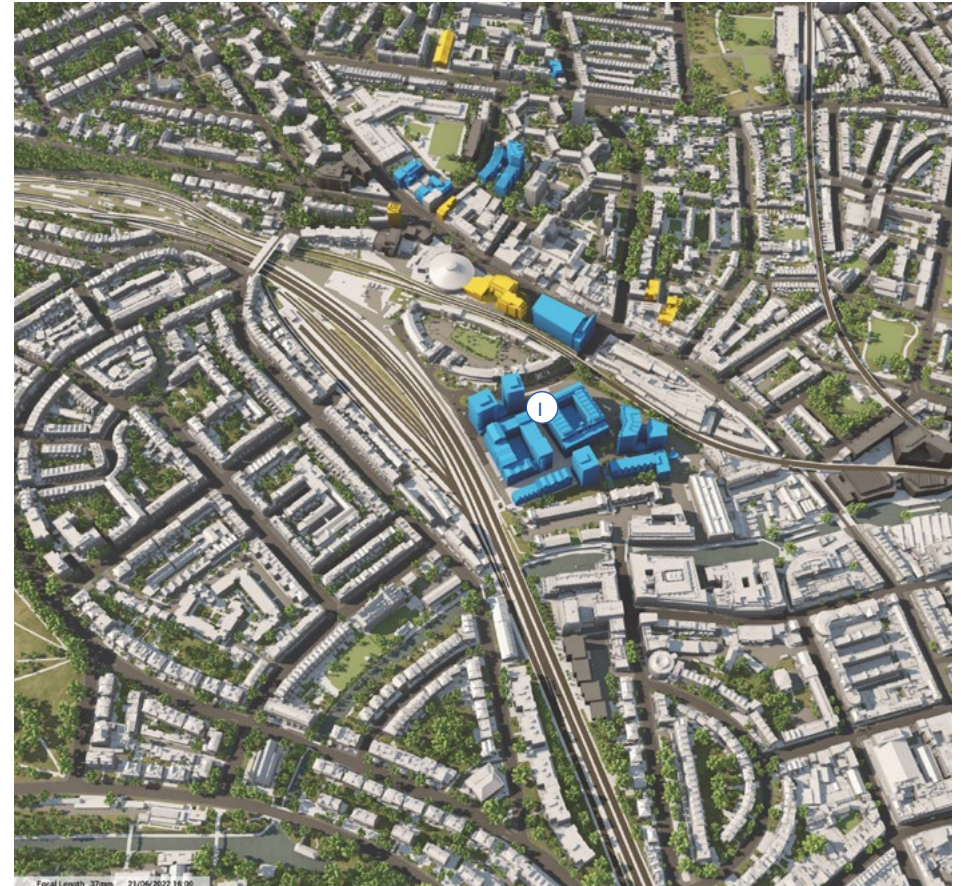


Topography

- The majority of the area is elevated above Chalk Farm Road by about 5m, although the elevated part is relatively flat
- Site levels are 27m AOD on Chalk Farm Road and 32m AOD on the elevated land
- The Overground line transects the area of search



Planning Permissions



Existing Site & Permitted Buildings (from VuCity)

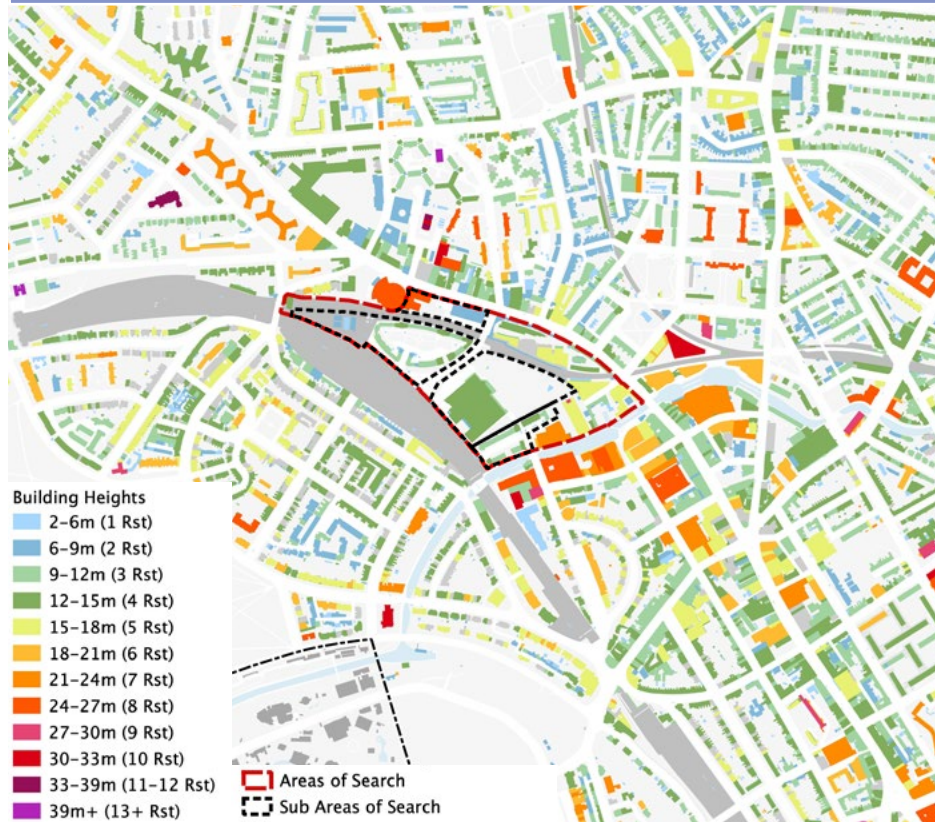
Emerging - Under Construction

- i. Morrisons supermarket main site is part of Camden Goods Yard application, Chalk Farm Road for mixed use development with 644 residential units with heights up to 15 storeys (2017/3847/P (Amended under 2020/3116/P))

Emerging - Granted

- None

Building Height

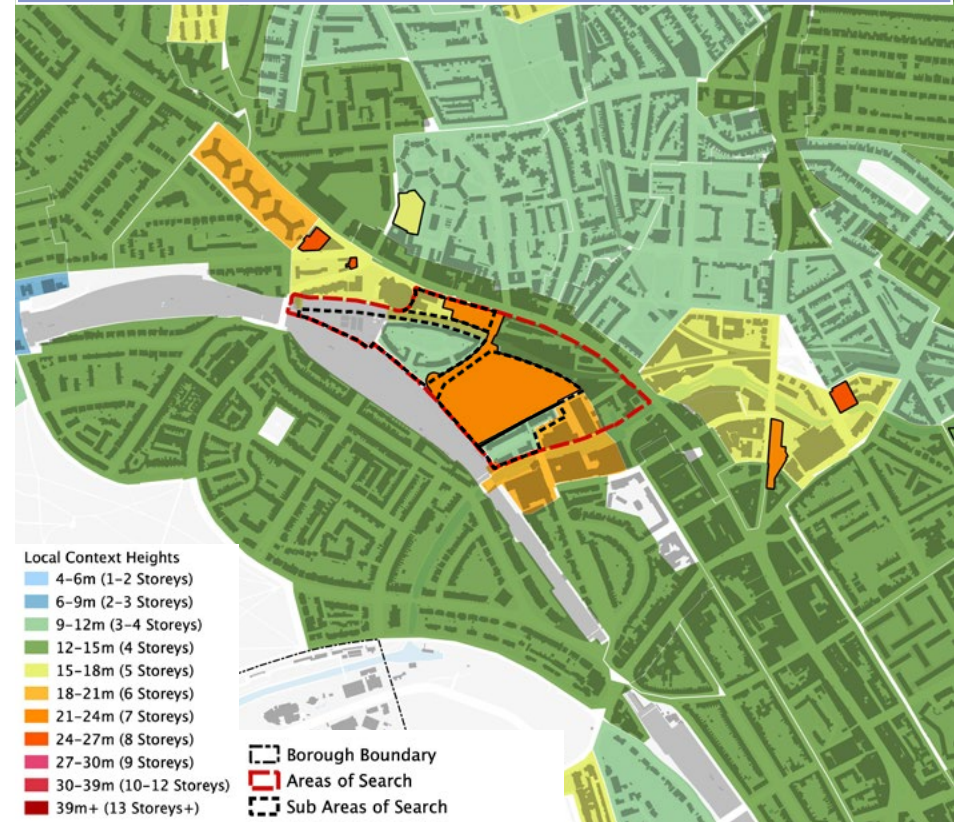


Building Heights

- Range of building height in the area
- Building heights range from 3m to 28m (1 to 9 Rst)
- The majority of buildings in the area are low to mid-rise with heights up to 15m
- There are a few higher historic and contemporary buildings

clustered around Regents Canal to the south of the area

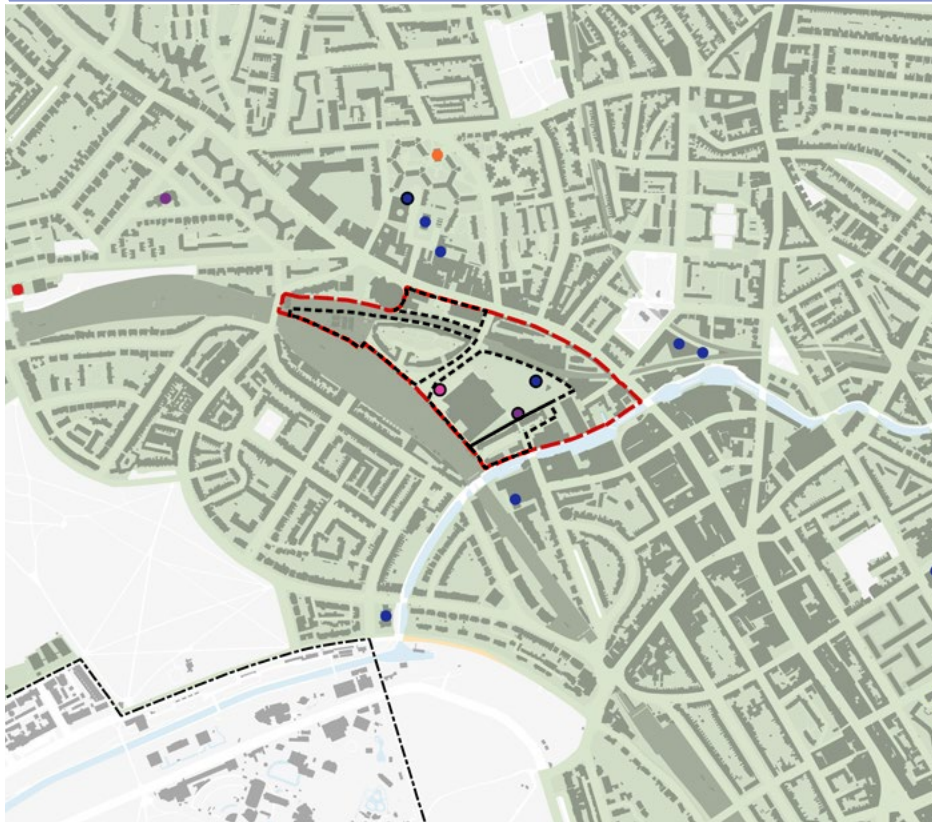
Existing and Emerging Local Context Heights



Existing and Emerging Local Context Heights

- Ranges from 9-24m (3-7 Rst)
- The majority of the area is between 12 - 15m (4 Rst)
- There are smaller areas in the north of the area of search which are between 15-18m (5 Rst) and in the south of the site which are between 18-21m (6 Rst)
- Emerging development will locally increase height to 21-24m (7 storeys) in the centre of the area

Existing Tall Buildings



Tall Building Threshold

- The area is situated in Height Zone A, with a 30m tall building threshold height.

Existing and emerging Tall Buildings

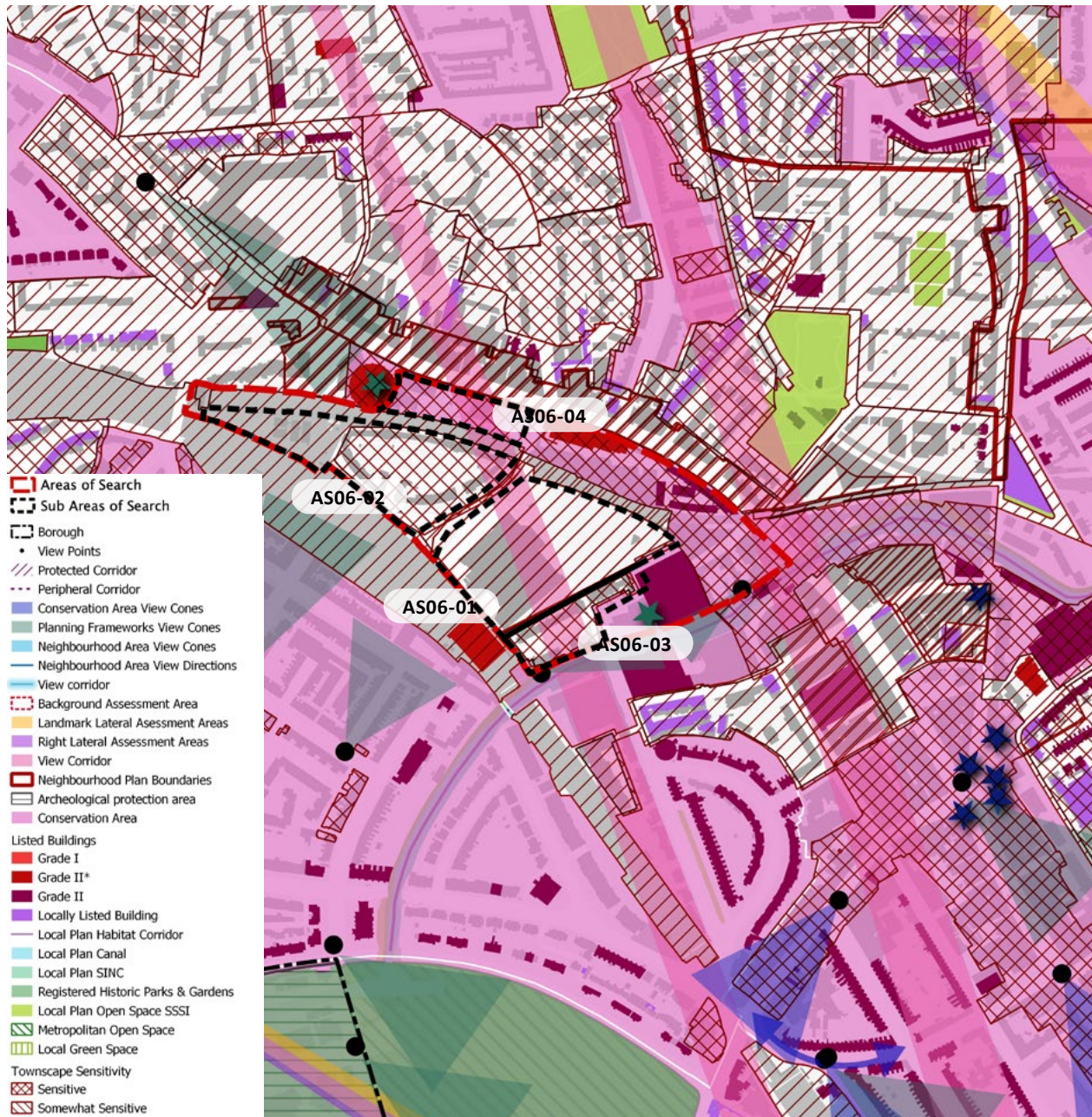
- There are no existing tall buildings on the area of search.
- There are three emerging tall buildings on the area of search which range from 33-45m (10-14 Rst)

BUILDING HEIGHT ASSESSMENT

The Camden Town Goods Yard area presents a significant development opportunity within Camden town centre and benefits from PTAL ratings of 3-5/6a. The Camden Town Goods Yard Planning Framework envisages the creation of a new mixed use neighbourhood and delivery of new housing. Given the constrained nature of the area of search, wedged between two railway lines, the optimal use of land may require buildings of greater height including tall buildings. The Goods Yard area is of sufficient size to establish a character of its own through comprehensive and masterplanned development, which could accommodate tall buildings. A permission for a major mixed use scheme has been granted for the redevelopment of the Morrison supermarket, which brings forward significant massing and sets a precedent for tall buildings on this area.

The Goods Yard is situated amidst a number of heritage and townscape sensitivities that will require careful consideration. To the east and south it adjoins the Regents Canal Conservation Area which includes the intricate smaller scale environments of Camden Market, Camden High Street and the Canal, and the Grade II* listed Roundhouse. The Goods Yard further is elevated between 3 and 5m above Chalk Farm Road, which will make development appear more prominent in views. Primrose Hill Conservation Area to the west, across the railway line, may be impacted by taller development, if it were to appear over roof tops or prominently at the end of streets.

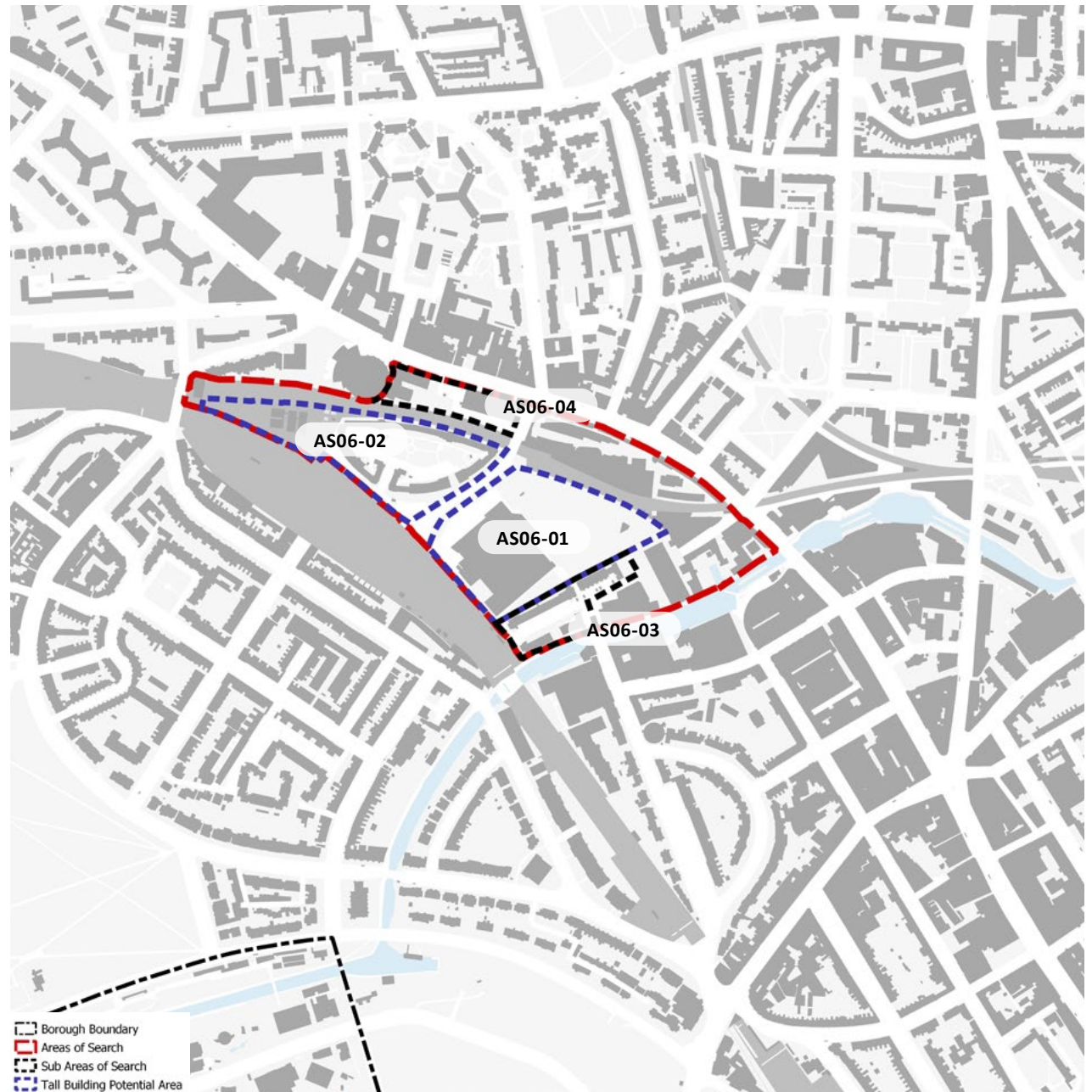
The area is suitable for tall buildings subject to their height and design appropriately responding to their surrounding sensitivities and avoid detracting from or harming surrounding heritage



Plan of area with composite of sensitivities (Heritage, Townscape Sensitivity to tall buildings, strategic and local views, green space designations)

assets and townscapes. Given the area's elevated position and visibility across roof-scapes and railway lines, the appearance of the development in views and their visual integration with existing townscape characters will require particular scrutiny. Taller development should be located towards the centre of the area of search, and contrasting 'cliff-edge' development at the edges of the area should be avoided. This could be achieved through a layering approach to development where smaller buildings are placed before larger ones to mediate their massing in views. The roofline should be varied, and large scale, bulky or uniform development should be avoided.

Parts of the site on Chalk Farm Road and to the south near the Canal are unsuitable for tall buildings due to their immediate heritage and townscape context. However, sites on Chalk Farm Road may offer an opportunity for contextual development up to the tall building threshold.



Recommendations for sub-areas of search

RECOMMENDATIONS

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS06-01	Morrisons	9-12m (4 Rst)	21 - 24m (7 Rst)	Zone A	30m	yes	as established by planning permission (2017/3847/P (Amended under 2020/3116/P))	local	up to 2.25x future LCH	12-53m (4-16 Rst)	(see AS06-02 as relevant)	(see AS06-02 as relevant)
AS06-02	Juniper Crescent	9-12 (3 Rst)	18-21 (6 Rst)	Zone A	30m	yes, subject to appropriately responding to identified sensitivities.	Potential for carefully sited taller buildings as part of comprehensive masterplanned development to optimise the use of this land and to respond to its constrained location wedged between two railway lines, whilst responding sensitively to the surrounding heritage context, specifically avoiding harm on the setting of Primrose Hill CA and the Grade II* Roundhouse.	local	up to 2.25x future LCH	9-45m (3-13 Rst)	<ul style="list-style-type: none"> Conservation Areas CA Regents Canal, CA Primrose Hill, CA Harmood Street; Round House, Camden Market, other listed and locally listed buildings Sensitive townscape along Chalkfarm Road and Camden Market LVMF Views 2B.1 Parliament Hill oak tree to Palace of Westminster, 2A.2 Parliament Hill summit to the Palace of Westminster, and 6A.1 Blackheath Point to St Paul's Cathedral Local Views from surrounding streets including Haverstock Hill towards the Round House and Primrose Hill Conservation Area and Primrose Hill Residential amenities and outdoor spaces of existing housing 	<ul style="list-style-type: none"> Greater heights should be concentrated towards the southern railway line and away from the view corridor from Haverstock Hill to the Round House, the open view along Fitzroy Road and views from Regent's Park Road to the railway bridge. No tall building should be provided in the northern tip of the area as this would detract from the townscape character of the Primrose Hill Conservation Area. Taller building elements should be set back from the street frontage Tall buildings with greater height to be situated in the central part of the area with heights stepping down towards the edges General development heights to support a layering of development in views and avoid stark contrast and 'cliff edges' The open view at the end of Fitzroy Road (part of Primrose Hill CA) is a characteristic feature that should be preserved by development

CODE	NAME	EXISTING CONTEXT HEIGHT	POT. FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS06-03	Goods Yard South	9-12m (3 Rst)	15-18m (5 Rst)	Zone A	30m	no	Sensitive environment situated adjoining Regents Canal CA, and intricate smaller scale environment along Regents Canal, where a tall building would be overly dominant and out of character	n/a	n/a	9-21m (3-6 Rst)	n/a	
AS06-04	Chalk Farm Road	15 - 18m (5 Rst)	18- 21m (6 Rst)	Zone A	30m	no	Sensitive environment, situated within Regents Canal CA, amidst smaller scale intricate townscape along Chalk Farm Road, and adjoining / in views towards Grade II * listed Round House and Camden Market. Very large or tall buildings would be overly dominant, detracting from views and be out of character. Heights up to the TB threshold of 30m have been permitted on the Morrison Gas Station site.	n/a	n/a	15-30m (5 to 9 Rst)	proposed heights above 24m should be examined through testing against local sensitivities (see AS06-02 as relevant)as if it was a proposed tall building	(see AS06-02 as relevant)



Area TC03

5.12 CAMDEN TOWN CENTRE (SITE CODE TC03)

THE AREA

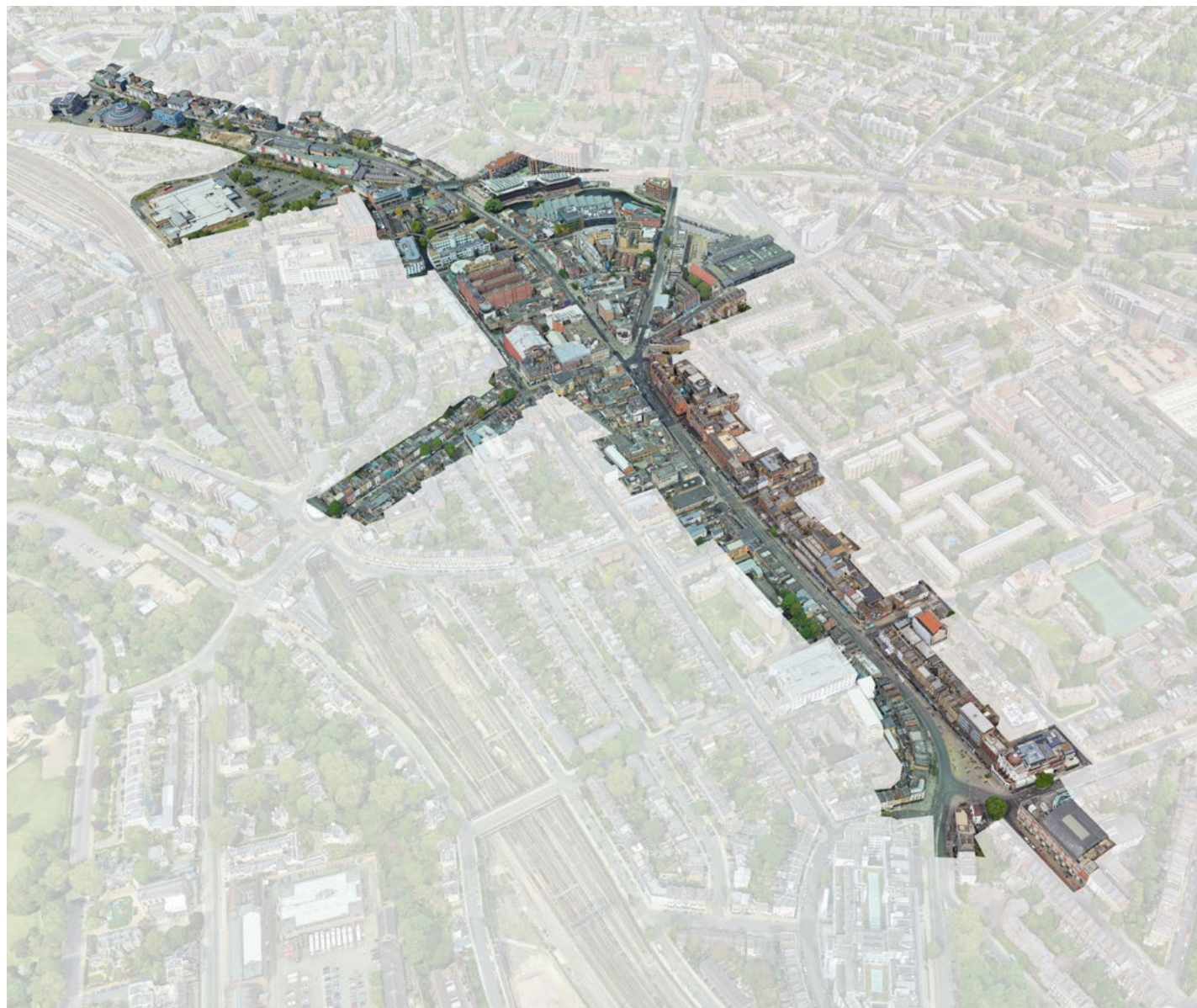
Camden Town Centre is located in the centre of the borough to the north of Euston, to the west of Primrose Hill and to the south of Kentish Town.

Historically, the area was first developed by Charles Pratt, the first Earl of Camden, in 1791, and the area expanded into a major centre after the opening of the Regent's Canal in 1820.

Currently, Camden is a major visitor destination due to its markets, high street and commercial centre, cultural significance and creative economy. The character of Camden Town is continually evolving with major development underway and planned for the area.

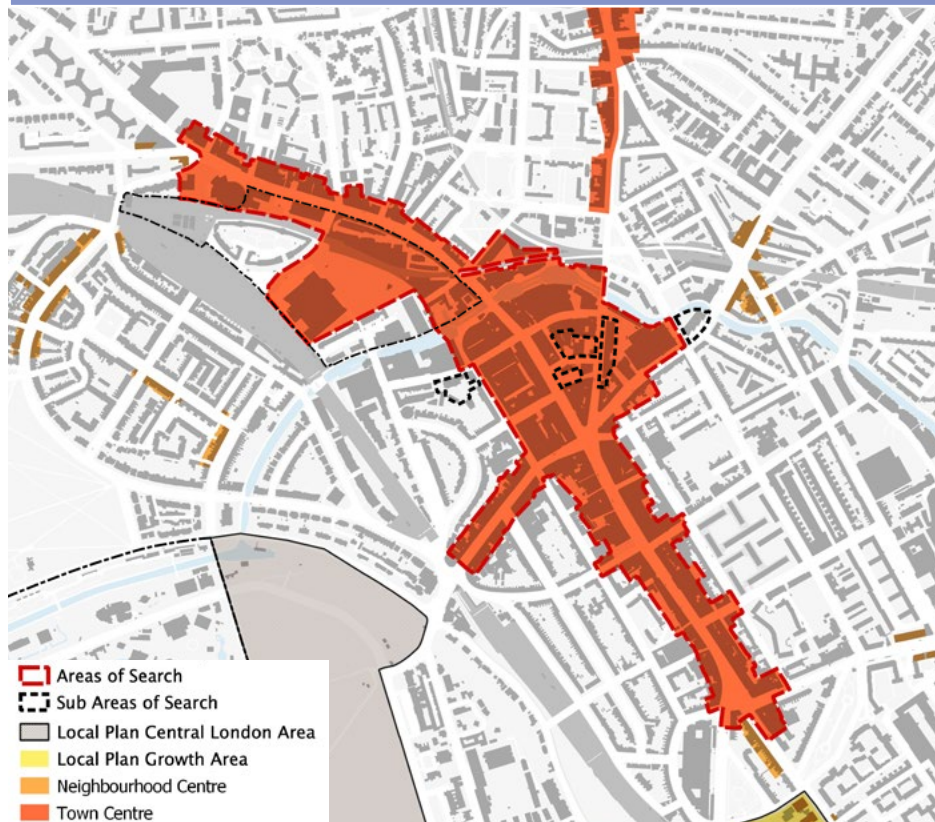
Sub-Areas of Search

The initial review of the area has identified five draft site allocations as sub-areas of search, which were screened by this study in respect of building height and appropriateness for tall buildings.



Birdseye View of the Area ©Google Earth

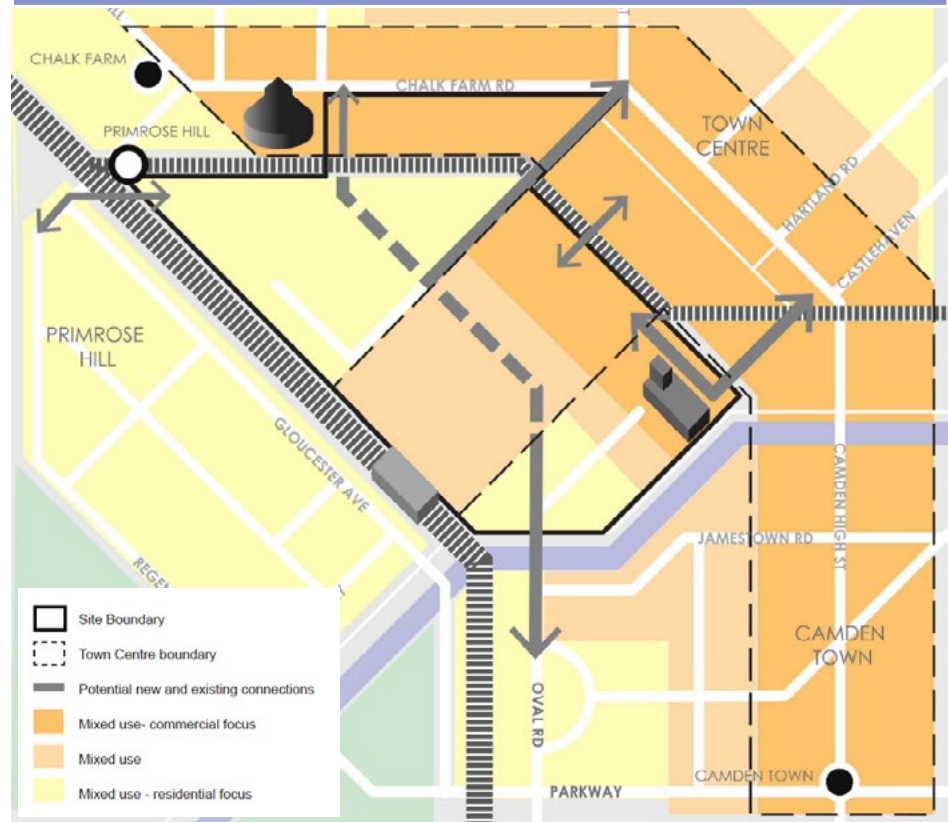
Local Plan Policy



Local Plan Policy (2017)

- The area of search is fully within Camden Town Town Centre Policy area (Local Plan 2017), which defines policies related to the quantity and location of retail (TC1), Camden's centres and shopping areas (TC2) and town centre uses (TC4).

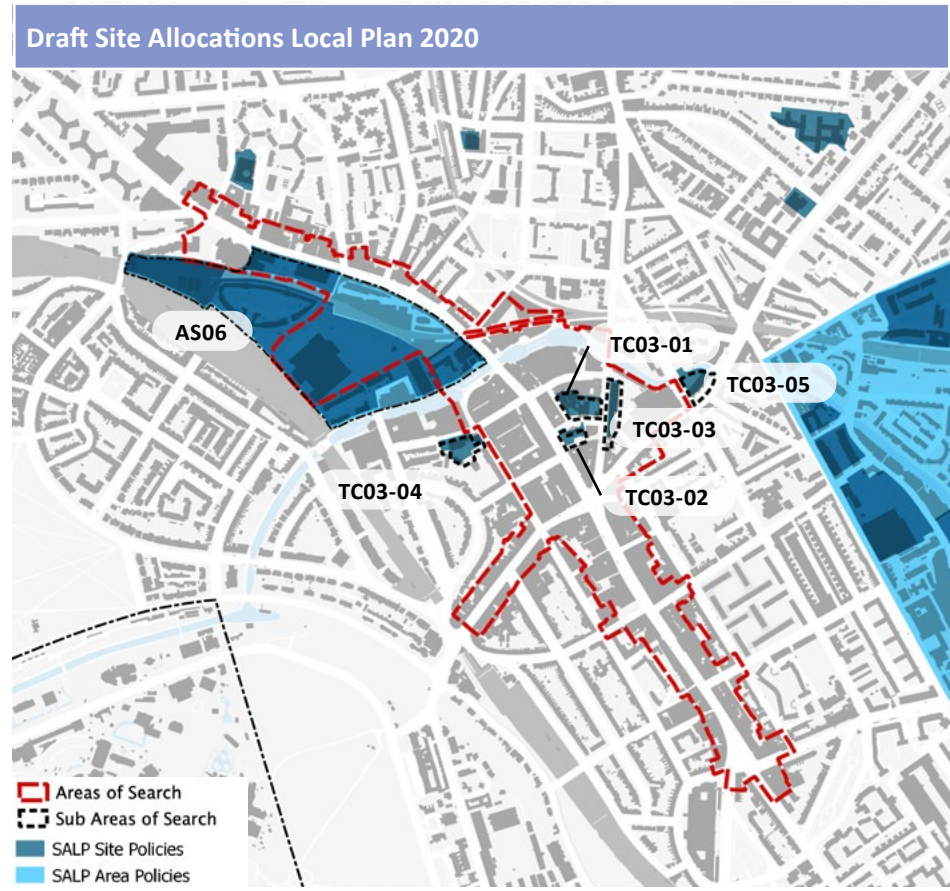
Planning Frameworks



Camden Town Centre Planning Framework - key principles diagram

- The area partially contains the Camden Goods Yard Planning Framework which defines what is considered a tall building in the area:
- "Buildings of 10 or more storeys are considered tall buildings in this area. However, number of storeys should only be used as a guide, as storey heights vary. Actual

building heights and site context must also be taken into account."



Local Plan Draft Site Allocations

Draft Site Allocation area policy

- Potential to become a vibrant and dynamic new neighbourhood
- The site allocation area (referring to the Camden Goods Yard) should "respond appropriately to the predominant scale and heights of the surrounding townscape and preserve or enhance local

heritage assets and their settings, in particular The Roundhouse, the Interchange building and The Winding Vaults."

Draft Site Allocation site policy

- The area contains 7no. draft site allocations for commercial, residential, retail, cafes/restaurants, offices, housing and market use.

Five site allocations were identified as sub-areas of search and screened by this study in respect of building height and appropriateness for tall buildings. This does not include sites screened under AS06 - Camden Goods Yard, which were excluded here to avoid duplication.

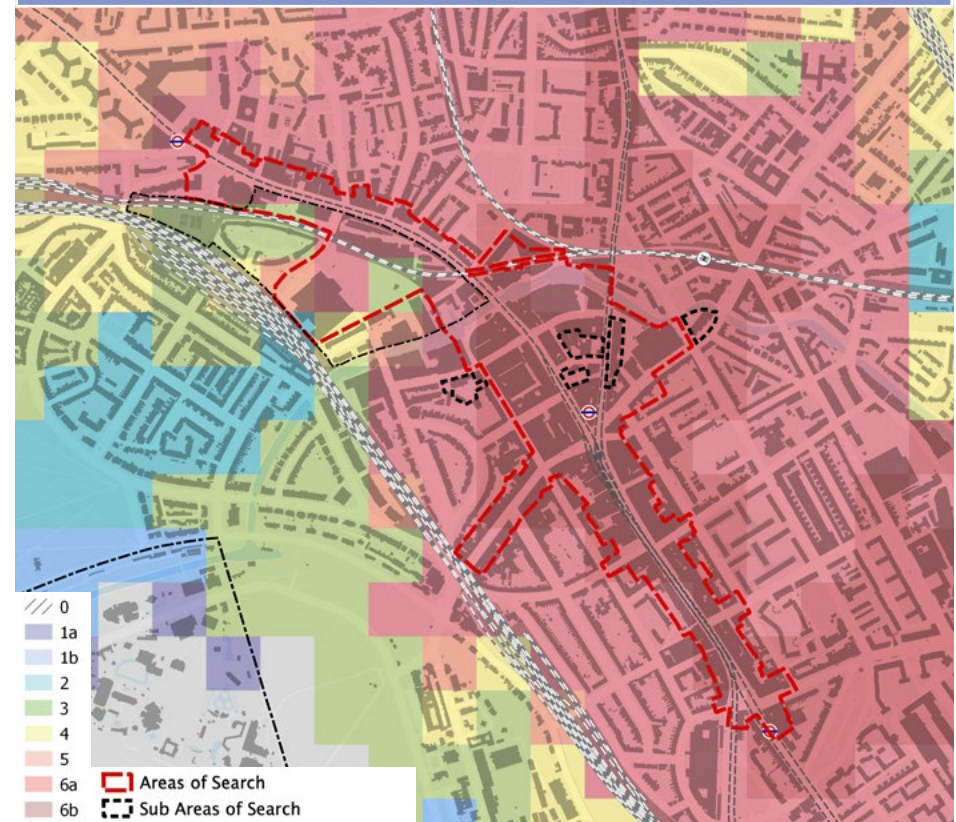
Neighbourhood Plans



Neighbourhood Plan Areas

The area of search is not covered by any Neighbourhood Plans.

Public Transport Access and PTAL



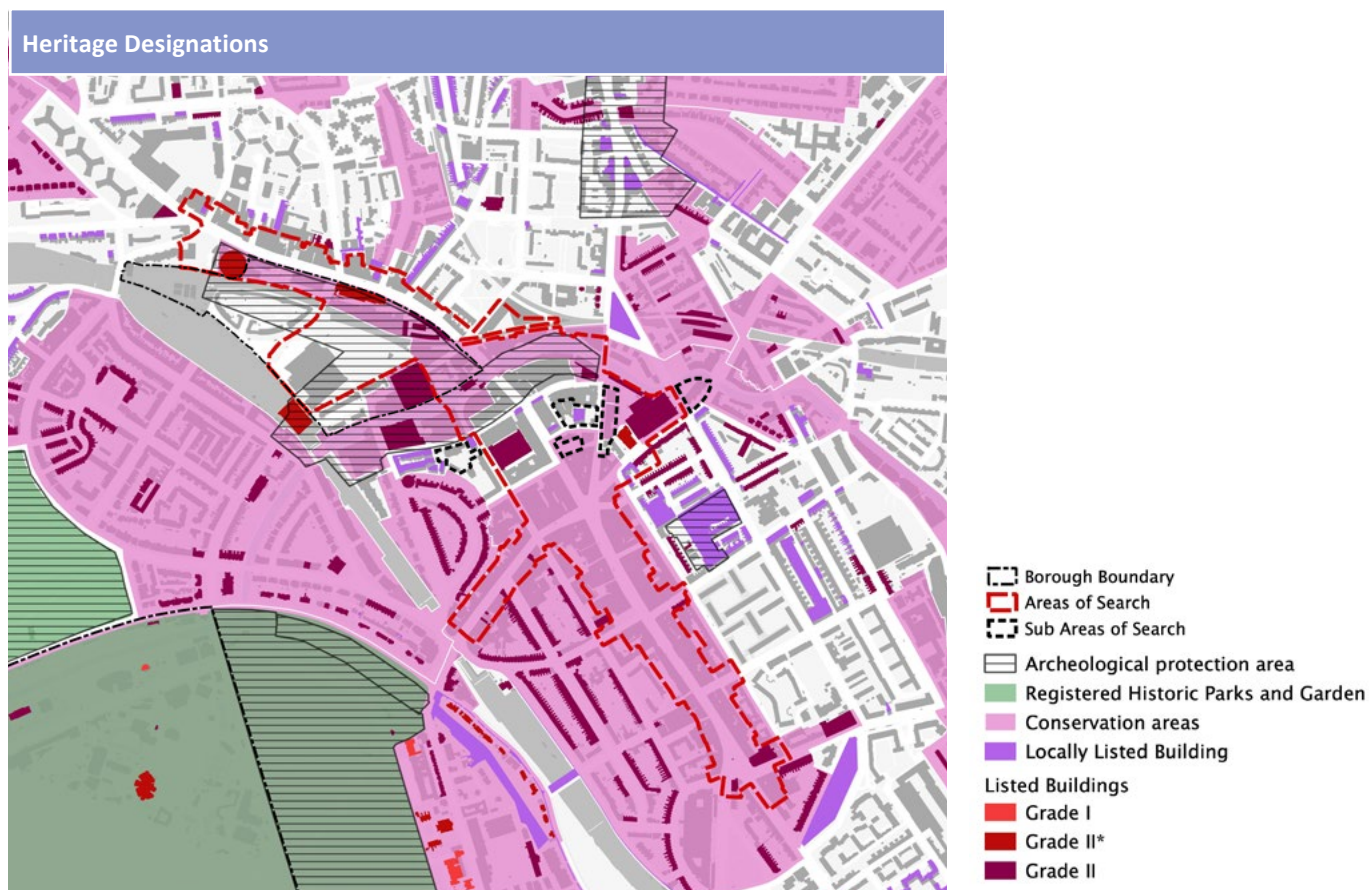
PTAL

Public Transport Access

- Chalk Farm Station, Camden Town Station and Mornington Crescent Station are in the north, centre and south of the area respectively.

PTAL

- The entire area is very well connected to public transport with PTAL ratings between 4-6b

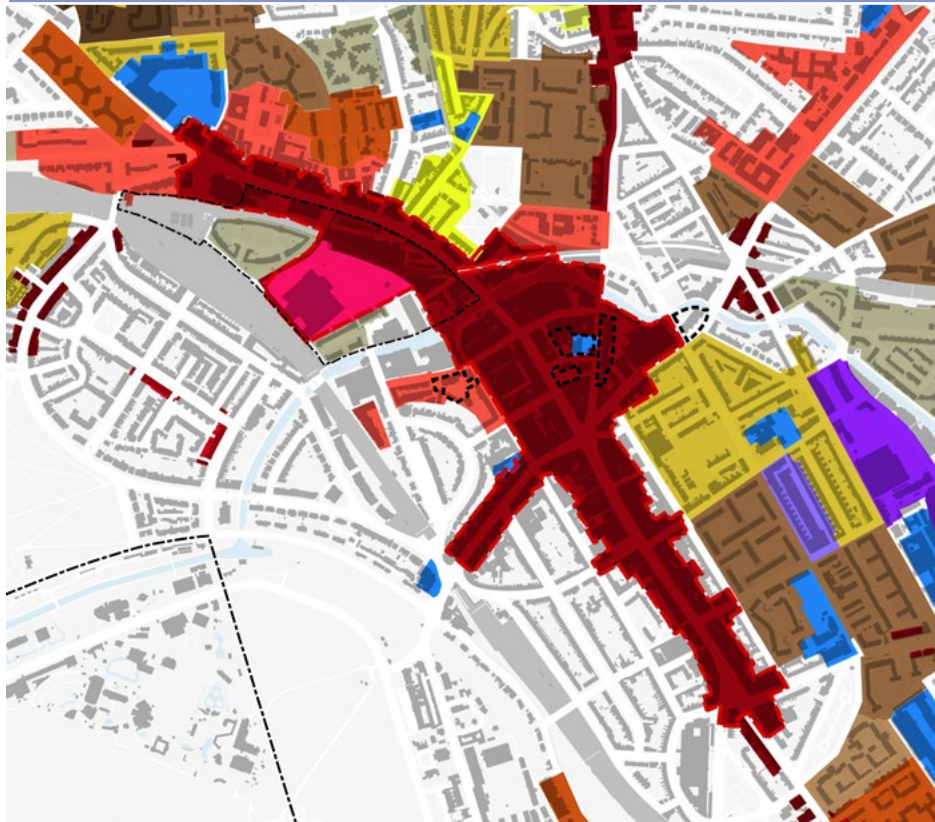


Heritage Designations

The area contains (full or partial) the following:

- **2 no. Conservation Areas:** -
 - Camden Town
 - Regents Canal
- The area also borders with or is within close proximity of Conservation Areas:
 - Jeffery's Street
 - Camden Broadway
 - Primrose Hill
 - Regent's Park
 - Harmood Street
- **19 Listed Buildings:**
 - 3no Grade II*
 - 16no Grade II
- **40 Locally Listed Buildings**
- **Archeological Priority Area Site:**
 - Regents Canal and Rail Infrastructure (Tier II)

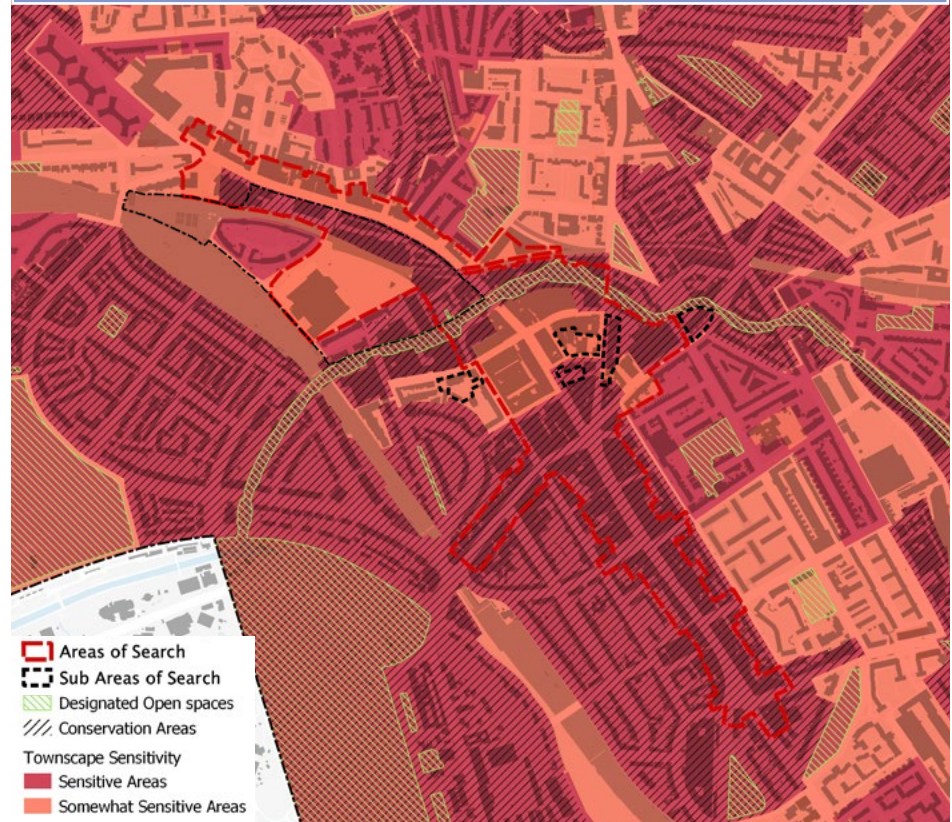
Townscape Character Types



Character areas (excluding Conservation Areas)



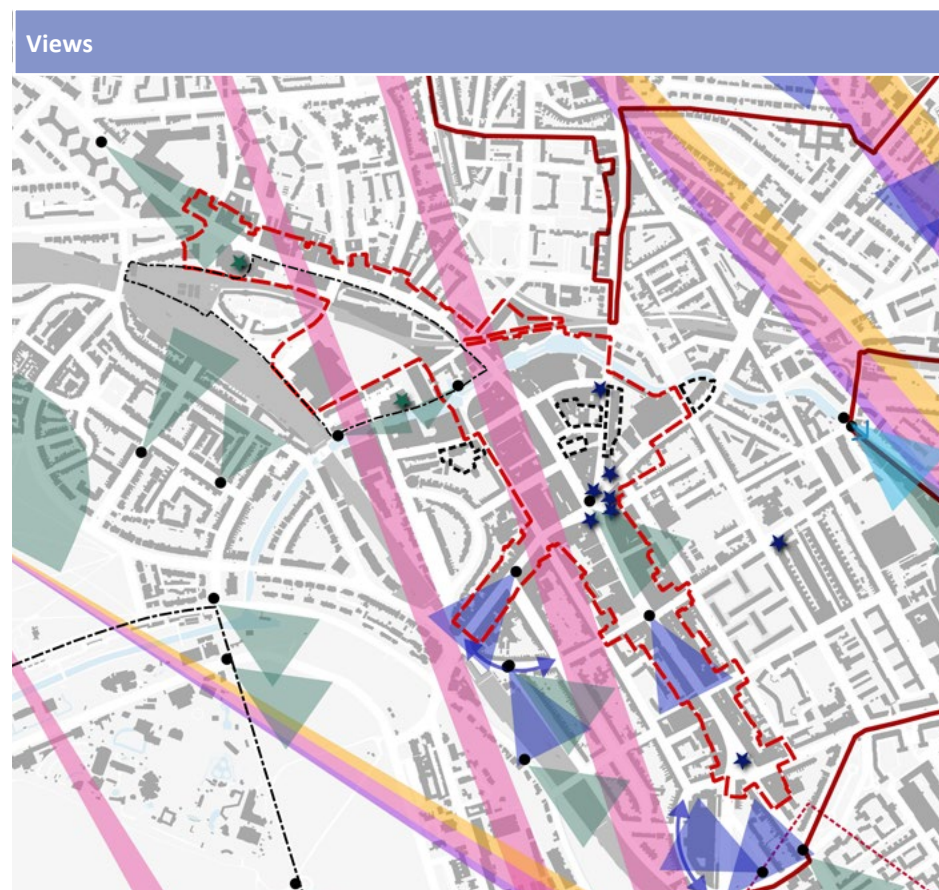
Sensitive Townscape Areas



Areas that are sensitive and somewhat sensitive to tall buildings

The area contains or borders the following character areas (outside of Conservation Areas):

- Mixed Use areas (E4) (bordering)
- High Street
- Victorian terraces (H4 & H5) (bordering)
- Post-war estates (H8 & H9) (bordering)
- Education



Strategic and Local Views, existing landmarks

Strategic Views

- The area is transected by the LVMF View 2B.1 Parliament Hill oak tree to Palace of Westminster and 2A.2 Parliament Hill summit to the Palace of Westminster.
- The area is just outside the defined end of the view boundary but sits aligned with the backdrop

of 6A.1 Blackheath Point to St Paul's Cathedral.

Conservation Area Views

Landmarks

- Three-storey corner building on the Kentish Town Road/Camden Road corner
- Devonshire Arms

- unlisted training centre building at the junction of Camden Street and Pratt Street
- HSBC Bank - focal building
- Nat West Bank
- No 187 Camden High Street
- Worlds End PH on corner of Camden High Street and Camden Road
- Cobden Statue - focal point

Views

- 7no. Views from Camden Town CA
- Formal vistas in the Conservation Area are limited to:
 - the curve of Mornington Crescent;
 - the curve to a lesser extent of Delancey Street;
 - the terrace on the east side of Harrington Square
 - the frontage of Greater London House as seen from Harrington Square Gardens.

Planning Framework Views

- **Haverstock Hill views of listed and landmark buildings including the Roundhouse**
 - Views of the Interchange building
 - Views and conservation areas from Fitzroy Road northeast towards the Roundhouse
 - the view southwest into Edis Street and views along the Regent's Canal.
 - View from Primrose Hill Metropolitan Open Space
 - One of the Euston Area Plan Views is located in the area

Open Space Designations



Open Space Designations

The area contains (full or partial) the following:

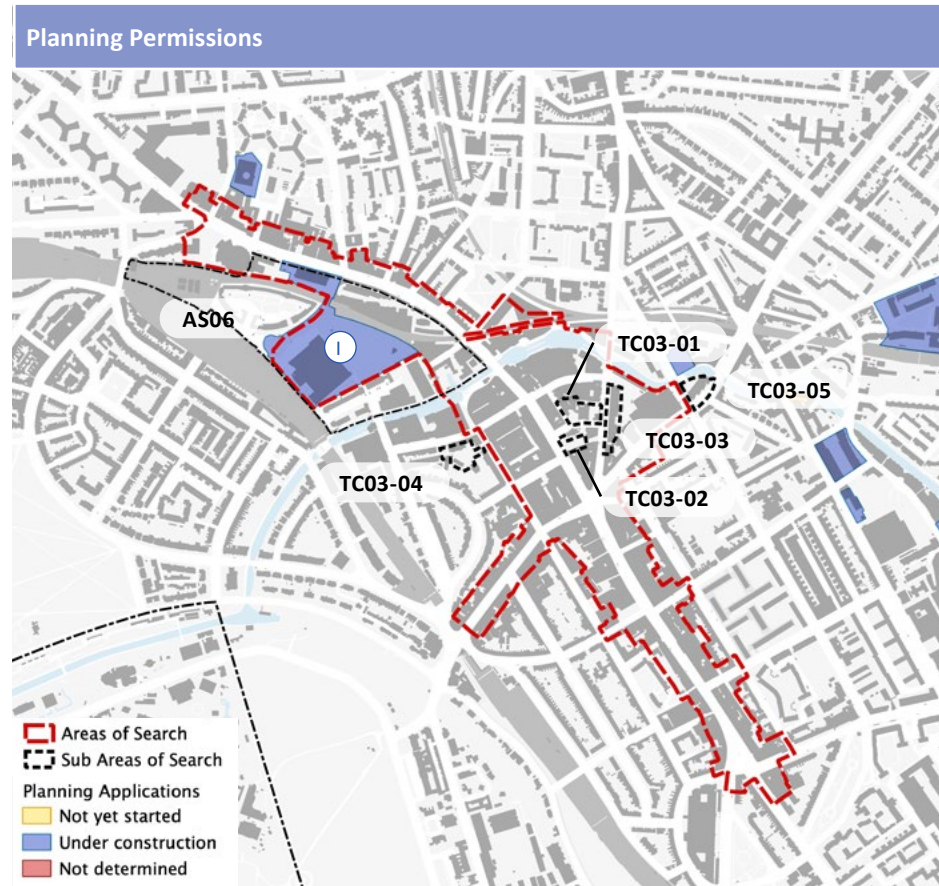
- **Sites of Importance for Nature Conservation (SINC):**
 - London's Canals
- **Local Plan Designations:**
 - Local Plan Habitat Corridor:
Green Corridor - (Existing)
 - Local Plan Canal: Regent's Canal

Topography



Topography

- The town centre is slowly rising from the south towards the north
- Site levels are 23m AOD in the southern part of the area and 28m AOD in the northern part
- The Overground line transects the area of search



Planning Permissions



Existing Site & Permitted Buildings (from VuCity)

Emerging - Under Construction

- I. Morrisons supermarket main site is part of Camden Goods Yard application, Chalk Farm Road for mixed use development with 644 residential units with heights up to 15 storeys (2017/3847/P (Amended under 2020/3116/P))

Emerging - Granted

- None

Building Height



Building Heights

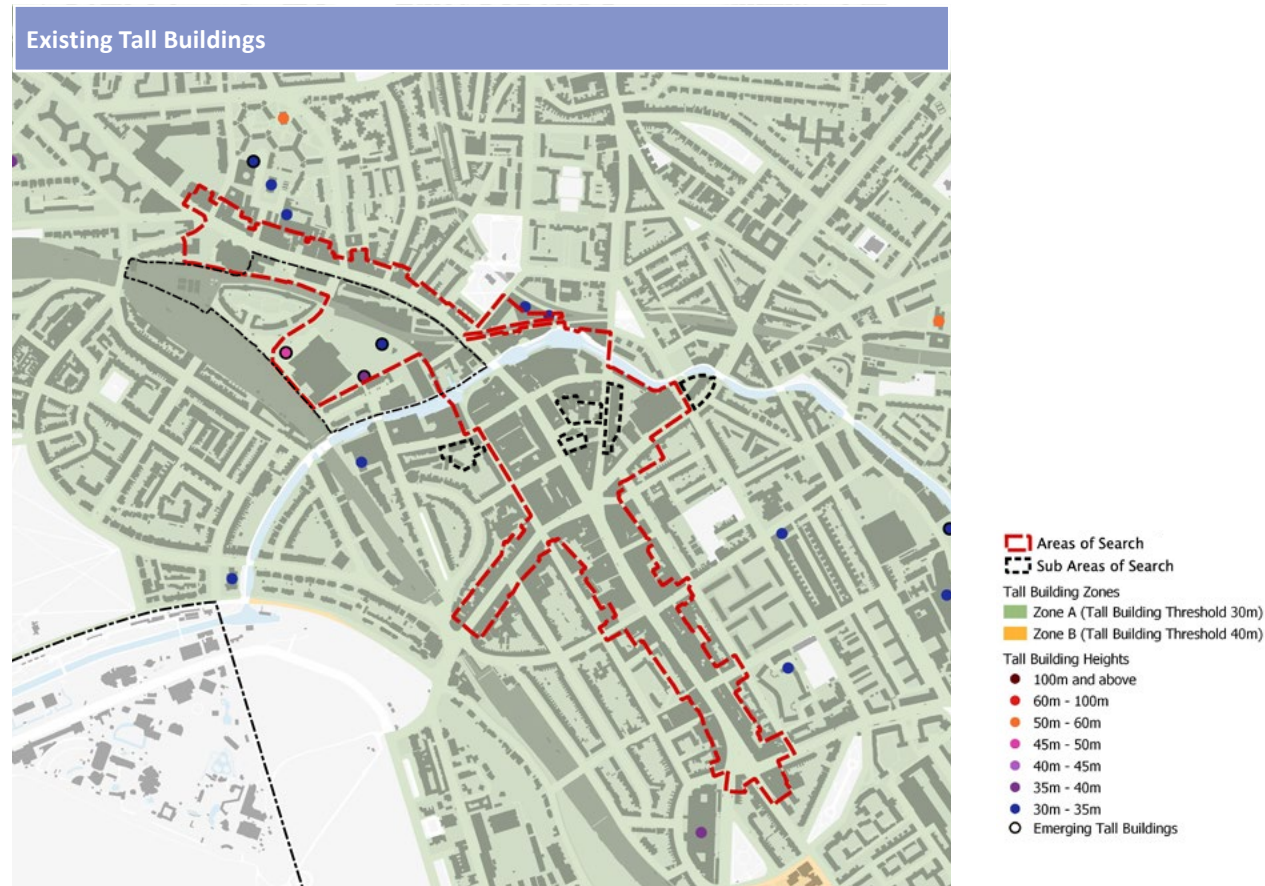
- Building heights range from 3m to 32m (1 to 10 Rst) in the town centre
- Buildings along the high street tend to range 9m - 24m (3 to 7 Rst)
- The majority of buildings with greater heights of 18m - 32m (5 to 10 Rst) are located off the high street

Existing and Emerging Local Context Heights



Existing and Emerging Local Context Heights

- Ranges from 12-18m (4-5 Rst)
- The majority of Camden High Street has a context height of 12 - 14m (4 Rst)
- A smaller area along the canal has a context height of 15 - 18m (5 Rst)
- There is a small area on Chalkfarm Road around the Roundhouse that also has a context height of 15-18m (5 Rst)
- Emerging development is expected to increase the local context heights on smaller sites in the town centre and within the larger sites in Camden Good Yard



Tall Building Threshold

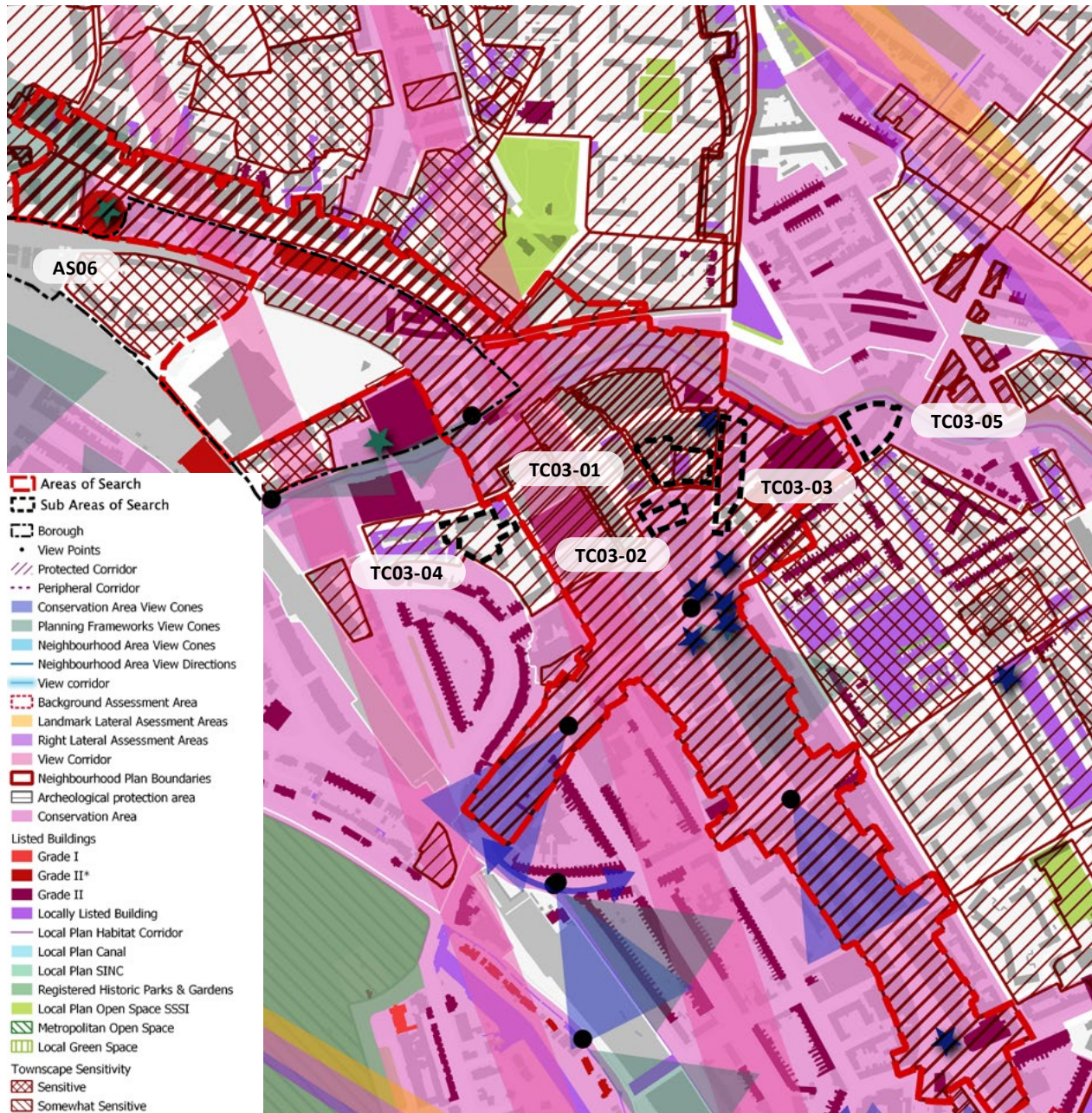
- The area is situated in Height Zone A, with a 30m tall building threshold height.
- There is only one existing tall buildings within the town centre with a height of 32m (10 Rst).
- There are three emerging tall buildings on the Camden Goods Yard site which range from 33-45m (10-14 Rst)

BUILDING HEIGHT ASSESSMENT

Camden Town Centre is predominantly characterised by a fine grain urban pattern of modest scaled low rise buildings (2-4 storeys) that front onto Camden High Street, Chalk Farm Road and Parkway. Areas to the rear of the high street frontages often include buildings of increased height (2-6 storeys). The low frontage height and greater height variation to the back forms part of Camden Town's unique character. A large portion of the town centre is covered by either the Regents Canal or Camden Town Conservation Areas, and its townscape is considered sensitive to tall buildings.

Whilst there is significant variation in height, the area currently only comprises one tall building, that at 32m is just above the tall building threshold. The town centre offers an opportunity for a potential larger building up to the tall building threshold, associated with (and subject to) the development of a new station entrance to the underground, where a tall building could help with unlocking the development and enhancing the legibility and wayfinding to the station. Apart from locations identified as part of Camden Town Goods Yard (AS03) there are no opportunities for tall buildings in the town centre, as they would be domineering and detracting from its overall character.

New development should be contextual and respond to Camden's unique townscape. Subject to context, there may be opportunity for local variation in the height of new development up to the tall building threshold of 30m (except on Parkway). Frontage heights along the town centre's main streets should reflect the heights of neighbouring buildings, whilst there could be an opportunity for slightly increased heights where



Plan of area with composite of sensitivities (Heritage, Townscape Sensitivity to tall buildings, strategic and local views, green space designations)

appropriate to the rear. Development will need to demonstrate a contextual response to their surrounding context and character and satisfy LB Camden's other planning and design policies.



Recommendations for sub-areas of search

RECOMMENDATIONS

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
TC03	Camden Town Centre (excluding Parkway and AS06)	12-15m (4 Rst)	15-18m (5 Rst)	Zone A	30m	no	Tall buildings (except as part of Camden Town Goods Yard (AS03)) are out of character with the special townscape of Camden Town town centre	no	n/a	9-30m (3 to 9 Rst)	n/a	

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
TC03-01	Camden Town over station development	15-18m (5 Rst)	15-18m (5 Rst)	Zone A	30m	no, but a larger building up to 30m could be appropriate, subject to comprehensive overstation development	The area is earmarked to provide a second station entrance into Camden Town Station as part of a station upgrade. Should the area be comprehensively redeveloped for this purpose, a larger building up to 30m could help to make optimal use of the area and help deliver infrastructure and mixed use in a highly accessible location. It could also help with wayfinding to the new station entrance. The area adjoins the Camden Town CA and the development will need to appropriately respond to this.	local	n/a	12-30m (4 to 9 Rst)	<ul style="list-style-type: none"> Conservation Areas CA Regents Canal, CA Camden Town; listed and locally listed buildings (including on site) Sensitive townscape along Camden High Street, Kentish Town Road Buck Street LVMF Views 2B.1 Parliament Hill oak tree to Palace of Westminster, and 6A.1 Blackheath Point to St Paul's Cathedral Local Views Residential amenities and outdoor spaces of existing housing 	<ul style="list-style-type: none"> distinctive large building that integrates with special character and townscape of Camden Town Centre height to be associated with the station entrance and enhance legibility and way finding in views along Buck Street from Camden High Street and Kentish Town Road building to be integrated in contextual lower development that defines the street space

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
TC03-02	Buck Street Market	12-15m (4 Rst)	15-18m (5 Rst)	Zone A	30m	no	Site too small to provide opportunity for comprehensive development and wider place making. Tall building would be out of character with the local townscape.	n/a	n/a	12-30m (4 to 9 Rst)		
TC03-03	Grand Union House	15-18m (5 Rst)	15-18m (5 Rst)	Zone A	30m	no (confirmed by planning permission)	Site too small to provide opportunity for comprehensive development and wider place making. Tall building would be out of character with the local townscape and not mark a place of local significance.	n/a	n/a	12-30m (4 to 9 Rst)		

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
TC03-04	Jamestown / Arlington Road depot	12-15m (4 Rst)	15-18m (5 Rst)	Zone A	30m	no	Site situated outside of the town centre, adjoining Camden Town CA and in the setting of an ensemble of listed and locally listed buildings. A very large or tall building would be out of character with the local townscape and detract from setting of listed buildings.	n/a	n/a	12-24m (3-7 Rst)		
TC03-05	Shirley House 25	15-18m (5 Rst)	15-18m (5 Rst)	Zone A	30m	no	Site situated outside of the town centre, within Regents Canal CA. The present building is just under 30m and is locally perceived as a tall building. With its form and materiality it detracts from the Regents Canal Conservation Area. Recent developments alongside the canal (including a permission for an 8 storey development immediately to the north) introduce greater height and create a more urban character along the canal. Any development of the site should not increase its height above 30m as a building of greater height would be overly dominant, detract from the character of the canal environment and be overbearing on the lower rise terraces of Georgian Houses opposite and south of the area that are listed and locally listed.	n/a	n/a	15-30m (4-9 Rst)		



Site AS05

5.13 CAMLEY STREET & ST PANCRAS WAY (SITE CODE AS05)

THE AREA

The Camley Street and St Pancras Way Area is located near King's Cross and St Pancras. It is on the edge of London's central activities zone.

Historically, the area was woodlands which quickly transformed into a hub for industrial uses following the introduction of Euston Road (The New Road) in 1756 and the opening of Regent's Canal in 1820.

Currently, the area is undergoing major transformation however it feels disconnected from the central areas of change around King's Cross and St Pancras. As the area changes there is an opportunity for it to develop a sense of place on its own, and a need to better connect and integrate it with its surrounding areas.

Sub-Areas of Search

The review of the area has identified nine draft site allocations as sub-areas of search. Three draft site-allocation sites were subsequently removed from recommendations as they are already covered by planning permissions.



Birdseye View of the Area ©Google Earth

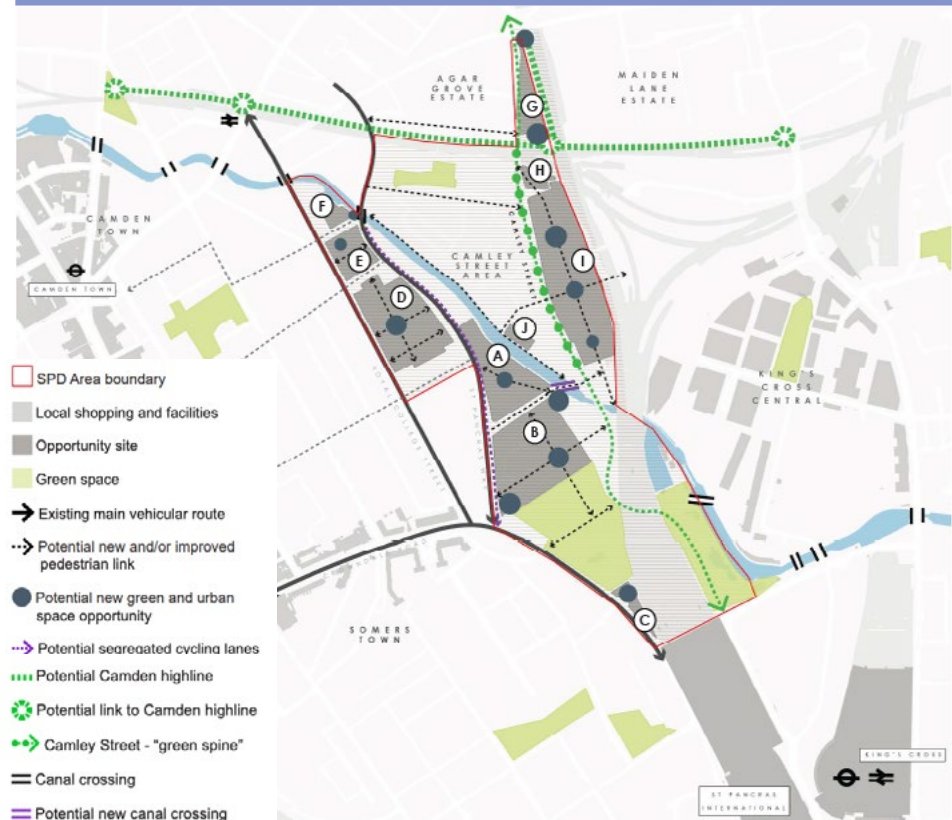
Local Plan Policy



Local Plan Policy (2017)

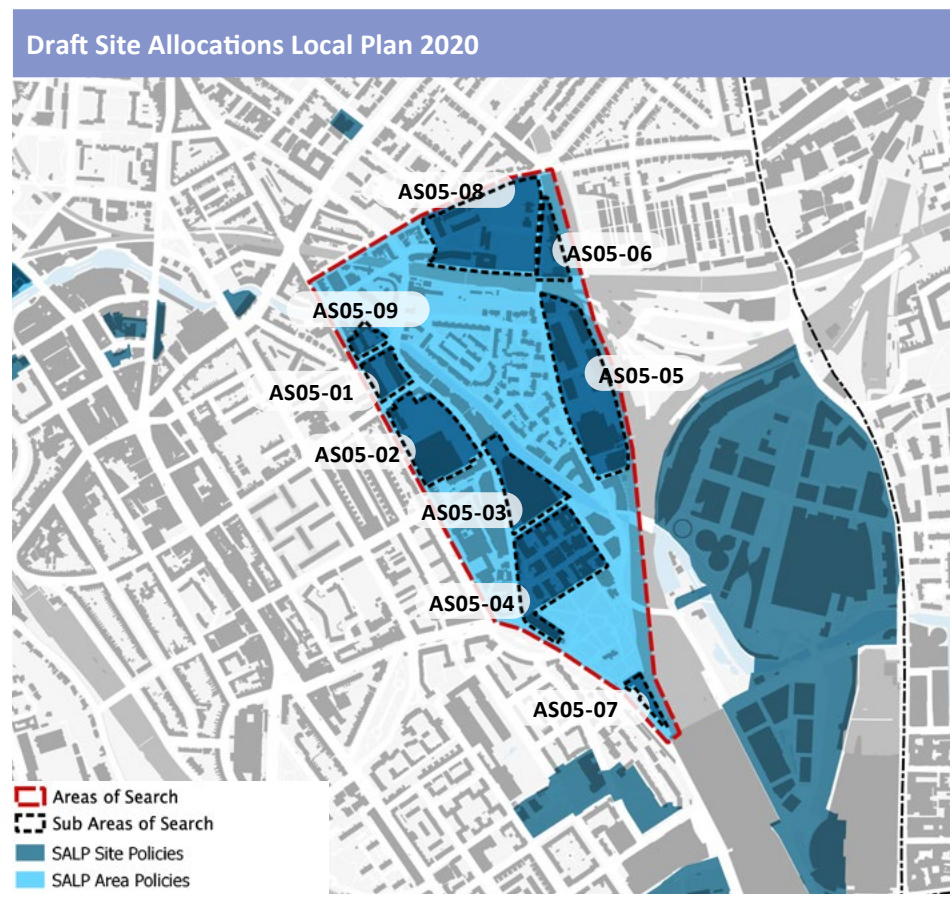
- No site specific Local Plan policy (Local Plan 2017), aside from Draft Site Allocations Local Plan 2020.
- Area identified as a 'Community Investment Programme regeneration area'
- Situated adjacent to the King's Cross Growth Area
- Camden town centre in close proximity (less than 800m to the west)
- Three neighbourhood centres just outside the study area

Canalside to Camley Street Planning Framework



Canalside to Camley Street Planning Framework - key principles diagram

- Canalside to Camley Street Framework SPD establishes key planning and design principles.
- Seeks redevelopment of key sites to optimise the potential of sites and creating a quality townscape.
- Tall buildings will only be acceptable where they are part of a coherent design approach that considers the local character context and views.
- It identifies sites adjacent to the railways as offering more opportunities for tall buildings than other sites that sit in closer proximity to conservation areas and other sensitive contexts.



Local Plan Draft Site Allocations

Draft Site Allocation area policy

- Strengthen its role as an employment location and deliver a significant increase in the number, mix and affordability of homes in the area.
- Become a more distinctive, vibrant and mixed urban neighbourhood

- Optimise the use of land and coordinate development between neighbouring sites
- Establish proposals through engagement with adjacent landowners and key stakeholders including local residents and businesses
- Respond to the underlying historic railway industry and canal side character of the area

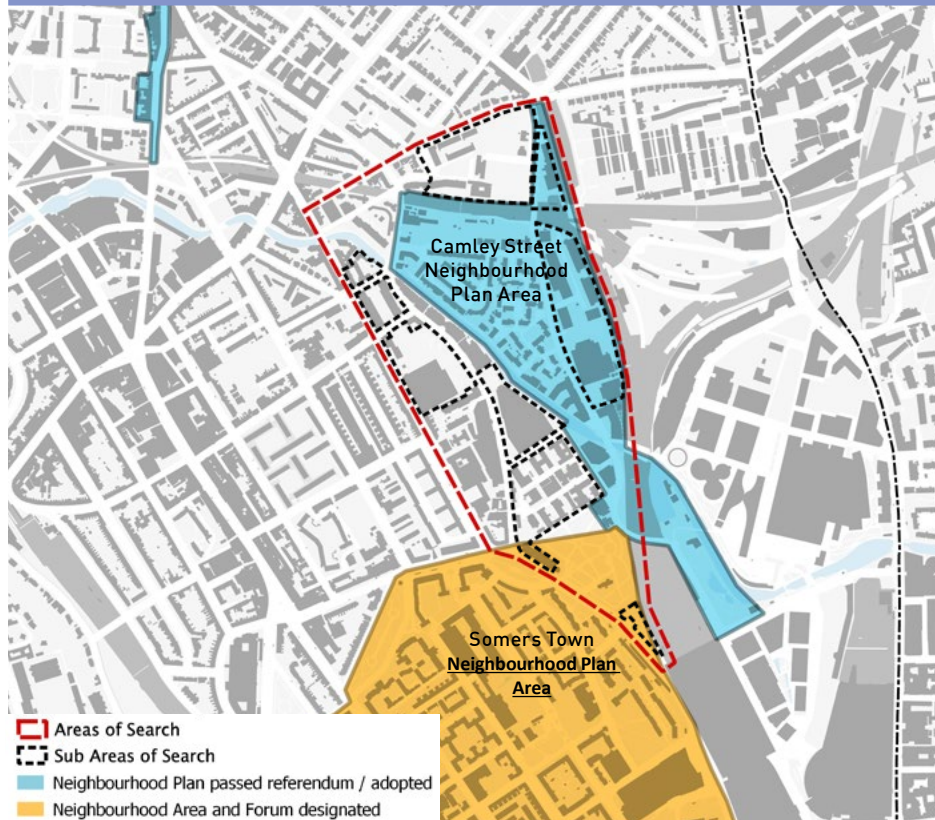
- Develop new and improved pedestrian and cycle links within the growth area and across to Camden Town, Somers Town, King’s Cross and Euston,
- Maximise on-site opportunities for urban greening and coordinate the delivery of an area-wide network of public green routes and spaces

Draft Site Allocation site policy

- Area contains 9no. draft site allocations for mixed use residential, retail, employment, health, leisure and commercial uses.

Note, all site allocations have been initially identified as Sub-areas of Search for screening by this study. Three site have subsequently been removed as they are covered by planning permissions that are being implemented.

Neighbourhood Plans



Neighbourhood Plan Areas

Camley Street Neighbourhood Plan Area (designated and adopted plan)

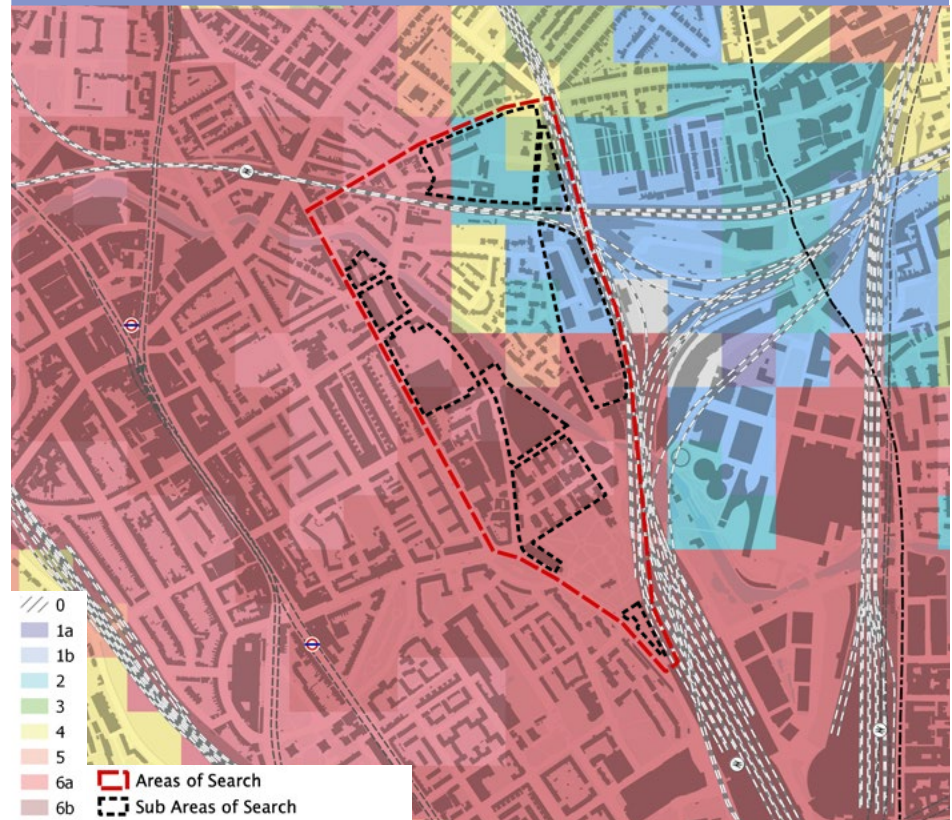
- Recognises the role that tall buildings play in assisting with accommodating density and growth, adding interest to the skyline and variety to the street scene.
- Not all locations are suitable for tall buildings.

- Tall building to follow guidance contained in Policy CS DQ3 early on within the design process.

Somers Town Neighbourhood Plan Area (designated)

- *No adopted plan currently*

Public Transport Access and PTAL



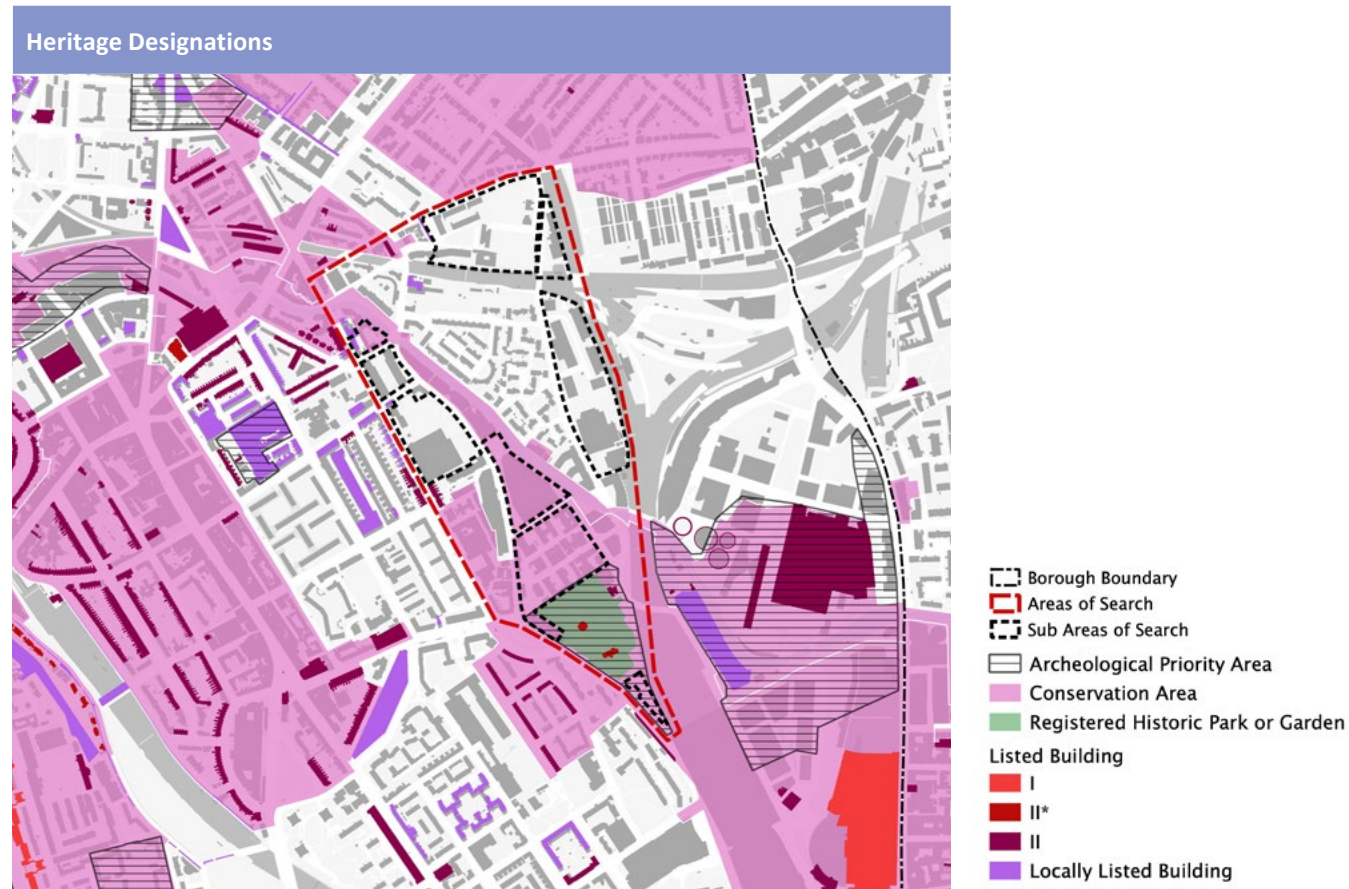
PTAL

Public Transport Access

- area is in close proximity to St. Pancras and King's Cross National and International Mainline Rail Stations and underground station of five lines
- the northern part of the area is in walking distance of Camden Town Northern line station, and the Camden Town Overground Station

PTAL

- PTAL ratings between 1b-6b
- The southern and northwestern parts of the area have 3+ PTAL ratings. The northeastern corner has lower levels between 4-1b.

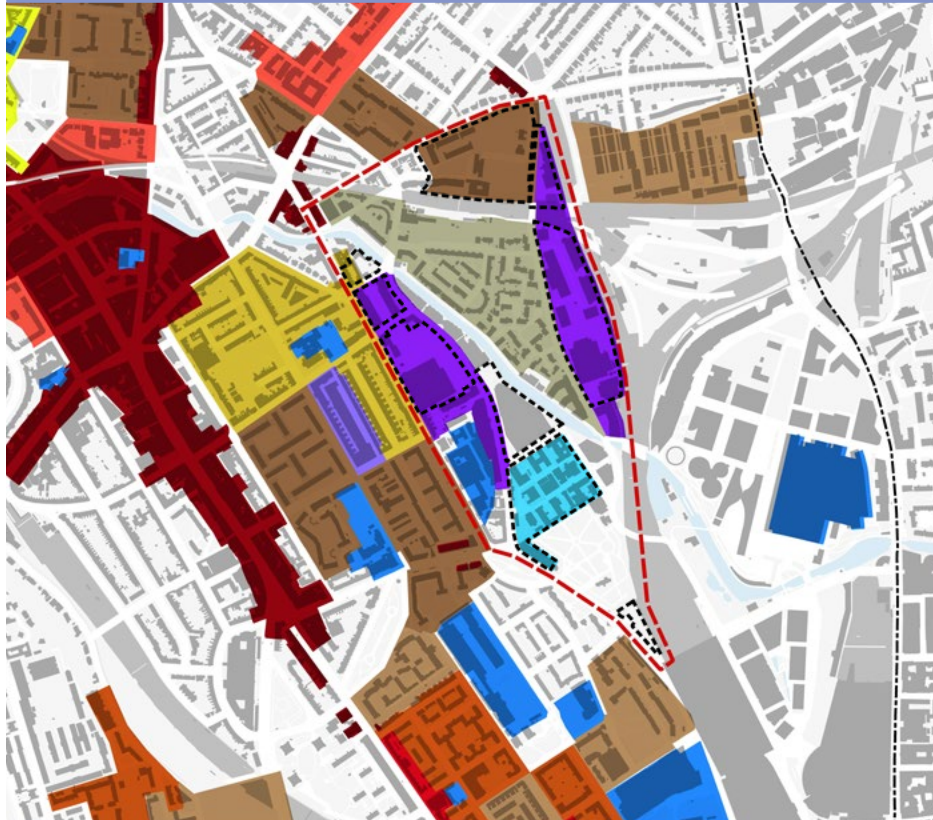


Heritage Designations

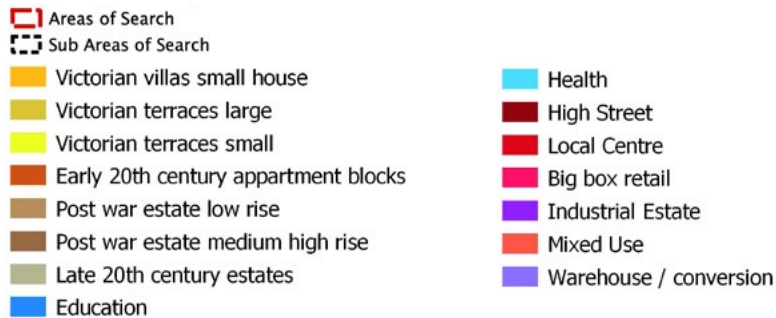
The area contains (full or partial) the following:

- **3no. Conservation Areas within the area:**
 - King's Cross St Pancras in the south of the area
 - Regents Canal
 - Camden Broadway to the northwest of the area
- The area also borders with or is within close proximity of Conservation Areas:
 - Camden Square to the northeast
 - Jefferies Street and Rochester to the north
 - Camden Town and Regents Park to the west
- **1no. Registered Park and Garden:** St Pancras Garden (Grade II)
- **5 Listed Buildings:**
 - 2no Grade II*
 - 3no Grade II
- **14 Locally Listed Buildings**
- **Archeological Priority Area Site:** St Pancras Old Church and Burial Ground (Tier 2)

Townscape Character Types



Character areas (excluding Conservation Areas)



Sensitive Townscape Areas

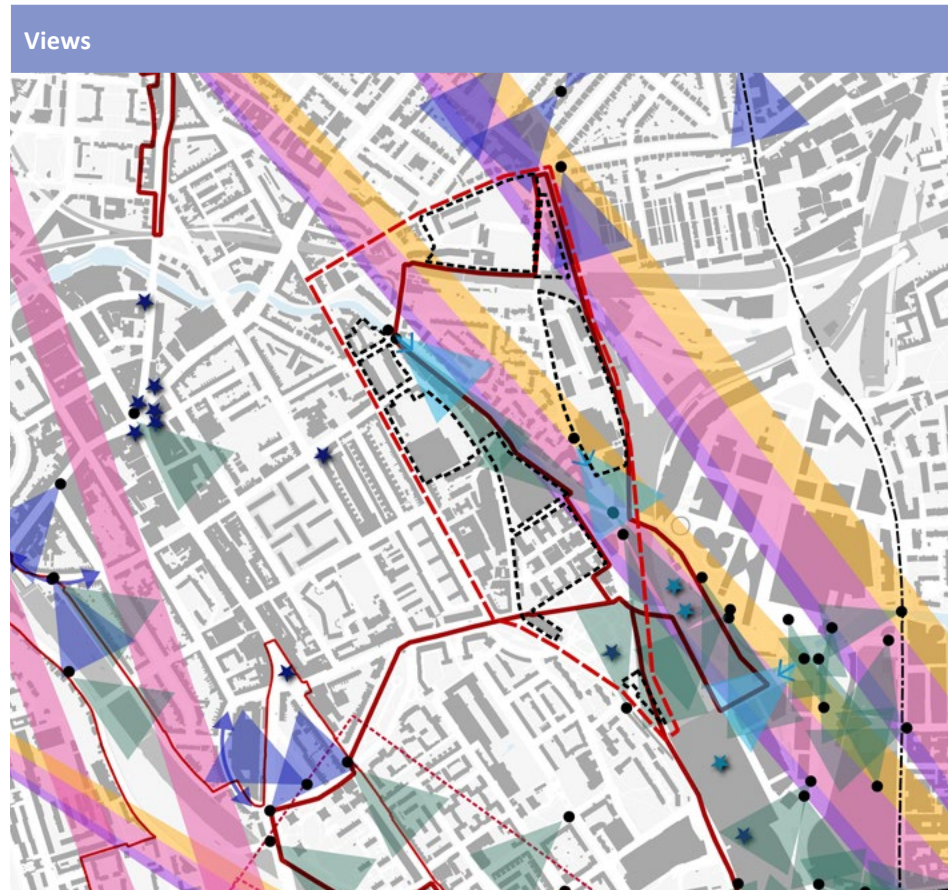


Areas that are sensitive and somewhat sensitive to tall buildings

The area contains or borders the following character areas (outside of Conservation Areas):

- Victorian terraces large (H4) (bordering and small area in northwest of site)
- Post war estate medium high rise (H9)
- School Site

- Royal College Street - Camden Road Neighbourhood Centre
- Late 20th c. estates (H12)
- Industrial Estates (E2)
- Health Site



Strategic and Local Views, existing landmarks

Strategic

- The area is transected by the LVMF View 2A.1 Parliament Hill summit to St Paul's Cathedral
- The northeastern corner of the area is transected by LVMF View 3A.1 Kenwood viewing gazebo to St Paul's Cathedral
- Building height in protected views to St Pauls (LVMF 2.A and 3.A)

should not to exceed 68m AOD, as otherwise they would intrude into view cone and establish a prominent foreground markers

- Possibility of height up to 91m AOD (approximately 18 storeys) in the combined 'shadow' of the Agar Grove towers.

Conservation Area

- **Landmarks**

- St Pancras Old Church
- **Views**
- View from Camden Square CA (outside area boundary)
- Views up and down both Camden and Murray Mews include a rich variety of inventive houses and converted workshops. The scale is low and intimate, punctuated by intermittent trees in the mews, or

by trees viewed obliquely over the houses.

- At street level the best place to see the wider context of the conservation area is on Agar Grove Railway Bridge looking out over the railway lands; and similarly from the rear of the London Irish Centre. When completed, the new. King's Cross development will be visible in long views over the railway lands.

Neighbourhood Plan

- **2no. views identified in the Camley Street NP are located within the area boundary. These are identified in the NP as:**
- View 1. View along the canal to be protected and enhanced
- View 2. Linear view towards St Pancras from Camley street

Open Space Designations



Open Space Designations

The area contains (full or partial) the following:

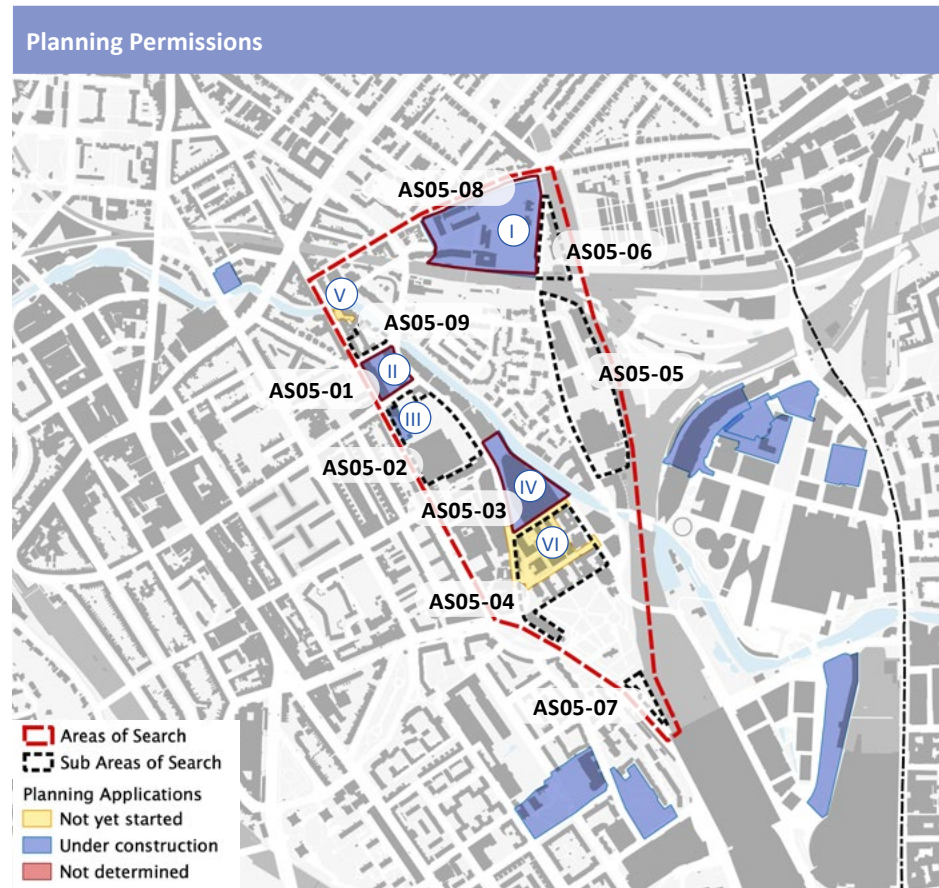
- **Sites of Importance for Nature Conservation (SINC):**
 - London's Canals
 - St Pancras Gardens
- **Local Plan Habitat Corridor**
 - 1no existing green corridor
- **Local Plan Canal**
 - Regent's Canal
- **Local Plan Open Space**
 - Regent's Canal
 - Agar Grove Estate
 - Elm Village

Topography



Topography

- Area situated in lower parts of Camden, but land rises towards the north of the area
- Site levels are 18m AOD in the southwestern part of the area and 33m AOD in the northern eastern part
- Area is bisected by the Regents Canal and the Overground railway line (partially elevated)



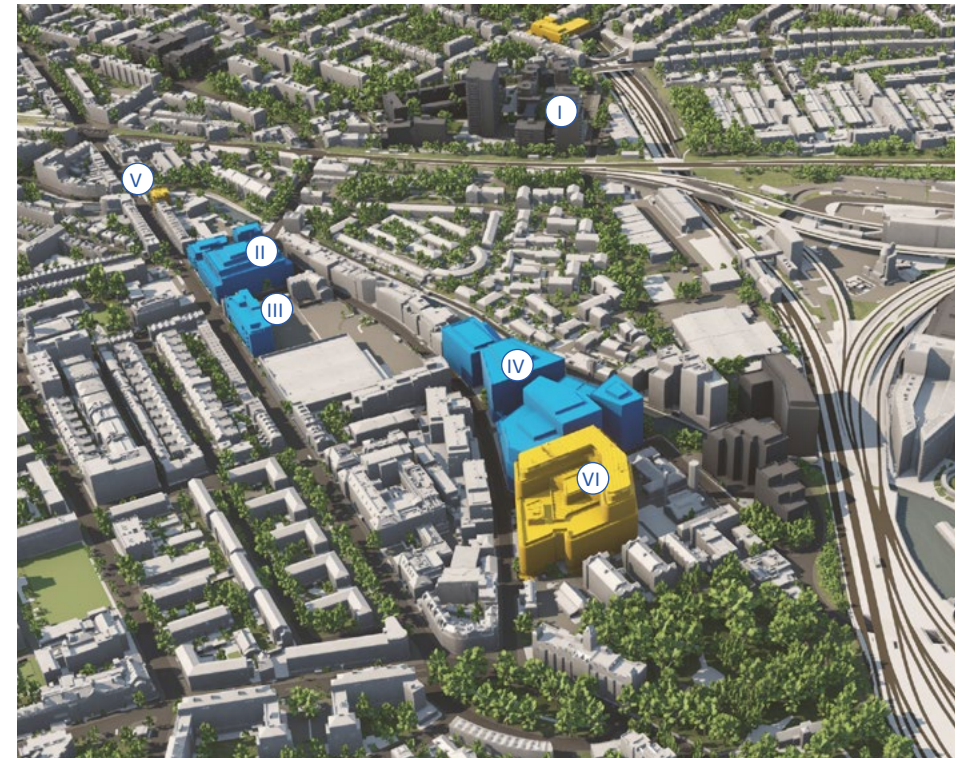
Planning Permissions

The area has been subject to a number of planning permissions for significant developments, which bring forward greater heights, including tall buildings. These are the following:

Emerging - Under Construction

- I. Agar Grove Estate CIP Scheme redevelopment which ranges from 4-20 storeys (2019/4280/P).

- II. St. Pancras Commercial Centre with 3 new buildings ranging in height from 5-7 storeys (2019/4201/P).
- III. Proposed community healthcare centre development of 6 storeys for Central and North West London NHS Foundation Trust (2020/0728/P).



Existing Area & Permitted Buildings (from VuCity)

- IV. Mixed-use development of 6 Buildings ranging from 2-12 storeys (2017/5497/P)

Emerging - Consented

- V. Permission for redevelopment of 150 Royal College Street into new building of 4 storeys of commercial office space (2021/2472/P).
- VI. Permission for Moorfields Eye Hospital Development that is partially 7 storey and partially 10 storeys (2020/4825/P)

Note, draft site allocations that have a planning consent for a significant part of the area (AS05-08, AS05-01, AS05-03) have been removed as Sub-Area of Search, as the planning permission sets the height context that was found acceptable in the development management process.

Existing Building Height

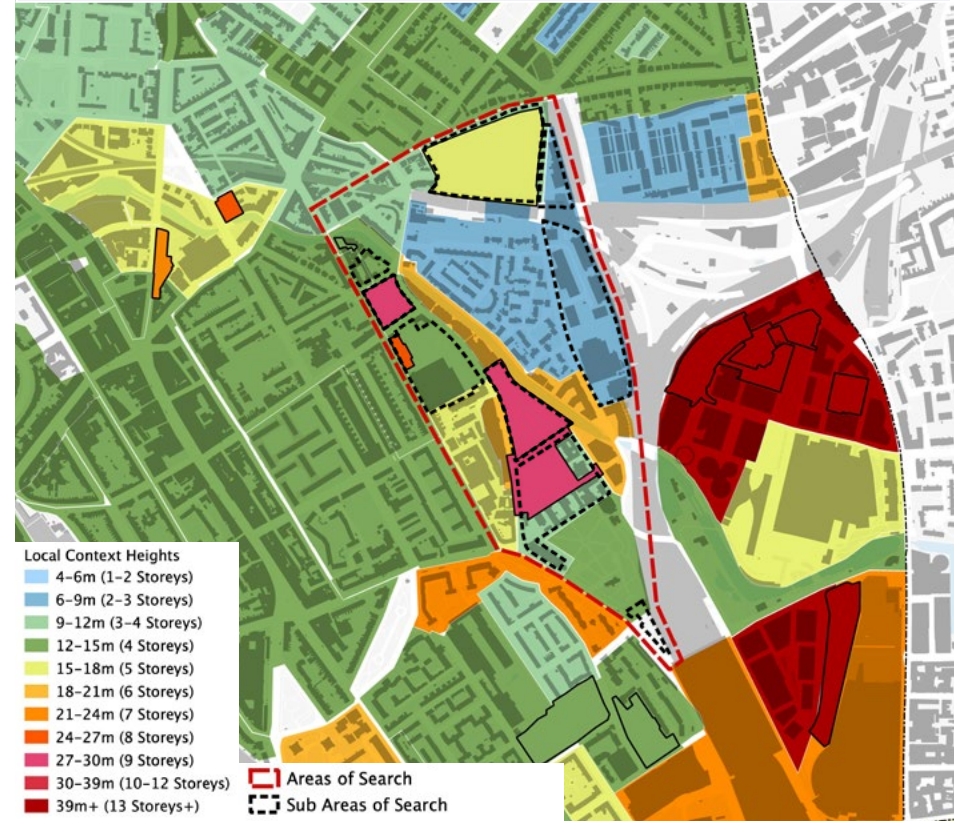


Building Heights

- Mixed area to the west of the canal with heights between 6m and 33m (2 to 11 Rst)
- Area east of canal generally lower heights (housing and industrial) of 6m to 15m (2 to 4 Rst)
- Note that Agar Grove Estate is currently transformed with heights of 12 to 27m (4 to 8 Rst) storeys and a new tall building

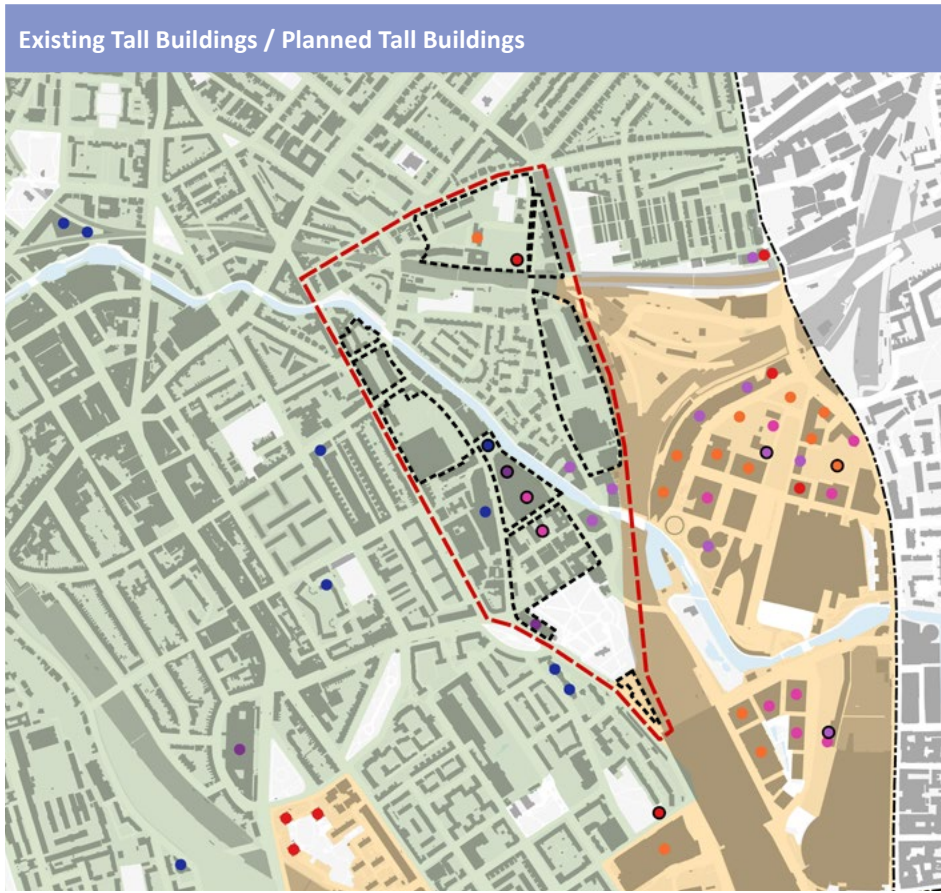
of 61m (19 Rst) in addition to the existing estate tower block that will be increased in height from 52.2m to 58.2m (20 Rst)

Existing and Emerging Local Context Heights



Existing and Emerging Local Context Heights

- Range of Local Context Heights
- Minimum 6-9m (2-3 Rst)
- Maximum 21-24m (7 Rst)
- Majority is between 9m and 21m (3 - 5 Rst)
- Permitted development will increase the LCH on some sites



- ▭ Areas of Search
- ▭ Sub Areas of Search
- Tall Building Zones
 - Zone A (Tall Building Threshold 30m)
 - Zone B (Tall Building Threshold 40m)
- Tall Building Heights
 - 100m and above
 - 60m - 100m
 - 50m - 60m
 - 45m - 50m
 - 40m - 45m
 - 35m - 40m
 - 30m - 35m
 - Emerging Tall Buildings

Tall Building Thresholds

- The area is situated in Height Zone A, with a 30m tall building threshold height. To the East it abuts Zone B (King's Cross).
- There are six existing tall buildings in the area ranging between 34.2-52.2m (11-20 Rst).
- There are five emerging tall buildings in the area ranging between 31.5-61.3m (10-19 Rst).

BUILDING HEIGHT ASSESSMENT

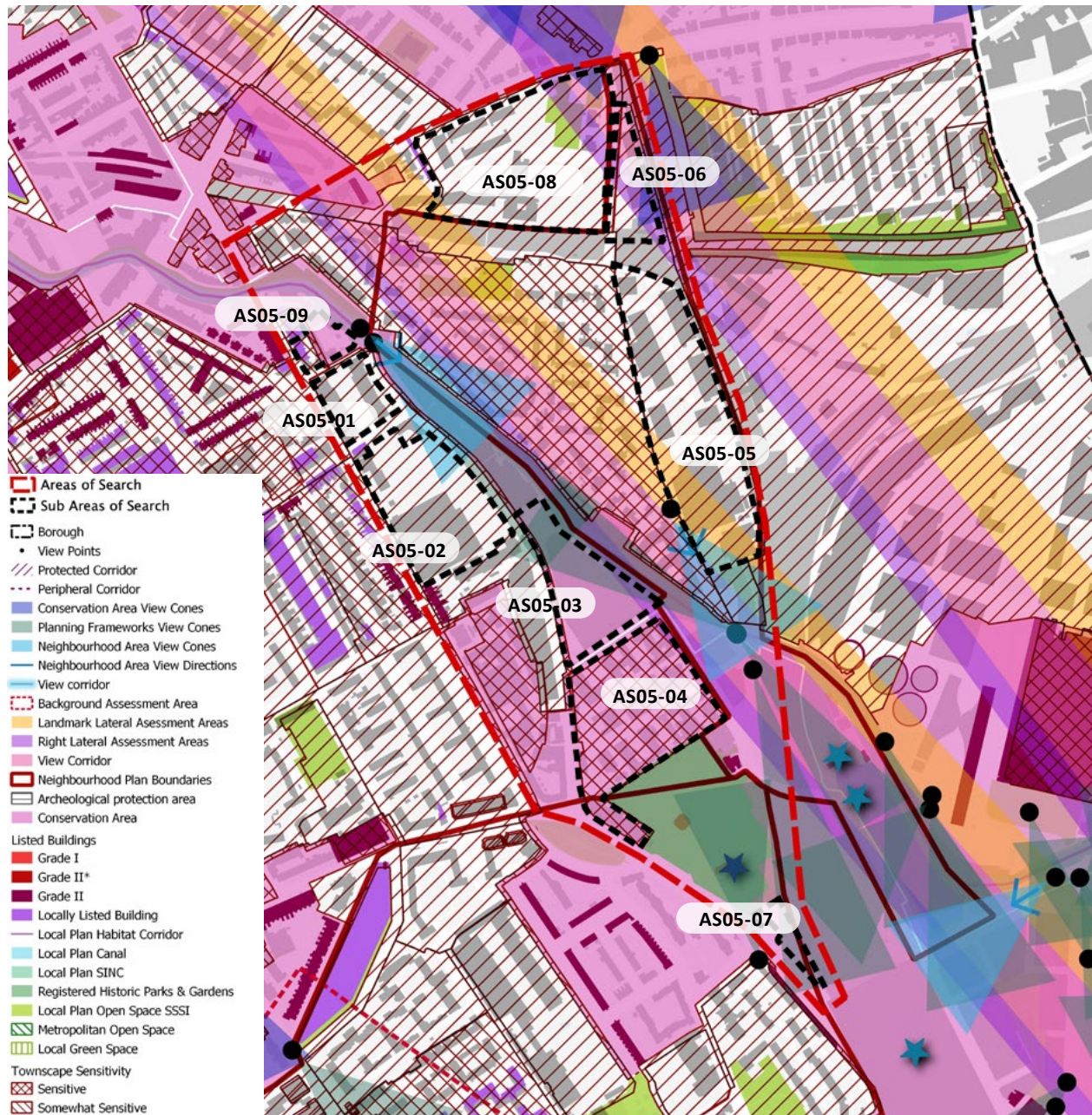
The Area of Search Camley Street and St. Pancras Way is a central and well accessible regeneration area just outside the Central Activity Zone. It includes a number of significant draft site allocations, some of which already are under construction. This includes the Agar Grove Estate Renewal Project, the St. Pancras Commercial Centre, the redevelopment of the 'ugly brown building', and the development of a new Eye Hospital (Relocation of Moorfields). These sites will bring forward greater height and massing, including tall buildings.

The Planning Framework for the area promotes high density development and also identifies the area as having opportunity for tall buildings.

The Area of Search comprises a number of areas and features that are sensitive to tall buildings, which any development of significantly increased height will need to respond to. This includes:

- the Regents Canal Conservation area;
- a number of listed and locally listed buildings, including Grade II* listed St Pancras Old Church;
- Registered Park and Garden St. Pancras Gardens;
- highly sensitive or sensitive townscape character areas;
- the canal environment and other open spaces;
- strategic LVMF views from Hampstead Heath; and
- local views.

The screening of site allocations within the study area (excluding sites with consented schemes (AS05-01, AS05-03, AS05-08) identified the

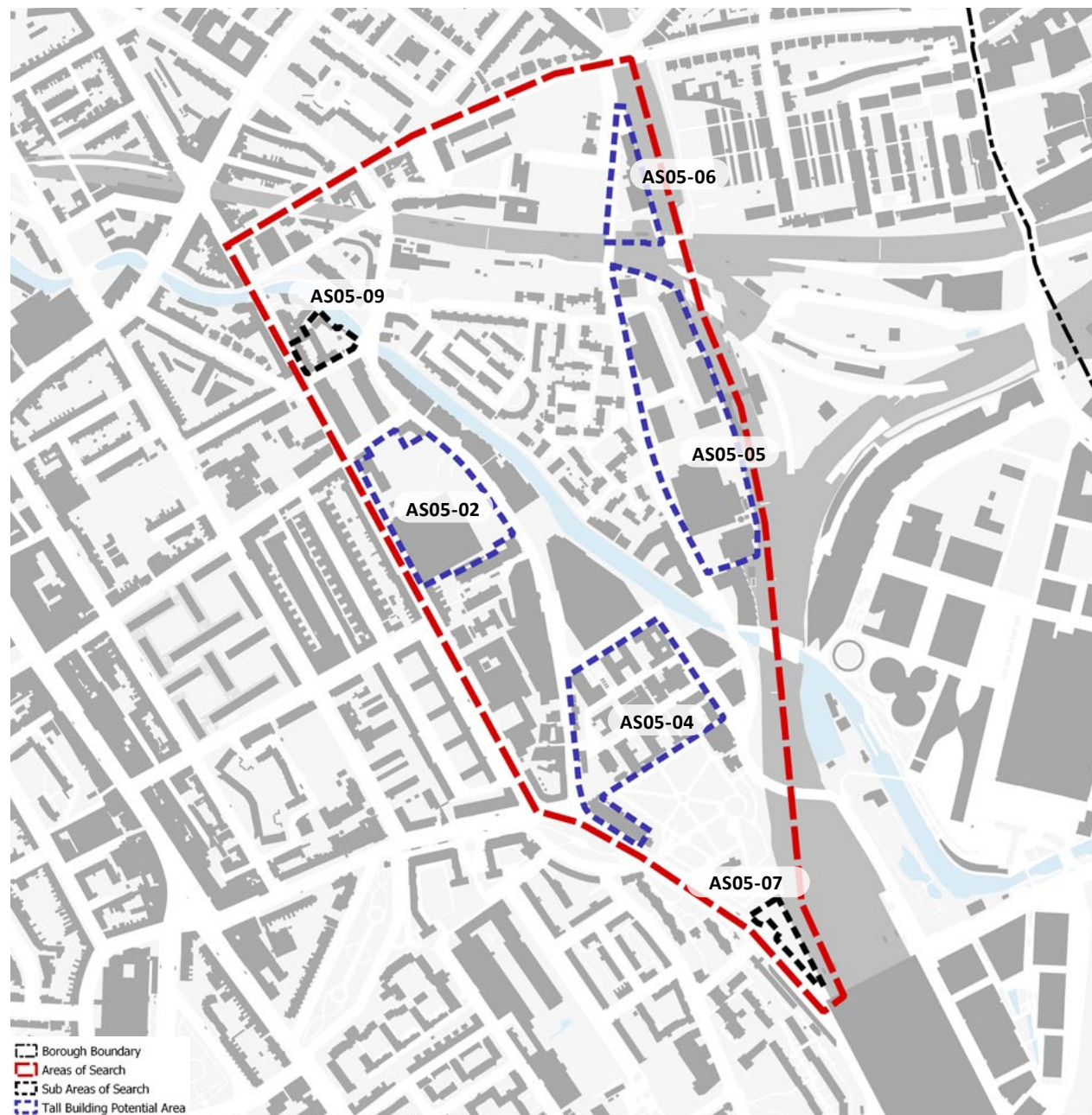


Plan of area with composite of sensitivities (Heritage, Townscape Sensitivity to tall buildings, strategic and local views, green space designations), identifying remaining Sub-areas of Search following exclusion of sites with planning consent.

potential of five sites to accommodate greater height and tall buildings subject to them mitigating successfully their impact onto the local context and character, views and open spaces. Areas identified as having opportunity for increased height are generally of greater size and offer opportunity for comprehensive development and placemaking, which enables them to establish their own character and sense of place, including in terms of scale and massing.

The potential role of tall buildings on these sites is to help optimise the use of a site in the context of its highly accessible and central location. On sites on Camley Street tall buildings can assist with the design around challenging site constraints such as the railway line and associated noise, support the co-location of industrial and residential uses, and assist with the delivery of quality residential homes and amenities. Any proposed tall building should contribute to place making and help create individually and cumulatively a distinctive and legible townscape.

Two areas of search, Bangor Wharf and Shorebase Access Site, are situated in areas with multiple sensitivities to tall buildings (Heritage, open space and townscape areas) and therefore are not found appropriate for significantly increased building height, and heights are expected to remain below the tall building threshold.



Sub-areas of Search and recommendations for tall buildings

RECOMMENDATIONS

SUB-AREA OF SEARCH	NAME	EXISTING CONTEXT HEIGHT	POTENTIAL FUTURE CONTEXT HEIGHT	HEIGHT ZONE ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	APPROXIMATE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING FOR TALL BUILDINGS	DESIGN CRITERIA FOR TALL BUILDINGS
AS05-02	Parcel Force Site	12-15m (4 Rst)	18-21m (6 Rst)	Zone A	30m	yes, in centre of site, subject to responding to sensitivities	Large site for comprehensive development that can internalise buildings of greater height	local	up to 2x future CH	12 - 42m (4 - 13 Rst)	<ul style="list-style-type: none"> Regents Canal CA to east; highly sensitive townscape to the west views from local streets including Royal College Street from the north 	<ul style="list-style-type: none"> aim to retain the general scale of St Pancras Way, and the Canal environment, and avoid a substantial increase of their enclosure by moving greater height away from the street / canal frontage; location of tall buildings on nearby sites to avoid creating a canyon effect within streets; need for comprehensive development approach and coordination of design between neighbouring sites, to ensure coherent approach to place making and full consideration of day/sun-lighting, microclimatic impacts, privacy and overlooking of existing and new homes and amenity spaces;
AS05-04	St.Pancras Hospital	12-15m (4 Rst)	21-24m (7 Rst)	Zone A	30m	yes, in northeastern part of site, subject to responding to sensitivities	Comprehensive hospital development with district wide civic significance, upper height range takes account of highly sensitive context, including potential impact on the setting of St. Pancras Gardens	district	up to 2x future CH	12 - 45m (4 - 13 Rst)	<ul style="list-style-type: none"> Regents Canal CA; Registered Park and Garden St. Pancras Gardens; II* listed St Pancras Old Church and other listed and locally listed buildings; strategic view LVMF 2.A; local views along streets and canal; 	<ul style="list-style-type: none"> aim to retain the general scale of St Pancras Way, and the Canal environment, and avoid a substantial increase of their enclosure by moving greater height away from the street / canal frontage; location of tall buildings on nearby sites to avoid creating a canyon effect within streets; need for comprehensive development approach and coordination of design between neighbouring sites, to ensure coherent approach to place making and full consideration of day/sun-lighting, microclimatic impacts, privacy and overlooking of existing and new homes and amenity spaces;

SUB-AREA OF SEARCH	NAME	EXISTING CONTEXT HEIGHT	POTENTIAL FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	APPROXIMATE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING FOR TALL BUILDINGS	DESIGN CRITERIA FOR TALL BUILDINGS
AS05-05	East of Camley Street	6-9m (2-3Rst)	18-21m (6 Rst)	Zone A	30m	yes, along the railway subject to responding to sensitivities	Comprehensive development site in challenging environment where greater height can help to mitigate impacts of railway and employment uses on residential amenity	local	up to 3x future CH	15 - 62m (4-19 Rst) (up to 93m AOD) - outside LVMF view cones to St. Pauls 15- 45m (4-13Rst) inside LVMF view cones to St. Pauls	<ul style="list-style-type: none"> Strategic panoramic view LVMF 2A and 3A Sensitive residential area to west 	<ul style="list-style-type: none"> any enclosure to Camley Street to be mitigated by moving greater height away from the street frontage need for comprehensive development approach and coordination of design between neighbouring sites, to ensure coherent approach to place making and full consideration of day/sun-lighting, microclimatic impacts, privacy and overlooking of existing and new homes and amenity spaces avoid creating a 'wall' of tall buildings in local and strategic LVMF views from Hampstead Heath by spacing tall buildings apart, with greater height balanced with greater spacing. location of tall buildings to avoid creating a canyon effect within streets taller buildings to be located towards the railway
AS05-06	Camley Street north	6-9m (2-3Rst)	18-21m (6 Rst)	Zone A	30m	yes, along the railway subject to responding to sensitivities	Small site with limited opportunity for comprehensive development, need to complement development on adjoining site	local	up to 2x future CH	12 - 42m (4 - 13 Rst)	<ul style="list-style-type: none"> Strategic view LVMF 3A and 2A Sensitive residential area to west and east Conservation Area to north 	<ul style="list-style-type: none"> any enclosure to Wrotham Road to be mitigated by moving greater height away from the street frontage location of tall buildings to avoid creating a canyon effect within streets tall building to be located towards the railway tall building to complement Agar Grove towers and to mediate their height with the lower rise context

SUB-AREA OF SEARCH	NAME	EXISTING CONTEXT HEIGHT	POTENTIAL FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	APPROXIMATE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING FOR TALL BUILDINGS	DESIGN CRITERIA FOR TALL BUILDINGS
AS05-07	Shorebase Access Site	n/a	18-21m (6 Rst)	Zone A	30m	no, elegant larger building up to 30m could potentially be considered on this site.	Small site in sensitive location, tall building would have unacceptable impact on Regents Canal CA and King's Cross St Pancras CA, St. Pancras Gardens Registered Park and Garden and listed buildings.	n/a	n/a	18 - 30m (6 - 9 Rst)		
AS05-09	Bangor Wharf	12-15m (3-4Rst)	15-18m (5 Rst)	Zone A	30m	no	small site in sensitive location, impact on Conservation Area, Canal Environment and highly sensitive townscape to west and sensitive townscape to the north	n/a	n/a	12 - 24m (4 - 7 Rst)		



Area AS04

5.14 KING'S CROSS - NORTH SIDE (SITE CODE AS04)

THE AREA

The area is located to the north of King's Cross.

Historically, the area was used for railway infrastructure since the building of the Great Northern Railway. According to OS mapping, in 1875 this included tracks, signalling infrastructure, cleaning sheds, workshops and horse stables.

Currently, the area is occupied by industrial uses, and is and will continue to be protected by policy (Local Plan 2017) as an aggregate site. However the area is identified by the Local Plan as part of a growth area, which indicates its potential for future redevelopment. Future development will need to respond to railway lines and other site constraints.

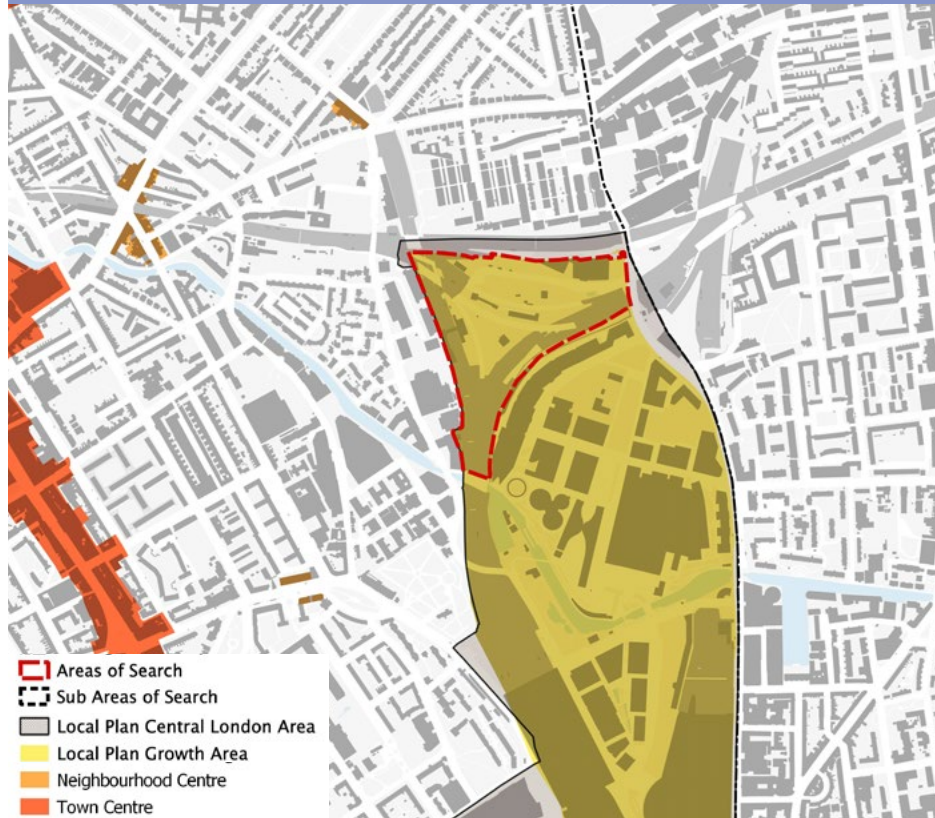
Sub-Areas of Search

For the purpose of this study the entire area is reviewed as Area of Search.



Birdseye View of the Area ©Google Earth

Local Plan Policy



Local Plan Policy

Local plan policy (2017):

- Part of London's Central Activity Zone
- The site is fully covered by the King's Cross Growth Area which is one area in the borough where significant growth is expected to be delivered
- The Council's aspiration for King's Cross is to continue to secure the

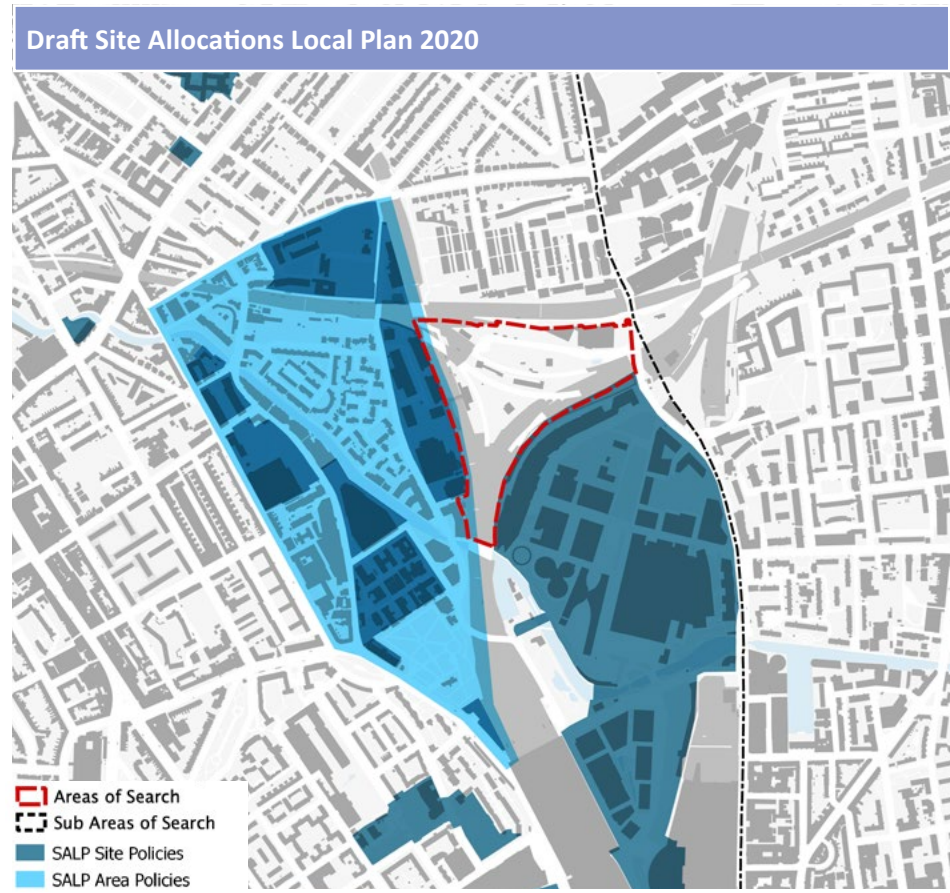
- development of a high quality, successful, attractive, vibrant and safe places with a mix of uses, in particular offices, homes, retail, leisure and community facilities
- The area is and will continue to be a protected aggregate site.

Planning Frameworks



King's Cross Opportunity Area Planning & Development Brief - key principles diagram

- Variety of building heights is required to spread volume across the development
- Tall buildings may provide opportunities for public viewing decks or spaces



Local Plan Draft Site Allocations

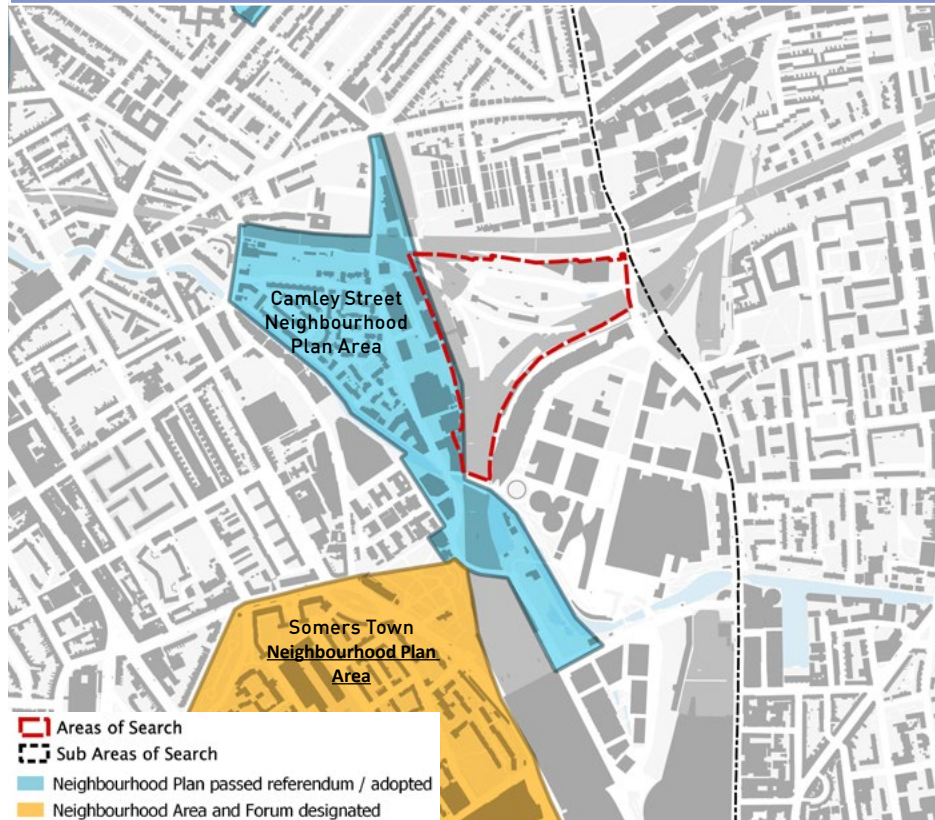
Draft Site Allocation area policy

- A small portion of the western part of the area is covered by Policy CPS1: Camley Street and St Pancras Way Area

Draft Site Allocation site policy

- The area contains no site allocations

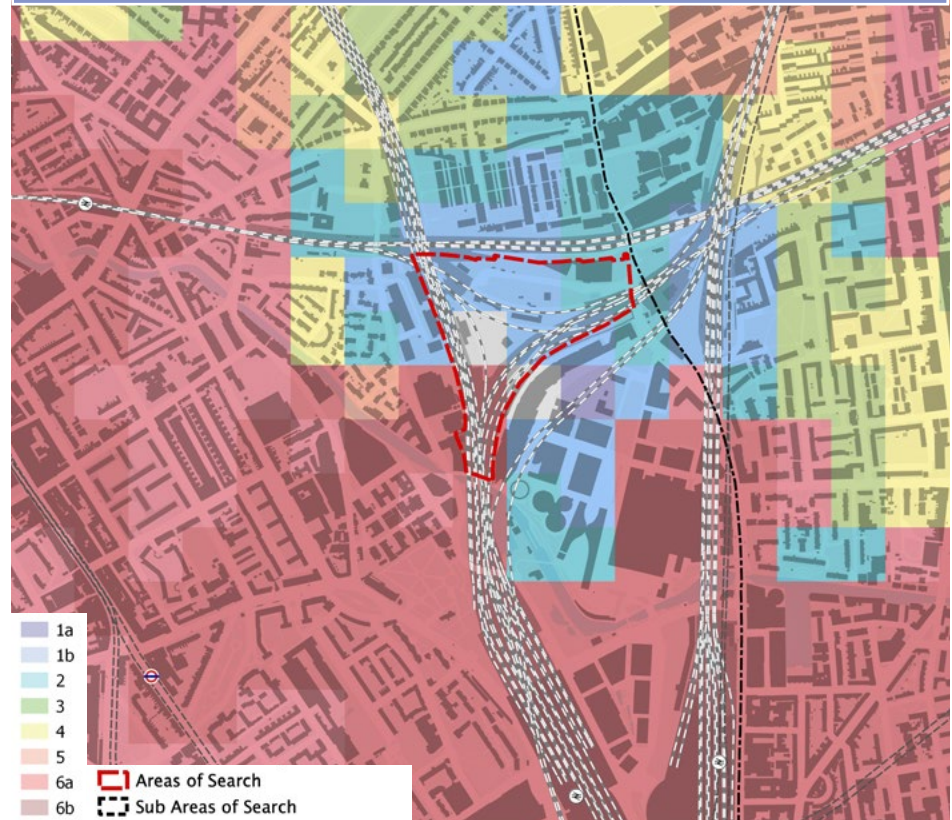
Neighbourhood Plans



Neighbourhood Plan Areas

- The area is not covered by any Neighbourhood Plans.
- The area borders Camley Street NP to the west of the site (designated & plan adopted)

Public Transport Access and PTAL



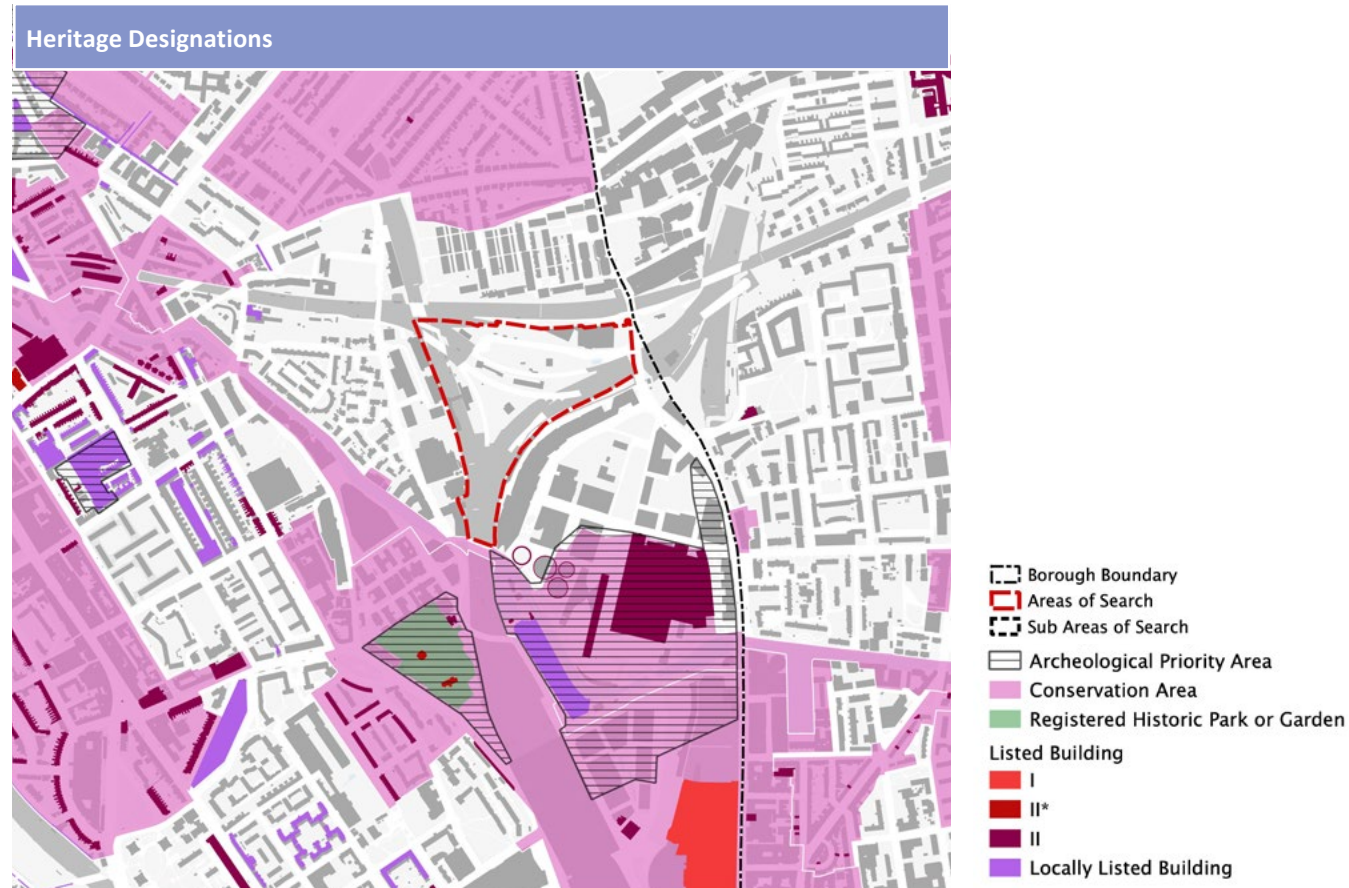
PTAL

Public Transport Access

- The area is located to the north of King's Cross and St Pancras and locked in between rail lines and segregated from surrounding areas

PTAL

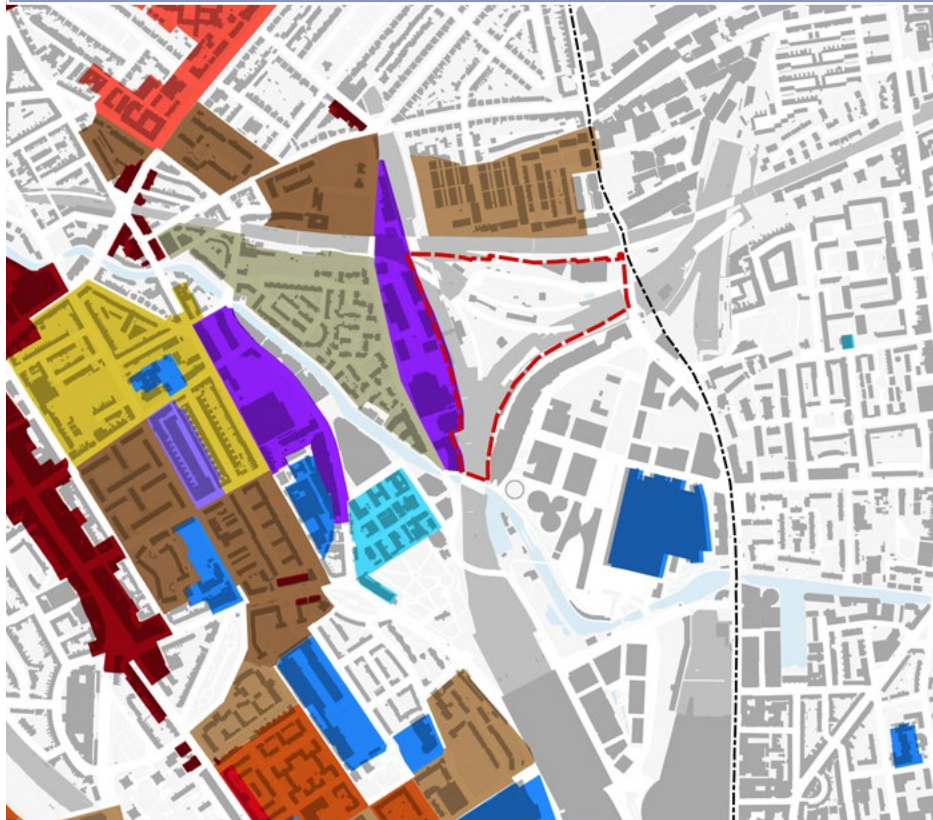
- PTAL rating is low across the area but could be enhanced by the creation of direct connections to the south west of the site



Heritage Designations

- The area does not contain Conservation Areas, Registered Park and Gardens, Listed Buildings, Locally Listed Buildings or Archeological Priority Area Sites.
- The area borders or is within close proximity of Conservation Areas:
- Regents Canal to the south and west
- King's Cross St Pancras to the south
- Camden Square to the north

Townscape Character Types



Character areas (excluding Conservation Areas)



Sensitive Townscape Areas



Areas that are sensitive and somewhat sensitive to tall buildings

- The area contains or borders the following character areas:
 - Post-war estate (H9) to the north (bordering)
 - Industrial Estate to the west (E2) (bordering)
 - the townscape character of the site itself is not sensitive to tall buildings



Strategic and Local Views, existing landmarks

Strategic Views

- The area is transected by LVMF View 3A.1 Kenwood viewing gazebo to St Paul's Cathedral
- The southern most part of the area is transected by the left Wider Setting Consultation Area for LMVF View 2A.1 Parliament Hill summit to St Paul's Cathedral

Conservation Area Views

Views

- View from Camden Square CA (outside site boundary)
- At street level the best place to see the wider context of the conservation area is on Agar Grove Railway Bridge looking out over the railway lands

Neighbourhood Plan Views

None

Open Space Designations



Open Space Designations

Sites of Importance for Nature Conservation (SINC):

- North London Line at York Way

Local Plan Open Space:

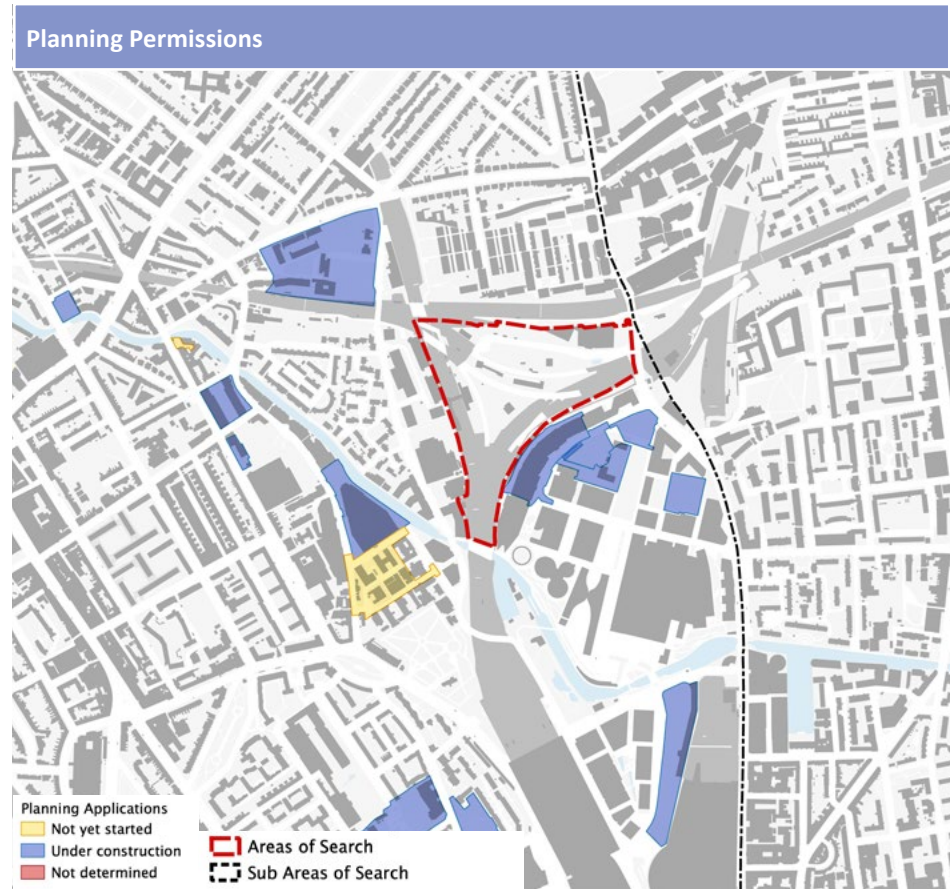
- North London Line to the north of the area

Topography



Topography

- Area situated in lower parts of Camden
- The area is relatively flat with site levels of 26 - 28m AOD across the area
- The area is defined by elevated railway lines that transect the area and bind the area on the edges



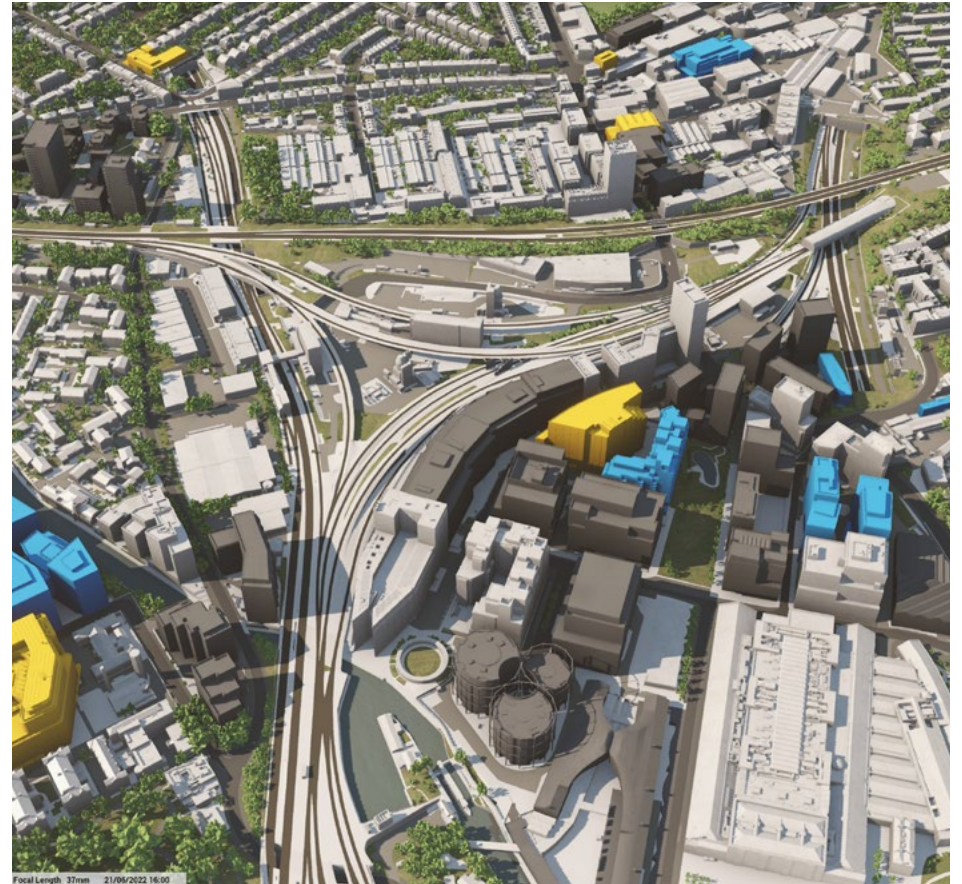
Planning Permissions

Emerging - Under Construction

- None

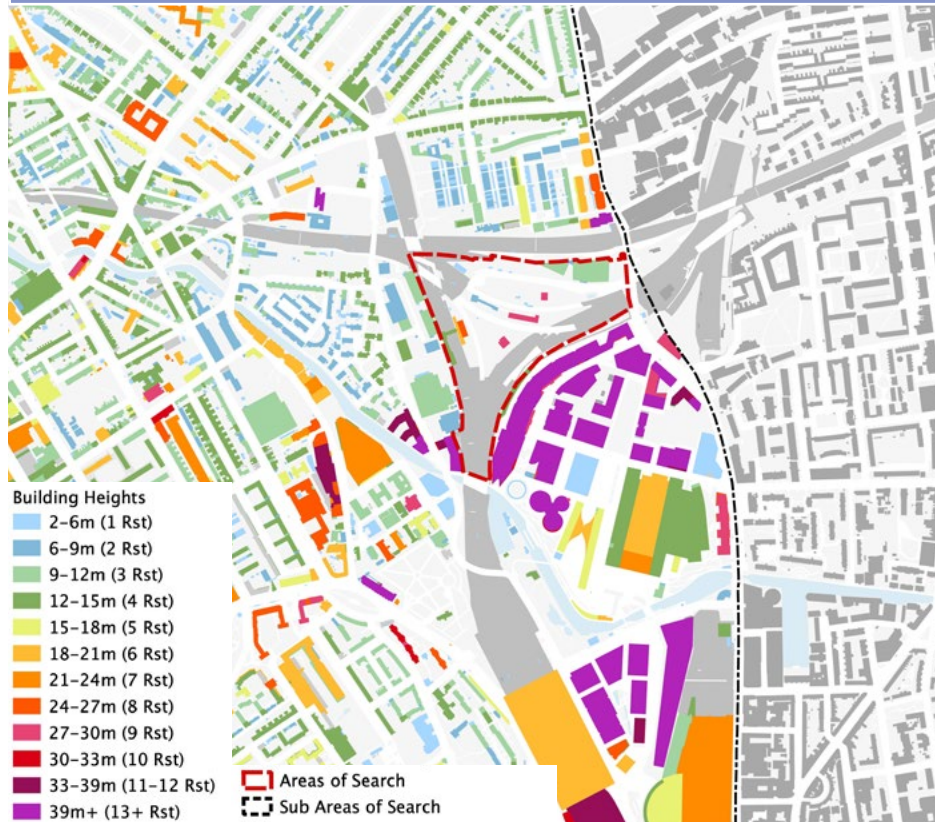
Emerging - Granted

- None



Existing Area & Permitted Buildings (from VuCity)

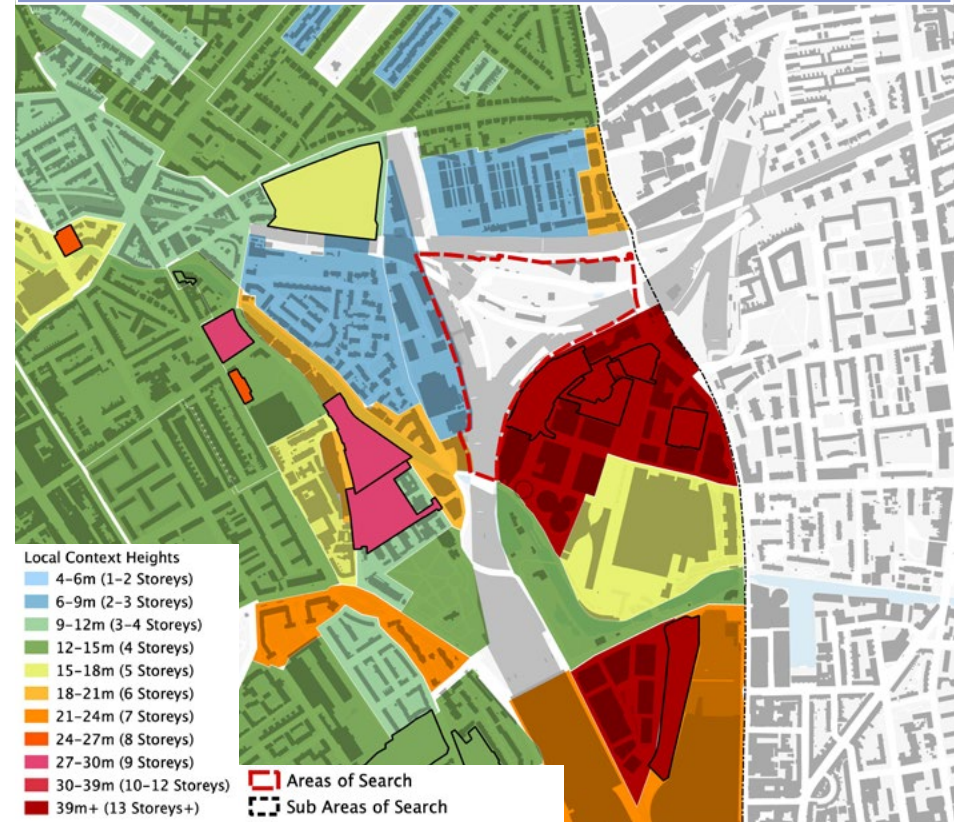
Building Height



Building Heights

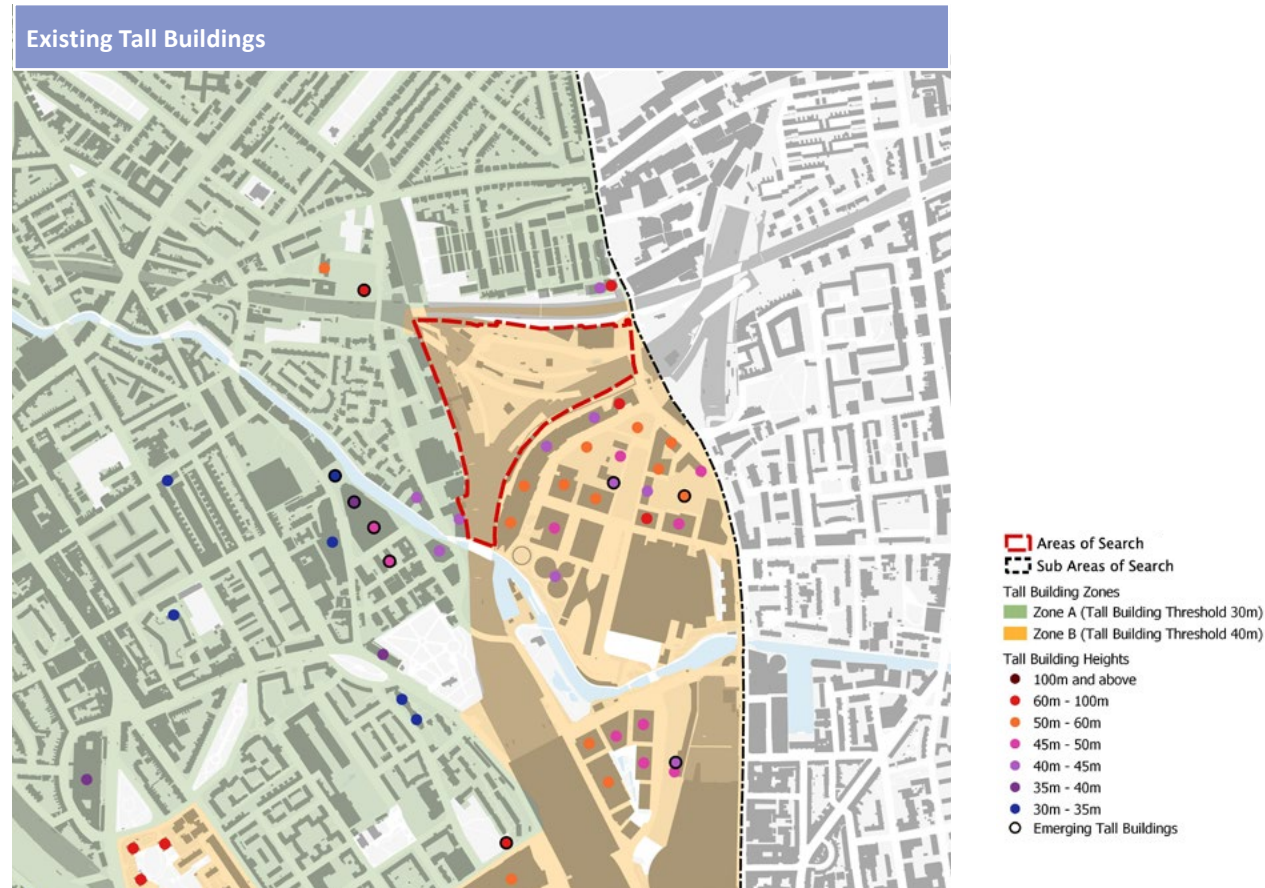
- Buildings and structures in the area are industrial in nature
- Heights range from 3m - 9m (1-3 Rst) low level sheds and warehouses to 19 - 30m (6 - 10 Rst) industrial structures

Existing and Emerging Local Context Heights



Existing and Emerging Local Context Heights

- No existing context height data available
- No emerging context height data available



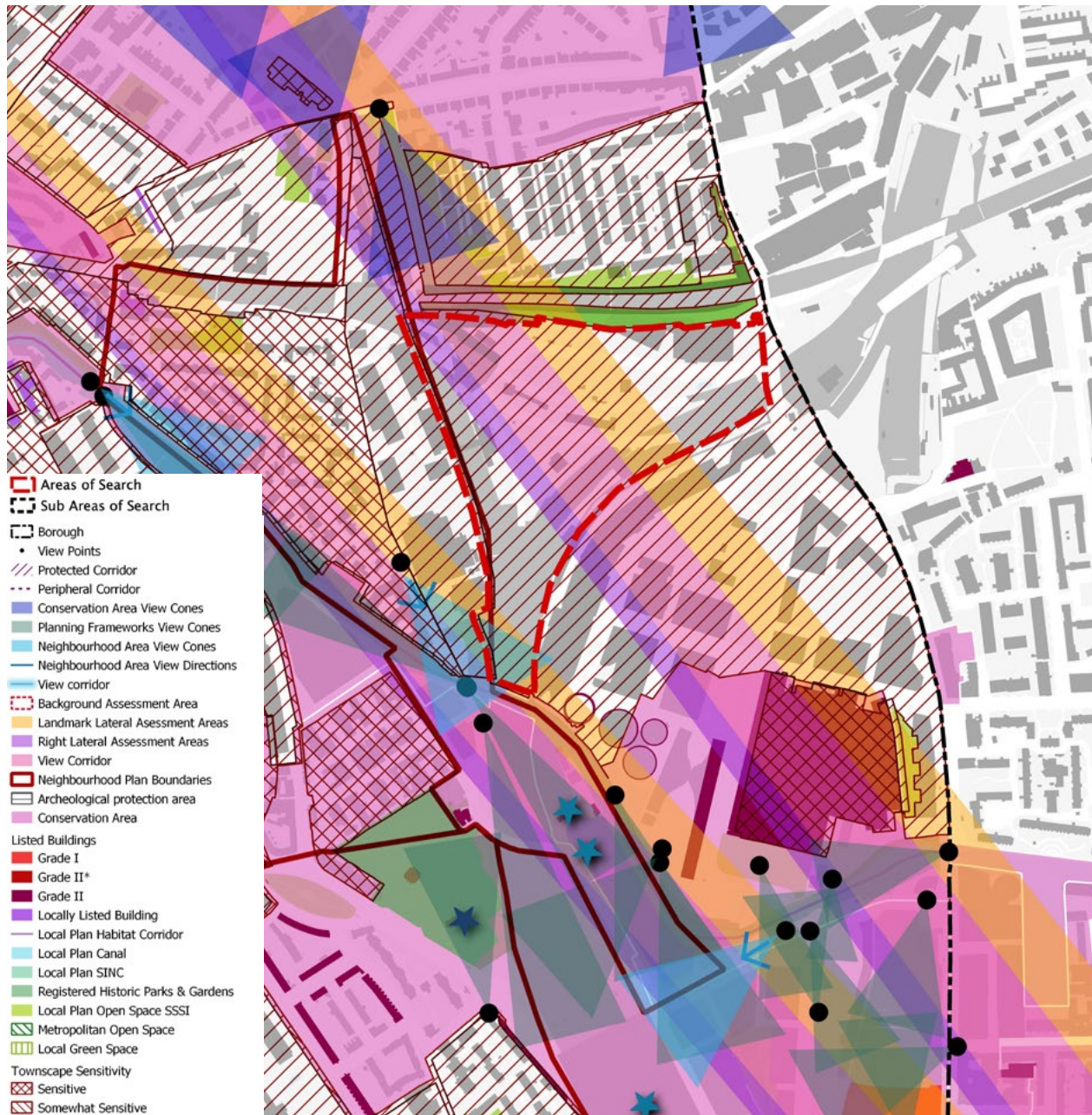
Tall Building Threshold

- The area is situated in Height Zone B, with a 40m tall building threshold height.
- No existing or permitted tall buildings in the area

BUILDING HEIGHT ASSESSMENT

The north side of King's Cross is currently home to a LB Camden depot and a concrete mixing plant, nested amidst a railway triangle that interconnects the North London Line with the Channel Tunnel Rail link and lines feeding into St. Pancras Station. The area is part of the King's Cross Growth Area which is one area in the borough where significant growth is expected to be delivered. The adjoining sites to the north and south of the site, and separated by rail lines are intensely developed including with taller buildings of significant scale.

The area is not covered by a conservation area, does not contain other heritage assets and its townscape character is not sensitive to tall buildings. However, it is transected by LVMF View 3A.1 Kenwood viewing gazebo to St Paul's Cathedral (78m AOD). To the north of the area is an open space and site of importance for nature conservation (SINC) along the North London Line. Beyond the rail line to the north is the low rise modernist Maiden Lane Estate which includes recent mid rise apartment buildings along York Way and the 65m XY Air tower (96m AOD). To the south of the area, separated by rail lines is the intensely developed mixed use area of the King's Cross development with a context height of almost 40m (12 Rst) and a cluster of taller buildings that range between 40m and 79m (13 - 24 Rst). The tallest building in the cluster is the Urbanest King's Cross Student Accommodation. It is located at the lowest point of the terrain, rises 24 floors up to a total height of 79m (105m AOD). The area is situated on a slope of land rising to the north.

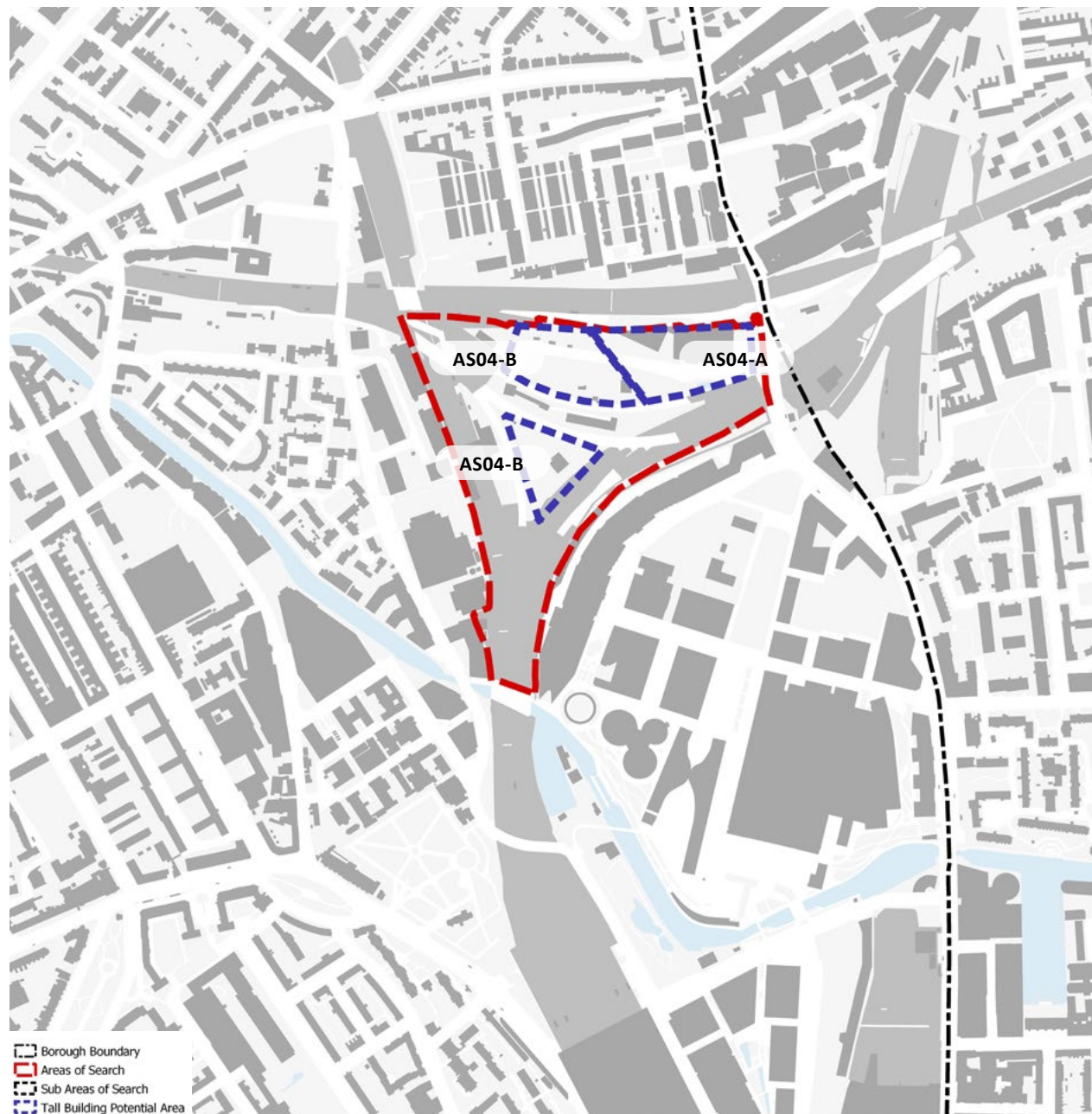


Plan of sites with composite of sensitivities (Heritage, Townscape Sensitivity to tall buildings, strategic and local views, green space designations)

Due to its central location and its lesser sensitivity to tall buildings the north side of King's Cross offers the opportunity in the future for greater heights, that extend the character and activities from King's Cross northwards and mediates with the lower rise residential areas to the north. The area remains safeguarded for aggregates at present (Local Plan 2017).

Overall heights on large parts of the area are curtailed by the Strategic View passing overhead, and heights of tall buildings will need to remain below the 78m AOD threshold in most areas. The eastern extent of the area (Sub-area A) has potential to be a bit higher, but heights should remain below the AOD height of the Urbanest and XY Air towers.

Tall development should only come forward as part of a comprehensive development of the area and be predicated on establishing new connections with King's Cross to the south and Agar Grove to the north that open the area up, as well as delivering a new open space for residents and visitors. Tall buildings should avoid adverse impacts on the existing open space and SINC to the north of the site, and the privacy and amenity of residents specifically in the Maidenlane Estate.



Recommendations for sub-areas of search

RECOMMENDATIONS

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS04	King's Cross North Side	9 - 12m (3-4Rst)	18-21m (6 Rst)	Zone B	40m	yes, subject to responding to sensitivities	Due to its central location and its lesser sensitivity to tall buildings the north side of King's Cross offers the opportunity for greater heights that extend the character and activities from King's Cross northwards and mediates with the lower rise residential areas to the north.	local	Area A: up to 2.6x future CH Area B: up to 2.3x future CH	Area A (east of viewing corridor): 15 - 56m (4 - 17 Rst) (max 85m AOD)* Area B (inside viewing corridor): 15 - 49m (4 -15 Rst) (max 78m AOD) * potential in the eastern third of Area A to go up to 68m (21 Rst) - subject to testing against LVMF view 3A	<ul style="list-style-type: none"> LVMF Strategic panoramic View 3A.1 Existing residential housing and amenities to the north / south Views from local streets and open spaces Townscape and heritage impacts in wider surroundings Impact on open spaces and SINC 	<ul style="list-style-type: none"> height of tall buildings to be varied and support an organic skyline heights of tall(er) buildings to step down from tall buildings with greater height on York Way the further away they are development to avoid creating a 'wall of development' and to be broken up to retain visual permeability in north south direction across the area from a pedestrian perspective tall buildings must be part of comprehensive development that delivers new north south connection and new open spaces to fully integrate the area with its surrounding and deliver much needed amenity spaces for new and existing residents



Area AS02

5.15 BLOOMSBURY CAMPUS AREA (SITE CODE AS02)

THE SITE

The Bloomsbury Campus area is located to the north of Holborn and the British Museum, to the south of Euston and to the east of Fitzrovia.

Historically, the area was developed by the Duke of Bedford in the 1700s to provide a series of Georgian streets and squares. The area is also well known for its historical literary, intellectual and arts culture. The main building of University College London was built on Gower Street in 1827 and since then the area has developed into the main campus of UCL with many university and educational facilities which contribute greatly to the identity of the place.

Sub-Areas of Search

The area was reviewed in its entirety and no specific sub-areas of search were identified.



Birdseye View of the Area ©Google Earth

Local Plan Policy



Local Plan Policy (2017)

- Part of Central London Area
- The area is adjacent the Fitzrovia Area Action Plan and the Euston Area Action Plan

Draft Site Allocations Local Plan 2020



Local Plan Draft Site Allocations

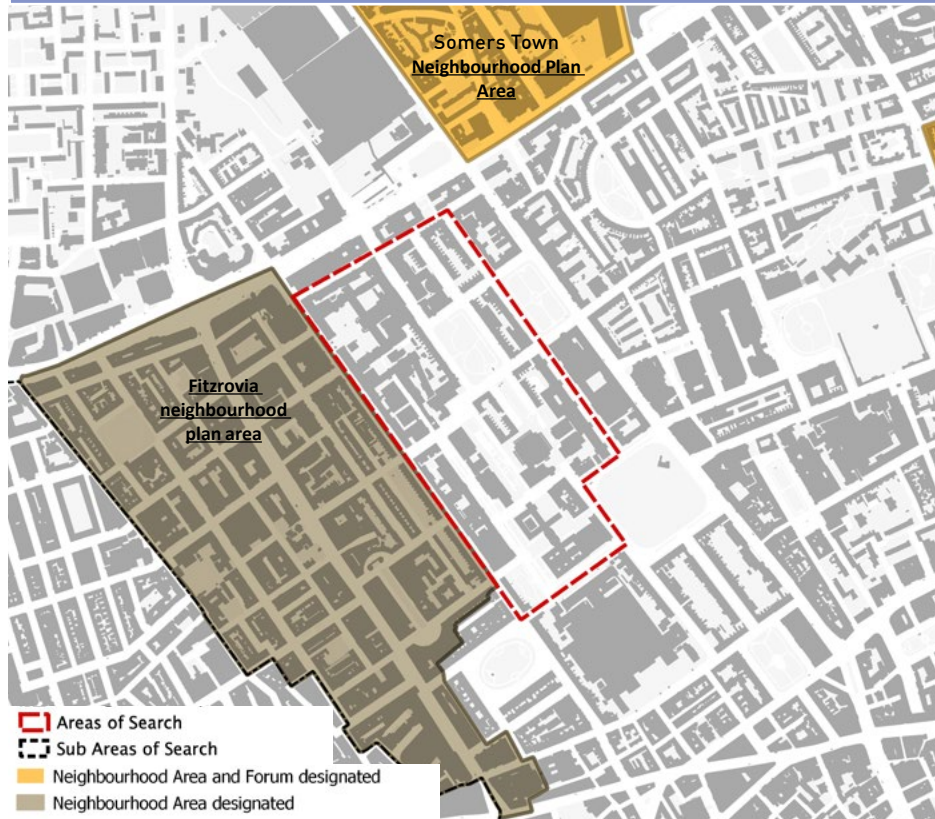
Draft Site Allocation area policy

- Potential to maintain and expand its role as the heart of higher education in Camden

Draft Site Allocation site policy

- The area contains 3no. draft site allocations which are safeguarded for higher education (academic and ancillary space)

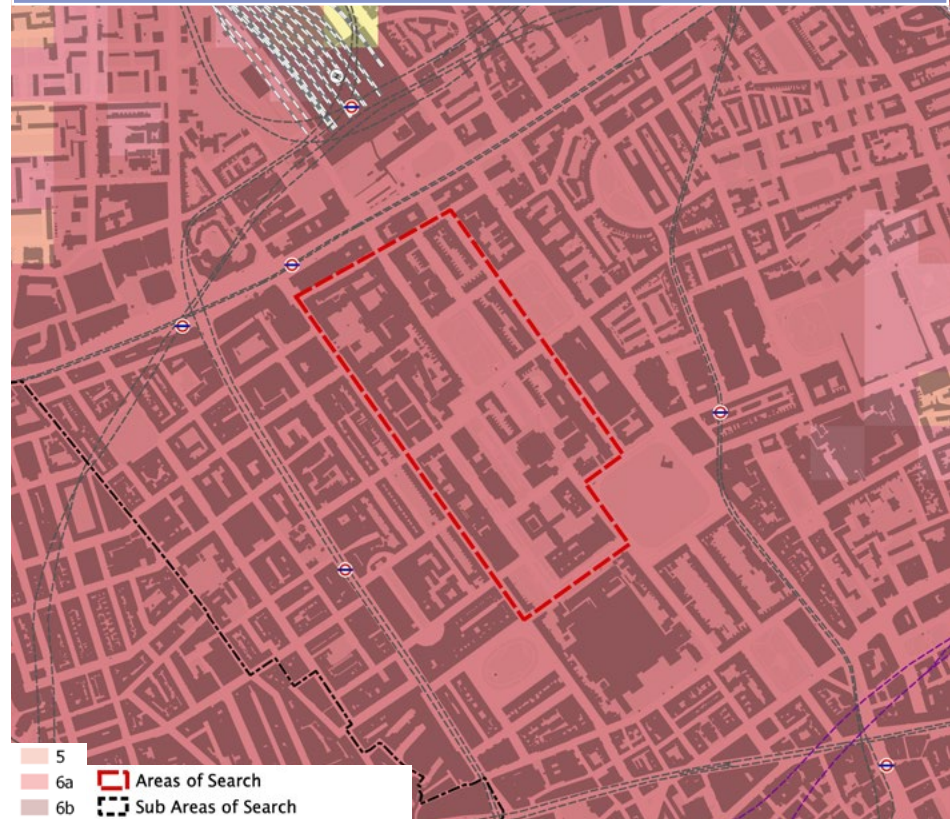
Neighbourhood Plans



Neighbourhood Plan Areas

- The area is not covered by any Neighbourhood Plans.
- The area borders the Fitzrovia neighbourhood plan area (designated) to the west of the area of search. There is no adopted plan currently.

Public Transport Access and PTAL



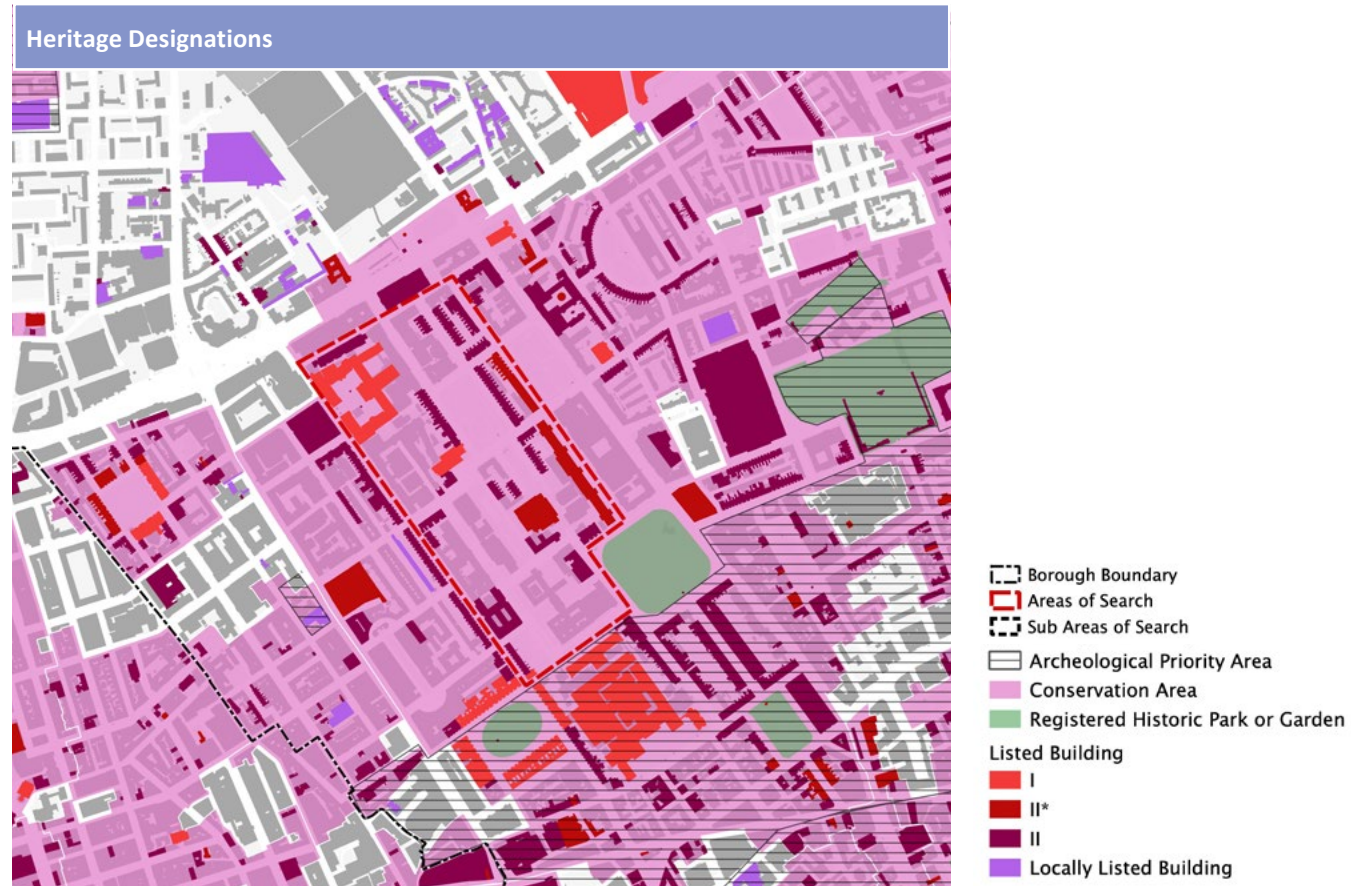
PTAL

Public Transport Access

- Russell Square, Euston, Euston Square, Goodge Street, and Warren Street Station are all within close distance of the area.

PTAL

- The area is very well connected by public transport with a PTAL rating 6b for entire area.

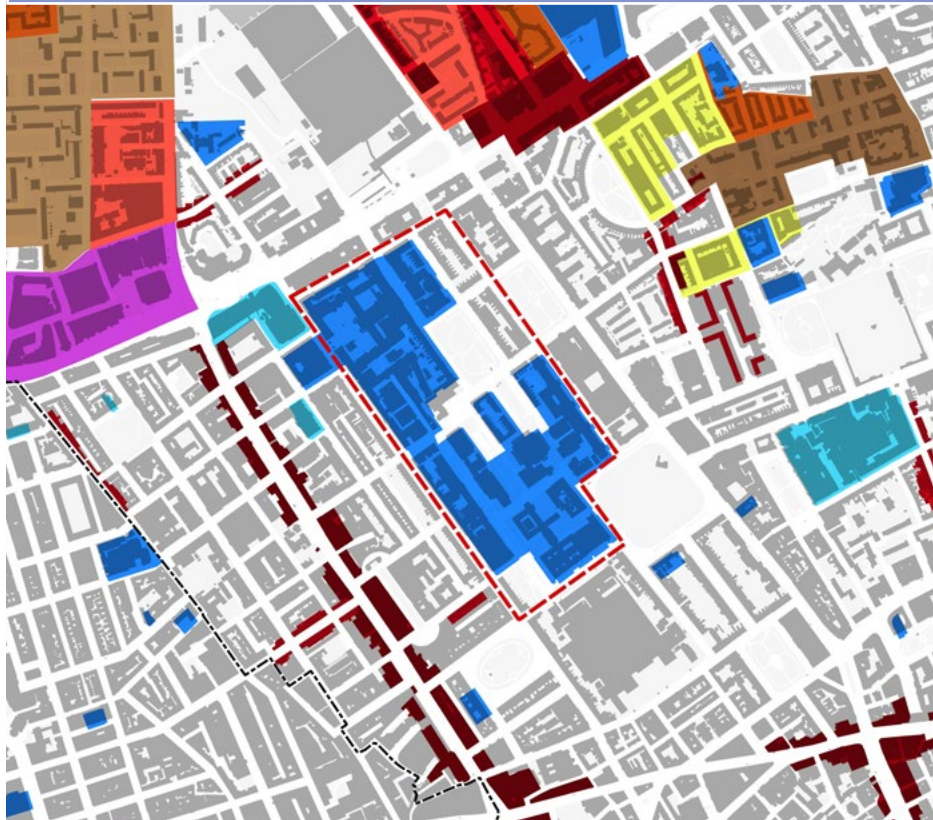


Heritage Designations

The area contains (full or partial) the following:

- **1 no. Conservation Areas:** - Bloomsbury
- The area also borders with or is within close proximity of Conservation Areas:
 - Charlotte Street
 - Fitzroy Square
- **31 Listed Buildings:**
 - 2no Grade I
 - 3no Grade II*
 - 26no Grade II

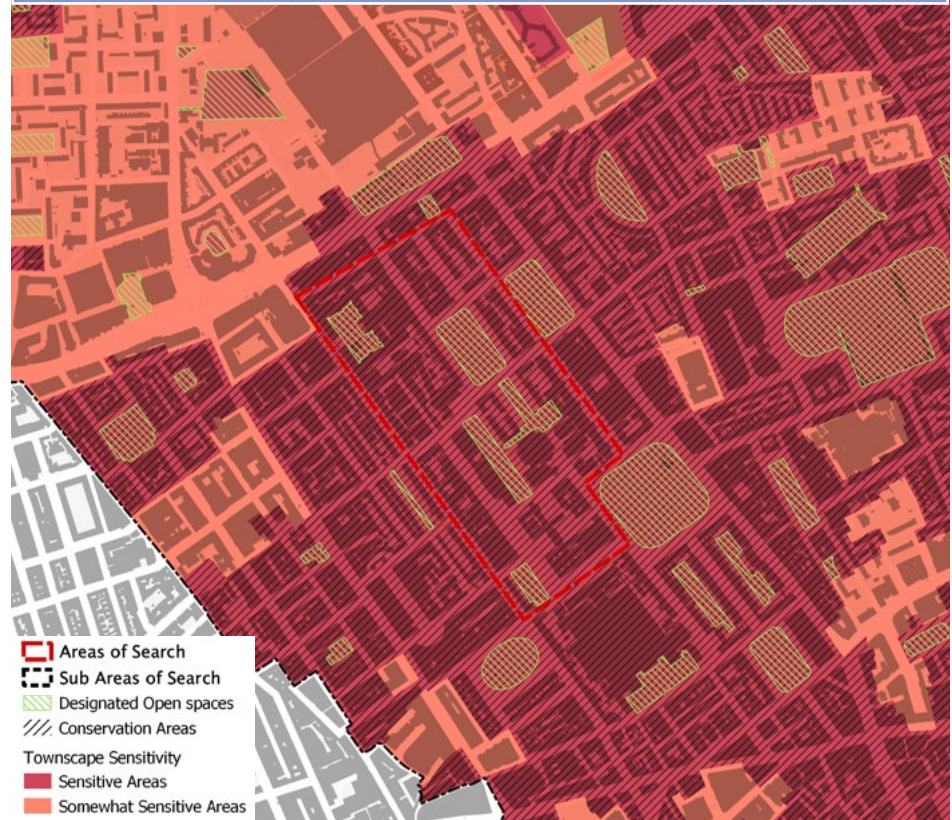
Townscape Character Types



Character areas (excluding Conservation Areas)



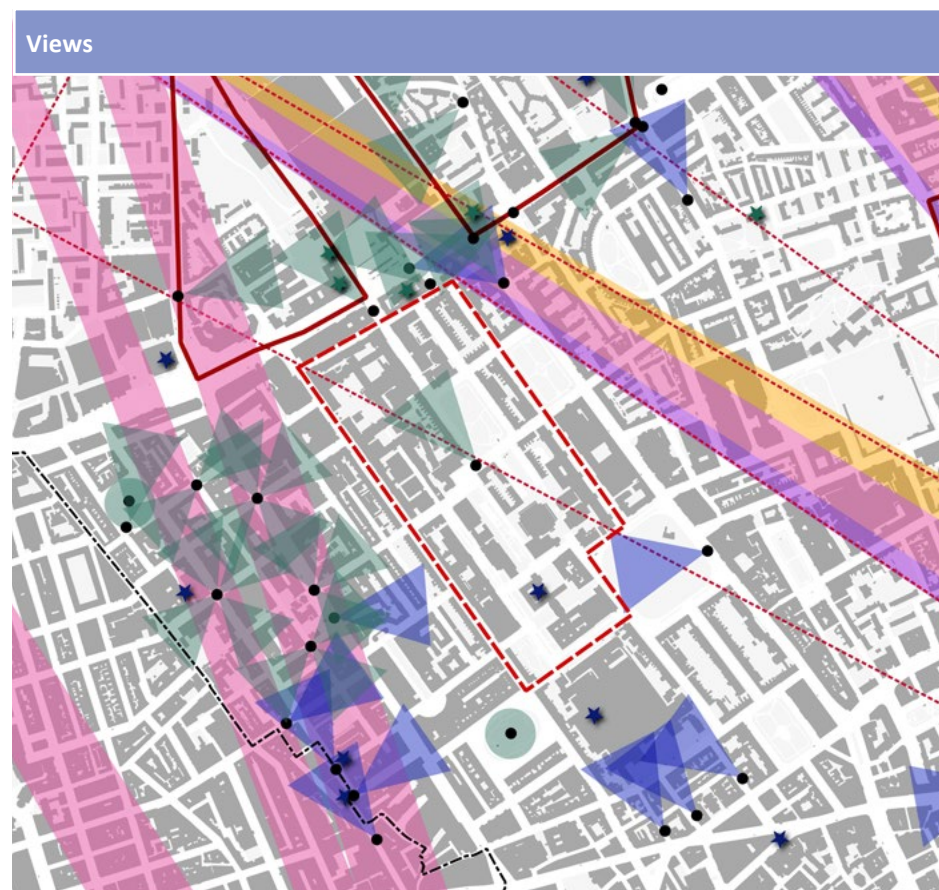
Sensitive Townscape Areas



Areas that are sensitive and somewhat sensitive to tall buildings

- The area contains or borders the following character areas:
 - Education
 - Health

Note, the majority of the area of search is covered by conservation areas and has not been assessed by the characterisation study



- Borough Boundary
- Areas of Search
- Sub Areas of Search
- View Points
- Protected Corridor
- Peripheral Corridor
- Conservation Area Landmarks
- Planning Framework Landmarks
- Neighbourhood Plan Landmark
- Conservation Area View Cones
- Planning Frameworks View Cones
- Neighbourhood Area View Cones
- Neighbourhood Area View Directions
- Neighbourhood Plan View Corridor
- Background Assessment Area
- Landmark Lateral Assessment Areas
- Right Lateral Assessment Areas
- View Corridor
- Neighbourhood Plan Boundaries

Strategic and Local Views, existing landmarks

Strategic Views

There are no LMVF views through this area, but the area is in the backdrop of

- View 5A.2 Greenwich Park Wolfe statue to St Paul's Cathedral, and
- View 6A.1 Blackheath Point to St Paul's Cathedral.

Conservation Area Views

Landmarks

- British Museum (outside boundary)
- Senate House

Views

The area is in the backdrop of 4no. Views from Bloomsbury CA

- Views north along Coptic Street, Museum Street and Bury Place of the British Museum.
- View west along High Holborn to Commonwealth House

2no. additional views from Bloomsbury CA

- Views of Senate House from Russell Square in the east and Store Street/ Tottenham Court Road in the west

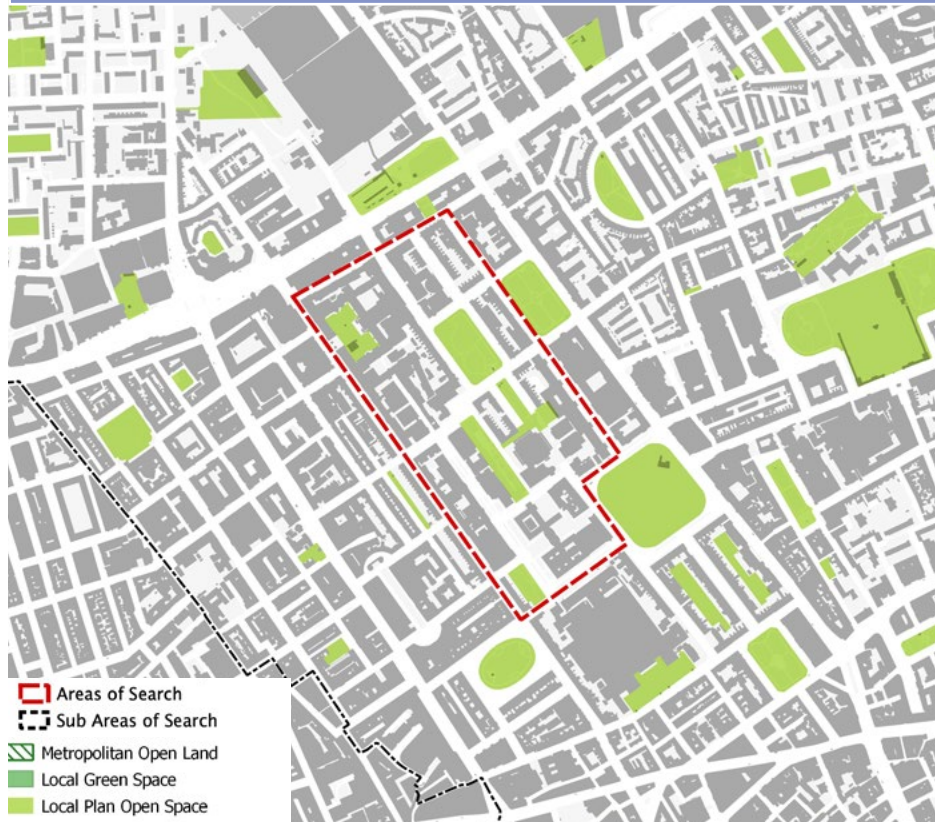
Neighbourhood Plan Views

None

Planning Framework Views

- Euston view from Gordon Street

Open Space Designations



Open Space Designations

The area contains (full or partial) the following:

- **Sites of Importance for Nature Conservation (SINC):**
 - Gordon Square
- **Local Plan Open Space:**
 - Gower Gardens, University College London

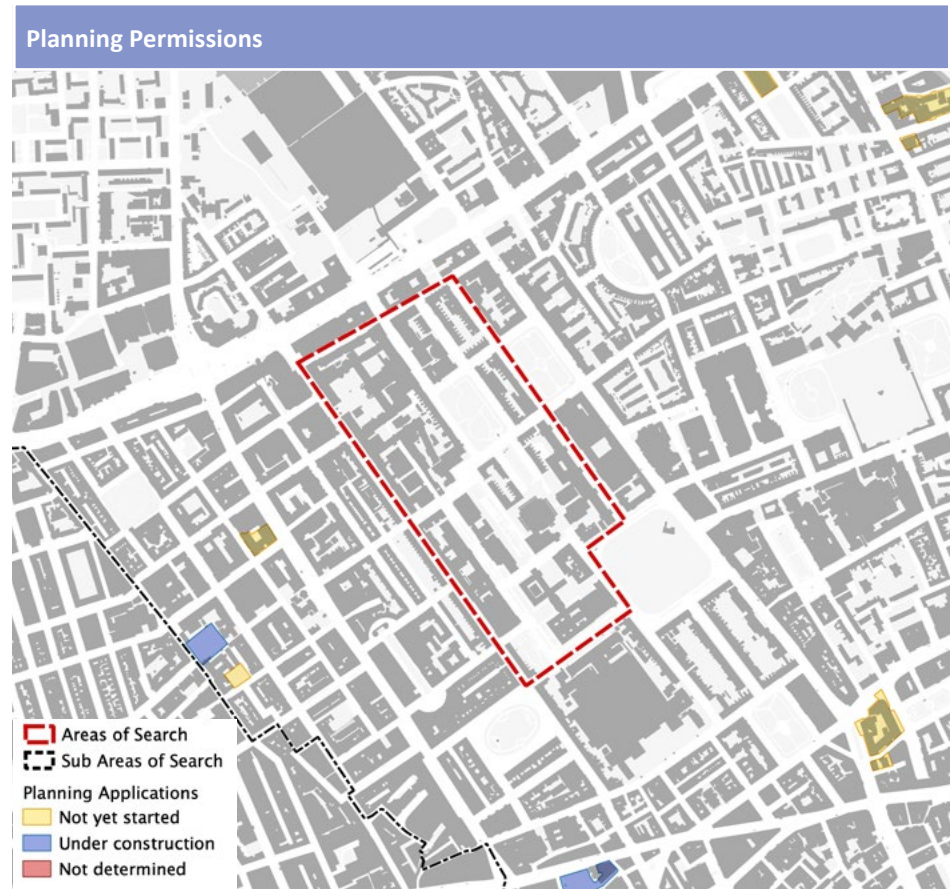
- Malet Street Gardens
- Torrington Square
- Woburn Square
- Gordon Square Garden

Topography



Topography

- The area is situated in lower parts of Camden
- The area is relatively flat with site levels of 25m AOD across the area of search



Planning Permissions

- Emerging - Under Construction
- None

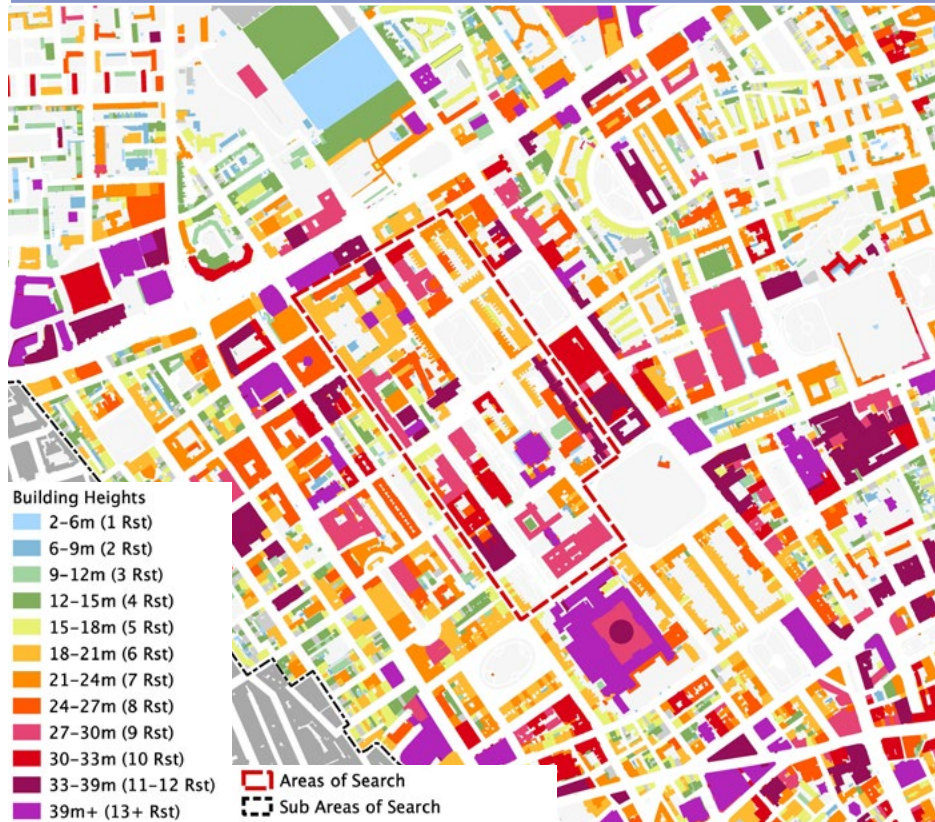
Emerging - Granted

- None



Existing Area & Permitted Buildings (from VuCity)

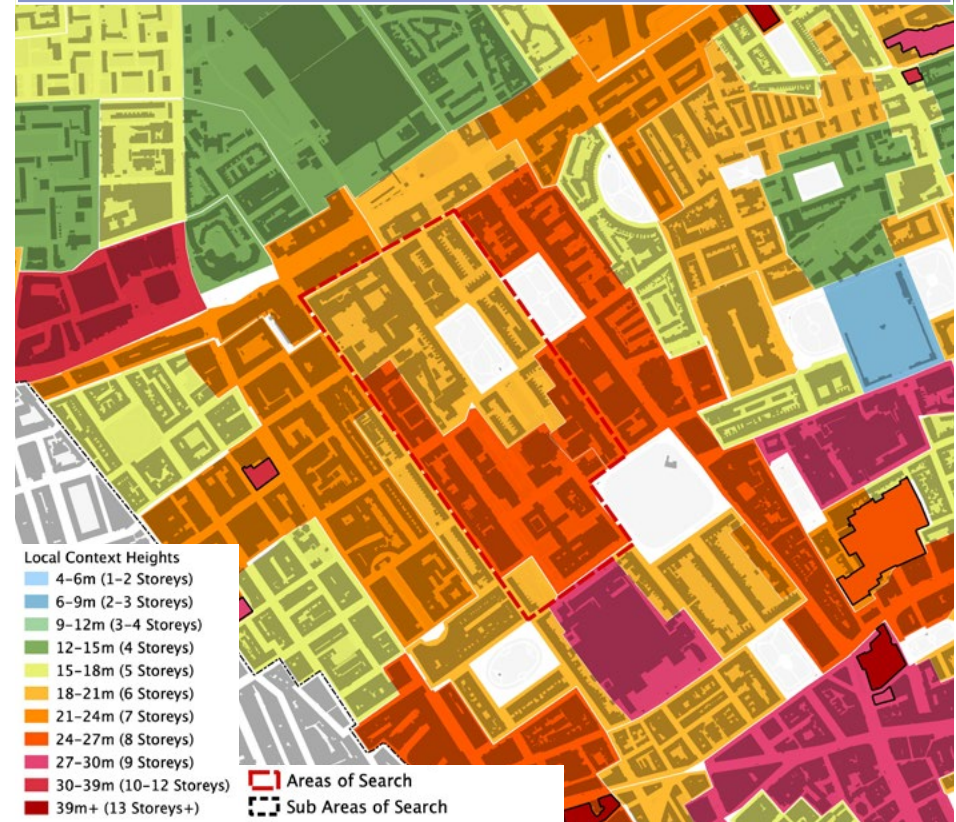
Building Height



Building Heights

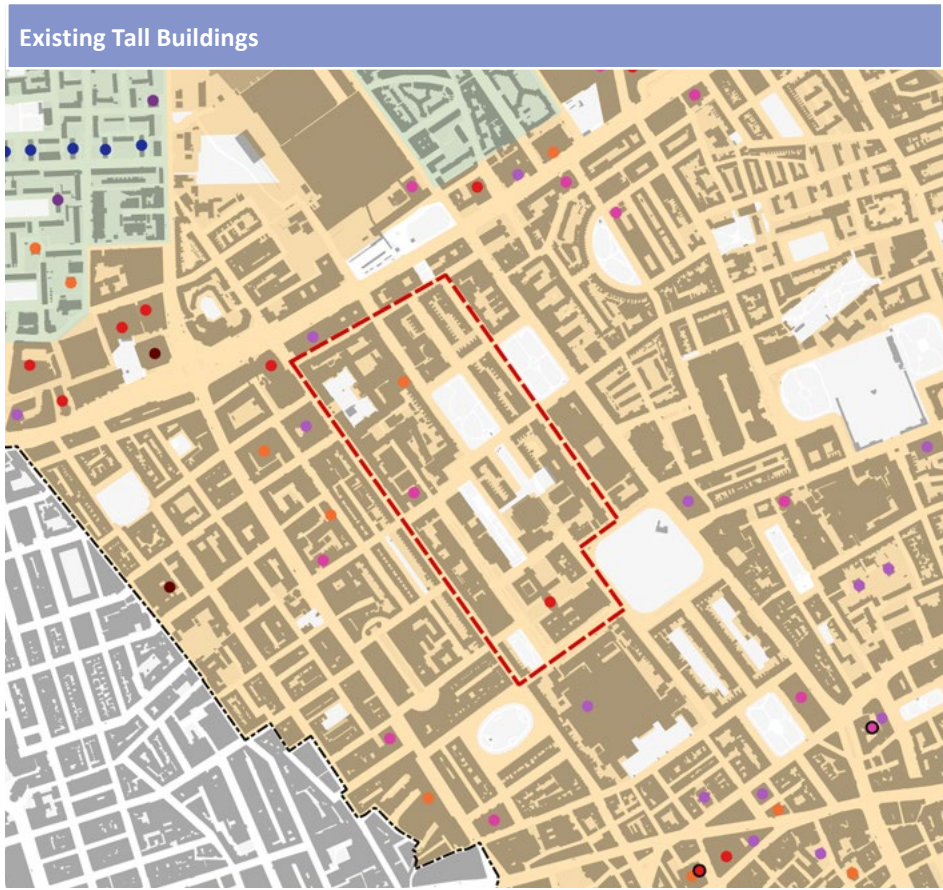
- Range of building height in the area
- Heights are generally between 18m (6 Rst) - 39m+ (13+ Rst) with a few taller buildings located throughout the area

Existing and Emerging Local Context Heights



Existing and Emerging Local Context Heights

- Existing local context heights range between 18-27m (6 - 8 Rst) with heights being lower in the northern part of the area and higher in the southern part
- It is expected that the local context height in the area will not significantly change in the future



- ▭ Areas of Search
- ▭ Sub Areas of Search
- Tall Building Zones
 - ▭ Zone A (Tall Building Threshold 30m)
 - ▭ Zone B (Tall Building Threshold 40m)
- Tall Building Heights
 - 100m and above
 - 60m - 100m
 - 50m - 60m
 - 45m - 50m
 - 40m - 45m
 - 35m - 40m
 - 30m - 35m
 - Emerging Tall Buildings

Tall Building Threshold

- The area is situated in Height Zone B, with a 40m tall building threshold height.

Existing and Emerging Tall Buildings

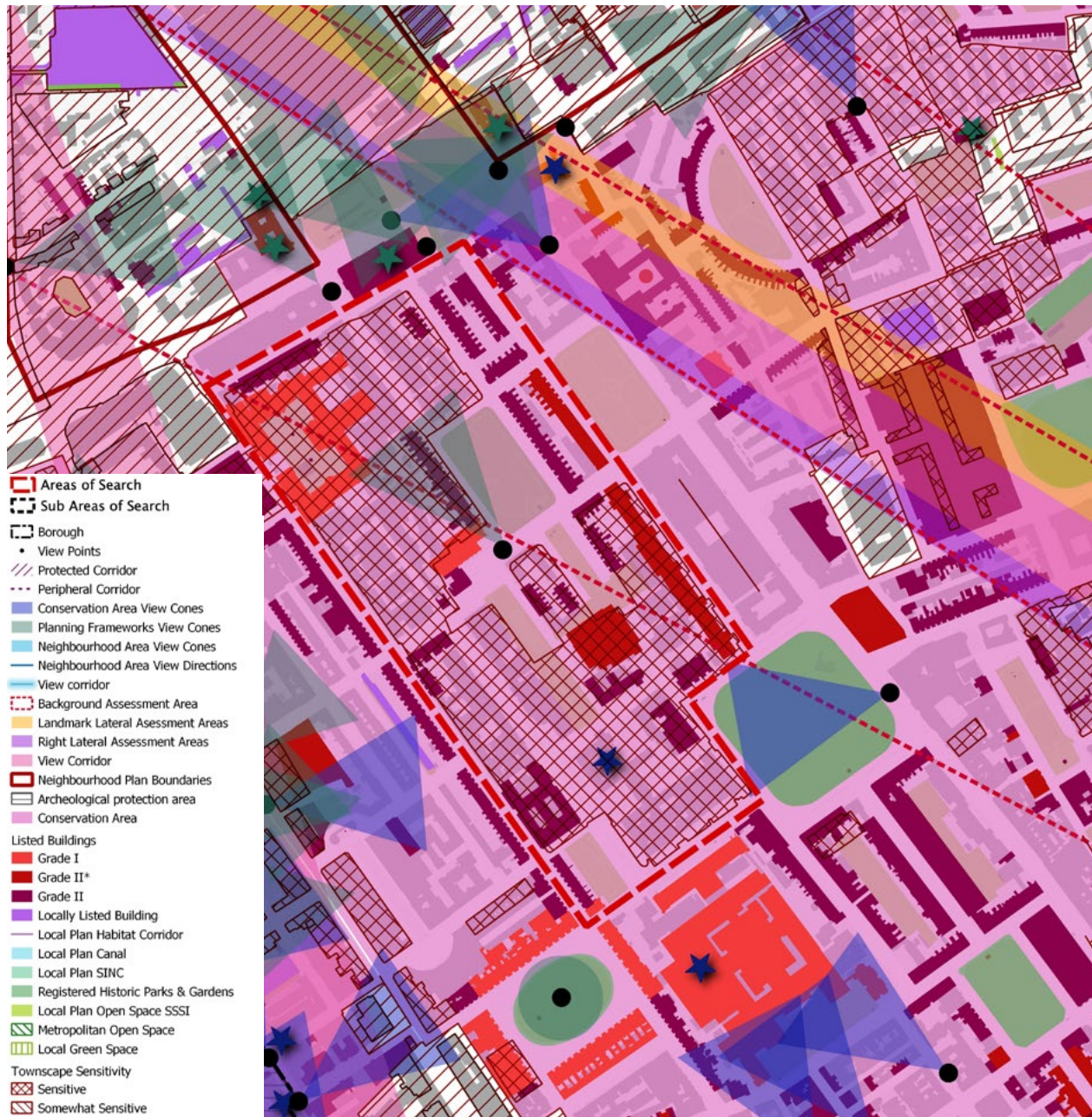
- There are three existing tall buildings in the area ranging between 45.7m - 62.9m

BUILDING HEIGHT ASSESSMENT

Bloomsbury Campus Area is identified in the draft Site Allocation Local Plan as an area that should 'maintain and expand its role as the heart of higher education in Camden'. The area is highly central and very well-connected to public transport (PTAL rating 6b). UCL, to remain successful and competitive as a global university is likely to require the updating and expanding of its facilities and the development of new academic and ancillary spaces at its constrained main campus.

The area is fully covered by the Bloomsbury Conservation Area, and includes a number of listed buildings and historic ensembles that give the area its unique and distinct character, including the Grade I listed University College Quadrangle Building. The University accommodates a mix of buildings from different ages, including converted Georgian townhouses and purpose built University facilities until now. The area is of relatively coherent height with only a few larger and taller buildings standing out, notably the 63m Senate House, the 45m Roberts Building, and the 39m cupola of the Quadrangle Building. The north-eastern part of the area is situated in the combined backdrop of strategic views from Greenwich and Blackheath to St. Paul's, which constrain heights above 29.7m.

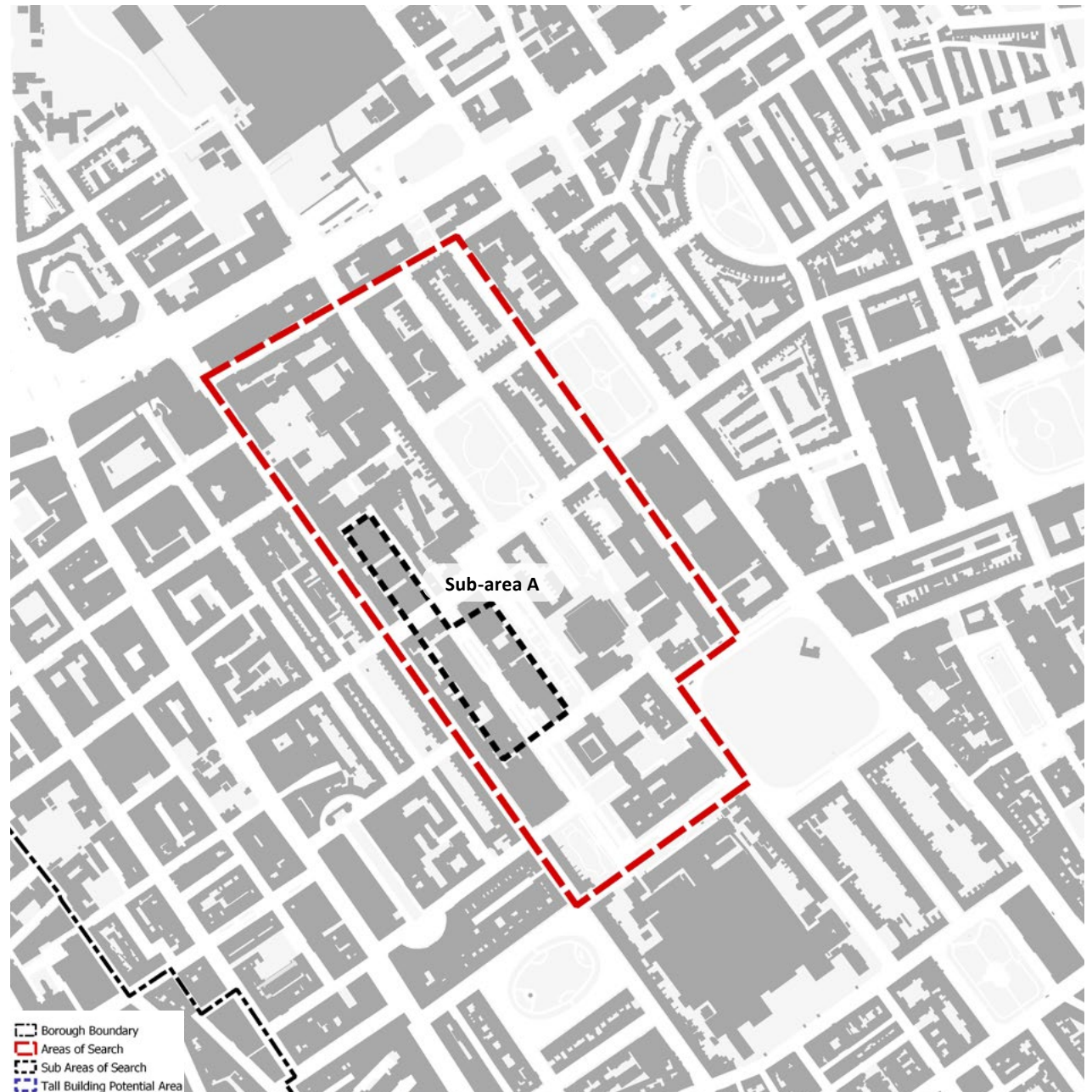
The Bloomsbury Campus is considered sensitive to tall buildings due to its distinctive historic and townscape character, heritage designations, strategic and local views. However, the western extent along Malet Street (Sub-area A) may have the potential for larger buildings up to the tall building threshold (40m) that can integrate well with the area. Any proposed large building must be carefully considered, and respond sensitively



Plan of sites with composite of sensitivities (Heritage, Townscape Sensitivity to tall buildings, strategic and local views, green space designations)

and integrate with the area's historic buildings and heritage assets as part of a comprehensive plan for the Bloomsbury Campus. Outside of this area the scope of larger buildings with heights up to the tall building threshold will be extremely limited.

Any proposed large building will need to demonstrate the successful integration with its context, the preservation of heritage values and the enhancement of the unique townscape character of the Bloomsbury Campus through full heritage, townscape and visual impact assessments.

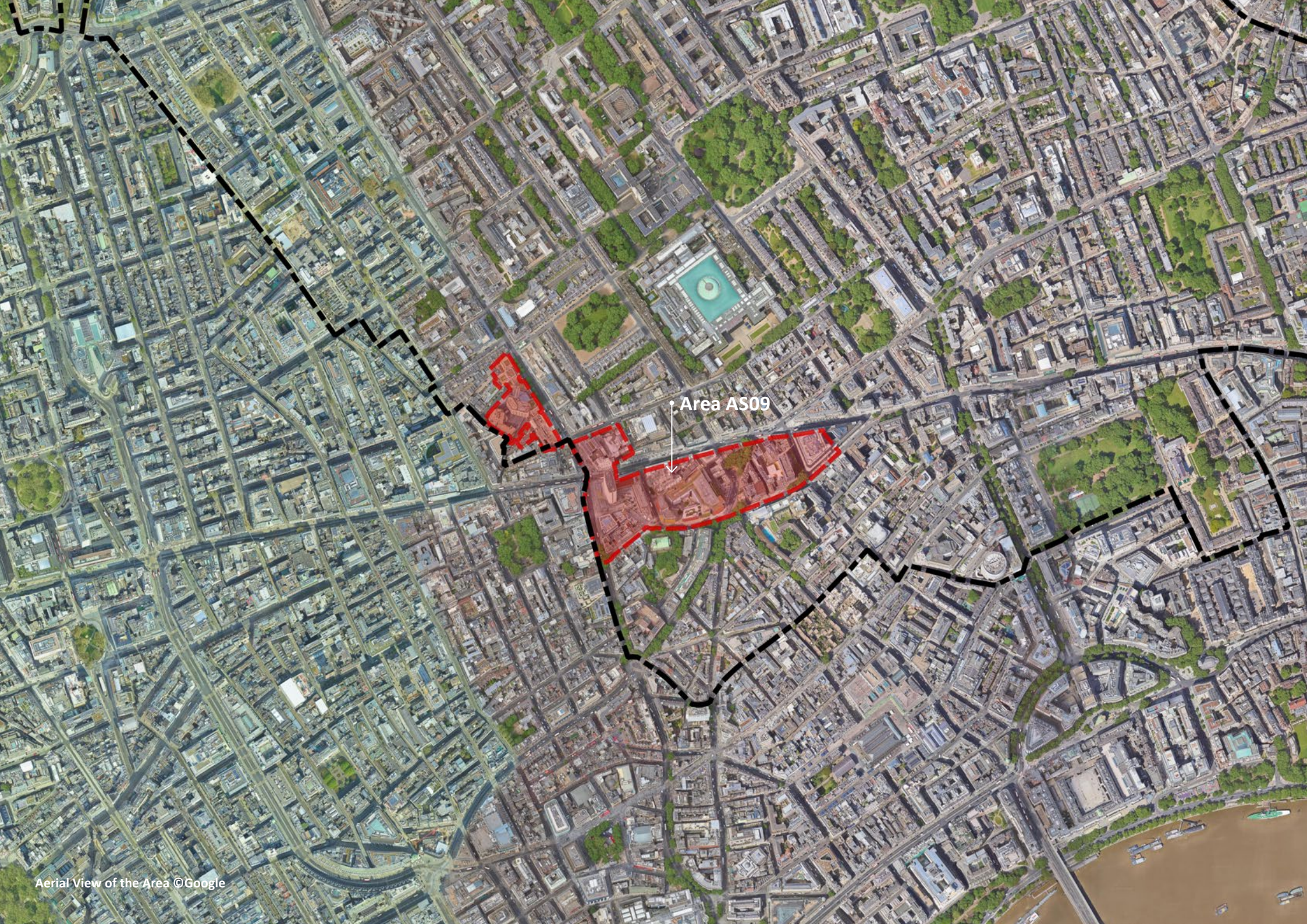


Recommendations for sub-areas of search

RECOMMENDATIONS

CODE	NAME	EXISTING LOCAL CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS02	Bloomsbury Campus	18-21m (6 Rst) / 24-27 (8 Rst)	18-21m (6 Rst) / 24-27 (8 Rst)	Zone B	40m	no potential for tall buildings; larger buildings up to the threshold may be considered in Sub-area A, subject to responding sensitively to its heritage, townscape and visual context and meeting design and planning policy criteria	The campus comprises a great number of heritage assets including the Grade I listed Quadrangle and Georgian terraces around Gordon Square and is sensitive to tall buildings as they will detract from the townscape character and impact on the setting of listed and historic buildings. The area is also in the backdrop of strategic views from Greenwich and Blackheath to St. Pauls that may be impacted on by tall buildings.	District	up to 2x CH	30 - 40m (9-12 Rst)	individual and cumulative impact testing needed on: <ul style="list-style-type: none"> • Bloomsbury Conservation Area • listed buildings and their setting • townscape character • the setting and views from Gordon Square, Tavistock Square and Russel Square • backdrop of strategic views from Blackheath and Greenwich to St. Paul's • townscape views from local streets • Large building to avoid detracting from or competing with existing landmarks / ensemble of Quadrangle building and its cupola, and Senate House and its prominent role as principal signature landmark 	

CODE	NAME	EXISTING LOCAL CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS02-01	Bloomsbury Campus - taller buildings zone (incl. BC2a)	24-27m (8 Rst)	24-27m (8 Rst)	Intense Urban Height Zone	40m	limited, subject to heritage, townscape and visual impact testing	Given the metropolitan significance of UCL, this part of the campus may offer opportunity for carefully designed tall buildings of moderate height that integrate well with the sensitive historic, townscape, visual and heritage context of the Bloomsbury Campus, and support the growth of higher education facilities in this sustainable location. Proposed tall buildings must be part of a comprehensive plan, and the individual and cumulative impact of a tall building proposal will need to be thoroughly tested and demonstrate enhancement to the area's character and preservation of its heritage values.	Metropolitan	up to 1.75x (up to 1.25x north of Roberts Building)	up to 36m (11 Rst) north of Roberts Building up to 48m (15 Rst) subject to satisfying testing	individual and cumulative impact testing needed on: <ul style="list-style-type: none"> Bloomsbury Conservation Area listed buildings and their setting townscape character the setting and views from Gordon Square, Tavistock Square and Russel Square backdrop of strategic views from Blackheath and Greenwich to St. Paul's townscape views from local streets Tall building to avoid detracting from or competing with existing landmarks / ensemble of Quadrangle building and its cupola, and Senate House and its prominent role as principal signature landmark 	<ul style="list-style-type: none"> tall building to integrate well with surrounding context and adjoining buildings avoid creating harsh contrasts in height and mediate height trough stepping towards lower neighbours move tall elements away from the street edge and articulate contextual parapet lines along the streets spaces through set-backs tall building form to be well articulated on the skyline, and be respectful and sub-ordinate to existing key skyline features tall building to deliver wider enhancements to the Bloomsbury Campus Environment



Area AS09

5.16 TOTTENHAM COURT ROAD GROWTH AREA (SITE CODE AS09)

THE SITE

The Tottenham Court Road growth area is located to the west of Holborn, east of Oxford Circus and north of Covent Garden.

The area takes its name from the former Tottenham manor which lay to the north of Euston Road. There has been a long history of habitation in this area; the manor of Tothele [Tottenham Court], was recorded in the Domesday Book as a "small hamlet where the inhabitants ploughed the land and kept pigs in the forests."

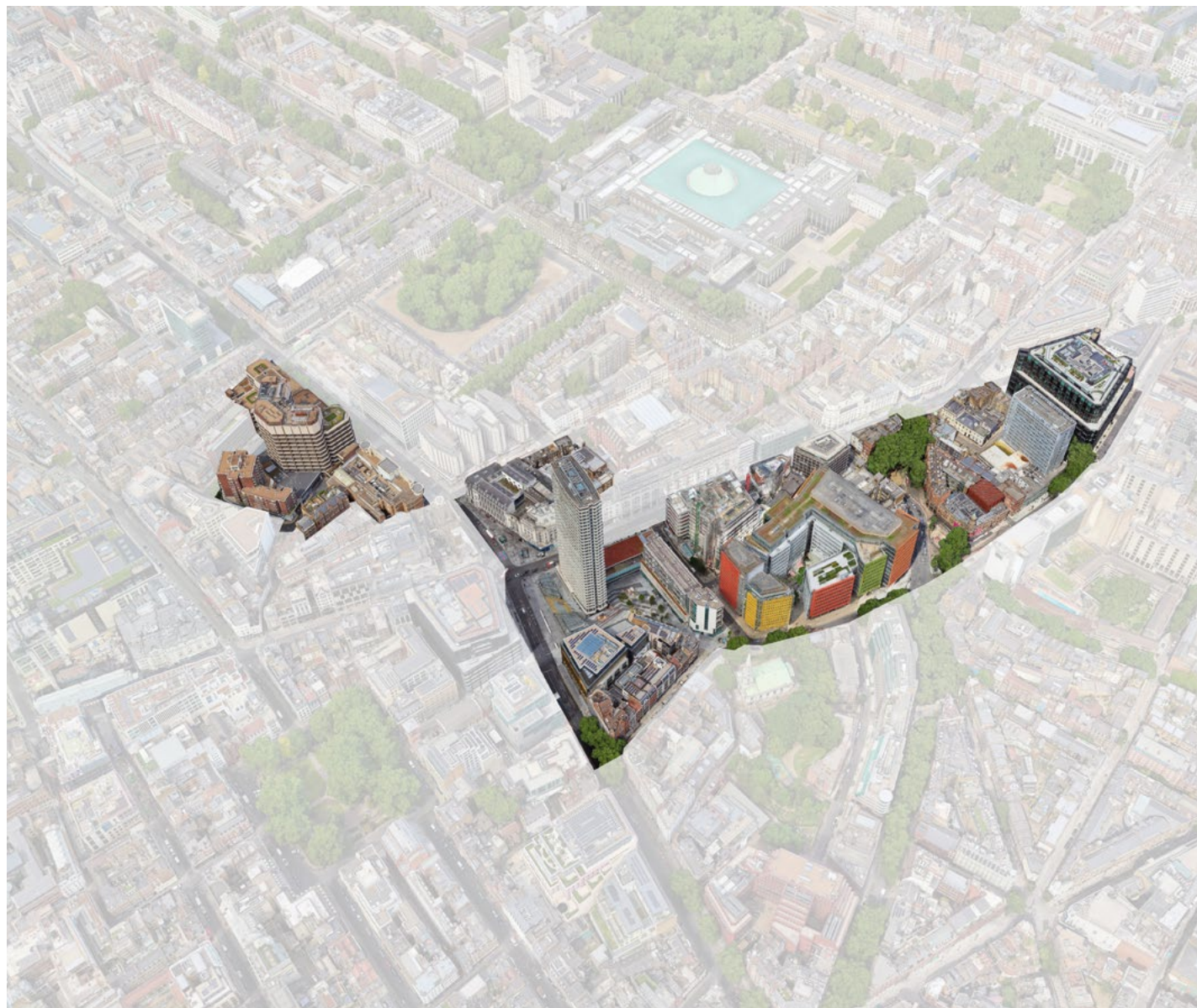
In the 19th century, Tottenham Court Road became known for the manufacture of furniture and several furniture retailers built grand shops within the area.

Several iconic architectural developments occupy the area, such as the Centrepoint building and the more recent Renzo Piano development.

The area is located in a growth area where significant change is expected.

Sub-Areas of Search

The initial review of the area has identified two draft site allocations (SALP 2020) as sub-areas of search, which were screened by this study in respect of building height and appropriateness for tall buildings.



Birdseye View of the Area ©Google Earth

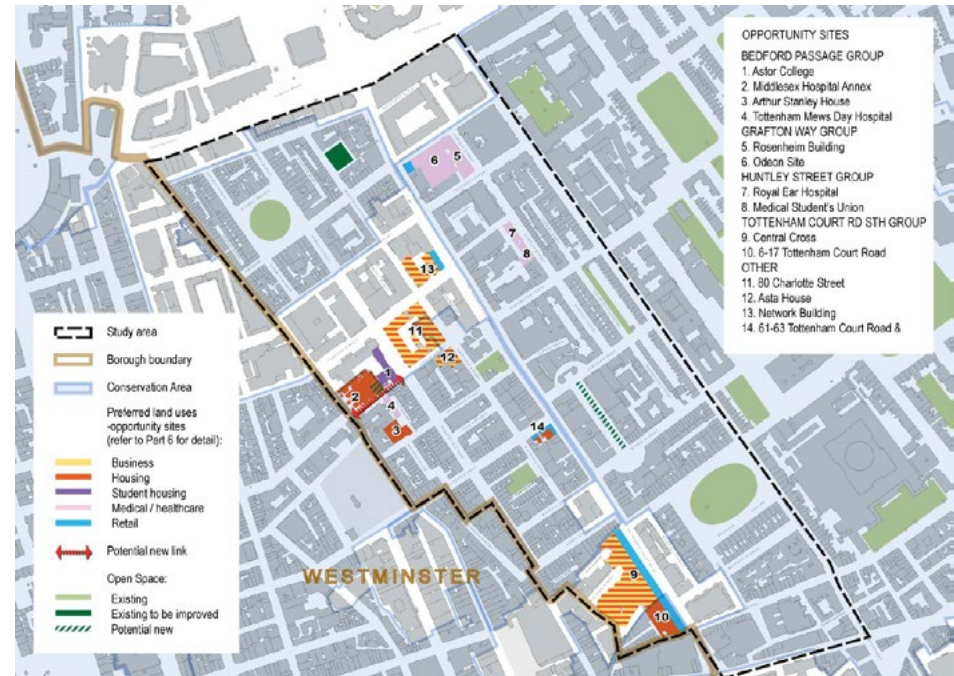
Local Plan Policy



Local Plan Policy (2017)

- Part of the Central London Area
- The area is fully covered by the Tottenham Court Road Growth Area which is one area in the borough where significant growth is expected to be delivered

Planning Frameworks



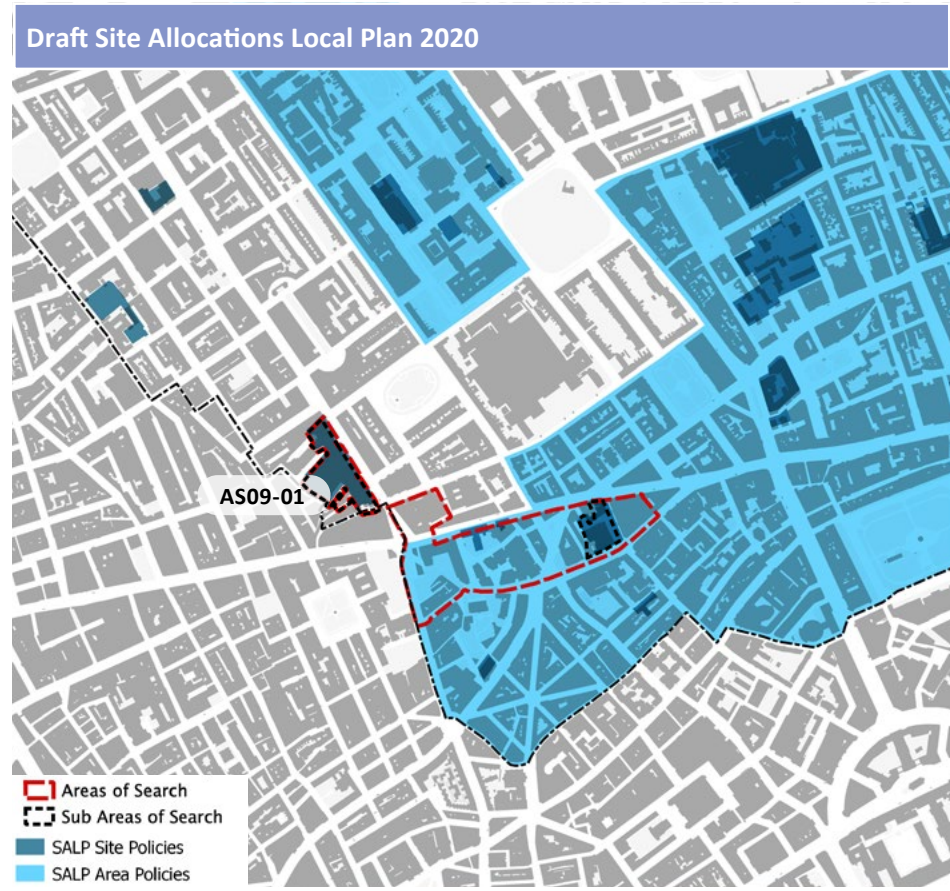
Fitzrovia Area Action Plan - key principles diagram

Fitzrovia Area Action Plan

- Height should be contextual
- Height should avoid harm to conservation areas and open spaces
- Heights should not harm the strategic viewing corridors

Draft Holborn Vision & Urban Strategy

- Partially covered by the Draft Holborn Vision and Urban Strategy (2018) which sets out that "prevailing building heights should be maintained to preserve the strong sense of enclosure to High Holborn without overwhelming the narrow side streets, passages and alleyways."



Local Plan Draft Site Allocations

Draft Site Allocation area policy

- Potential to strengthen its role as a gateway for business and create more vibrant and well-connected neighbourhoods in the heart of Central London with an improved commercial, leisure and retail offer, a high-quality public realm and much needed new self contained homes.

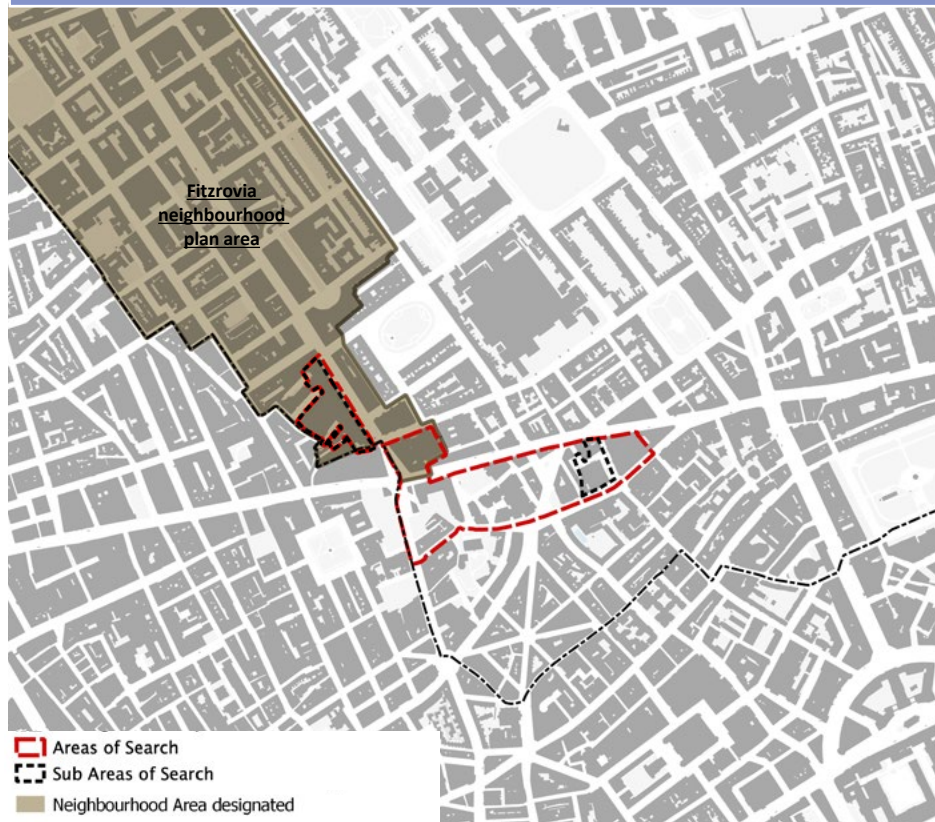
Draft Site Allocation site policy

- The area contains four draft site allocations for office, housing, hotel, retail, commercial, and cinema.

Note, two of the four draft site allocations have been identified as Sub-areas of Search for screening by this study. The other two sites have

planning permissions and are being implemented.

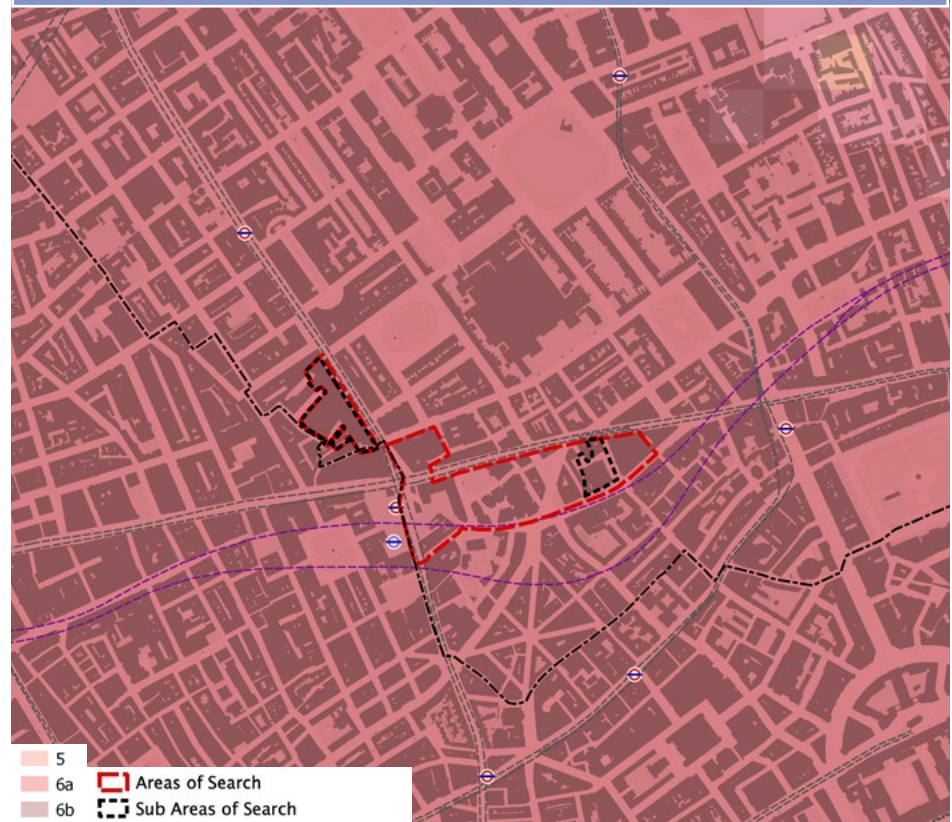
Neighbourhood Plans



Neighbourhood Plan Areas

- The area is partially covered by the Fitzrovia neighbourhood plan area (designated)
- No adopted plan currently

Public Transport Access and PTAL



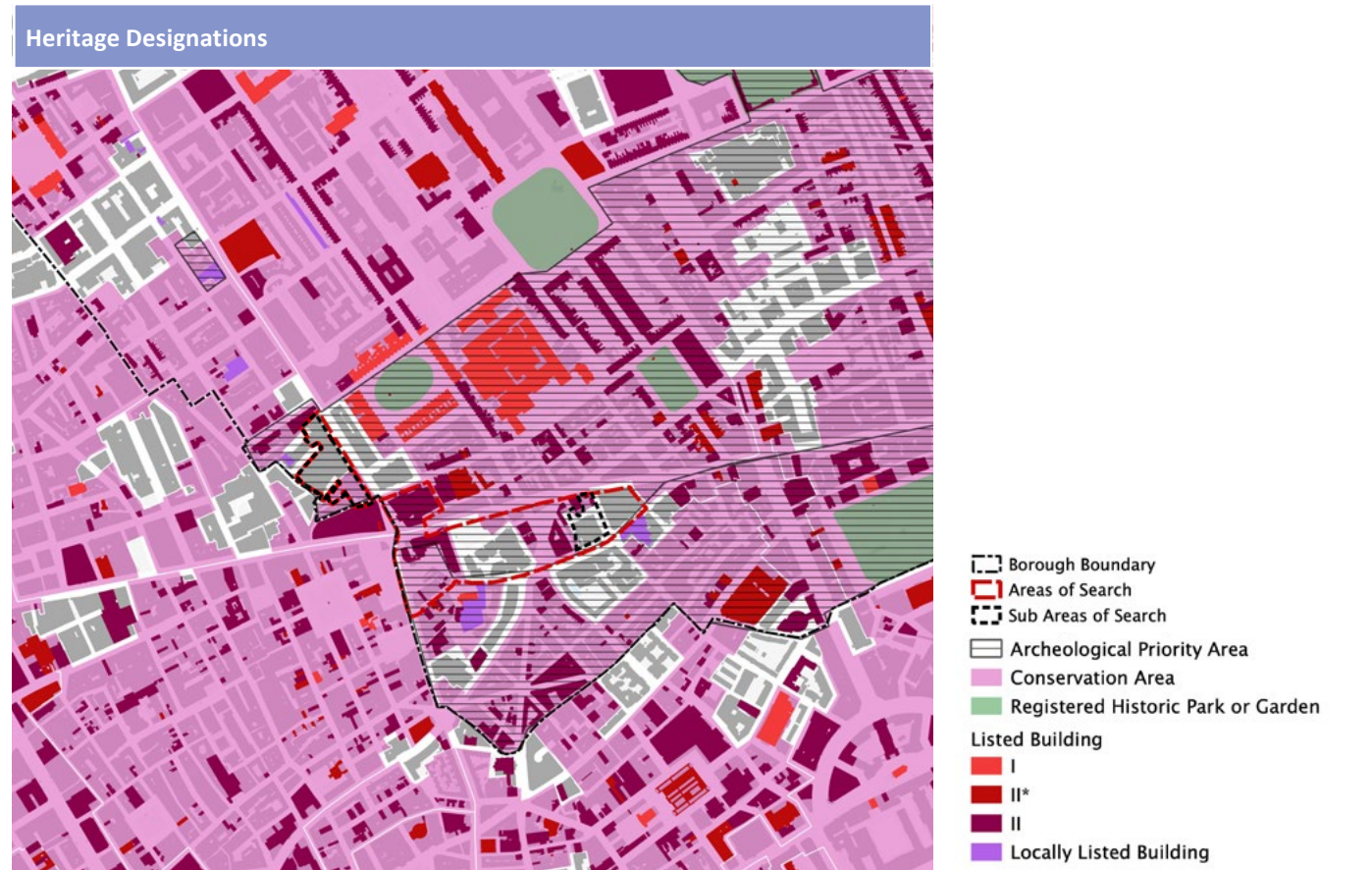
PTAL

Public Transport Access

- Holborn, Tottenham Court Road and Covent Garden stations are all within close distance of the area

PTAL

- The area is very well connected by public transport with a PTAL rating 6b for entire area

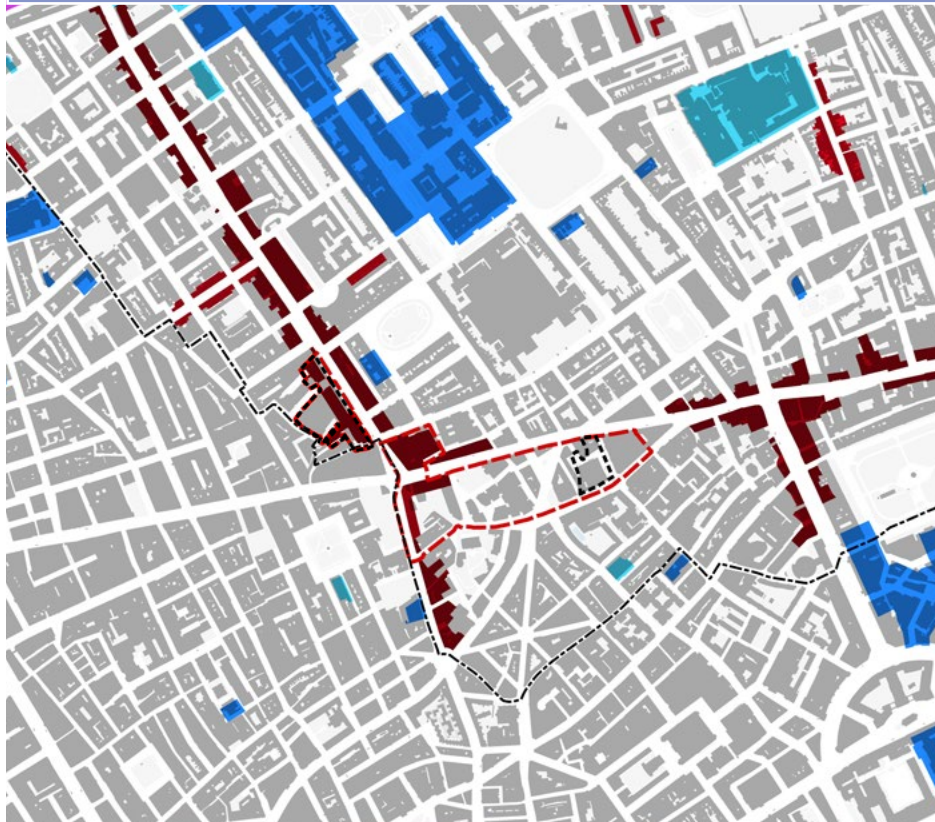


Heritage Designations

The area contains (full or partial) the following:

- **3 no. Conservation Areas:**
 - Bloomsbury
 - Denmark Street
 - Hanway Street
- The area borders or is within close proximity of Conservation Areas:
 - Seven Dials
- Denmark Street
- Charlotte Street
- Kingsway
- **16 Listed Buildings:**
 - 16no Grade II
 - Grade I listed ensembles of Bloomsbury Square and the British Museum are nearby
- **Archeological Priority Area Site:**
 - London Suburbs APA (Tier II)
 - Lundenwic APA (Tier I)

Townscape Character Types



Character areas (excluding Conservation Areas)

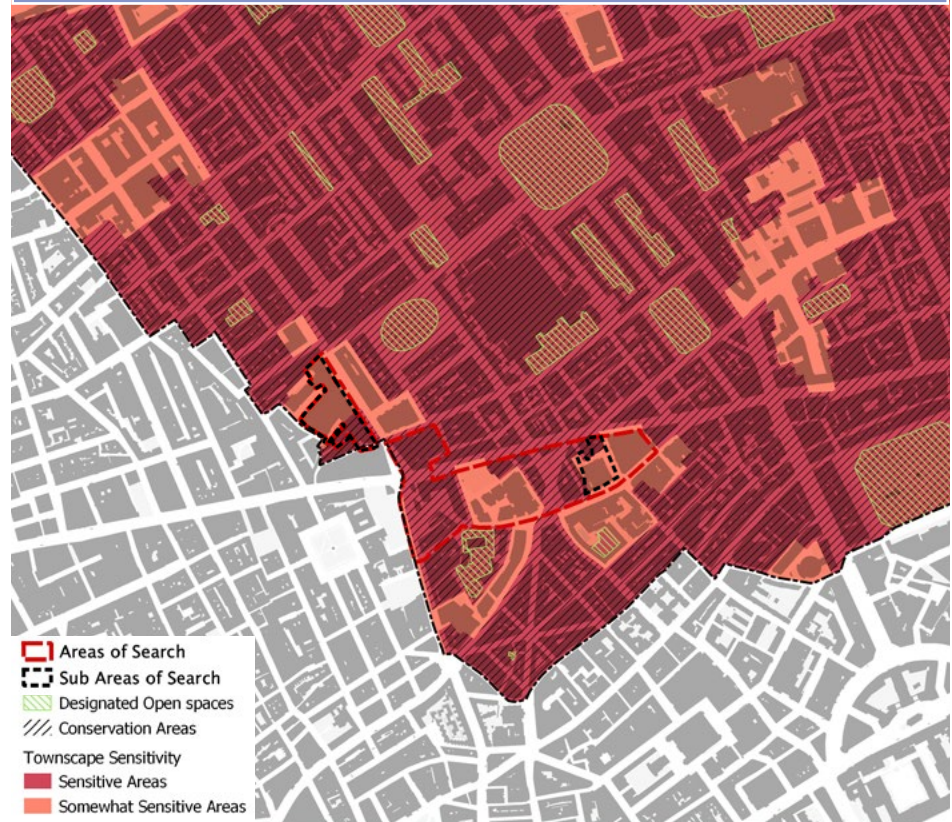


The area contains the following character areas:

- High Street

Note, the majority of the area is covered by conservation areas and as such has not been assessed by the characterisation study

Sensitive Townscape Areas



Areas that are sensitive and somewhat sensitive to tall buildings





- Borough Boundary
- Areas of Search
- Sub Areas of Search
- View Points
- Protected Corridor
- Peripheral Corridor
- Conservation Area Landmarks
- Planning Framework Landmarks
- Neighbourhood Plan Landmark
- Conservation Area View Cones
- Planning Frameworks View Cones
- Neighbourhood Area View Cones
- Neighbourhood Area View Directions
- Neighbourhood Plan View Corridor
- Background Assessment Area
- Landmark Lateral Assessment Areas
- Right Lateral Assessment Areas
- View Corridor
- Neighbourhood Plan Boundaries

Strategic and Local Views, existing landmarks

Strategic Views

The western part of the area is transected by LVMF View 2B.1 Parliament Hill oak tree to Palace of Westminster

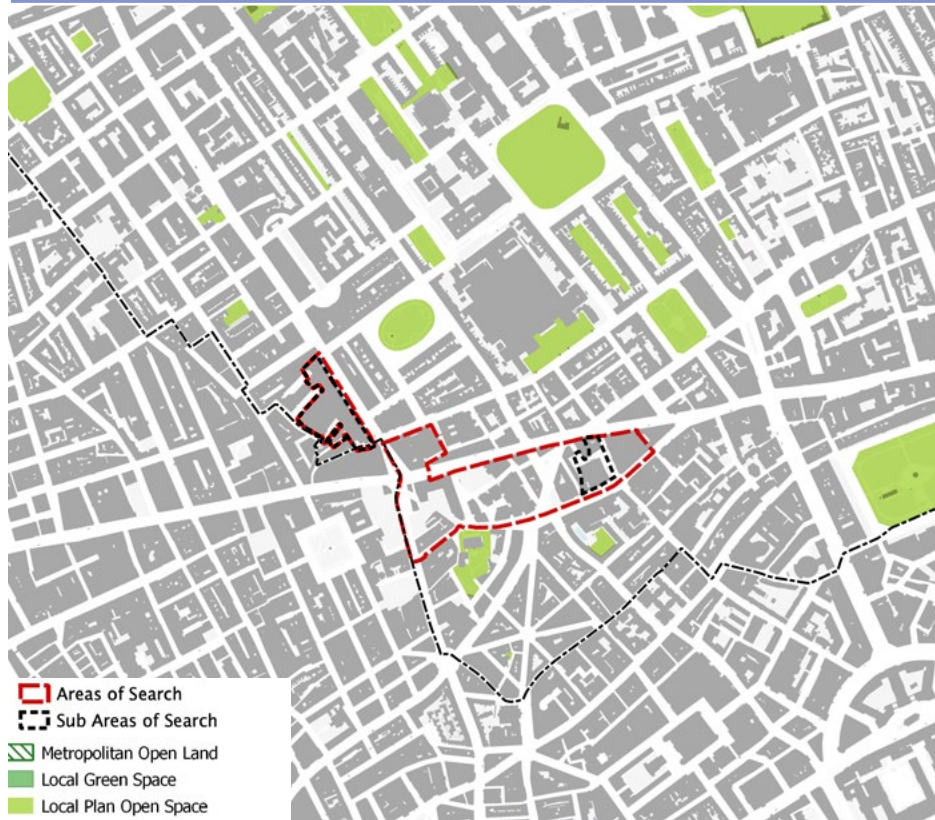
Conservation Area Views

Views
 The area is in the backdrop of one view from Bloomsbury CA:
 - View west along High Holborn to Commonwealth House

Neighbourhood Plan Views

None

Open Space Designations



Open Space Designations

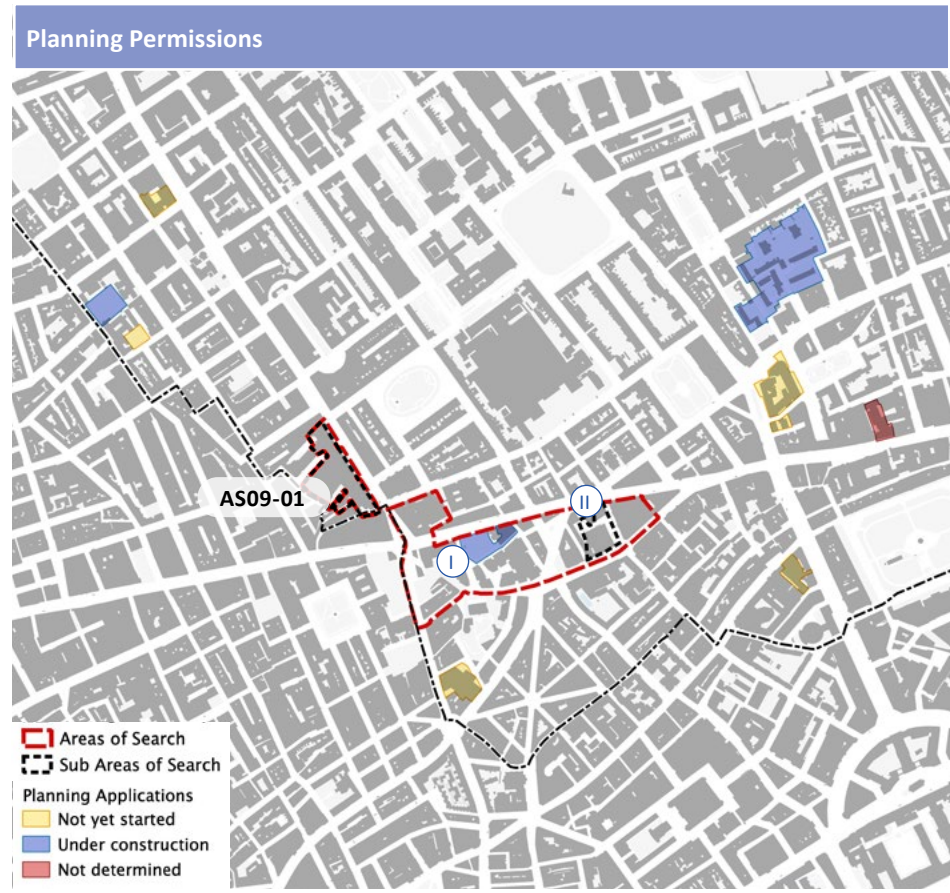
No open space designations in the area.

Topography



Topography

- Area is situated in lower parts of Camden
- The area is relatively flat with levels between 23 - 26m AOD



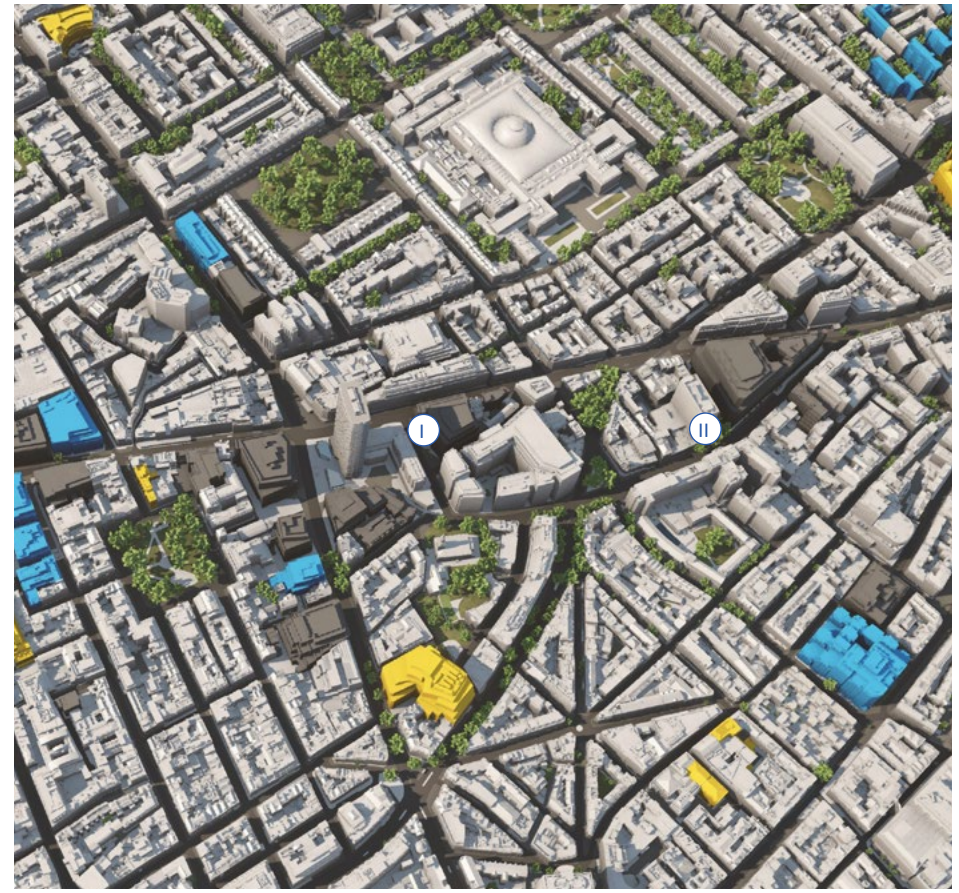
Planning Permissions

Emerging - Under Construction

- I. 2017/0618/P - Castlewood House and Medius House 77-91 and 63-69 New Oxford Street

Emerging - Granted

- II. 2023/2510/P - 1 Museum Street - Granted Application subject to S106 Agreement, tall building up to a height of 74m (99m AOD)



Existing Site & Permitted Buildings (from VuCity)

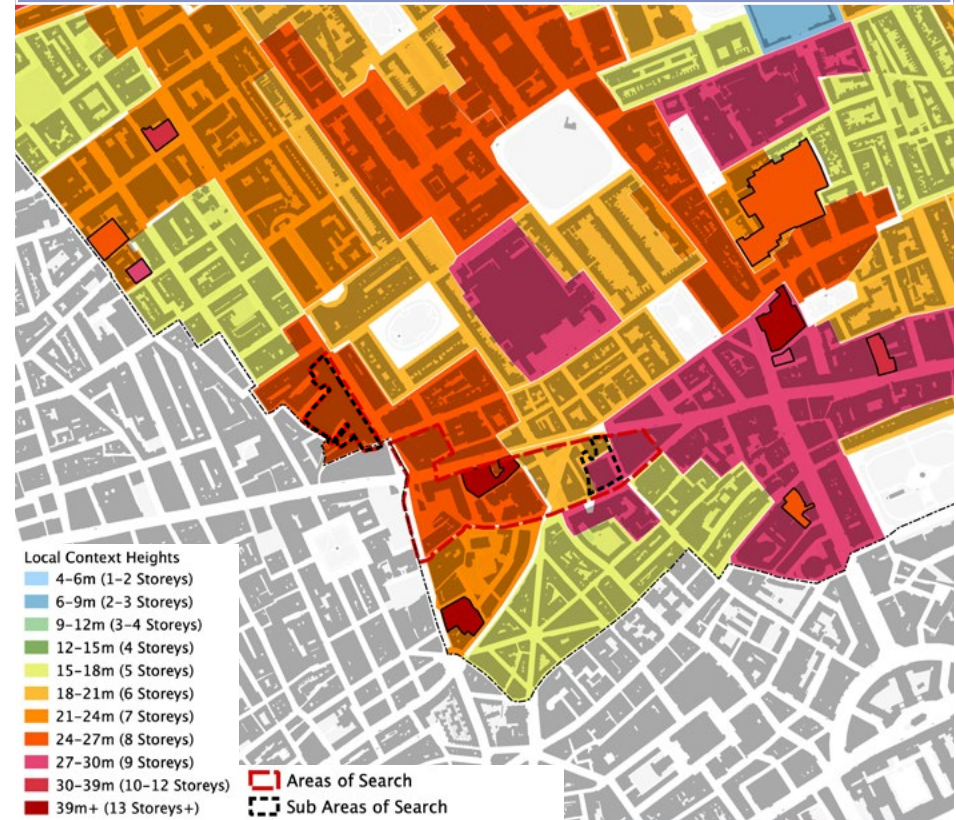
Building Height



Building Heights

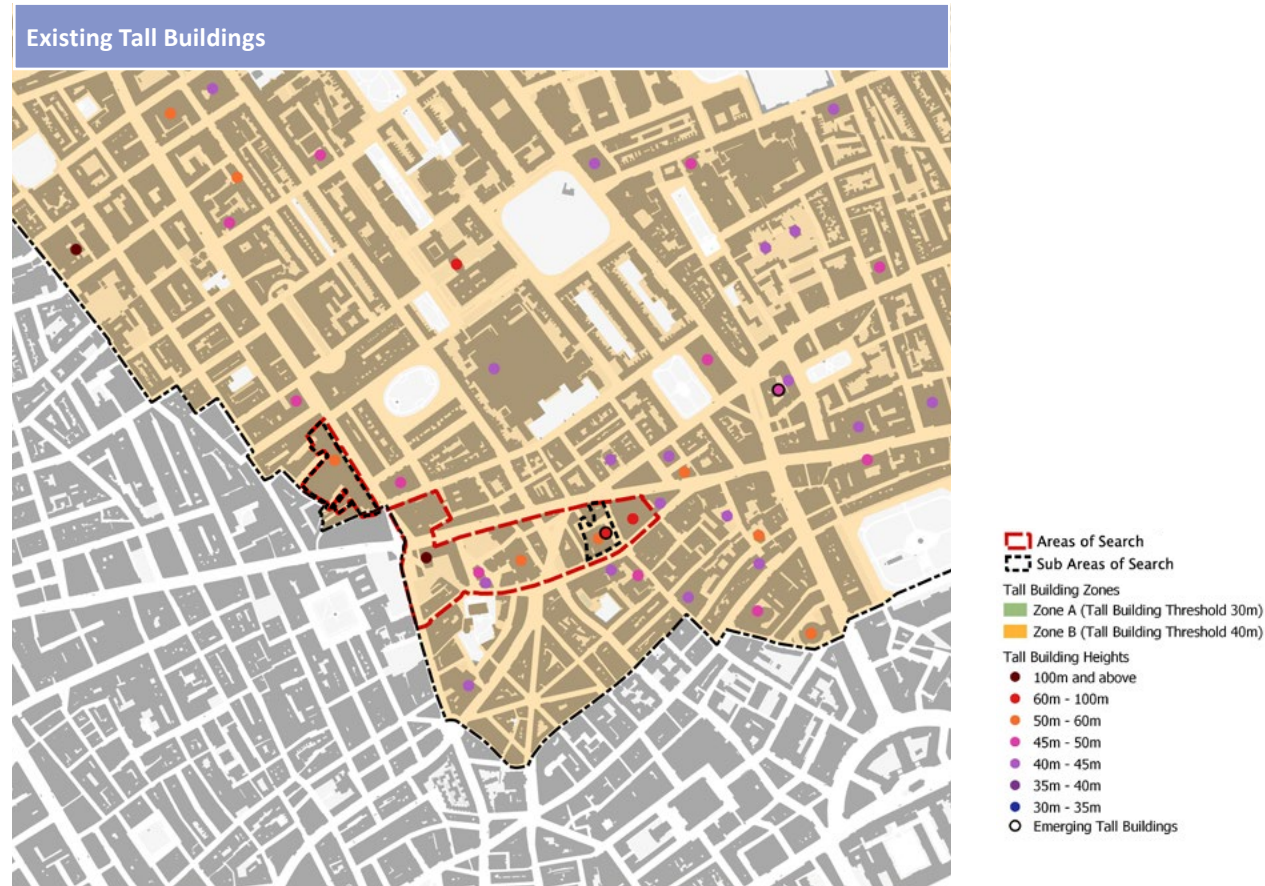
- The area contains a number of tall buildings between 21 - 39+m, many of which are post-millennium development
- The area also contains the Centrepoint landmark building which is 120m tall

Existing and Emerging Local Context Heights



Existing and Emerging Local Context Heights

- Ranges from 18m - 27m (6 - 8 Rst)
- It is expected that the local context height of the area will not significantly change in the future



Tall Building Threshold

- The area is situated in Height Zone B, with a 40m tall building threshold height.

Existing Tall Buildings

- There are seven existing tall buildings in the area of search ranging between 41.1m - 119.9m (Centre Point landmark building)
- There is one emerging tall building in the area - 1 Museum Street with a height of 74m (99m AOD) (2023/2510/P)

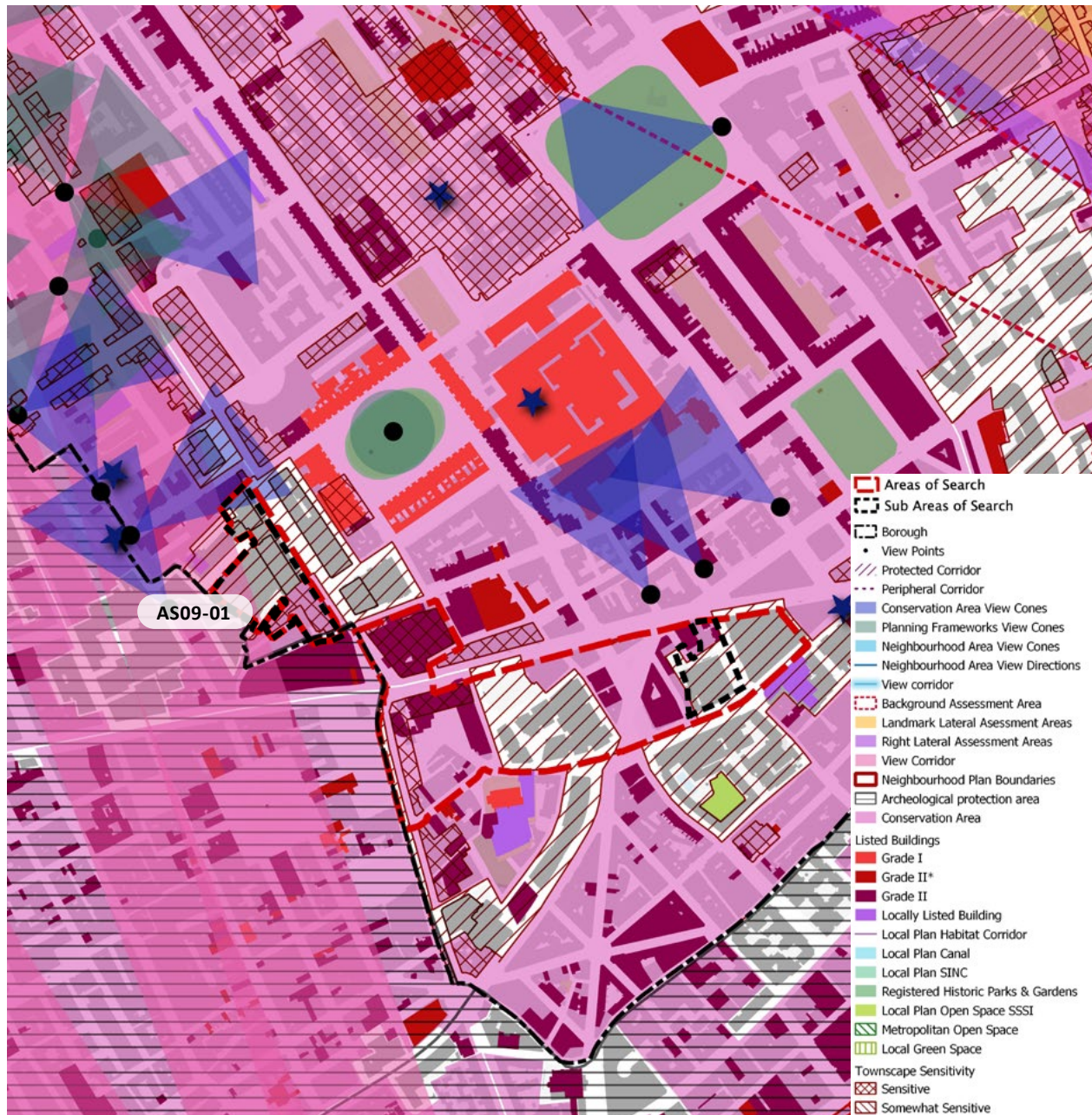
BUILDING HEIGHT ASSESSMENT

Tottenham Court Road is identified in the Camden Local Plan 2017 as a Growth Area where significant growth is expected to be delivered. The area is also partially covered by the Holborn and Covent Garden Draft Site Allocation Local Plan area which states it has the 'potential to strengthen the area's role as a gateway for business and to create more vibrant and well-connected neighbourhoods in the heart of Central London.' The area is very well connected by public transport with a PTAL rating 6b for entire area.

Tottenham Court Road and New Oxford Street are major urban corridors, and the area comprises of a mix of larger and smaller scale buildings from different ages with a distinctly urban townscape. A significant part of the area and its surroundings are designated as Conservation Areas and comprise a large number of listed buildings including the Grade II listed Centre Point tower, and Grade I listed British Museum, Bloomsbury Square terraces and St. Giles church, and as such is sensitive to tall buildings. Strategic View 2B.1 from Parliament Hill passes across the western extent of the area, and there are numerous Conservation Areas views in the area.

The growth area already accommodates a number of tall buildings including the 120m tall Centre Point, the colourful Central Saint Giles development and the recently completed Post Building, Castle Wood and Medius House (draft site allocation) on New Oxford Street are undergoing refurbishment and extension at present.

The Central Cross development and the Travel Lodge at 1 Museum Street already contain tall buildings of 57m and 54m respectively. The

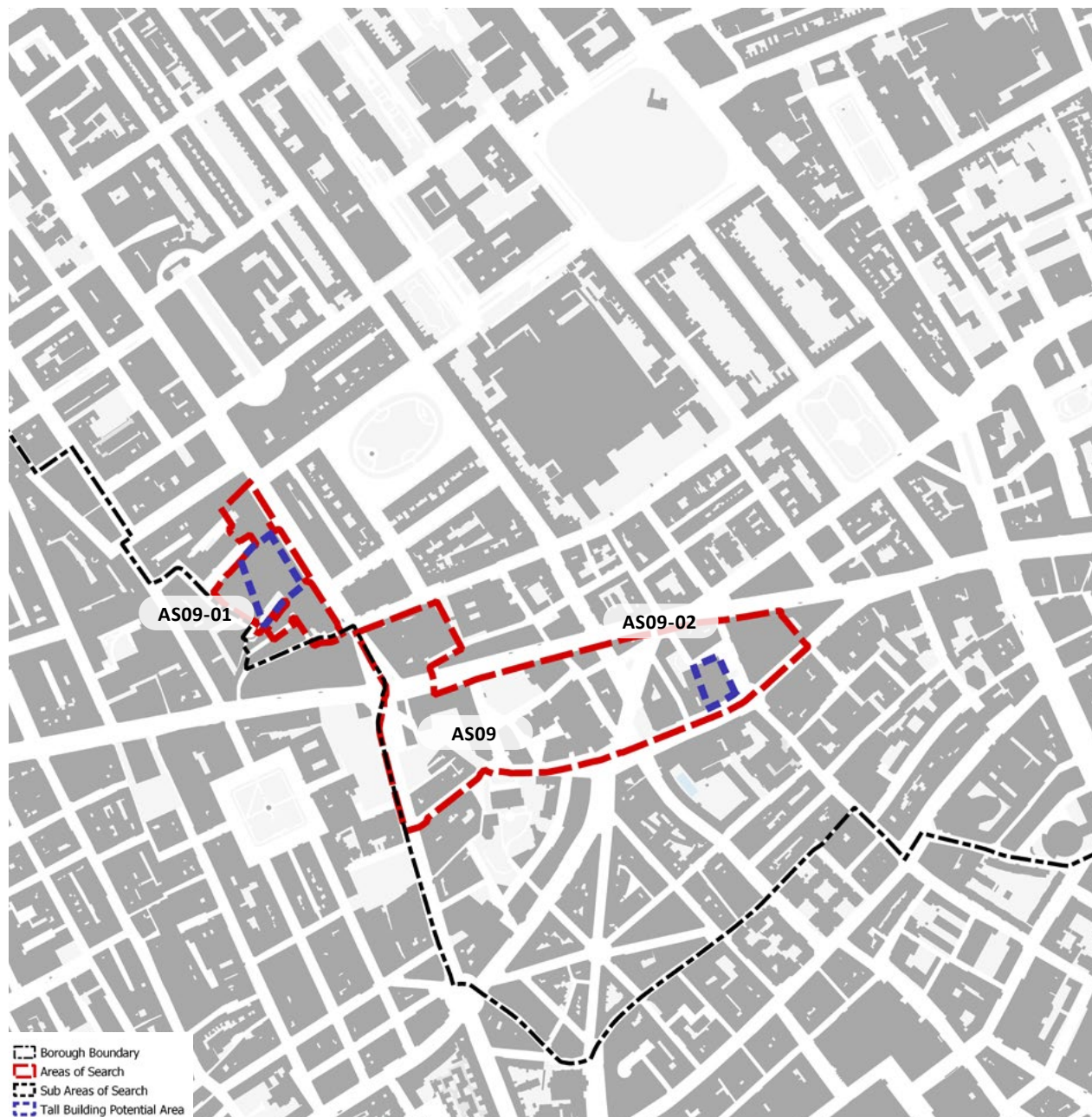


Plan of area with composite of sensitivities (Heritage, Townscape Sensitivity to tall buildings, strategic and local views, green space designations)

respective draft site allocations (2020) for these sites propose their extension or redevelopment. Apart from these sites the area does not offer larger opportunity sites for comprehensive change or redevelopment.

The review of both sub-areas of search identifies opportunity for modest expansion of the existing tall buildings, subject to stepping down towards surrounding streets and respectfully responding to surrounding Conservation Areas and views, whilst keeping broadly with their overall height. Testing indicated that any notable increase in height of these buildings could have adverse effects on views from and the setting of heritage assets (specifically Bloomsbury Square, British Museum) and the townscape character and setting of surrounding conservation areas. 1 Museum Street has been granted permission (subject to S106) of a tall building of 74m (99m AOD), which increases the height on this site by 20m.

Proposed development in other locations should respond respectfully and sensitively to its local heritage and townscape context. Their heights should not exceed the tall building threshold of 40m, but may need to be smaller to appropriately respond to their surrounding context.

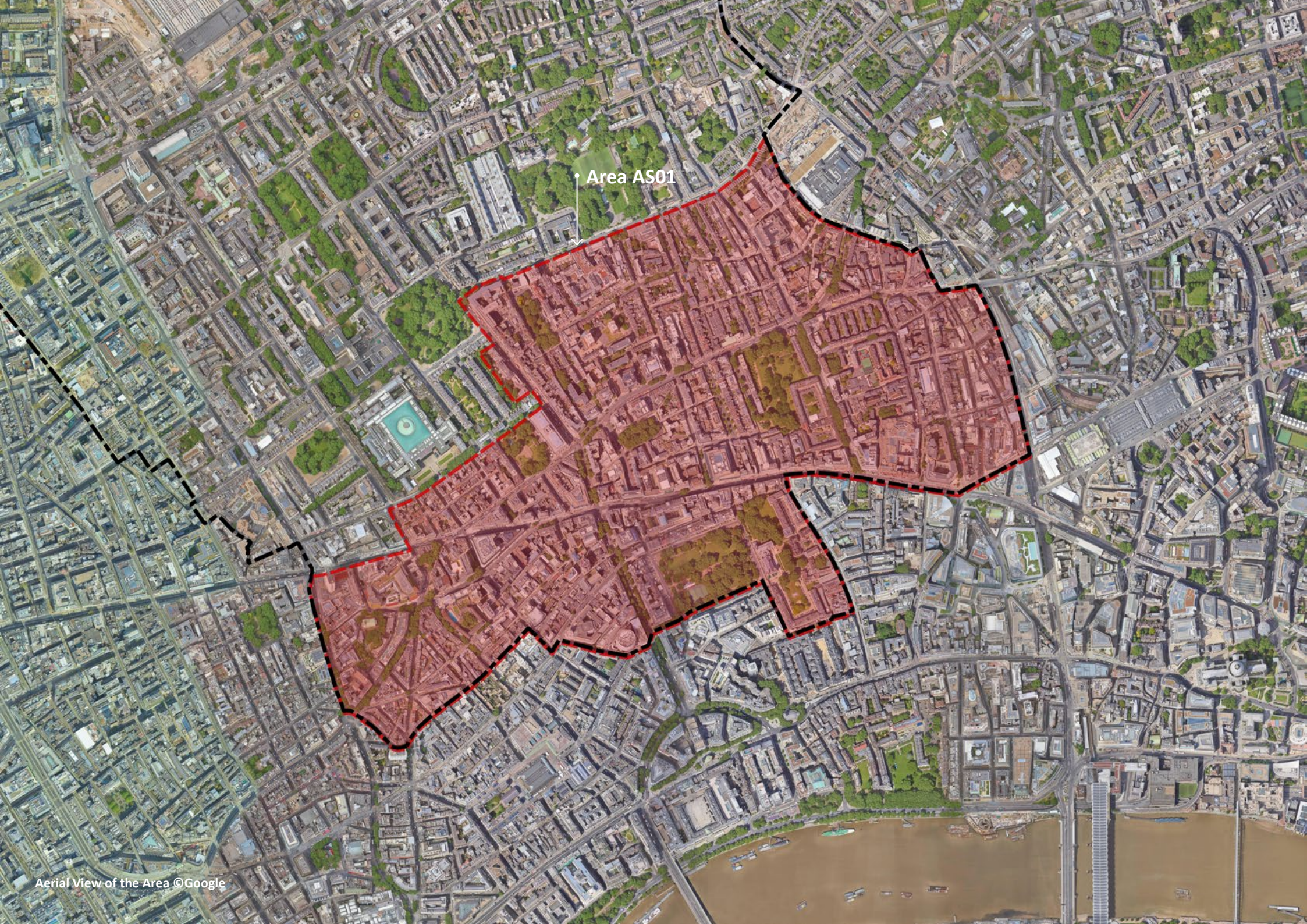


Recommendations for sub-areas of search

RECOMMENDATIONS

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS09	Tottenham Court Road Growth Area (except Central Cross)	18m -30m (6 to 9 Rst)	18m -30m (6 to 9 Rst)	Zone B	40m	none	No significant opportunity sites for significant intensification where a tall building could integrate well, enhance the townscape of the surrounding area and avoid impacting on surrounding heritage assets. Potential may exist to increase heights to the respective tall building threshold where an appropriate response to its context can be delivered.	n/a	n/a	12m - 40m (3-12 Rst)		
AS09-01	Central Cross	24-27m (8 Rst)	24-27m (8 Rst)	Zone B	40m	yes, subject to responding to sensitivities	The site already comprises of one tall building of 57m. The policy in the Draft Site Allocation Local Plan promotes modest extension to the existing structure or redevelopment, subject to avoiding increased negative impact on views from Bedford Square and nearby Conservation Areas, and not harming the designated view from Parliament Hill.	local	up to 2.25x CH	12m - 57 m (3-17 Rst)	<ul style="list-style-type: none"> views from Bedford Square Strategic View 2B.1 from Parliament Hill Surrounding Conservation Areas and listed buildings Local street views 	<ul style="list-style-type: none"> tallest element to be set back from Tottenham Court Road street frontage and not extend further forward than the present tallest building form tall building to avoid conspicuous appearance in views from Bedford Square and avoid detracting from the Grade I listed terraces and building ensemble development should avoid appearing overbearing in views from surrounding streets development to avoid worsening the impact on privacy, sun and day lighting of existing housing around the site

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS09-02	1 Museum Street	27 - 30m (9 Rst)	27 - 30m (9 Rst)	Zone B	40m	yes, subject to responding to sensitivities	The site already comprises of one tall building of 54m. The site sits next to AHMM's Post Building, a refurbishment / redevelopment of part of a city block up to a height of 52m.	local	up to 2x CH	12m - 54 m (3-17 Rst) Note: the council has resolved to grant planning permission subject to a signed S106 for a tall building of 74m (99m AOD)	<ul style="list-style-type: none"> views from Bedford Square and surrounding approaching streets view from the porticus (entrance level) of the British Museum Surrounding Conservation Areas and listed buildings Local street views 	<ul style="list-style-type: none"> Development to step back from the building line at greater height, to limit the visual impact from the street space and to break the building's verticality with horizontal layering



Area AS01

5.17 HOLBORN AND COVENT GARDEN AREA (SITE CODE AS01)

THE SITE

The Holborn and Covent Garden area is located in the most southerly part of the borough.

Historically, High Holborn was a major Roman highway leading from the city of Londinium. Following this it was the site of the Saxon city of Ludenwic which was later abandoned. By the 1200s the area of Covent Garden was being used as orchards and arable land for Westminster Abbey. Following the dissolution of the monasteries in the 1500s the area was developed as a fashionable urban centre before later falling into disrepute.

By the 1400s the area around Holborn had started to develop as London's legal quarter, which continues to form part of the area's identity today.

Currently, the area is also home to many organisations, commercial enterprises and residential properties which are concentrated in the area due to its thriving economic position and central location.

Sub-Areas of Search

The initial review of the area has identified four draft site allocations (SALP 2020) as sub-areas of search, which were screened by this study in respect of building height and appropriateness for tall buildings.



Birdseye View of the Area ©Google Earth

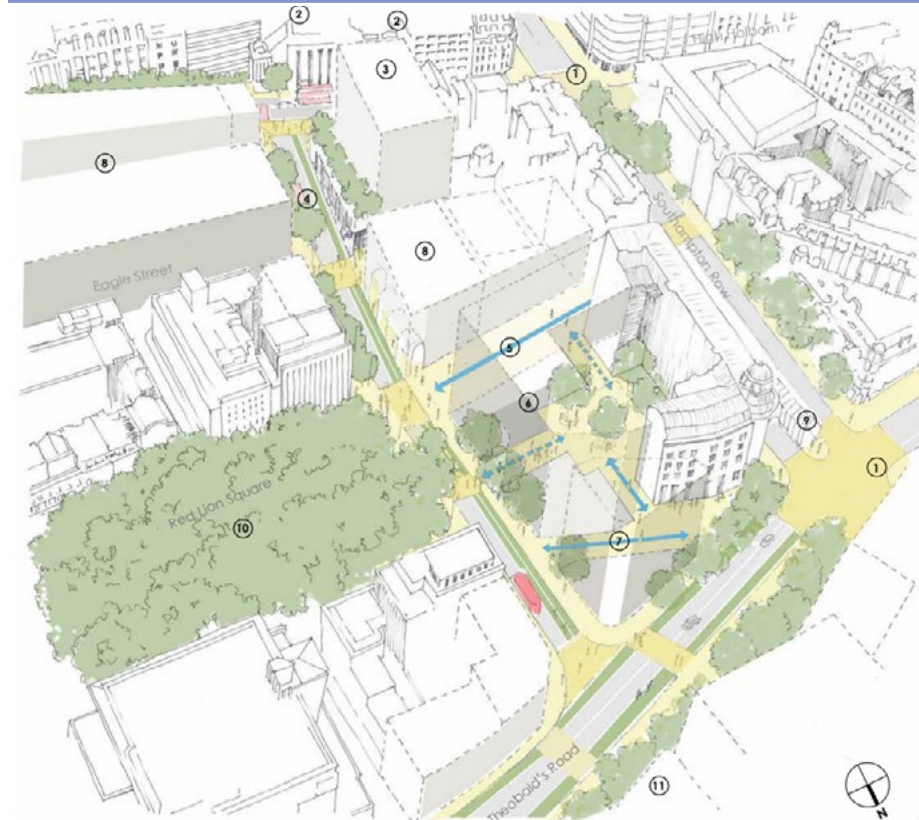
Local Plan Policy



Local Plan Policy 2017

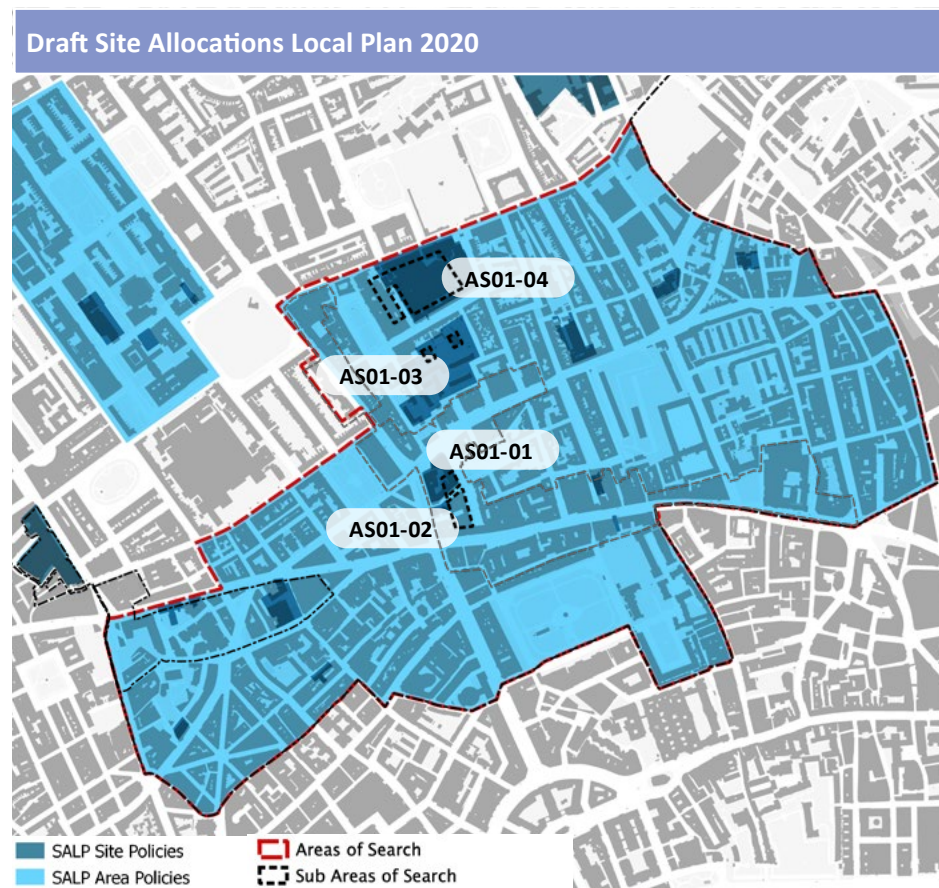
- The area includes the Holborn and Tottenham Court Road Growth Areas, which are two areas in the borough where significant growth is expected to be delivered.
- The area is located in the Central London Area
- There are two neighbourhood centres in the area.
- The Holborn Growth Area holds significant opportunities for growth, given the size of the area the focus for building height assessment was limited to this growth area plus draft site allocations in close proximity.

Planning Frameworks



Draft Holborn Vision and Urban Strategy Planning Framework - key principles diagram

- The area is partially covered by the Draft Holborn Vision and Urban Strategy (2018) which sets out that "prevailing building heights should be maintained to preserve the strong sense of enclosure to High Holborn without overwhelming the narrow side streets, passages and alleyways."



Holborn / Procter Street (AS01-02) that may hold opportunity for comprehensive development.

Local Plan Draft Site Allocations

Draft Site Allocation area policy

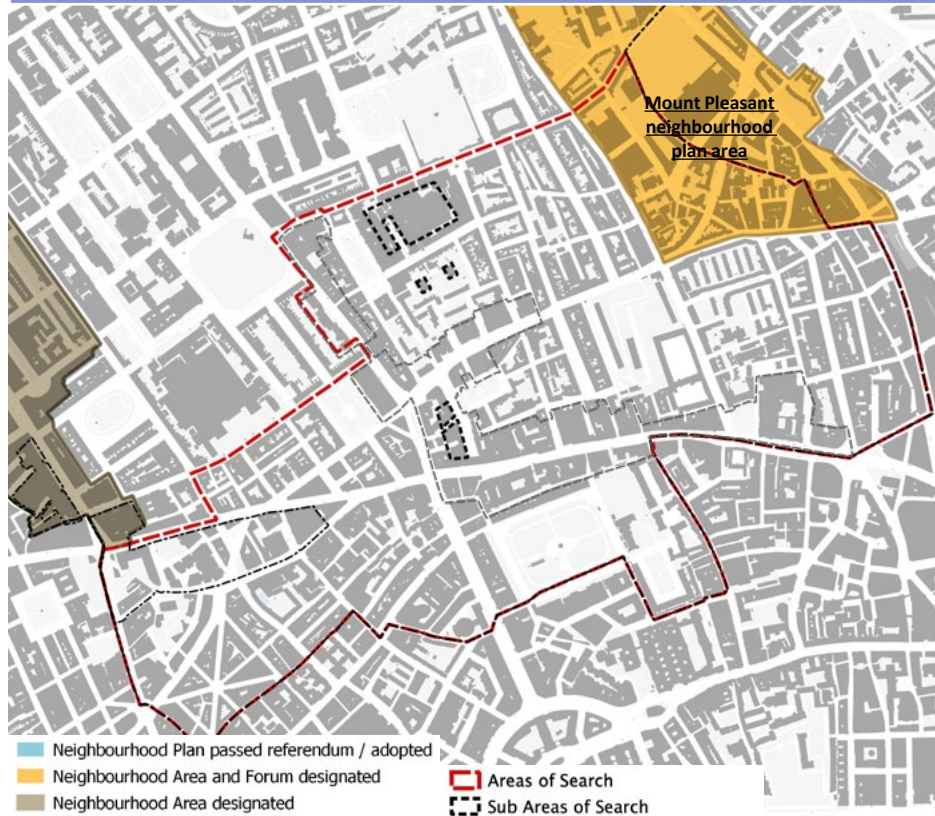
- Potential to strengthen the area's role as a gateway for business and to create more vibrant and well-connected neighbourhoods in the heart of Central London.
- Opportunity to improve commercial, leisure and retail offer, a high-quality public realm and much needed new self contained homes.

Draft Site Allocation site policy

- The site contains 13no. draft site allocations for office, housing, hotel, hospital, library, retail, commercial, theatre/cinema, cultural use uses.

Three draft site allocations within or in close proximity to the Holborn Growth Area were selected as Sub-areas of Search together with one un-allocated site on High

Neighbourhood Plans

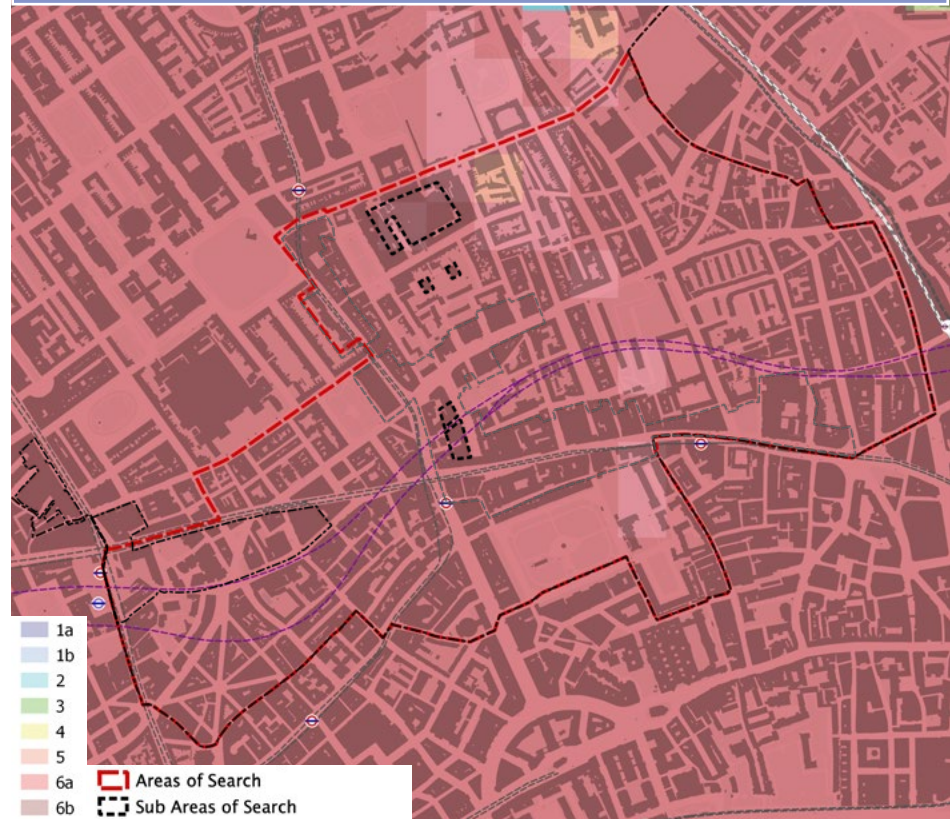


Neighbourhood Plan Areas

Mount Pleasant (designated)

- *No adopted plan currently*

Public Transport Access and PTAL



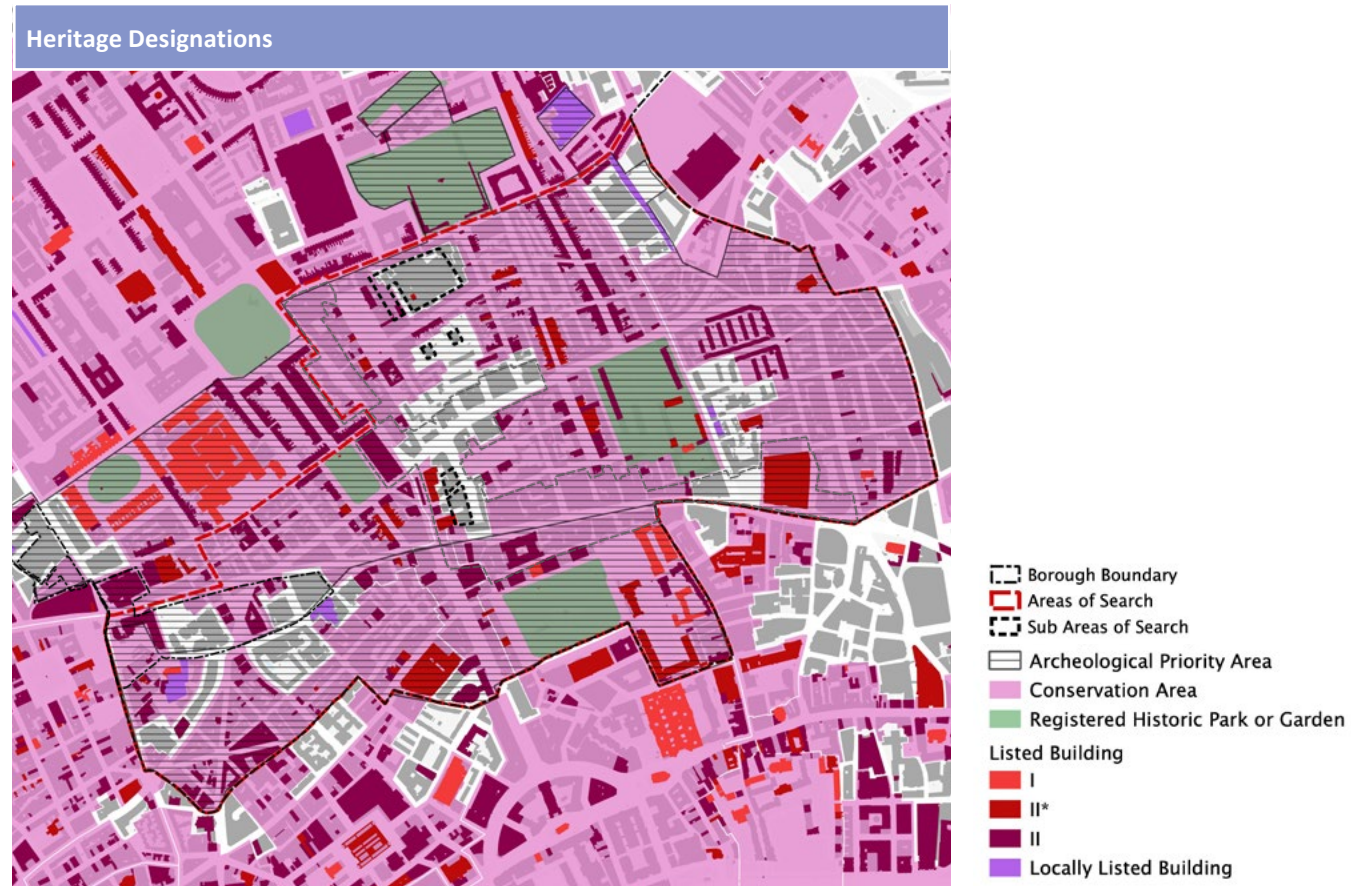
PTAL

Public Transport Access

- The area surrounds Holborn Station
- Chancery Lane, Russell Square and Tottenham Court Road stations are on the edge of the area to the southeast, north and west respectively

PTAL

- The entire area is well connected by public transport, with PTAL ratings between 5-6b

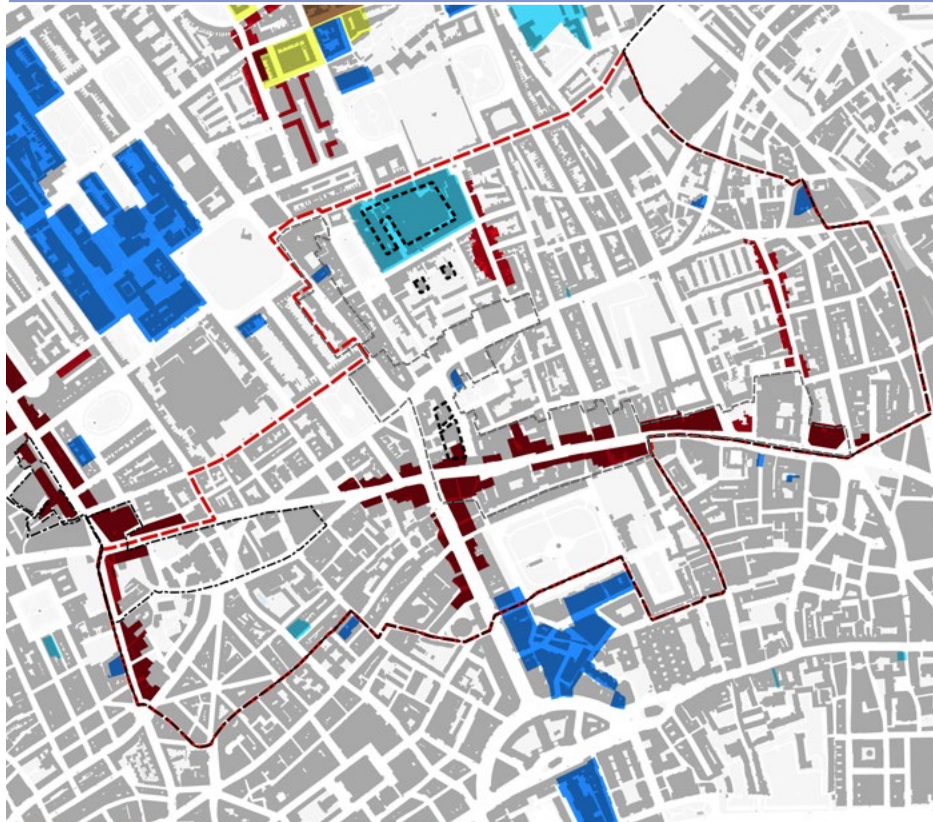


Heritage Designations

The area contains (full or partial) the following:

- **5 no. Conservation Areas:**
 - Bloomsbury
 - Seven Dials
 - Kingsway
 - Denmark Street
 - Hatton Garden
- **3 no. Registered Park and Garden:**
 - Gray's Inn
 - Lincoln's Inn Fields
 - Bloomsbury Square
- **335 Listed Buildings:**
 - 11no Grade I
 - 47no Grade II*
 - 277no Grade II
- **12 Locally Listed Buildings**
- **Archeological Priority Area Site:**
 - London Suburbs APA (Tier II) and
 - Lundenwic APA (Tier I)

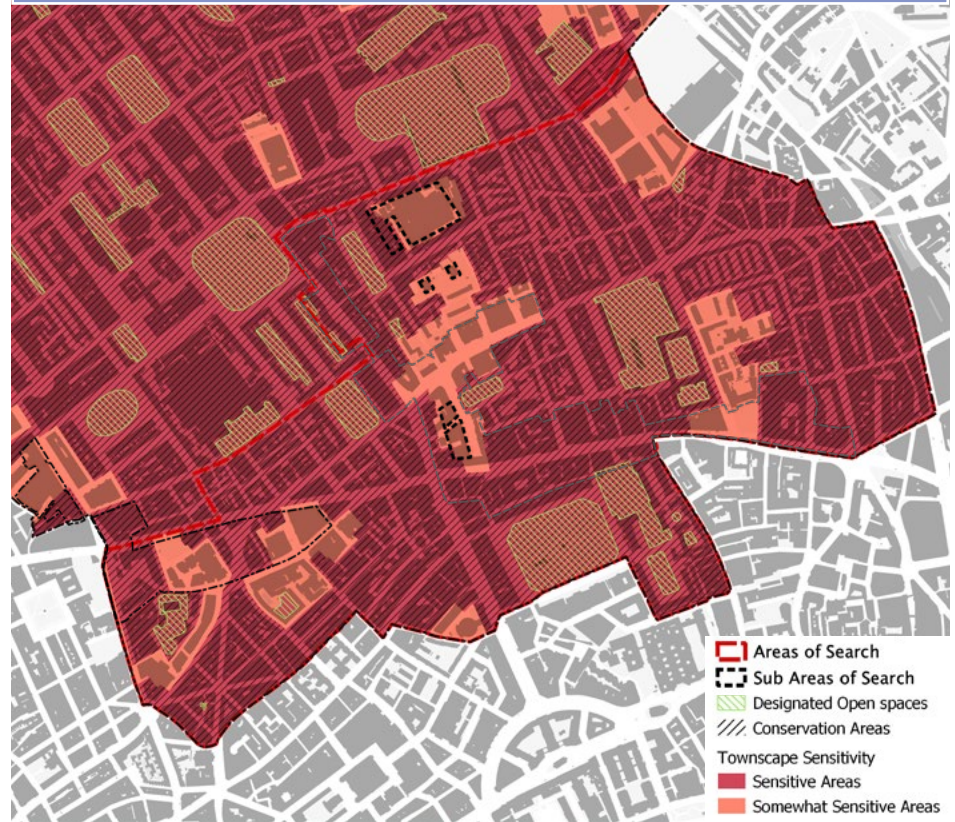
Townscape Character Types



Character areas (excluding Conservation Areas)



Sensitive Townscape Areas



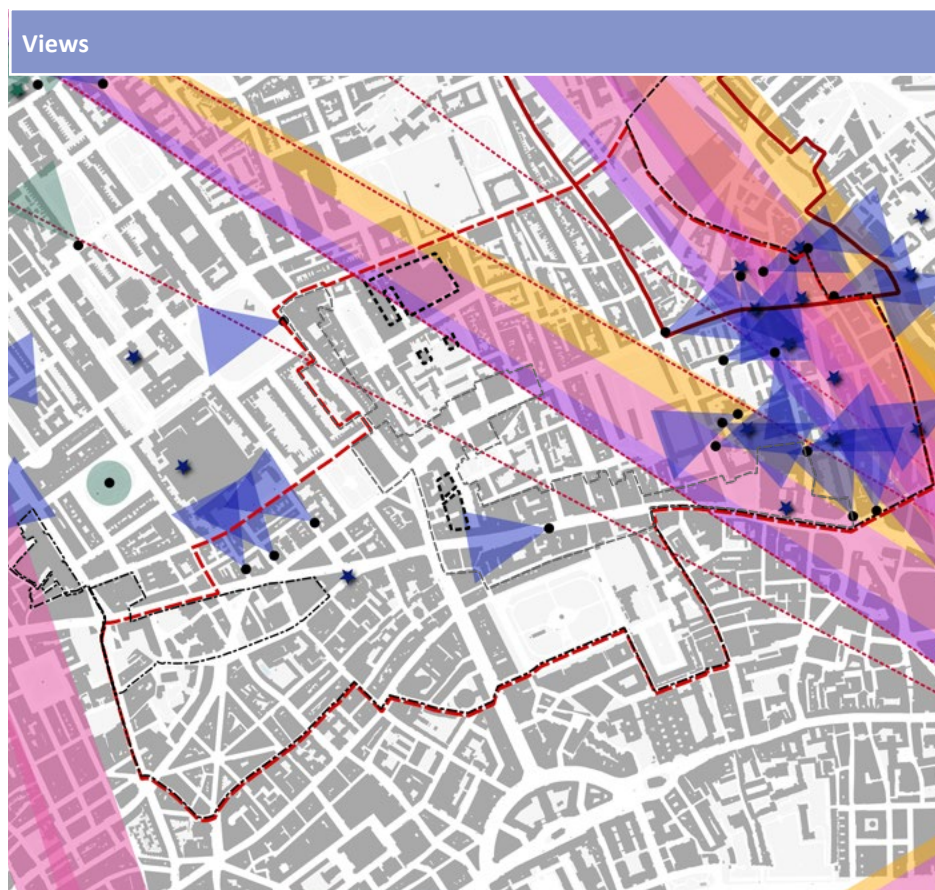
Areas that are sensitive and somewhat sensitive to tall buildings

The area contains or borders the following character areas:

- High Street
- Local Centre
- Health
- Education

Note, the majority of the area is covered by conservation areas

and has not been assessed by the characterisation study



Strategic and Local Views, existing landmarks

Strategic Views

- The east of the area is transected by:
 - LVMF View 4A.1 Primrose Hill summit to St Paul's Cathedral
 - View 2A.1 Parliament Hill summit to St Paul's Cathedral
 - View 3A.1 Kenwood viewing gazebo to St Paul's Cathedral
- It is also in the backdrop of:
 - View 5A.2 Greenwich Park Wolfe statue to St Paul's Cathedral
 - View 6A.1 Blackheath Point to St Paul's Cathedral

- ▭ Borough Boundary
- ▭ Areas of Search
- ▭ Sub Areas of Search
- View Points
- ▨ Protected Corridor
- - - Peripheral Corridor
- ★ Conservation Area Landmarks
- ★ Planning Framework Landmarks
- ★ Neighbourhood Plan Landmark
- Conservation Area View Cones
- Planning Frameworks View Cones
- Neighbourhood Area View Cones
- Neighbourhood Area View Directions
- Neighbourhood Plan View Corridor
- ▭ Background Assessment Area
- ▭ Landmark Lateral Assessment Areas
- ▭ Right Lateral Assessment Areas
- ▭ View Corridor
- ▭ Neighbourhood Plan Boundaries

- 4no. Views from Bloomsbury CA
 - Views north along Coptic Street, Museum Street and Bury Place of the British Museum.
 - View west along High Holborn to Commonwealth House
- 4no. Key Views from Hatton Garden CA
 - Cowcross Street looking west toward Farringdon Road/ Greville Street corner
 - Greville Street looking east toward corner with Farringdon Road
 - Hatton Garden looking north toward belfry of Italian Church
 - Clerkenwell Road looking west toward Lever Building
- 10no. Locally Significant Views from Hatton Garden CA

Neighbourhood Plan Views

- None

Conservation Area Views

Landmarks

- Commonwealth House
- St George Church
- British Museum (outside site boundary)
- belfry of Italian Church
- Lever Building

Views

Open Space Designations



Open Space Designations

The area contains (full or partial) the following:

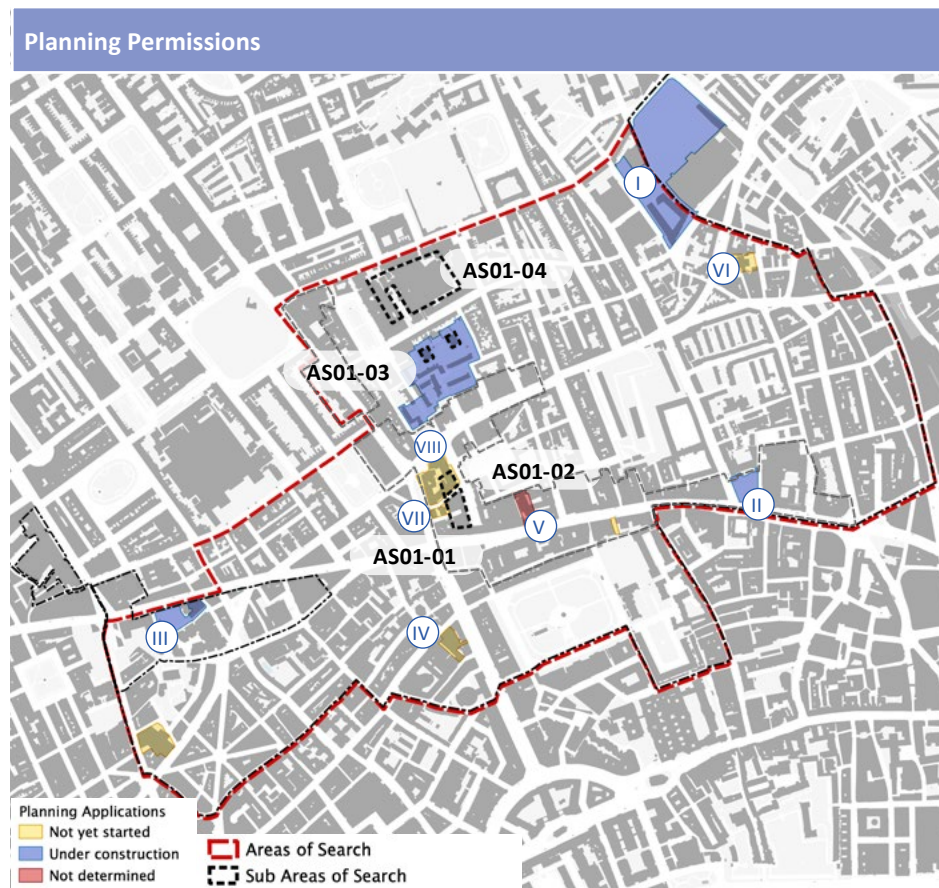
- **Local Plan Open Space**
 - Bloomsbury Square Gardens
 - Lincoln's Inn Fields
 - Lincoln's Inn
 - The Alf Barrett Playground
 - Queen Square Garden
 - Red Lion Square
 - New Square, Lincoln's Inn
- Old Buildings, Lincoln's Inn
- Old Square, Lincoln's Inn
- Gray's Inn Gardens
- Gray's Inn Square
- South Square
- Brookes Market Open Space
- Mount Pleasant

Topography



Topography

- The area is situated in the lower part of Camden and is relatively flat
- Site levels are 20m AOD in the southern part of the area and 23m AOD in the northern part



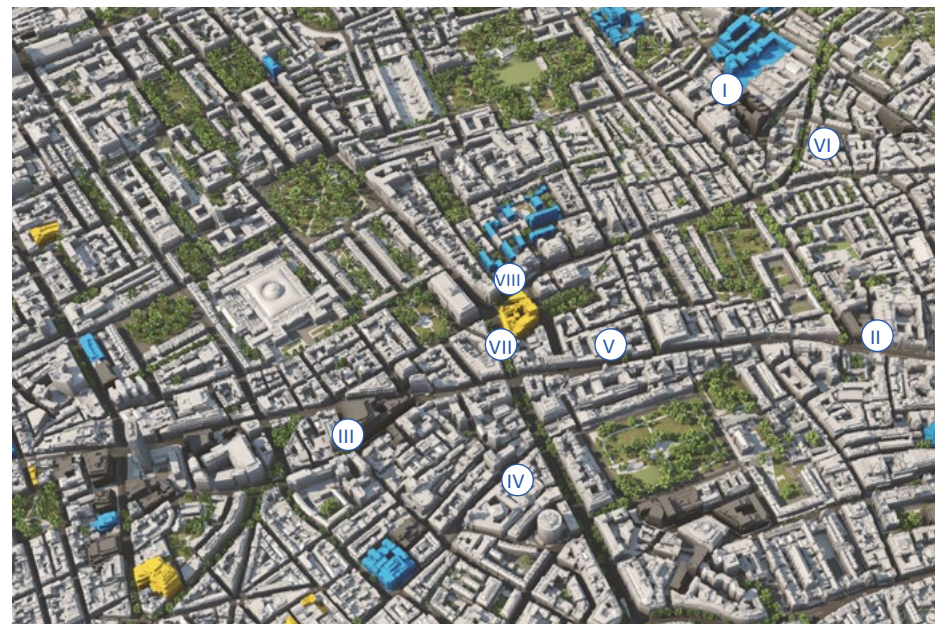
Planning Permissions

The area has been subject to a few large and medium scale planning permissions with greater building height. These include the following:

Emerging - Under Construction

- I. Mount Pleasant, Royal Mail Phoenix Place permission for mixed use residential development of 345

- II. 150 Holborn for office and retail with 13 residential units with building heights up to 9 storeys (2016/2094/P);
- III. Castlewood House and Medius House 77-91 and 63-69 New



Existing Area & Permitted Buildings (from VuCity)

- IV. 75 Kingsway hotel and ancillary cafe with new 7th and 8th floor roof extensions (2017/6808/P)
- V. 294-295, High Holborn retail, office use and 10 residential units up to 9 storeys (2017/1827/P)
- VI. 18, Vine Hill, 15 - 29 Eyre Street hotel with ancillary ground floor restaurant/cafe facilities and 9 flats up to 8 storeys (2018/6016/P)
- VII. Land bounded by 2, Fisher Street/Catton St, WC1R 4AA ; 8-10 Southampton Row and 1 Fisher Street WC1B 4AE permission for 22 residential units up to 9 storeys (2019/2536/P)
- VIII. Lethaby building, Former Cochrane Theatre hotel and 34 resi units and various flexible ground floor and basement uses up to 14 storeys (2020/2470/P) - **this site (AS01-02) was removed from study due to the permission**

Building Height

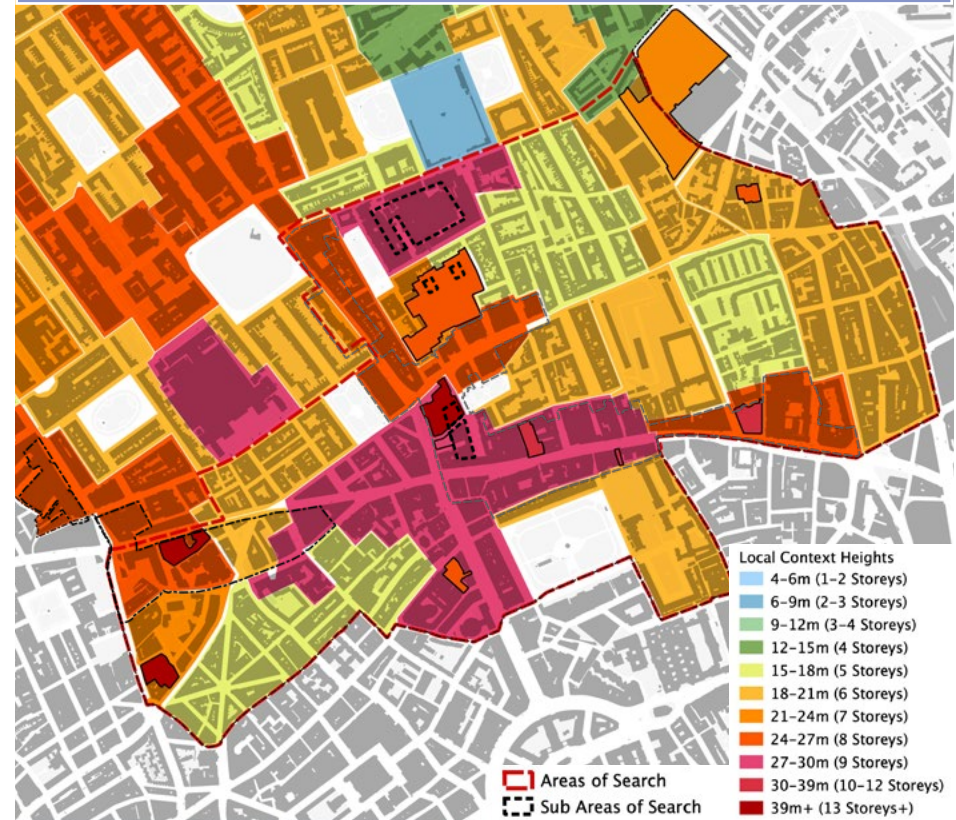


Building Heights

- Building heights across the area range from 2-6m (1 Rst) - 39+m (13+ Rst)
- The majority of the central part of the area around Holborn Station and Great Ormond Street Hospital has heights ranging from 18m - 39+m (6 - 13+ Rst)
- Covent Garden, Hatton Garden and areas around Spa Fields have

lower heights ranging between 6 - 24m (2 - 7 Rst)

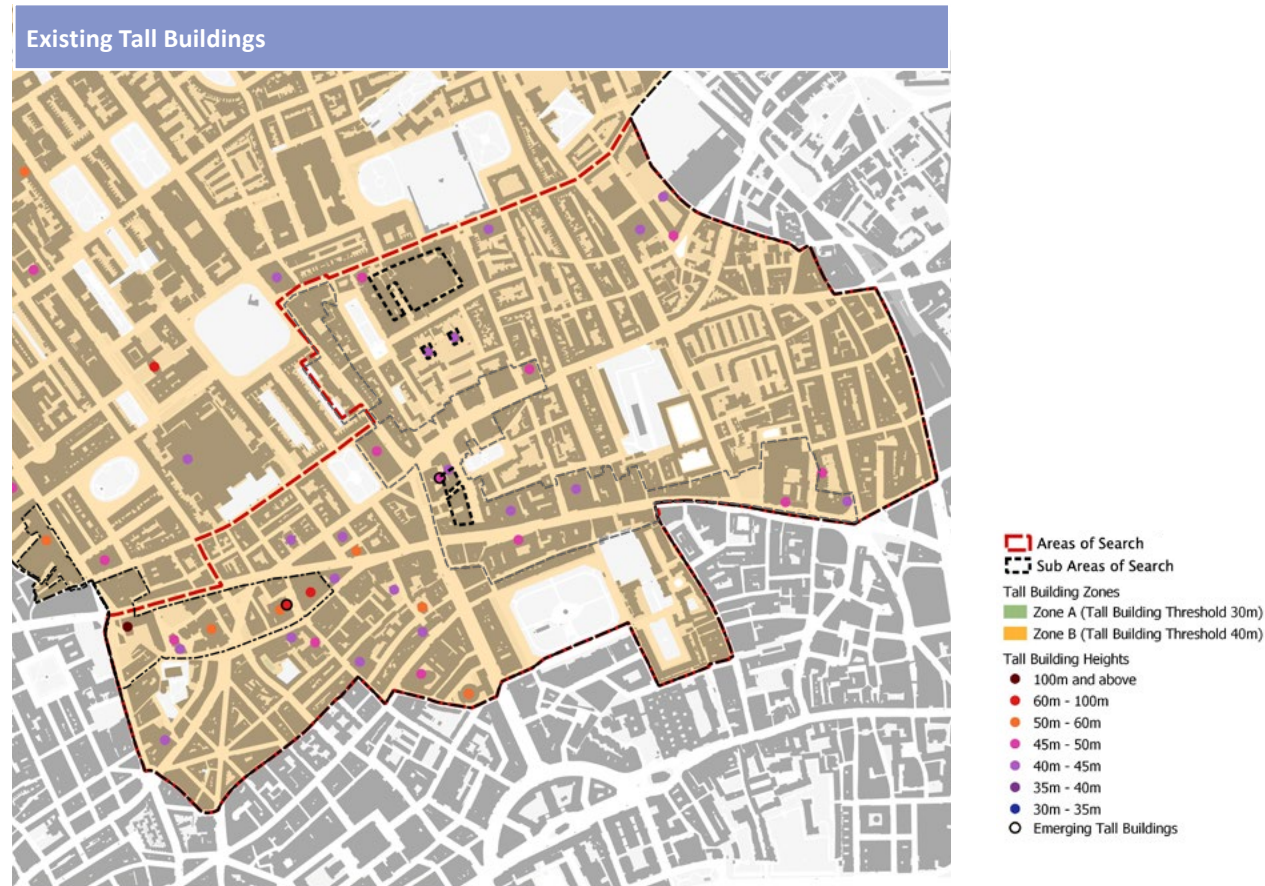
Existing and Emerging Local Context Heights



Existing and Emerging Local Context Heights

- Context heights across the area range from 12m (4 storeys) to 30m (9 Rst)
- The predominant context height of the Holborn Growth area is 24m to 30m (8 to 9 Rst)

- Context heights are not expected to change within the Holborn Growth Area



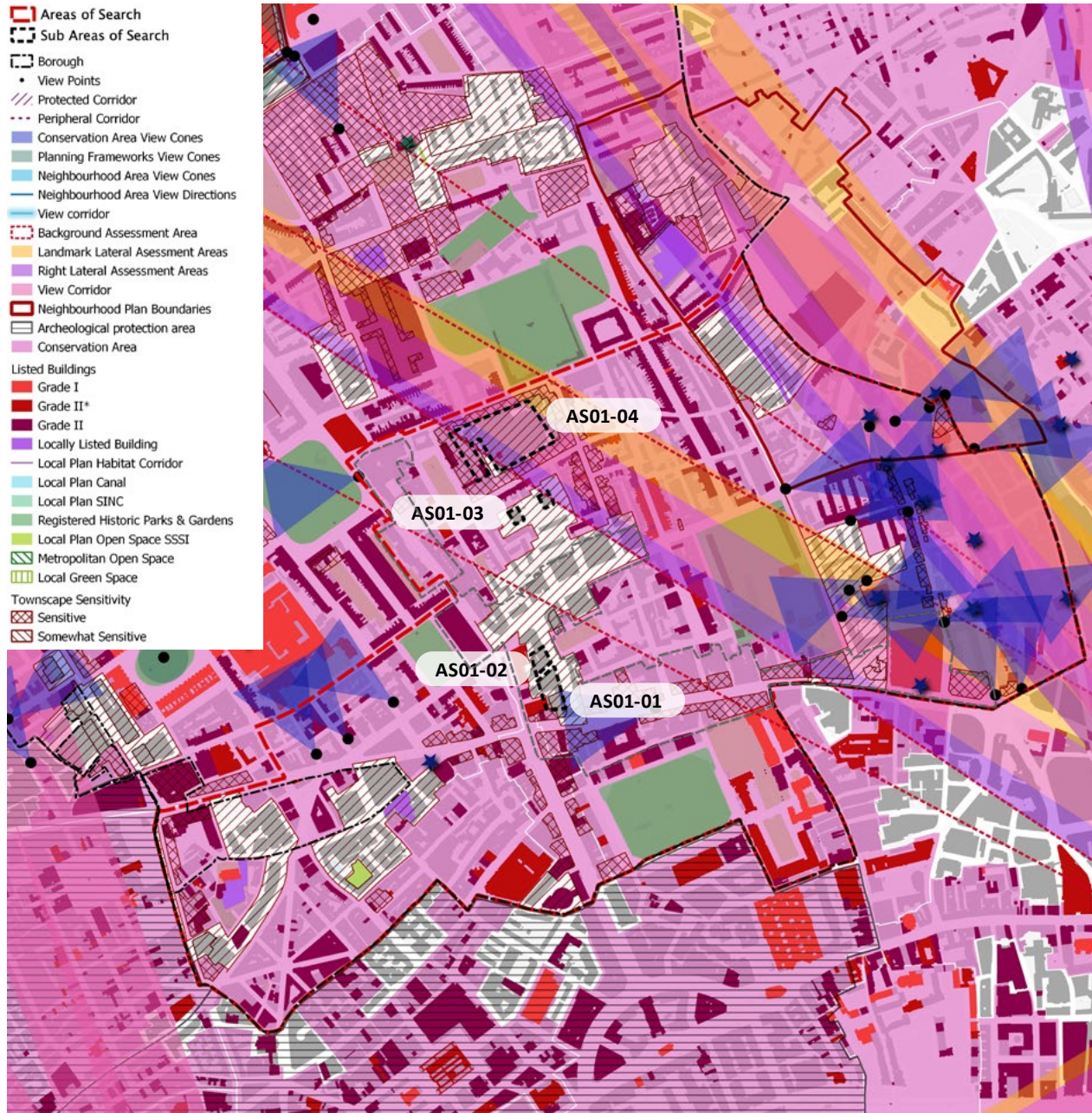
Tall Building Threshold

- The area is situated in Height Zone B, with a 40m tall building threshold height.

Existing and Emerging Tall Buildings

- There are 35 existing tall buildings ranging from 40.2m - 119.9m (Centre Point landmark building)
- Only eight tall buildings are situated in the Holborn Growth Area, all with a height between 43m and 49m.
- To the rear of the Lethaby building a tall building of 50m (14 Rst) has been permitted on Procter Street.

- ▭ Areas of Search
- Sub Areas of Search
- Borough
- View Points
- Protected Corridor
- Peripheral Corridor
- Conservation Area View Cones
- Planning Frameworks View Cones
- Neighbourhood Area View Cones
- Neighbourhood Area View Directions
- View corridor
- Background Assessment Area
- Landmark Lateral Assessment Areas
- Right Lateral Assessment Areas
- View Corridor
- Neighbourhood Plan Boundaries
- Archeological protection area
- Conservation Area
- Listed Buildings
- Grade I
- Grade II*
- Grade II
- Locally Listed Building
- Local Plan Habitat Corridor
- Local Plan Canal
- Local Plan SINC
- Registered Historic Parks & Gardens
- Local Plan Open Space SSSI
- Metropolitan Open Space
- Local Green Space
- Townscape Sensitivity
- Sensitive
- Somewhat Sensitive



Plan of area with composite of sensitivities (Heritage, Townscape Sensitivity to tall buildings, strategic and local views, green space designations)

BUILDING HEIGHT ASSESSMENT

The Holborn Growth Area is identified as an area in the borough where significant growth is expected to be delivered. The area is highly central and well-connected to public transport (PTAL ratings 6a-6b). The area contains several recent permissions for larger buildings of 8 and 9 storeys and one permission for a building up to 14 storeys (Lethaby building).

The growth area is characterised by a mix of historic and modern buildings of significant scale. Average building heights are between 21 and 28m. The tall building threshold in this area is defined as 40m.

The majority of the growth area is covered by Conservation Areas with the exception of an area on Procter Street and along Theobalds Road. There are a significant number of listed buildings within and around the area. Four historic open spaces provide relief from the compact urban fabric and open up views onto the surrounding townscape (Lincoln's Inn Fields, Red Lion Square Gardens, Bloomsbury Square Gardens and Queens Square Gardens). Part of the area is crossed by the strategic view from Primrose Hill towards St. Paul's, at a height of 34m AOD. The area is also in the combined backdrop of views from Greenwich and Blackheath towards St. Paul's, which constrains the area at above 30m AOD.

The area is covered by the draft Holborn Vision and Urban Strategy Planning Framework, which envisages the redevelopment of sites on Procter Street. The Framework sets out that "prevailing building heights should be maintained to preserve the strong sense of enclosure to High Holborn without overwhelming the narrow side streets, passages and alleyways."

In the growth area there are only two sites that offer an opportunity for tall buildings, both on Procter Street. One site has already obtained planning permission for a tall building of 50m (Lethaby building) (AS01-01 removed from study due to permission). The other site is situated adjoining to the south. Whilst both sites are constrained by nearby heritage designations and visual sensitivities, they may offer an opportunity for carefully planned increase in height that responds sensitively to adjoining townscape, heritage designations and local views, and that deliver significant enhancements to the urban realm on Procter Street.

The remaining parts of the growth area are affected by Conservation Area designations where a tall building would be out of place with the prevailing townscape character or / and within the foreground or backdrop of views to St Paul's and therefore are not suitable to be promoted for tall buildings. Development of heights up to the respective tall building threshold however, could potentially explored, subject to responding sensitively and respectfully to sensitivities and their context.



Recommendations for sub-areas of search

RECOMMENDATIONS

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS01	High Holborn Growth Area (except sites below)	24-27m (Rst) / 27-30m (Rst)	24-27m (Rst) / 27-30m (Rst)	Zone B	40m	no	This growth area is highly constrained by Conservation Area designations, listed buildings and strategic views (at 30m and 34m AOD in parts of the area) and apart from identified sites does not offer an opportunity for tall buildings. Potential may exist to increase heights to the tall building threshold where an appropriate response to its context and sensitivities can be delivered.	n/a	n/a	up 40m subject to responding appropriately to sensitivities	<ul style="list-style-type: none"> • Strategic views from Greenwich and Blackheath, and from Parliament Hill towards St. Pauls Cathedral • townscape views from surrounding streets • views from Lincoln's Inn Fields, Red Lion Square Gardens and Bloomsbury Square Gardens • Surrounding Conservation Areas • Listed buildings 	

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS01-02	High Holborn Procter Street Site	27-30m (9 Rst)	27-30m (9 Rst)	Zone B	40m	Yes , subject to responding to sensitivities	Potential for a tall building as part of comprehensive redevelopment of 110 High Holborn (preferably including removal of building bridging over road) to deliver significant place and legibility enhancements. Increased height may have a local impact on the adjoining Conservation Area and listed building that would need to be considered and carefully balanced against place making / regeneration benefits of the proposal.	Local	up to 1.5x CH	40m to 49m (13 to 15 Rst)	<ul style="list-style-type: none"> Strategic views from Greenwich and Blackheath, and from Parliament Hill towards St. Paul's Cathedral townscape views from surrounding streets views from Lincoln's Inn Fields, Red Lion Square Gardens, Bloomsbury Square Gardens and Queen Square Gardens Surrounding Conservation Areas Listed buildings 	<ul style="list-style-type: none"> Development to seek to open up / remove bridging building over Procter Street to enhance quality of the urban realm and legibility tall building to be elegant and slender in views from Red Lion Square tall building to be set back from Kingsway and to limit visibility from High Holborn, Kingsway and Lincoln's Inn Fields

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS01-03	Tybalds Estate	21-24m (7 Rst)	21-24m (7 Rst)	Zone B	40m	no	Building above approximately 30m would impact on backdrop of strategic views from Greenwich and Blackheath to St Paul's and a building above approximately 34m would impact on the foreground of strategic view from Primrose Hill, therefore tall buildings in this place are not appropriate.		n/a	up to 30m		
AS01-04	Great Ormond Street Hospital	27-30m (9 Rst)	27-30m (9 Rst)	Zone B	40m	no	Building above approximately 30m would impact on backdrop of strategic views from Greenwich and Blackheath to St Paul's and a building above approximately 34m would impact on the foreground of strategic view from Primrose Hill, therefore tall buildings in this place are not appropriate.		n/a	up to 30m		



5.18 REVIEW OF EUSTON AREA PLAN (CONSULTATION DRAFT, 2023)

THE AREA

The current Euston Area Plan (EAP) was adopted in 2015 and is now being updated.

The EAP is a long-term strategic planning framework to guide transformational change in the Euston area, focused on the redevelopment of Euston station as terminus of High Speed Two (HS2).

The EAP identifies sites for new and replacement housing, as well as commercial space, and also includes an assessment of appropriate building heights within the Plan area. The Council consulted on the update of the EAP (Regulation 18) in January and February 2023.

This section of the report provides an analysis of the EAP area using the same matrix as being applied to the previous site assessments. It then analyses the potential general building heights identified in the draft area plan in the context of the methodology and recommendations by the Building Height study. Recommendations are made to align the EAP with the Building Height study to provide a consistent evidence base for the Local Plan in respect of height and tall buildings in LB Camden.



Birdseye View of the Area ©Google Earth

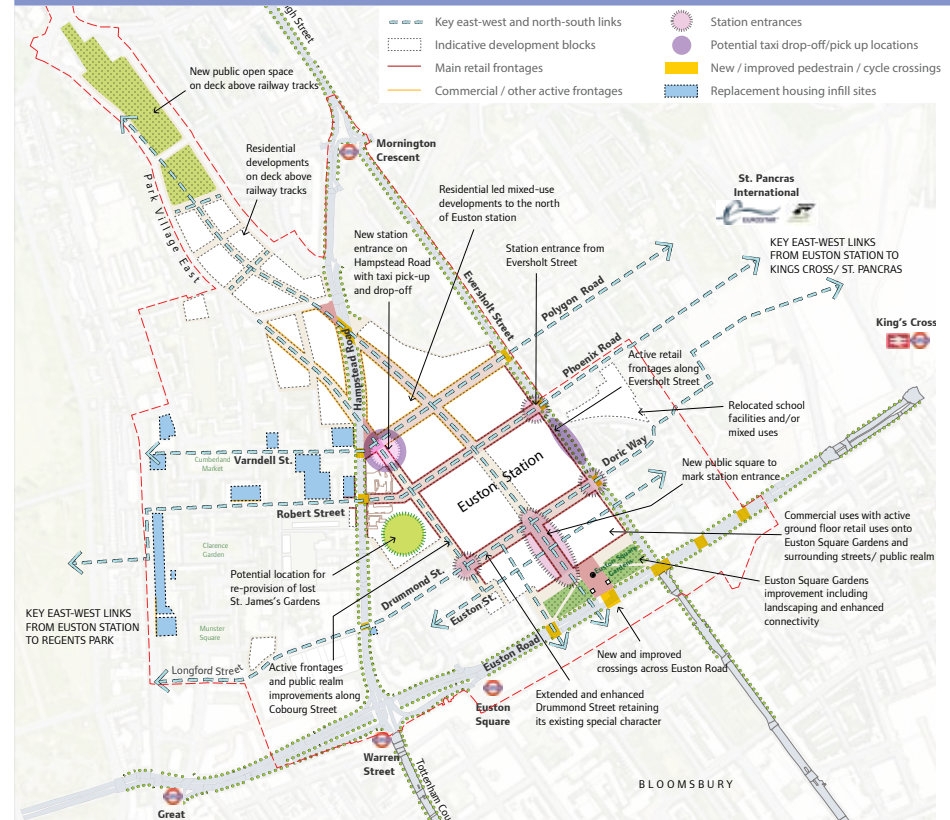
Local Plan Policy



Local Plan Policy 2017

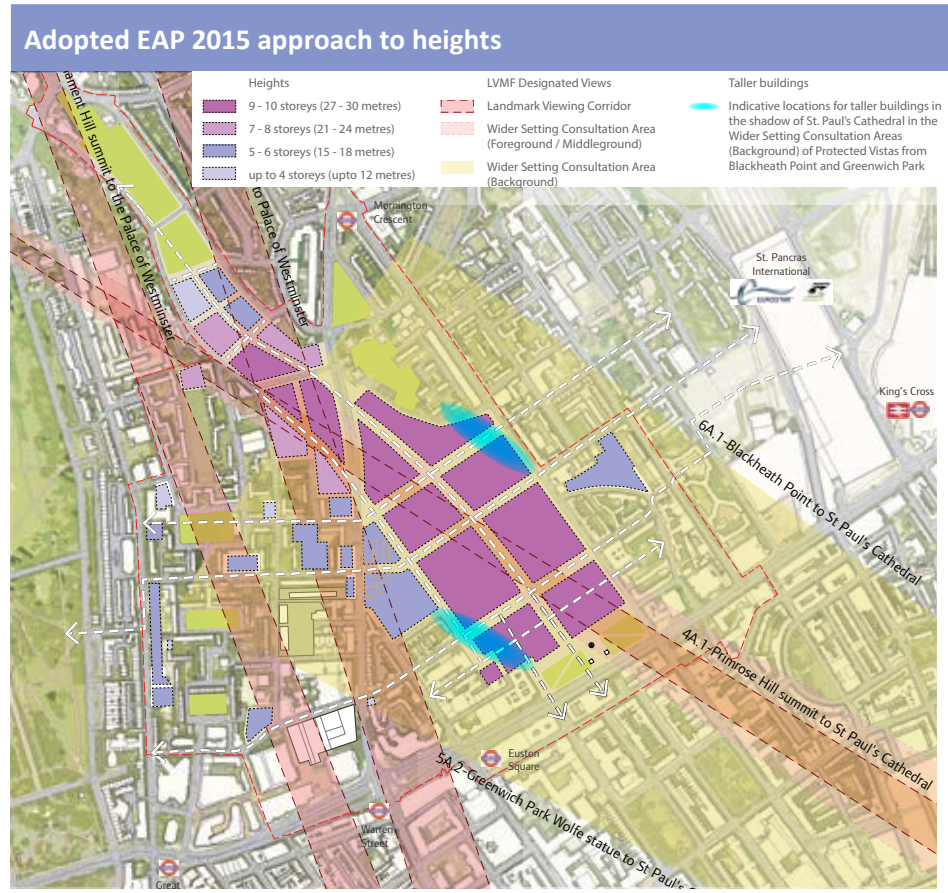
- The area contains a Growth Area which is one area in the borough where significant growth is expected to be delivered
- The area is covered by the Euston Area Plan which was adopted in 2015 and is currently being revised

Euston Area Plan



Euston Area Plan (2015) - Overall Spatial Concept Illustration

- In the light of extensive proposed change to Euston station, Camden Council working with TfL and the GLA produced and adopted the Euston Area Plan (EAP)
- This document is 'a long term strategic planning framework to guide transformational change in the area up until 2031.'
- The plan was adopted in 2015
- It is currently being updated to reflect the recent development within and ambitions for the area. The draft has recently gone through a public consultation process
- A detailed review of the EAP Update's indicative heights are included later in this section.

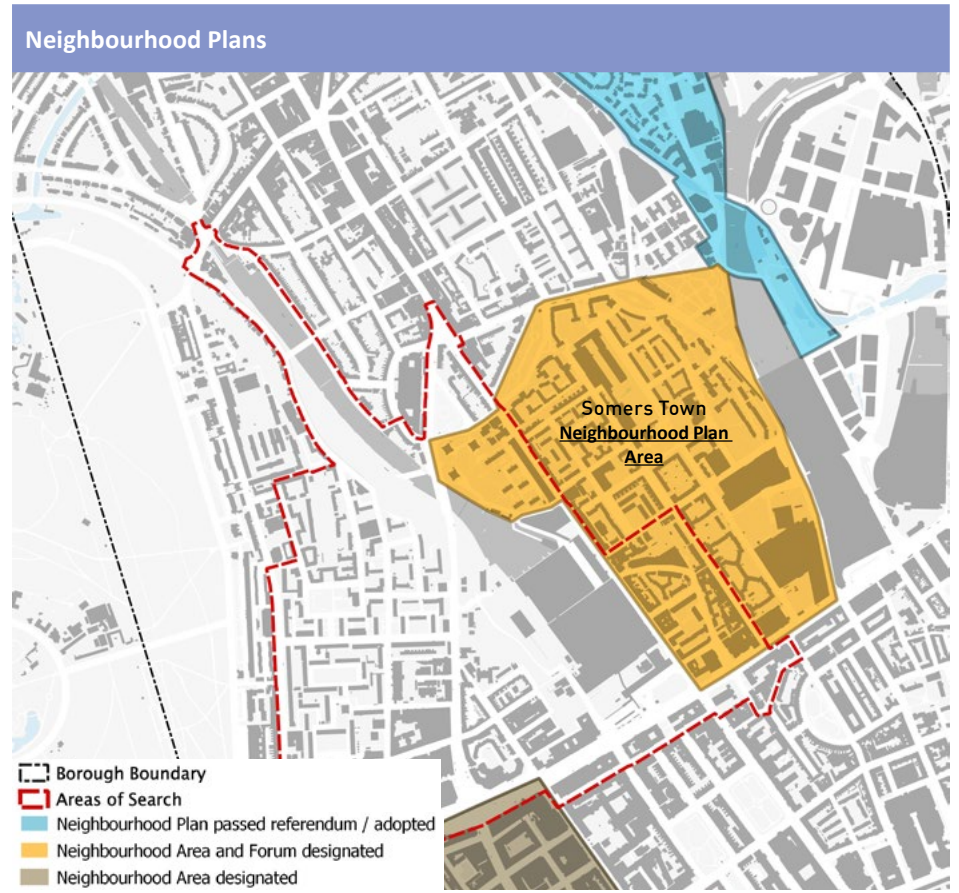


EAP 2015 potential general building heights and Protected Vistas

Adopted EAP 2015 approach to heights

- The EAP identifies areas where four different general heights may be appropriate.
- Within the Wider Setting Consultation Areas (background) for Views 5A.2 and 6A.1 of the LVMF, two potential locations for tall buildings in the shadow

of St Paul's Cathedral have been identified.



Neighbourhood Plan Areas

Somers Town Neighbourhood Plan Area (designated)

- No adopted plan currently

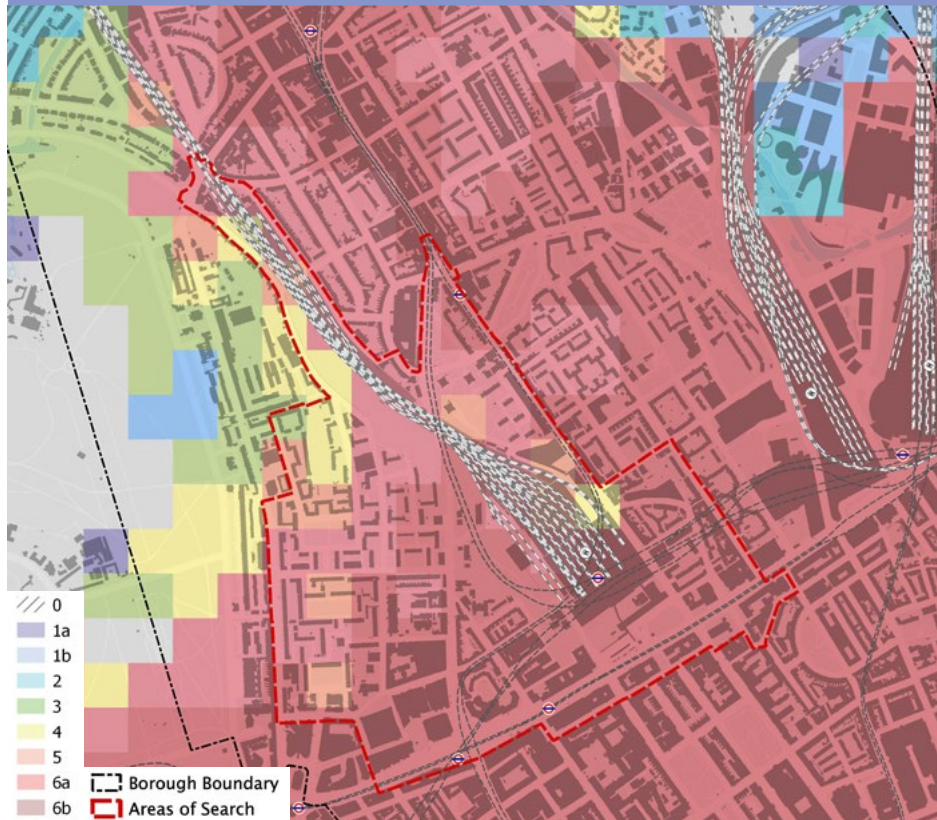
Drummond Street Neighbourhood Plan Area (designated)

- No adopted plan currently

Fitzrovia neighbourhood plan

- The area borders Fitzrovia neighbourhood plan area to the southwest of the area (designated). There is no adopted plan currently.

Public Transport Access and PTAL



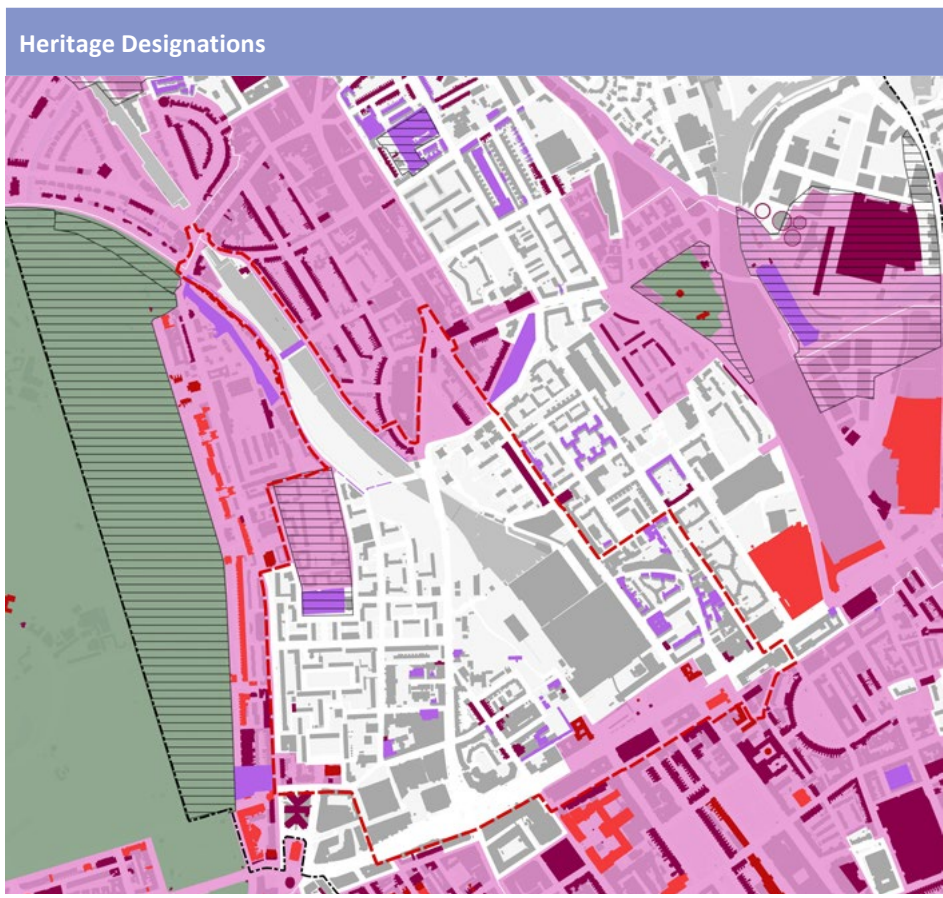
PTAL

Public Transport Access

- area is in close proximity to Euston, Warren Street and Mornington Crescent Underground Stations
- Euston Overground
- Euston National Rail
- Bus terminal

PTAL

- PTAL ratings between 3-6b
- The south of the area is very well connected to public transport, while the edge of Regents park is less well connected.



Heritage Designations

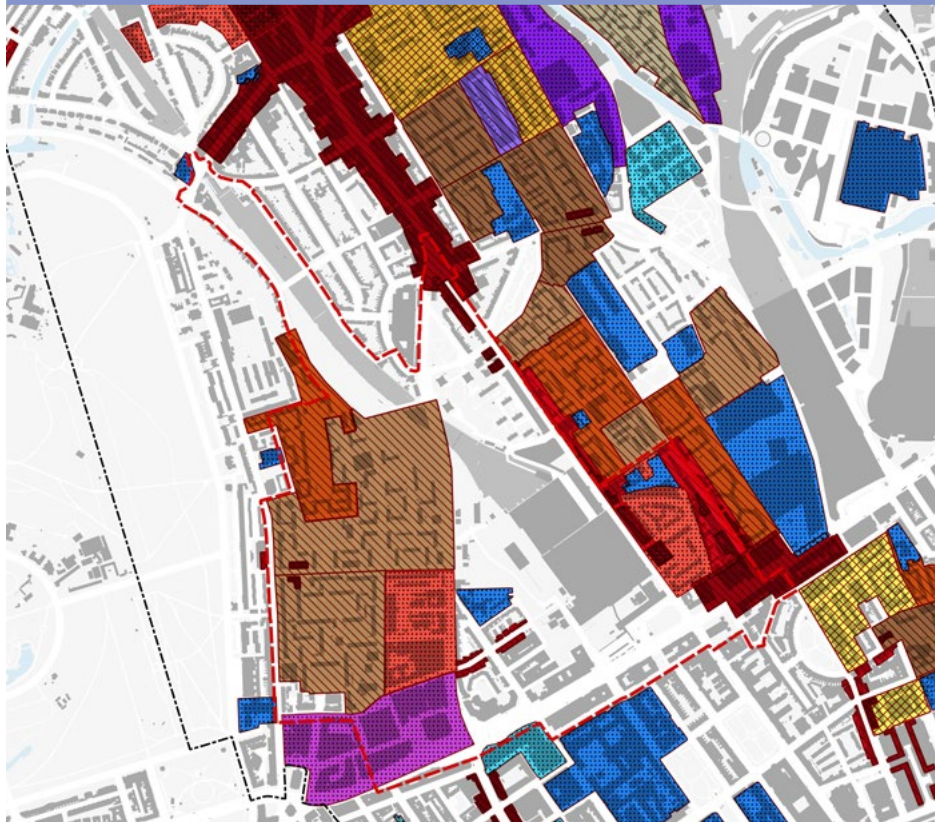
- Borough Boundary
- Areas of Search
- Archeological Priority Area
- Conservation Area
- Registered Historic Park or Garden
- Listed Building**
- I
- II*
- II
- Locally Listed Building

The area contains the following:

- **3no. Conservation Areas within the area:**
 - Bloomsbury
 - Camden Town
 - Regent's Park
- The area also borders with or is within close proximity of Conservation Areas:
 - Camden Town
 - Fitzroy Square
 - Harley Street
 - King's Cross

- **Registered Park and Gardens:**
 - The area is in close proximity to Regent's Park (Grade I) and St Pancras Garden (Grade II)
- **37 Listed Buildings:**
 - 1no Grade I
 - 3no Grade II*
 - 34no Grade II
- **53 Locally Listed Buildings**
- **Archeological Priority Area Site:**
 - Regents Canal and Rail Infrastructure (Tier II) - The Archaeological Priority Area covers three areas of historic transport interchanges and industrial development that grew up beside the Regents Canal.

Townscape Character Types



**Character areas (excluding Conservation Areas)
(assessment from Camden Character Study June 2015)**



Sensitive Townscape Areas



Areas that are sensitive and somewhat sensitive to tall buildings

The area contains or borders a number of character areas:

- Education
- Victorian terraces small
- Education (Bloomsbury Campus)
- High Street
- Local Centre
- Post war estate low rise
- Early 20th century apartment blocks
- Office
- Mixed Use



Strategic and Local Views, existing landmarks

Strategic Views

- The area is transected by the LVMF Views:
 - 2B.1 Parliament Hill oak tree to Palace of Westminster
 - 2A.2 Parliament Hill summit to the Palace of Westminster
 - 4A.1 Primrose Hill summit to St Paul's Cathedral

- It is also in the backdrop of:
 - View 5A.2 Greenwich Park Wolfe statue to St Paul's Cathedral
 - View 6A.1 Blackheath Point to St Paul's Cathedral

- Borough
- View Points
- /// Protected Corridor
- - - Peripheral Corridor
- ★ Conservation Area Landmarks
- ★ Planning Framework Landmarks
- ★ Neighbourhood Plan Landmark
- Conservation Area View Cones
- Planning Frameworks View Cones
- Neighbourhood Area View Cones
- Neighbourhood Area View Directions
- Neighbourhood Plan View Corridor
- - - Background Assessment Area
- Landmark Lateral Assessment Areas
- Right Lateral Assessment Areas
- View Corridor
- Neighbourhood Plan Boundaries

Conservation Area Views

- **Landmarks**
 - Euston Tower
 - The Cobden statue at southern end of Camden High Street is a focal point in views from south from Hampstead Road, with curved terrace on west side playing an important backdrop role in local townscape

• **Views**

Views from Camden Town CA (outside area boundary) -

- the terrace on the east side of Harrington Square and the frontage of Greater London House as seen from Harrington Square Gardens.
- Panoramic views from west end of Delancey Street and length of Mornington Terrace across railway cutting to south: housing blocks of the Regent's Park Estate in foreground, with West End skyline including Euston Tower and BT Tower in background.
- Views south along Camden High Street from raised ground north of junction with Delancey Street, with views of Koko (former Camden Palace) and the Crowndale Centre, and upper storeys of Greater London House above roofline of Camden High Street;

Key views from Regent's Park CA

- Chester Terrace from Chester Road and from Chester Place
- From the park to the Terraces seeing a clear roofline
- Towards St Katherine's Danish Church, with its spires and precinct.

Local Views

- There are several views identified in the EAP Planning Framework

Open Space Designations



Open Space Designations (Local Plan 2017)

The area contains (full or partial) the following:

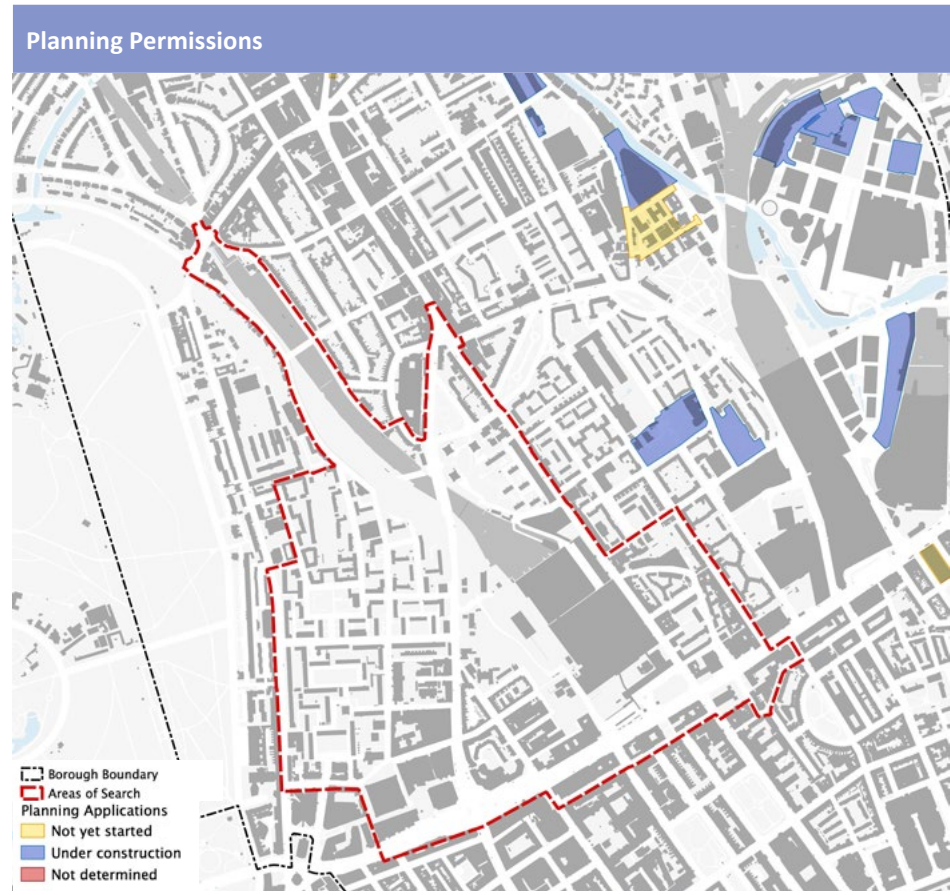
- **Sites of Importance for Nature Conservation (SINC):**
 - St James's Garden was formerly and SINC but has been cleared to enable the HS2 works
- **Local Plan Open Space**
 - 11no local plan open spaces in the area

Topography



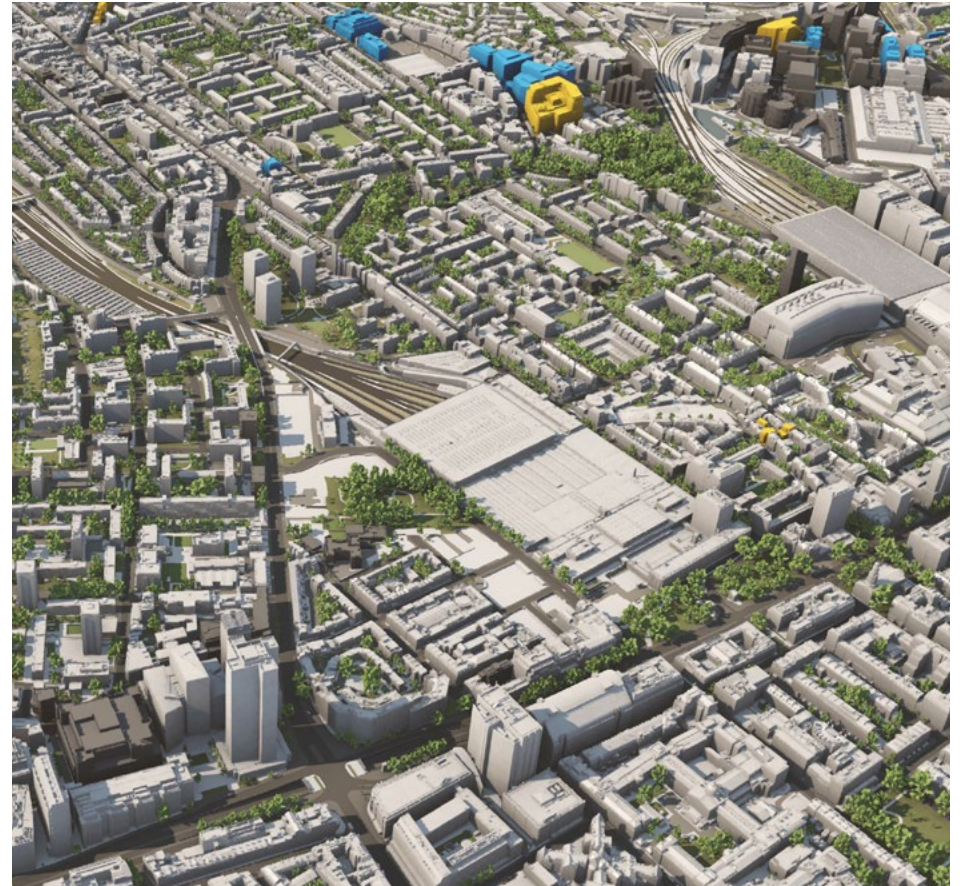
Topography

- Area situated in lower parts of Camden, but land rises towards the north and west of the area
- Site levels are 21m AOD in the southeastern part of the area and 33m AOD in the western part



Planning Permissions

There are currently no major planning applications in the area.



Existing Area (from VuCity) - note that the VuCity model is not fully up to date and some buildings and open spaces have been lost due to HS2 construction

Existing Building Height

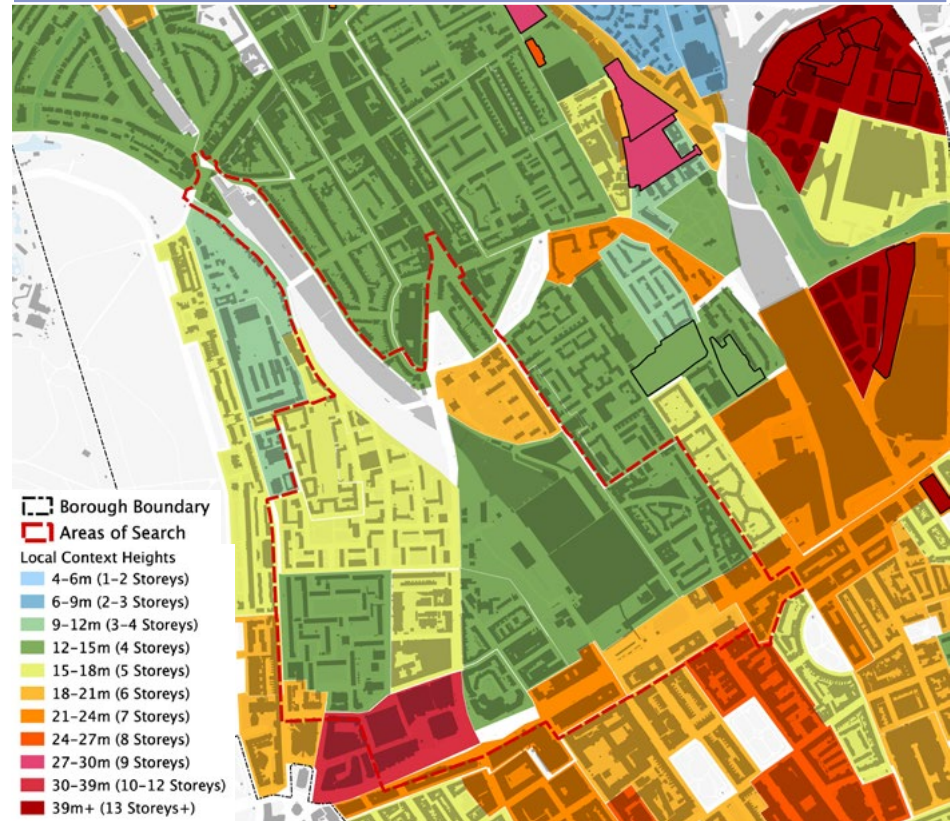


Building Heights

- Range of building height in the area new development to the west of the area range between 6 - 39+m (2-13+ Rst)
- The majority of very tall buildings (39m+) are located to the southwest of the area within the Regents Place office development.
- Height (21m-39m) is also concentrated along the frontage

of Euston Road and within Regent's Park Estate.

Existing and Emerging Local Context Heights



Existing Local Context Heights (prevailing height excluding tall buildings)

Range of Local Context Heights:

- Minimum 12-15m (4 Rst)
- Maximum 36-39m (12 Rst) (Regents Place)
- Majority is between 12m and 18m (4-5 Rst)
- NB: The context height in the northern part of the Regent's Park Estate is 7-8 Rst.

- The core area of the Euston Area (above the station and tracks) will be comprehensively redeveloped as part of the station redevelopment project. It is expected that the future context height will increase in this part of the area.
- The EAP 2015 sets out general heights for this area and indicates potential locations for tall buildings (up to 60m high).

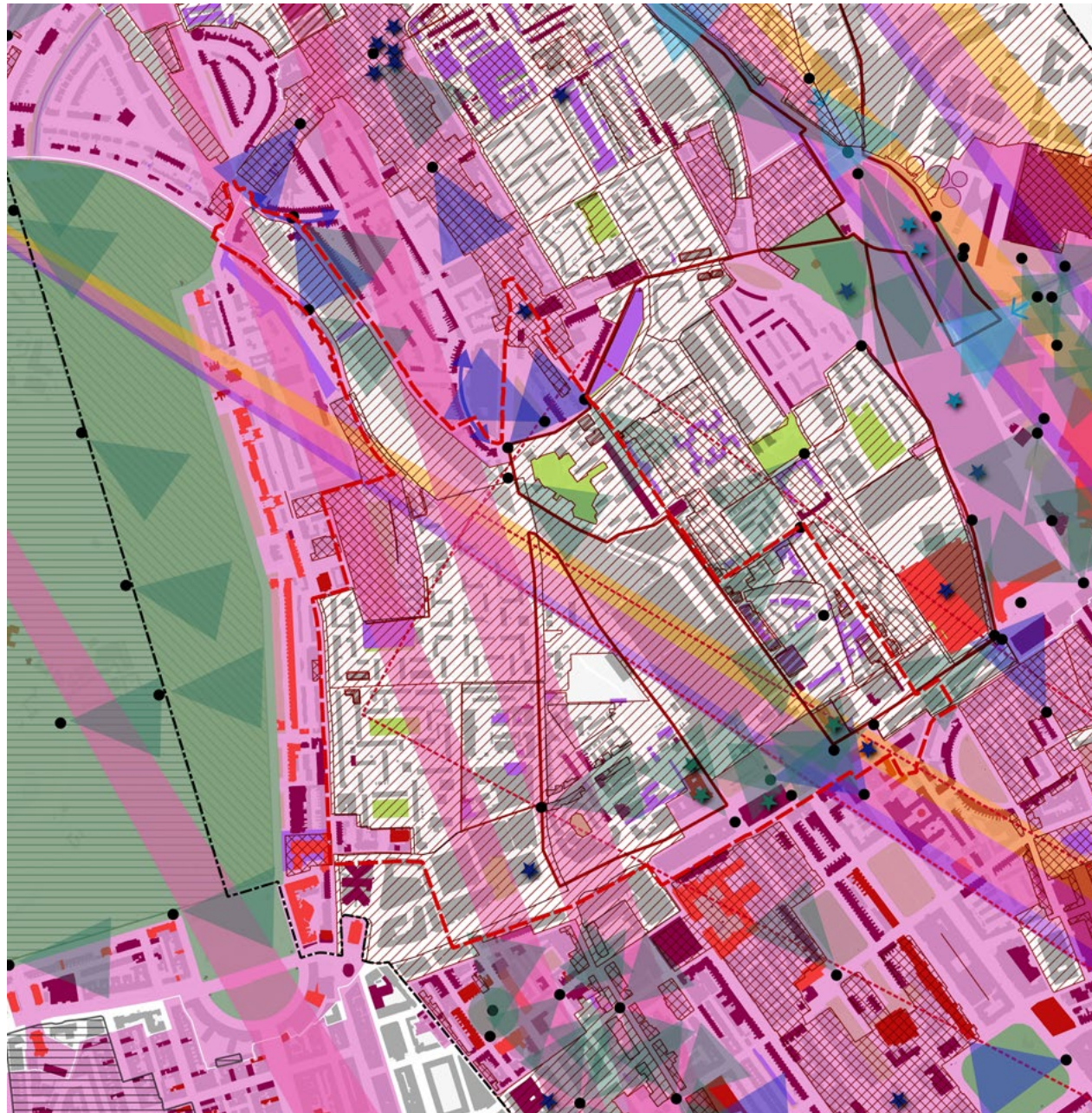


Tall Building Threshold

- The northern and western part of the area is situated in Zone A with a tall building threshold of 30m.
- The southern part of the site including the station and the area to the east of Hamstead Road are on Zone B with a tall building threshold of 40m.

Existing tall buildings

- There are 23 existing tall buildings in the area ranging between 31.1-83m (10- 26 Rst).
- Planned / emerging tall buildings are those developments that have been granted planning permission. The adopted EAP also indicates locations for new tall buildings, with additions included in the proposed updates.



- Borough Boundary
- Areas of Search
- View Points
- Protected Corridor
- Peripheral Corridor
- Conservation Area View Cones
- Planning Frameworks View Cones
- Neighbourhood Area View Cones
- Neighbourhood Area View Directions
- View corridor
- Background Assessment Area
- Landmark Lateral Assessment Areas
- Right Lateral Assessment Areas
- View Corridor
- Neighbourhood Plan Boundaries
- Archeological protection area
- Conservation Area
- Listed Buildings**
- Grade I
- Grade II*
- Grade II
- Locally Listed Building
- Local Plan Habitat Corridor
- Local Plan Canal
- Local Plan SINC
- Registered Historic Parks & Gardens
- Local Plan Open Space SSSI
- Metropolitan Open Space
- Local Green Space
- Townscape Sensitivity**
- Sensitive
- Somewhat Sensitive

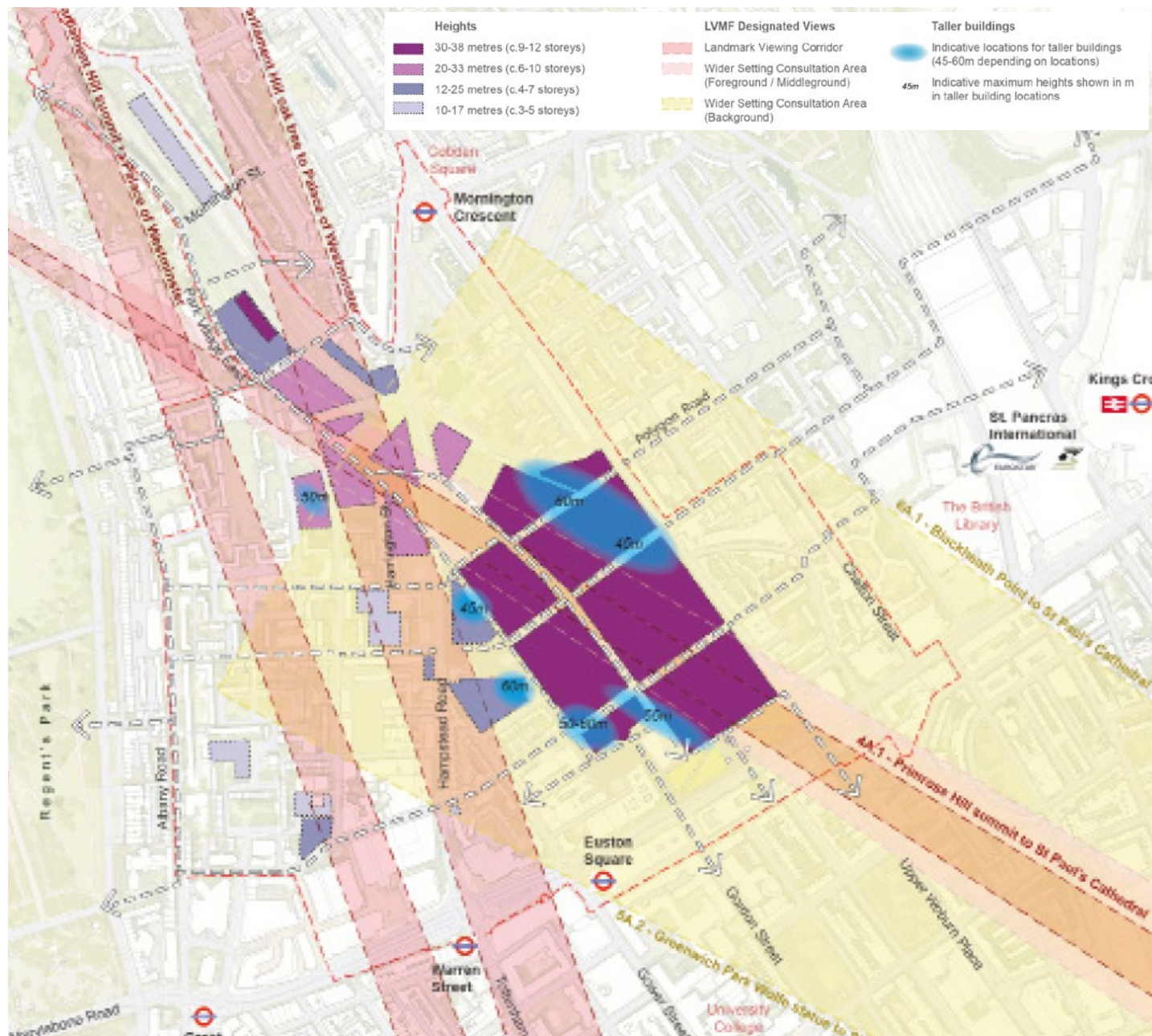
Plan of area with composite of sensitivities (Heritage, Townscape Sensitivity to tall buildings, strategic and local views, green space designations), identifying remaining Sub-areas of Search following exclusion of areas with planning consent.

SUMMARY OF EUSTON AREA PLAN HEIGHT APPROACH

The EAP (2015) states that given the area’s location as part of the CAZ and its function as a major transport hub, it is a suitable location for optimising development and tall buildings in specific locations. The EAP and proposed update responds to the limits of deviation set out in the HS2 Bill and subsequent Act.

The EAP adopted in 2015 set out the approach to building heights for development sites in the area as reflected on the potential general building heights plan (pg. 283). The proposed updates to the EAP published for consultation in Jan 2023, continues the broad approach established in the adopted plan, suggesting some areas for increased heights including new locations for tall buildings.

Based on its analysis of the surrounding context, character and modelling of impact on strategic views the Consultation Draft EAP Update 2023 suggests a threshold for tall buildings at 45m. The adopted EAP 2015 identifies two potential locations for tall buildings in the shadow of St Paul’s Cathedral. The draft EAP Update 2023 continues this approach to identify further potential locations where tall buildings of heights of 45 to 60m could be appropriate. These locations are situated on



EAP Illustrative masterplan to show potential general building heights (heights are indicative only) - EAP Consultation 2023.

either side of the strategic LVMF view from Primrose Hill to St. Paul's Cathedral. All locations are situated in the backdrop to LVMF views from Greenwich and Blackheath to St. Paul's Cathedral.

The EAP states that heights up to 38m may not have an impact on the backdrop of strategic views from Greenwich and Blackheath, whilst acknowledging that technically the level of constraint is at 30m. It further states that taller structures could be promoted in this corridor where they are hidden behind the dome of St. Pauls Cathedral or other buildings. As a principle the study requires all structures over 30m, equivalent to 53m to 54.2m AOD, within the LVMF backdrop to be tested against their impact on the LVMF views.

In addition, the EAP identifies areas where four different general heights may be appropriate. These are:

- 10-17m (c. 3-5 storeys) in infill locations to the west of the station development area
- 12-25m (c. 4-7 storeys) in selected locations in the immediate periphery of the station development

- 20-33m (c. 6-10 storeys) above and adjacent to tracks in the north of the development area
- 30-38m (c. 9-12 storeys) above the station

The EAP acknowledges that these heights may have impacts on local heritage assets, local views and context, which will need to be addressed.

The EAP provides high-level design principles for tall buildings, which buildings above the tall building threshold of 45m will need to adhere to. Buildings above 30m and below 45m will need to be tested against LVMF views and local views and avoid harmful impacts.

REVIEW OF THE EAP IN THE CONTEXT OF THE TALL BUILDING STUDY

GENERAL HEIGHTS

Proposed general heights in the EAP have been established based on local consideration for development and placemaking.

Generally greater heights (20-33m (6-10 Rst) and 30-38m (9-12 Rst)) are proposed above the tracks and the station, as part of comprehensive development. In principle this is a valid approach for a place making area and allows the development of a character of its own.

Lower heights of 10-17m (3-5 Rst) and 12-25m (4-7 Rst) are proposed in other areas with existing development and lower heights.

There are pockets of Victorian terraces to the west and east of the station (CH 12-15m), some of which are listed or locally listed. Whilst these areas are not part of a Conservation Area, their townscape is somewhat sensitive to development.

The post-war estate to the west of Hampstead Road already comprises of a greater range of heights (typically between 15m and 30m) including larger and taller buildings, and is generally of lesser sensitivity to buildings of greater height.

The proposed two lower height ranges correspond to the respective contexts and support contextual development whilst also providing some flexibility for modest local increase in height where appropriate.

Recommendations

The EAP requires development of the general height to respond to context and local views, and as such acknowledges other contextual constraints that development will need to respond to. The draft EAP Update 2023 (Station and Tracks chapter) suggests that "massing should be stepped back, have variation presenting breaks and avoiding coalescence of massing in the townscape, and stitch the development within the context".

However, it may also be useful for the Design Section of the EAP to include this general point and emphasise the need for stepping down towards lower rise context to avoid a cliff edge and sheer contrast in height.

TALL BUILDING THRESHOLD

The methodology by the EAP for establishing its guidance on tall buildings does not make reference to the existing local context heights within the area, which currently averages at CH 9-12m to 15-18m, but which also includes higher buildings up to 30m.

The EAP sets the tall building threshold for the entire AAP area to 45m. This could be problematic in peripheral areas of the EAP that are not promoted for transformative development. The lower prevailing context height in these areas could result in proposed development that is below the tall building threshold being locally considered as tall and contrasting with the existing fabric.

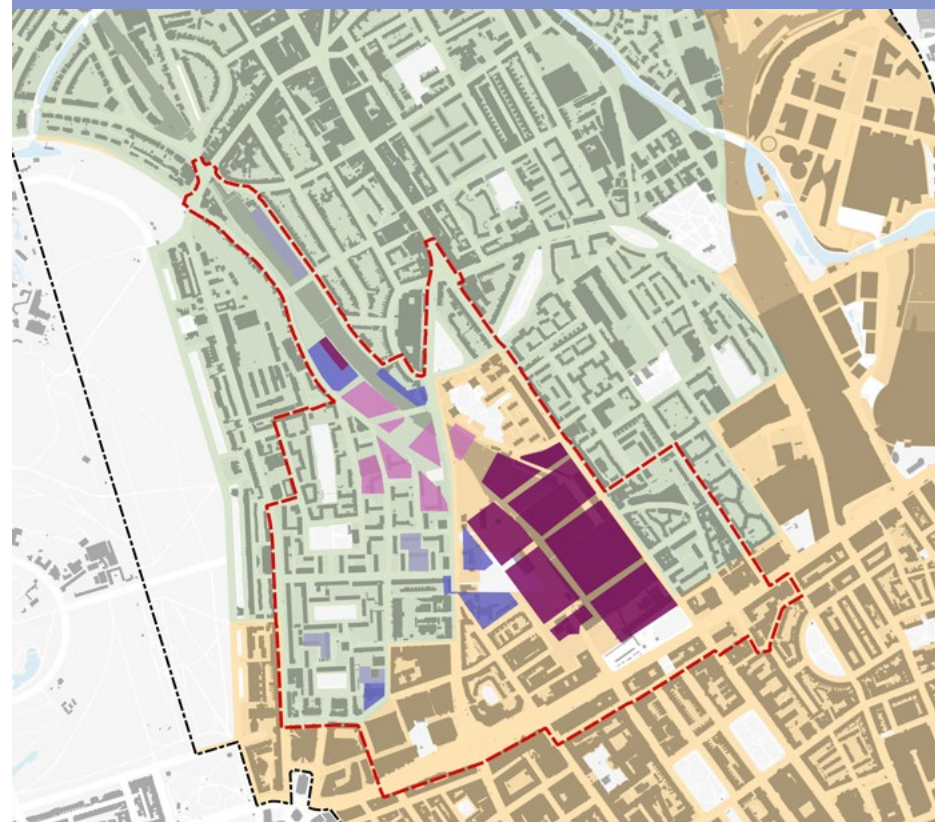
Recommendations

It is recommended for the EAP to adopt the same tall building thresholds as proposed by the building height study. Zone A, outside the Central Activity Zone, has a threshold of 30m, whilst Zone B, inside the Central Activity Zone has a threshold of 40m.

Similarly to the recommendations by the building height study, development that is below the respective tall building threshold is not automatically acceptable. It will need to be scrutinised in respect of its relation with and impact on the immediately surrounding context, especially where its height is significantly greater than the existing context height.

Notwithstanding if a building is above or below the tall building threshold, any building with heights greater than their context, and situated within or near of an LVMF view cone will need to be reviewed in respect of its potential impact on said view.

EAP Building Heights comparison



Overlay Draft Euston Area Plan Building Heights with Proposed Tall Building Thresholds (Option A)

- Borough Boundary
- Areas of Search
- Euston Area Plan Building Height Threshold**
- 30-38 metres (9-12 storeys)
- 20-33 metres (6-10 storeys)
- 12-25 metres (4-7 storeys)
- 10-17 metres (3-5 storeys)
- Tall Building Zones**
- Zone A (Tall Building Threshold 30m)
- Zone B (Tall Building Threshold 40m)

TALL BUILDING LOCATION AND HEIGHT

The review of the EAP Tall Building Location and Height acknowledges that the station and adjoining area have been identified as a growth area and are in the CAZ, and that there are limited locations for tall buildings due to the LVMF viewing corridors passing over much of the EAP area.

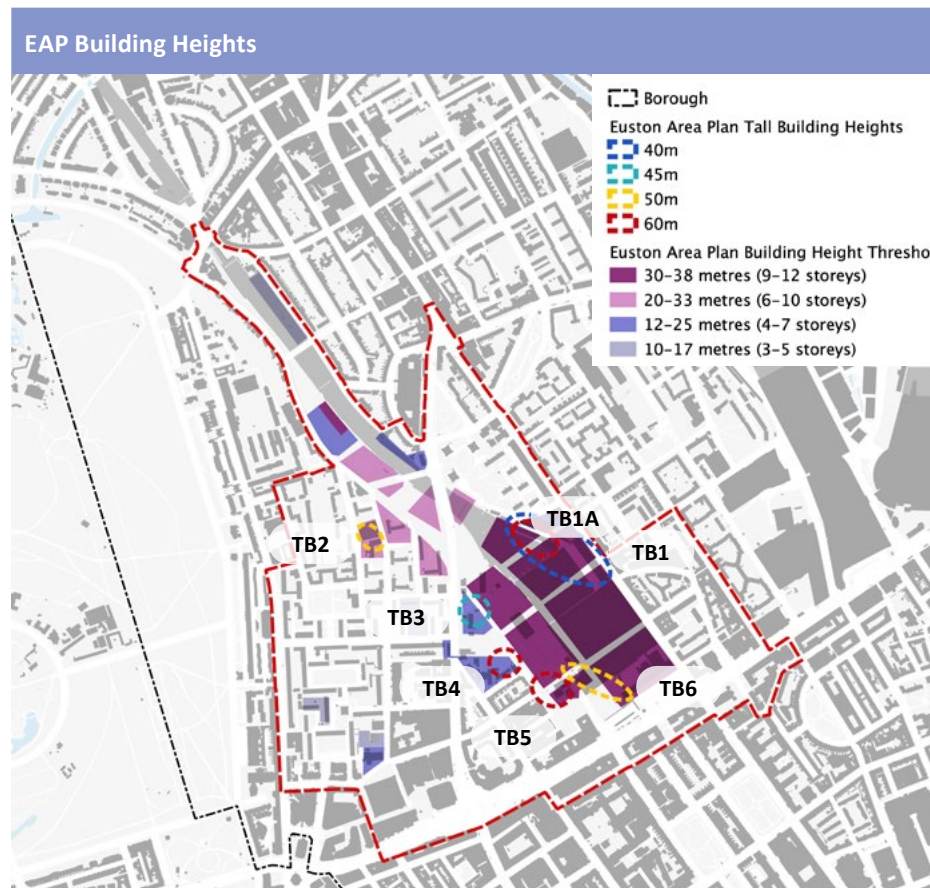
The adopted EAP's locations for tall buildings gave significant weight to the impact on strategic LVMF views. Heights are proposed to be increased on either side of the viewing corridor from Parliament Hill to St. Paul's Cathedral that passes over the station area. Broad zones for tall buildings have further been shaped so as to potentially be hidden behind the dome of St. Paul's Cathedral or other existing buildings in the two LVMF views from Greenwich and Blackheath.

Issues identified:

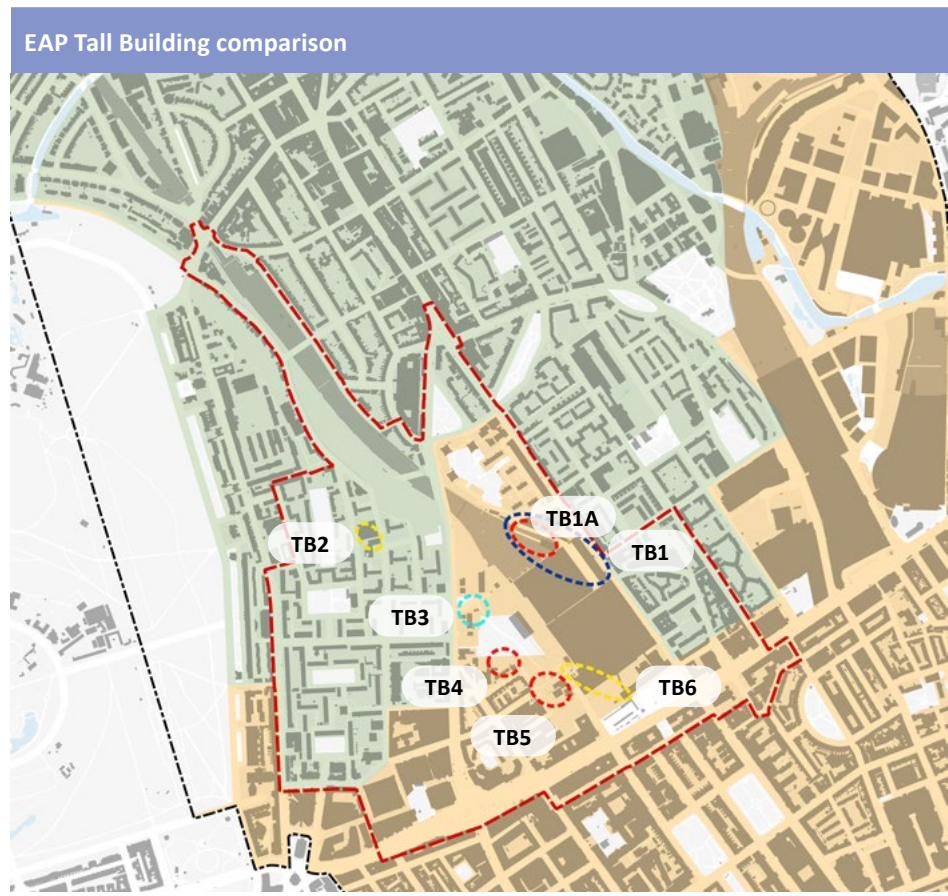
- The locations of proposed tall buildings are informed by the LVMF which means that it is not possible to locate them centrally to the station redevelopment, where they would correspond to higher levels of activities and be visually associated with the station. This approach will

need to emphasize how best to integrate tall buildings as part of a placemaking approach.

- Tall buildings would be located in peripheral locations to the EAP at the edge of the station development area. Therefore, where tall buildings directly interface and contrast with the existing lower rise context, every opportunity should be taken for sensitive integration with their context and to minimize their impact on local character.
- In translating the recommendation of broad tall building zones behind St. Paul's Cathedral, individual tall buildings should not encroach in the silhouette of St. Paul's Cathedral and thereby weaken its clarity and integrity on the skyline. Development should not be visible in views from around the official viewpoint, and thereby weaken the impact and value of the view.



Building Height diagram (as per Draft Euston Area Plan)



Overlay Draft Euston Area Plan Tall Building Heights with Tall Building Thresholds

- Borough Boundary
- Areas of Search
- Euston Area Plan Tall Building Heights
 - 40m
 - 45m
 - 50m
 - 60m
- Tall Building Zones
 - Zone A (Tall Building Threshold 30m)
 - Zone B (Tall Building Threshold 40m)

TB Code	Proposed EAP Max Height	Existing / Proposed Context height	Tall Building Threshold as per TB study	Defined as Tall Building	Context height ratio	Tall building Classification in their immediate context
TB1	45m	34m (proposed)	40m	Yes	1.3 x CH	Large building
TB1A	60m	34m (proposed)	40m	Yes	1.8 x CH	Lower local scale TB
TB2	50m	26m (proposed)	30m	Yes	1.7 x CH	Lower Local Scale TB
TB3	45m	18m (proposed)	40m	Yes	2.5 x CH	Local scale TB
TB4	60m	18m (proposed)	40m	Yes	3.3 x CH	District scale TB
TB5	50-60m	34m (proposed)	40m	Yes	1.5-1.7 x CH	Large building/ Lower Local Scale TB
TB6	55m	34m (proposed)	40m	Yes	1.6 x CH	Large building

Table representing the context height, tall building threshold, context height ratio and tall building classification of proposed tall building locations by the EAP (* Proposed context height is the midpoint of the EAP potential general building height range)

EAP’s proposed tall building heights range from 45m up to 60m.

The 60m (c. 18 Rst) upper threshold is relatively modest in the context of new tall buildings being brought forward in London, which is principally due to the restrictions by the backdrop of LVMF views from Greenwich Park and Blackheath as discussed above.

In absolute terms, the highest buildings are situated in or adjacent to the re-development area of the station, whilst heights drop slightly in locations to the west (TB2 and

TB3). This will help to reinforce the legibility of the station development on the skyline.

TB5+TB6, at the front of the station, and TB1A, at the back of the station, are located apart from each other, and will not be seen as part of the same cluster.

Both clusters may be of the same height at the skyline and do not express the significance of their location through their height.

Consideration should be given to expressing the station front and entrance on the skyline through a

principal high point, relative to the heights of the cluster at the back of the station (TB1A) to signal that this is sub-ordinate to the station front (TB5+TB6) and thereby assist with legibility.

The review of the context height ratio of the tall building locations in respect of their surrounding context height (see table) shows that locations in the station development will only marginally stand out over their context, largely due to the increased proposed context heights here. The ratios range from Large Buildings (TB1, TB5, TB6) to Lower local scale TB (TB1A).

Adjacent to the station development, there are two further locations for tall buildings:

- TB3 at 2.5 x proposed CH is a local scale TB
- TB4 at 3.3 x proposed CH will be perceived as a district scale TB. However, TB4 will be viewed against the proposed CH of the area above the Station and Tracks which will partially ameliorate the perception of TB4's height.

Within the Regent's Park Estate, TB2 would be 1.7 proposed CH and would be perceived as a local scale tall building. The existing CH to the

north, south and east of TB2 is 8-9 storeys (26m-30m) which is similar to the proposed CH. The existing CH to the west is 4-6 storeys (13m-20m) and while TB2 would be perceived as almost a district scale tall building from this part of the neighbourhood, this would be ameliorated by the generally higher CH to the east.

To reinforce legibility one would expect that the place with the greatest significance (Euston Station Front / Entrance) would be marked with the tallest building. Such an approach would need to consider the relative importance of a location, but also the ability of a context to accommodate a building of such exceptional and contrasting height.

Recommendations

It is recommended for the EAP to:

- Review its approach to the location and heights of tall buildings in respect of comments made in the review;
- Ensure proposed heights are proportionate to the context height in their location and can successfully be assimilated by local character; and
- Review EAP's guidance for tall buildings proposed in the shadow of St. Paul's to clarify on how they should avoid impact on the silhouette of this landmark and how to demonstrate this through testing and criteria.

