

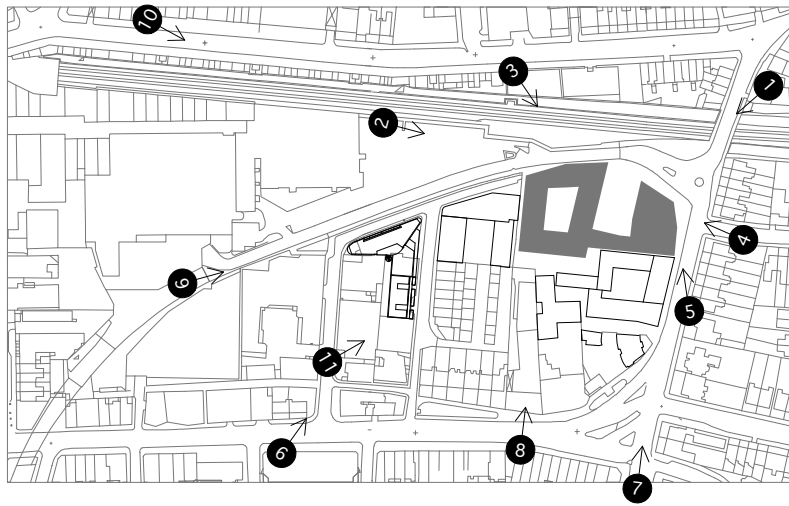
Dalston Lane  
Up-dated CGI Document  
February 2013



## View 1

### View looking South from Dalston Bridge

Dalston Bridge represents an important gateway into Dalston from the north-east; however, the existing view is of poor townscape quality and dominated by the blank flank wall of 63-67 Dalston Lane and the poor quality light-industrial buildings which currently occupy the site. However, the proposal provides an opportunity to mark this important gateway into Dalston which forms the eastern edge of the Dalston Inset Area. The proposed massing steps down in scale to the Dalston Lane frontage to respect the neighbouring building at nos. 63-67 before stepping up towards the centre of the site to mark the start of the Eastern Curve. The proposal will have a significant impact on this view which is considered to be positive given the existing appearance of the site and the opportunity to create a high-quality building which marks this important gateway into Dalston.



Map with approximate camera locations



### View 1: Camera Positional Data

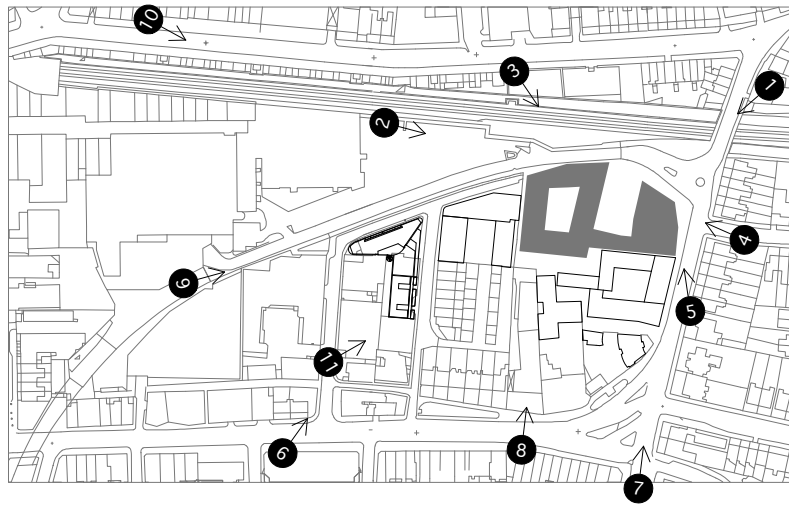
- > Photograph Date 26/04/10
- > Photograph Time 955H
- > Camera Position 534000.646E 184974.846N
- > Vertical Datum 20.79
- > Compass Bearing 226.22
- > Camera height above ground 1.59m



## View 2

### View looking east from Kingsland Carpark

The existing view across the Shopping Centre car-park lacks townscape coherence and the existing buildings on site contribute towards an of decay and neglect in this part of the town centre. The recent development at 15 Ramsgate Street and 27 Ramsgate Street (dotted line) have created a new frontage towards the Eastern Curve and car-park and the application proposal have been designed to continue this new townscape character. The proposal will have a significant impact on this view which is considered to be positive given the existing appearance of the site and the opportunity to provide a bookend to the emerging character of the Dalston Inset Area.



Map with approximate camera locations



### View 2: Camera Positional Data

- > Photograph Date 26/04/10
- > Photograph Time 1241H
- > Camera Position 5333806.636E 184968.445N
- > Vertical Datum 16.84
- > Compass Bearing 108.26
- > Camera height above ground 1.56

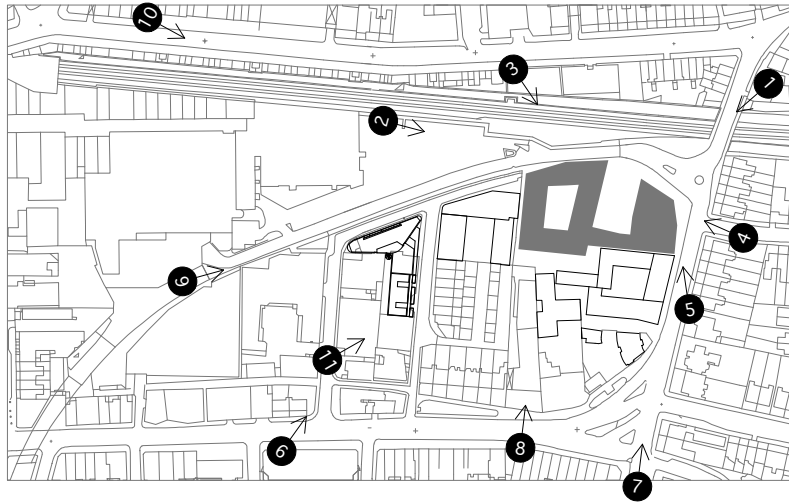




## View 3

### View looking South from Ridley Road

The site is visible from Ridley Road due to the open nature of the Shopping Centre car-park; however, the existing buildings have limited visibility due to their lower rise scale. The proposal will have a significant impact on this view but the insertion of high-quality new building which marks the eastern edge of the Dalston Inset Area will provide a clear indication of the continued regeneration which is taking place in the area.



Map with approximate camera locations



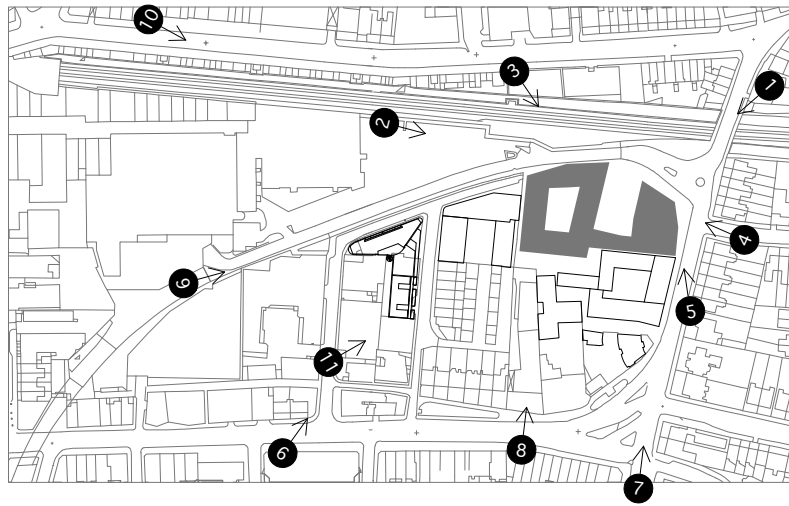
### View 3: Camera Positional Data

- > Photograph Date 26/04/10
- > Photograph Time 937H
- > Camera Position 533938.470E 185003.950N
- > Vertical Datum 19.87
- > Compass Bearing 164.02°
- > Camera height above ground 159





## View 4



Map with approximate camera locations



View 4

### View looking west from Ritson Road

The existing view towards the site from Ritson Road lacks townscape cohesion due to the semi-derelict appearance of the site and lack of street-frontage. The proposals will have a significant impact on this view; however, the development has been stepped-down to the street frontage in line with the neighbouring 63-67 Dalston Lane and the development will serve to positively mark the threshold between the lower rise domestic scale of the Conservation Area to the east and the high-density, mixed-use regeneration which is taking place in the town centre.

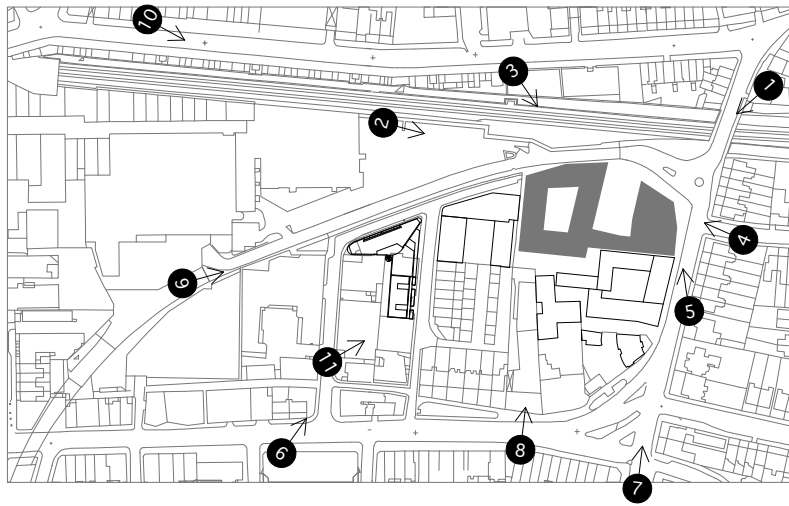




## View 5

### View looking North from Dalston Lane

The existing buildings on site are set-back from the street resulting in a negative left over space to the back of the pavement. The proposal has been designed to continue the existing scale of 63-67 Dalston Lane and will provide an active frontage to Dalston Lane and sense of enclosure to the street.



Map with approximate camera locations



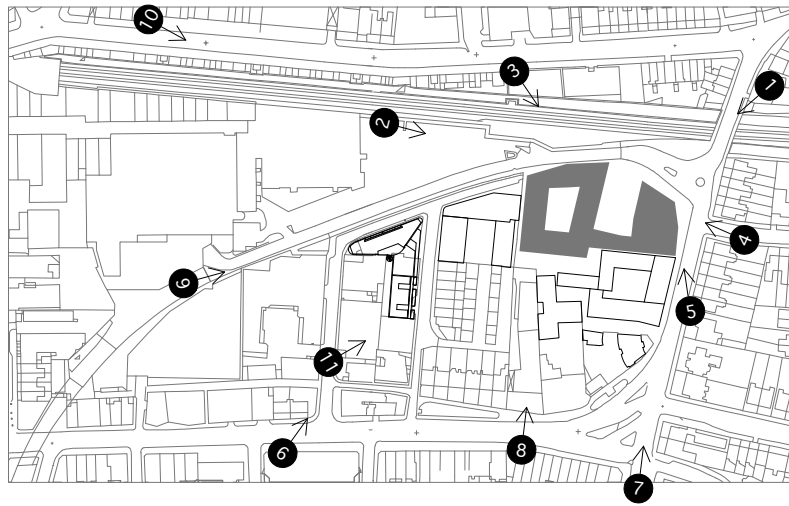
### View 5: Camera Positional Data

- > Photograph Date 26/04/10
- > Photograph Time 10.51H
- > Camera Position 533971.553E 184867.602N
- > Vertical Datum 18.41
- > Compass Bearing 354.30°
- > Camera height above ground 156





## View 6



Map with approximate camera locations



### View 6: Camera Positional Data

- > Photograph Date 26/10/10
- > Photograph Time 1419H
- > Camera Position 533770.017E 184792.669N
- > Vertical Datum 18.92
- > Compass Bearing 22.63°
- > Camera height above ground 1.58

### View form Dalston Lane looking North East

Due to the tight urban grain and scale of buildings within the Dalston Inset Area there will be limited visibility of the proposed building from the south and south-west along Dalston Lane.

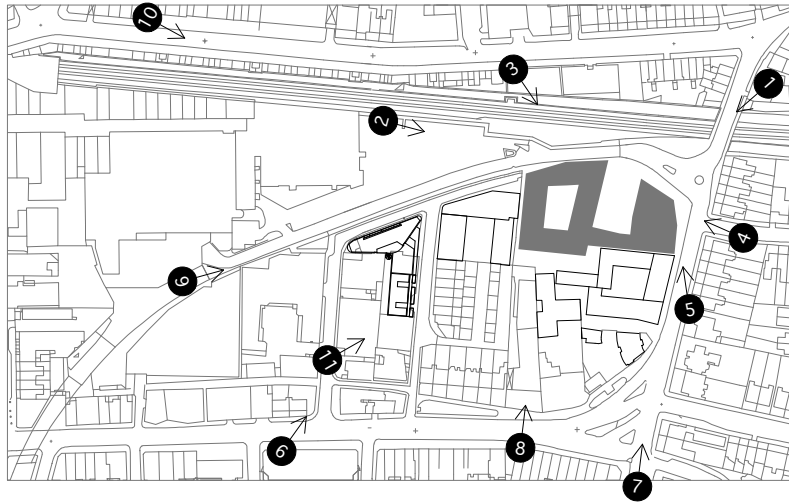




## View 7

### View from Queensbridge Road looking North

The application site is not currently visible from this view point; however, in the proposed condition it can be seen how the development steps down to the Dalston Lane (eastern) frontage, whilst the taller elements would be read as part of the larger scale mixed-use townscape which has emerged in the Dalston Inset Area.



Map with approximate camera locations



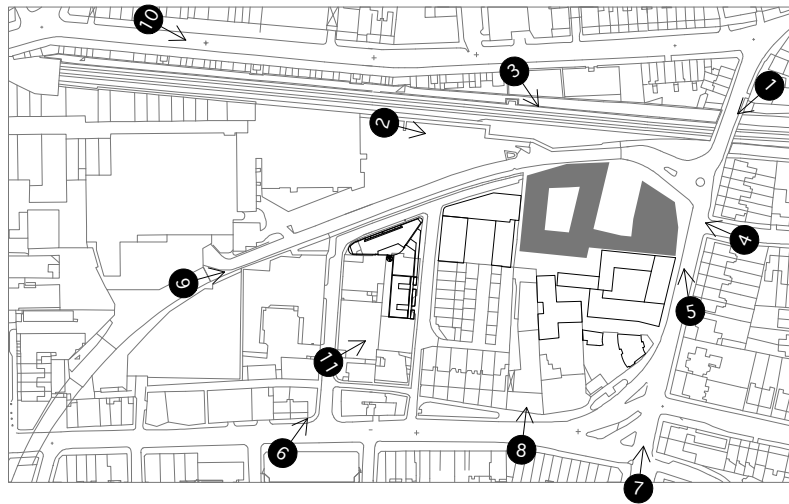
### View 7: Camera Positional Data

- > Photograph Date 26/04/10
- > Photograph Time 11.34H
- > Camera Position 533953.126E 184771.735N
- > Vertical Datum 18.31
- > Compass Bearing 7.60°
- > Camera height above ground 1.55





## View 8



Map with approximate camera locations



### View 8: Camera Positional Data

- > Photograph Date 26/04/10
- > Photograph Time 1519H
- > Camera Position 533878.386E 184771.735N
- > Vertical Datum 18.53
- > Compass Bearing 27.16°
- > Camera height above ground 1.58

### View from Dalston Lane looking North

Due to the tight urban grain and scale of buildings in the Dalston Inset Area there will be limited visibility of the proposed building from Dalston Lane to the south. The taller element of the proposed building will be just visible to the west of the Grade II listed building at 55 Dalston Lane, however, the roof profile and silhouette of the chimneys remains intact and the proposal will be clearly understood as a building in the background.

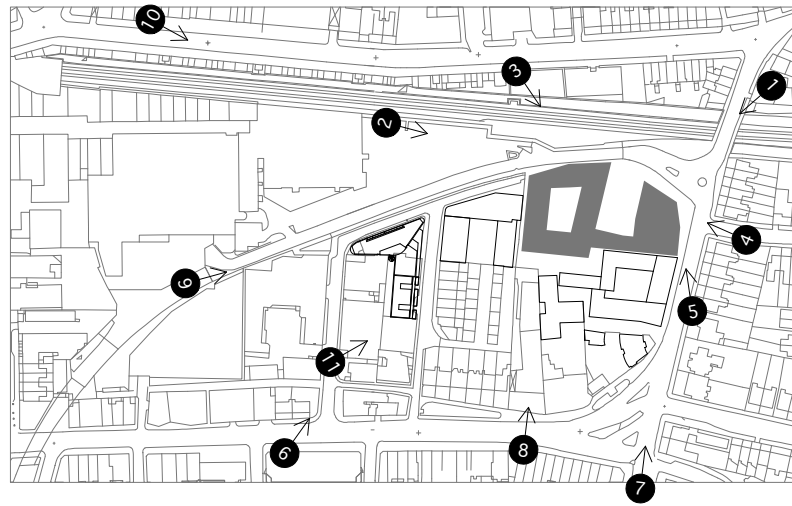




## View 9

### View looking North east from Kingsland Carpark

The proposal provides the opportunity to continue the new frontage which has emerged along the southern edge of the car-park and provides the opportunity to mark the end of the Eastern Curve and the eastern edge of the Dalston Inset Area.



Map with approximate camera locations



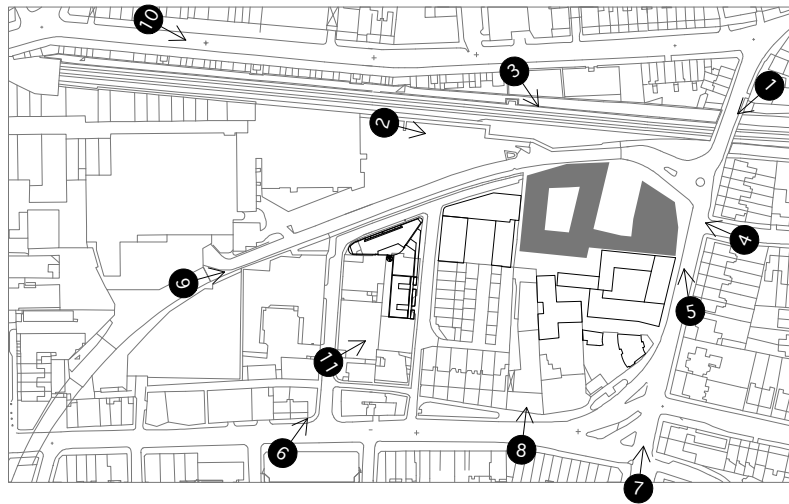
### View 9: Camera Positional Data

- > Photograph Date 26/04/10
- > Photograph Time 13221H
- > Camera Position 533715.937E 184890.342N
- > Vertical Datum 18.43
- > Compass Bearing 27.16°
- > Camera height above ground 1.59m





## View 10



Map with approximate camera locations



### View 10: Camera Positional Data

- > Photograph Date 26/04/10
- > Photograph Time 1543H
- > Camera Position 533624.093E 184835.063N
- > Vertical Datum 21.47
- > Compass Bearing 102.81°
- > Camera height above ground 1.59

### View from Ridley Road looking South East

The site is not currently visible from this stretch of Ridley Road. The proposal provides the opportunity to create a high-quality new building which marks the eastern edge of the Dalston Inset Area will provide a clear indication of the continued regeneration which is taking place in the area.

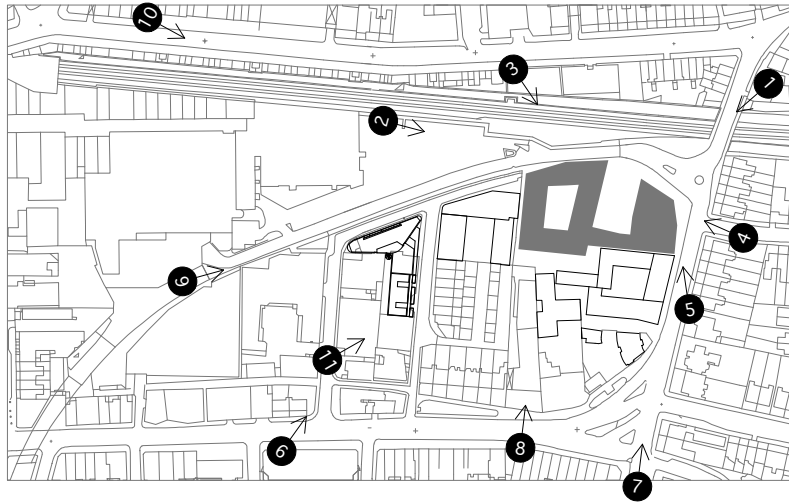




## View 11

### View from Tyssen Street Looking North East

Due to the tight urban grain and scale of buildings in the Dalston Inset Area there will be limited visibility of the proposed building from the west. A small section of the lower eastern end of the building will be visible in the short term although planning permission exists for development of the site in the foreground which will block any views of the proposal.



Map with approximate camera locations



### View 11: Camera Positional Data

- > Photograph Date 26/04/10
- > Photograph Time 1348H
- > Camera Position 533775.512E 184835.063N
- > Vertical Datum 18.48
- > Compass Bearing 41.04°
- > Camera height above ground 1.57



**Waugh Thistleton  
Architects Ltd.**

74 Paul Street  
London EC2A 4NA

Telephone  
+44 (0)20 76 13 57 27

Fax  
+44 (0)20 76 13 57 49

[info@waughthistleton.com](mailto:info@waughthistleton.com)

architects Waugh  
Thistleton