9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 16 - ROYAL HOSPITAL GARDENS

PROPOSED:

Buildings seen:

6 (outline)

Design – including mitigation

Detailed Components:

Buildings 7 and 8 are completely hidden behind trees in full leaf.

Outline components:

Buildings 5 and 9 are completely hidden behind trees. A very small corner of Building 6 will be just visible but this glimpse of Building 6 through, not above the trees, will hardly be discernable.

Magnitude of change

The change is **very small** and insignificant.

Residual effect

The effect is **negligible.**

Cumulative Effect

The Chelsea Barracks scheme would obscure most of the proposed development however, in summer, owing to dense tree cover, this will not be visible and there will be **no change** in cumulative terms.

V. 16

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 16 - ROYAL HOSPITAL GARDENS | WINTER

EXISTING:

Baseline

This is a winter version of the previous view. In the centre left, where the tree density reduces and the treeline drops, the Chelsea Barracks construction site is partially visible with under-construction buildings, and Glastonbury House is partially visible behind one of the cranes.

Sensitivity of the view

Medium, owing to the partial visibility of the existing urban context beyond the trees.

VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 16 - ROYAL HOSPITAL GARDENS | WINTER

PROPOSED:

Buildings seen:

5, 6, 9 (outline), 7 and 8 (detailed).

Design – including mitigation

Detailed Components:

Buildings 7 and 8 will be discernable as sihouettes through the leafless branches. They remain largely under the treeline, other than for a small corner of Building 7.

Outline components:

Buildings 5, 6 and 9 are visible in varying degrees, in a similar way to the other existing buildings visible in the view. Aspects of the proposed design will be visible through the trees.

It is evident that leafless trees provide less intimacy to landscapes of this kind and inevitably illustrate the urban context of their setting. This is not a new condition, but the high quality of the proposed design, including a subtly undulating skyline, will be a redeeming and balancing feature in this view.

Magnitude of change

The visible change to the view is **small.**

Residual effect

The effect is **minor** and **neutral** as the visibility of the proposed scheme is balanced by its high design quality.

V. 16

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 16 - ROYAL HOSPITAL GARDENS | WINTER

Cumulative effect

The consented Chelsea Barracks scheme presents a larger scale of horizontality to the left but has a more varied skyline to the right. It will obscure much of the proposed development to varying degrees. The upper levels of Buildings 6 and 7 and the tops of the Buildings 5, 8 and 9 will add high quality architecture and a gently undulating skyline in the background, seen as filtered views through the leafless tree branches. The contribution of the proposed development to a cumulative effect is therefore **minor** and **neutral.**

V. 16

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 17 - ROYAL HOSPITAL

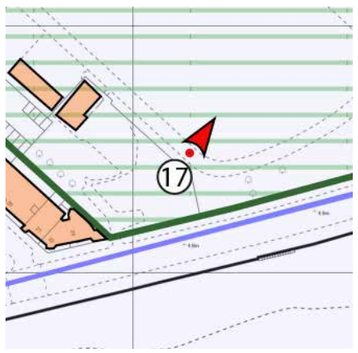
EXISTING:

Baseline

This view is taken from south of the Royal Hospital Gardens, looking northeast towards the site, and is dominated by the Royal Hospital Gardens in the foreground, with the Grade II listed Memorial Obelisk standing in the centre middle ground of the photograph. To the very left of the photograph, the Grade I listed Royal Hospital main building can be seen, alongside with the unlisted building of merit Margarete Thatcher Infirmary to its immediate right. The top floors of the completed Chelsea Barracks buildings, in dark brown, can be spotted between the Ranelagh Gardens tree line and the Margarete Thatcher Infirmary building.

Sensitivity of the view

High



VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 17 - ROYAL HOSPITAL

PROPOSED:

Buildings seen:

None

Design – including mitigation

Detailed Components:

None of the buildings are visible as they are fully obscured by summer trees.

Outline components:

None of the buildings are visible as they are fully obscured by summer trees.

Magnitude of change

The magnitude of change will be **nil**.

Residual effect

The residual effect will be **no change.**

Cumulative Effect

In summer, owing to limited visibility through tree cover, there will be **no cumulative effect.**

V. 17

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 17 - ROYAL HOSPITAL | WINTER

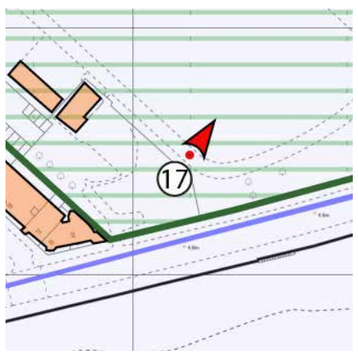
EXISTING:

Baseline

This is a winter version of the previous view. To the centre left of the photograph, the top floors of the completed early phase of Chelsea Barracks buildings, in dark brown, can be seen emerging behind the Margaret Thatcher Infirmary, an unlisted building of merit, and extending to the centre of the view, up to the cranes visible behind the leafless trees, where further phases are being constructed. The leafless trees of Ranelagh Gardens allow filtered views of buildings beyond Chelsea Bridge Road, including Glastonbury House, in the centre right of the photograph.

Sensitivity of the view

Medium, owing to the partial visibility of the existing urban context beyond the trees.



VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 17 - ROYAL HOSPITAL | WINTER

PROPOSED:

Buildings seen:

7, 8 (detailed), 5, 6, 9 (outline)

Design – including mitigation

Detailed Components:

Buildings 7 and 8 will be discernable as shadowy silhouettes beyond the trees, and their design may be visible in glimpses as is Glastonbury House. Their gently stepped skyline profile will be apparent.

Outline components:

Buildings 5, 6 and 9 outlines will be similarly visible as silhouettes through the trees.

The richness of the architectural design and gently undulating skyline, visible sporadically amongst the thick branches, will be redeeming features, given that the leafless trees already allow visibility of the urban setting of the Gardens.

Magnitude of change

The change is **small.**

Residual effect

The effect is **minor** and **neutral** as the limited visibility is mitigated by the high quality of architecture when seen.

V. 17

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 17 - ROYAL HOSPITAL | WINTER

Cumulative effect

The full expanse of the Chelsea Barracks scheme is seen as an orange outline and in certain open areas, as a continuous horizontal outline. The cumulative contribution made by the proposed development increases the sense of the urban setting, but only to a **minor** degree, which is **neutral** in effect.

V. 17

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 18 - ORMONDE GATE, CORNER OF CHRISTCHURCH STREET

EXISTING:

Baseline

This view is taken from the western border of Burton Court, from within the Royal Hospital Conservation Area. The view is dominated by the grounds of Burton Court, part of the Grade II Registered Gardens of the Royal Hospital, and sits to the north of the main Royal Hospital complex. The trees in full leaf at its eastern periphery almost fully obscure the listed buildings along the road and only parts of the Grade I listed Royal Hospital main building can be seen to the right. To the left, a few buildings beyond the gardens can be partially seen behind the trees, including the mansion blocks of Franklin's Row that front onto the north-eastern side of Burton's Court, seen here covered by scaffolding. It is the character of this view that the treeline has considerable undulations, partially revealing some interesting buildings, but where the trees remain dominant.

Sensitivity of the view

High

VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 18 - ORMONDE GATE, CORNER OF CHRISTCHURCH STREET

PROPOSED:

Buildings seen:

8 (detailed).

Design – including mitigation

Detailed Components:

Building 7, shown in green wireline, is fully obscured by trees. Only Building 8 will be visible in the distinct dip in the tree line where one of the chimneys of the North East Range of Hospital building is also just visible. The small appearance of the scheme in the background adds to the existing condition without the loss of dominance of the important elements in the view, namely the treescape and the Royal Hospital buildings to the right.

The rendered view shows the high quality design of the proposed development, with the white cladding materials giving it a recessive quality; therefore, like the other appearances of buildings in this view, it adds to the existing character positively and mitigates its minor visibility in the view.

Outline components:

None of the buildings, indicated in green wireline, are visible.

Magnitude of change

The change is **small.**

Residual effect

The effect is **minor** and **neutral** owing to the limited visibility, distance away and subdued materiality.

V. 18

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 18 - ORMONDE GATE, CORNER OF CHRISTCHURCH STREET

Cumulative Effect

The Chelsea Barracks scheme will be very slightly visible in the dip in the treeline in summer, but as visibility is otherwise limited through tree cover, there will be **no change** in cumulative terms.

V. 18

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 18 - ORMONDE GATE, CORNER OF CHRISTCHURCH STREET | WINTER

EXISTING:

Baseline

This is a winter version of the previous view. Without the trees in full leaf, the Royal Hospital main building can be better seen to the right of the photograph. Likewise, the buildings beyond Burton's Court gain more visibility, extending from centre to left of the view. The chimneys of the North East Range of the Royal Hospital are more visible through the leafless trees. The cranes glimpsed in the background of the photograph indicate the Chelsea Barracks construction site.

Sensitivity of the view

Medium, owing to the partial visibility of the existing urban context beyond the trees.

VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 18 - ORMONDE GATE, CORNER OF CHRISTCHURCH STREET | WINTER

PROPOSED:

Buildings seen:

7 and 8 (detailed), 5, 6, 9 (outline).

Design – including mitigation

Detailed Components:

Buildings 7 and 8 detailed are visible, filtered through the leafless branches of the trees. The high quality of architecture will be apparent, with its materiality and façade details making it harmonious with the existing condition of the urban setting.

Outline components:

Buildings 5, 6, and 9 are partially visible through the trees, continuing the existing condition of the urban setting. The high quality of architecture and the overall rhythmic, gently undulating silhouette will be a virtue, adding interest without dominating the treescape or features of importance in the view.

Magnitude of change

The change is **small.**

Residual effect

The effect is **minor** and **neutral** as the limited visibility of the scheme is mitigated by its subdued materiality and the qualities of the architectural composition.

V. 18

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 18 - ORMONDE GATE, CORNER OF CHRISTCHURCH STREET | WINTER

Cumulative effect

The Chelsea Barracks scheme, shown in orange outline, is almost fully obscured by trees, but appears in the background of the chimneys of the eastern wing of the Royal Hospital where the treeline dips. The contribution of the proposed development to the cumulative effect is **minor** and **neutral**.

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 18 - ORMONDE GATE, CORNER OF CHRISTCHURCH STREET | ILLUSTRATIVE VERIFIED VIEW

V. 18

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 19 - ROYAL HOSPITAL ROAD, IN FRONT OF THE ROYAL HOSPITAL BUILDING

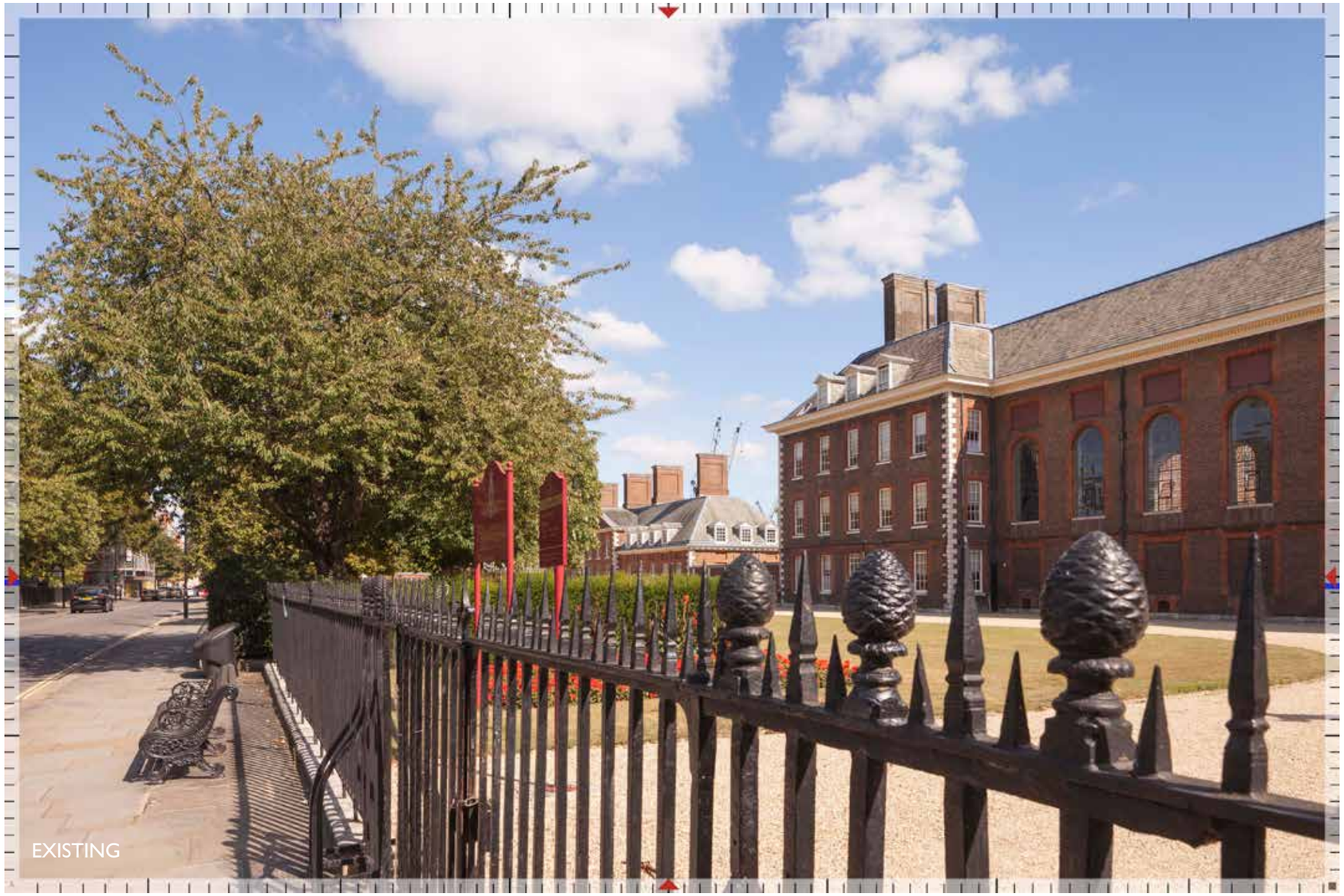
EXISTING:

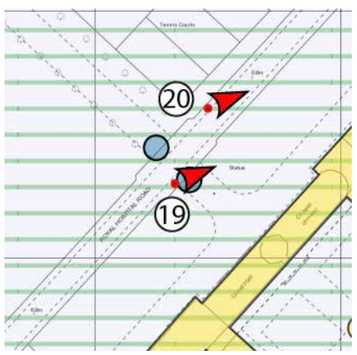
Baseline

This view is from a position along Royal Hospital Road, in front of the main Royal Hospital building where the trees open up to reveal the main façade of the Grade I listed Royal Hospital main building and North East Range to its left. The cranes of the Chelsea Barracks development site can just be glimpsed behind the chimneys of Sir John Soane's Grade I listed North East Range.

Sensitivity of the view

High

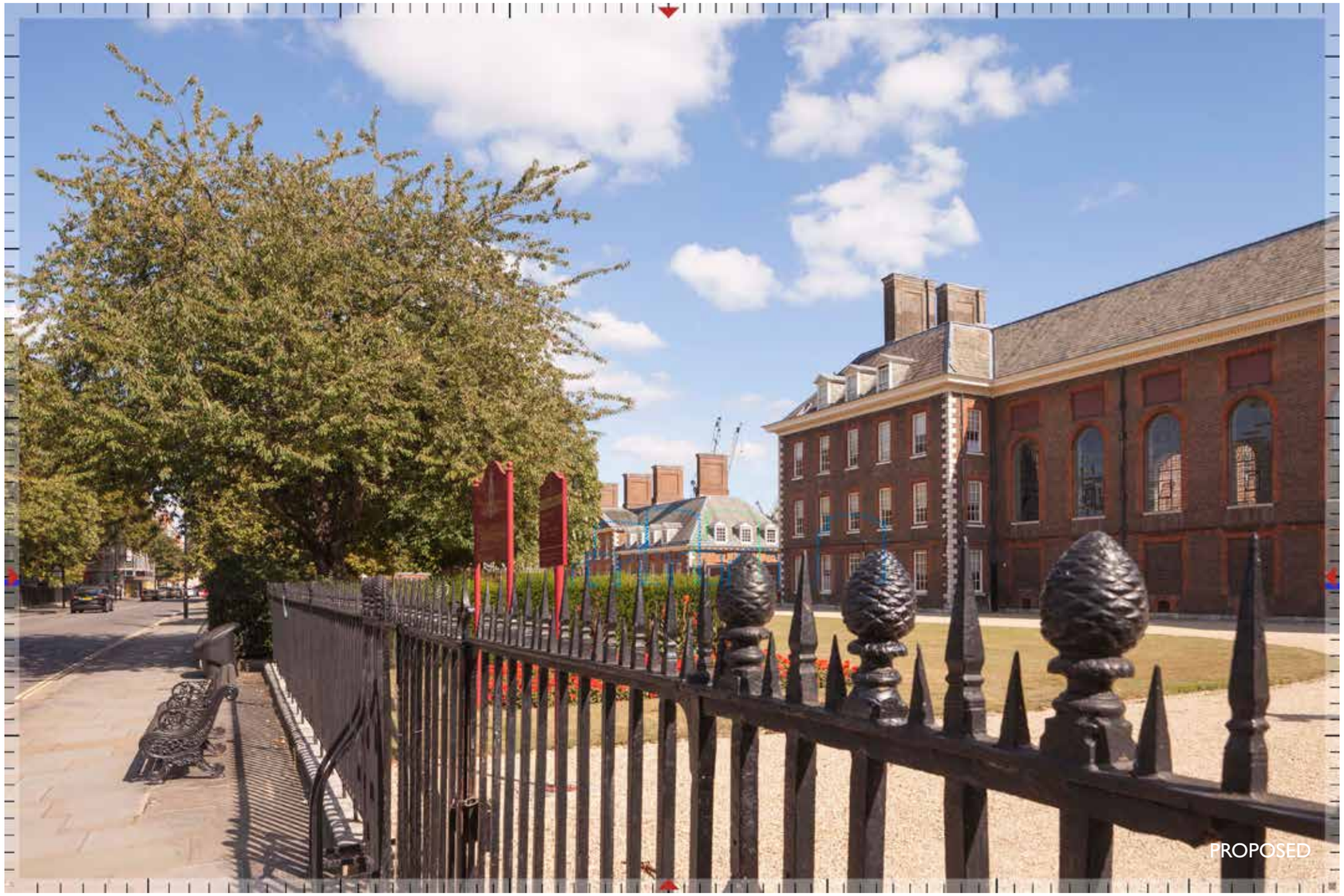




VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 19 - ROYAL HOSPITAL ROAD, IN FRONT OF THE ROYAL HOSPITAL BUILDING



PROPOSED:

Buildings seen: 8 (detailed).

Design – including mitigation

Detailed Components:

A tiny part of Building 8 detailed can be seen between the roof of the North East Range and the main hospital building. The architectural composition and materiality of the visible part of the building will subdued in its appearance and will be virtually indistinguishable. It is a momentary conjunction which disappears when the viewer moves forward a short distance.

Outline components:

None of the buildings of the outline phases will be visible.

Magnitude of change

The change is **very small.**

Residual effect

The effect is **minor** and **neutral** as the visibility will be imperceptible in reality owing to the marginal visibility, distance away and the subdued materiality.

V. 19

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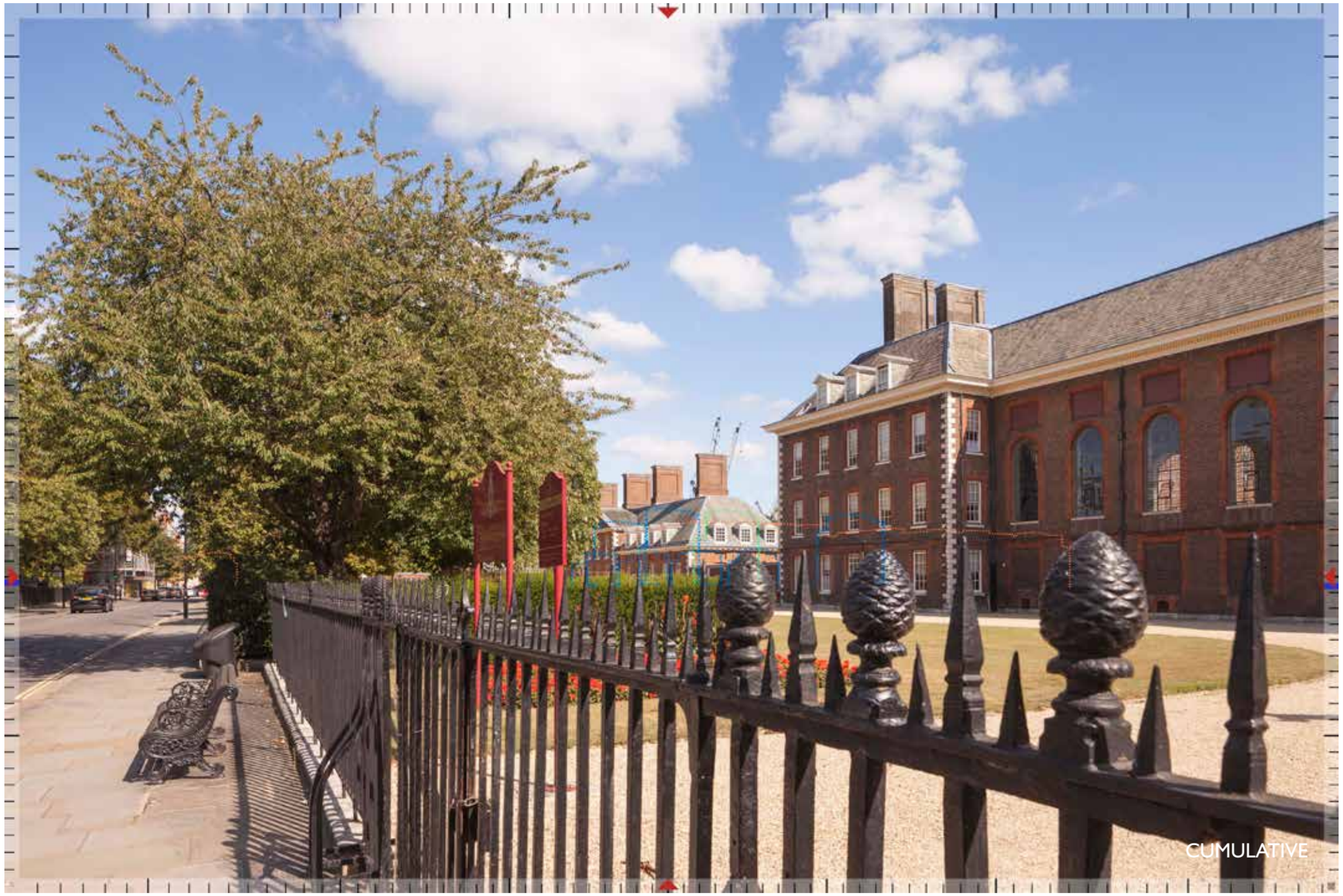
9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 19 - ROYAL HOSPITAL ROAD, IN FRONT OF THE ROYAL HOSPITAL BUILDING



Cumulative effect

No cumulative schemes will be visible in this view. There is therefore **no cumulative effect.**

V. 19

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 20 - ROYAL HOSPITAL ROAD, ACROSS THE ROYAL HOSPITAL BUILDING

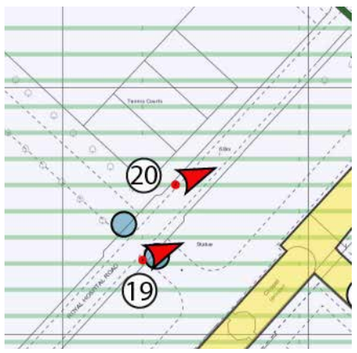
EXISTING:

Baseline

This view is from a point further north to the previous view, and on the opposite side of Royal Hospital Road. The trees in the foreground almost fully obscure the buildings behind, with only part of the North East Range of the Grade I listed Royal Hospital building partially visible under the trees on the right. Aligned with the cranes in the background of the view, where the treeline drops, one of the chimneys of the Margaret Thatcher Infirmary by Quinlan Terry is visible above the trees. It is identified as a 'positive building' by RBKC. This is a rare moment along the street, where the trees reduce in height.

Sensitivity of the view

Medium



VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 20 - ROYAL HOSPITAL ROAD, ACROSS THE ROYAL HOSPITAL BUILDING

PROPOSED:

Buildings seen:

7 (detailed) and 6 (outline).

Design – including mitigation

Detailed Components:

Building 7, which is rendered, is just visible behind the chimney in the drop in the trees, but mostly obscured by the chimney. Its architecture and materiality make it a subdued element in the background.

Outline components:

Building 6 outline is partially visible to left in the tree gap. It will be a small and unobtrusive element in the view.

The illustrative rendered view of both buildings shows that the high quality of design will be apparent. Their visibility adds to the incidental nature of the existing chimney view.

Magnitude of change

The change is **small.**

Residual effect

The effect is **minor** and **neutral**, the high quality of the architecture being a balancing aspect.

V. 20

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 20 - ROYAL HOSPITAL ROAD, ACROSS THE ROYAL HOSPITAL BUILDING

Cumulative effect

The cumulative effect of the Chelsea Barracks scheme, shown as an orange wireline, though slightly visible, is virtually indistinguishable and, therefore, of **negligible** effect.

V. 20

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 20 - ROYAL HOSPITAL ROAD, ACROSS THE ROYAL HOSPITAL BUILDING | WINTER

EXISTING:

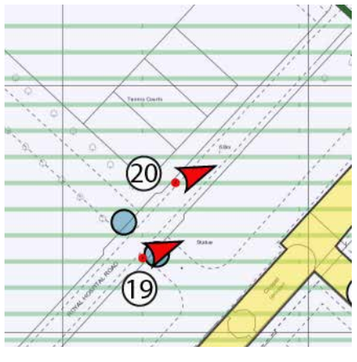
Baseline

This is a winter version of the previous view. The bare winter trees allow clearer visibility of part of the Grade I listed North East Range. The Grade I listed Royal Hospital main building is just visible to the right of the photograph. The Grade II listed Lodge to London Gate can be glimpsed in the centre left of the view, to the right of the red signage marking the London Gate entrance to the Royal Hospital. The newly completed elements of the Chelsea Barracks scheme, beyond Chelsea Bridge Road, can also be partially seen behind the trees, in the background.

Sensitivity of the view

Medium

EXISTING



VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 20 - ROYAL HOSPITAL ROAD, ACROSS THE ROYAL HOSPITAL BUILDING | WINTER

PROPOSED:

Buildings seen:

7 (detailed) and 6 (outline)

Design – including mitigation

Detailed Components:

The visibility of Building 7, which is rendered, remains the same in winter, behind the Margaret Thatcher Infirmary building's chimney.

Outline components:

Building 6, shown in blue wireline, becomes very slightly more visible in winter.

The biggest change in this winter view however is the revealing of the North East Range of the Royal Hospital and the proposed development's relation to it. The illustrative rendered view on the following page, of both Buildings 6 and 7 shows that the high quality of the architecture in this view is paramount in being a harmonious and subordinate companion to the listed North East Range.

Magnitude of change

This is a **medium** change owing to greater visibility.

Residual effect

The residual effect is influenced by the high sensitivity of the view, which leads to a **moderate** and **neutral** effect as the marginal visibility of the proposed development is mitigated by the high quality of design.

V. 20

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 20 - ROYAL HOSPITAL ROAD, ACROSS THE ROYAL HOSPITAL BUILDING | WINTER

Cumulative effect

The cumulative effect of the Chelsea Barracks scheme, shown as an orange wireline, though visible, is virtually indistinguishable and, therefore, of **negligible** effect.

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 20 - ROYAL HOSPITAL ROAD, ACROSS THE ROYAL HOSPITAL BUILDING | ILLUSTRATIVE VERIFIED VIEW

V. 20

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 21 - EBURY STREET, CORNER OF BOURNE STREET

EXISTING:

Baseline

This view is taken from the intersection of Ebury Street and Bourne Street, in the south-east part of Belgravia Conservation Area. The viewer is looking at Orange Square, an area with small shops and a number of listed and unlisted buildings of merit. The high density of trees in leaf obscures the upper floors of the buildings across the square. In the centre of the view, just behind the Mozart statue (installed 1994), the Grade II listed St Barnabas Church School can be partially seen. The tower and spire of the Grade I listed Church of St Barnabas is fully hidden behind the trees in full leaf. To the left, the Grade II listed Nos 20A to 100 Coleshill is visible in white brick with red brick banding. To the right of the St Barnabas Church School is the stuccoed Grade II listed Public House, and further right, unlisted buildings of merit, namely Nos. 41, 43 and 45 Pimlico Road, are partially visible beyond the square.

Sensitivity of the view

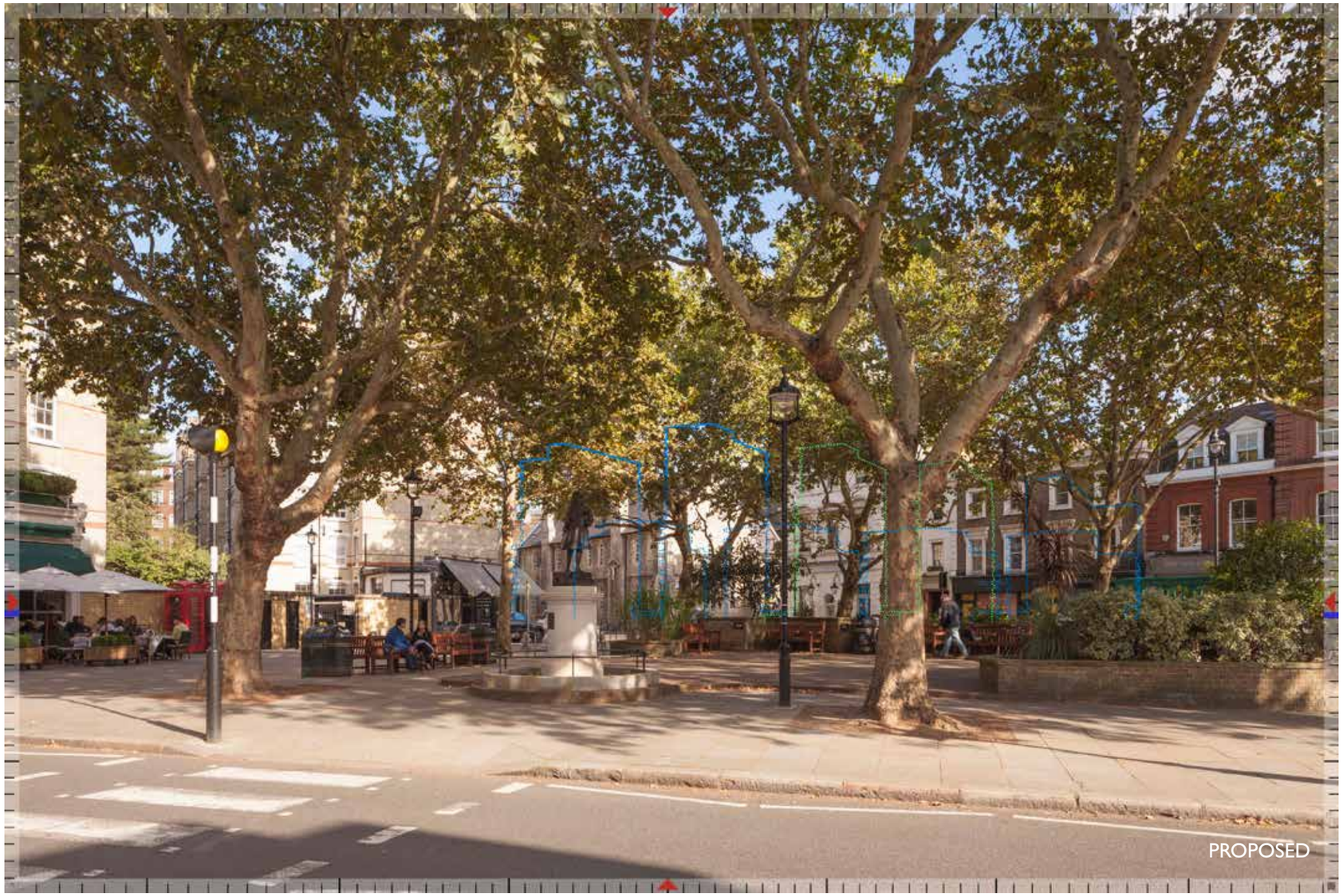
Medium, owing to most of the listed buildings being hidden by trees.

EXISTING

VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 21 - EBURY STREET, CORNER OF BOURNE STREET



PROPOSED:

Buildings seen: None

Design – including mitigation

Detailed Components:

The buildings of Phase 1, shown in green dotted wireline, are fully obscured by the foreground buildings.

Outline components:

The upper levels of Buildings 5 and 6 of the outline application are theoretically visible above the foreground buildings but cannot be seen in this summer view because of the mature trees in full leaf.

Magnitude of change

The change to this view is **nil**.

Residual effect

There is **no change** to this view.

Cumulative Effect

No cumulative schemes are seen in this summer view; the cumulative effect is therefore **no cumulative effect.**

V. 21

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 21 - EBURY STREET, CORNER OF BOURNE STREET | WINTER

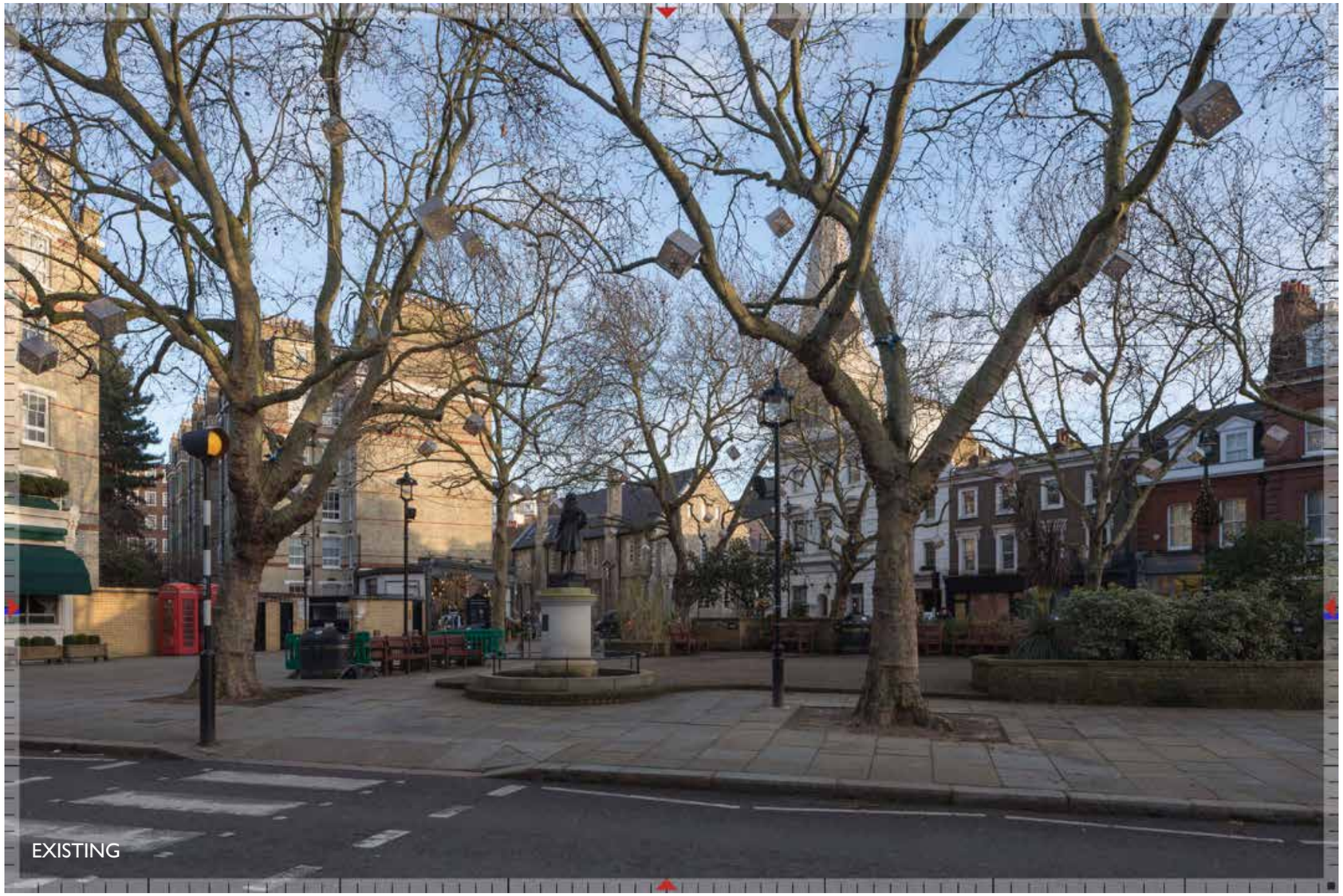
EXISTING:

Baseline

This is a winter version of the previous view. The leafless trees in Orange Square allow greater visibility of its surrounding buildings. The tower and broach spire of the Grade I listed Church of St. Barnabas can be seen just behind the stuccoed Grade II listed Public House, in the centre right of the photograph, and the Grade II listed St. Barnabas Church School behind the Mozart statue. It is possible to see the relationship of the varied buildings in the view, particularly the three storeys buildings along Pimlico Road, which partly obscure the Grade I listed Church.

Sensitivity of the view

High



VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 21 - EBURY STREET, CORNER OF BOURNE STREET | WINTER

PROPOSED:

Buildings seen: 5 and 6 (outline).

Design – including mitigation

Detailed Components:

The buildings of Phase 1, shown in green dotted wireline, are fully obscured by the foreground buildings.

Outline components:

Buildings 5 and 6 are shown in blue wireline behind St Barnabas Church School at a height compatible with the three storey buildings facing Pimlico Road.

The illustrative view shows that the design will be apparent with its dual layering and emphasis on the lightly coloured horizontal continuous balconies. There will be a strong contrast between this and the slate roof of the listed school but softened by the winter light. Nevertheless, even without leaves, the density of branches will subdue the visual impact.

Magnitude of change

This is a **small to medium** change in the view.

Residual effect

The effect is **moderate** being a highly sensitive view in the winter and **neutral** owing to the high quality of architecture that is discernable, albeit filtered through dense branches.

V. 21

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

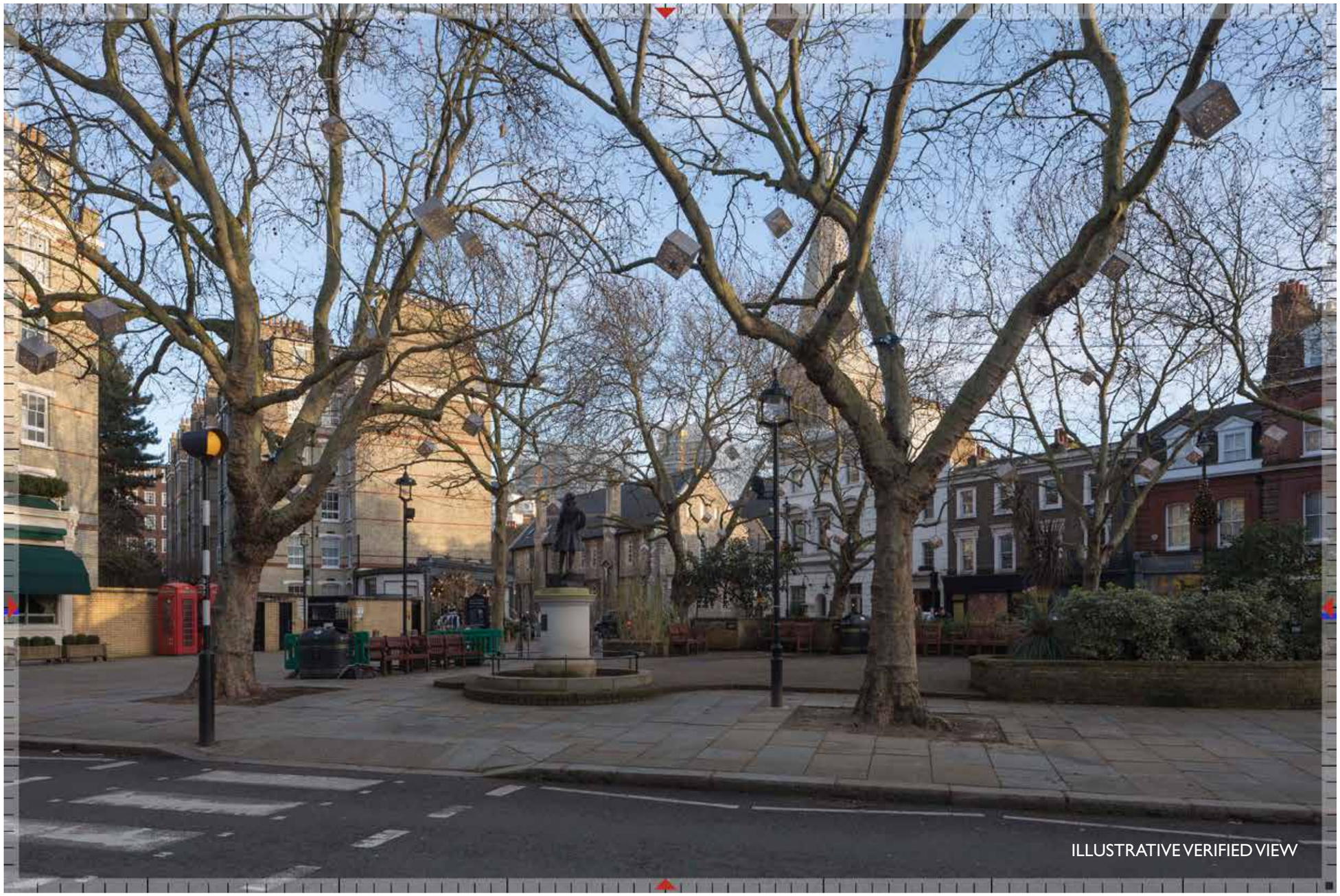
VIEW 21 - EBURY STREET, CORNER OF BOURNE STREET | WINTER

Cumulative Effect

The recently submitted Cundy Street Quarter scheme, shown here in yellow wireline, will be seen to the left, between the Grade II listed Coleshill Flats. The visibility of the two schemes would increase the sense of urban context and layering of buildings in the background of the historic foreground buildings. The proposal's contribution to the cumulative condition in the view would be **moderate** and **neutral**.

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 21 - EBURY STREET, CORNER OF BOURNE STREET | ILLUSTRATIVE VERIFIED VIEW



V. 21

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 21 - EBURY STREET, CORNER OF BOURNE STREET | NIGHT TIME

EXISTING:

Baseline

This is a night-time version of the previous winter view. In this mid-December photograph, Orange Square is illuminated by the festive lights of Christmas time. However, it is presumed that through the other months of winter, the square stays significantly less lit, with only streetlights and lights spilling from the commercial activities in the surrounding the area.

Sensitivity of the view

Medium, as it is at night time

VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 21 - EBURY STREET, CORNER OF BOURNE STREET | NIGHT TIME

PROPOSED:

Buildings seen: 5 and 6 (outline).

Design – including mitigation

Detailed Components:

The buildings of Phase 1, shown in green dotted wireline, are fully obscured by the foreground buildings.

Outline components:

Buildings 5 and 6 will be visible as a backdrop to the Grade II listed church school.

An illustrative render is provided in the following page, which shows how subtle the effect will be at night. As the viewer moves from side to side, the considerable distance away of the proposed development from the heritage assets, will be clear. At night-time, when the church spire is illuminated, the proposed development will play a secondary and subdued role in the urban scene.

Magnitude of change

This is a **small** change in the night time view.

Residual effect

The effect is **minor** and **neutral** as the illumination of the church spire and street lights in the square make the proposed development a subdued background element in the view.

V. 21

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 21 - EBURY STREET, CORNER OF BOURNE STREET | NIGHT TIME

Cumulative Effect

As with the daytime winter view, the Cundy Street Quarter scheme will be visible in the background of the Coleshill Flats buildings. There is expected to be residential level lighting in the Cundy Street scheme, similar to that of the existing residential flats in the view. Extrapolating from the rendered illustrative view on the previous page, the proposed development would make a **minor** and **neutral** contribution to the cumulative effect.

V. 21

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 21 - EBURY STREET, CORNER OF BOURNE STREET | ILLUSTRATIVE VERIFIED VIEW

V. 21

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 22 - ST BARNABAS STREET, CORNER OF RANELAGH GROVE

EXISTING:

Baseline

This view is taken from the intersection of St Barnabas Street and Ranelagh Grove, at the south-eastern end of Belgravia Conservation Area. Unlisted buildings of merit are present on both sides of the street. The existing buildings on Ebury Bridge Estate are partially visible at the end of the street, with Wellesley House to the right, and part of the Buckmill House roof to the left, just visible above the trees.

Sensitivity of the view

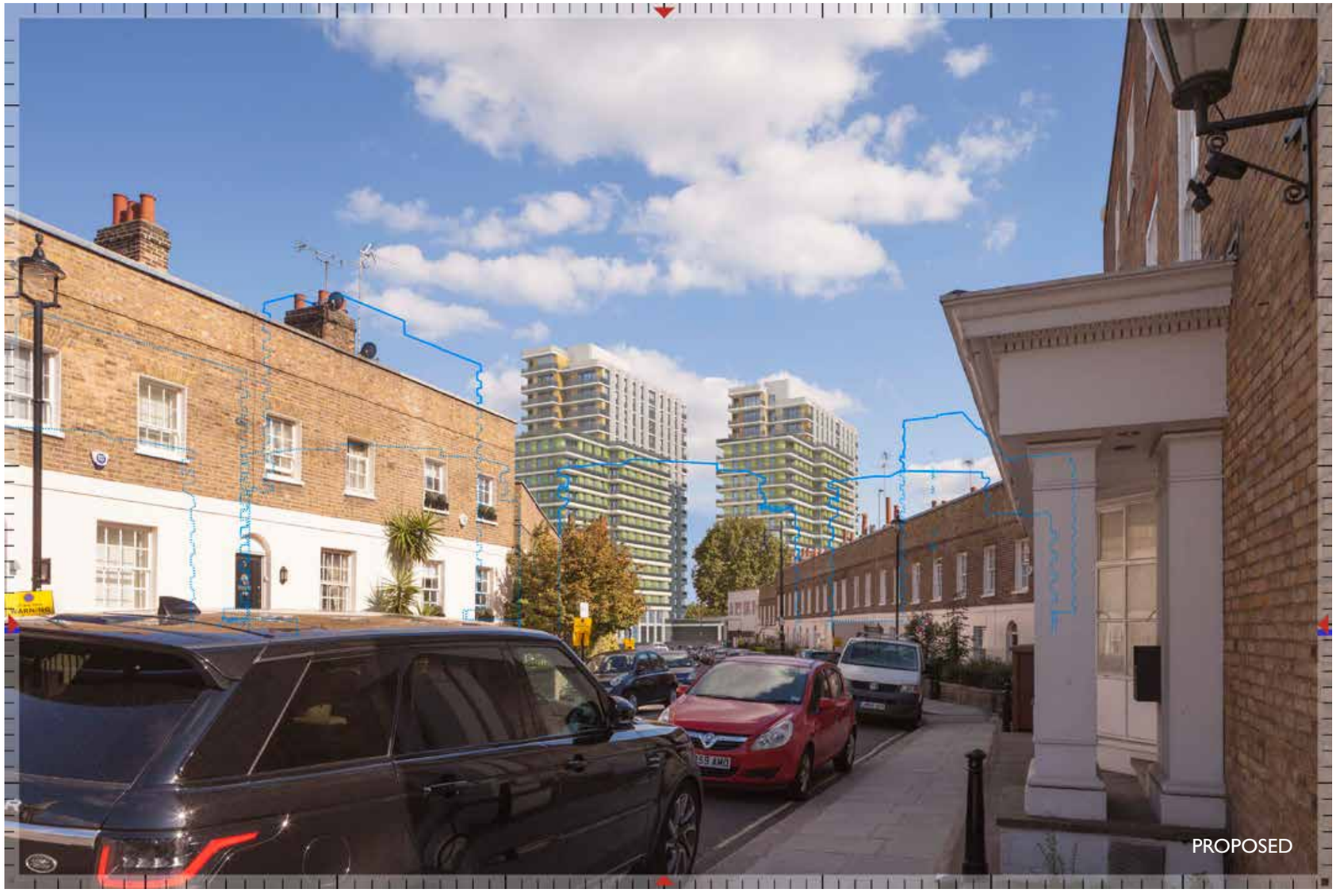
Medium

EXISTING

VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 22 - ST BARNABAS STREET, CORNER OF RANELAGH GROVE



PROPOSED:

Buildings seen:

7 and 8 (detailed), 3, 4, 6, 9 (outline)

Design – including mitigation

Detailed Components:

Buildings 7 and 8 will be visible. Buckmill House, mostly obscured by trees to the left, will be retained as part of Phase 1.

Outline components:

Buildings 3, 4, 6 and 9 will be visible, though only partially in the case of Buildings 4, 6 and 9. This represents a considerable increase in visibility, particularly of the higher elements. However, the important context is the Ebury Bridge Road element shown here in outline, but shown illustratively in the following page, where the view is fully rendered.
Seen in the context of the complete development, the design of the Ebury Bridge Road frontage reflects the previous buildings in materiality and is harmonious with the conservation area foreground. The buildings step back at 6th floor level and match the parapet height of neighbouring Cheylesmore House, creating a consistent height datum for the street wall. The taller buildings are set back with rich landscaping in the centre, forming a further urban layer some way back. The high quality of architecture and richness of materiality will be clearly discernable.

Magnitude of change

The change is at a **medium to high** level.

Residual effect

The effect is **moderate to major** and **beneficial** as the addition of high quality buildings will provide a worthy contemporary context to the conservation area buildings, a new focus to the new, and improved townscape legibility as a result.

Cumulative Effect
No cumulative schemes are seen in this view; the cumulative effect is therefore **no change.**

V. 22

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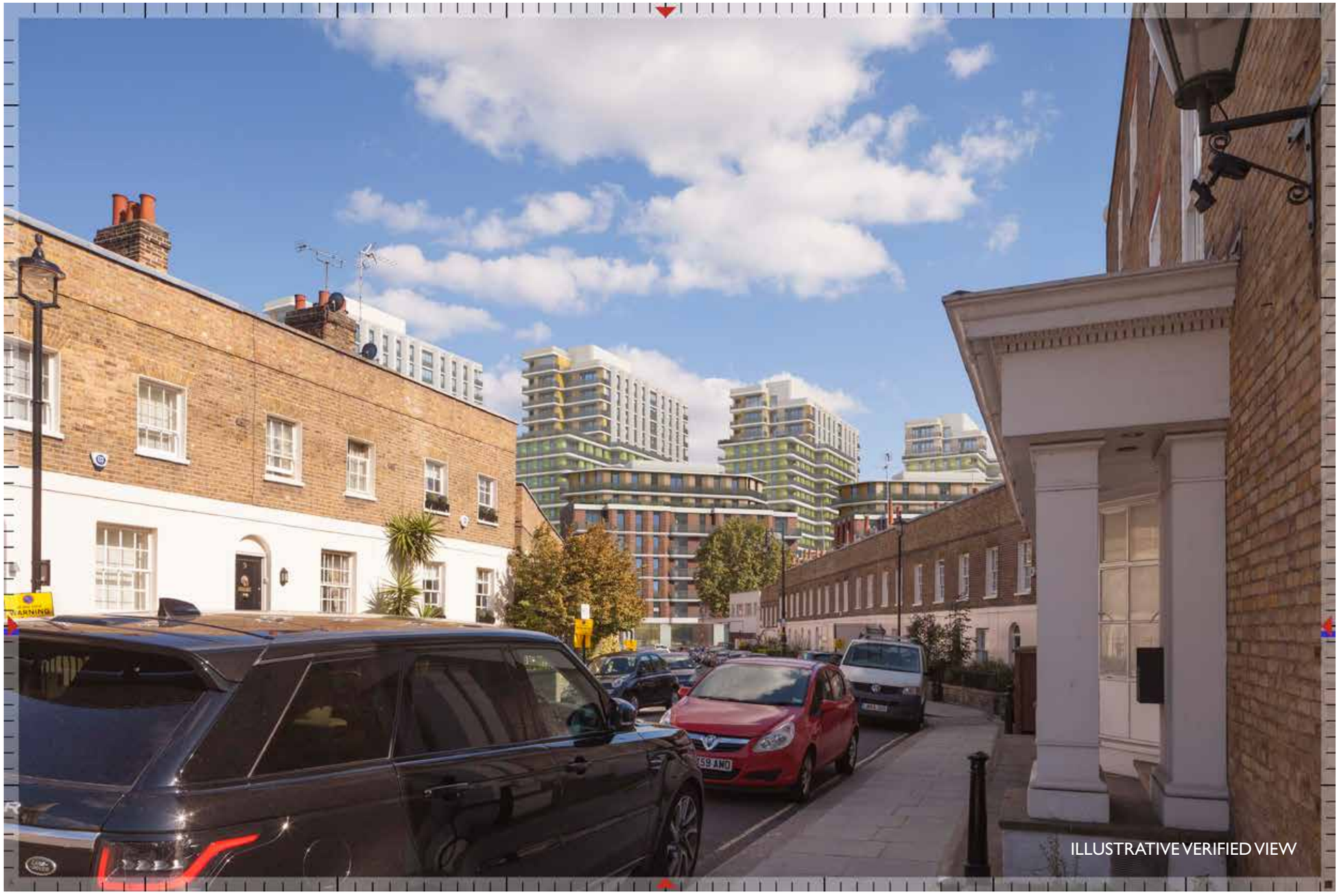
9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 22 - ST BARNABAS STREET, CORNER OF RANELAGH GROVE | ILLUSTRATIVE VERIFIED VIEW



V. 22

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 22 - ST BARNABAS STREET, CORNER OF RANELAGH GROVE | NIGHT TIME

EXISTING:

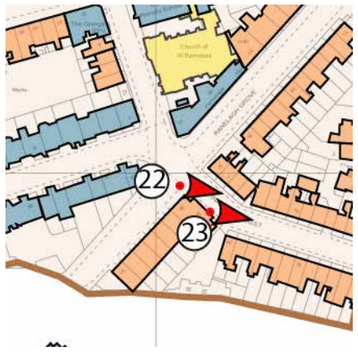
Baseline

This is a night-time version of the previous view. At night, given its residential character, St Barnabas Street is lit only by a few streetlights along the pavement. Most of the buildings in the view are not visible in detail due to the lack of light. It can be seen that very few windows are artificially lit in this fully residential area.

Sensitivity of the view

Low, as it is at night time

EXISTING



VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 22 - ST BARNABAS STREET, CORNER OF RANELAGH GROVE | NIGHT TIME

PROPOSED:

Buildings seen:

7 and 8 (detailed), 3, 4, 6 and 9 (outline)

Design – including mitigation

Detailed Components:

Buildings 7 and 8 are visible, the rendered view showing its night-time condition. The emitted likely light is sporadic and of differing intensity as is normally the case with residential buildings.

Outline components:

Buildings 3, 4, 6 and 9 are visible, though only partially in the case of Buildings 4, 6 and 9. The lower, predominately brick buildings (Buildings 3 and 4) present a scale of illumination which is harmonious with the buildings in the foreground. The higher buildings present a second layer of denser urbanity. Though of greater height, only the tops are seen, where they also express a smaller scale emphasised by the sporadic light of individual windows.

Magnitude of change

The change is at a **medium to high** level.

Residual effect

The effect is **moderate** and **beneficial** as the proposed development adds a new, urban residential quarter to the view which contrasts with the historic foreground, but adding richness and animation to the view.

Cumulative Effect

No cumulative schemes are seen in this view; the cumulative effect is therefore **no change.**

V. 22

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 22 - ST BARNABAS STREET, CORNER OF RANELAGH GROVE | ILLUSTRATIVE VERIFIED VIEW

ILLUSTRATIVE VERIFIED VIEW

V. 22

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 23 - ST BARNABAS STREET

EXISTING:

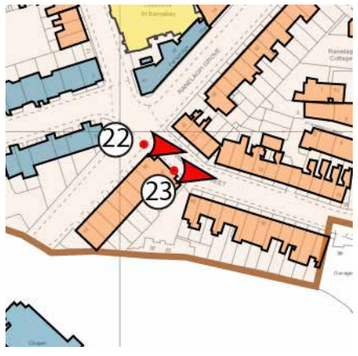
Baseline

This viewpoint is taken from a point further west to the previous position, in St Barnabas Street. Two-storeyed terraces which are unlisted buildings of merit are visible on both sides of the street. In the centre background of the photograph, the existing five storey buildings of the Ebury Bridge Estate are partially seen, namely Wellesley House to the right, and Buckmill House to the left, above which the uppermost floor of Ebury Place can be spotted.

Sensitivity of the view

Medium

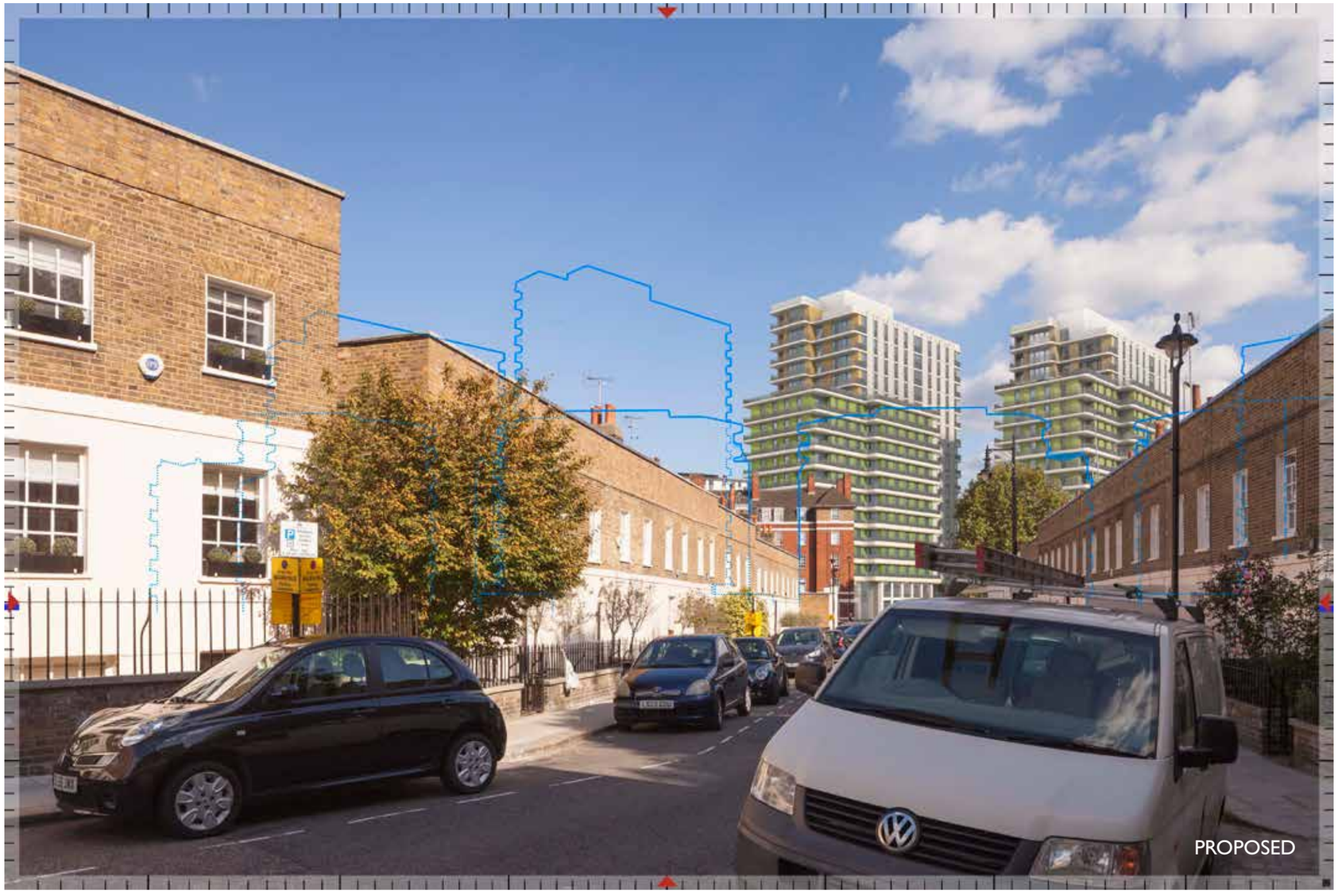
EXISTING



VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 23 - ST BARNABAS STREET



PROPOSED:

Buildings seen:

7 and 8 (detailed), 2, 3, 4, 5, 6 and 9 (outline).

Design – including mitigation

Detailed Components:

Buildings 7 and 8 detailed are visible behind Buckmill House to the left which is retained in Phase 1. At this closer distance, the proposed development appears higher and are more visible in relation to the foreground two storey buildings but will clearly read as a separate layer of buildings further away.

Outline components:

Buildings 2, 3, 4, 5, 6 and 9 are visible, though only partially so in respect of 2, 4, 5 and 9. At this further distance, both new layers of the proposed development are more visible in relation to the foreground two storey buildings. They are, however, graded in their scale and detail such that they recall, at the closest point, the existing Ebury Bridge Estate buildings which will be demolished, with the taller buildings stepping up away from the conservation area.
The design, which we can see fully rendered as an illustrative view on the following page, is carefully composed and articulated to provide an architecturally rich, yet measured development, where its different layers respect the scale and texture of the context.

Magnitude of change

This is a **high** level of change.

Residual effect

The effect is **major** and **beneficial** as the proposed development adds richness, depth and added legibility to the townscape, while introducing a distinct new urban quarter that contrasts but does not compete with the historic foreground.

Cumulative Effect

No cumulative schemes are seen in this view; the cumulative effect is therefore **no change.**

V. 23

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 23 - ST BARNABAS STREET | ILLUSTRATIVE VERIFIED VIEW

ILLUSTRATIVE VERIFIED VIEW

V. 23

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 24 - AVERY FARM ROW

EXISTING:

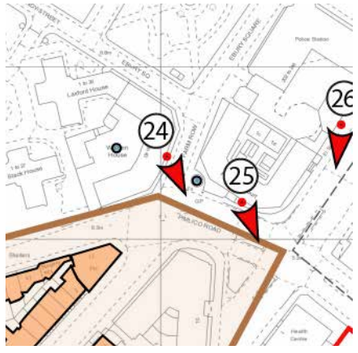
Baseline

This view is taken from Avery Farm Row, looking southeast towards the site. In the foreground is Pimlico Road, which continues as Ebury Bridge as it continues southeast. To the left, the Grade II listed Fountain on the east side of Avery Farm Row can be seen. The more recently built 11-storey Ebury Place is visible just beyond Ebury Bridge in the centre-left of the photograph. A glimpse of one of the existing site buildings, Rye House, can be seen to the right of No.1 Ebury Bridge Road, and behind the yellow brick post-modern classicist, Eni House seen to the right.

Sensitivity of the view

Low

EXISTING



VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 24 - AVERY FARM ROW

PROPOSED:

Buildings seen:

7 (detailed), 1, 5 and 6 (outline)

Design – including mitigation

Detailed Components:

Building 7 is visible, behind Rye House which will be retained for Phase 1. The rendered view shows the articulation of the façade, the ordered rhythm of its fenestration punctuated by the colour of ceramic cladding, and the horizontal ribbons of balconies.

Outline components:

Buildings 1, 5, and 6 are visible. Building 1 is the lower middle ground structure which, though shown here in wireline, will be contextual with No.1 Ebury Place. The taller Buildings 5 and 6 will share a similar expressive architectural quality as that of Building 7 but will all be of different height.

The simplified wireline forms of the outline proposal can be seen as a more articulated series of architectural elements in the illustrative view. The design of the proposed development is fully considered and can be seen to be sophisticated and developed with care. It adds interest to an otherwise nondescript view.

Magnitude of change

This is a **medium** change.

Residual effect

The effect is **minor** owing to the low sensitivity of the view and **beneficial** as a result of the townscape enhancements in the view.

Cumulative Effect

No cumulative schemes are seen in this view; the cumulative effect is therefore **no change.**

V. 24

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 24 - AVERY FARM ROW | ILLUSTRATIVE VERIFIED VIEW

V. 24

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 25 - PIMLICO ROAD

EXISTING:

Baseline

This view is taken from Pimlico Road, looking south along Ebury Bridge Road. To the right is the post-modern Eni House, beyond which a glimpse of the Grade II listed terrace Nos. 20-42 Ebury Bridge Road can be seen. Opposite the listed terrace, the existing buildings of the Ebury Bridge Estate can just be seen, largely obscured by a tree at the junction of Pimlico Road and Ebury Bridge Road. Cheylesmore House is just visible behind trees in the centre of the view, where Ebury Bridge Road curves to the east.

Sensitivity of the view

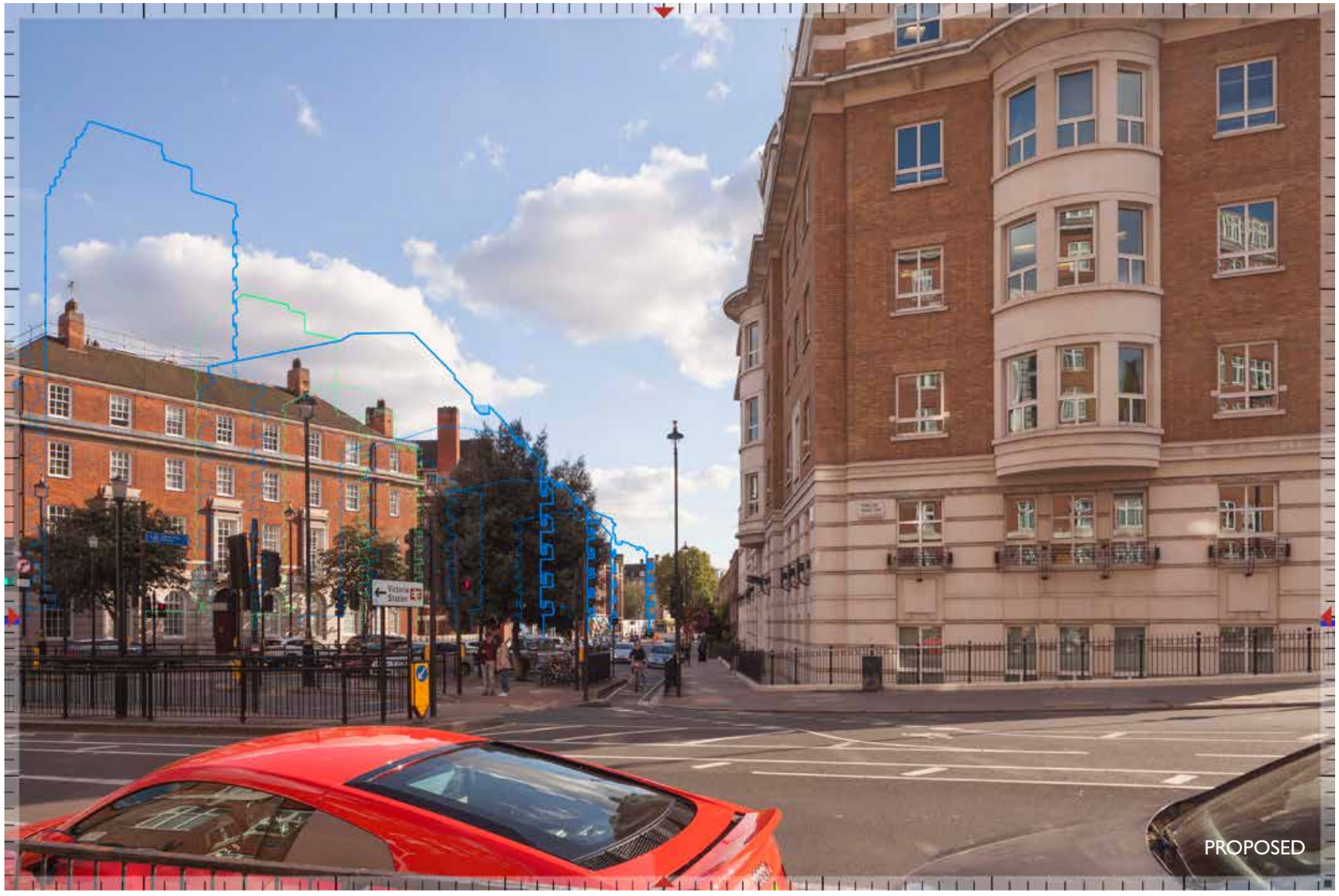
Low

VIEWPOINT LOCATION

EXISTING

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 25 - PIMLICO ROAD



PROPOSED:

Buildings seen:

7 (detailed), 1, 2, 3, 4 and 6 (outline).

Design – including mitigation

Detailed Components:

Building 7, shown in green wireline, will be visible above No.1 Ebury Bridge Road.

Outline components:

Buildings 1, 2, 3, 4, and 6 will be visible, Buildings 1 and 6 obscuring all of Building 8 and much of Building 7. Buildings 1- 4 form the new eastern street edge to Ebury Bridge Road in a similar way to the existing buildings. Their height is increased, but their scale, architectural details such as the balconies and public realm offer is much superior. Buildings 1 and 2 are largely hidden by the foreground trees.

Magnitude of change

The level of change is **high.**

Residual effect

The effect is **moderate**, owing to the low sensitivity of the view and **beneficial** as a result of the townscape enhancements to the view.

Cumulative Effect

No cumulative schemes are seen in this view; the cumulative effect is therefore **no change.**

V. 25

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 25 - PIMLICO ROAD | WINTER

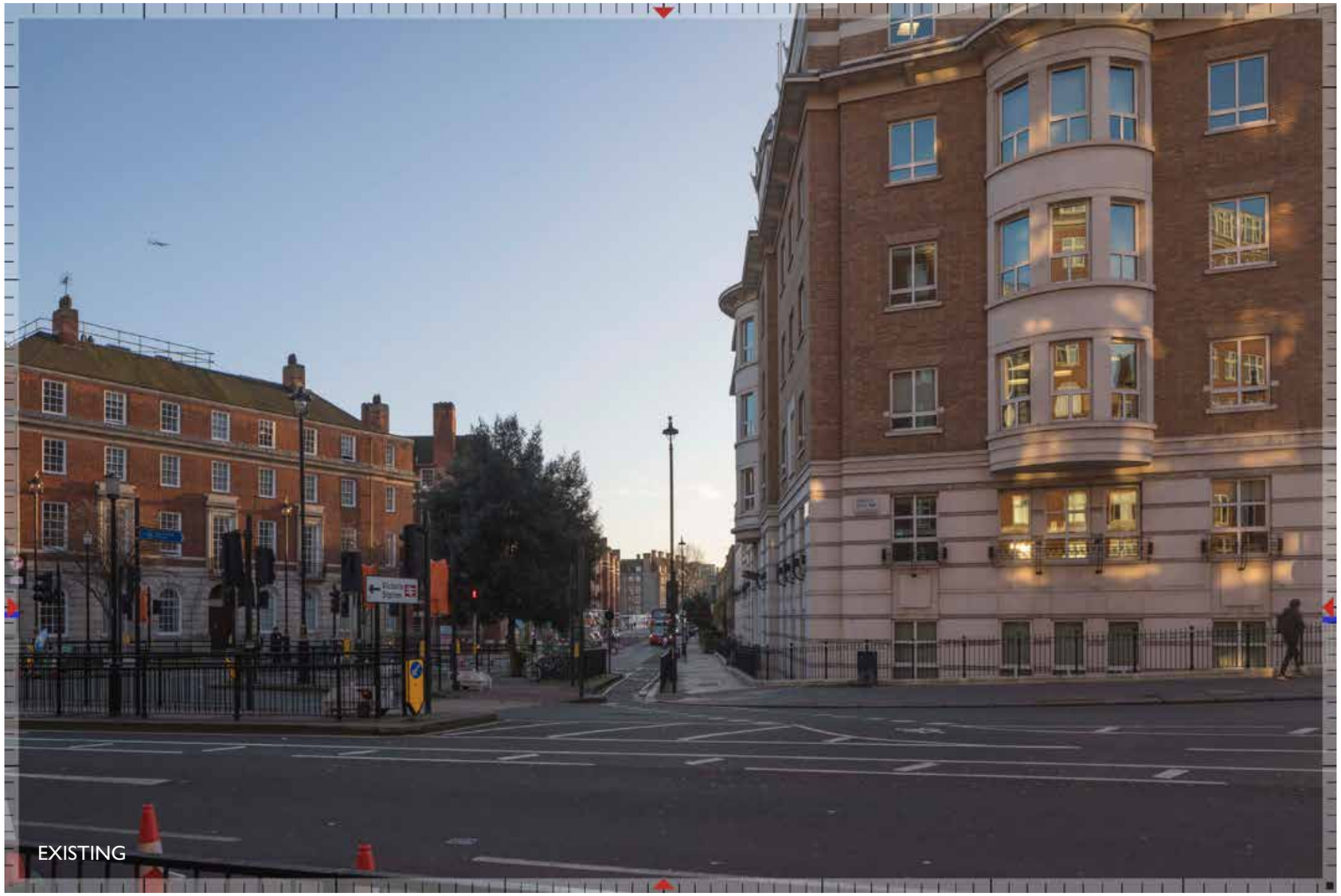
EXISTING:

Baseline

This is a winter version of the previous view. Cheylesmore House can be better seen behind the leafless trees, in the centre of the view, while the trees to the left remain in leaf, obscuring much of the existing buildings.

Sensitivity of the view

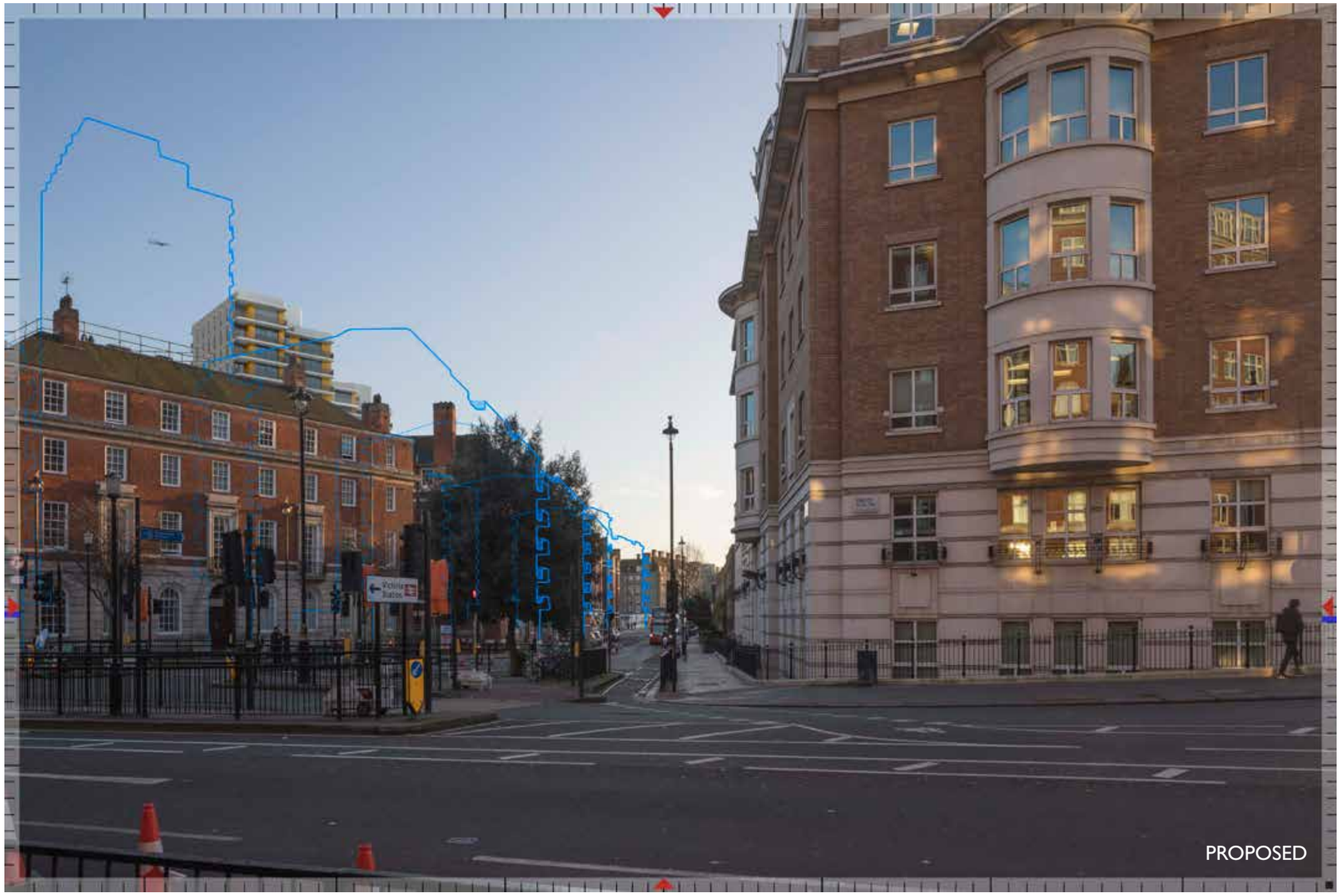
Low



VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 25 - PIMLICO ROAD | WINTER



PROPOSED:

Buildings seen:

7 and 8 (detailed), 1, 2, 3, 4 and 6 (outline).

Design – including mitigation

Detailed Components:

As in the summer view, Building 7, and Building 8 behind it, will be visible. The rendered view shows more clearly the architectural attributes of the buildings.

Outline components:

Buildings 1, 2, 3, 4, and 6 will be visible, Buildings 1 and 6 obscuring all of Building 8 and much of Building 7. Buildings 1- 4 form the new eastern street edge to Ebury Bridge Road in a similar way to the existing buildings. Their height is increased, but their scale, architectural details such as the balconies and public realm offer is much superior. Buildings 1 and 2 are largely hidden by the foreground trees.

As seen in the illustrative view on the following page, the proposed development brings a new and improved character to the east side of Ebury Bridge Road, of highest architectural character. Though taller, the overall coherence of the streetscape and architectural attributes of the proposed development result in an enhancement.

Magnitude of change

The level of change is **high.**

Residual effect

The effect is **moderate**, owing to the low sensitivity of the view and **beneficial** as a result of the townscape enhancements to the view.

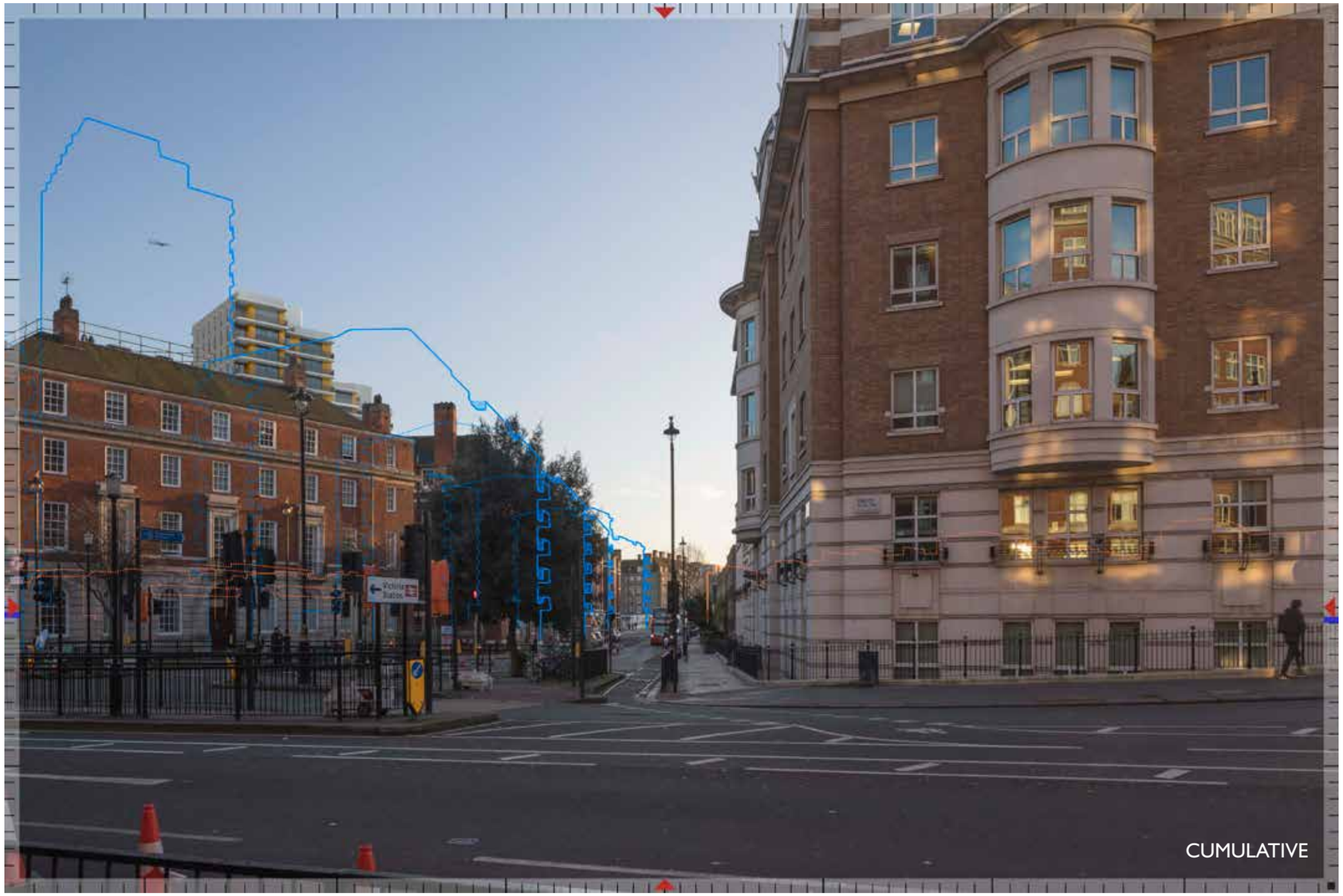
V. 25

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 25 - PIMLICO ROAD | WINTER

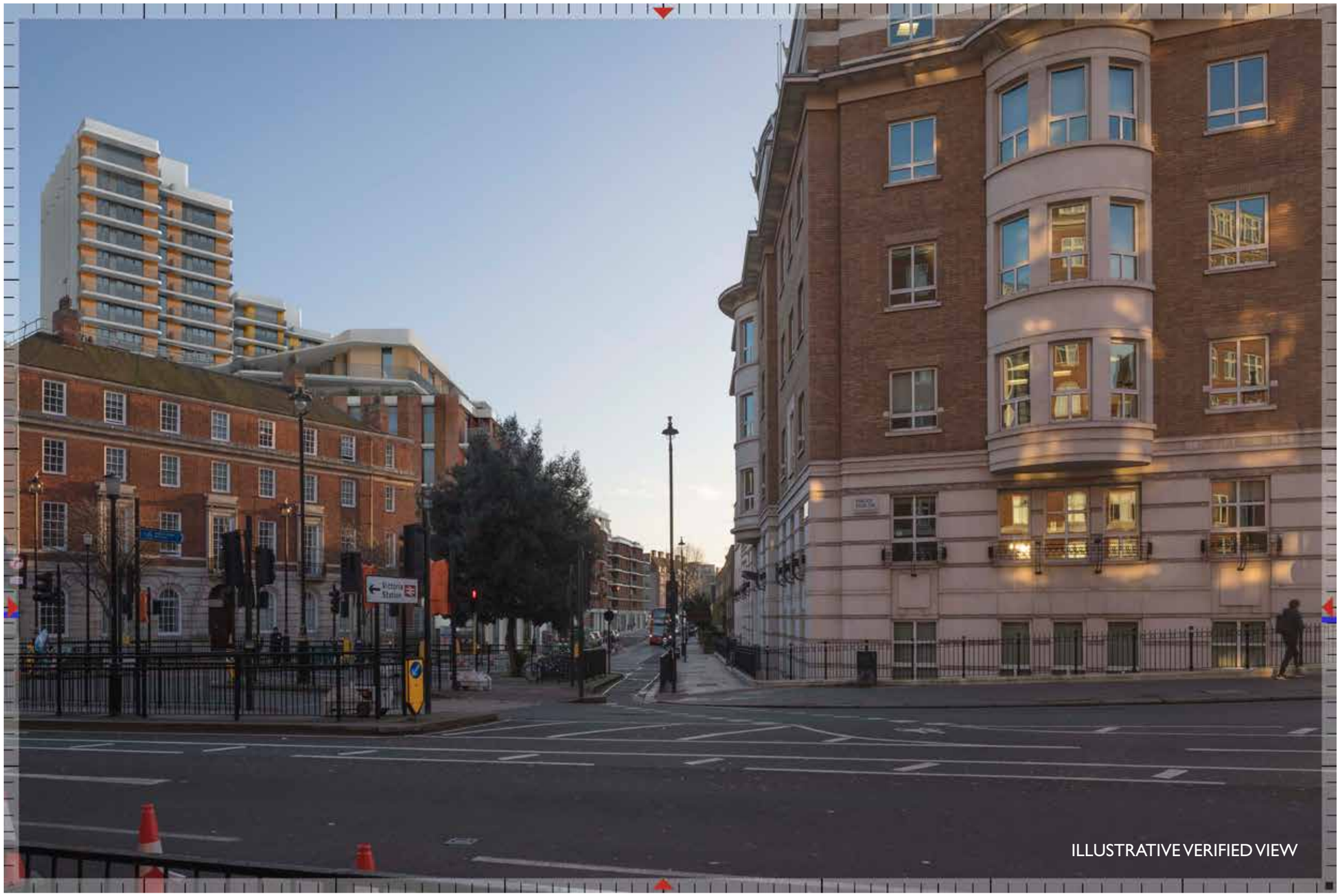
Cumulative effect

A tiny part of the Chelsea Barracks scheme is seen at the end of the listed terrace. Its contribution to a cumulative effect is minimal and considered **negligible.**



9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 25 - PIMLICO ROAD | ILLUSTRATIVE VERIFIED VIEW



ILLUSTRATIVE VERIFIED VIEW

V. 25

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 26 - BUCKINGHAM PALACE ROAD, OUTSIDE THE POLICE STATION

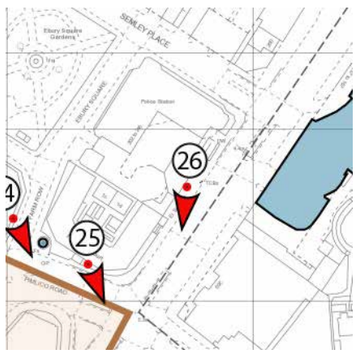
EXISTING:

Baseline

This view is taken from Buckingham Palace Road, looking south towards the development site, with the Grade II listed terraced houses at Nos. 20-42 seen in the centre of the view, where Buckingham Palace Road curves to become Ebury Bridge Road. Across the road, part of Rye House can be glimpsed behind No. 1 Ebury Bridge Road, at the junction. The trees to the left of the building are within the development site.

Sensitivity of the view

Low



VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 26 - BUCKINGHAM PALACE ROAD, OUTSIDE THE POLICE STATION

PROPOSED:

Buildings seen:

7 (detailed), 1, 5 and 6 (outline).

Design – including mitigation

Detailed Components:

The lower 'shoulder' levels of Building 7 will be just visible, shown in green wireline, to the right of Consort Rise House.

Outline components:

Buildings 1, 5, 6 will be just visible, but largely hidden by existing foreground buildings. Building 1 creates a modest backdrop to No.1 Ebury Bridge Road and the lower parts of Buildings 5 and 6 will be seen to the left of Consort Rise House. The new Northern Gateway entrance from Ebury Bridge to the lower level new public realm will be to the left of No.1 Ebury Bridge Road, where the tree is seen.

The high quality of the design, extrapolated from other views, will be apparent at this distance.

Magnitude of change

This is a **small** change.

Residual effect

The effect is **negligible** yet **beneficial** as even the minor visibility of the scheme in this view would add townscape interest and legibility by way of marking the entrance to a new and generous public realm and route through to the south.

V. 26

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 26 - BUCKINGHAM PALACE ROAD, OUTSIDE THE POLICE STATION

Cumulative effect

More of the consented Chelsea Barracks, shown in orange wireline, is seen from this position, creating a backdrop to the Grade II listed terrace. Since the two schemes address quite different contexts, it is considered that the cumulative effect is **negligible**.

V. 26

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

Assessment against policy and guidance related to visual effects

9.10 In relation to strategic and protected views, the proposed development is in compliance with London Plan Policies 7.11 and 7.12 and the requirements of the London View Management Framework SPG (LVMF), in that it does not interfere with any significant metropolitan views of important buildings, townscape and skylines and does not compromise the ability of viewers to recognise and appreciate identified landmarks.

9.11 WCC's Saved UDP (2007) policy DES 15: Metropolitan and Local Views aims to protect or enhance all metropolitan and local views which contribute to Westminster's townscape and historic character. The proposed development does not affect any Metropolitan or Local Views set out in the Metropolitan Views Draft SPD, October 2007. It does not cause harm to any identified locally important views within Conservation Area Audits. The one view where there is considered to have a moderate and adverse effect (View 11) is not an identified Metropolitan or Local View. It also does not affect any strategic views in the City Plan (2016) and new draft City Plan (2019-2040).

9.12 The proposed development has been assessed, in this HTVIA, in the context of Historic England's guidance for the design of tall buildings, as set out in their Tall Buildings - Advice Note 4 (2015) and updated guidance in their Second Edition Consultation Draft of this note. As Phases 2 and 3 of the masterplan are submitted in outline, the design team has developed the parameter plans based on a thorough urban design analysis and height assessment through extensive studies on a VuCity model. Design codes with a high level of detail for each building of the outline application are provided in the submission material. A set of illustrative designs for the tall buildings proposed was also developed in order to test the application of the design codes, as shown in the Illustrative Views in this chapter. Together, these measures will ensure that potentially adverse effects of future designs for the tall buildings on the surrounding townscape or nearby heritage assets are minimised as far as possible.

9.13 The visual impact assessment in this HTVIA shows that, in the majority of the townscape views, the proposed development is of an appropriate scale and responds well to the local context. The taller buildings will contribute to the local area as townscape markers, indicating the location of the proposed new public realm as a new destination. Only in the case of one view (View 11), from Pimlico Conservation Area, was the proposed development found to have an adverse effect. In the remaining 25 views, the proposed development will be either a neutral or a positive contributor to views within the borough and in distant views from neighbouring boroughs, including RBKC.

10.0 CONCLUSIONS AND RESIDUAL EFFECTS

10.1 This HTVIA provides a detailed study of the history of the site, its current conditions and that of its townscape context. It identifies the townscape, heritage and visual receptors potentially affected by the proposed development on the site and provides assessments of the effects likely to arise in each case.

10.2 Assessments of potential impact and likely effects made in this document take account of the site, its existing surroundings and their collective historic development. The assessments also consider the significance of heritage assets, including any contribution made by their setting. The effects arising from the proposed development have also been assessed with knowledge of the architects' detailed designs and design codes for the outline application. The consultancy has advised the architects on the development of the design. This has been aided by early testing of the scheme in a VuCity model and the specialist preparation of Accurate Visual Representations (AVRs), during the process of design development.

Demolition and construction effects of the proposed development

10.3 The effects on the local area, in terms of its heritage assets, townscape character and public realm, and visual amenity, during intermediate years of the demolition and construction phases, are assessed in chapter 6 and are summarised in Table 10.1. Close to the site they are likely to be of an adverse nature, because of the disturbance caused by the presence of cranes, scaffolding, the visibility of under-construction buildings, site-deliveries, site lighting and service connections. The effects would be temporary until the construction is complete. The presence of construction activity, being of a temporary nature, would not materially affect the significance of any designated heritage asset near the site.

10.4 Demolition and construction works would have a minor but adverse effect on distant views, owing to the requirement for cranes when under construction, without the mitigation arising from the architectural design when completed. All of the demolition and constructions effects will be temporary and reversible.

Existence effects of the proposed development

10.5 The assessment of the effects of the proposed development on heritage, the townscape and visual receptors has been undertaken with particular regard to:

- The size, location and massing of the proposed development;
- The significance of nearby conservation areas, listed buildings, registered parks and gardens and non-designated heritage assets in the local area, including the contribution made by their settings to their significance;
- The architectural styles and palette of materials for the Masterplan buildings as set out in the DAS and the design codes produced by the architects;
- The arrangement of routes, public realm, landscaped spaces and active uses at street level;
- Other cumulative schemes that, if and when built, would be likely to be experienced along with the proposed development.

10.6 The site is set within a mixed quality of townscape that would benefit from the substantial regeneration proposed, including areas of new high quality public realm. The proposed development, when complete, would have a permanent effect on the existing surrounding urban area. The existence effects of the proposed development on heritage, the townscape and visual receptors are summarised in Table 10.2. The reader should note that, the statutory and policy tests for the assessment of effects on heritage receptors are different to the tests for townscape and visual receptors, therefore the ratings used to describe these effects are also different. In the case of heritage effects, all effects other than 'no effect' are considered significant effects in ES terms.

Existence heritage effects

10.7 The potentially affected designated and non-designated heritage assets were identified following the methodology for their selection, as set out in chapter 2 of this HTVIA. They include conservation areas, listed buildings, registered parks and gardens, and non-designated heritage assets identified by respective local planning authorities.

10.8 In all cases, their significance was established, including any contribution made by their setting to this significance. It was found that in all but two cases, there would be no harm to the significance of heritage assets. In the case of the Grade II listed National Audit Office clocktower, a principal view of this local landmark from the eastern boundary of Grosvenor Gardens is preserved but the loss of a minor and secondary view from Chelsea Bridge Road would result in a very low degree of 'less than substantial' harm. Applying paragraph 196 of the NPPF, this harm should be weighed against the substantial public benefits provided by the proposed development, set out in detail in Arup's Planning Statement. In the second case, the significance of the unlisted buildings of merit along Westmoreland Place are affected through the proposed development appearing in their setting. This visibility is mitigated by the high quality of architectural design, resulting in a low level of harm. Being non-designated heritage assets, paragraph 197 of the NPPF would apply and this harm should be taken into account when making a balanced judgement against the overall benefits of the proposed development. Though glimpses of the proposed development will be seen from the Royal Hospital grounds and gardens, this visibility is so limited, and even in winter filtered through thick branches, there is no harm to the significance of the Royal Hospital listed buildings or its registered gardens.

10.9 The cumulative effects that the proposed development would have on the significance of heritage assets together with other schemes in the area were also assessed. None of them were found to cause harm to the significance of any designated or non-designated heritage assets, or cumulatively have an adverse effect on the assessed townscape views or townscape character areas.

Existence townscape effects

10.10 The principal townscape effects on the surrounding character areas were assessed. It was found that the proposed development would have beneficial effects in every case, except one, where there was no effect.

10.11 The cumulative effects on townscape receptors were also considered and found to be beneficial in every case that they occurred.

Existence visual effects

10.12 The potential visual effects of the proposed development on 26 local and distant townscape views were assessed. Of these views, it was found that the vast majority of effects would be of a beneficial or neutral nature. Of the effects that are considered significant in EIA terms, 2 views (Views 22 and 23) are found to be major and beneficial, 7 views are found to be moderate and beneficial (Views 6 winter, 8, 9 winter, 10, 12, 25 and 25 winter) and 7 views (Views 1, 11 night, 14 winter, 15, 15 winter, 20 winter, 21 winter) are moderate and neutral and one view (View 11) was considered to be moderate and adverse.

10.13 In terms of cumulative effects that are significant, two view was considered to be moderate and neutral (Views 14 winter and 21 winter). There are no cumulative views that are considered to be adverse.

Mitigation through the design process

10.14 Design modifications to the proposed development in relation to its effects on heritage, the townscape and visual receptors are reflected in the final design of the detailed scheme and the design codes for the outline scheme. Potential adverse effects have therefore been addressed and, as far as possible, mitigated or remedied through changes to the design. As described in chapter 5 and through assessments in chapters 7, 8 and 9, the resultant design is of very high quality architecture that will be an overall enhancement to the townscape.

Supplementary mitigation measures for existence effects

10.15 The majority of effects on heritage, townscape and visual receptors were found to be not harmful and beneficial. In the few cases where the anticipated effect is likely to cause harm to the significance of heritage receptors or to have adverse effects on visual amenity, either in isolation or cumulatively with other consented development, it was found that there is no supplementary mitigation that could be applied to neutralise or enhance this effect.

10.0 CONCLUSIONS AND RESIDUAL EFFECTS (CONTD.)

Compliance with policy and guidance

10.16 This HTVIA has assessed the detailed components and the outline components of the proposed development. On the basis of the assessments, the consultancy considers that the detailed design and design codes for the outline scheme, developed by the architects, with the input of WCC planning officers, are appropriate, are in accordance with the national, regional and local planning policy framework and guidance relating to design and heritage, and in the round will lead to a beneficial development on the Ebury Bridge Renewal site.

10.17 It is acknowledged that 'less than substantial harm', at the lower end of this category, will be caused to one designated heritage asset, and a low level of harm to one group of non-designated heritage assets. Paragraphs 196 and 197 of the NPPF respectively would therefore apply.

10.18 The proposed development has been designed with input from WCC's planning officers, as part of a positive and extensive pre-application consultation process. The resulting design is in accordance with WCC's policies on high quality design and of exemplar quality. It regenerates an under-utilised residential site and brings forward much needed housing. At least 50% of this is affordable housing, of mixed tenure, providing new high quality residential accommodation and a good social mix. The improvements to connectivity, permeability through the area, legibility and the provision of retail uses, community space and high quality public realm are significant benefits. In addition, each building has been designed to be of very high quality in form, detail and materiality, responding appropriately to the character of the surrounding townscape and the significance of nearby heritage assets. The beneficial heritage, townscape and visual effects of the proposed development should be weighed in its favour by decision makers, alongside the other benefits that it brings forward. These benefits are set out in detail in the Planning Statement prepared by Arup.

Final note

10.19 As stated in the methodology in chapter 2 of this HTVIA, the overall significance ratings given in the assessments should not be converted into statistics, as it is crucial that the qualitative written narrative related to each effect is fully understood and taken into account by decision makers. This is in accordance with Historic England's advice in 'The Setting of Heritage Assets' (2nd edition, 2017), that sensitivity matrices and scoring systems have a role to play in EIA, but 'technical analyses of this type should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out 'what matters and why' in terms of heritage significance and the setting of assets affected'. The tables provided in this chapter should therefore be considered as supporting material to the narrative assessments included in the assessment chapters of this HTVIA, which should be considered in full.

Receptor – Demolition and construction effects	**Residual effect** (short-term/temporary)
Close distance receptors	**Moderate to major and adverse**
Medium distance receptors	**Minor and adverse to neutral**
Long distance receptors	**Negligible to minor and neutral**

Table. 10.1:Summary of demolition and construction effects.

Receptor – Existence effects	**Residual effect** (existence/ permanent)	**Cumulative effect** (existence/ permanent)
Heritage receptors – Conservation Areas		
1. Belgravia CA	**No effect on its significance**	**No effect on its significance**
2. Grosvenor Gardens CA	**No effect on its significance**	**No effect on its significance**
3. Pimlico CA	**No effect on its significance**	**No effect on its significance**
4. Peabody Avenue CA	**No effect on its significance**	**No effect on its significance**
5. Royal Hospital CA	**No effect on its significance**	**No effect on its significance**
Heritage receptors – Listed Buildings		
Group A at former Chelsea Barracks (Grade II)	**No effect on its significance**	**No effect on its significance**
Nos. 20 to 42 (even) including garden railings (Grade II)	**No effect on its significance**	**No effect on its significance**
Group B at Bloomfield Terrace (Grade II)	**No effect on its significance**	**No effect on its significance**
Group C at St Barnabas Street (Grade II)	**No effect on its significance**	**No effect on its significance**
Group D at Orange Square (Grade II)	**No effect on its significance**	**No effect on its significance**
British Airways Terminal (Grade II)	**Less than substantial harm**	**No effect on its significance**
Group E at Buckingham Palace Road and Elizabeth Street (Grade II)	**No effect on its significance**	**No effect on its significance**
Group F at Victoria Station (Grade II)	**No effect on its significance**	**No effect on its significance**
Group G at Eccleston Square (Grade II)	**No effect on its significance**	**No effect on its significance**
Group H at Cambridge and Alderney Streets (Grade II)	**No effect on its significance**	**No effect on its significance**
Group I at George's Drive (Grade II)	**No effect on its significance**	**No effect on its significance**
Group J at Warwick Square (Grade II)	**No effect on its significance**	**No effect on its significance**
Group K at Grosvenor Road (Grade II)	**No effect on its significance**	**No effect on its significance**
Lister Institute of Preventative Medicine (Grade II)	**No effect on its significance**	**No effect on its significance**
Group L at Royal Hospital (Grades I, II and II*)	**No effect on its significance**	**No effect on its significance**
Heritage receptors – Registered parks & gardens		
1. Royal Hospital, Chelsea and Ranelagh Gardens (Grade II)	**No effect on its significance**	**No effect on its significance**
2. Eccleston Square (Grade II)	**No effect on its significance**	**No effect on its significance**
3. Warwick Square (Grade II)	**No effect on its significance**	**No effect on its significance**
4. Battersea Park (Grade II*)	**No effect on its significance**	**No effect on its significance**
Non-designated heritage receptors – Locally listed buildings of merit		
Group 1 at Pimlico Road, St Barnabas Street and Ranelagh Grove	**No effect on its significance**	**No effect on its significance**
Group 2 at Hugh Street and Hugh Mews	**No effect on its significance**	**No effect on its significance**

Table. 10.2:Summary of existence effects.

10.0 CONCLUSIONS AND RESIDUAL EFFECTS (CONTD.)

Group 3 at core area of Pimlico Conservation Area	**Low level of harm**	**No effect on its significance**
Group 4 at Peabody Avenue Estate	**No effect on its significance**	**No effect on its significance**
Group 5 at Margaret Thatcher Infirmary	**No effect on its significance**	**No effect on its significance**
Townscape receptors		
Character Area A	**Minor** and **beneficial**	**Minor** and **beneficial**
Character Area B	**Major** and **beneficial**	**Major** and **beneficial**
Character Area C	**Moderate** and **beneficial**	**No change**
Character Area D	**No change**	**No change**
Character Area E	**Moderate** and **beneficial**	**Moderate** and **beneficial**
Character Area F	**Moderate** and **beneficial**	**No change**
Character Area G	**Minor** and **beneficial**	**Minor** and **beneficial**
Visual Receptors		
View 1: Buckingham Palace Road, corner of Grosvenor Gardens	**Moderate** and **neutral**	**No change**
View 2: Buckingham Palace Road (western side)	**Minor** and **neutral**	**No change**
View 2: Buckingham Palace Road (western side) | Winter	**Minor** and **neutral**	**No change**
View 3: Buckingham Palace Road (eastern side)	**Minor** and **neutral**	**No change**
View 4: Buckingham Palace Road, corner of Eccleston Street	**Minor** and **beneficial**	**No change**
View 5: Buckingham Palace Road, corner of Elizabeth Street	**Minor** and **neutral**	**Minor** and **neutral**
View 6: Hugh Street, corner of Hugh Mews	**Minor** and **beneficial**	**No change**
View 6: Hugh Street, corner of Hugh Mews | Winter	**Moderate** and **beneficial**	**No change**
View 6: Hugh Street, corner of Hugh Mews | Night time	**Minor** and **beneficial**	**No change**
View 7: Warwick Way, corner of Belgrave Road	**Minor** and **neutral**	**No change**
View 7: Warwick Way, corner of Belgrave Road | Winter	**Minor** and **neutral**	**No change**
View 8: Warwick Way, corner of St George's Drive	**Moderate** and **beneficial**	**No change**
View 9: Sutherland Street, corner of Clarendon Street	**Minor** and **beneficial**	**No change**
View 9: Sutherland Street, corner of Clarendon Street | Winter	**Moderate** and **beneficial**	**No change**
View 10: Sutherland Street, corner of Gloucester Street	**Moderate** and **beneficial**	**Moderate** and **beneficial**
View 11: Westmoreland Place, corner of Lupus Street	**Moderate** and **adverse**	**No change**
View 11: Westmoreland Place, corner of Lupus Street | Night time	**Moderate** and **neutral**	**No change**
View 12: Grosvenor Road, between the railway and Lupus Street	**Moderate** and **beneficial**	**No change**
View 13: Battersea Park, in front of the London Peace Pagoda	**No change**	**No change**
View 13: Battersea Park, in front of the London Peace Pagoda | Winter	**Minor** and **neutral**	**No change**
View 14: Chelsea Bridge, corner of Ebury Bridge Road	**Minor** and **neutral**	**Minor** and **neutral**
View 14: Chelsea Bridge, corner of Ebury Bridge Road | Winter	**Moderate** and **neutral**	**Moderate** and **neutral**
View 15: Royal Hospital at Light Horse Court	**Moderate** and **neutral**	**Negligible**
View 15: Royal Hospital at Light Horse Court | Winter	**Moderate** and **neutral**	**Minor** and **beneficial**
View 16: Royal Hospital Gardens	**Negligible**	**No change**
View 16: Royal Hospital Gardens | Winter	**Minor** and **neutral**	**Minor** and **neutral**
View 17: Royal Hospital	**No change**	**No change**
View 17: Royal Hospital | Winter	**Minor** and **neutral**	**Minor** and **neutral**
View 18: Ormonde Gate, corner of Christchurch Street	**Minor** and **neutral**	**No change**

Table 10.2: Summary of existence effects (contd.).

10.0 CONCLUSIONS AND RESIDUAL EFFECTS (CONTD.)

View 18: Ormonde Gate, corner of Christchurch Street | Winter	**Minor** and **neutral**	**Minor** and **neutral**
View 19: Royal Hospital Road, in front of the Royal Hospital building	**Minor** and **neutral**	**No change**
View 20: Royal Hospital Road, across the Royal Hospital building	**Minor** and **neutral**	**Negligible**
View 20: Royal Hospital Road, across the Royal Hospital building | Winter	**Moderate** and **neutral**	**Negligible**
View 21: Ebury Street, corner of Bourne Street	**No change**	**No change**
View 21: Ebury Street, corner of Bourne Street | Winter	**Moderate** and **neutral**	**Moderate** and **neutral**
View 21: Ebury Street, corner of Bourne Street | Night time	**Minor** and **neutral**	**Minor** and **neutral**
View 22: St Barnabas Street, corner of Ranelagh Grove	**Moderate to major** and **beneficial**	**No change**
View 22: St Barnabas Street, corner of Ranelagh Grove | Night time	**Moderate** and **beneficial**	**No change**
View 23: St Barnabas Street	**Major** and **beneficial**	**No change**
View 24: Avery Farm Row	**Minor** and **beneficial**	**No change**
View 25: Pimlico Road	**Moderate** and **beneficial**	**No change**
View 25: Pimlico Road | Winter	**Moderate** and **beneficial**	**Negligible**
View 26: Buckingham Palace Road, outside the Police Station	**Negligible** and **beneficial**	**Negligible**

Table 10.2: Summary of existence effects (contd.).

APPENDIX 1 - MILLER HARE'S METHODOLOGY

A1 MILLER HARE'S METHODOLOGY (CONTD.)

Appendices (continued)

A1 Accurate Visual Representations

A1.1 Each of the views in this study has been prepared as an Accurate Visual Representation (AVR) following a consistent methodology and approach to rendering. Appendix C of the London View Management Framework: Supplementary Planning Guidance (March 2012) defines an AVR as:

> *"An AVR is a static or moving image which shows the location of a proposed development as accurately as possible; it may also illustrate the degree to which the development will be visible, its detailed form or the proposed use of materials. An AVR must be prepared following a well-defined and verifiable procedure and can therefore be relied upon by assessors to represent fairly the selected visual properties of a proposed development. AVRs are produced by accurately combining images of the proposed building (typically created from a three-dimensional computer model) with a representation of its context; this usually being a photograph, a video sequence, or an image created from a second computer model built from survey data. AVRs can be presented in a number of different ways, as either still or moving images, in a variety of digital or printed formats."*

A1.2 In this study the baseline condition is provided by carefully taken large format photography. The proposed condition is represented as an accurate photomontage, which combines a computer generated image with the photographic context. In preparing AVRs of this type certain several key attributes need to be determined, including:

- the Field of View
- the representation of the Proposed Development
- documentation accompanying the AVR

Selection of Field of View

A1.3 The choice of telephoto, standard or wide-angle lens, and consequently the Field of View, is made on the basis of the requirements for assessment which will vary from view to view.

A1.4 In the simple case the lens selection will be that which provides a comfortable Viewing Distance. This would normally entail the use of what most photographers would refer to as a "standard" or "normal" lens, which in practice means the use of a lens with a 35mm equivalent focal length of between about 40 and 58 mm.

A1.5 However in a visual assessment there are three scenarios where constraining the study to this single fixed lens combination would not provide the assessor with the relevant information to properly assess the Proposed Development in its context.

Field Of View

The term 'Field Of View' (FOV) or more specifically Horizontal Field of View (HFOV), refers to the horizontal angle of view visible in a photograph or printed image and is expressed in degrees. It is often generally referred to as 'angle of view', 'included angle' or 'view cone angle'.

Using this measure it becomes practical to make a comparison between photographs taken using lens of various focal lengths captured on to photographic film or digital camera sensors of various size and proportions. It is also possible to compare computer renderings with photographic images.

Studies of this type use a range of camera equipment; in recent times digital cameras have largely superseded the traditional film formats of 35mm, medium format (6cm x 6cm) and large format (5in x 4in). Comparing digital and film formats may be achieved using either the HFOV or the 35mm equivalent lens calculation, however quoting the lens focal length (in mm) is not as consistently applicable as using the HFOV when comparing AVRs.

35mm Lens	HFOV degrees	Lens focal length (mm)
Wide angle lens	74.0	24
Medium wide lens	54.4	35
Telephoto lens	28.8	70
Telephoto lens	20.4	100
Telephoto lens	10.3	200
Telephoto lens	6.9	300

The FOV of digital cameras is dependent on the physical dimensions of the CCD used in the camera. These depend on the make and model of the camera. The comparison table uses the specifications for a Canon EOS-5D Mark II which has CCD dimensions of 36.0mm x 22.0mm.

A1.6 Firstly, where the relationship being assessed is distant, the observer would tend naturally to focus closely on it. At this point the observer might be studying as little as 5 to 10 degrees in plan. The printing technology and image resolution of a print limit the amount of detail that can be resolved on paper when compared to the real world, hence in this situation it is appropriate to make use of a telephoto lens.

A1.7 Secondly, where the wider context of the view must be considered and in making the assessment a viewer would naturally make use of peripheral vision in order to understand the whole. A print has a fixed extent which constrains the angle of view available to the viewer and hence it is logical to use a wide angle lens in these situations in order to include additional context in the print.

A1.8 Thirdly where the viewing point is studied at rest and the eye is free to roam over a very wide field of view and the whole setting of the view can be examined by turning the head. In these situations it is appropriate to provide a panorama comprising of a number of photographs placed side by side.

A1.9 For some views two of these scenarios might be appropriate, and hence the study will include two versions of the same view with different fields of view.

Representation of the Proposed Development and cumulative schemes

Classification of AVRs

A1.10 AVRs are classified according to their purpose using Levels 0 to 3. These are defined in detail in Appendix C of the London View Management Framework: Supplementary Planning Guidance (July 2007). The following table is a summary.

AVR level	showing	purpose
AVR 0	Location and size of proposal	Showing Location and size
AVR 1	Location, size and degree of visibility of proposal	Confirming degree of visibility
AVR 2	As level 1 + description of architectural form	Explaining form
AVR 3	As level 2 + use of materials	Confirming the use of materials

A1.11 In practice the majority of photography based AVRs are either AVR 3 (commonly referred to as "fully rendered" or "photoreal") or AVR 1 (commonly referred to as "wire-line"). Model based AVRs are generally AVR 1.

AVR 3 – Photoreal

Example of AVR 3 – confirming the use of materials (in this case using a 'photo-realistic' rendering technique)

A1.12 The purpose of a Level 3 AVR is to represent the likely appearance of the Proposed Development under the lighting conditions found in the photograph. All aspects of the images that are able to be objectively defined have been created directly from a single detailed description of the building. These include the geometry of the building and the size and shape of shadows cast by the sun.

A1.13 Beyond this it is necessary to move into a somewhat more subjective arena where the judgement of the delineator must be used in order to define the final appearance of the building under the specific conditions captured by the photographic and subsequent printing processes. In this area the delineator is primarily guided by the appearance of similar types of buildings at similar distances in the selected photograph. In large scope studies photography is necessarily executed over a long period of time and sometimes at short notice. This will produce a range of lighting conditions and photographic exposures. The treatment of lighting and materials within these images will respond according to those in the photograph.

A1.14 Where the Proposed Development is shown at night-time, the lightness of the scheme and the treatment of the materials was the best judgment of the visualiser as to the likely appearance of the scheme given the intended lighting strategy and the ambient lighting conditions in the background photograph. In particular the exact lighting levels are not based on photometric calculations and therefore the resulting image is assessed by the Architect and Lighting Designer as being a reasonable interpretation of the concept lighting strategy.

A1 MILLER HARE'S METHODOLOGY (CONTD.)

Appendices (continued)

AVR 1 – Outline

Example of AVR 1 confirming degree of visibility (in this case as an occluded 'wire-line' image)

A1.15 The purpose of a wire-line view is to accurately indicate the location and degree of visibility of the Proposed Development in the context of the existing condition and potentially in the context of other proposed schemes.

A1.16 In AVR1 representation each scheme is represented by a single line profile, sometimes with key edges lines to help understand the massing. The width of the profile line is selected to ensure that the diagram is clear, and is always drawn inside the true profile. The colour of the line is selected to contrast with the background. Different coloured lines may be used in order to distinguish between proposed and consented status, or between different schemes.

A1.17 Where more than one scheme is represented in outline form the outlines will obscure each other as if the schemes where opaque. Trees or other foliage will not obscure the outline of schemes behind them. This is because the transparency of trees varies with the seasons, and the practical difficulties of representing a solid line behind a filigree of branches. Elements of a temporary nature (e.g. cars, tower cranes, people) will similarly not obscure the outlines.

Framing the view

A1.18 Typically AVRs are composed with the camera looking horizontally i.e. with a horizontal Optical Axis. This is in order to avoid converging verticals which, although perspectively correct, appear to many viewers as unnatural in print form. The camera is levelled using mechanical levelling devices to ensure the verticality of the Picture Plane, being the plane on to which the image is projected; the film in the case of large format photography or the CCD in the case of digital photography.

A1.19 For a typical townscape view, a Landscape camera format is usually the most appropriate, giving the maximum horizontal angle of view. Vertical rise may be used in order to reduce the proportion of immediate foreground visible in the photograph. Horizontal shift will not be used. Where the prospect is framed by existing buildings, portrait format photographs may be used if this will result in the proposal being wholly visible in the AVR, and will not entirely exclude any relevant existing buildings.

A1.20 Where the Proposed Development would extend off the top of the photograph, the image may be extended vertically to ensure that the full height of the Proposed Development is show. Typically images will be extended only where this can be achieved by the addition of sky and no built structures are amended. Where it is necessary to extend built elements of the view, the method used to check the accuracy of this will be noted in the text.

Documenting the AVR

Border annotation

A1.21 A Millerhare AVR image has an annotated border or 'graticule' which indicates the field of view, the optical axis and the horizon line. This annotation helps the user to understand the characteristics of the lens used for the source photograph, whether the photographer applied tilt, vertical rise or horizontal shift during the taking of the shot and if the final image has been cropped on one or more sides.

A1.22 The four red arrows mark the horizontal and vertical location of the 'optical axis'. The optical axis is a line passing through the eye point normal to the projection plane. In photography this line passes through the centre of the lens, assuming that the film plane has not been tilted relative to the lens mount. In computer rendering it is the viewing vector, i.e the line from the eye point to the target point.

A1.23 If the point indicated by these marks lies above or below the centre of the image, this indicates either that vertical rise was used when taking the photograph or that the image has subsequently been cropped from the top or bottom edge. If it lies to the left or right of the centre of the image then cropping has been applied to one side or the other, or more unusually that horizontal shift was applied to the photograph.

Sample graticule showing optical axis markers

A1.24 The vertical and horizontal field of view of the final image is declared using a graticule consisting of thick lines at ten degree increments and intermediate lines every degree, measured away from the optical axis. Using this graticule it is possible to read off the resultant horizontal and vertical field of view, and thereby to compare the image with others taken using specific lens and camera combinations. Alternatively it can be used to apply precise crops during subsequent analysis.

A1.25 The blue marks on the left and right indicate the calculated location of the horizon line i.e. a plane running horizontally from the location of the camera. Where this line is above or below the optical axis, this indicates that the camera has been tilted; where it is not parallel with the horizontal marking of the optical axis, this indicates that the camera was not exactly horizontal, i.e. that "roll" is present. Note that a small amount of tilt and roll is nearly always present in a photograph, due to the practical limitations of the levelling devices used to align the camera in the field.

Sample graticule showing horizon line markers

Comparing AVRs with different FOVs

A1.26 A key benefit of the index markings is that it becomes practical to crop out a rectangle in order to simulate the effect of an image with a narrower field of view. In order to understand the effect of using a longer lens it is simply necessary to cover up portions of the images using the graticule as a guide.

A1 MILLER HARE'S METHODOLOGY (CONTD.)

Appendices (continued)

A2 Methodology for the production of Accurate Visual Representations

Overview of Methodology

A2.1 The study was carried out by Millerhare (the Visualiser) by combining computer generated images of the Proposed Development with either large format photographs or with rendered images from a context model at key strategic locations around the site as agreed with the project team. Surveying was executed by Absolute Survey (the Surveyor).

A2.2 The methodology employed by Millerhare is compliant with Appendix C of the London View Management Framework Supplementary Planning Guidance (March 2012) and Landscape Institute Advice Note 06/19.

A2.3 The project team defined a series of locations in London where the proposed buildings might have a significant visual effect. At each of these locations Millerhare carried out a preliminary study to identify specific Assessment Points from which a representative and informative view could be taken. Once the exact location had been agreed by the project team, a photograph was taken which formed the basis of the study. The precise location of the camera was established by the Surveyor using a combination of differential GPS techniques and conventional observations.

A2.4 For views where a photographic context was to be used additional surveying was carried out. A number of features on existing structures visible from the camera location were surveyed. Using these points, Millerhare has determined the appropriate parameters to permit a view of the computer model to be generated which exactly overlays the appropriate photograph. Each photograph has then been divided into foreground and background elements to determine which parts of the current context should be shown in front of the Proposed Development and which behind. When combined with the computer-generated image these give an accurate impression of the impact of the Proposed Development on the selected view in terms of scale, location and use of materials (AVR Level 3).

Spatial framework and reference database

A2.5 All data was assembled into a consistent spatial framework, expressed in a grid coordinate system with a local plan origin. The vertical datum of this framework is equivalent to Ordnance Survey (OS) Newlyn Datum.

A2.6 By using a transformation between this framework and the OSGB36 (National Grid) reference framework, Millerhare have been able to use other data sets (such as OS land line maps and ortho-corrected aerial photography) to test and document the resulting photomontages.

A2.7 In addition, surveyed observation points and line work from Millerhare's London Model database are used in conjunction with new data in order to ensure consistency and reliability.

A2.8 The models used to represent consented schemes have been assembled from a variety of sources. Some have been supplied by the original project team, the remainder have been built by Millerhare from available drawings, generally paper copies of the submitted planning application. While these models have not been checked for detailed accuracy by the relevant architects, Millerhare has used its best endeavours to ensure that the models are positioned accurately both in plan and in overall height.

Process – photographic context

Reconnaissance

A2.9 At each Study Location the Visualiser conducted a photographic reconnaissance to identify potential Assessment Points. From each candidate position, a digital photograph was taken looking in the direction of the Proposed Development using a wide angle lens. Its position was noted with field observations onto an OS map and recorded by a second digital photograph looking at a marker placed at the Assessment Point.

A2.10 In the situation where, in order to allow the appreciation of the wider setting of the proposal, the assessor requires more context than is practical to capture using a wide angle lens, multiple photographs may be combined to create a panorama, typically as a diptych or triptych. This will be prepared by treating each panel as a separate AVR and then combining in to a single panorama as a final process.

A2.11 The Visualiser assigned a unique reference to each Assessment Point and Photograph.

Final Photography

A2.12 From each selected Assessment Point a series of large format photographs were taken with a camera height of approximately 1.6m. The camera, lens, format and direction of view are determined in accordance with the policies set out above

A2.13 Where a panoramic view is specified the camera/tripod head is rotated through increments of 40 degrees to add additional panels to the left and/or right of the main view.

A2.14 The centre point of the tripod was marked and a digital photograph showing the camera and tripod in situ was taken to allow the Surveyor to return to its location. Measurements and field notes were also taken to record the camera location, lens used, target point and time of day.

Surveying the Assessment Points

A2.15 For each selected Assessment Point a survey brief was prepared, consisting of the Assessment Point study sheet and a marked up photograph indicating alignment points to be surveyed. Care was taken to ensure that a good spread of alignment points was selected, including points close to the camera and close to the target.

A2.16 Using differential GPS techniques the Surveyor established the location of at least two intervisible stations in the vicinity of the camera location. A photograph of the GPS antenna in situ was taken as confirmation of the position.

A2.17 From these the local survey stations, the requested alignment points were surveyed using conventional observation.

A2.18 The resulting survey points were amalgamated into a single data set by the Surveyor. This data set was supplied as a spreadsheet with a set of coordinates transformed and re-projected into OSGB36 (National Grid) coordinates, and with additional interpreted lines to improve the clarity of the surveyed data.

A2.19 From the point set, the Visualiser created a three dimensional alignment model in the visualisation system by placing inverted cones at each surveyed point.

Photo preparation

A2.20 From the set of photographs taken from each Assessment Point, one single photograph was selected for use in the study. This choice was made on the combination of sharpness, exposure and appropriate lighting.

A2.21 The selected photograph was copied into a template image file of predetermined dimensions. The resulting image was then examined and any artefacts related to the digital image capture process were rectified.

A2.22 Where vertical rise has been used the image is analysed and compensation is applied to ensure that the centre of the image corresponds to the location of the camera's optical axis.

Calculating the photographic alignment

A2.23 A preliminary view definition was created within the visualisation system using the surveyed camera location, recorded target point and FOV based on the camera and lens combination selected for the shot

A2.24 A lower resolution version of the annotated photograph was attached as a background to this view, to assist the operator to interpret on-screen displays of the alignment model and other relevant datasets.

A2.25 Using this preliminary view definition, a rendering was created of the alignment model at a resolution to match the scanned photograph. This was overlaid onto the background image to compare the image created by the actual camera and its computer equivalent. Based on the results of this process adjustments were made to the camera definition. When using a wide angle lens observations outside the circle of distortion are given less weighting.

A2.26 This process was iterated until a match had been achieved between the photograph and alignment model. At this stage, a second member of staff verified the judgements made. An A3 print was made of the resulting photograph overlaid with the alignment model as a record of the match. This was annotated to show the extents of the final views to be used in the study.

Example of alignment model overlaid on the photograph

Preparing models of the Proposed Development

A2.27 A CAD model of the Proposed Development was supplied by the Architect. The level of detail applied to the model is appropriate to the AVR type of the final images.

A2.28 Models of the Proposed Development and other schemes are located within the spatial framework using reference information supplied by the Architect or, when not available, by best fit to other data from the spatial framework reference database . Study renders of the model are supplied back to the Architect for confirmation of the form and the overall height of the Proposed Development. The method used to locate each model is recorded. Each distinct model is assigned a unique reference code by the Visualiser.

Determining occlusion and creating simple renderings

A2.29 A further rendering was created using the aligned camera, which combined the Proposed Development with a computer-generated context. This was used to assist the operator to determine which parts of the source image should appear in front of the Proposed Development and which behind it. Using this image and additional site photography for information, the source file is divided into layers representing foreground and background elements.

A2.30 In cases where the Proposed Development is to be represented in silhouette or massing form (AVR1 or AVR2), final renderings of an accurate massing model were generated and inserted into the background image file between the foreground and background layers.

A2.31 Final graphical treatments were applied to the resulting image as agreed with the Architect and environmental and planning consultants. These included the application of coloured outlines to clarify the reading of the images or the addition of tones to indicate occluded areas.

Creating more sophisticated renderings

A2.32 Where more sophisticated representations of the Proposed Developments were required (AVR3) the initial model is

A1 MILLER HARE'S METHODOLOGY (CONTD.)

Appendices (continued)

developed to show the building envelope in greater detail. In addition, definitions were applied to the model to illustrate transparency, indicative material properties and inter-reflection with the surrounding buildings.

A2.33 For each final view, lighting was set in the visualisation system to match the theoretical sunlight conditions at the time the source photograph was taken, and additional model lighting placed as required to best approximate the recorded lighting conditions and the representation of its proposed materials.

A2.34 By creating high resolution renderings of the detailed model, using the calculated camera specification and approximated lighting scenario, the operator prepared an image of the building that was indicative of its likely appearance when viewed under the conditions of the study photograph. This rendering was combined with the background and foreground components of the source image to create the final study images.

A2.35 A single CAD model of the Proposed Development has been used for all distant and local views, in which the architectural detail is therefore consistently shown. Similarly a single palette of materials has been applied. In each case the sun angles used for each view are transferred directly from the photography records.

A2.36 Material definitions have been applied to the models assembled as described. The definitions of these materials have been informed by technical notes on the planning drawings and other available visual material, primarily renderings created by others. These resulting models have then been rendered using the lighting conditions of the photographs.

A2.37 Where the Proposed Development is shown at night-time, the lightness of the scheme and the treatment of the materials was the best judgment of the visualiser as to the likely appearance of the scheme given the intended lighting strategy and the ambient lighting conditions in the background photograph.

A2.38 Where a panoramic view is specified each panel is prepared by treating each photograph as an individual AVR following the process described in the previous paragraphs. The panels are then arranged side by side to construct the panorama. Vertical dividers are added to mark the edge of each panel in order to make clear that the final image has been constructed from more than one photograph.

Documenting the study

A2.39 For each Assessment Point a CAD location plan was prepared, onto which a symbol was placed using the coordinates of the camera supplied by the Surveyor. Two images of this symbol were created cross-referencing background mapping supplied by Ordnance Survey.

A2.40 The final report on the Study Location was created which shows side by side, the existing and proposed prospect. These were supplemented by images of the location map, a record of the camera location and descriptive text. The AVR level is described.

A2.41 Peripheral annotation was added to the image to clearly indicate the final FOV used in the image, any tilt or rise, and whether any cropping has been applied.

A2.42 Any exceptions to the applied policies or deviations from the methodology were clearly described.

A2.43 Where appropriate, additional images were included in the study report, showing the Proposed Development in the context of other consented schemes.

Process – modelled context

Example of AVR using a modelled context

Reconnaissance

A2.44 At each Study Location the Visualiser conducted a photographic reconnaissance to identify potential Assessment Points. From each candidate position, a digital photograph was taken looking in the direction of the Proposed Development using a wide angle lens. Its position was noted with field observations onto an OS map and recorded by a second digital photograph looking at a marker placed at the Assessment Point.

A2.45 The Visualiser assigned a unique reference to each Assessment Point and Photograph.

Reference Photography

A2.46 From each selected Assessment Point a large format photograph was taken with a camera height of approximately 1.6m. The camera, lens, format and direction of view are determined in accordance with the policies set out above

A2.47 The centre point of the tripod was marked and a digital photograph showing the camera and tripod in situ was taken to allow the Surveyor to return to its location. Measurements and field notes were also taken to record the camera location, lens used, target point and time of day.

Surveying the Assessment Points

A2.48 For each selected Assessment Point a survey brief was prepared consisting of the Assessment Point study sheet.

A2.49 Using differential GPS techniques the Surveyor established the location of at least two intervisible stations in the vicinity of the camera location. A photograph of the GPS antenna in situ was taken as confirmation of the position.

Creating the context model

A2.50 Three dimension model data from a variety of sources was assembled to determine the location of significant roofscape features (parapet edges, ridge lines, chimneys etc) and groundscape features (kerb and dock edges, walls etc).

A2.51 From this data an accurate roofscape model was prepared. For buildings close to the site fenestration detail was added to the model to aid in understanding the scale of the context. Indicative trees with estimated height and width where added to the model. Additional entourage (cars, buses, street furniture etc) was inserted in order to provide scale.

Creating the study model

A2.52 Using drawings and 3D models supplied by the Architects, an accurate massing model of the project was created showing all significant elements of the building that would affect that overall silhouette of the proposals. A palette of simple abstract materials is applied to the model. In general specific construction materials are not shown, except for glass which is used in order to indicate a degree of transparency where this affects the profile of the Proposed Development.

A2.53 Using data supplied by the Architects that defined the relationship of the building grid to the Ordnance Survey, the completed study model was located in the same geometric space as the context model, the survey and other reference data.

A2.54 Indicative trees with estimated height and width where added to the model. Additional entourage (cars, buses, street furniture etc) was inserted in order to provide scale.

Rendering and Post-production

A2.55 For each selected view, a virtual camera was created at the same location as the digital photograph and using a similar FOV and target. Renders of both the existing model and the proposal model were produced using lighting from a sun at an appropriate time of day. As the models are internally consistent the relationship of the Proposed Development to the context is exact.

Documenting the study

A2.56 For each Assessment Point a CAD location plan was prepared, onto which a symbol was placed using the coordinates of the camera supplied by the Surveyor. Two images of this symbol were created cross-referencing background mapping supplied by Ordnance Survey.

A2.57 The final report on the Study Location was created which shows side by side, the existing and proposed prospect. These were supplemented by images of the location map, a record of the camera location and descriptive text. The AVR level is described.

A2.58 Peripheral annotation was added to the image to clearly indicate the final FOV used in the image, any tilt or rise, and whether any cropping has been applied.

A2.59 Any exceptions to the applied policies or deviations from the methodology were clearly described.

A2.60 Where appropriate, additional images were included in the study report, showing the Proposed Development in the context of other consented schemes.

A1 MILLER HARE'S METHODOLOGY (CONTD.)

Appendices (continued)

A5 Details of schemes

index	scheme name	address	reference	PA	status	source of model data	positioning method	MH reference	colour
1	Ebury Bridge Estate (2020)	Ebury Bridge Estate Ebury Bridge Road London SW1W 8PX	n/a	WCC	Proposed	Paper planning application drawings from local authority	Best fit to Ordnance Survey	wmin1098.detail200306-as-proposed	Blue
2	Battersea Power Station - Phases 4-7 (2016)	Battersea Power Station Site Kirtling Street London SW8 5BP	2016/1119	Wandsworth	Subject to a Resolution To Grant	Paper planning application drawings from local authority	Best fit to Ordnance Survey	wwth0024-p4.mass160727-proposed-outline2015	Orange
3	Battersea Power Station - Phase 2 - Parameter	Battersea Power Station and nearby land including the former South Lambeth Goods Yard; the former Battersea Water Pumping Station; the site of the former Spicer-Cowan warehouse and former Dalkia boiler house; 28, 88 and 188 Kirtling Street; 2 Battersea Park Road; and parts of Battersea Park Road, Cringle Street and Kirtling Street, Queenstown Road and Queens Circus, SW8	2013/6639	Wandsworth	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	wwth0024-p2.surface150122-dp-consented	Orange
4	Battersea Power Station - Phase 3 - Detailed (2015 Amendments)	Battersea Power Station and nearby land including the former South Lambeth Goods Yard; the former Battersea Water Pumping Station; the site of the former Spicer-Cowan warehouse and former Dalkia boiler house; 28, 88 and 188 Kirtling Street; 2 Battersea Park Road; and parts of Battersea Park Road, Cringle Street and Kirtling Street, Queenstown Road and Queens Circus, SW8	2015/5923	Wandsworth	Legal Consent granted	2014 Model supplied by Cityscape. Subsequently modified and simplified by Millerhare	Position relative to O.S. supplied by architect	wwth0024-p3.mass140815-cityscape-proposed	Orange
5	Battersea Power Station - Cringle Dock	Cringle Dock Waste Transfer Station Cringle Street and Battersea Power Station Kirtling Street SW8	2015/6357	Wandsworth	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	wwth0018-e.mass160727-max-proposed-parameter	Orange
6	Chelsea Barracks - Outline Parameters	Development Site At Chelsea Barracks Chelsea Bridge Road London	15/11794/OUT	WCC	Cancelled	Paper planning application drawings from local authority	Best fit to Ordnance Survey	wmin0679.profile160727-proposed-maxparameter	Orange
7	Kilmuir House and 60-64 South Eaton Place	Kilmuir House Ebury Street London SW1W 8TH	20/01346/FULL	WCC	Submitted for planning	Paper planning application drawings from local authority	Best fit to Ordnance Survey	wmin0742.surface200303-dp-proposed	Orange
8	Cundy Street Quarter	Cundy Street Quarter, Belgravia, London	n/a	WCC	Proposed	Paper planning application drawings from local authority	Best fit to Ordnance Survey	wmin0736.detail200304-dsdha-proposed	Yellow

Aerial view of Proposed Development

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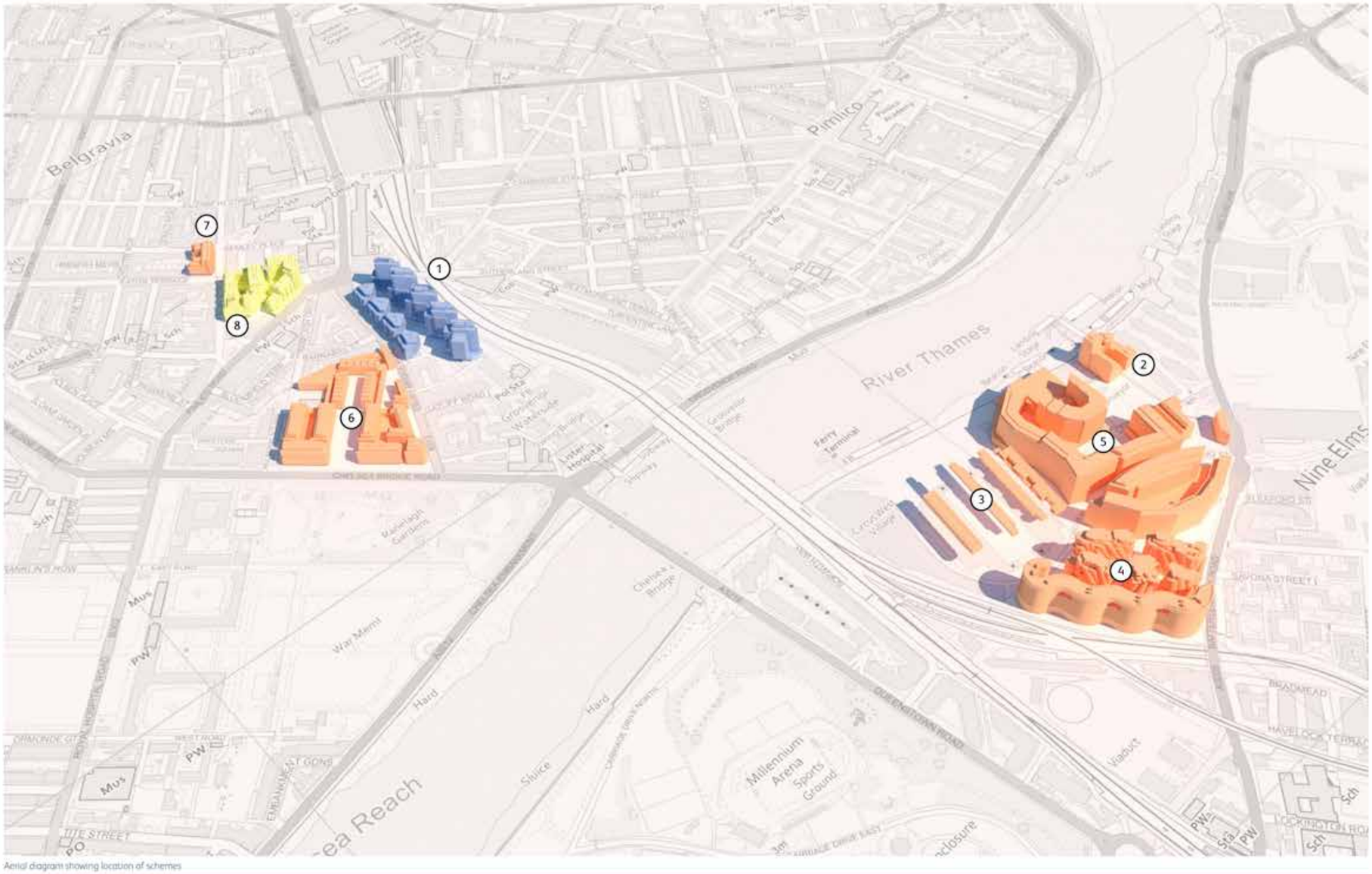
A1 MILLER HARE'S METHODOLOGY (CONTD.)

Appendices (continued)



Aerial diagram showing location of schemes

June 2020 Visual Impact Study **The Ebury Bridge Estate, Ebury Bridge Road, London SW1W 187**

APPENDIX 2 - LISTED BUILDING DESCRIPTIONS

A2 LISTED BUILDINGS DESCRIPTION (CONTD.)

Listed Buildings:

Group A

1) Guards' Chapel at former Chelsea Barracks (Grade II)

2) Railings to former Chelsea Barracks (Grade II)

3) Nos. 20 to 42 (even) Ebury Bridge Road including garden railings (Grade II)

Group B

4) Nos. 22-31, Bloomfield Terrace (Grade II)

5) Nos. 33, Bloomfield Terrace (Grade II)

6) Nos. 35 And 36, Bloomfield Terrace (Grade II)

7) Nos. 37-39, Bloomfield Terrace (Grade II)

8) Nos. 40-45, Bloomfield Terrace (Grade II)

9) Nos. 1-12, Bloomfield Terrace (Grade II)

10) Nos. 14-18, Bloomfield Terrace (Grade II)

Group C

11) Pimlico (St Barnabas) War Memorial (Grade II)

12) St Barnabas Parsonage and Gateway to North (Grade II)

13) Church of St Barnabas (Grade I)

14) St Barnabas Church School (Grade II)

Group D

15) Nos. 20A, 20, 22, 24, 26, 28, 30 and 30A and 45, 47, 49 to 66 67, 69, 71 to 88, 91 and 93 to 110 Coleshill (Grade II)

16) Public House, 37 Pimlico Road (Grade II)

17) Nos. 1, 3, 5 to 22, 23, 25 And 27 To 44 Coleshill Flats (Grade II)

18) British Airways Terminal (Grade II)

Group E

19) Victoria Coach Station (Grade II)

20) St Michael's House, 2 Elizabeth Street (Grade II)

21) St Michaels Hall (Grade II)

22) Victoria Library (Grade II)

23) Nos. 126-158, Buckingham Palace Road (Grade II)

24) Nos. 92-98, Buckingham Palace Road (Grade II)

Group F

25) Grosvenor Hotel (Grade II*)

26) Victoria Railway Station the former London, Chatham and Dover Railway Station including train shed (Grade II)

27) Victoria Railway Station: the former London Brighton And South Coast Railway Station and rear concourse (Grade II)

Group G

28) Nos. 20-24, Belgrave Road (Grade II)

29) Nos. 1-3, Eccleston Square (Grade II)

30) Nos. 4-18, Eccleston Square (Grade II)

31) Nos. 19-26, Eccleston Square (Grade II)

32) Nos. 9-17, St George's Drive (Grade II)

33) Nos. 27-41, Eccleston Square (Grade II)

34) Nos. 53-74, Eccleston Square (Grade II)

35) Eccleston Hotel (Grade II)

Group H

36) The Greyhound Public House (Grade II)

37) Nos. 15-43, Cambridge Street (Grade II)

38) Nos. 45-51, Cambridge Street (Grade II)

39) Nos. 16-44, Cambridge Street (Grade II)

40) Nos. 46 and 48, Cambridge Street, Nos. 119-125, Warwick Way (Grade II)

41) Nos. 3-33, Alderney Street (Grade II)

Group I

42) No. 27, St George's Drive (Grade II)

43) Nos. 29-49, St George's Drive (Grade II)

44) No. 38A, St George's Drive, Nos. 22-36, St George's Drive (Grade II)

Group J

45) Nos. 51-61, St George's Drive (Grade II)

46) Nos. 26-29, Warwick Square (Grade II)

47) Nos. 30-32, Warwick Square (Grade II)

48) Church of St Gabriel (Grade II*)

49) No. 33, Warwick Square (Grade II)

50) Nos. 1-23, Warwick Square (Grade II)

51) Nos. 67-80, Warwick Square (Grade II)

52) Nos. 52-56, Belgrave Road (Grade II)

53) Nos. 50-66, Warwick Square (Grade II)

54) Nos. 45-48, Warwick Square (Grade II)

Group K

55) No. 123A, Grosvenor Road (Grade II)

56) Western Pumping Station (Grade II)

57) Superintendents House at Western Pumping Station (Grade II)

58) Chimney to Western Pumping Station behind No. 124 Grosvenor Road (Grade II)

59) Auxiliary Pumping Station (Grade II)

60) Lister Institute of Preventative Medicine (Grade II)

Group L

61) The Royal Hospital Main Hospital Buildings Seven Three Storey Connected Blocks (Grade I)

62) Lodge to Chelsea Gate, Royal Hospital (Grade II)

63) Lodge to London Gate, Royal Hospital (Grade II)

64) The Royal Hospital North East Range (Grade II*)

65) Gordon House (Hospital Quarters), Royal Hospital (Grade II)

66) Lodge at Creek Gate, Royal Hospital (Grade II)

67) Building to south of range west of Chelsea Gate Roadway Royal Hospital (Grade II*)

68) Lodge to south of centre block to south west side of College Court, Royal Hospital (Grade II)

69) Building to centre of south west side of College Court, Royal Hospital (Grade II*)

70) Second Lodge to south of Stable Yard, Royal Hospital (Grade II)

71) Lodge immediately south of Stable Yard, Royal Hospital (Grade II*)

72) Stable Yard, to west of Chelsea Gate Roadway, Royal Hospital (Grade II*)

A2 LISTED BUILDINGS DESCRIPTION (CONTD.)

1) Guards' Chapel at former Chelsea Barracks (Grade II)

Date listed: 29 March 2011

Listing description:

Grey brick with yellow stock brick to N and S sides; red brick dressings and bandings, Portland stone and Bath stone decorative features. Slate roofs. A good example of a mid-C19 barracks chapel built following the establishment of the Barracks and Hospitals Commission in 1857 designed in a simple but well-composed Romanesque-Byzantine manner. It is uncommon stylistically for its date, its austerity counterbalanced by good contrasting brickwork and sparse but well-detailed decoration. It is one of a fairly small number of surviving barracks chapels, especially few of which survive in Inner London.

2) Railings to former Chelsea Barracks (Grade II)

Date listed: 24 September 2009

Listing description:

*Railings: The railings to the former Chelsea Barracks are recommended for designation at Grade II for the following principal reasons: * Of special architectural interest as an impressive and virtually intact run of railings set on a granite plinth, whose original military function is clearly expressed through their design. * Strong townscape interest * Special historic interest as the boundary to a major London barracks, built following the establishment of the Barracks and Hospitals Commission in 1857, and an important physical reminder of the military presence in Chelsea.*

3) Nos. 20 to 42 (even) including garden railings (Grade II)

Date listed: 01 December 1987

Listing description:

Row of houses. Early C19. Stock brick. 3 storeys, 1 window wide. Roof not visible. Arched entrances to ground floor with patterned fanlights except to Nos 20, 24, 26 and 30. Panelled doors. Square gauged headed windows. 16-paned sashes, timber glazing bars. Brick band above first floor. Parapet. Wrought iron garden railings.

4) Nos. 22-31, Bloomfield Terrace (Grade II)

Date listed: 09 January 1970

Listing description:

Row houses. Circa 1830. Yellow brick, slates mansards. 3 storeys, each house 2 windows wide. Square gauged head entrances and windows, entrances with pilastered joints and panelled doors. Sashes, glazing bars; French casements to first floor. C20 shutters to ground floor. Stucco cornice above second floor. Cast iron area railings.

5) No. 33, Bloomfield Terrace (Grade II)

Date listed: 09 January 1970

Listing description:

Detached villa (probably formerly pair of semis). Circa 1830. Brick. Stucco dressings. Slate hipped roof to eaves. 2 storeys and basement 4 windows wide. Centre pair of bays set forward slightly flanked by stucco pilasters gauged headed entrances to outer bays. Panelled doors, gauged square headed windows. Sashes, glazing bars. Shutters to ground floor. Cast iron area railings.

6) Nos. 35 And 36, Bloomfield Terrace (Grade II)

Date listed: 09 January 1970

Listing description:

Pair of semidetached villas. Brick, stucco dressings, slate hipped roof to eaves. Circa 1830. 2 storeys and basement. Each house 2 windows wide. Centre bay of each house set forward slightly and outlined by stucco pilasters. Gauged headed entrances to outer bays, panelled doors, gauged headed sashed window, glazing bars. Shutters to ground floor. Cast iron area railings.

7) Nos. 37-39, Bloomfield Terrace (Grade II)

Date listed: 09 January 1970

Listing description:

Terrace of villas. Circa 1830, altered. Brick stucco dressings, slate hipped roofs to eaves. Nos 38 and 39 treated as a single composition 2 storeys, each house 3 windows wide (No 37 of 2 windows wide). Pilasters between bays. Centre 3 bays of Nos 38 and 39 set forward slightly with pediment (apparently added by Oliver Mill) and central entrance. Panelled door. Centre bay recessed. Square gauged headed windows. Sashes, glazing bars. Shutters to ground floor. Cast iron area railings.

8) Nos. 40-45, Bloomfield Terrace (Grade II)

Date listed: 09 January 1970

Listing description:

Linked pairs of semidetached villas. Circa 1830. Brick, stucco dressings, slate hipped roofs to eaves. 2 storeys and basement, each house 2 windows wide; 1 storey 1 window link bay between each pair. Centre bays of each pair set forward slightly and outlined with stucco pilasters. Gauged headed entrances to outer bays, each pair panelled doors, square gauged headed windows, sashes, glazing bars. Shutters to ground floor. Cast iron area railings.

9) Nos. 1-12, Bloomfield Terrace (Grade II)

Date listed: 09 January 1970

Listing description:

Row of houses treated as linked semidetached villas. Circa 1830. Brick, stucco dressings, slate roof. 2 storeys and basement, each 2 windows wide, each pair with centre 2 bays set forward slightly with stucco pilasters to centre and ends. Entrances to outer bays. Single storey light blocks. Panelled doors. Square headed windows gauged heads tripartite arrangement to ground floor, with flanking shutters, sashes, glazing bars, pitched roofs to eaves, hipped to each pair. Cast iron area railings.

A2 LISTED BUILDINGS DESCRIPTION (CONTD.)

10) Nos. 14-18, Bloomfield Terrace (Grade II)

Date listed: 09 January 1970

Listing description:

Row houses. Circa 1830. Yellow brick. 3 storeys, each house 2 windows wide. Square gauged headed entrances and windows, the entrances with pilastered jambs and panelled doors. No 16 with carriageway. Sashes, margin glazing with small panes. Simplified stucco cornice above second floor. Parapet. Cast iron area railings except No 16.

11) Pimlico (St Barnabas) War Memorial (Grade II)

Date listed: 29 June 2017

Listing description:

War memorial in the form of a statue of Mary with the infant Christ set on a plinth, situated in a platformed area with stepped backing wall. Statue of a robed Virgin Mary holding the infant Christ, his arms outstretched; both have halos. This stands atop an octagonal pillar which rests on a half-octagon plinth, the faces of which are decorated with quatrefoils. The plinth stands on a platformed area, replete with a tiered backing wall. The uppermost section, behind the pillar, has two panels bearing (badly eroded) inscriptions, which are designed to be read together. Historic interest: as an eloquent witness to the tragic impact of world events on the local community, and the sacrifices it made in the First World War.

12) St Barnabas Parsonage and Gateway to North (Grade II)

Date listed: 05 February 1970

Listing description:

St Barnabas Parsonage and gateway to north GV II Parsonage. Circa 1850. Cundy Junior. Ragstone, ashlar dressings, pitched slate roof to eaves. Early English Gothic style. Corner site. 2 storeys and dormers. 3 windows to St Barnabas Street, 14 windows to Ranelagh Grove. Main entrance to St Barnabas Street in courtyard reached through archway, and flanked by 2 polygonal turrets with conical ashlar roofs. Chimney stacks rising on outer walls at intervals with gabled cresting; painted lancet windows between; leaded diamond panes; gabled dormers to Ranelagh Grove facade. Forms part of unified composition with St Barnabas Church and school.

13) Church of St Barnabas (Grade I)

Date listed: 24 February 1958

Listing description:

1847-50 by Cundy Junior, assisted by Butterfield. Ragstone ashlar dressings, slate pitched roof to eaves. Early English Gothic style. 5 bay nave, lean-to aisles, clerestory, lower chancel, west and south entrances, 5 stage tower to north west with broach spire and dripping eaves, triple bell louvres, one lucarne to each face. Interior reported to contain rood and rood screen by Bodley and Garner, Comper decoration to Lady Chapel, c.1900, stained glass, etc. Forms part of unified composition with parsonage and school.

14) St Barnabas Church School (Grade II)

Date listed: 05 February 1970

Listing description:

Circa 1850. Cundy Junior. Ragstone, ashlar dressings. Slate pitched roof to eaves. 9 window facade to Pimlico Road, divided 2 bays from either end by chimney stacks and wall face rising to gabled finials. Unmoulded lancet windows; 2 dormer windows. Buttresses to corners. 3-window return to St Barnabas Street with entrance to right. Forms part of unified composition with Church of St Barnabas and parsonage.

15) Nos. 20A, 20, 22, 24, 26, 28, 30 and 30A and 45, 47, 49 to 66, 67, 69, 71 to 88, 91 and 93 to 110 Coleshill (Grade II)

Date listed: 01 December 1987

Listing description:

White brick with red brick banding, stucco dressings; leaded mansard roofs. The building has five storeys and attic, and is 12 bays wide. The outer bays to each end, the fourth, fifth, eighth and ninth bays are set forward with square headed architraved sash windows, glazing bars and pedimental block courses to first floor. Intervening bays are recessed with access balconies with cast iron balustrades and spandrels. The French pavilion roofs have cast-iron cresting and gabled dormers. There are shops to the ground floor separated by stucco pilasters and access stairways. The building is an example of public housing built by one of the early public housing organisations, which sought to provide improved living conditions for the urban poor.

16) Public House, 37 Pimlico Road (Grade II)

Date listed: 05 February 1970

Listing description:

Mid C19. Stuccoed. Roof not visible, 3 storeys, corner site; 2 windows wide to each facade and another to curved corner. Classical style. Elaborate round arched entrance with balustraded balcony above, on brackets.

17) Nos. 1, 3, 5 to 22, 23, 25 And 27 to 44 Coleshill Flats (Grade II)

Date listed: 01 December 1987

Listing description:

Block of artisans' dwellings 1871 built by the Peabody Trust. White brick banding, stucco dressings, leaded mansard roofs. 5 storeys and attic. 8 bays. Outer bay to each end and inner pair set forward with square headed architraved sash windows, glazing bars and pedimental blocking courses to first floor; French pavilion roof with cast iron cresting. Gabled dormers. Intervening bays recessed with access balconies with cast iron balustrades and spandrels. Shops to ground floor separated by stucco pilasters and access stairways.

18) British Airways Terminal (Grade II) – currently the National Audit Office

Date listed: 16 January 1981

Listing description:

Air terminal offices. 1939. A. Lakeman,Portland stone roof not visible. Streamlined "moderne" style. Symmetrical facade, with central tower, and wings curving forward to form concave forecourt with overhanging canopy linking end pavilions. 5 storeys, 9 bays wide. Tower of 10 stages, with unifying vertical window to front and clock above. Vertical strip windows also to end pavilions with deep fluted jambs. Quadrant wings with horizontal strip windows. Metal window frames and horizontal pattern glazing bars. Front canopy with stone fascia, supported to centre by pair of piers, surmounted by stylised sculpture with winged male and female figures.

A2 LISTED BUILDINGS DESCRIPTION (CONTD.)

19) Victoria Coach Station (Grade II)

Date listed: 01 September 2014

Listing description:

Coach station and offices, originally incorporating shops and a restaurant. 1931-2 by Wallis, Gilbert & Partners for London Coastal Coaches Ltd.
MATERIALS: steel frame faced in concrete (now painted) with some contrasting brick facing to the rear elevations. Windows are mainly modern steel replacements.
PLAN: the building has an L-shaped plan at the south-west junction of Buckingham Palace Road and Elizabeth Street, comprising a long northern range, a shorter eastern return and a prominent corner entrance tower. The former booking hall is located at the intersection of the two blocks with a main corner entrance and a secondary entrance in Buckingham Palace Road. Stairs are located to either side of the entrance and at each end of the two blocks. To the rear, set parallel with the north elevation, is a full-length vehicle canopy. The internal layout is generally much altered with largely open-plan offices.
EXTERIOR: five storeys high with a set-back attic storey; the taller ground floor incorporating a mezzanine. Designed in the Art Deco style with neo-Egyptian motifs, combining strong contrasting horizontal and vertical elements with curvilinear and geometric forms. The tower has bold stepped and fluted detail, angle glazing and a triple full-height central bays. The parapet, and that of the curved returns, has triglyph detail. The entrance was rebuilt in the 1950s in a much pared-down manner. The long elevations have a very strong horizontal emphasis, accentuated by projecting fluted bands between storeys. The ground floor is divided into large window bays bisected by transoms with stylised fluted decoration marking the mezzanine floor. The north elevation differs in that the eight bays of the former lounge and restaurant are separately expressed - a distinctly modernist touch - by vertical three-light windows with chevron-moulded mullions, again with reeded transoms; these are flanked by narrow vertical windows. The coach exit to the right is flanked by stepped pilasters. Both elevations terminate in curves where they abut the tower; the east range also has a curved termination. Doors, shopfronts and windows have been replaced at all levels, with the exception of the transom lights at ground floor which have pivoting metal casements with geometric pattern glazing. An entrance at the south end of the east block has a curved shoulders and raised chevron-pattern frieze above. The former booking hall is enclosed by wrought-iron area railings with inward-curving heads and contrasting diagonals. At ground floor, the open loading bays on the yard side have been infilled to create enclosed arrivals and departure areas with shops and cafes; these areas lack special interest. The canopy has a louvred hipped glazed roof carried on open steel trusses.
INTERIOR: the stairs have horizontal steel balustrades and hardwood handrails. The booking hall, retail areas and office interiors at all levels have been comprehensively modernised and retain few visible original features. Internal and external post-war fittings and finishes, including signage, joinery, suspended ceilings and cladding, partitions, plant, and infill to the arrival and departure bays lack special interest. Pursuant to s.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') it is declared that these aforementioned features are not of special architectural or historic interest.

20) St Michael's House, 2 Elizabeth Street (Grade II)

Date listed: 30 September 2016

Listing description:

Parish community centre or clubhouse, 1938 by N F Cachemaille-Day, now offices.
MATERIALS: steel frame, clad in plum coloured Dutch brick, laid in Flemish bond; concrete (painted white) and engineering brick dressings; metal-framed windows, flat roofs.
PLAN: the building occupies a tight corner site, the front elevation facing south onto Elizabeth Street and a prominent side elevation facing Eccleston Place. The main body of the building is rectangular on plan; the front section is of five storeys, with a stair tower protruding above it, with a two-storey lower wing to the rear and a basement beneath the whole building. To the rear, with its main, side elevation on Eccleston Place and reached from the principal staircase at half landing level, is a tall, narrow, apsidal ended chapel. Accommodation, arranged over the five levels, is served by two adjacent staircases, lit by windows which are made a feature of the east elevation. From the entrance hall stairs descend to the former gymnasium and changing rooms at basement level.
EXTERIOR: the front elevation is symmetrical in five bays and on five storeys, the fenestration set in from the outer corners of the building, creating a blank panel to each side. The entrance is set forward in a moulded masonry architrave with rounded flanks and a flat canopy with a stepped fascia. Set back above the doors is a blind 'overlight' panel. Below is a pair of doors, each of four moulded panels, set back further within the entrance. It is approached by a pair of deep concrete steps with a threshold laid out in a concrete grid inset with glass setts and is flanked by curved, brick parapet walls forming a quadrant on each side. Windows, which are paired metal casements of three lights arranged vertically either side of a cylindrical mullion, painted white, are in deep-set openings with quadrant cut engineering brick reveals and slender concrete cills and lintels, also painted white. Above the fourth floor is a simple cornice which extends slightly beyond the window openings. Attic storey windows above it are metal casements beneath a continuous lintel. A plain parapet above has concrete coping. Foundation stones set into the brick fabric record: N F Cachemaille-Day / F.R.I.B.A. / Architect and C.H.Gibson Ltd. / CROYDON / Contractors. The dramatic side elevation to Eccleston Place is achieved by the vertical accent provided by the parallel stair windows in the front block and the height of its stair tower, and the almost austere minimal treatment given to the chapel. The stair windows read as single glazed strips, made up of smaller metal-framed panes. Each has paired lights in slightly chamfered architraves between a central brick pier, and is deep set in engineering brick reveals, with a slender cill and lintel, painted white. Below each is a deep-set horizontal tripartite window opening with a slender cill lintel and mullions, that provides clerestorey glazing to the basement room. Centrally placed above the stair windows is a gargoyle-like projecting moulded base and smaller head at the respective roof levels that appears to be the mounting for a statue. To the left is a stepped, moulded doorcase with a pair of deep-set part glazed doors. The chapel has a stark simplicity. It has a flush surface apart from three very narrow lancet windows set precisely within the outer wall and ranks of narrow slit openings which pierce the parapet. The lancets have rounded heads and projecting painted concrete cills, and windows have robust rectangular leaded lights with a top-hung hopper. The roof is hidden behind a tall parapet pierced by square headed openings and has a concrete coping. The corresponding piers of the western wall rise to the same height above the flat roof. A connecting lintel appears to have been removed. Beyond the chapel is a rear entrance in a deep, stepped moulded architrave; it has replaced doors. The west elevation is blind save for a single six-light ground floor window in a plain reveal. The rear north wall and return of the lower rear wing have metal-framed windows grouped between brick piers beneath continuous cills and lintels, giving them horizontal emphasis.
INTERIOR: stairs rise the full height of the building while parallel secondary stairs run from ground floor level to third floor. In both cases masonry stairs are built against the inner window reveal, creating a full height space between the mullions and glazing which is attached to chamfered masonry spurs. The main stair has an oak balustrade and at the half landing entrance to the chapel it has a curved outer profile and a robust masonry newel. Within the inner curve is a recess with an oak cill which corresponds with the window cill. A similar stair with terrazzo steps and dado and an oak lined recess descends to the basement from the entrance hall. Built into the panelled balustrade at hall level is a post box. The entrance hall has a wood parquet floor. Throughout the building, although not exclusively, there are doorcases with channeled and mitred frames. Doors are now clad in flush fire resistant panels. The basement room, originally the gymnasium, has a double-width masonry doorcase with a curved profile, echoing the main entrance doorcase. The chapel is a tall, narrow space beneath a barrel vaulted roof with plain rear arches to the windows, and is unadorned except for the apse. The apsidal end wall is lined in coffered timber panelling, now painted gold. Above, the apse roof is lined in a mosaic in Byzantine manner, by Eric Newton. It depicts Christ beneath a starry firmament and above a scrolled, wavy sea and holding an opened book which reads: IN THIS PLACE/ WILL I/ GIVE PEACE. To the left is inscribed: PEACE/ I LEAVE/ WITH YOU/ MY PEACE I/ GIVE UNTO YOU. To the right: NOT AS/ THE WORLD/ GIVETH/ GIVE I/ UNTO YOU. The chapel has a pair of oak part-glazed doors beneath a round arched overlight, with quadrant mouldings in the angles, such that the frames are in the from of a cross. It has a terrazzo threshold, but elsewhere the floor is hidden beneath a timber platform which raises the floor level.

A2 LISTED BUILDINGS DESCRIPTION (CONTD.)

21) St Michael's Hall (Grade II)

Date listed: 01 December 1987

Listing description:

Terraced house and hall. 1892. Red brick, buff terracotta. Red pitched tiled roof to eaves. 3 storeys, 2 main bays with 4-bay return to left. Tudor revival style. Projecting porch to right with richly moulded painted arch with moulded patterns to spandrels. Dipped parapet. Mullioned windows, those to ground and first floors with painted lights and a transom. Canted 2-storey bay to left with dipped parapet. Upper windows mullioned with square heads. Moulded bands between storeys. Gable to left hand bay. Return with similar treatment, carried into single storey wing. Wrought iron area railings.

22) Victoria Library (Grade II)

Date listed: 05 February 2007

Listing description:

Public Library for the parish of St George's, Hanover Square. 1892-4 by A J Bolton.

MATERIALS: Red brick laid in a Flemish bond with Portland Stone dressings, some terracotta to rear. Slate roof behind lowered parapet.

PLAN: Three-part composition with two double-height halls to the rear, entrance foyer, stair hall and two-storey-and-attic accommodation to the front.

EXTERIOR: The Buckingham Palace Road facade is a three-bay composition with central porch carrying four-light mullion and transom window breaking forward with narrow single lights to either side. SG HS PUBLIC LIBRARY carved in the stonework between ground and first floors. There are four-light mullion and transom casement windows to either side, those to first floor with Corinthian pilasters and frieze, those to second floor with a greater profusion of pilasters, set over the cornice. The rear elevation has two brick gables containing double-height windows, the southern-most with an oculus window above. Before and set between the gables is a projecting porch which leads to 'READING ROOM' as signposted in terracotta along with the date 1892. The inscription forms part of an imposing pedimented terracotta door case topped by finials. There are good highly decorative wrought iron railings to the frontage consistant with those of the adjacent terrace.

INTERIOR: The interior retains a coffered ceiling to vestibule, leading to a foyer from which rises a straight single-flight stair with cast-iron balustrade, there is some panelling to reading area in inner foyer. There is a geometric ribbed moulded decorative plaster ceiling to the first floor rooms of the front block. The lending library (the former reading room) has a first floor gallery on three sides supported on columns with cast-iron balustrade under open timber clerestoried roof comprised of three Queen post trusses, the posts being formed of small classical columns. The present records office (the former lending library) has a gallery with more elaborate ironwork balustrade and original fixed shelving. This hall also retains the original book hoist from when books for lending were not openly accessible to the public but had to be ordered from the catalogues formallly located in the hall - this is now an extremely rare feature.

23) Nos. 126-158, Buckingham Palace Road (Grade II)

Date listed: 09 January 1970

Listing description:

Row of large houses. Late C19. J.J. Stevenson. Queen Anne style. Red brick, some stone dressings. Pitched slate roofs to parapet. 3 storeys, attic and basement. Each house 3 bays. Various designs within basic pattern. Gables to Nos 126, 128, 132, 136, 138, 142, 144, 150, 156 and 158; canted bays rising through ground and first floors to Nos 126, 128, 132, 136, 138, 146, 148, 156 and 158. Steps to entrance. Various entrances within jolting porches or recessed behind square, round, or segmental headed doorways. First floor balustraded balconies. Windows mainly square headed, sashed, glazing bars. Almost flush frames. Cornice above second floor. Parapet. Dormers to roof. Slab chimneys. Carving. Wrought iron area railings of ambitious design.

24) Nos. 92-98, Buckingham Palace Road (Grade II)

Date listed: 14 January 1970

Listing description:

Commercial premises. Early C20. Reid and Macdonald. Red brick, red tiled pitched roof to eaves. Domestic revival style. Irregular facade of 7 main bays, 5 storeys and attic. Centre and end groups of bays set forward slightly with gables over and rusticated quoins. Shops to ground floor, altered, with stucco or painted stone, surrounds and cornice above. Arched central entrance and corner entrances with convex frieze and keystone over. 3 canted bay windows disposed at irregular intervals, rising through first to third floors, corniced. Segmental headed windows flush frames, sashes, glazing bars, carved brick ornaments to gables, that to right with prominent off centre stack to front face, rising from canted blind projection of similar dimensions to bar windows. Segmental pediments to dormers. Return to right and left.

25) Grosvenor Hotel (Grade II*)

Date listed: 09 January 1970

Listing description:

Hotel. 1860 - 1. J. T. Knowles.Carving carried out by Daymond and Sons. Yellow brick, Bath stone. Shaped slate mansard roof. 5 storeys. 19 bays wide. End pairs of bays set forward slightly with pavilion roofs. Ground floor rusticated. Central entrance. Windows arched except to third floor. Gauged brick heads. First floor with pilasters between windows and carved spandrels with portrait heads and naturalistic foliage. Second floor windows corniced on carved consoles, those to pavilions pedimented. Fourth floor similar to first but lower; rich cornice; much carved decoration. Continuous first floor balcony and second floor balcony, both with naturalistic leaf decoration. One of the first buildings in London to use the French pavilion roof.

26) Victoria Railway Station the former London, Chatham and Dover Railway Station including train shed (Grade II)

Date listed: 05 February 1970

Listing description:

Railway Station Terminus. 1860-62, remodelled 1909, damaged 1944 with late C20 alterations. Built for the London, Chatham and Dover Railway Company, the train shed designed by the engineer Sir John Fowler. Original station, facing Hudson's Place, London stock brick with stucco dressings, roofs not visible. The south end was destroyed 1944. Three storeys, the first 2 bays from left now only 2 storey. Fifteen bays, arranged 2 : 3 : 5 : 5, with another 3 bays missing from left end. Second 3 bays are set forward, others set back in sequence. Ground floor has horizontal rustication in stucco with arched doors and windows with keyed heads, plain glazing. Central entrance has paired Roman Doric columns on either side with narrow arched niches between the columns. This is entrance to Royal waiting rooms, used principally for meeting visiting Royalty arriving from the Continent. The 3 and the first 5 bay sections are fronted by a modern continuous canopy of steel and ridge-and-furrow glazing. Plat band with panelled aprons to windows above. First and second floors have rusticated stucco quoins. First floor windows have stucco architraves with segmental pediments, 2 over 2-pane sashes. Window over the Royal entrance is tripartite with central pediment. Second floor windows smaller with eared architraves, again tripartite window over Royal entrance. Stucco parapet with the cornice removed, roofs not visible. Elevation to concourse has similar window treatment, but is more altered. Interiors not seen. The Booking Hall has been changed several times; the Royal rooms were not inspected. Train shed was designed by Sir John Fowler and built in 1862. It has 2 spans of tied arched wrought iron construction, one is 38m in width and 138m in length; the other is slightly wider and 117m in length, plus additional roofing over concourse. Train shed roof is carried

A2 LISTED BUILDINGS DESCRIPTION (CONTD.)

on 8 cast iron columns which support light arched ribs with curved wrought iron rod ties. Roof in 6 sections to ridge, with sections 4 and 5 glazed on either side along full length. This is one of the lightest and most elegant of the major station roofs from this period. Later station building, facing Wilton Road and Terminus Place, designed by Alfred W Blomfield and W J Ancell, with sculpture by Henry C Fehr, built 1909-10. Portland stone ashlar with some red brick facing to the concourse, and slate roofs. Edwardian Baroque Revival style. Terminus Place elevation 3 storeys and attic, with full 3 storey centrepiece and mezzanine in outer bays. 10 bay frontage arranged 1 : 2 : 5 : 2. Ground floor has horizontal rustication with large square headed keyed openings with wide segmental arch which supports centre 3 bays of 5. Arch is rusticated and carries a cartouche. Mezzanine floor has small, square headed windows arranged 1 : 2 : 0 : 2. First floor has tall windows with eared architraves. Rusticated quoin pilasters to each section. First bay from left and bays supporting centrepiece have attached Ionic column surrounds to windows. Heavy cornice above supports parapet, broken on left by segmental pediment, and broken by supporters to centrepiece. Attic floor has rectangular window in left hand pediment and in supporting bays. 3 windows with rusticated surrounds in centre, 2 with segmental pediments behind balustrade in mansard roof on either side. Central supporters have 4 mermaid caryatids carrying broken pediments with wreaths and decorated cartouche. Centrepiece rises to blind wall inscribed SOUTHERN RAILWAY (originally SOUTH EASTERN & CHATHAM RAILWAY), roof is not visible behind. Wilton Road elevation has ground, mezzanine, first and attic floors except for first bay on left adjoining earlier London, Chatham and Dover Railway building. Single bay has tripartite window on ground floor and wide, segmentally arched window with keyed head above. Far right hand bay also single has similar façade to one facing Terminus Place. Between is balanced composition of 11 bays arranged 2 : 1 : 5 : 1 : 2. Tripartite windows on ground floor, square mezzanine windows, tall windows with architraves on first floor. Third and ninth bays are framed by rusticated pilasters and capped by pediments at parapet level. Heavy modillion cornice. Panelled balustraded parapet ramped up behind pediments. Chimney stacks with weathered caps. Elevations to concourse has similar features in red brick with Portland stone dressings. INTERIORS not seen, largely altered on ground floor. History: Victoria station was built in 1860-2 by the Victoria Station and Pimlico Railway Company and half the capital for this was subscribed by the London, Brighton and South Coast Railway, with the London, Chatham and Dover Railway subscribing 1/3rd and the Great Western Railway 1/6th. The station was designed from the beginning as 2 separate stations used by different companies. The oldest part surviving is the eastern or Kent (ie the L, C & D R) side which opened on 25th August 1862, and it was this side that was used by the G W R in conjunction with the West London Extension Railway, which connected with their main line at Old Oak Common via Battersea railway bridge; and this was opened the following year (2nd March 1863). The L, C & D R station continued unchanged until after the company had amalgamated with the South Eastern Railway to form the South Eastern and Chatham Railway in 1899. The rebuilding of the L B & S C R side of the station (see below) in 1906-8 inspired the S E & C R to respond with the highly decorated new frontage designed by Alfred W Blomfield which fills the gap between the L, B & SCR building and the original departure building of the L, C & DR in Hudson's Place. This was built in 1909-10. The L, B & S C R's half of the station had first opened on 1st October 1860 and was designed by their engineer, R Jacob Hood. By the late C19 this station had become extremely overcrowded and it was decided to build a much larger and better planned one designed by their then Chief Engineer, Sir Charles Morgan. The new section along the Buckingham Palace Road was brought into use first in 1906-7 and the old station was then demolished (the entranced canopy dated 1880 survives at Hove station). The completed new station was formally opened 1st July 1908. The Victoria Station and Pimlico Railway Company remained nominally independent of its user companies until Grouping when both sides came within the Southern Railway. The Great Western Railway continued to have running powers into the eastern side of the station, although their last services seem to have run in 1915. The Southern Railway's first attempt at unification was to make the double arched opening through the wall between the two stations. This was done in 1924-5 and the platforms were then numbered right across the station as now. Electric traction had arrived at the L, B & S C R station in 1909 with the overhead system. This was changed to third rail in 1929 and under the SR rapidly expanded, with the Brighton service being electrified in 1933. Electrification on the Kent side also followed close on Grouping, with the local commuter services to Orpington being changed in 1925 and those to Gillingham and Maidstone in 1939; but the full length of the lines to Dover and Thanet were not completed until 1959; while Platforms 1-8 were lengthened the following year. The Brighton side train shed and the screen wall along Buckingham Palace Road have now been rebuilt and replaced by office blocks over the tracks in the major rebuilding of 1980s and 1990s undertaken by British Rail. The Kent side of the station, however, still remains much as it was at Nationalisation in 1948, with the war damage to the original part of the L, C & D R station having never being properly reinstated, although it was given a new Booking Hall in 1951.

27) Victoria Railway Station: the former London Brighton And South Coast Railway Station and rear concourse (Grade II)

Date listed: 26 July 12001

Listing description:

Railway Station Terminus. 1906-8 with minor C20 alterations. Designed by the railway company's Chief Engineer, Sir Charles Morgan. Imperial Baroque Revival version of the French Renaissance style. Main street elevation 9 storeys with 2 storey ashlar basement. 5 main storeys, over bottom 2 storeys obscured by projecting iron and timber canopy, plus 2 further attic storeys in the mansard roof. Nineteen bays wide arranged, 3 : 5 : 3 : 5 : 3, with the ashlar centrepiece and end pavilions set slightly forward, the plain sections of five windows being in red brick with stone bands and cornices; windows of two widths, either 2 over 2-pane or 3 over 3-pane sashes. Lower 2 floors under canopy supported on 3 posts at front, with steel and glass roofs and timber valancing. The openings and shops have been considerably altered in recent years. Above the canopy is a floor of windows with keyed heads, then one with pedimented heads, then smaller keys, then plain architraves; pedimented heads to the lower attic floor and plain above. The outer pavilions have large segmental pediments. The central attic feature has bowed central windows and an elaborate broken pediment with clock above. This is set against a tall French pavilion roof, as are the end ones, plain mansards between each with 4 tall stacks with weathered caps, and a further stack at each end. The clock is flanked by wreaths and female supporters reclining on the pediment scrolls. The rear wall cannot be seen except for the 2 storeys of offices, red brick with stone bands, within the concourse. The upper hotel floors are not intended to be seen. INTERIORS, ground floor interiors are altered. The railway offices on the first floor were not inspected. The upper floors are part of the Grosvenor Hotel and are some 150 bedrooms, bathrooms etc. These were not inspected. Station Concourse, 1906-8 also designed by Sir Charles Morgan. The concourse has five ridged roofs running back at right angles to the building supported on cast iron Corinthian columns and on the surrounding buildings. The columns support deep lattice girders running under each gutter and these support light steel trusses. This roof originally continued over the platforms, but has been truncated in the 1990's and now covers only the head of each platform. Many late C20 additions have been inserted into the concourse.

28) Nos. 20-24, Belgrave Road (Grade II)

Date listed: 01 December 1987

Listing description:

Row of houses. Early to mid C19. Brick. Channelled stucco to ground floor. Roof not visible. 3 storeys,attic and basement, each house 2 windows wide. Square headed recessed entrances, panelled and studded doors. First floor cast iron balconies of anthemion design. Square headed windows, sashes, glazing bars, gauged heads. Cornice above second floor. Parapet. Cast iron area railings. Included for group value with houses in Eccleston Square only.

29) Nos. 1-3, Eccleston Square (Grade II)

Date listed: 14 January 1970

Listing description:

Terraced houses. Circa 1840. Stucco. Slate and tiled mansards. 3 storeys, attic mansard and basement. Each house 2 windows wide. Square headed entrances. Panelled doors. Continuous first floor cast iron balcony to first floor (C20 to No 1). Square headed windows. Stuccoed architraves above ground floor. Sashes, French casements to first floor, some glazing bars. Dentil cornice above second floor, subsidiary cornice to attic. Parapet. Cast iron area railings (wrought iron to No 1). Part of Eccleston Square layout, planned from 1835 by Thomas Cubitt.

A2 LISTED BUILDINGS DESCRIPTION (CONTD.)

30) Nos. 4-18, Eccleston Square (Grade II)

Date listed: 14 January 1970

Listing description:

Terraced houses. Circa 1840 to 1850. Stucco. Roofs not visible. 4 storeys plus basement (Nos 14 to 18 of 5 storeys). Some dormers. Each house 2 windows wide. Rusticated to ground floor. Square headed entrances, those to Nos 8 and 11 to 13 with projecting Doric porches; Nos 14 to 18 with Doric colonnade to ground floor. Triglyph friezes to ground floor. Panelled and studded doors. Continuous first floor balustraded balcony. Square headed windows; architraved above ground floor, corniced to first floor, with pediments to Nos 4, 5, 9 and 10. Sashes, some glazing bars. First floor French casements. Modillion cornice above third floor (above fourth to Nos 14 to 18). Cast iron area railings. Part of Eccleston Square layout, planned by Thomas Cubitt from 1835.

31) Nos. 19-26, Eccleston Square (Grade II)

Date listed: 14 January 1970

Listing description:

Terraced houses. Mid C19. Stucco. Roofs not visible. 5 storeys and basement, 2 windows wide. Projecting Doric porches with triglyph friezes. First floor continuous balustraded balcony. Square headed windows, architraved above ground floor, corniced to first floor with pediments to first floor to Nos 21 and 24, cornices to second floor windows. Sashes, some plate glass, some glazing bars. Modillion cornice above fourth floor. (Above 3rd floor to Nos 25 and 26, which are slightly taller.) Cast iron area railings. Part of Eccleston Square layout, planned by Thomas Cubitt from 1835.

32) Nos. 9-17, St George's Drive (Grade II)

Date listed: 01 December 1987

Listing description:

Row of houses. Mid C19. Stucco. Roof not visible. 4 storeys, basement and attic (missing to Nos 15 and 17). Each house 2 windows wide. Outer houses set forward slightly with rusticated quoins. Channelling to ground floor. Panelled doors. Slightly projecting porches with central and triglyph frieze, to whole of ground floor. First floor continuous balustraded balcony. (Missing to Nos 15 and 17.) Square headed windows architraved above ground floor, corniced to first and second floors. Sashes, glazing bars, first floor French casements. Modillion cornice above third floor; subsidiary cornice to attic. Cast iron area railings.

33) Nos. 27-41, Eccleston Square (Grade II)

Date listed: 14 January 1970

Listing description:

Row of houses. Mid C19. Stucco. Roof not visible. 4 storeys, attic and basement. Each house 2 windows wide. Projecting Doric porches, triglyph friezes (Nos 38 to 41 Ionic columns but triglyph friezes). Panelled doors. First floor continuous balustraded balcony. Square headed windows, architraves above ground floor, cornices to first and second floors. Sashes, plate glass. First floor French casements. Modillion cornice above third floor; subsidiary cornice to attic. Cast iron area railings. Part of Eccleston Square layout, planned by Thomas Cubitt from 1835.

34) Nos. 53-74, Eccleston Square (Grade II)

Date listed: 14 January 1970

Listing description:

Row of large terraced houses, nos 60 and 61 rebuilt to altered design. Mid C19, forming part of square laid out from 1835. Stucco. Roofs not visible. Each house 2 windows wide (nos 55 to 62 of 3 windows wide). 5 storeys. End pairs of houses with rusticated quoins. Projecting Doric porches. Balustraded first floor balconies. Square-headed windows, architraves, sashes, mostly glazing bars. French casements to first floor. First floor windows pedimented to projecting houses and also to No 55 to 58. Second floor windows corniced. Modillion cornice. Cast iron spearhead area railings. Integral part of Eccleston Square planned layout.

35) Eccleston Hotel (Grade II)

Date listed: 14 January 1970

Listing description:

Row of large houses, now incorporating hotel. Mid C19, forming part of square laid out from 1835. Stucco. Roof not visible. Houses each 3 windows wide, with 5 windows to hotel. 5 storeys and basement. Symmetrical block with inner 6 bays recessed, outer bays having rusticated quoins. Rustication to ground floor. Projecting Doric porches. Continuous first floor balustraded balcony. Square-headed windows, architraved above ground floor, pedimented to first floor, segmental to centre bays and triangular to others. Cornices to second floor windows, pedimented to Nos 79 and 80. Sashes, glazing bars; French casements to first floor. Modillion cornice; parapet. Integral part of Eccleston Square planned layout, closing the northern end.

36) The Greyhound Public House (Grade II)

Date listed: 14 January 1970

Listing description:

Corner public house. Mid C19. Brick and stucco dressings. 4 storeys. 3 bays to Hugh Street, 1 bay to Cambridge Street. Rusticated ground floor, stuccoed, treated as pilaster strips between windows and doorways. Main entrance to centre of Hugh Street facade. Stucco balconettes to first floor. Square headed windows, architraved. Centre windows to Hugh Street facade and window to Cambridge Street linked through first and second storeys by superimposed paired stucco pilasters and balconies. Sashes, margin glazing. Stucco band above second floor. Modillion cornice above third floor. Interior with island bar and plain panelling, etc.

37) Nos. 15-43, Cambridge Street (Grade II)

Date listed: 01 December 1987

Listing description:

Terrace of house. circa 1835. Brick. Stucco dressings. Roof not visable. Nos 17, 25, 33 and 39 set forward slightly with rusticated quoins. 3 storesy and basement. Each house 2 windows wide. Square headed entrances. Panelled doors. Channelling to ground floor. First floor cast iron balconies. Square headed windows, architraved above ground floor, sashes, margin glazing. Dentil cornice above second floor, mutilated. Parapet. Cast iron area railings. Forms part of coherent layout with Nos 16 to 44 (even).

38) Nos. 45-51, Cambridge Street (Grade II)

Date listed: 01 December 1987

Listing description:

Terrace of houses. Circa 1840. Brick. Stucco dressings. Roofs not visible. End houses set forward slightly with rusticated quoins. 3 storeys and basement. Each house 2 windows wide. Square headed entrances. Panelled doors. Channelling to ground floor. First floor cast iron balconies. Square headed windows, architraves above ground floor, sashes, some margin glazing, some plate glass. Dentil cornice above second floor. Parapet. Cast iron area railings.

A2 LISTED BUILDINGS DESCRIPTION (CONTD.)

39) Nos. 16-44, Cambridge Street (Grade II)

Date listed: 01 December 1987

Listing description:

Terrace of houses. Circa 1835. Brick. Stucco dressings. Some slate attic mansards. Nos 20, 26, 34 and 40 set forward slightly with rusticated quoins. 3 storeys and basement. Each house 2 windows wide. Square headed entrances. Panelled doors. Channelling to ground floor. First floor cast iron balconies. Square headed windows architraved above ground floor; sashes, margin glazing. Dentil cornice above second floor largely intact. Cast iron area railings. Forms part of coherent layout with Nos 15 to 43 (odd).

40) Nos. 46 and 48, Cambridge Street, Nos. 119-125, Warwick Way (Grade II)

Date listed: 01 December 1987

Listing description:

Block of terraced houses. Circa 1840. Brick. Stucco dressings and channelling to ground floor. 3 storeys and basement, 2 windows wide. Slightly projecting porches with square piers. Panelled doors. First floor continuous balustraded balcony. Square headed windows architraved above ground floor. Corniced to first floor. Sashes, margin glazing bars. Dentil cornice above second floor. Canted bay window to corner of No 48 Cambridge Street. Parapet. Cast iron area railings. Included only for group value with houses on Cambridge Street and Alderney Street.

41) Nos. 3-33, Alderney Street (Grade II)

Date listed: 01 December 1987

Listing description:

Terrace of houses. Circa 1835 Yellow brick. Stucco dressings and channelling to ground floor. Roof not visible. 3 storeys and basement. Each house 2 windows wide. Centre and end houses and Nos 11 and 25 set forward slightly. Square headed entrances, panelled doors. First floor cast iron balconies. Architraves above ground floor. Square headed windows architraved above ground floor, corniced to first floor. Sashes, margin glazing. Modillion cornice. Cast iron area railings.

42) No. 27, St George's Drive (Grade II)

Date listed: 01 December 1987

Listing description:

Terraced house. Mid C19, altered. Stuccoed. 4 storeys and basement. 4 bays to St George's Drive, 2 to Warwick Way. Projecting 3-storey bay windows to both facades and double enclosed Doric porch to St George's Drive. Cast iron area railings. Listed only for group value with 29 to 49 St George's Drive.

43) Nos. 29-49, St George's Drive (Grade II)

Date listed: 01 December 1987

Listing description:

Terrace of houses. Mid C19. Stucco. Roof not visible. 4 storeys and basement. Each 2 windows wide, except centre 3 houses and end houses, which set forward slightly. Each with 3 closely spaced windows, and rusticated quoins. Rustication to ground floor. Projecting Ionic porches. First floor balustraded balcony. Architraves above ground floor. First floor windows with segmental pediments, to second floor corniced; unifying pilaster treatment to first and second floors of centre and end houses, Doric to first and Ionic to second floor. Third floor windows of these houses arched. Sashes, plate glass, French casements. Console cornice above third floor with swags. Balustraded parapet survives to Nos 33 to 39. Returns to right and left. Lively design.

44) No. 38A, St George's Drive, Nos. 22-36, St George's Drive (Grade II)

Date listed: 01 December 1987

Listing description:

Terrace of houses. Mid C19. Stucco. Roof not visible. 4 storeys, basement and attic mansard. 3 closely spaced windows to each house. End pairs break forward slightly. Doric projecting porches, triglyph friezes. Panelled doors. Continuous balustraded balcony to first floor. Square headed windows flanked by Ionic columns to first floor, the centre window to each house pedimented; second floor windows, flanked by pilasters and corniced. Sashes, plate glass, French casements. Decorative frieze above second floor. Console cornice above third floor (mutilated to Nos 22 to 26 and 28). Balustraded parapet survives to Nos 30 to 34. Cast iron area railings. Included for group value only.

45) Nos. 51-61, St George's Drive (Grade II)

Date listed: 01 December 1987

Listing description:

Row of houses. Mid C19. Stucco. Slate mansards. 4 storeys and basement. Each house 2 windows wide, but end houses each with one tripartite window, and set forward slightly with rusticated quoins. Projecting Doric porch with triglyph friezes. Panelled doors. Channelling to ground floor. Continuous first floor balustraded balcony. Windows architraved above ground floor. First floor windows pedimented; second floor windows corniced, those to other houses pedimented. Sashes, plate glass. French casements to first floor. Decorative band above second floor. Console cornice above third floor. Cast iron area railings.

46) Nos. 26-29, Warwick Square (Grade II)

Date listed: 01 December 1987

Listing description:

Terraced houses. Mid C19. Stucco. Roof not visible. 4 storeys, attic and basement, each house one tripartite window wide. Outer houses set forward slightly with rusticated quoins. Projecting Doric porches with triglyph frieze. Panelled doors. First floor balustraded balcony. Ionic order framing first floor tripartite windows. Plaster arches framing windows to second and third floors. Centre windows to each house pedimented to first and second storeys. Square-headed windows, sashes, glazing bars, French casements to first floor. Subsidiary cornice above third floor. Console cornice above fourth floor. Cast iron spearhead area railings. Return to left. Integral part of Warwick Square planned layout.

47) Nos. 30-32, Warwick Square (Grade II)

Date listed: 01 December 1987

Listing description:

Block of houses. Mid C19. Stucco. Roof not visible. 4 storeys and basement. Each 2 windows wide. Channelling to ground floor. Projecting Doric porches, triglyph friezes. (Entrance to No 32 to lefthand return). First floor balustraded balcony. Square-headed windows, architraved, pedimented to first floor, corniced to second floor. Rich modillion cornice, simplified to No 31. Cast iron area railings.

A2 LISTED BUILDINGS DESCRIPTION (CONTD.)

48) Church of St Gabriel (Grade II*)

Date listed: 24 February 1958

Listing description:

Parish church, 1851-3, architect Thomas Cundy II (with his son, Thomas Cundy III), contractor Messrs John Kelk. Spire rebuilt and choir vestry added 1887 -88, architect J.P. St. Aubyn. Outer aisles, west porch and south-east chapel added 1896-97, architects Baker and Turrill, contractor John Thompson of Peterborough. Kentish Ragstone rubble, originally with Bath stone dressings and spire; dressings replaced and spire rebuilt in 'white' (presumably Portland) stone in 1887 -88. Blue Welsh slated roofs, lead flats over centre of outer aisles. 5-bay nave with clerestory, double aisles, the inner taller as lean-to's, the outer with individual gables bays. Lower, 3-bay chancel, gabled south-east chapel with polygonal apse against south chancel wall, gabled vestry to north, with taller gabled choir vestry beyond. South gabled porch, western gabled porch/narthex, north porch below south-west tower, with spire. Decorated Gothic style. Geometrical tracery to most windows. Simple 2-light clerestory windows with cusped heads and roundels, more elaborate tall 2-light windows in two stages, with flanking lancets, to outer aisles. Large 6-light west window with cusped quatrefoils, and upper circular light filled with cusped trefoils. Elaborate east window with curvilinear tracery, ogees and large roundel. Buttressed ashlar tower, with 2-lightly traceried louvered openings to belfry, octagonal pinnacles and parapet pierced with trefoils. Setback broach spire, with 3 tiers of lucarnes, and iron cross finial. INTERIOR Generally in Decorated Gothic style, throughout.

49) No. 33, Warwick Square (Grade II)

Date listed: 03 May 1973

Listing description:

Mansion and studio. 1860 to 1866. Architect George Morgan. Red, yellow and grey brickwork; pitched slate roof to eaves. Eclectic manner, irregular composition with canted corner to junction of Warwick Square and St George's Drive. Entrance in single storeyed stucco wing to left on St George's Drive. Two storey corner block with lower two storey, three bay wing to right to Warwick Square. Ground floor largely blind. Segmental-headed sash windows to upper floor. Interior contains decorations in C18 manner.

50) Nos. 1-23, Warwick Square (Grade II)

Date listed: 05 February 1970

Listing description:

Grand terrace of houses. Mid C19, forming part of square laid out from 1843. Stucco. Roofs not visible. Each house 2 windows wide (centre 3 and Nos 18 to 22 of 3 windows each). 5 storeys and basement. End pairs, centre 3 houses and Nos 6 to 7 and 18 to 19 set forward slightly with rusticated quoins. Doric porches. Panelled doors. Balustraded first floor balconies. Square-headed windows to first and second floor corniced, first floor windows to projecting portions pedimented (triangular except to centre). Architraves to all windows above ground floor. Sashes, glazing bars, French casements to first floor. Bracketed cornice, largely simplified, but surviving to Nos 5, 17, 18 and 19. Cast iron spearhead area railings.

51) Nos. 67-80, Warwick Square (Grade II)

Date listed: 05 February 1970

Listing description:

Grand terrace of houses. Mid C19, forming part of square laid out from 184-3. Stucco. Low slate mansards. Symmetrical treatment. 4 storeys and basement, with attic mansards, but with 5 full storeys to centre houses. Each house 2 windows wide (No 67 of 6 bays, treated as two 3-bay pairs). Central pair and end pairs of houses project slightly with rusticated quoins. Projecting Doric porches, except to Nos 79 and 80. Continuous balustraded balcony to first floor. Square-headed windows, architraved above ground floor, corniced to first floor, pedimented to first floor of projecting portions. Sashes, mostly glazing bars, French casements to first floor. Modillion cornice. Balustraded parapet survives to Nos 75, 76, 78 and 80. Integral part of Warwick Square planned layout.

52) Nos. 52-56, Belgrave Road (Grade II)

Date listed: 01 May 1986

Listing description:

Block of houses. Mid C19. Stucco. Leaded mansard to part. 4 storeys. 4 windows altogether to Belgrave Road plus one window wide two storey wing to right. Return of 3 bays to left. Projecting Doric porch, and similar porch to return. Panelled doors. Rusticated ground floor. Continuous balustraded balcony to first floor. Square-headed windows, pedimented to first floor, architraved to second and third floors, corniced to second floor. Modillion cornice. Parapet. Arched windows to first floor of right hand wing. Included for group value with houses in Warwick Square only.

53) Nos. 50-66, Warwick Square (Grade II)

Date listed: 05 February 1970

Listing description:

Grand terrace of houses. Mid C19,forming part of square laid out from 1843. Stucco. Roofs not visible. Each house 5 storeys, 3 windows wide. Centre 3 and end groups of houses set forward slightly with rusticated quoins. Projecting Doric porches. Panelled doors. Continuous first floor balustraded balconies: square-headed windows corniced to first and second floors, the first floor windows to projecting houses pedimented. Sashes, glazing bars. First floor French casements. Bracketed cornice. Cast iron spearhead railings. Forms integral part of Warwick Square planned layout.

54) Nos. 45-48, Warwick Square (Grade II)

Date listed: 05 February 1970

Listing description:

Block of houses. Mid C19. Stucco. Roofs not visible. 4 storeys, 5 window composition. Central projecting Doric porch with paired columns. Square-headed windows, pedimented to first floor. Sashes, glazing bars, first floor French windows. Dentil cornice. Return to right with canted full height bay windows. Cast iron spearhead area railings. Forms integral part of Warwick Square planned layout.

55) No. 123A, Grosvenor Road (Grade II)

Date listed: 01 December 1987

Listing description:

House, formerly Station Master's House or offices for Grosvenor Road Station. Mid C19, appears on Ordnance Survey Map of 1869. Yellow brick. Stone dressings. Slate hipped roof. 2 storeys, 3 windows wide, 3-window return. Square plan. Round headed windows in round headed reveals to ground floor. Entrance similar, to left, blocked. Prominent keystones. Console cornice above ground floor. First floor windows round headed, stone surrouds and cornices. Console cornice above first floor. Hipped pitched roof. Central slab chimney.

A2 LISTED BUILDINGS DESCRIPTION (CONTD.)

56) Western Pumping Station (Grade II)

Date listed: 14 January 1970

Listing description:

Sewage pumping station. 1875. Yellow brick, stone dressings, copper roof. Channelled stone to ground floor. Freestanding block. Central projecting entrance. 2 storeys, 8 windows wide. Cornice above ground floor. Square headed ground floor windows. Segmental first floor windows with stone surrounds. Sashes, glazing bars. Stone console cornice. Convex French style mansard roof covered in copper scales with 4 oval louvres to front facade and metal cresting. Returns with similar treatment.

57) Superintendents House at Western Pumping Station (Grade II)

Date listed: 15 March 1999

Listing description:

House. Built between 1872 and 1875 with later C19 scullery extension. Classical style. White Suffolk brick with hipped Bangor Countess state roof and chimneystacks to east, west and north sides. Two storeys; 3 windows. South front window and door openings have moulded arches with the mouldings continuing down the jambs to the cills and, in the case of the front entrance door, down to the plinth. Other windows and doors have plain flat gauged brick arches and rubbed Portland stone cites. A simple single storey scullery extending north at the rear has a state pitched roof and brick gable end. There is a single storey lean-to on the west side. Interior has staircase with elaborate cast iron balustrading. Built as the Superintendent's House for the Western Pumping Station.

58) Chimney to Western Pumping Station behind No. 124 Grosvenor Road (Grade II)

Date listed: 01 December 1987

Listing description:

Chimney to Western Pumping Station behind No 124 Grosvenor Road. GV II Chimney. Circa 1875. Yellow brick, Portland stone dressings. Square plan treated as Italian campanile, with battered sides and pilaster strips, with stone dressed arcading to flange, two oculi to each face, dentil cornice. Iron cresting around vent.

59) Auxiliary Pumping Station (Grade II)

Date listed: 15 March 1999

Listing description:

Auxiliary pumping station. Circa 1875 with some C20 alterations. Built of gault brick with Bangor slate roof. Corbelled eaves and plinth. One storey: 6 windows. Rectangular in plan with former boiler house extending westwards of lower height. Segmental headed sashes with vertical glazing bars. Central segmental headed doorcase with four panelled door. End doors replaced by steel doors and C20 conservatory added. Interior retains kingpost roof but the original machinery was removed in 1937. Included as a rare building type which functionally and visually groups with the main pumping station.

60) Lister Institute of Preventative Medicine (Grade II)

Date listed: 01 December 1987

Listing description:

Hospital. 1894-8 with northern addition of 1909-10 Alfred and Paul Waterhouse. Red brick stone dressings. Pitched tiled roof. Free Flemish manner. 4 storeys and attic. 16 bays with windows grouped in pairs. Symmetrical with centre 4 bays set forward. These 12 end bays with gabled attics. Entrance to left with segmental hood. Windows square headed except to ground floor centre, these large semicircular in form, flanked by paired Ionic pilasters. Sashes to ground and first floors. Margin glazing. Mullioned windows to second and third floors. Second floor windows, within arched reveals. End pairs of bays united with semicircular bay windows from ground to second floors. Sunk parapet. Return to right having bay windows with turrets. Wrought iron area railings. Interior not inspected.

61) The Royal Hospital Main Hospital Buildings Seven Three Storey Connected Blocks (Grade I)

Date listed: 15 April 1969

Listing description:

Founded by Charles II for old and disabled soldiers and built 1682-1702 to the designs of Sir Christopher Wren. Later additions by Sir John Soane and others. The buildings have sustained some war damage. The former burial ground to north-east contains a number of Renaissance tombs. (R.C.H.M. and Survey of London, Vol XI). Main hospital building of dark brick, with red brick dressings, stone quoins at angles, moulded cornices, and slate roofs with dormers. Blocks disposed to form 3 courtyards open to south-east, south-west and north-east respectively. Centre block with stone Roman Doric pedimented portico front and back to vestibule between hall and chapel, surmounted by cupola and one storey colonnade either side of portico on side facing courtyard. North-east and south-west blocks also with stone pedimented central features. Pavilion blocks with pedimented centres.

62) Lodge to Chelsea Gate, Royal Hospital (Grade II)

Date listed: 15 April 1969

Listing description:

Lodge. Circa 1700. Brown brick with red dressings. Single storey. Timber mutule cornice.

63) Lodge to London Gate, Royal Hospital (Grade II)

Date listed: 15 April 1969

Listing description:

Lodge. Circa 1700. Brown brick with red dressings. Single storey. Timber mutule cornice.

64) The Royal Hospital North East Range (Grade II*)

Date listed: 15 April 1969

Listing description:

Probably late C17/early C18. Range of buildings to north-east of London Gate roadway, generally of brown brick, with red dressings and stone quoins and entrances. Slate roof. Single storeyed, central block of ten windows wide, with pavilions of four windows wide.

65) Gordon House (Hospital Quarters), Royal Hospital (Grade II)

Date listed: 15 April 1969

Listing description:

Large house. 1809. Thomas Leverton, architect. Later alterations. Two storeys, 5 windows (with 2 storeys, 2 windows extension). Yellow brick.

A2 LISTED BUILDINGS DESCRIPTION (CONTD.)

66) Lodge at Creek Gate, Royal Hospital (Grade II)

Date listed: 15 April 1969

Listing description:

Lodge. Circa 1700 and later. Yellow brick, red dressings, Portland stone quoins. One storey, 2 windows wide, L-shaped. Hipped slate roof to eaves. Sash windows. Addition; probably C20, to left.

67) Building to south of range west of Chelsea Gate Roadway Royal Hospital (Grade II*)

Date listed: 15 April 1969

Listing description:

Lodge, incorporating brick orangery, (subsequently stables) to former Walpole House. Late C17 and later. To Chelsea Gate Road brown brick with red brick dressings and Portland stone quoins; four windows wide, one storey. Timber eaves cornice. Hipped slate roof.

68) Lodge to south of centre block to south west side of College Court, Royal Hospital (Grade II)

Date listed: 15 April 1969

Listing description:

Lodge. Early C19. Yellow brick. One storey, four windows wide, the centre pair blind, sash windows, glazing bars. Eaves cornice, hipped slate roof with one pediment to dormer. Triple arched screen to left joining lodge to adjacent building, which it was apparently designed to match.

69) Building to centre of south west side of College Court, Royal Hospital (Grade II*)

Date listed: 15 April 1969

Listing description:

Outbuilding. Late C17-early C18. Amber brick, red dressings, Portland stone quoins and door architrave. Centre and wings. Symmetrical. Centre of 3 storeys and basement, three windows wide, central entrances; round headed windows to first floor, the rest square headed. Sashes, glazing bars. Pediment over with circular window. Wings each 2 storeys and basement, 3 windows wide. Hipped slate roof to eaves. Cornices. Early C19 area railings.

70) Second Lodge to south of Stable Yard, Royal Hospital (Grade II)

Date listed: 15 April 1969

Listing description:

Early C19 lodge. Yellow brick. One storey, 4 windows wide, with sashes retaining glazing bars. Timber eaves cornice. Hipped slate roof to eaves. Designed to match adjacent lodge to right.

71) Lodge immediately south of Stable Yard, Royal Hospital (Grade II*)

Date listed: 15 April 1969

Listing description:

Lodge, late C17. Brown brick with red brick dressings and Portland stone quoins. Single storey, four windows wide, with timber mullion and transom. Timber eaves cornice. Slate hipped roof.

72) Stable Yard, to west of Chelsea Gate Roadway, Royal Hospital (Grade II*)

Date listed: 15 April 1969

Listing description:

Stable yard, 1814-1817. John Soane. Yellow brick. Two storeys, around courtyard. Facade of 3 bays. Central arched entrance in arched reveal, with arched windows and entrances in repeated arched reveals to each side. Two chimneys with stone acrotria. To left and right one-storey lodges with pyramidal slate roofs and central arches flanked by niches.

APPENDIX 3 - REGISTERED PARKS AND GARDENS DESCRIPTIONS

A3 REGISTERED PARKS AND GARDENS DESCRIPTIONS (CONTD.)

1) Royal Hospital, Chelsea and Ranelagh Gardens (Grade II)

Date listed: 01 October 1987

Description:

Details: The site of C17 formal gardens laid out around Sir Christopher Wren's Royal Hospital, Chelsea by George London and Henry Wise. Ranelagh Gardens, to the east, were developed as public pleasure gardens in the mid C18 but reverted to the Royal Hospital in the early C19. Both areas underwent major remodelling in the mid C19 and retain this form in the C20.

The Royal Hospital, Chelsea is situated in south-west London on the north bank of the River Thames and south-west of Victoria station. Battersea Park lies around 500m to the south, on the south bank of the River Thames. The 21ha site is bounded to the north-east by Chelsea Bridge Road, to the south by Chelsea Embankment, and to the west by the 19th century service building and gardens belonging to the Hospital and the backs of houses in Embankment Gardens. To the north-west Royal Hospital Road cuts through the site, separating the Hospital grounds from Burton Court. Ranelagh Gardens is separated from the main body of the Hospital grounds by East Road, a private road within the Hospital complex which runs north-west/south-east between Royal Hospital Road and Chelsea Embankment. Burton's Court, an area of grass of around 1ha, lies to the north-west of Royal Hospital Road, being bounded by Franklin's Row to the north-east, Ormonde Gate to the south-west, and St Leonard's Terrace to the north-west. Leading north-west from St Leonard's Terrace is Royal Avenue, which is bounded to the south-west and north-east by terraced houses. The Royal Avenue was planned at the same time as Burton's Court to link the Royal Hospital with the King's Road, then (late C17) a private thoroughfare. Royal Avenue was intended for the use of visiting royalty but it was not until c 1875 that it acquired its present name. Prior to this it was known variously as College Walk, White Style Walk, or White Styles.
To the north of the Hospital buildings the site is largely level while to the south the ground slopes generally southwards towards the River Thames. The main body of Ranelagh Gardens to the east, which is lower than the surrounding railings, undulates, with mounded beds and shrubberies. The site is largely enclosed within iron railings set on low brick walls.

2) Eccleston Square (Grade II)

Date listed: 01 October 1987

Description:

Eccleston Square is situated to the south of Victoria station, north-west of Vauxhall Bridge, and 200m north-west of Warwick Square (registered Grade II). The approximate 1.2 ha rectangle is bounded by the road, Eccleston Square, which forms the long sides to the north-west and south-east, and the short side to the south-west, and by Belgrave Road to the north-east. The terraces of 19th century houses are separated from the garden by the roads and the site's enclosing iron railings.

3) Warwick Square (Grade II)

Date listed: 01 October 1987

Description:

Warwick Square is situated to the south of Victoria station, north-west of Vauxhall Bridge, and 200m south-east of Eccleston Square. The approximate 1ha rectangular site (c 175m x 50m) is bounded by the public road Warwick Square forming the longer sides to the north-west and south-east, by Belgrave Road to the north-east, and by St George's Drive to the south-west. The church dedicated to St Gabriel (listed Grade II), designed by Thomas Cundy and consecrated in 1853, stands to the south-west in St George's Drive. The terraces of 19th century houses are separated from the garden by the roads. The site is enclosed by iron railings.

4) Battersea Park (Grade II*)

Date listed: 01 October 1987

Description:

Battersea Park is situated on the south bank of the River Thames which, with the embankment constructed by 1877, provides the northern boundary of the site. Queenstown Road provides the boundary to the east, Prince of Wales Drive to the south, and Albert Bridge Road to the west. Clapham Common lies to the south and the Royal Hospital Chelsea to the north, on the north bank of the Thames. The rectangular level site of approximate 80ha is enclosed within iron railings and is divided by the Central Avenue running from east to west, and by the carriage drives, completed in 1857, which encircle the park. Much of the site not used for sports was landscaped, and this is especially noticeable in the area between the boundary railings and the carriage drives where the undulating ground slopes gently down towards the drive. An approximate 10ha lake dominates the southern half of the site.