Heritage & Townscape Statement ADDENDUM

Regent's Wharf, All Saints Street, N1 9RL

On behalf of Regent's Wharf Unit Trust

April 2017

Project Ref: 2558

Addendum Impact Assessment

1. Amendments to the design of the scheme are assessed here in respect of the effects on heritage assets and townscape. Overall the design changes result in a reduced scale, mass and bulk of development.

Western Courtyard Amendments

2. **Amendment:** The proposed build line at the western edge of the site has been pulled back to increase the distance between Ice Wharf and Regents Wharf.

3. **Effect on Heritage Assets:** None. Alteration affects new building. Not within the conservation area.

4. **Effect on Townscape:** The amended build line will be staggered with new set back corners aligning with Ice wharf South. In addition to the greater distances created between proposed and existing building, this amendment has the positive effect of creating a sense of a courtyard. This change is largely hidden in views from public highway.

5. **Conclusion:** This design change has no impact on heritage values. Effects on townscape are positive.

Massing and Bulk

6. **Amendment:** The height of the rooftop pavilion extension of Building A has been reduced by a full storey on the canalside and the rooftop plan enclosure is to be set back. This amendment seeks to reduce the scale, height and bulk in views from the canal towpath. Loss of floor area is compensated by an eastern extension the footprint of the upper levels.

7. **Effect on Heritage Assets:** This design amendment does not alter the conclusions of the November 2016 Heritage & Townscape Assessment. The architectural form and appearance of the historic facades, and their positive contribution to the character and appearance of the conservation area remain. The reduced height maintains the historic elevations as the dominant visual element in views from the towpath. The set back nature of the upward extension, and its reduced height, maintain the legibility of the different historic buildings despite the increased footprint.

8. **Effect on Townscape:** The proposed changes have a positive effect overall. The reduction in scale, bulk and mass reduces the visibility of the upward extension. In views from the canal towpath, from both the east and west, the reduced height and bulk result in the rooftop extension being wholly subservient and recessive. Depending on viewpoint, the extension is only glimpsed above the parapet, as demonstrated by the views presented here.

9. **Conclusion:** Overall the reduced height and set back formation of the plant enclosure offer townscape improvements with reduced impact on views.

Dormer Windows

10. **Amendment:** Dormers to the canalside elevation of Building 10 reduce in height and the detail design is amended to set-back the glass and pronounce the surrounds.
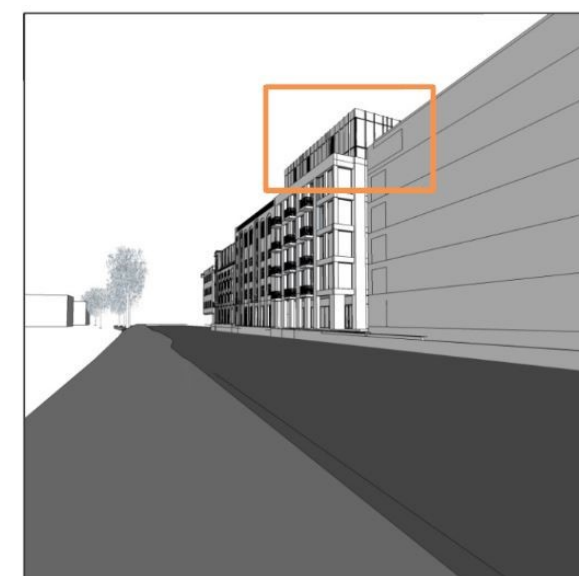
11. **Effect on Heritage Assets:** Positive. Notwithstanding a conclusion that the submitted design was appropriate and sympathetic, adding a new design element of interest in its own right, the proposed design amendments complement the locally listed building and represent appropriate change. The reduced scale of the dormers would be well proportioned additions that maintain the fenestrative order, hierarchy and alignment. The design amendments would not harm the character or appearance of the conservation area.

12. **Effect on Townscape:** The amended dormer design would result in a less dominant addition in established views from the canal. Their reduced scale and revised design format is compatible with the host building the revised dormer design would read as part of the established industrial character of the canalside.

13. **Conclusion:** The reduced scale and amended design maintain the character and appearance of the canalside and offer a reduced visual impact from the previously submitted scheme.

Canalside View (Caledonian bridge side)
Planning Submission Scheme

Canalside View (Caledonian bridge side)
Amended Scheme

Canalside View (York bridge side)
Planning Submission Scheme

Canalside View (York bridge side)
Amended Scheme