

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)
7C. REGISTERED PARKS AND GARDENS

2) Eccleston Square (Grade II)

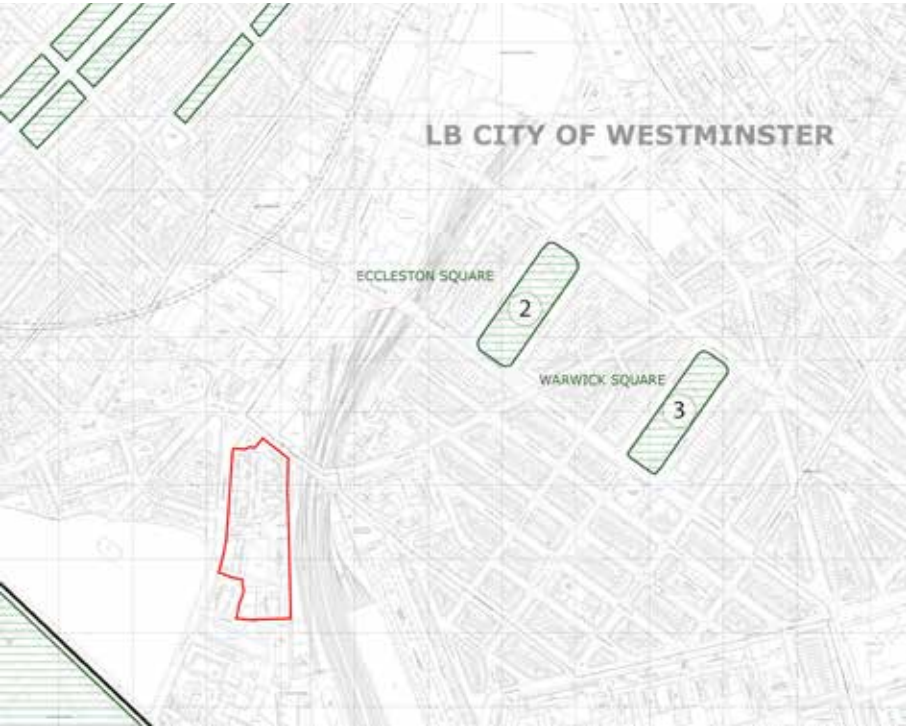


Fig. 7.II0: Location map of Eccleston Square and Warwick Square.

AVR cross reference: No views.



Fig. 7.II1: Eccleston Square.

Significance of the receptor and the contribution made by its setting to this significance:

- 7C.7 Eccleston Square, dating from the early 19th century, derives its significance from its historic value as part of the extensive Pimlico development by Thomas Cubitt between the 1830s and 1870s, within which squares such as Eccleston Square featured as key characteristics of Pimlico’s distinctive diagonal grid street patterned townscape. and whose landscaped grounds were typically stocked from Cubitt’s own nurseries, which he kept specifically to supply the squares and gardens within his developments. The square also has aesthetic value as a verdant landscaped space enlivened by a selection of shrubs and trees that were selected to provide interesting and exciting displays throughout the year. The square holds some communal value as a central space enjoyed by local residents and other key-holders, which also occasionally opens to the wider public for special events.
- 7C.8 Its setting is that of the wider Pimlico development, in particular the terraced buildings that overlook the square on its western and eastern side, as well as those buildings on Belgrave Road and St George’s Drive which look across to its narrow southern and northern ends, and these buildings contribute to the significance and the appreciation of the space.

7C.9 The development site lies to the south-west and is separated by the intervening townscape to the south and the railway lines; they are not experienced as part of the setting of Eccleston Square.

Likely effect of the proposed development on its heritage significance:

7C.10 When viewed from the north side of the square, the proposed development will be obscured by the mature trees in the square gardens during summer, but in winter sporadic glimpses of the tops of the taller buildings to the south-west corner of the square will be possible, albeit heavily filtered through the overlaying branches of the trees. Their visibility will be small and further away compared to the existing 23-storey Glastonbury House. As the viewer moves southwards, when the buildings on the south side of the square come into view, beyond the trees, the buildings will disappear from view. This minor level of visibility would have **no effect** on the significance of the registered park or the ability to appreciate it.

Likely cumulative effect of the proposed development in combination with other relevant consented schemes on its heritage significance:

7C.11 The cumulative schemes will not be experienced as part of the setting of the registered park; there is therefore **no cumulative effect** on its significance or the ability to appreciate it.

NOTE: Please see Appendix 3 for full listing description.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)
7C. REGISTERED PARKS AND GARDENS

3) Warwick Square (Grade II)



Fig. 7.112: Warwick Square.

Significance of the receptor and the contribution made by its setting to this significance:

- 7C.12 Warwick Square, dating from the mid-19th century, derives its significance from its historic value as part of the extensive Pimlico development by Thomas Cubitt between the 1830s and 1870s. The square has aesthetic value as a verdant landscaped space hosting an array of mature trees and shrubbery and also holds some communal value as a central space enjoyed by local residents and other key-holders.
- 7C.13 Its setting is that of the wider Pimlico development, in particular the terraced buildings that overlook the square on its western and eastern side, as well as those buildings on Belgrave Road at its narrow northern end. The 1853 St.Gabriel’s Church by Thomas Cundy closes the view across Warwick Square at its southern end and stands as a key local landmark. The church and surrounding stucco-faced terraces contribute to the setting and significance of Warwick Square.
- 7C.14 The development site lies to the south-west and is separated by the railway lines and intervening townscape; they are not experienced as part of the setting of Warwick Square.

Likely effect of the proposed development on its heritage significance:

- 7C.15 The proposed development will lead to a change in the wider setting of this registered park, but it will not be visible within its setting. There is therefore **no effect** on its significance or the ability to appreciate it.

Likely cumulative effect of the proposed development in combination with other relevant consented schemes on its heritage significance:

- 7C.16 The cumulative schemes will not be experienced as part of the setting of the registered park; there is therefore **no cumulative effect** on its significance or the ability to appreciate it.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)
7C. REGISTERED PARKS AND GARDENS

4) Battersea Park (Grade II*)

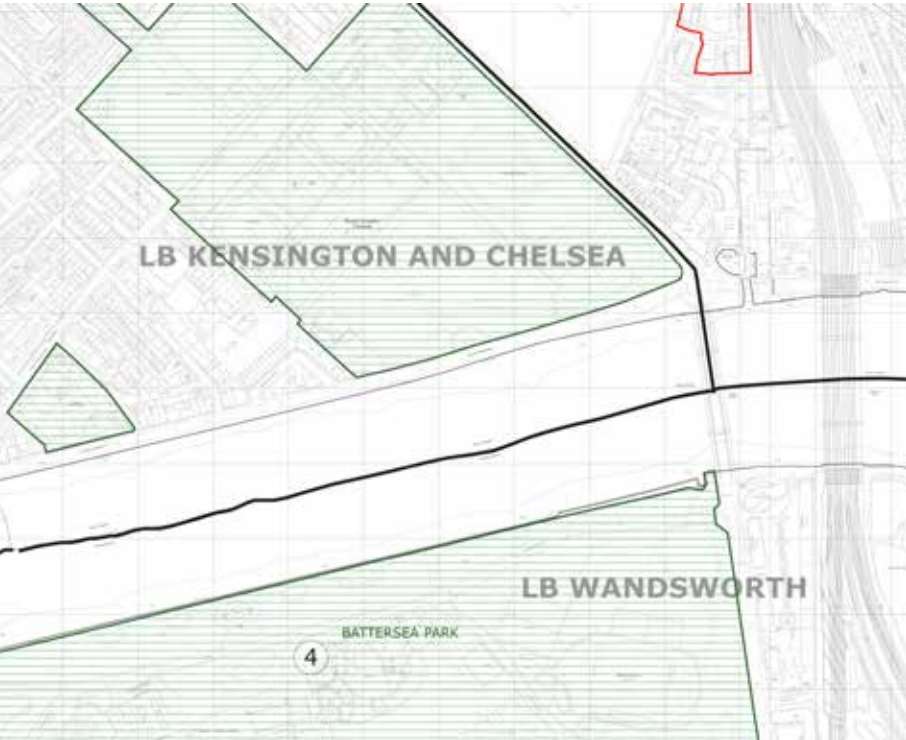


Fig. 7.113: Location map of Battersea Park.

AVR cross reference: View 13.

Significance of the receptor and the contribution made by its setting to this significance:

- 7C.17 Opened by Queen Victoria in 1858, the Grade II* Battersea Park derives its significance from its historic value as a former area of low, fertile marshland best known as a popular spot for duelling, which was then transformed in the mid-1800s into a large Victorian park in an effort to eliminate the illegal activities taking place in the nearby public house, the Red House Tavern. In subsequent years the park has been the focus to numerous notable historic events, including the first game of football played under FA rules (1864) while its pleasure gardens were a key element of the 1951 Festival of Britain celebrations. The park has high aesthetic value owing to its multiple attractive features, including a riverside promenade and boating lake, various historic structures and monuments, and its overarching verdant quality. The registered park and garden has high communal value as one of London’s largest inner city public parks, whose array of leisure and recreational facilities, including play areas, a children’s zoo and sports facilities, attracts large volumes of visitors throughout the year.
- 7C.18 Its eastern, western and southern settings are that of the buildings at its periphery, some of them visible above the treeline, indicating its urban context, but none contributing nor detracting from its significance. The parks northern setting is the River Thames, along which there is a waterfront promenade that forms part of the park grounds, and there is a strong relationship between the water and Battersea Park, which contributes to the setting and significance of the registered park and garden.
- 7C.19 The development site, on the north side of the River Thames, is separated from Battersea Park by the river, the grounds of the Royal Hospital Chelsea, and the buildings to the south of the site; the existing site buildings are not experienced as part of the setting of the registered park.

Likely effect of the proposed development on its heritage significance:

- 7C.20 The proposed development, other than a slither of Building 6, will be fully obscured in the summer months owing to the trees in the Royal Hospital grounds. In the winter months, the very top of the taller buildings may be just glimpsed through the branches of the foreground trees along with other existing buildings. This would have **no effect** on the significance of the registered park or the ability to appreciate it.

Likely cumulative effect of the proposed development in combination with other relevant consented schemes on its heritage significance:

- 7C.21 The Chelsea Barracks scheme, being to the south-west of the development site, will be in the foreground of the proposed development, but will not be visible in either summer or winter owing to the trees. There will therefore be **no cumulative effect** on the significance of the registered park or the ability to appreciate it.



Fig. 7.114: Battersea Park, seen from Chelsea Bridge.

NOTE: Please see Appendix 3 for full listing description.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)
7D. NON-DESIGNATED HERITAGE ASSETS

Introduction

- 7D.1 This section describes and assesses non-designated heritage assets close to the development site, namely 'unlisted buildings of merit' (WCC) or 'positive buildings' (RBKC). These buildings have been identified in the Conservation Areas Audits of City of Westminster and Conservation Area Appraisals of Royal Borough of Kensington and Chelsea.
- 7D.2 The NPPF at paragraph 197 states that *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*

Existing Buildings on the Site

- 7D.3 The existing buildings on the site are described in detail in chapter 3 of this report, including their history and their phases of development. They were built in three phases, by different architects, namely Ashley and Newman (1929-31) in neo-Georgian style, laid out in two parallel ranges to the west and four radiating blocks to the east, each block on a symmetrical shallow H plan of five storeys, in red brick with a basement storey in red and grey brick, attic storey in buff brick and tile roofs; A J Thomas (1934-6) three blocks of grey brick with red dressings; Riches and Blythin (1953-5) a single 10-storey block (now demolished) and in the 1980s Wainwright House was attached to the rear of Wellesley House, the author of which is unknown.
- 7D.4 The eight northern blocks, which formed the original Estate, were considered for listing by Historic England (then English Heritage) in 2012 and found not to have the 'special architectural and historic interest' to merit statutory listing. This is set out in more detail in chapter 4. In response to a previous application in 2014, Historic England considered them to be *'attractive in appearance with some aesthetic value'*, and that they should be considered non-designated heritage assets. They have not, however, been identified as non-designated heritage assets by WCC in a local list or as part of a conservation area. If they were considered to be such, as suggested in Historic England's letter, paragraph 197 of the NPPF would apply, requiring the decision-maker to make a balanced judgement on the loss of these buildings and their relative significance, in the context of the significant public benefits of the proposed development.

Buildings identified as non-designated heritage assets by WCC and RBKC

- 7D.5 Buildings near the site that have been identified as non-designated heritage assets by WCC and RBKC are likely to be affected by the proposed development; they are identified on the map at fig.7.115. They are listed below, and have been grouped together where they share the same setting or together form a distinct part of the townscape:

- 1) Pimlico Road, St Barnabas Street and Ranelagh Grove
- 2) Hugh Street and Hugh Mews
- 3) Pimlico (Warwick Way, Denbigh Street, Lupus Street and Westmoreland Terrace)
- 4) Peabody Avenue Estate
- 5) Margaret Thatcher Infirmary



Fig. 7.115: Map showing the groups of non-designated heritage assets (positive contribution to character) assessed in this report. The site is marked in red.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)
7D. NON-DESIGNATED HERITAGE ASSETS

1) Group 1: Pimlico Road, St Barnabas Street and Ranelagh Grove
(Unlisted Buildings of Merit)



Fig. 7.116: Location map of Group 1.

AVR cross reference: Views 21 to 23.

- 7D.6 Located to the southwest of Belgravia Conservation Area, this distinctive character area around Ebury Street and Pimlico Road has a mixed townscape, with vibrant cafes and small shops around Orange Square, an important space at the intersection of Ebury Street and Pimlico Road, and modest earlier terraces mixed in with villas on the streets behind. These intimate small-scale streets are not part of the original planned layout of Belgravia but were formed along the lines of historic routes leading to Chelsea.
- 7D.7 The small residential neighbourhood centred around Pimlico Road and Bloomfield Terrace has a mixed architectural character including linked villa type houses, early Georgian houses, later Victorian houses and small-scale terraced workers houses, such as St Barnabas Street that comprises a row of similar, small workers cottages. St Barnabas Mews, just behind St Barnabas Street, has a close of modern mews style houses. Ebury Public House, located in the intersection of Pimlico Road and Ranelagh Grove, which is a typical late Victorian purpose-built public house, characterised, as other non-residential buildings from this era, by their use of red brick and distinctive roof forms.



Fig. 7.117: St Barnabas Street, looking towards Ebury Bridge Estate.

Significance of the receptors and the contribution made by their setting to this significance:

- 7D.8 The unlisted buildings derive their significance from their historic value as part of the more mixed and historically layered townscape of south-west Belgravia, which comprises traditional small shops and cafes around Orange Square, and in the streets behind this, modest earlier terraces mixed with larger houses on Bloomfield Terrace, late Victorian philanthropic housing and 20th century infill buildings. Several of these buildings also hold architectural value, including those shopfronts to Pimlico Road and the many attractive small-scale terraced properties, such as those workers' houses along St Barnabas Street, and the Edwardian terraced houses on Ranelagh Grove.
- 7D.9 Each of the unlisted buildings contribute to each other's setting, as do the statutory listed buildings that they sit amongst, and together these unlisted and listed buildings form a distinct and varied piece of townscape at the southern end of Belgravia, within which the Church of St Barnabas stands as an iconic centrepiece. Orange Square is an important space at the intersection of Ebury Street and Pimlico Road, which complements this group and contributes to their significance and the appreciation of it.

- 7D.10 The development site lies to the immediate east of this group of unlisted buildings of merit and are a distinctive element within their setting, contributing to the townscape along Ebury Bridge Road. Being of a different era, architectural style and scale, however, they neither contribute to nor detract from the significance of these buildings, or the appreciation of it.

Likely effect of the proposed development on their heritage significance:

- 7D.11 Of the unlisted buildings of merit, all within the Belgravia Conservation Area, the houses along St Barnabas Street are closest to the site, albeit the eastern-most end of St Barnabas Street has modern, nondescript buildings facing onto Ebury Bridge Road. The changed setting as a result of the proposed development would be experienced in views looking east along the street, which is axial to the development site, however, the incremental stepping up of the buildings to the east, along with the interest introduced through the rich materiality and layering of buildings results in an enhancement to its setting. The unlisted buildings of merit further east, close to Orange Square would be less affected, with the proposed development, when seen, appears as a secondary background addition. These changes to their setting however have **no effect** on the significance of the unlisted buildings or merit or the ability to appreciate it.

Likely cumulative effect of the proposed development in combination with other consented schemes on their heritage significance:

- 7D.12 As with the Belgravia Conservation Area in which these buildings lie, the Chelsea Barracks scheme to their south would lead to a change to their southern setting, while the recently submitted, but not yet determined, Cundy Street Quarter scheme will alter their wider northern setting. The combined change to their overall setting would however have **no cumulative effect** on their significance or the ability to appreciate it.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)
7D. NON-DESIGNATED HERITAGE ASSETS

2) Group 2: Hugh Street and Hugh Mews (Unlisted Buildings of Merit)

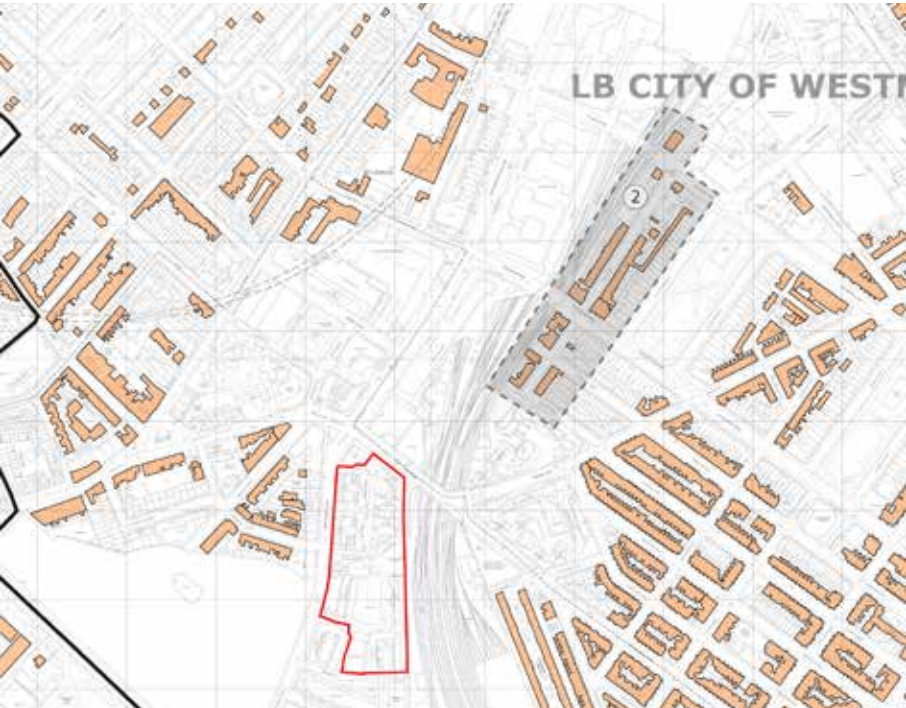


Fig. 7.118: Location map of Group 2.

AVR cross reference: View 6.

7D.13 Located within Pimlico Conservation Area, Hugh Street and Hugh Mews share the same architectural characteristics of its surrounding area, formed by mid-19th century Thomas Cubitt’s terraces of houses. Due to its proximity with Victoria Station, Hugh Street has a number of small hotels, formed from a short run of terraced properties.



Fig. 7.119: Hugh Street, looking south.

Significance of the receptors and the contribution made by their setting to this significance:

- 7D.14 The unlisted buildings at Hugh Street and Hugh Mews derive their significance from their historic value as part of Thomas Cubitt’s transformative and expansive development of this part of London in the mid-19th century, which within their general uniformity display several unique and attractive features designed by the hand of architect Joseph Gordon Davis.
- 7D.15 Each of the unlisted buildings contribute to each other’s setting and together form a distinct ensemble at the northern end of Cubitt’s Pimlico development. The intimate character of Hugh Mews contrasts with the more open Hugh Street, and these two neighbouring residential stretches, along with neighbouring Ecclestone Square, which occupies the land to the east, forms an area of townscape that represents a fine example of the Pimlico development’s clear hierarchy of spaces, squares, streets and mews. Within Hugh Mews, historic details and elements in the streetscape, including cast iron bollards and historic granite street surfacing, contribute to the significance and the appreciation of those buildings that enclose the mews.
- 7D.16 The development site lies to the south-west and separated by intervening townscape and railway lines, and are not experienced as part of the setting of these unlisted buildings.

Likely effect of the proposed development on their heritage significance:

7D.17 The proposed development will be seen in views looking south-west along Hugh Street, particularly in winter when the trees are without leaf, where it will add high quality architecture as a focus to the view, away from the poor quality focus currently created by Tintern House. This would be an enhancement to the view and to their setting. There would, however, be **no effect** on the significance of this group of unlisted buildings or merit or the ability to appreciate it.

Likely cumulative effect of the proposed development in combination with other consented schemes on their heritage significance:

7D.18 The cumulative schemes will not be experienced in conjunction with the proposed development as part of their setting. There is therefore **no cumulative effect** to the significance of this group or the ability to appreciate it.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)
7D. NON-DESIGNATED HERITAGE ASSETS

3) Group 3: Pimlico Conservation Area (Unlisted Buildings of Merit)

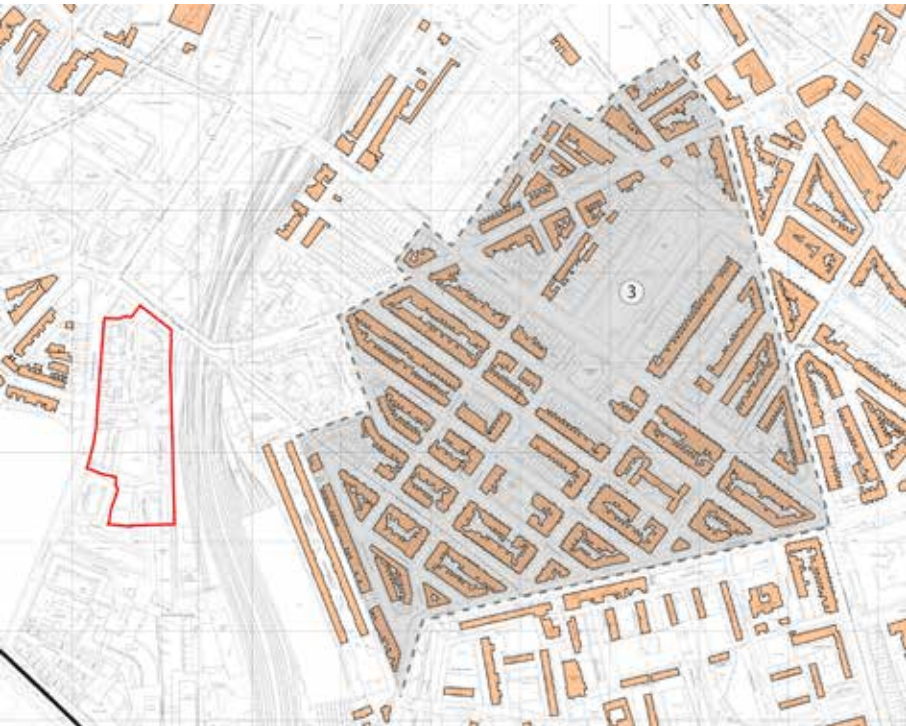


Fig. 7.120: Location map of Group 3.

AVR cross reference: Views 7 to 11.

- 7D.19 Pimlico was conceptualised by Thomas Cubitt and was impressively planned and built in short period of time, from 1830s to the 1870s. Despite being built by several developers, its rapid development to a single brief gave the area a very coherent and distinctive character, with a layout of formal streets and squares, lined by terraces of houses in the classical tradition. Nearly all of the Pimlico area consists of Cubitt terraces, with a small number of later infill buildings. The terraces are mostly four to five storeys over basement and are unified by the use of cream painted stucco and classical idiom in all of the architectural treatment, although not all form designed groups.
- 7D.20 In some cases, buildings have been altered unsympathetically but they still contribute to the overall group value and to the character and appearance of the conservation area. Several later buildings are also included in this group, such as 22 Moreton Place.



Fig. 7.121: St. George's Drive, looking east. Ecclestone Square can be seen to the left.

Significance of the receptors and the contribution made by their setting to this significance:

- 7D.21 The unlisted buildings found within the Pimlico Conservation Area derive their significance from their historic value as part of Thomas Cubitt's transformative and expansive development of this part of London in the mid-19th century, that created a distinctive street network of squares and terraces lined by handsome cream stucco housing and occasional parades of small shops, and two ragstone Gothic revival churches forming the landmarks in the area.
- 7D.22 As original built elements from Cubitt's development of Pimlico, each of these unlisted buildings contribute to each other's setting and significance, and together they frame a coherent, attractive and historically significant network of streets and squares. To the south-east of this grouping stand the buildings of Peabody Avenue, who as part of the pioneering movement of social housing funded by the Peabody Trust, form a contrasting example of 19th-century housing, which contribute to the setting and significance of the unlisted Pimlico buildings.

- 7D.23 The development site lies to the west, on the other side of the railway line. Looking east along Warwick Way, which forms the north end of this grouping of unlisted building, there is a narrow, framed view of Pimlico House and Mercer House, which occupy the eastern side of Ebury Bridge Estate; the existing site buildings do not however contribute to the significance of the unlisted buildings or merit or the appreciation of it.

Likely effect of the proposed development on their heritage significance:

- 7D.24 The tall buildings of the proposed development, alongside the railway lines, will introduce new elements to the western setting of this group of unlisted buildings of merit. It will be visible in a number of westerly views, such as along Warwick Way, Westmoreland Place and Sutherland Street. In the majority of views, where other tall buildings are already visible, the proposed development would add to the urban character of their setting with higher quality buildings than at present, resulting in no harm to their significance. One view (see View 11, chapter 9), from Westmoreland Place, however is adversely affected owing to the visibility of two of the tall buildings (Buildings 7 and 6) in a view currently of only historic buildings. The architecture, orientation and spacing of the proposed buildings have been carefully considered in order to mitigate the impact in this view, however the introduction of contemporary buildings in the view and as part of the western setting of the unlisted buildings of merit results in a low level of harm to their significance. As per paragraph 197 of the NPPF, this **low level of harm** to the significance of this group of non-designated heritage assets should be considered in the round when making a balanced judgement of the scale of the harm against the relative significance of the assets.

Likely cumulative effect of the proposed development in combination with other consented schemes on its heritage significance:

- 7D.25 The Chelsea Barracks scheme will not be experienced in conjunction with the proposed development as part of their setting, but the recently submitted Cundy Street Quarter may be seen in some views (such as View 10, chapter 9) along with the proposed development. The visibility of these schemes in the wider setting of some of the buildings in this group would however have **no cumulative effect** on their significance or the ability to appreciate it.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)
7D. NON-DESIGNATED HERITAGE ASSETS

4) Group 4: Peabody Avenue Estate (Unlisted Buildings of Merit)



Fig. 7.122: Location map of Group 4.

AVR cross reference: No views.

7D.26 The Estate was designed as one long avenue between facing tenements and follows a different pattern than the standard Peabody courtyard design due to its narrow and constrained area. The principal and dominant space is therefore Peabody Avenue itself. The buildings which make up the avenue are Darbishire’s standard tenement block arranged in two terraces, originally over 280m long. The street is 16m wide and finished in tarmac, with pavements on either side. Whilst the avenue is relatively wide, the height and length of buildings to either side give the space an enclosed character and separate it from the surrounding streets.



Fig. 7.123: Peabody Avenue Estate.

Significance of the receptors and the contribution made by their setting to this significance:

- 7D.27 The significance of the buildings of Peabody Avenue lie in their historic and architectural value as part of the pioneering movement of social housing funded by the Peabody Trust. The buildings also have aesthetic value, having largely retained their historic outward appearance and original architectural detailing.
- 7D.28 Both of the long, linear blocks that enclose Peabody Avenue contribute to each other’s setting and significance, their mirroring designs of yellow stock brick and repetitive, rhythmic facades framing the central avenue and creating a well-defined and a uniform street within which the evenly spaced rows of mature London plane trees are positive streetscape features that contribute to the appreciation of the significance of the unlisted buildings of merit. Positioned to the east of Peabody Avenue are the distinctive stucco-faced terraced rows of Westmoreland Terrace and Sutherland Street, which as part of the wider mid-19th century Pimlico development, provide a contrasting yet characterful historic residential typology, and contribute to the appreciation of the significance of the unlisted buildings of merit. At the northern corner of Westmoreland Street and forming a local landmark and distinct gateway building into Turpentine Lane is the Grade II listed White

Ferry House Public House, which complements Peabody Avenue’s eastern block to frame views looking south along this route. To the immediate west of the grouping is a large depot structure which stands upon the railway tracks that lead into Victoria.

- 7D.29 The development site is to the west, on the opposite side of the railway line. There is a visual connection between the two housing developments, with the open character of the intervening railway line allowing for views towards the development site, however, the visual and physical separation means that they do not contribute to or detract from the significance of these unlisted buildings of merit.

Likely effect of the proposed development on their heritage significance:

- 7D.30 These unlisted buildings of merit are the principal buildings that form the Peabody Estate Conservation Area. The effect will therefore be the same as that of the conservation area, i.e. there is **no effect** on their significance or the ability to appreciate it.

Likely cumulative effect of the proposed development in combination with other consented schemes on their heritage significance:

- 7D.31 The cumulative schemes will not be experienced in conjunction with the proposed development as part of their setting and therefore there is **no cumulative effect** on their significance or the ability to appreciate it.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)
7D. NON-DESIGNATED HERITAGE ASSETS

5) Group 5: Margaret Thatcher Infirmary (RBKC Positive Building)



Fig. 7.124: Location map of Group 5.

AVR cross reference: Views 17 and 20.

7D.32 Built to the east of the main Hospital building, the Margaret Thatcher Infirmary is a care home building opened in 2009 and designed to complement the architectural language of the Royal Hospital buildings and surroundings. The Royal Hospital Conservation Area Audit describes the building as below:

"The block is square in plan with a central garden courtyard which is lushly planted. The building is constructed from yellow stock brick laid in Flemish bond with stucco quoins to the corners. The fenestration comprises six-over-six vertically sliding glazing bar sash windows with tri-partite windows below the pediments that are housed within brick reveals with rubbed brick flat arches. The north-western and south-western elevations are embellished with large pediments which extend up above the eaves line the north-western elevation facing Royal Hospital Road of which is supported on Tuscan pilasters. The pedimented slate roof has painted bracketed eaves and dormer windows to the south-eastern roofslopes as well as those facing the internal courtyard."



Fig. 7.125: Margaret Thatcher Infirmary.

Significance of the receptor and the contribution made by its setting to this significance:

- 7D.33 The significance of the Margaret Thatcher Infirmary lies in its architectural value as a modern-day addition to the hospital grounds, which was designed by neo-classicist architect, Sir Quinlan Terry, in a manner which provides modern facilities for elderly and infirm veteran soldiers, while responding to the hospital's established traditional architecture by taking design cues from elements of its key buildings. As a care home for the nation's veterans, the building also has communal value.
- 7D.34 The immediate setting is Royal Hospital with its extensive grounds including Ranelagh Gardens and Burton Court. The Royal Hospital and its many listed ancillary buildings contribute to the significance and the appreciation of the Margaret Thatcher Infirmary building, as do the extensive landscaped gardens of Ranelagh Gardens and Burton Court, with their many trees and verdant planting. The wider setting is one dominated by mature residential streets, many of which host attractive and characterful Georgian and Victorian terraces such as Wellington Square, Royal Avenue and Cheltenham Terrace, which enhance the setting of the listed building.

7D.35 The existing buildings on site lie to the east and are separated by intervening townscape, which includes the large Chelsea Barracks development site. They are not experienced as part of the setting of this RBKC 'positive building'.

Likely effect of the proposed development on its heritage significance:

7D.36 The significance of this building lies in its neo-classical architecture which is best appreciated in close quarters and in axial views. The proposed development only appears as a distant backdrop in oblique views along Royal Hospital Road, where the building is almost fully hidden other than one of its chimneys. This minor and momentary conjunction has **no effect** on the significance of the heritage asset or the ability to appreciate it.

Likely cumulative effect of the proposed development in combination with other consented schemes on its heritage significance:

7D.37 The consented Chelsea Barracks development will form part of the building's eastern setting, with the proposed development beyond it. The cumulative change to the setting as a result of the proposed development does not however affect the significance of the building or the ability to appreciate it; there is therefore **no cumulative effect** on significance.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

Assessment against policy and guidance related to heritage assets

- 7E.1 The proposed development has been designed with consideration to its surroundings in accordance with the NPPF 2019, and policies in the current and emerging London Plan and the current and emerging WCC City Plan. Though its visibility in relation to listed buildings, in views looking out of conservation areas, registered parks and gardens and in relation to non-designated heritage assets will represent a change in some of their settings, in all but two cases, this does not harm the significance of heritage assets.
- 7E.2 In accordance with NPPF 2019, chapter 16: Conserving and enhancing the historic environment, the effects of the proposed development on the settings of designated and non-designated heritage assets have been assessed. In line with paragraph 189 of this chapter, the significance of any heritage assets affected, including any contribution made by their setting have been described, with the level of detail proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 7E.3 The site does not contain any designated heritage assets or non-designated heritage assets identified by the local planning authority, therefore all effects on the significance of heritage assets were assessed on the basis of changes to their setting as a result of the proposed development. Five conservation areas, 72 listed buildings (in 15 groups), four registered parks and gardens and five groups of unlisted buildings of merit were assessed; of these in all but two cases, there was considered to be no harm to the significance of heritage assets through change in their setting as a result of the proposed development. In the case of the Grade II listed National Audit Office (formerly the British Airways Terminal), there is considered to be a low level of less than substantial harm to the significance of the building, owing to the loss of the secondary view (View 14, chapter 9) of the clock tower from the southern section of Ebury Bridge Road. The principal view of the clock tower (View 1, chapter 9), from Grosvenor Gardens is preserved, with the proposed development seen in its background, and subservient to it. The harm is therefore at the very low end of less than substantial harm. As per paragraph 196 of the NPPF, this harm should be weighed against the overall public benefits of the proposal, which are set out in detail in Arup's Planning Statement and include the regeneration of a substantial site in Westminster, more than 50% affordable housing with mixed tenure, improvement in the quality of the residential units, high quality public realm with community uses, improved connectivity to the surrounding townscape and introducing a coherent residential character on the site.
- 7E.4 The other case of harm results from the visibility of Buildings 6 (outline) and 7 (detailed) in the background of the unlisted buildings of merit along Westmoreland Place in the Pimlico Conservation Area. Unlike other views out of the conservation area in which the proposed development will be seen in the context of already visible contemporary buildings, the current view from

Westmoreland Place (View 11, chapter 9) is one of only historic (unlisted) buildings. The visibility of the two tall buildings of the development alters the setting of this group of unlisted buildings of merit, and results in an adverse effect on this view. As seen in the image in chapter 9, however, the clearly contemporary design of the proposed development has been very carefully considered through the vertical modelling and expression of its façades, breaking down the scale of the buildings, and relating to the vertical rhythm established by the historic foreground buildings. The mitigation of this adverse effect through the high quality and sensitive design means that the resultant harm to the significance of these unlisted buildings of merit would be a very low level of harm. There is however considered to be no harm to the significance of the Pimlico Conservation Area as result of the low level harm to this group of buildings, as the significance of the conservation area as a whole or the ability to appreciate its significance are not harmed. As per paragraph 197 of the NPPF, in the case of non-designated heritage assets, a balanced judgement will be required taking into account the scale of any harm or loss and the significance of the heritage asset.

- 7E.5 In accordance with London Plan (2016) Policy 7.8 (D) and emerging London Plan Policy HC1 (C) the architectural design of the buildings have been carefully considered to be sympathetic to the form, scale, materials and architectural detail of nearby heritage assets. The significance of those heritage assets and their settings were researched and understood at an early stage and informed the design process in compliance with point C of policy 7.8. The cumulative impacts of incremental change from development in the settings of heritage assets have also been assessed in line with the emerging London Plan Policy HC1 (C).
- 7E.6 The proposed development will not have an adverse effect upon any conservation area's special character or appearance, including intrusiveness with respect to any recognised and recorded familiar local views into, out of, within or across the area. The one view from Pimlico Conservation Area that records an adverse effect but is mitigated by the quality of the proposed design, is not an identified 'local view' in the Pimlico Conservation Area Audit. The proposed development therefore satisfies WCC policy DES 9 Conservation Areas (paragraph f) in relation to development within the setting of a conservation area.
- 7E.7 Policy DES 10 Listed Buildings and WCC's strategic policies on heritage in the City Plan (2016) and new draft City Plan (2019-2040) in relation to heritage assets and their settings apply to the proposed development. Of the 72 listed buildings assessed in this report, only one is adversely affected in a minor way through the loss of a secondary view of the Grade II listed National Audit Office; however its primary view from Grosvenor Gardens Conservation Area, from a position close to a 'local view' identified in the Conservation Area Audit, is unharmed. This is also considered against national policy in paragraph 7E.3 above. No other settings of listed buildings or any recognised and recorded views of a listed building or a group of listed buildings, or the spatial integrity of a listed building are adversely affected by the proposed development.

- 7E.8 The proposed development therefore satisfies national, regional and local policies in relation to heritage assets, and the guidance set out in HE's GPA Note 3: Settings of Heritage Assets (2nd Edition, 2017). In the two cases where there is some harm, this should be considered against the significant public benefits offered by the proposed development as per paragraphs 196 and 197 of the NPPF.

8.0 ASSESSMENT OF EFFECTS ON TOWNSCAPE RECEPTORS

Introduction

- 8.1 The proposed development represents a change in density, height and character of the built elements on the site itself. This is considered in detail in chapter 5 of this report and is not repeated here. This chapter considers the existing townscape character of the area surrounding the site, and the effects of the proposed development on townscape receptors within those character areas.
- 8.2 The methodology, as presented in chapter 2 under 'Identifying potential townscape and heritage receptors', sets out the consultancy's criteria for selecting the townscape receptors to be assessed. In this case, character areas which abut the site are identified and assessed in detail, in terms of their architecture, mass & scale, permeability & legibility, urban grain and landscape. The map at fig 8.1 illustrates the character areas identified, marked A-G. Of these, only the character areas surrounding the site, and likely to be affected as a result of the proposed development are assessed in this chapter.
- 8.3 The effects on surrounding townscape receptors assessed in this chapter are of 'existence effects', i.e. at the end of the development process when the buildings proposed are completed. The assessments of the effects arising during demolition and construction are set out separately in chapter 6 of this HTVIA.
- 8.4 For each character area identified in this chapter, the assessments are structured as follows: (i) the existing urban characteristics of the character area are identified; (ii) the likely effects of the proposed development on the urban characteristics of the character area are assessed; and (iii) the likely cumulative effects of the proposed development in combination with other nearby developments are assessed.

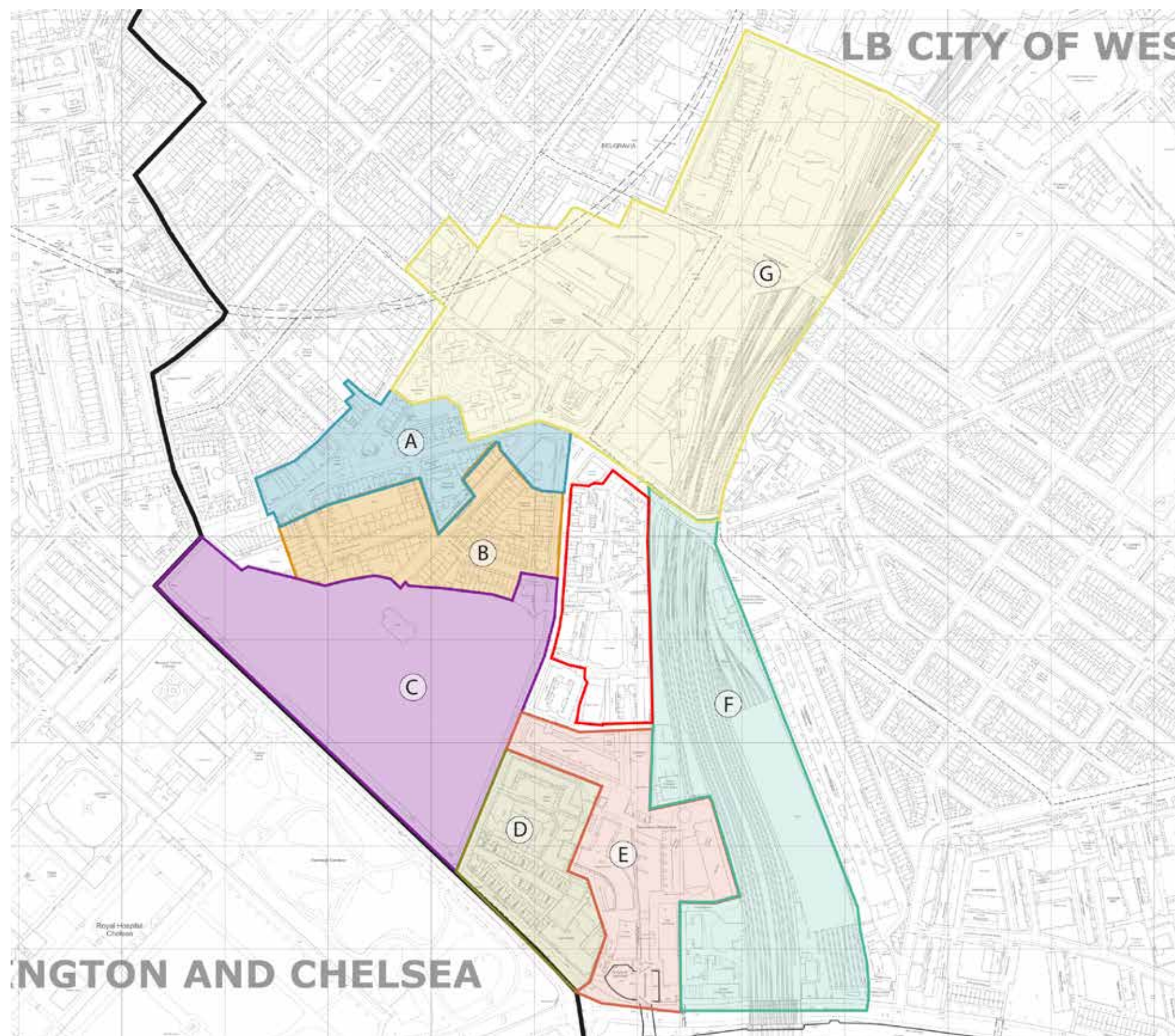


Fig. 8.1: Map identifying character areas in the surrounding area; the site is marked in red.

8.0 ASSESSMENT OF EFFECTS ON TOWNSCAPE RECEPTORS (CONTD.)

CHARACTER AREA A

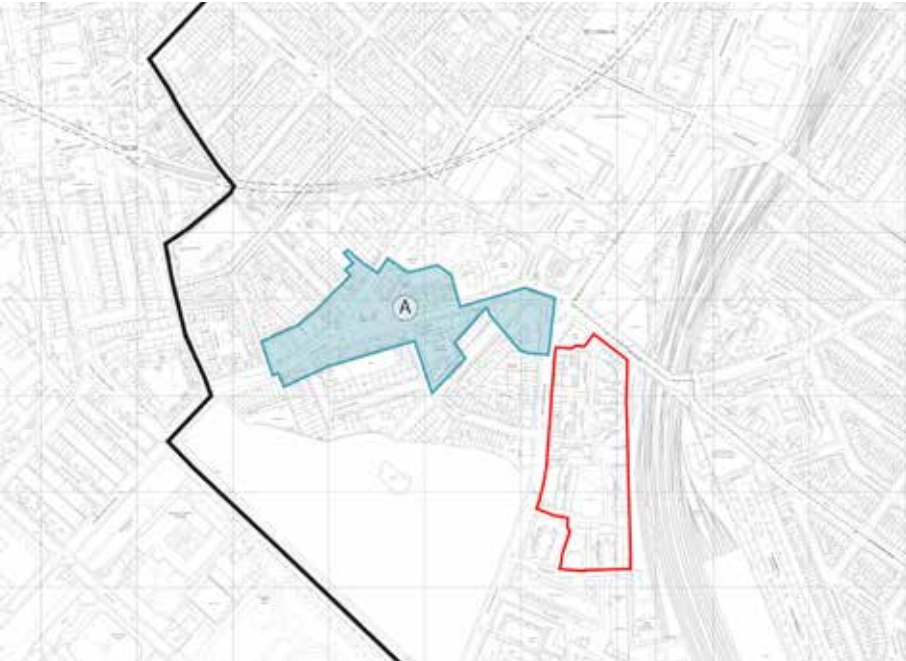


Fig. 8.2: Location map of Character Area A in relation to the site.

AVR cross reference: View 21.

Architecture

- 8.5
- This character area lies to the north-west of the site and forms part of the Belgravia Conservation Area. It predates the late 19th century Belgravia development and was built along historic street lines leading to Chelsea. Away from the surrounding principal streets, it has a small scale, intimate character.
- 8.6
- It is centred around Orange Square with its traditionally proportioned timber shops. They are unified through consistent architectural treatment, most retaining consistent size of fascia set below projecting first floor balconies. Near the square are some examples of early Georgian terraced housing with simple brick facades and flush sashes, which are very different in appearance to their later Georgian and Victorian counterparts.
- 8.7
- To the east of the square is St Barnabas Church, built in 1847-50, a Grade I listed ragstone church by Thomas Cundy Junior in Early English Gothic style. It is also distinctive in its context, being in Ragstone rubble, with tower and broad spire of Caen stone. It was built together with the parsonage and school (1846-7) and a church hall added later (1900).

Massing & scale

- 8.8
- The buildings are generally low rise and small scale. The terraces around Orange Square range from two to four storeys, with retail on the ground floors. St Barnabas Church, with its large five-stage tower, forms a local landmark and is particularly visible from the south, above the small scale terraced housing. Towards the east of the character area, the height and scale increases with the Grade II listed Coleshill Flats at six storeys, and the eight-storey Eni House late 20th century office building on Ebury Bridge Road.

Permeability & legibility

- 8.9
- There are high levels of permeability in this character area, as a result of the fine urban grain. The heavily treed Orange Square forms the centrepiece of the character area, at the intersection of Ebury Street and Pimlico Road, with the spire of St Barnabas Church forming a landmark in the area and increasing legibility.

Urban grain

- 8.10
- This character area has an overall fine urban grain. Terraces of historic small building plots can be seen around Orange Square, Pimlico Road and Ebury Street. Eni House, Coleshill Flats and St Barnabas Church sit in relatively larger plots compared to the smaller terraced housing.

Landscaping

- 8.11
- Orange Square, at the intersection of Ebury Street and Pimlico Road, is the main green space in the character area, and contains an informal group of eight historic London planes and three more recent Chanticleer pears. Private gardens can also be found at the back of the terraces and buildings around the area.

Likely effect of the proposed development:

- 8.12
- The changes on site as a result of the proposed development will improve the immediate townscape near the northern end of this character area, through a new high quality residential quarter with improved public realm both along Ebury Bridge Road and within the site. The architecture, as set out in chapter 5 of this report, is of very high quality, improving the overall townscape quality and legibility of the area. The massing and scale of buildings are a result of careful testing to relate well to the existing context while providing the optimum level of housing on this large site. The permeability of the area is vastly improved through new connections from Ebury Bridge, passing through the site and connecting to the south, and improving connectivity from the west. New publicly accessible landscaping that runs through the length of the site will be a major improvement to the quality of public realm provision in this area. A new urban grain is established within the site with buildings that appropriately respond to the specific townscape conditions on



Fig. 8.3: Orange Square (left) and Pimlico Road (right).



Fig. 8.4: Orange Square (right) and Ebury Street (left).

8.0 ASSESSMENT OF EFFECTS ON TOWNSCAPE RECEPTORS (CONTD.)

the different parts of the site. In the case of this Character Area, as these changes will be experienced only from the eastern-most section of the area, to the north-west of the site, the effect on this Character Area therefore would be **minor** but **beneficial**.

Likely cumulative effect of the proposed development in combination with other consented schemes:

8.13 The under-construction Chelsea Barracks scheme is further to the south and separated by Character Area B. It will therefore not act cumulatively with the proposed development. The recently submitted, but not yet determined, Cundy Street Quarter scheme is to the immediate north of this Character Area and will have a larger effect on it than the proposed development. The latter would make a **minor** and **beneficial** contribution to the cumulative effects on this Character Area.

CHARACTER AREA B

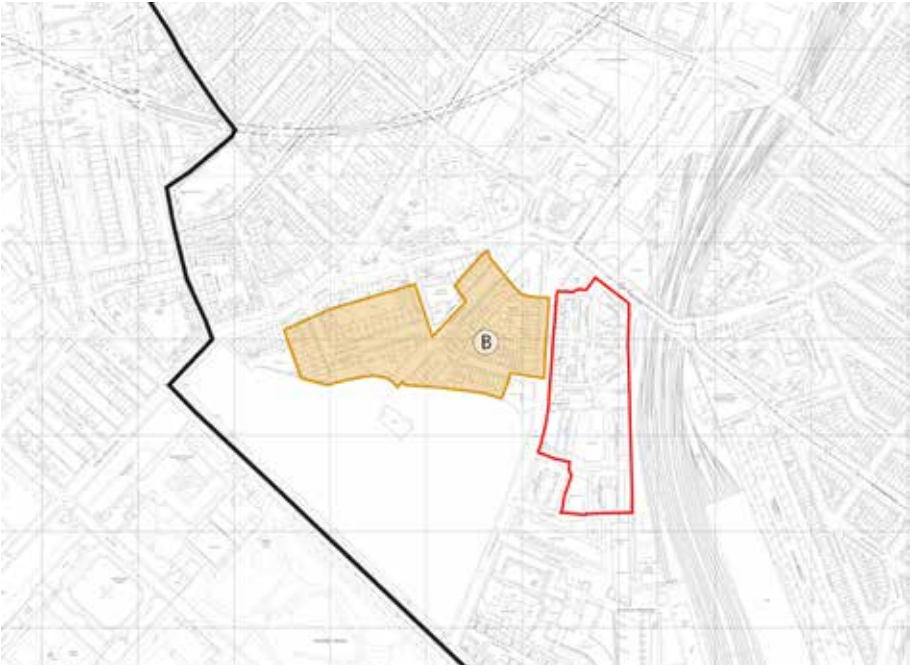


Fig. 8.5: Location map of Character Area B in relation to the site.

AVR cross reference: Views 22 and 23.

Architecture

- 8.14 This character area is located to the immediate west of the development site and falls within the Belgravia Conservation Area. This small residential neighbourhood of intimate scale comprises historic terraced housing around Bloomfield Terrace, Ranelagh Grove and St. Barnabas Street. Some of these are Grade II listed and others are unlisted buildings of merit. The area has a mixed architectural character which includes linked villa type houses, earlier-mid Victorian houses and small-scale terraced workers houses.
- 8.15 In Bloomfield Terrace, the yellow brick Grade II listed row of houses, built around 1830, extends throughout the whole street. Ranelagh Grove has a group of modest Edwardian terraced houses in red brick with stucco dressings. St Barnabas Street consists of a row of small workers cottages, whereas St Barnabas Mews, just behind St Barnabas Street, has a close of modern mews style houses.



Fig. 8.6: Bloomfield Terrace.

Massing & scale

- 8.16 This character area has small scale terraced and semi-detached houses of two to three storeys.

Permeability & legibility

- 8.17 Permeability in the area is high with interlinked streets. To the south, however, permeability decreases at the border of Chelsea Barracks, which is under construction and currently with no access. The houses in each street are of different designs, giving each street a distinctive appearance and improving legibility.

Urban grain

- 8.18 The area is characterised by a fine grain owing to the historic terraces and building plots.

Landscaping

- 8.19 Due to the residential character of the area, many of the properties have back gardens and small front gardens. Ranelagh Grove has mature trees along the street.

8.0 ASSESSMENT OF EFFECTS ON TOWNSCAPE RECEPTORS (CONTD.)

Likely effect of the proposed development:

- 8.20 The proposed development will vastly improve the immediate townscape near this character area, through a new high quality residential quarter with an improved public realm along Ebury Bridge Road with connections to new public spaces within the site. The architecture, as set out in chapter 5 of this report, is of very high quality, improving the overall townscape quality and legibility of the area. On the Ebury Bridge Road side, the proposed buildings reflect the original buildings in materiality while introducing new contemporary detailing that enrich the street wall. The massing and scale of buildings are a result of careful testing to relate appropriately to the existing context while providing the optimum level of housing on this large site. The permeability of the area is vastly improved through new connections from Ebury Bridge, passing through the site and connecting to the south, and improving connectivity from the west, replacing the current access routes that are ungenerous and uninviting. The new retail units along Ebury Bridge Road, along with the increased width of the pavements will enliven the area resulting in a significant improvement near this character area. A new urban grain is established within the site with buildings that 'wrap around' to face the new public realm within the site. New high quality landscaping that runs along the length of the site will be a major improvement to the quality of public realm provision in this area. Being adjacent to the development site, the effect on this Character Area therefore would be **major** and **beneficial**.

Likely cumulative effect of the proposed development in combination with other consented schemes:

- 8.21 The Chelsea Barracks scheme, to the south of this Character Area, proposes new connections through Ranelagh Grove, which would improve permeability. The new landscaping and public squares as part of this scheme, along with the high quality buildings proposed and partially complete, would all be improvements to the current condition. The improved townscape of both schemes would result in a **major** and **beneficial** effect on the Character Area.



Fig. 8.7: Intersection of Ranelagh Grove and St Barnabas Street. Ebury Bridge Estate can be spotted in the background.

8.0 ASSESSMENT OF EFFECTS ON TOWNSCAPE RECEPTORS (CONTD.)

CHARACTER AREA C



Fig.8.8: Location map of Character Area C in relation to the site.

AVR cross reference: Views 14 to 17 and 20.

Architecture

8.22 This character area comprises the Chelsea Barracks development site and abuts the southwestern boundary of the development site. After the demolition of the 1960s Chelsea Barracks buildings, the only original building left on the site is the Grade II listed Guards’ Chapel. The chapel is a good example of a mid-19th century barracks chapel, built following the establishment of the Barracks and Hospitals Commission in 1857, and designed in a simple but well-composed Romanesque-Byzantine manner. The redevelopment of the Chelsea Barracks is still ongoing, but a number of residential apartment blocks along Chelsea Bridge Road have been completed.

Massing & scale

8.23 The massing and scale of the character area vary, where the completed eight-storey buildings of the Chelsea Barracks development contrasts with the Grade II listed Guards’ Chapel, to the north of the plot. Most of the area to the south and east remains under construction and is expected to be completed in 2024.

Permeability & legibility

8.24 The area is currently not permeable due to the ongoing construction of the Chelsea Barracks. The future development, however, proposes new linked squares around the site and a commercial area to the north near Ranelagh Grove, contributing to the permeability of the wider area. The historic Guards Chapel contributes to the legibility of the area.

Urban grain

8.25 The character area is currently a construction site; when complete it will establish a coarser urban grain than the historic area to the north owing to the proposed buildings having large singular footprints, set in open space.

Landscaping

8.26 The development proposes publicly accessible landscape areas, including squares, streets, pavements and courts; however, while under construction, the site lacks landscaping features, apart from the mature trees lining Chelsea Bridge Road and Ebury Bridge Road.

Likely effect of the proposed development:

8.27 The changes on site as a result of the proposed development would relate well to this Character Area which is currently undergoing wholesale changes through the Chelsea Barracks scheme. The improved street frontage along Ebury Bridge Road, the high quality architecture, and new connections through the area would all enhance the current condition improving the quality of the streetscape, legibility and permeability. It would also relate well in terms of their shared residential use. The massing and scale of buildings were arrived at based on the specific context that they are responding to, namely Ebury Bridge Road, the centre of the site with its network of public spaces, or the railway. The new urban grain established within the site, along with the improved connections to a new high quality public realm that runs through the centre of the site, would be a significant benefit. The north-east end of the Character Area is adjacent to the site, therefore the effect on this Character Area would be **moderate** and **beneficial**.

Likely cumulative effect of the proposed development in combination with other consented schemes:

8.28 The under-construction Chelsea Barracks scheme will comprise this Character Area. There are no other consented schemes close to the development site; there is therefore **no change** in terms of cumulative effect on this Character Area.



Fig.8.9: Construction site of Chelsea Barracks, seen from Ebury Bridge Road.



Fig.8.10: Chelsea Barracks, seen from Chelsea Bridge Road. The recently completed buildings and a proposed square of the development can be seen to the left and centre of the photograph. The hoardings of the construction site are to the right, while St Barnabas Church tower can be spotted in the background.

8.0 ASSESSMENT OF EFFECTS ON TOWNSCAPE RECEPTORS (CONTD.)

CHARACTER AREA D



Fig.8.11: Location map of Character Area D in relation to the site.

AVR cross reference: View 14.

Architecture

8.29 This character area lies to the south of the development site and extends to the corner of Ebury Bridge Road and Chelsea Bridge Road. Most buildings in this character area are residential blocks from different eras such as Gatliff Close (c.1870), the mansion blocks at 26 Chelsea Bridge Road (c.1879) and the late 20th century Chelsea Gate Apartments. At the southern end of the character area is the Grade II listed Lister Hospital, built in 1894-8 by Alfred and Paul Waterhouse, with a later northern addition c.1909-10, and a 20th century extension in pre-cast concrete.

Massing & scale

8.30 The massing and scale vary throughout the character area, with buildings ranging from three to eight storeys. Lower buildings are hidden behind taller mansion blocks with continuous facades along both roads, with Chelsea Bridge Road varying from five to seven storeys, and Ebury Bridge Road varying from five to eight storeys.

Permeability & legibility

8.31 Permeability is restricted due to the private character of the buildings blocks and their long frontages to the street. The Chelsea Barracks construction site sits to the west, and the Royal Hospital to the south, both currently closed to public access. The area has many recognisable landmarks such as the Lister Hospital, the Royal Hospital and Chelsea Bridge to the south which add to the legibility of the area.

Urban grain

8.32 This character area has a coarse urban grain owing to the large footprints of the residential blocks and the hospital building.

Landscaping

8.33 Landscaping features are restricted to the courtyards within the residential blocks, and mature trees along Chelsea Bridge Road.

Likely effect of the proposed development:

8.34 This character area is separated from the development site by Character Area E. The changes on the site would therefore have little effect on the elements that constitute the townscape character of this area, resulting in **no change** to it.

Likely cumulative effect of the proposed development in combination with other consented schemes:

8.35 As there is no effect as a result of the proposed development on this Character Area, there will be no cumulative effect on it either; there is therefore **no change** in terms of cumulative effect.



Fig.8.12: The character area boundary seen from Ebury Bridge Road, to the left. Chelsea Barracks construction site is to the right.



Fig.8.13: Chelsea Bridge Road seen from Grosvenor Road.

8.0 ASSESSMENT OF EFFECTS ON TOWNSCAPE RECEPTORS (CONTD.)

CHARACTER AREA E



Fig.8.14: Location map of Character Area E in relation to the site.

AVR cross reference: View 12.

Architecture

8.36 This character area is situated immediately south of the site, along the Grosvenor Canal, between the railway and Ebury Bridge Road. The area covers the Grosvenor Waterside development, completed in 2010, spread over nine blocks of modern buildings, with the Grosvenor Canal and the river to the south.

Massing & scale

8.37 The massing and scale vary throughout the character area, where residential blocks within the Grosvenor Waterside development range from five to 14 storeys. Caro Point by EPR Architects, to the north of the Grosvenor Canal, is the tallest tower in the character area.

Permeability & legibility

8.38 Permeability is restricted due to the semi-private character of the residential building blocks in the area and the presence of the railway to the east. Access is from Grosvenor Road to the south and Ebury Bridge Road to the west. The buildings of Grosvenor Waterside are distinctive, in particular Caro Point, and therefore aid legibility.

Urban grain

8.39 The area with the Grosvenor Waterside development is characterised by large buildings plots which result in a coarse urban grain.

Landscaping

8.40 Grosvenor Waterside development incorporates gardens and courtyards, as well as the Grosvenor Canal.

Likely effect of the proposed development:

8.41 The southern boundary of the development site abuts the northern edge of this Character Area. The changes on site as a result of the proposed development will improve the immediate townscape near the northern end of this character area, through a new high quality residential quarter with improved public realm. The architecture, as set out in chapter 5 of this report, is of very high quality, improving the overall townscape quality and legibility of the area. The massing and scale of buildings are a result of careful consideration of the existing context, including the buildings within this Character Area, while providing the optimum level of housing. The permeability of the area is vastly improved through new connections, in particular the introduction of the Southern Gateway connecting to a generous public space and network of spaces improving connectivity to the north, while the high quality buildings, including the taller elements alongside the railway provide increased legibility. A new urban grain is established within the site with buildings that relate appropriately to the surrounding context. The network of generous landscaped spaces running through the site will be a major improvement to the quality of public realm provision in this area. Based on these factors, the effect on this Character Area would be **moderate** and **beneficial**.

Likely cumulative effect of the proposed development in combination with other consented schemes:

8.42 The under-construction Chelsea Barracks scheme to the west would introduce a further improvement in townscape quality, legibility and permeability in the area. The contribution of the proposed development to the overall effect would be **moderate** and **beneficial**.



Fig.8.15: Grosvenor Waterside seen from Grosvenor Road.



Fig.8.16: Grosvenor Waterside seen from Ebury Bridge Road, looking at Gatliff Road.

8.0 ASSESSMENT OF EFFECTS ON TOWNSCAPE RECEPTORS (CONTD.)

CHARACTER AREA F



Fig.8.17: Location map of Character Area F in relation to the site.

AVR cross reference: Views 12 and 13.

Architecture

8.43 This character area abuts the eastern boundary of the development site. The railway infrastructure dominates this character area, with the Grade II listed Western Pumping Station, chimney and associated buildings, all built in the 1870s at the southern end of the area.

Massing & scale

8.44 The railway lines and infrastructure together are of a large scale; the Pumping Station and ancillary buildings are of low height at two to three storeys, except for the chimney which is the tallest structure in the character area.

Permeability & legibility

8.45 Permeability is nil, as the railway forms a barrier across the area. The distinctive elements of this character area, including the railway lines and the sewage pumping station infrastructure give this area high legibility.

Urban grain

8.46 The character area presents a highly coarse urban grain owing to the railway infrastructure, with a finer grain at the southern end occupied by the pumping station and associated buildings.

Landscaping

8.47 The area is devoid of landscaping except at the southern end where there are mature trees near the pumping station complex.

Likely effect of the proposed development:

8.48 The replacement of the existing buildings on site, which currently appear disparate owing to their different architectural styles and inconsistent urban grain, with a new coherent masterplan with high quality buildings will be a major improvement. This is both in terms of architectural character and legibility, marking the entry into Victoria Station. The massing and forms of the buildings have been oriented to allow daylight and visual permeability into and out the site, preventing a 'wall' effect on the eastern edge of the site. The architectural detailing has been considered with care, where the shared architectural language is enriched with subtle differences in the colouration of materials and heights. The new public realm landscaping will be visible in between the blocks adding interest to the views from trains. The high quality, coherent character of the new residential quarter would result in a **moderate** and **beneficial** effect on this Character Area.

Likely cumulative effect of the proposed development in combination with other consented schemes:

8.49 The consented Chelsea Barracks scheme would not have an effect on this Character Area, therefore there is no cumulative effect and there is **no change**.



Fig.8.18: The railway seen from Ebury Bridge.

8.0 ASSESSMENT OF EFFECTS ON TOWNSCAPE RECEPTORS (CONTD.)

CHARACTER AREA G

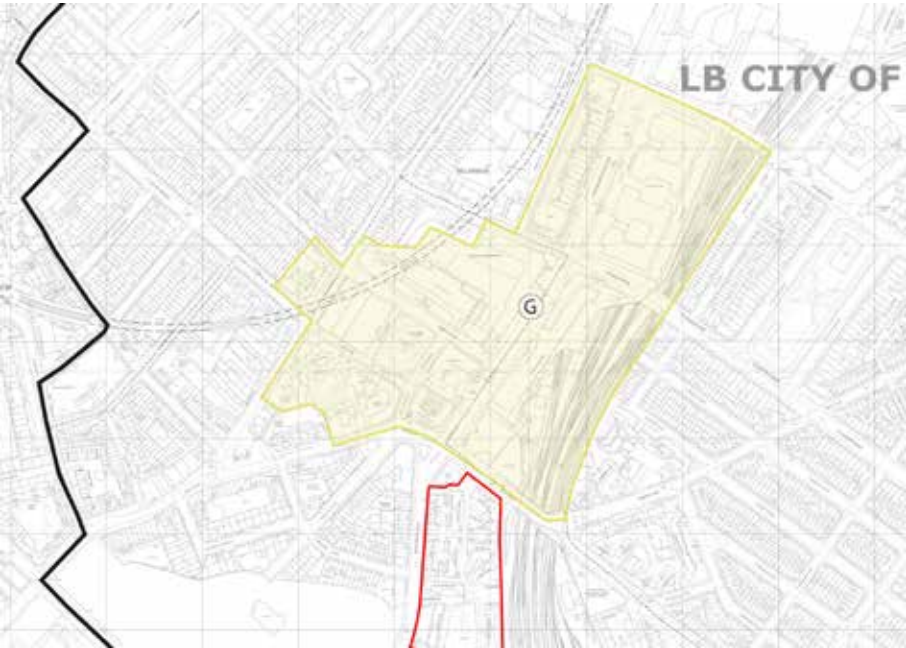


Fig.8.19: Location map of Character Area G in relation to the site.

AVR cross reference: Views 2 to 5 and 24 to 26.

Architecture

8.50 This character area is situated to the north of the development site and presents a varied architectural character. To the southwest, the post-war residential blocks of Cundy Street Quarter were built in the 1950s after severe bomb damage in the Second World War. There is a recently submitted scheme by DSDHA to replace them. Buildings of historic and architectural significance are found along Buckingham Palace Road, including the art deco British Airways Terminal building (currently the National Audit Office), built in 1939, the Victoria Coach Station, built around the same period, and the late 19th century Victorian buildings of St Michael’s Hall, Victoria Library and the row of houses at Nos.126-158 Buckingham Palace Road.

Massing & scale

8.51 The buildings are medium rise with the tallest element being the clock tower of the Grade II listed former British Airways Terminal. With the exception of the Grade II listed row of houses to the north of the character area, the buildings are of large scale.

Permeability & legibility

8.52 Permeability is medium to the west, due to the large scale buildings, and is reduced even further to the east given the presence of the railway. Legibility is high due to the presence of landmark buildings such as the former British Airways Terminal and Victoria Coach Station, as well as the views north along Buckingham Palace Road towards Grosvenor Gardens and Victoria railway station.

Urban grain

8.53 The large building plots and wide road create an overall coarse urban grain, the only exception being the Grade II listed row of houses in Buckingham Palace Road to the northwest of the area.

Landscaping

8.54 The east of the character area lacks landscaping features due to the presence of the railway. To the west, Ebury Square Gardens provides a relief to the busy environment around Victoria Coach Station. Additionally, the Cundy Street Flats to the southwest have gardens around its residential blocks, and there are mature trees along this stretch of Buckingham Palace Road.

Likely effect of the proposed development:

8.55 The changes on site as a result of the proposed development will improve the townscape to the south of this character area. The architecture, as set out in chapter 5 of this report, is of very high quality, and will be seen in views looking south from the Character Area, improving the legibility of the area. The massing and scale of buildings are appropriate in relation to this Character Area. The new Northern Gateway from Ebury Bridge, at the southern end of this Character Area, improves connectivity and permeability to the south. A new coherent urban grain is established within the site, although this will not have an effect on the Character Area. The improved quality of landscaping and public realm offer within the site complements the improved connectivity. As only the southern tip of this Character Area is close to the northern end of the site, the effect on this Character Area would be **minor** and **beneficial**.

Likely cumulative effect of the proposed development in combination with other consented schemes:

8.56 The consented Chelsea Barracks scheme would not have an effect on this Character Area. The recently submitted, but not yet determined, Cundy Street Quarter scheme falls within this Character Area and will result in direct changes to its south-west part. The proposed development would make a **minor** and **beneficial** contribution to the cumulative effects on this Character Area.



Fig. 8.20: Ebury Square Gardens. Cundy Street Flats can be seen in the background to the left.



Fig. 8.21: Buckingham Palace Road, looking north.

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS

Introduction		Depiction of proposed development in views		List of Views	
9.1	This chapter provides a detailed visual assessment of how the development performs in the local and wider townscape.	9.7	The detailed part of the proposed development is shown in the AVRs as either a green wireline or as a rendered photomontage. The outline part of the proposed development is shown as a blue wireline or as a rendered photomontage, illustrating the application of the Design Code. The cumulative schemes are shown as an orange wireline (committed scheme) or a yellow wireline (emerging scheme). Where wireline depictions of the proposed development are hidden behind other buildings the line is shown as dotted, but where it is hidden by trees in summer or winter, it is shown as a complete line.	View 1: Buckingham Palace Road, corner of Grosvenor Gardens	
9.2	The assessments in this chapter are of ‘existence effects’, i.e. when the proposed buildings are completed. The assessments of the effects arising during demolition and construction are set out separately in chapter 6 of this HTVIA.	9.8	For purposes of clarity, each view is also accompanied by:	View 2: Buckingham Palace Road (western side)	
9.3	The methodology for Visual Assessment is set out in chapter 2. It is essential for any reader using the visual assessments as analysis to be conversant with the methodology, which is particular to the author. It is not repeated in detail here.		<ul style="list-style-type: none">A ‘thumbnail map’ extracted from the general views map at fig.9.1 showing the location of the view in relation to the site and other surrounding heritage assets; andA key plan of the proposed development, highlighting the masterplan buildings that can be seen in the view, taking into account tree cover where relevant.	View 3: Buckingham Palace Road (eastern side)	
The views		The assessments		View 4: Buckingham Palace Road, corner of Eccleston Street	
9.4	The site does not fall within any of the metropolitan protected vistas included in the London View Management Framework (LVMF). The locations of all 26 townscape viewpoints were chosen through close consultation with WCC, on two site visits accompanied by the WCC conservation officer. The selected view positions are shown on the views map at fig. 9.1. The winter and night-time versions of the views were also agreed, as were the format of their AVR representations, i.e. wireline or fully rendered views.	9.9	In order to explain the assessment of visual effects, a commentary accompanies each view. As set out in the visual assessment methodology in chapter 2 of this report, the assessment commentary includes:	View 5: Buckingham Palace Road, corner of Elizabeth Street	
9.5	The 26 view assessments contain the following images:		<ul style="list-style-type: none">(i) Baseline: Description of the existing view, considering its townscape value and visual amenity(ii) Sensitivity of the view: Assessment of the sensitivity of the view to change in relation to heritage receptors and to visual receptors (those experiencing the view)(iii) Design – including mitigation: Assessment of the design quality including the mitigation achieved through the design process, both for the detailed components and for the outline components. An interpretation of the Design Code for the latter is shown in the Illustrative Verified Views(iv) Magnitude of change: Assessment of the magnitude of change in the view, owing to the proposed development(v) Residual effect: Determining the likely residual effect by combining the sensitivity of the view and the magnitude of change, whether or not the effect is significant, and assessment of the qualitative aspects of the design, to assess whether it is of an adverse, neutral or beneficial nature(vi) Cumulative effect: Where applicable, an assessment of the potential cumulative effects arising in combination with other development proposals	View 6: Hugh Street, corner of Hugh Mews	
	<ul style="list-style-type: none">(i) A surveyed view photograph showing the existing condition;(ii) Accurate Visual Representation (AVR) of the proposed development, either as a ‘wireline’ projection or as a combination of photorealistic ‘rendered’ montage (for the detailed components) and a ‘wireline’ projection (for the outline components);(iii) Where relevant a cumulative condition showing the development in combination with other committed or emerging schemes (depicted as ‘wirelines’); and(iv) In selected views, both the detailed and outline phases will be shown rendered as an Illustrative View which depicts an interpretation of the architects’ design code for the outline application.			View 7: Warwick Way, corner of Belgrave Road	
				View 8: Warwick Way, corner of St George’s Drive	
				View 9: Sutherland Street, corner of Clarendon Street	
				View 10: Sutherland Street, corner of Gloucester Street	
	A cumulative image is only included where some visibility of a cumulative scheme in combination with the proposed development would occur in the view. A list of the cumulative schemes included is presented in chapter 4. A three-dimensional model illustration of the cumulative schemes in the area can be found in Appendix 1.			View 11: Westmoreland Place, corner of Lupus Street	
				View 12: Grosvenor Road, between the railway and Lupus Street	
				View 13: Battersea Park, in front of the London Peace Pagoda	
				View 14: Chelsea Bridge Road, corner of Ebury Bridge Road	
				View 15: Royal Hospital at Light Horse Court	
				View 16: Royal Hospital Gardens	
				View 17: Royal Hospital	
				View 18: Ormonde Gate, corner of Christchurch Street	
				View 19: Royal Hospital Road, in front of the Royal Hospital building	
				View 20: Royal Hospital Road, across the Royal Hospital building	
				View 21: Ebury Street, corner of Bourne Street	
				View 22: St Barnabas Street, corner of Ranelagh Grove	
				View 23: St Barnabas Street	
				View 24: Avery Farm Row	
				View 25: Pimlico Road	
				View 26: Buckingham Palace Road, outside the Police Station	

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

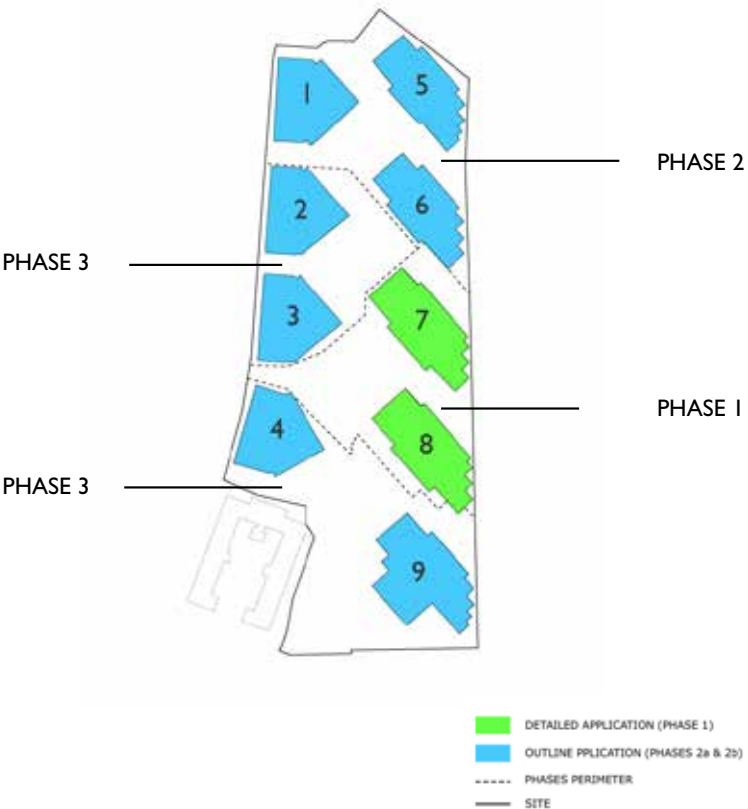


Fig. 9.2: Map indicating buildings numbering and phases of Ebury Bridge Estate development. The buildings indicated in green are part of the detailed application (Phase 1) of the development, whilst the remaining buildings in blue are part of the outline application (Phases 2 & 3).

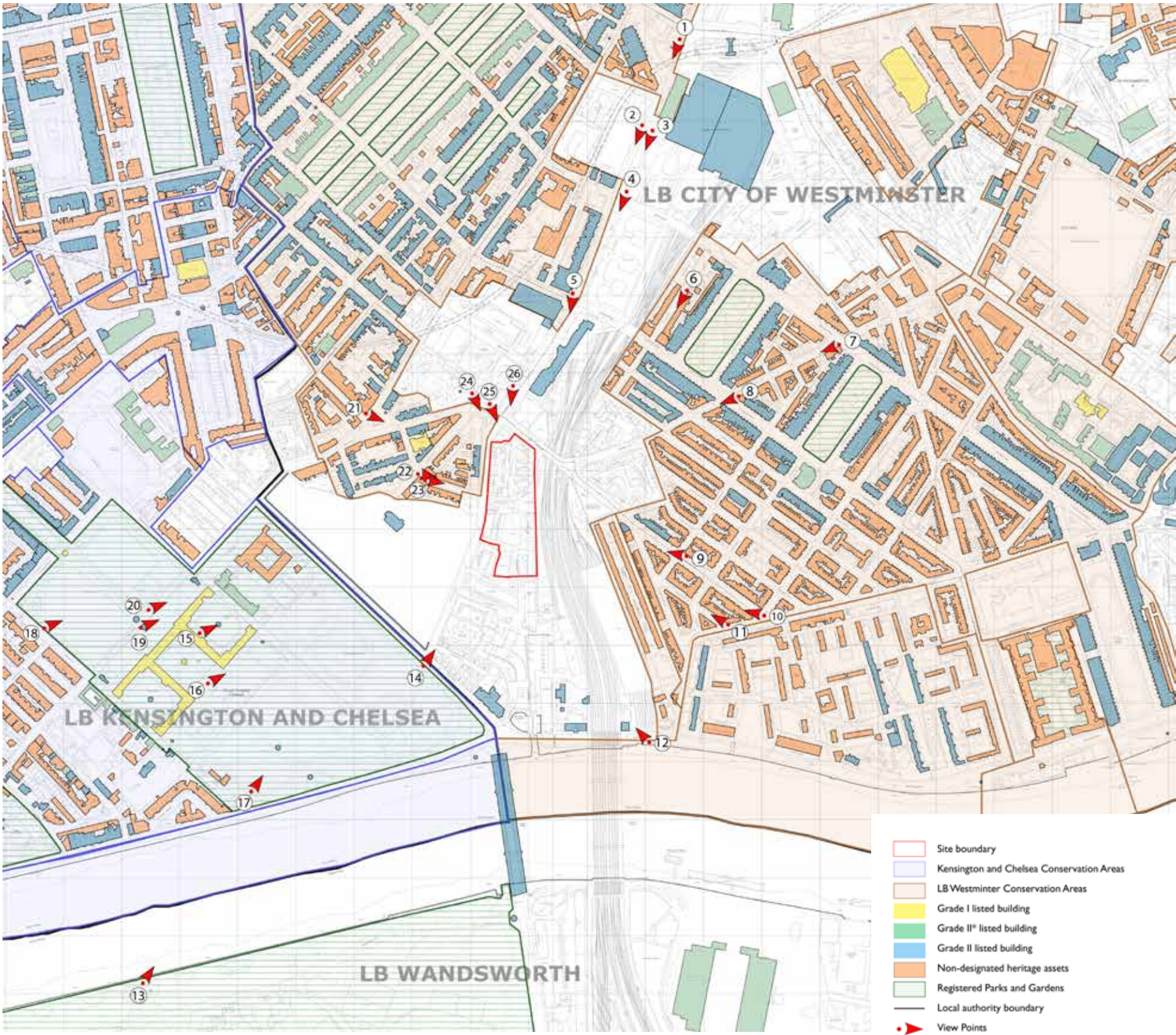


Fig. 9.1: Viewpoint map showing the 26 presented in this chapter. The site is marked in red.

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW I - BUCKINGHAM PALACE ROAD, CORNER OF GROSVENOR GARDENS

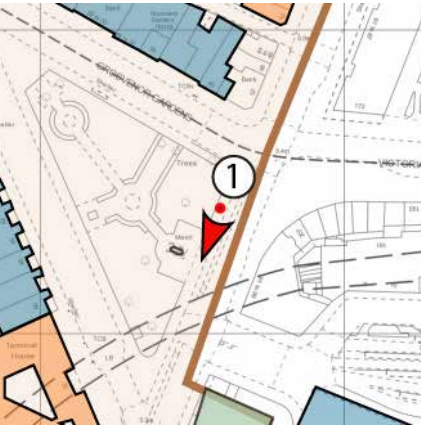
EXISTING:

Baseline

This view is taken from the eastern boundary of the Grosvenor Gardens Conservation Area, looking south-west along Buckingham Palace Road, a major route near Victoria Station and heavily trafficked throughout the day. It is a view identified in the Conservation Area Audit and shows a townscape of architectural variety, which includes the yellow brick and Bath stone Grade II* listed Grosvenor Hotel, seen to the left at the corner of Terminus Place, as well as the Grade II listed former British Airways Terminal, now the National Audit Office, with its 10-storey central clock tower, visible in the centre of the photograph. The proximity to Victoria Station means that the viewer experiences a high volume of traffic, people and noise in the area. The trees of Grosvenor Gardens can be seen to the right, providing a respite to tourists and office workers from the busy pedestrian and vehicular traffic in the area.

Sensitivity of the view

High



VIEWPOINT LOCATION



9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW I - BUCKINGHAM PALACE ROAD, CORNER OF GROSVENOR GARDENS



PROPOSED:

Buildings seen:

7 (detailed), 5 and 6 (outline)

Design – including mitigation

Detailed Components:

A very small part of Building 7 is just visible (shown rendered), above the north wing of the Grade II listed National Audit Office, to the far left of its distinctive clock tower.

Outline components:

Buildings 5 and 6, part of the outline application, will be seen overlapping each other behind the clock tower, remaining below its top shoulder and leaving a gap at the highest point. This would obscure the visible part of Phase 1, i.e. Building 7.

Magnitude of change

The proposed development results in a **small** change to the view.

Residual effect

The effect is **moderate**, given the sensitivity of the view. The proposed development stays beneath the top shoulder of the Grade II listed clock tower, allowing it to retain its landmark role in the view. The scheme’s articulated facades, variations in materiality and forms, add depth and interest in the background of the clock tower, without affecting its townscape focus role and remaining subordinate to it. This, along with the high quality of the architecture (see illustrative view on the following page) leads to a **neutral** effect.

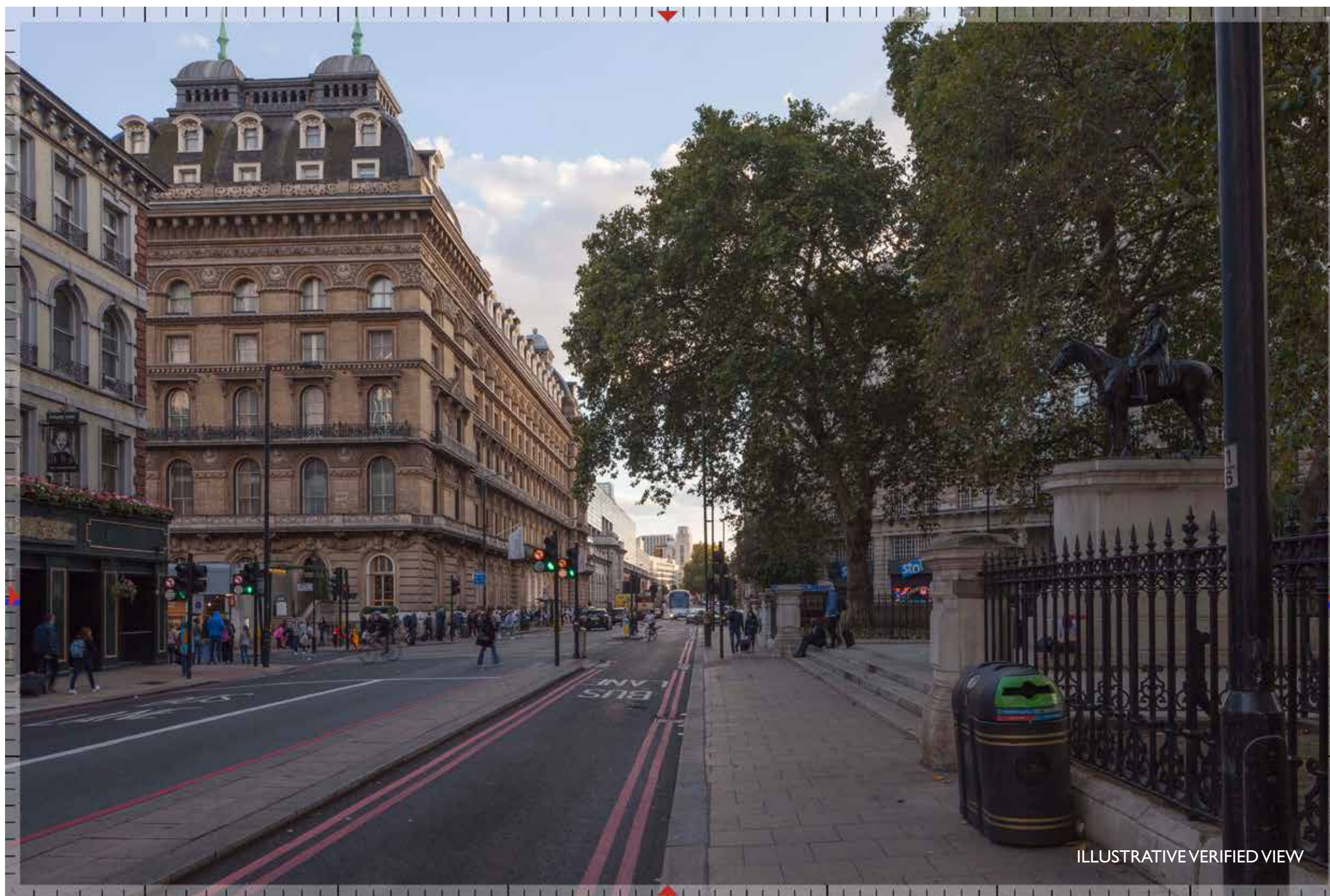
Cumulative Effect

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

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 1 - BUCKINGHAM PALACE ROAD, CORNER OF GROSVENOR GARDENS | ILLUSTRATIVE VERIFIED VIEW



V. 1

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 2 - BUCKINGHAM PALACE ROAD (WESTERN SIDE)

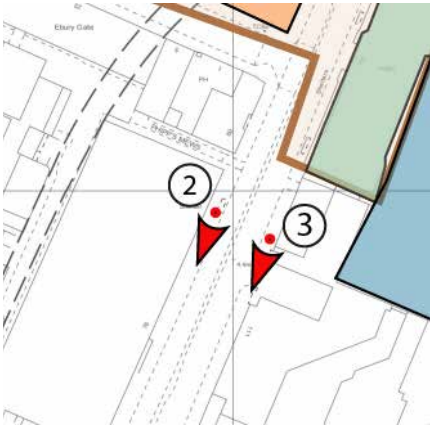
EXISTING

Baseline

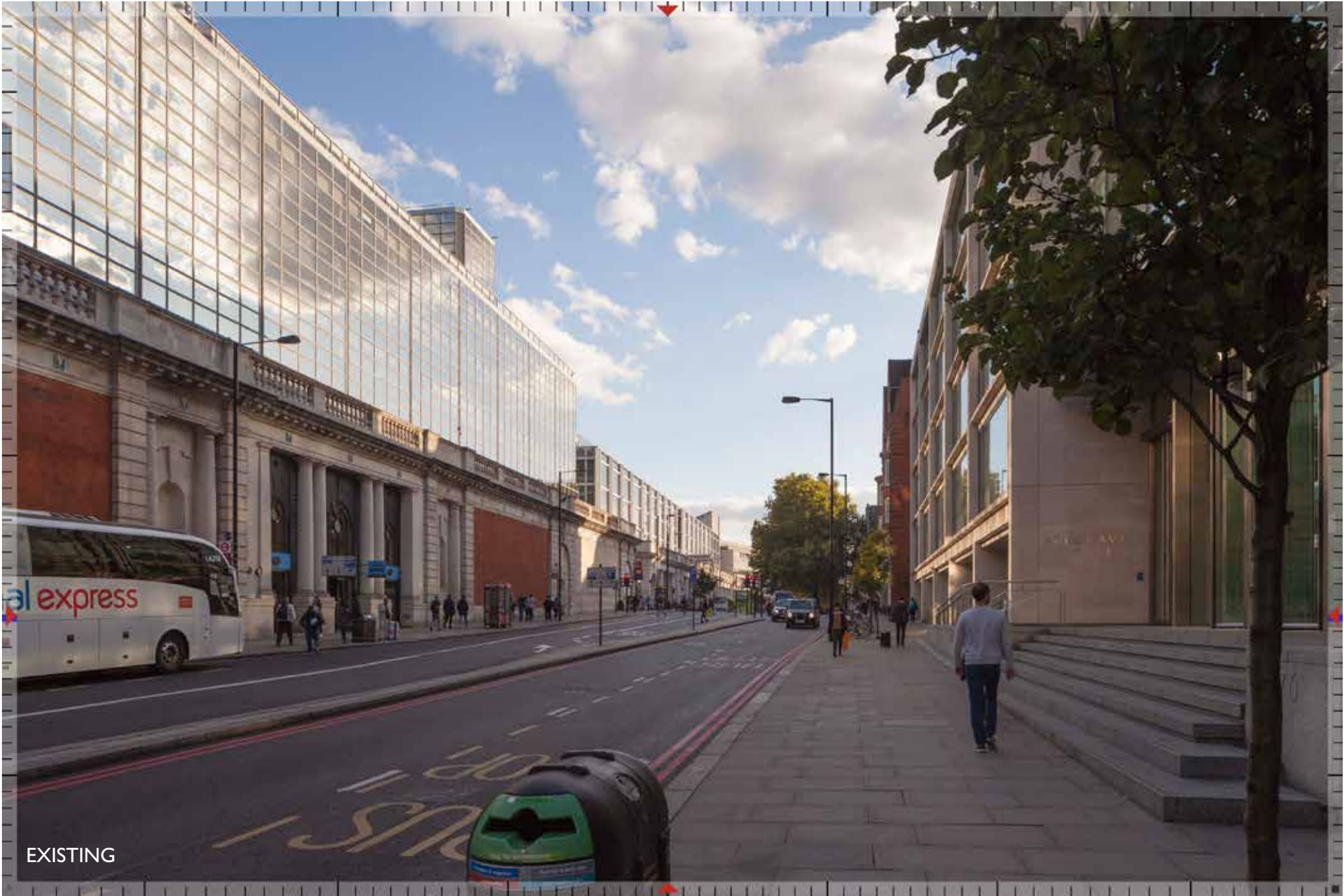
This viewpoint is further south, outside the Grosvenor Gardens Conservation Area, on the west side of Buckingham Palace Road. The foreground is dominated by the wide road, normally heavy with traffic, and the late 20th century shopping centre and office buildings, although the former railway station perimeter wall maintains a historic continuity. The trees in front of the red brick Grade II listed Nos.126-158, Buckingham Palace Road, to the right, fully obscure the Grade II listed National Audit Office's clock tower, but a small part of the northern wing of the building can be seen left of the trees.

Sensitivity of the view

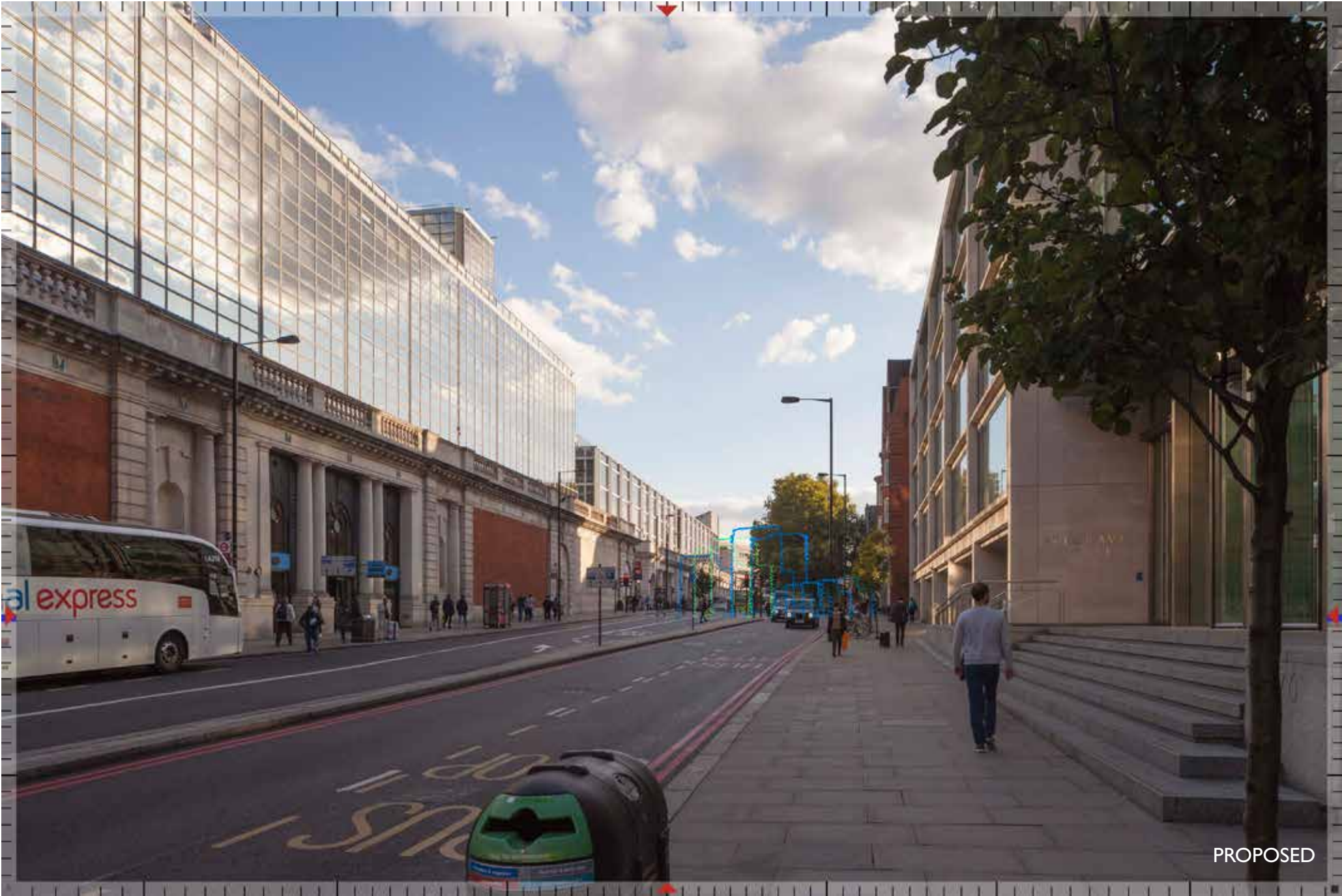
Low



VIEWPOINT LOCATION



9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 2 - BUCKINGHAM PALACE ROAD (WESTERN SIDE)



PROPOSED:

Buildings seen:

7 (detailed) and 6 (outline)

Design – including mitigation

Detailed Components:

A small part of Building 7 is visible, above the north wing of the Grade II listed National Audit Office.

Outline components:

The top stories of Building 6 will be seen above the north wing of the Grade II listed building and will obscure most of Building 7. The former is partially hidden in this view by the listed building and trees in full leaf, as is Building 5 to its right, which is fully hidden.

Magnitude of change

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

Residual effect

The visible parts of the proposed development will be of high quality architecture, but owing to its limited visibility, its effect in the view will be **minor** and **neutral**.

Cumulative Effect

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

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 2 - BUCKINGHAM PALACE ROAD (WESTERN SIDE) | WINTER

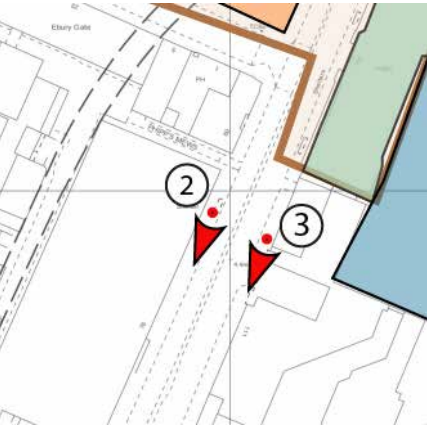
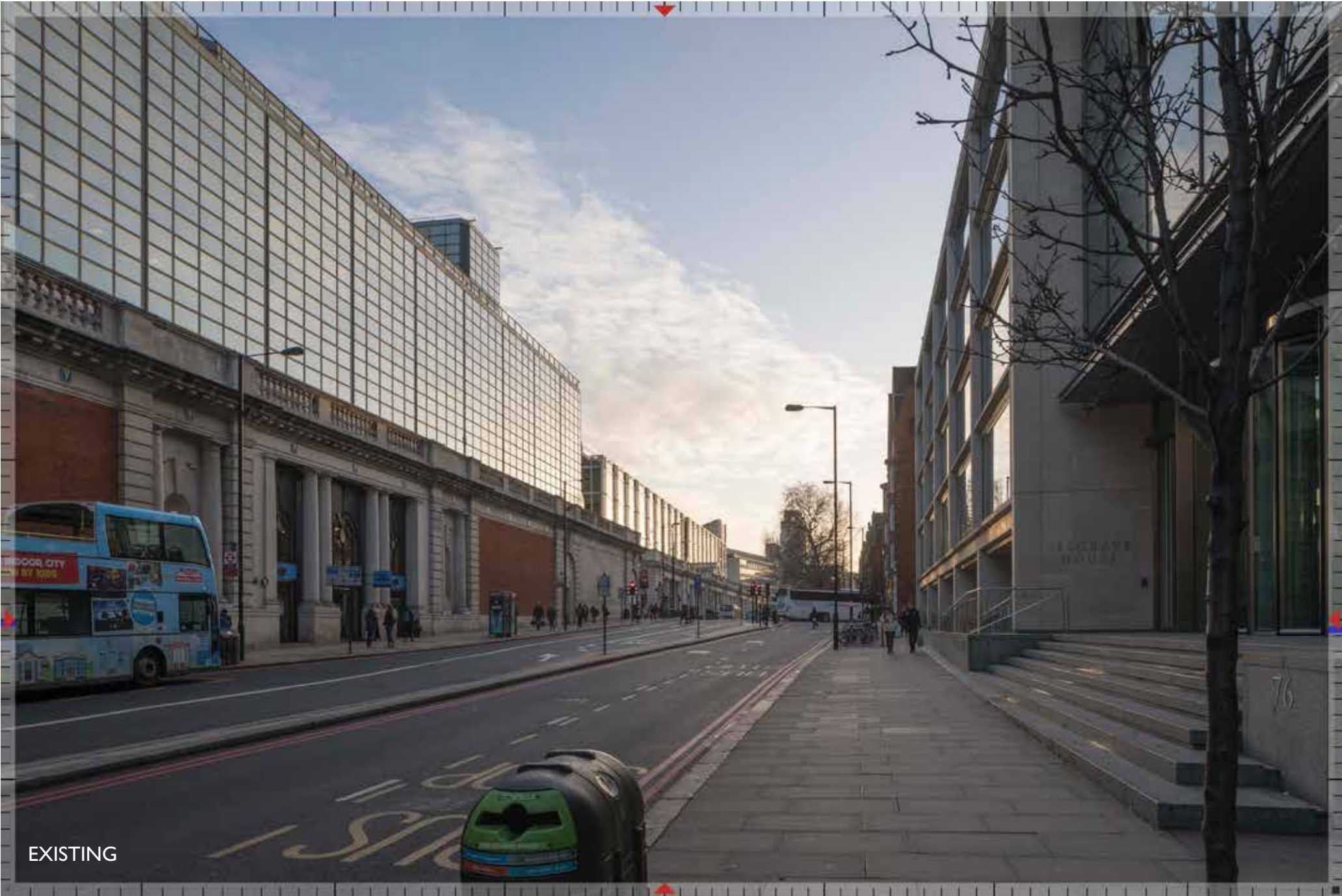
EXISTING

Baseline

This view is a winter version of the previous view. The National Audit Office’s clock tower silhouette is now visible beyond the leafless tree branches, in the centre background of the photograph. Its filtered visibility shows a diminished townscape role compared to View 1.

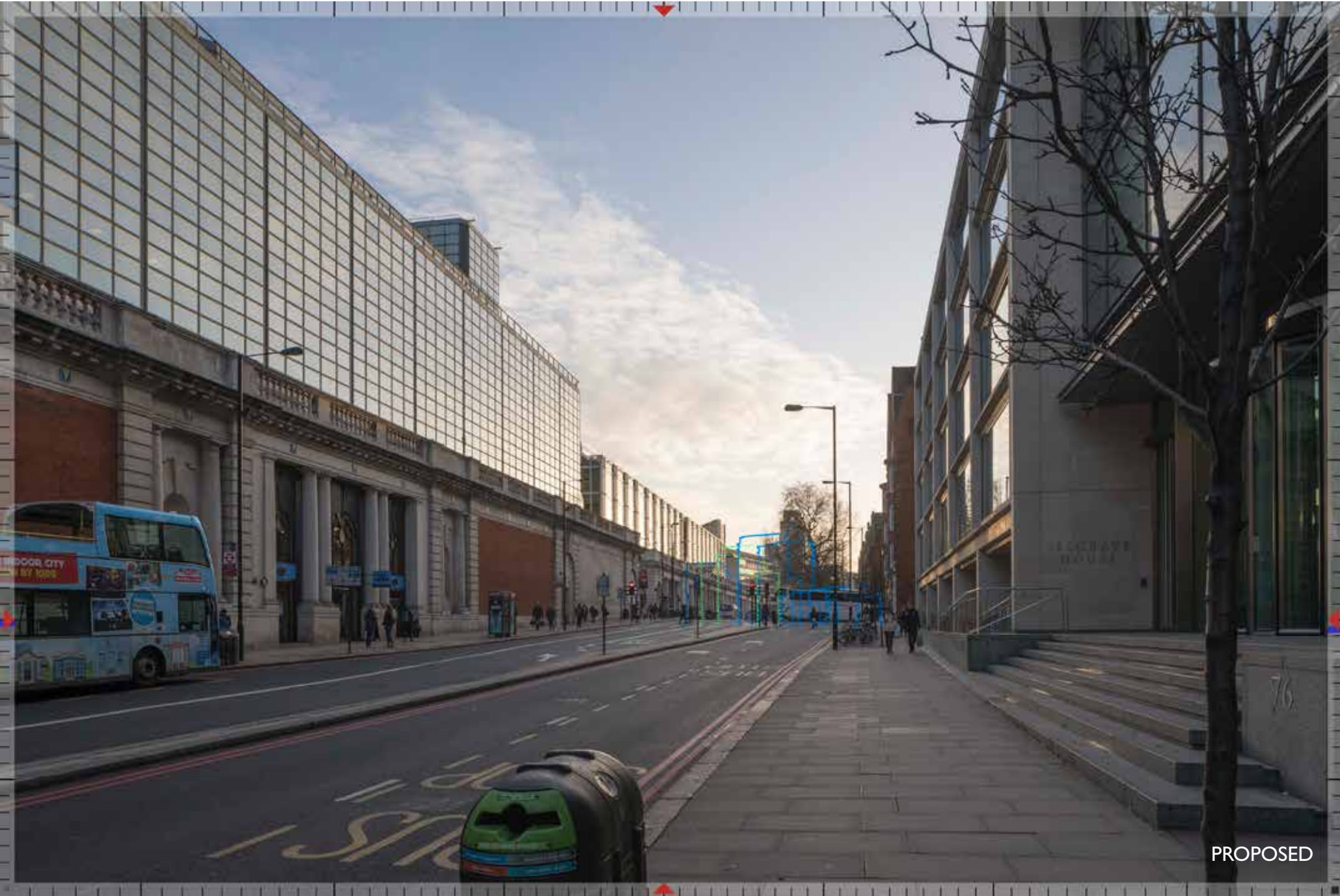
Sensitivity of the view

Medium



VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 2 - BUCKINGHAM PALACE ROAD (WESTERN SIDE) | WINTER



PROPOSED:

Buildings seen:

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

Design – including mitigation

Detailed Components:

Building 7 will be just visible to the left of the leafless tree, adding a very small element to the view.

Outline components:

Buildings 5 and 6 will be visible owing to the leafless tree, but partially hidden by the Grade II listed National Audit Office building. Most of Building 7 will be obscured by Building 6.

Magnitude of change

This remains a **small** change in winter.

Residual effect

Based on the detailed design and the illustrative design (shown in chapter 5 and other views in this chapter), the visible parts of the proposal will be in harmony with the existing buildings in the view. The effect will be **minor** and **neutral**.

Cumulative Effect

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

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 3 - BUCKINGHAM PALACE ROAD (EASTERN SIDE)

EXISTING:

Baseline

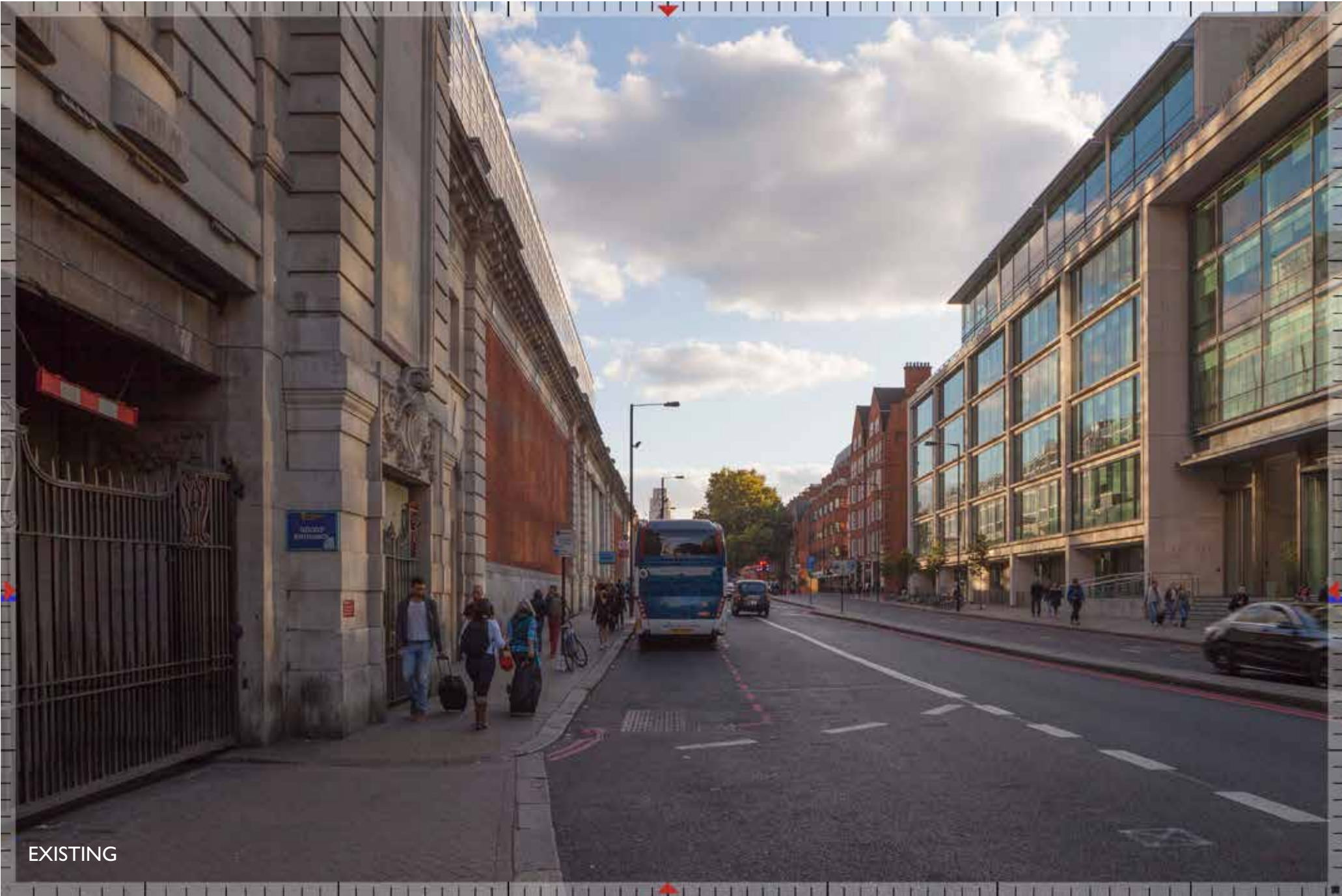
This viewpoint is located beyond the Grosvenor Gardens Conservation Area, on the east side of Buckingham Palace Road by the former station wall, looking southwest towards the site. To the right is Belgrave House, an office building completed in 2004, followed by the red-brick Grade II listed Nos.92-98 Buckingham Palace Road and No.110 Buckingham Palace Road built in the mid-1980s. Further Grade II listed buildings, including the Victoria Coach Station, are obscured by the trees to the right of the photograph. Forming a distant focus to the view is the Grade II listed National Audit Office, marked by its prominent clock tower visible to the left of the vista.

Sensitivity of the view

Medium

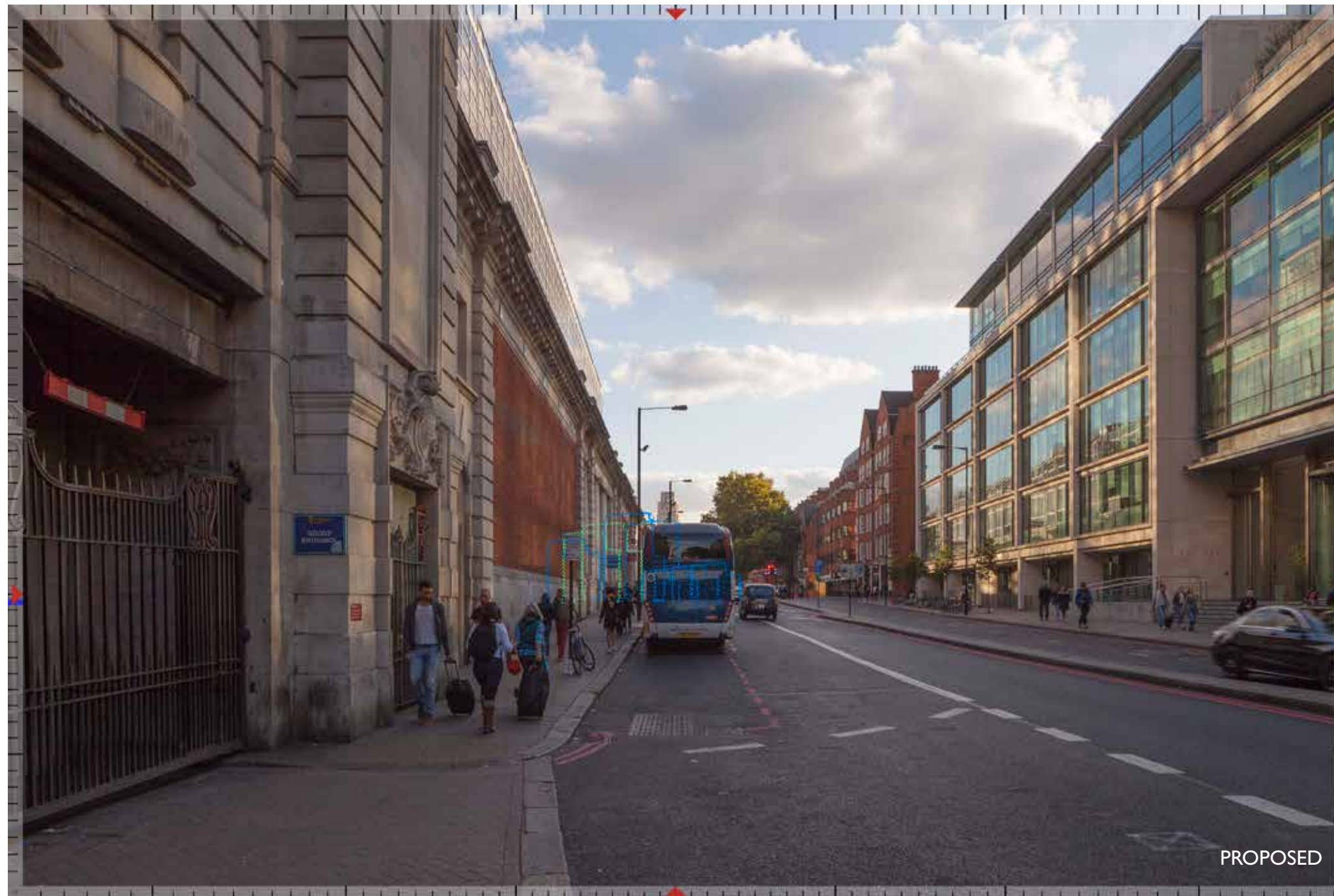


VIEWPOINT LOCATION



9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 3 - BUCKINGHAM PALACE ROAD (EASTERN SIDE)

**PROPOSED:****Buildings seen:** 5 and 6 (outline)**Design – including mitigation***Detailed Components:*

The buildings of Phase 1 will not be visible in this view.

Outline components:

Buildings 5 and 6 are marginally visible to the left of the clock tower, the former creating a small and low backdrop to it, the latter stepping away and leaving a gap.

Magnitude of change

The change is very **small** in the view.

Residual effect

The high quality of the design, as described in chapter 5, would not be apparent from this viewpoint owing to the limited visibility. The effect is **minor** and **neutral**.

Cumulative Effect

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

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

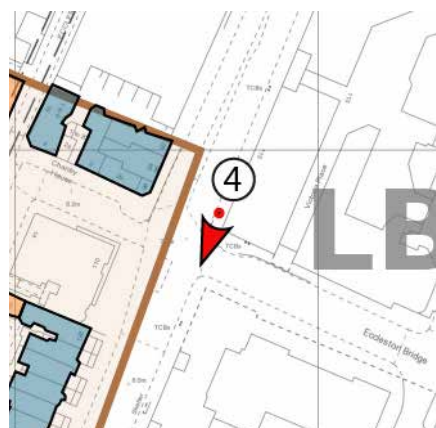
VIEW 4 - BUCKINGHAM PALACE ROAD, CORNER OF ECCLESTON STREET

EXISTING:**Baseline**

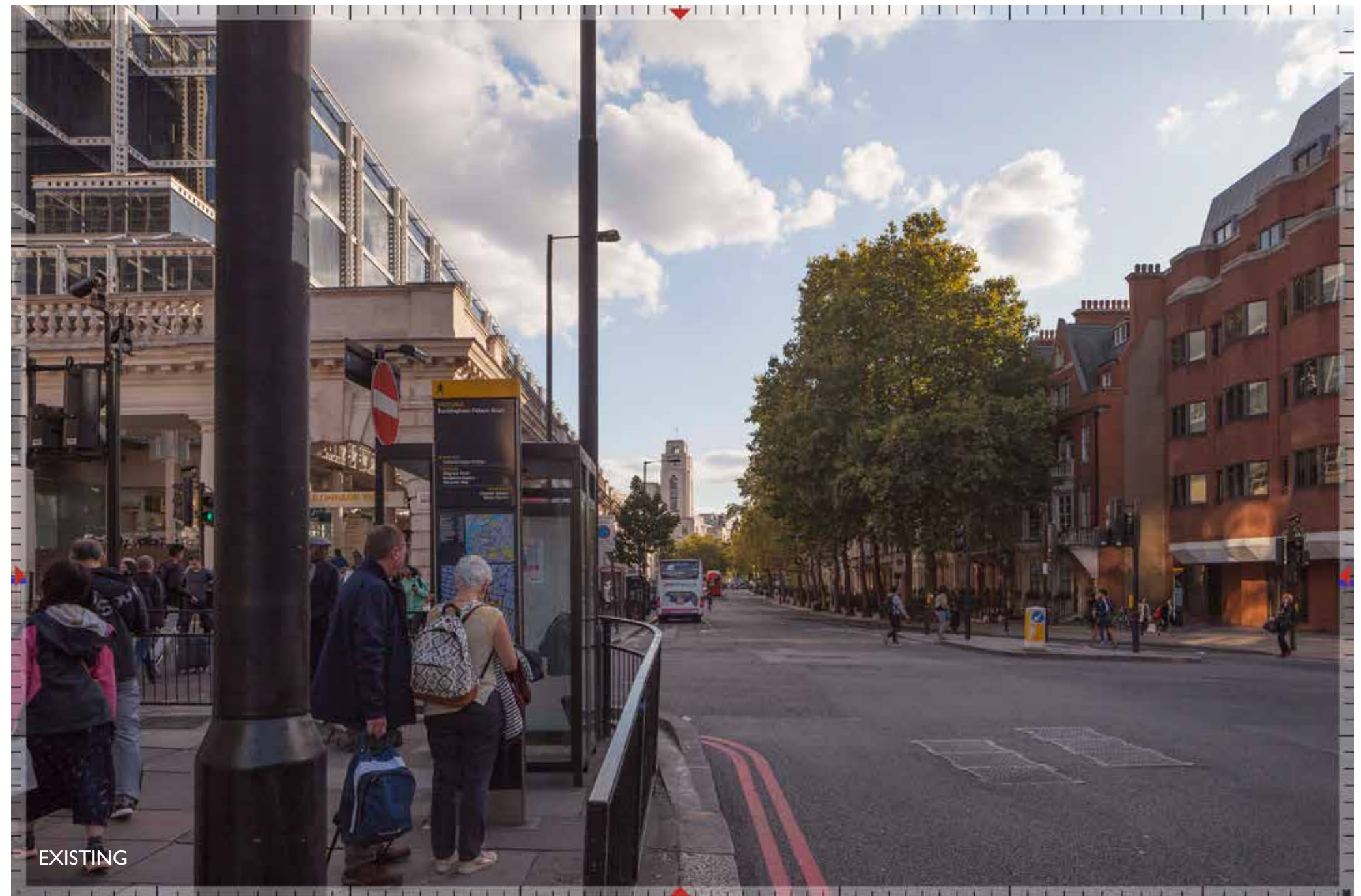
This view is from the east side of Buckingham Palace Road looking south. The foreground is dominated by the road, pavement, and streetside signage at the junction with Eccleston Street. The road is normally busy with traffic and the pavement busy with pedestrians. The trees on the right almost fully obscure the red brick façades of the Grade II listed Nos.126-158, Buckingham Palace Road. The focus of the view is the National Audit Office's clock tower, a prominent and imposing landmark for those who travel south along Buckingham Palace Road. The lower north and south wings of the building can be just seen above the trees in the centre.

Sensitivity of the view

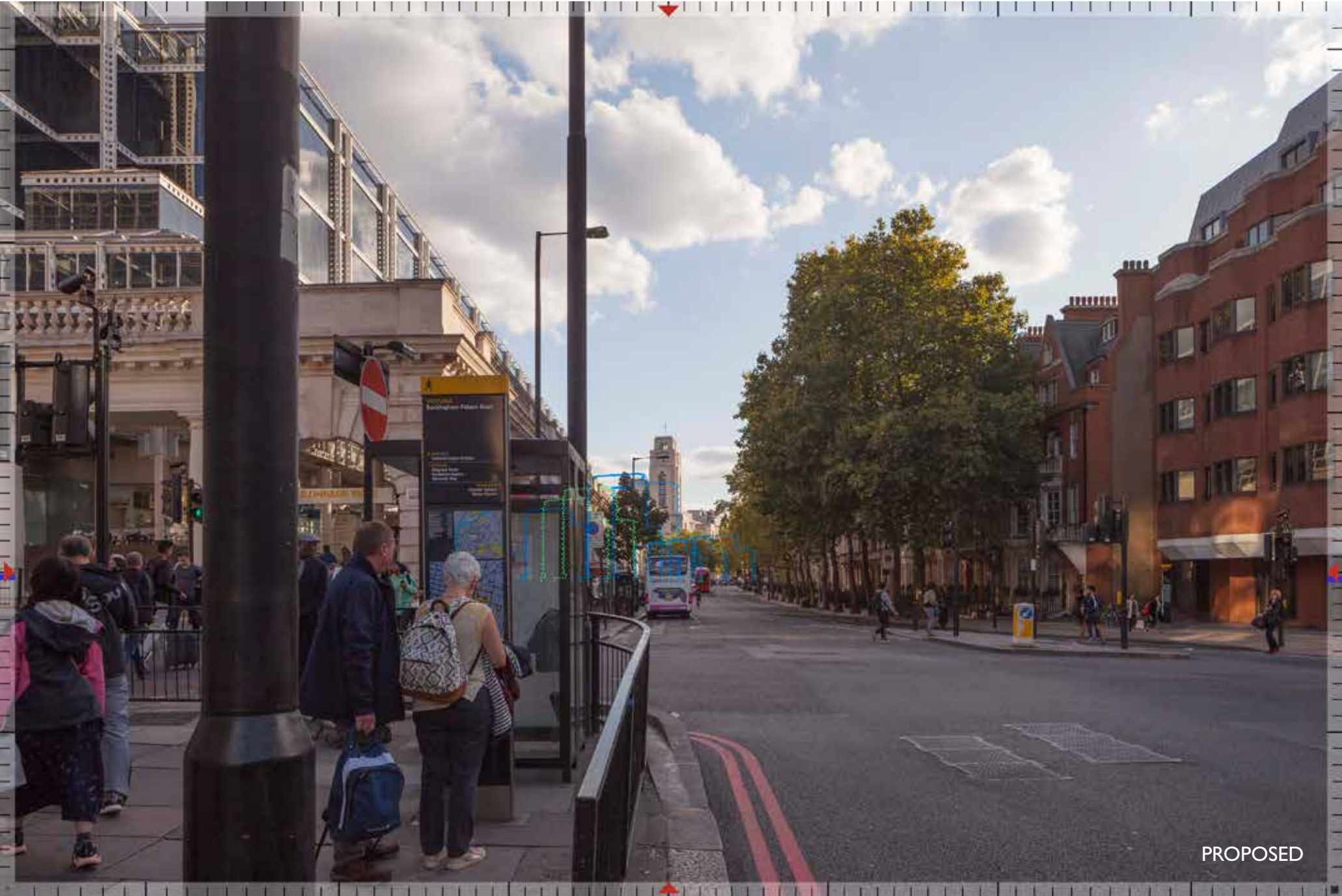
Medium



VIEWPOINT LOCATION



9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 4 - BUCKINGHAM PALACE ROAD, CORNER OF ECCLESTON STREET



PROPOSED:

Buildings seen: 5 and 6 (outline).

Design – including mitigation

Detailed Components:

The buildings of Phase 1 will not be visible in this view.

Outline components:

Buildings 5 and 6 are marginally visible to the left of the clock tower, the former creating a small and low backdrop to it, the latter adding a new skyline adjacent, but separate from the clock tower.

Though in outline, the illustrative view on the following page shows how the maximum parameters and design codes will give rise to a design which is in harmony with the surrounding townscape.

Magnitude of change

The change is **small**.

Residual effect

The effect is **minor** and **beneficial** owing to the addition of a high quality building to the view. The listed clock tower remains the prominent landmark in the view.

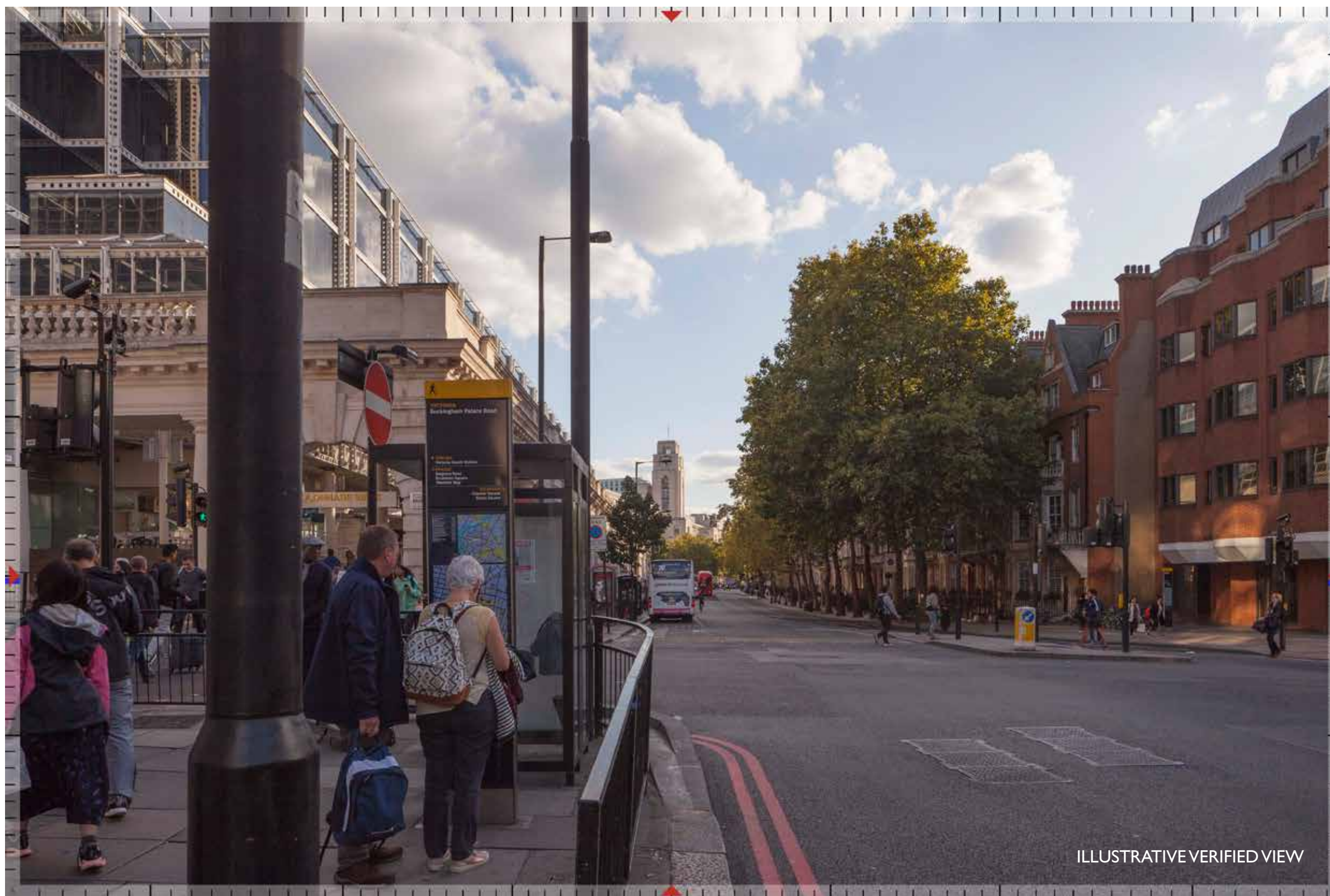
Cumulative Effect

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

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 4 - BUCKINGHAM PALACE ROAD, CORNER OF ECCLESTON STREET | ILLUSTRATIVE VERIFIED VIEW



V. 4

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 5 - BUCKINGHAM PALACE ROAD, CORNER OF ELIZABETH STREET

EXISTING:**Baseline**

This view is from the eastern boundary of the Belgravia Conservation Area, looking south along Buckingham Palace Road. To the right is the Grade II listed Art-Deco Victoria Coach Station. The extended façade of the Grade II listed National Audit Office can be seen to the left, with its clock tower in the centre, the latter forming a prominent element in the view. The top of Consort Rise House can just be seen beyond it, above the treeline.

Sensitivity of the view

Medium



VIEWPOINT LOCATION



9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 5 - BUCKINGHAM PALACE ROAD, CORNER OF ELIZABETH STREET

**PROPOSED:****Buildings seen:** 5 and 6 (outline)**Design – including mitigation***Detailed Components:*

The buildings of Phase 1 will not be visible in this view.

Outline components:

Buildings 5 and 6, shown in blue wireline, can just be seen above the lower wing of the National Audit Office. A small part of Building 1 may be visible in winter to the right of Consort Rise House but is fully obscured by the trees in full leaf in this view.

Magnitude of change

The change is **small**.

Residual effect

The effect is **minor** and **neutral** owing to the limited visibility of the proposed development. The landmark role of the listed clock tower remains unchanged.

V. 5

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 5 - BUCKINGHAM PALACE ROAD, CORNER OF ELIZABETH STREET

**Cumulative effect**

The marginal visibility of the consented Chelsea Barracks scheme is shown in orange outline at the most distant part of the view. The contribution of the proposed development to the cumulative effect remains **minor** and **neutral**.

V. 5

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

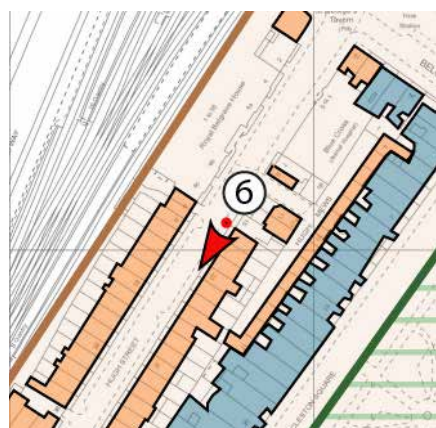
VIEW 6 - HUGH STREET, CORNER OF HUGH MEWS

EXISTING:**Baseline**

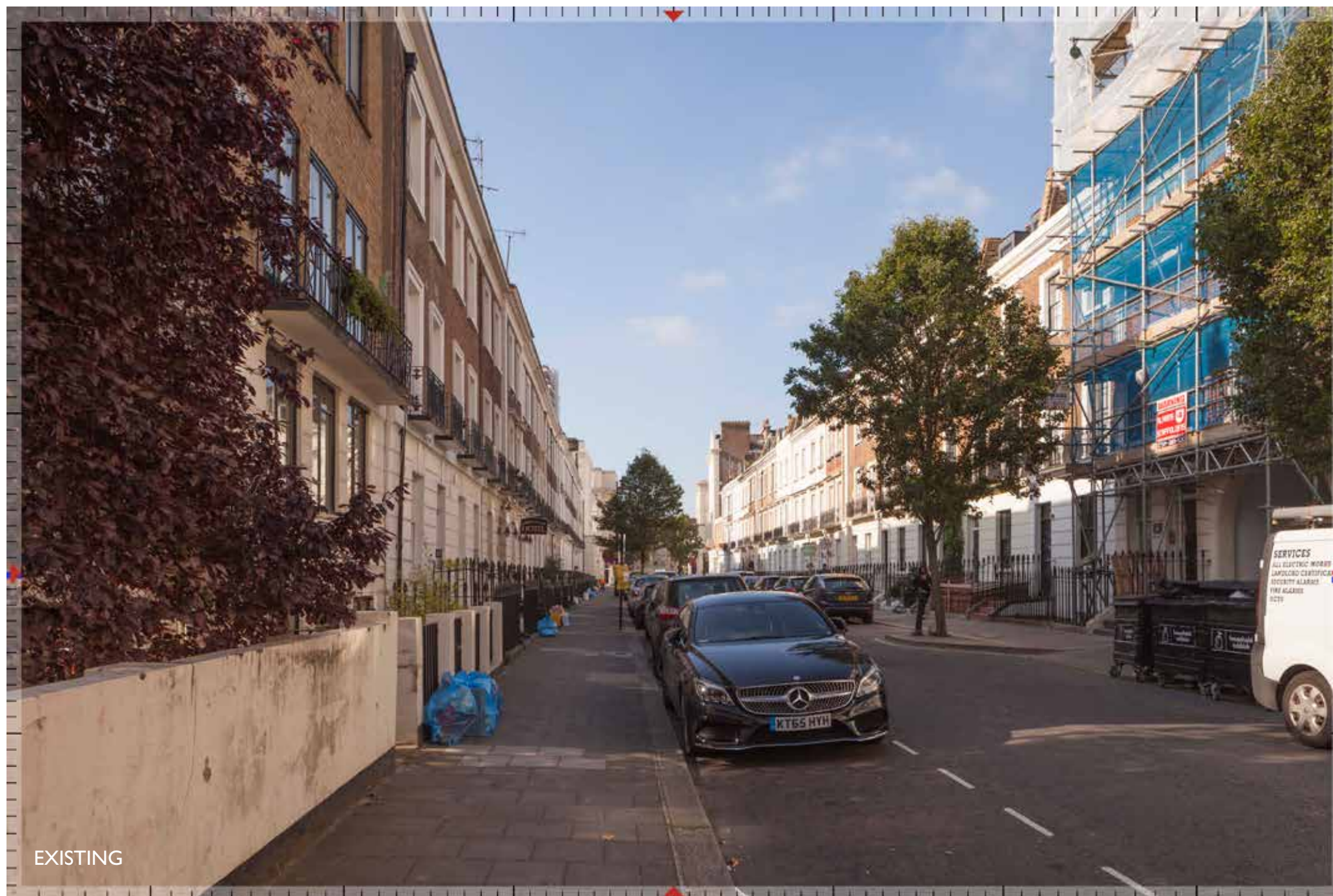
This view is taken from within Pimlico Conservation Area, at the intersection of Hugh Street and Hugh Mews, looking southwest towards the development site. The view is dominated on both sides by 19th century terraces, identified as 'unlisted buildings of merit' by WCC. The flank wall of the Grade II listed Nos. 9-17 St George's Drive to the left, and the base of Tintern House can just be seen beyond the terraces, largely obscured by trees in full leaf.

Sensitivity of the view

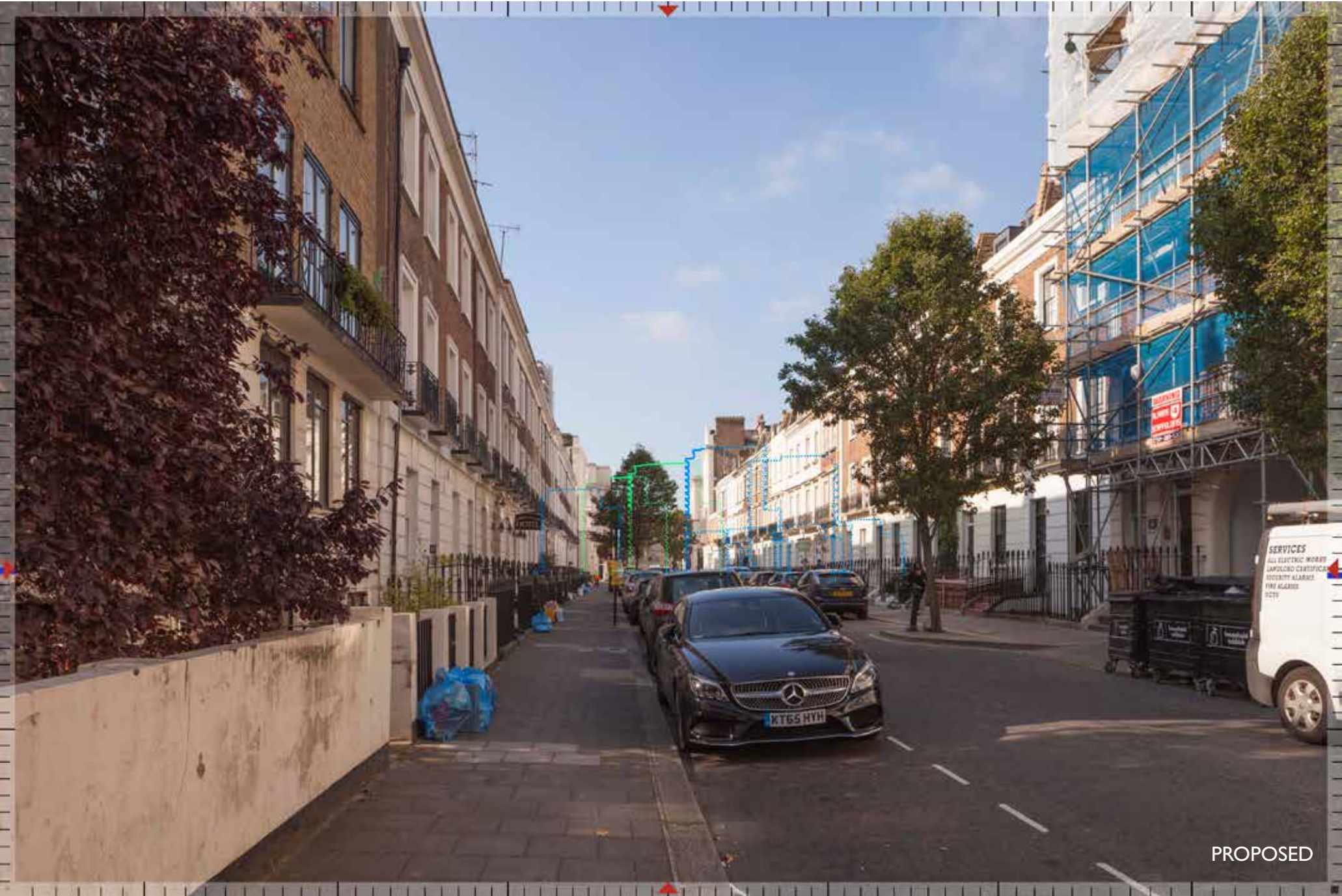
Medium



VIEWPOINT LOCATION



9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 6 - HUGH STREET, CORNER OF HUGH MEWS



PROPOSED:

Buildings seen:

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

Design – including mitigation

Detailed Components:

Building 8 is almost fully obscured by foreground buildings and trees, while a small part of Building 7 will be visible in the summer view. They create a new focus to the view.

Outline components:

Building 6 (in blue wireline) will be partially visible to the right of Building 7, obscuring a small part of the latter.

Magnitude of change

The change is **small**.

Residual effect

The effect is **minor** owing to the limited visibility of the buildings in summer but **beneficial** when seen owing to their high quality architecture. This can be seen in the photorealistic rendered views in winter in the following pages.

Cumulative Effect

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

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

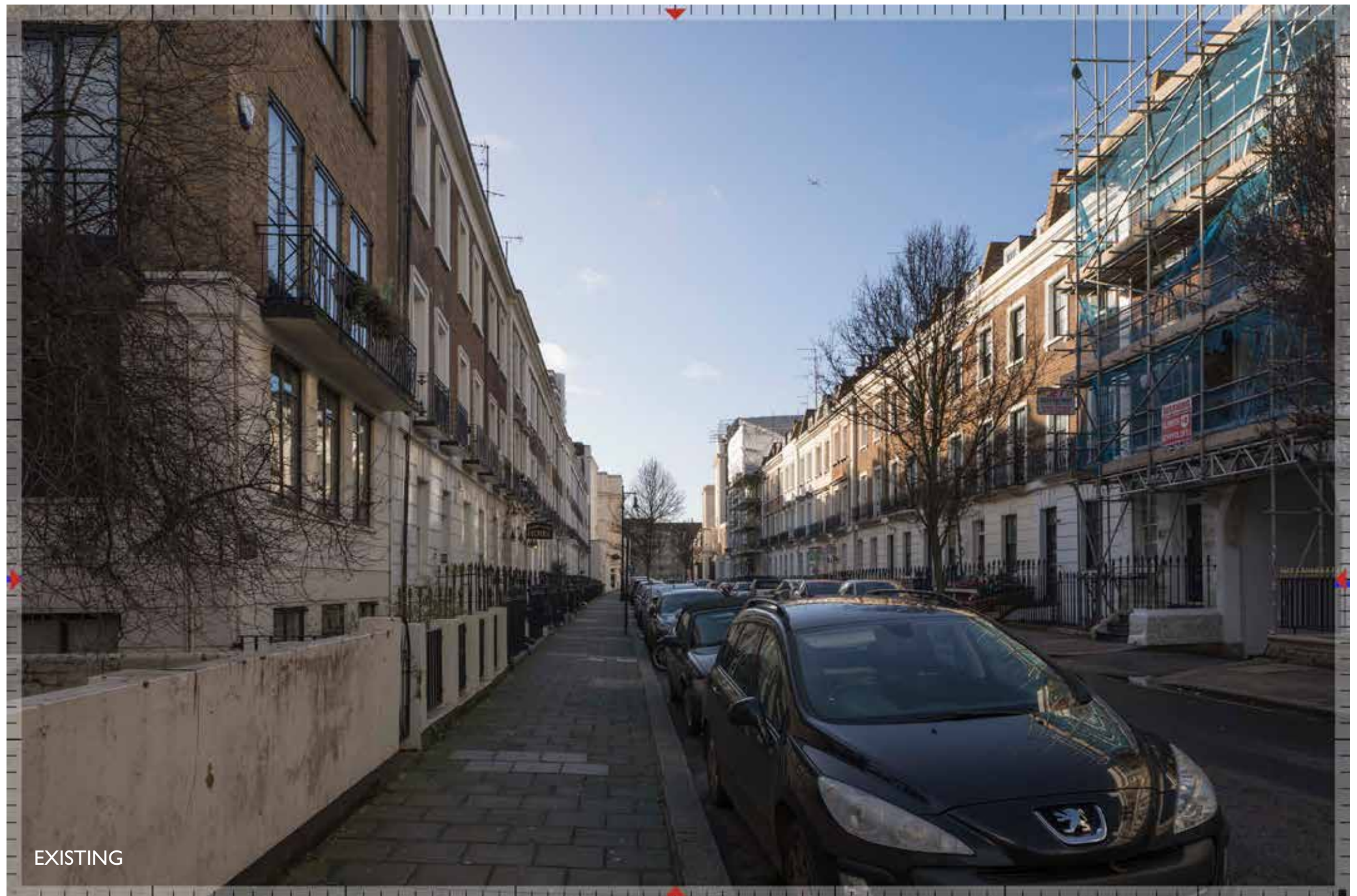
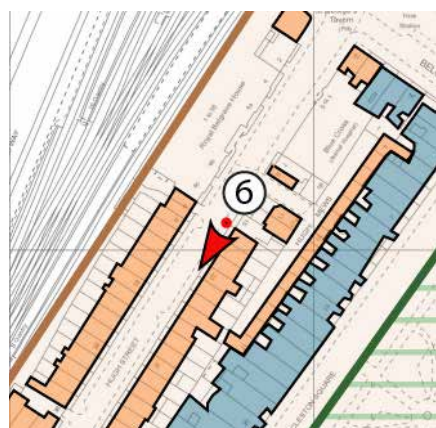
VIEW 6 - HUGH STREET, CORNER OF HUGH MEWS | WINTER

EXISTING:**Baseline**

This view is a winter version of the previous view. Without the tree leaves blocking the centre background of the photograph, the six-storey Tintern House can be better seen, just at the border of Pimlico Conservation Area in Alderney Street. It is a disappointing focus to the vista.

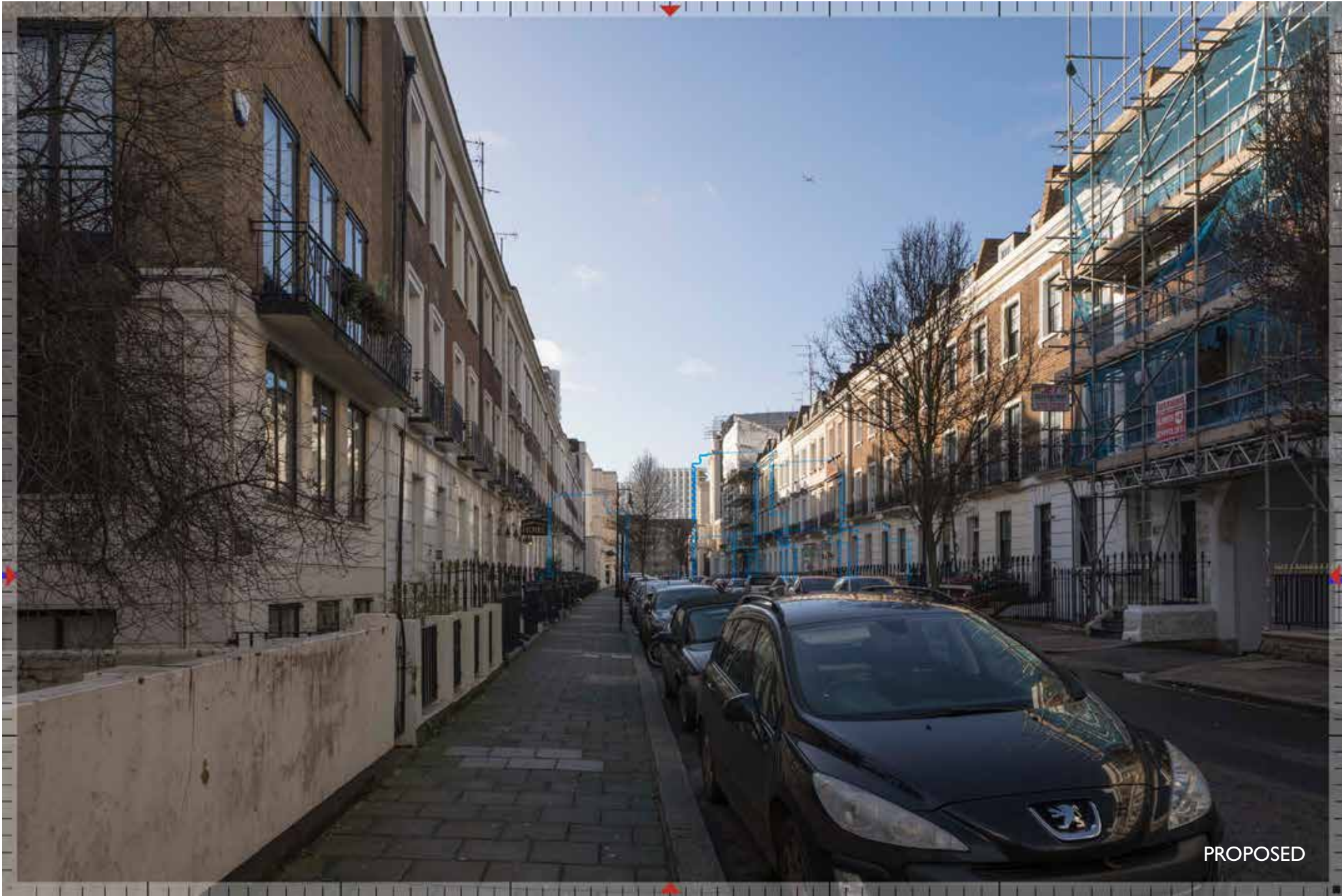
Sensitivity of the view

Medium



VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 6 - HUGH STREET, CORNER OF HUGH MEWS | WINTER



PROPOSED:

Buildings seen:

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

Design – including mitigation

Detailed Components:

Buildings 7 and 8 are more clearly visible with no leaves on trees, both shown fully rendered. Their facades take up the white columnar appearance of the conservation area buildings.

Outline components:

Building 6, seen rendered in the illustrative view on the following page, is of a brick finish similar to the brick used in the existing foreground buildings.

Magnitude of change

The change is **small**.

Residual effect

The effect is **moderate** and **beneficial**. The white columniation, rich modelling and vertical emphasis to Buildings 7 and 8 redeem the otherwise poor focus of Tintern House, while the brick materiality of Building 6 adds further richness. Together they represent the addition of high quality, sensitive architecture in the view.

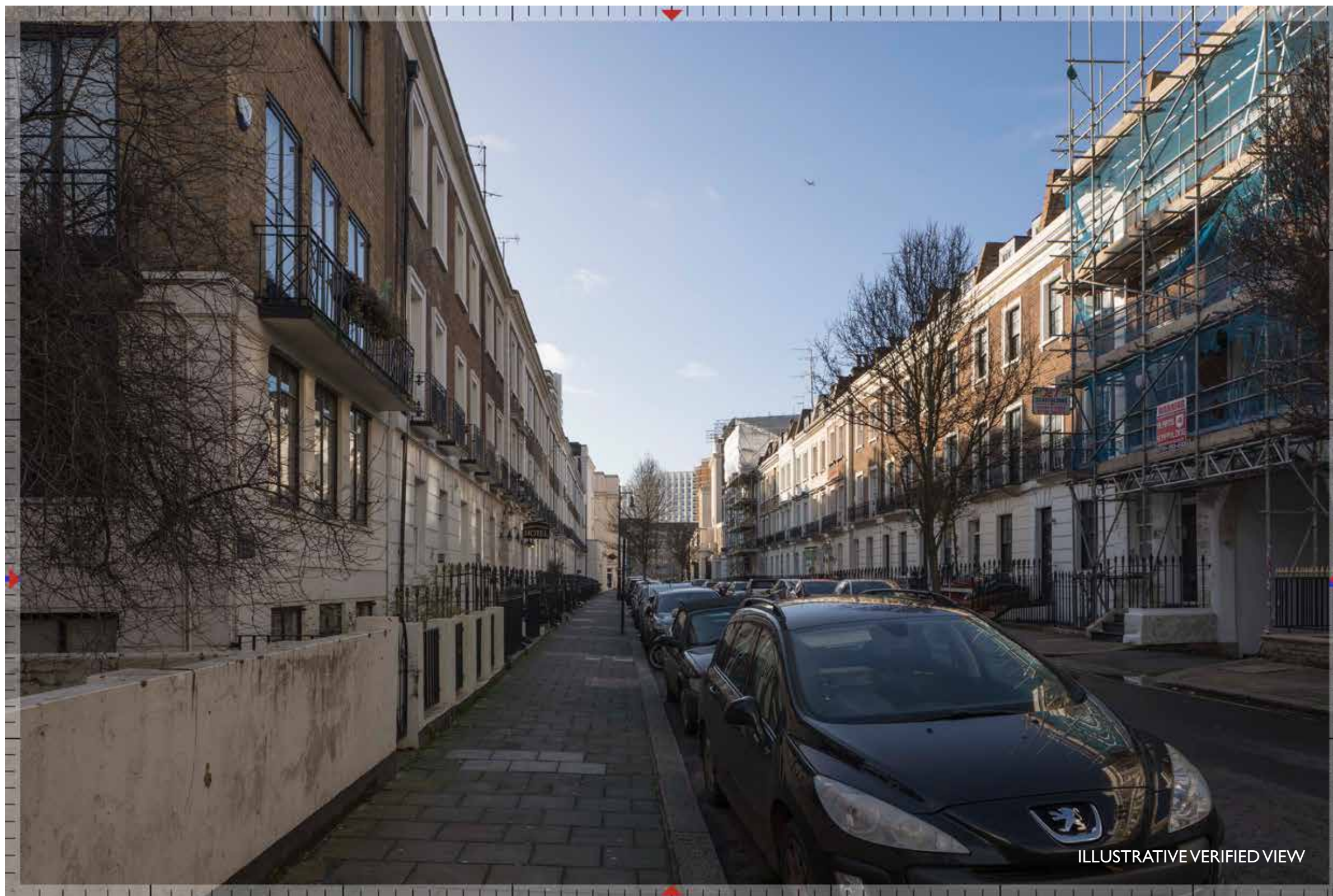
Cumulative Effect

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

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 6 - HUGH STREET, CORNER OF HUGH MEWS | ILLUSTRATIVE VERIFIED VIEW



V. 6

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 6 - HUGH STREET, CORNER OF HUGH MEWS | NIGHT TIME

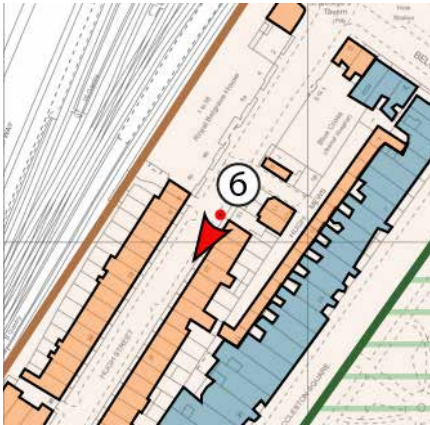
EXISTING:

Baseline

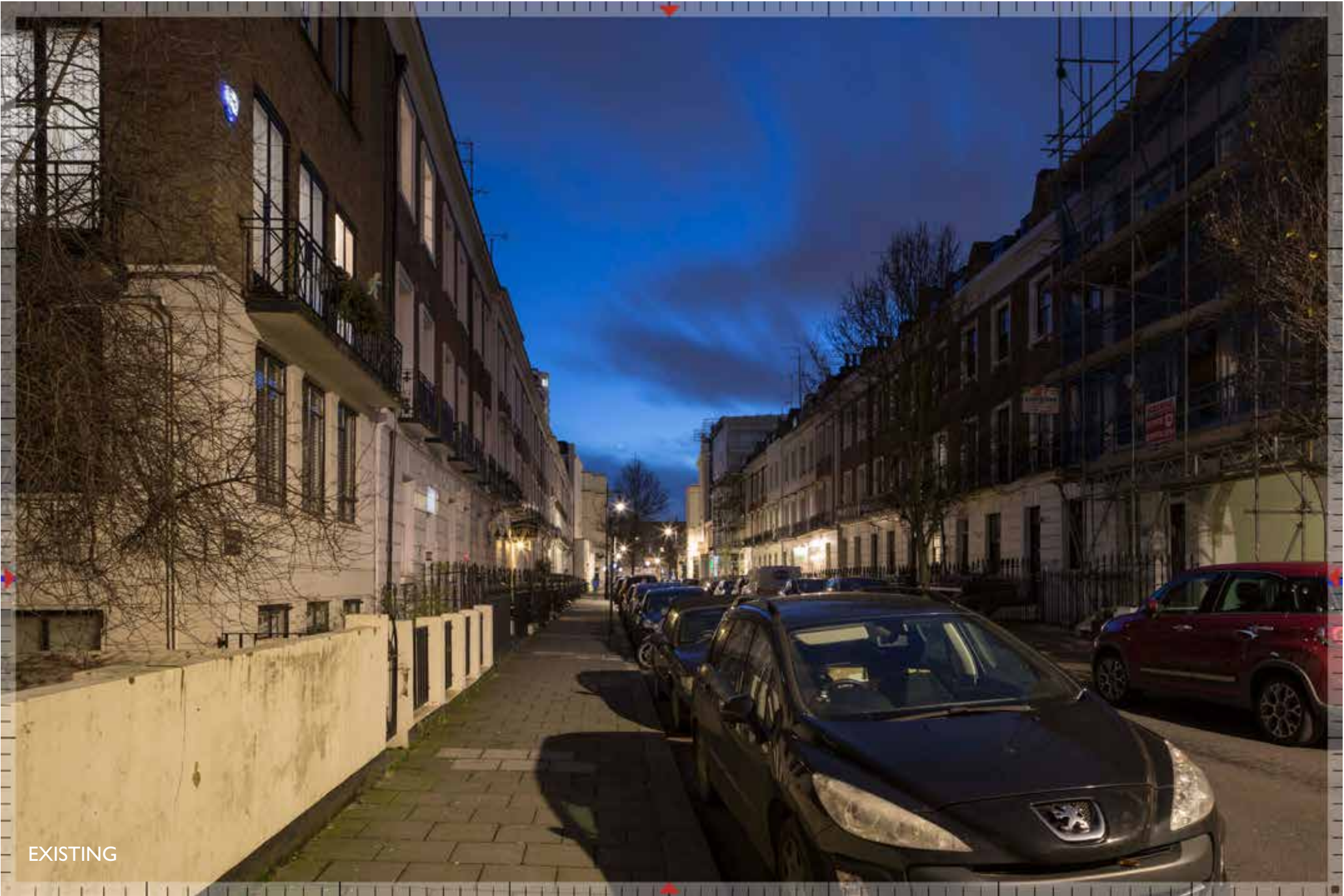
This view is a night-time version of the previous winter view. The 'unlisted buildings of merit' along the quiet street are less visible in detail due to the lack of daylight.

Sensitivity of the view

Low, as it is at night time



VIEWPOINT LOCATION



9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 6 - HUGH STREET, CORNER OF HUGH MEWS | NIGHT TIME



PROPOSED:

Buildings seen:

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

Design – including mitigation

Detailed Components:

Buildings 7 and 8 are shown rendered indicating slight illumination of the outer surface and sporadic domestic light to the interior. The architecture of the detailed elements is visibly of high quality.

Outline components:

Building 6 will be seen to their right, obscuring a small part of Building 7. The fully rendered illustrative view on the following page shows the added interest in the view, albeit subdued at night.

Magnitude of change

The change is **small**.

Residual effect

The effect is **minor** but **beneficial** owing to the high quality of the architecture added to the view.

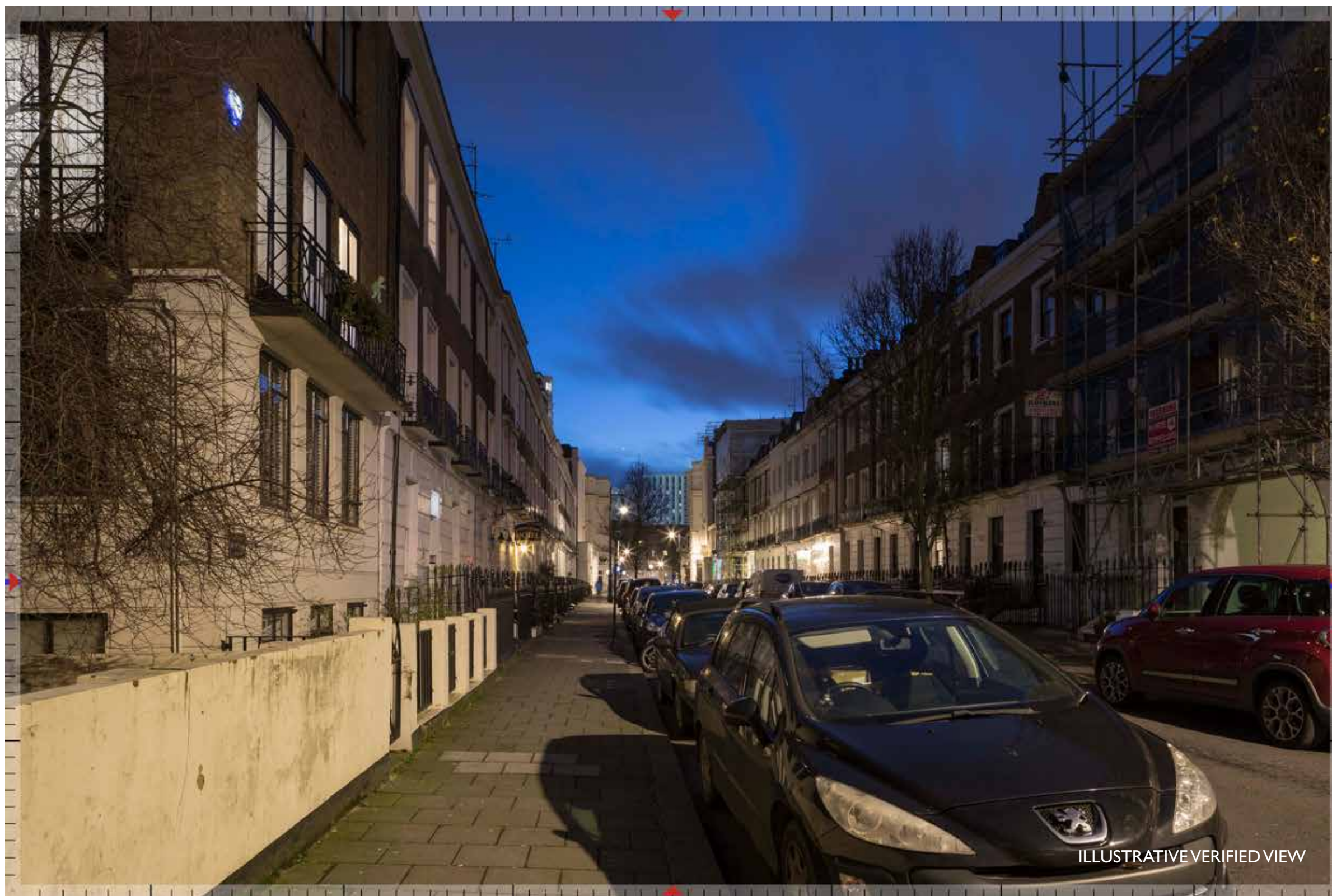
Cumulative Effect

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

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 6 - HUGH STREET, CORNER OF HUGH MEWS | ILLUSTRATIVE VERIFIED VIEW



V. 6

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 7 - WARWICK WAY, CORNER OF BELGRAVE ROAD

EXISTING:**Baseline**

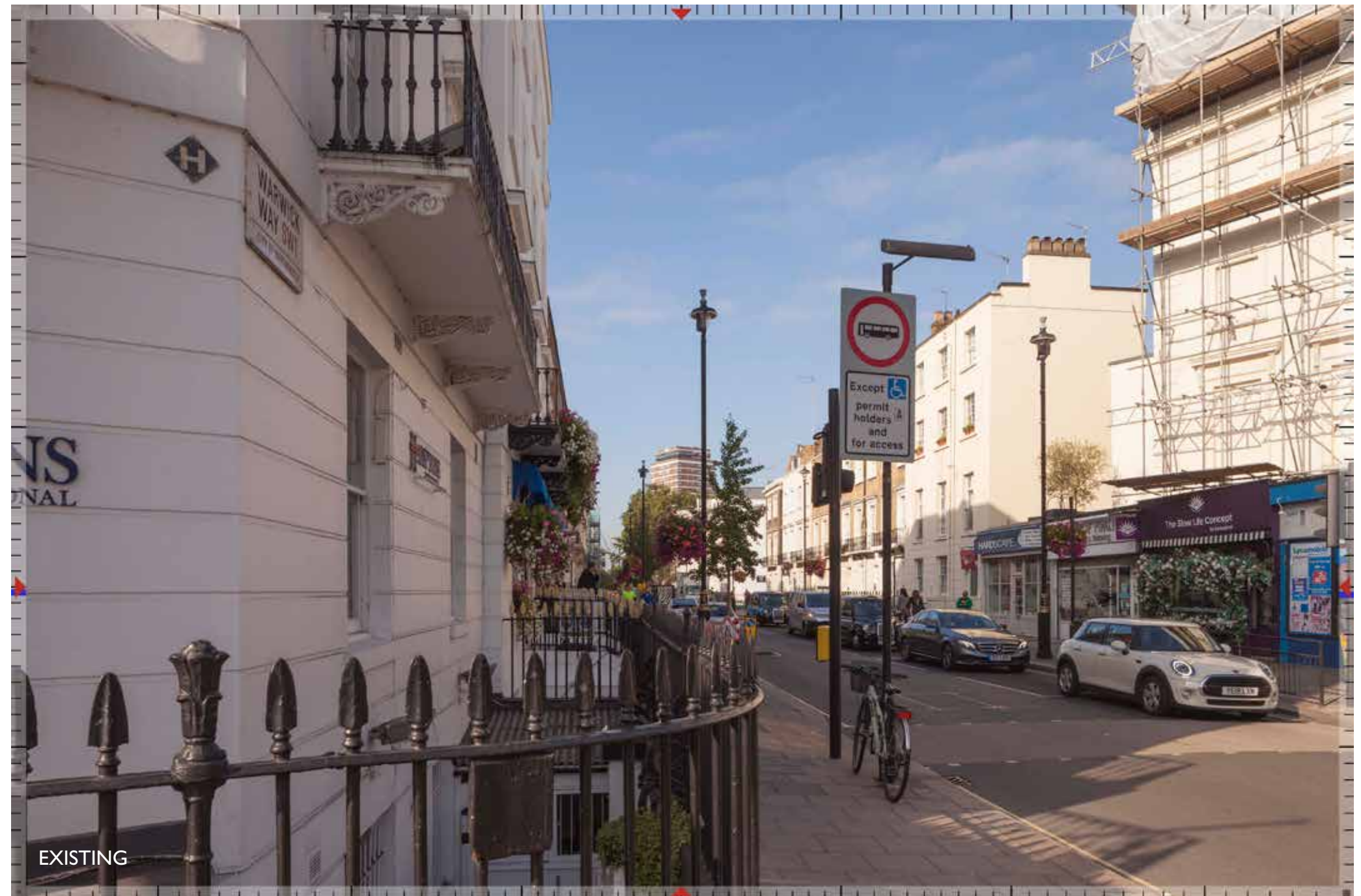
This view is taken from Pimlico Conservation Area, looking southwest at the junction of Warwick Way and Belgrave Road. Apart from the first block seen to the right, the rest of the terraces along Warwick Way are unlisted buildings of merit within the conservation area. In the distance, forming the focus to this view are the top floors of the 23-storey Glastonbury House, built in 1966 as part of the Abbot Manor estate, seen above the trees.

Sensitivity of the view

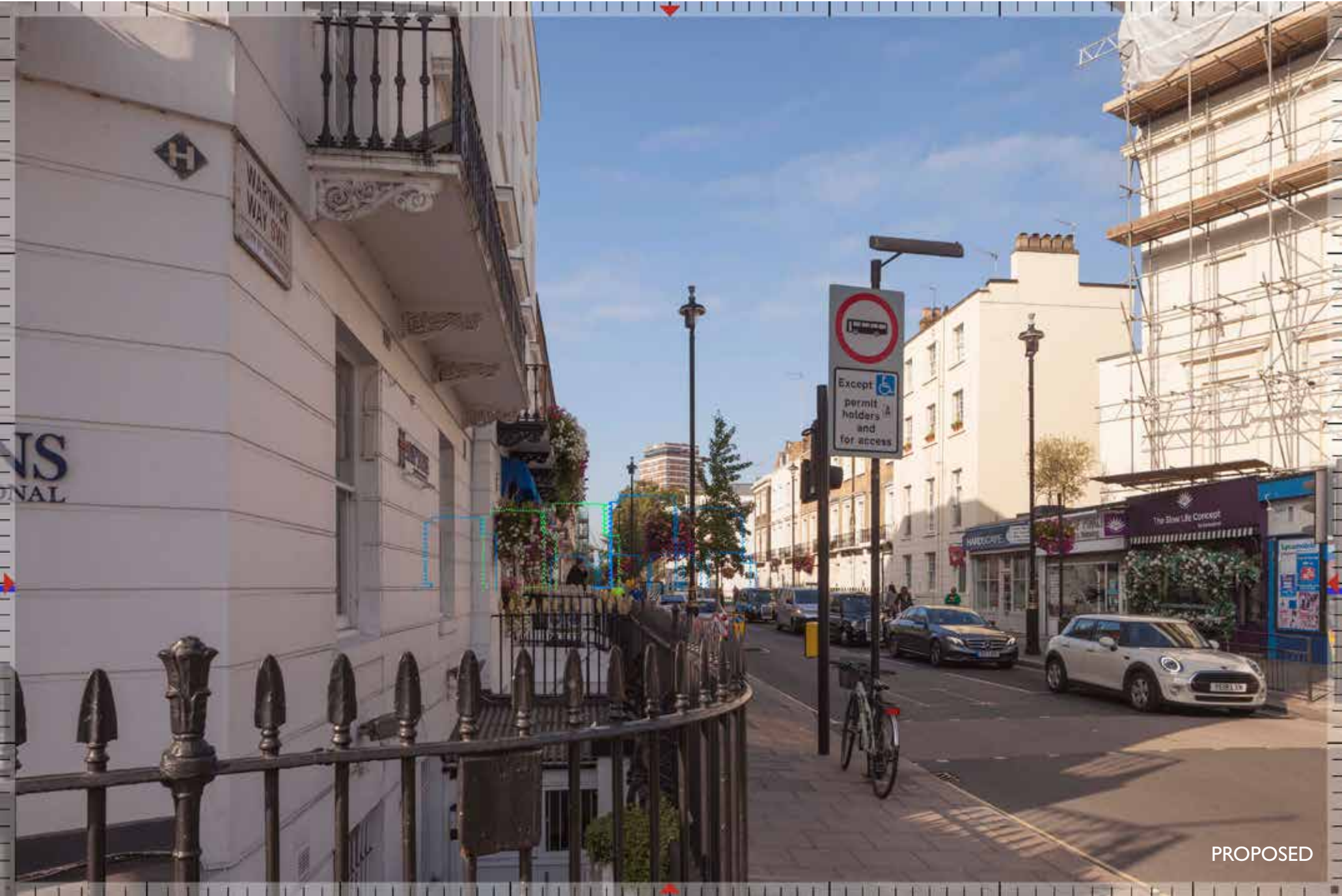
Medium



VIEWPOINT LOCATION



9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 7 - WARWICK WAY, CORNER OF BELGRAVE ROAD



PROPOSED:

Buildings seen:

7 (detailed) and 6 (outline).

Design – including mitigation

Detailed Components:

Building 7 will be partially visible to the left, shown in green wireline.

Outline components:

Building 6, in blue wireline, is almost fully obscured by the summer trees, and just a slither of it will be visible. There is a gap between the two buildings, animated by balconies. The apparent heights of the two buildings are compatible with the profile of the general townscape.

Magnitude of change

The change is **small**.

Residual effect

The effect is **minor** and **neutral**. The fully rendered illustrative winter view on the following page shows that albeit contemporary in style, they portray a calm backdrop to the historic foreground.

Cumulative Effect

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

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 7 - WARWICK WAY, CORNER OF BELGRAVE ROAD | WINTER

EXISTING:

Baseline

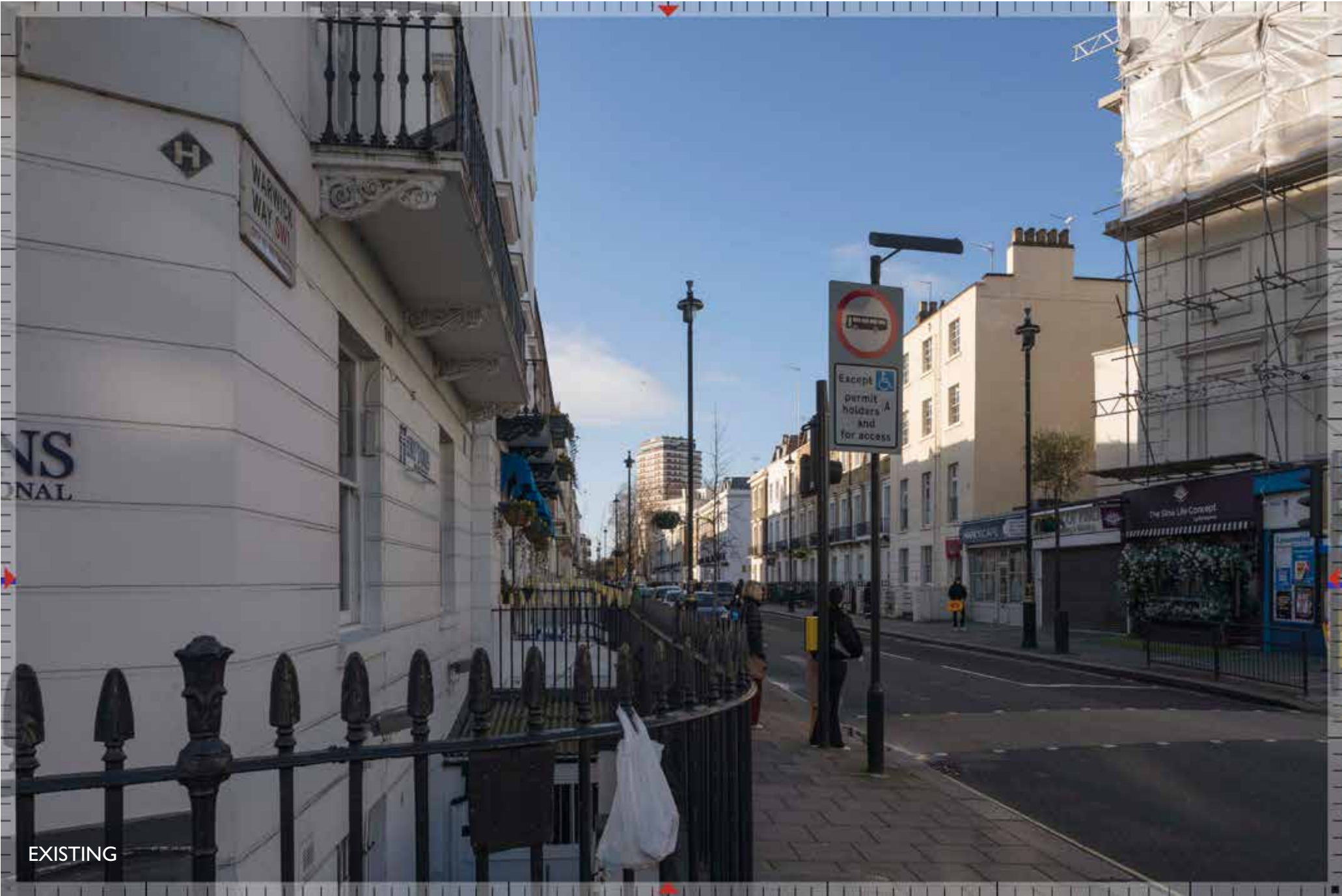
This is a winter version of the previous view. Here, the leafless trees allow a more completed view of the unlisted buildings of merit along Warwick Way towards the centre of the photograph. The upper floors of Glastonbury are more visible as well.

Sensitivity of the view

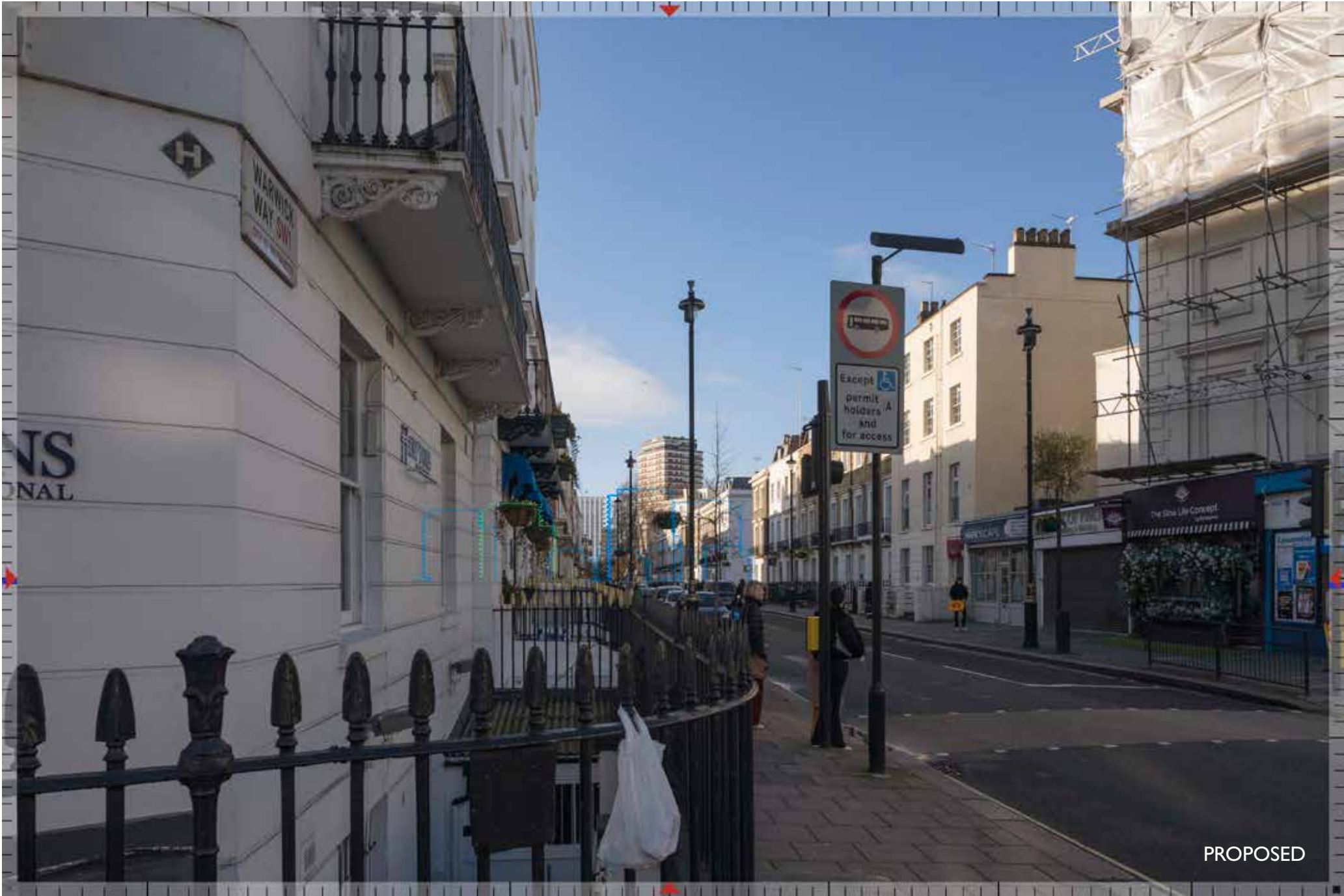
Medium



VIEWPOINT LOCATION



9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 7 - WARWICK WAY, CORNER OF BELGRAVE ROAD | WINTER



PROPOSED:

Buildings seen:

7 (detailed) and 6 (outline).

Design – including mitigation

Detailed Components:

Building 7 will be partially visible to the left, shown in green wireline.

Outline components:

Building 6, in blue wireline, is more visible in the winter through the leafless trees. As with the summer view, the apparent heights of the two buildings remain compatible with the profile of the general townscape. In the illustrative view on the following page both buildings are rendered and show how they are differentiated through material use and vertical/horizontal emphasis.

Magnitude of change

The change to the view remains **small**.

Residual effect

The effect is **minor** and **neutral**. Though more visible through the leafless trees, the calm backdrop description is still valid.

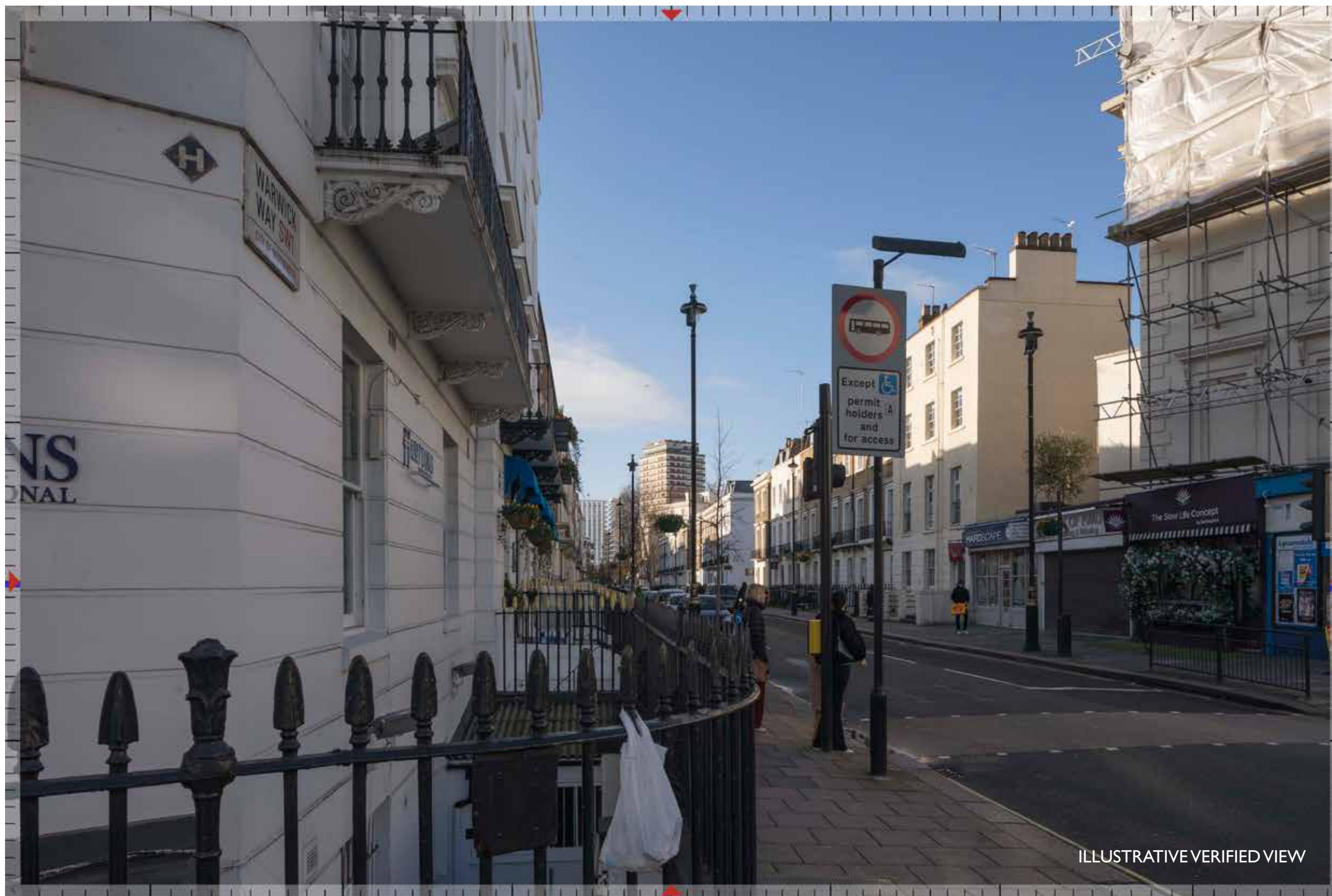
Cumulative Effect

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

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 7 - WARWICK WAY, CORNER OF BELGRAVE ROAD | ILLUSTRATIVE VERIFIED VIEW



V. 7

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 8 - WARWICK WAY, CORNER OF ST GEORGE'S DRIVE

EXISTING:**Baseline**

This view is taken from Pimlico Conservation Area, at the junction of Warwick Way with St George's Drive. The area is characterised by mid-19th century terraces. To the right is the row of Grade II listed houses Nos. 27-41 Eccleston Square, and to the left, also Grade II listed, is the four-storey terraced house at No. 27 St George's Drive. The 23-storey Glastonbury House can be seen in the background, beyond the Grade II listed terraces Nos. 119-125 on the east side of Warwick Way.

Sensitivity of the view

Medium



VIEWPOINT LOCATION



9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 8 - WARWICK WAY, CORNER OF ST GEORGE'S DRIVE



PROPOSED:

Buildings seen:

7 (detailed) and 6 (outline).

Design – including mitigation

Detailed Components:

Building 7 will be visible, shown here rendered with a vertically emphasized, articulated façade.

Outline components:

Building 6 of the outline application will also be visible, shown in blue wireline. In the illustrative view, both buildings are rendered, showing how each building has a duality of expression, use of material, and vertical and horizontal emphasis. This results in a rhythmic appearance which also relates to the white of the historic area and the more brick-clad character of Glastonbury House, thus harmonising with the townscape.

Magnitude of change

The more visible and open views of the scheme give rise to a **medium** level of change.

Residual effect

The effect is **moderate**, but owing to the high quality architecture which is clearly discernable at this distance, is **beneficial**.

Cumulative Effect

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

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 8 - WARWICK WAY, CORNER OF ST GEORGE'S DRIVE | ILLUSTRATIVE VERIFIED VIEW



V. 8

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

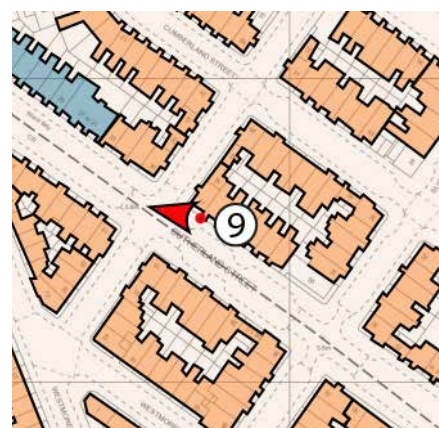
VIEW 9 - SUTHERLAND STREET, CORNER OF CLARENDON STREET

EXISTING:**Baseline**

This view is taken from Pimlico Conservation Area, looking west at the junction of Sutherland Street and Clarendon Street. The terraces seen to the left are unlisted buildings of merit, as are the yellow brick terraced houses on the right. Beyond them are the stuccoed Grade II listed Nos. 13-31 Sutherland Street, largely obscured by trees. In the centre of the view, the uppermost storeys of the 11-storey Ebury Place by Sheppard Robson is just visible above the dip in the treeline.

Sensitivity of the view

Medium

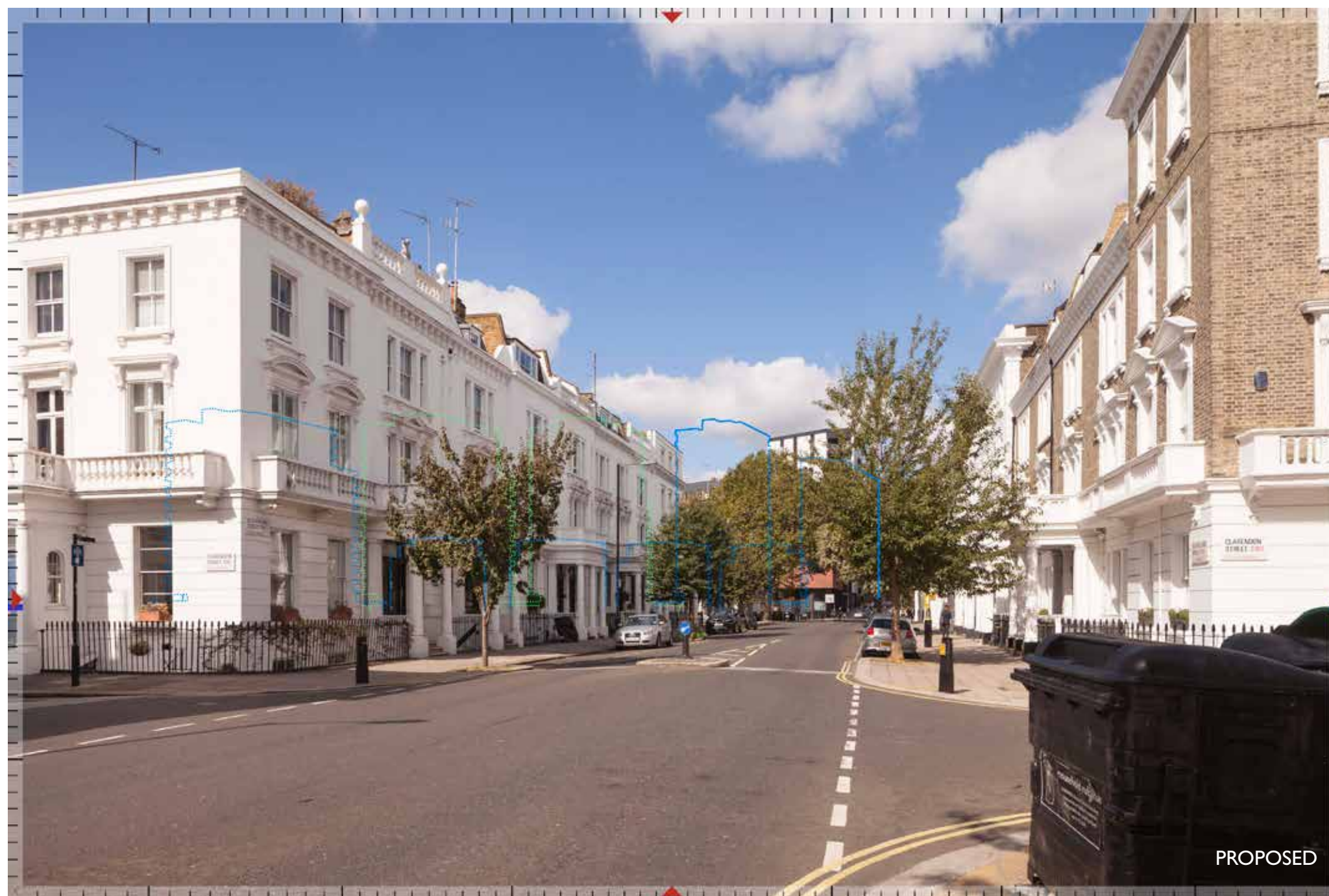


VIEWPOINT LOCATION



9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 9 - SUTHERLAND STREET, CORNER OF CLARENDON STREET

**PROPOSED:**

Buildings seen: 6 (outline).

Design – including mitigation*Detailed Components:*

The buildings of Phase 1 are not visible in this view.

Outline components:

Building 6 outline is visible. The wireline shows that this element of the development appears compatible with the silhouette of both the historic terraces and the Ebury Place. The illustrative rendered winter view shows how the compatibility in terms of height is also consolidated in terms of colouration, texture and richness of façade depth, both red brick and white-faced surfaces being in harmony with the Ebury Place buildings.

Magnitude of change

This is only a **small** change in terms of visibility.

Residual effect

The effect is **minor** and **beneficial** owing to the high quality architecture added to the view.

Cumulative Effect

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

V. 9

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 9 - SUTHERLAND STREET, CORNER OF CLARENDON STREET | WINTER

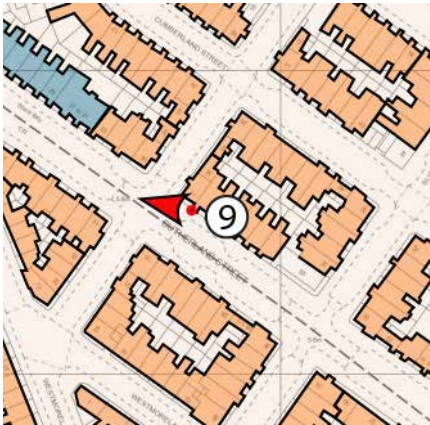
EXISTING:

Baseline

This is a winter version of the previous view. The terraces along Sutherland Street are better revealed behind the bare winter trees. The uppermost floors of Ebury Place are now more visible, along with the lower, brick-clad Sir Simon Milton Westminster UTC school building in the centre of the view.

Sensitivity of the view

Medium



VIEWPOINT LOCATION



9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 9 - SUTHERLAND STREET, CORNER OF CLARENDON STREET | WINTER



PROPOSED:

Buildings seen: 5 and 6 (outline).

Design – including mitigation

Detailed Components:

The buildings of Phase 1 will not be visible in this view.

Outline components:

Buildings 5 and 6 will be visible, the former only glimpsed to the right of Ebury Place through the leafless trees. The development components form a group with Ebury Place and the UTC building. The rendered illustrative winter view demonstrates the intended richness of the architecture and compatibility with the townscape as a whole.

Magnitude of change

The change is **medium** given the greater level of visibility.

Residual effect

The effect is **moderate** and **beneficial** owing to the high quality architecture added to the view.

Cumulative Effect

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

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 9 - SUTHERLAND STREET, CORNER OF CLARENDON STREET | ILLUSTRATIVE VERIFIED VIEW



ILLUSTRATIVE VERIFIED VIEW

V. 9

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

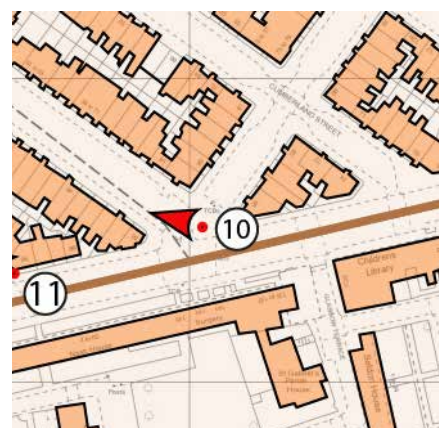
VIEW 10 - SUTHERLAND STREET, CORNER OF GLOUCESTER STREET

EXISTING:**Baseline**

This view is taken from the southern boundary of Pimlico Conservation Area, at the junction of Sutherland Street and Gloucester Street. Both sides of this view are dominated by terraces of similar character identified as unlisted buildings of merit by WCC. In the centre of the view is the 11-storey Ebury Place, with its lower floors obscured by the trees to the north of Sutherland Street.

Sensitivity of the view

Medium



VIEWPOINT LOCATION



9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 10 - SUTHERLAND STREET, CORNER OF GLOUCESTER STREET

**PROPOSED:**

Buildings seen: 5 and 6 (outline).

Design – including mitigation*Detailed Components:*

The buildings of Phase 1 will not be visible in this view.

Outline components:

Buildings 5 and 6 are visible. The upper part of Building 6, the taller of the two, is seen clearly whereas Building 5 is less so, being mostly obscured by Ebury Place, with only a small slither seen to its right.

The differential in height accentuates the perspective of the two buildings, in tune with the perspective of the street. By extrapolating the design quality from other views and the illustrative examples in this chapter, it can be envisaged that the vertical rhythm, albeit of a different form, respects the scale and rhythm of the verticality found in the historic context.

Magnitude of change

This constitutes a **medium** change.

Residual effect

The effect is at a **moderate** level and in architectural quality terms is **beneficial**.

V. 10

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 10 - SUTHERLAND STREET, CORNER OF GLOUCESTER STREET

**Cumulative Effect**

The recently submitted Cundy Street Quarter scheme, shown here in yellow wireline, just visible above the treeline to the right will be almost fully obscured in the summer by trees, but may be partially visible through leafless branches in the winter. There is therefore no cumulative effect in the summer, but in winter the proposed development would contribute in a **moderate** and **beneficial** way to the cumulative effect in the view for the reasons of high architectural quality stated above.

V. 10

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

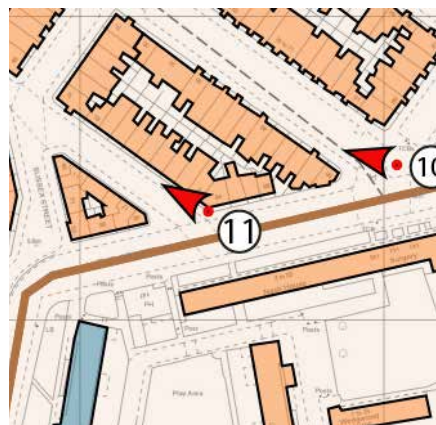
VIEW 11 - WESTMORELAND PLACE, CORNER OF LUPUS STREET

EXISTING:**Baseline**

This view is also from the southern boundary of Pimlico Conservation Area, at the junction of Westmoreland Place and Lupus Street. The terraced buildings along both sides of the Westmoreland Street in this view are unlisted buildings of merit, as are the white stucco terraces of Westmoreland Place, seen in the centre background of the photograph. It is one of the few vistas in the conservation area without modern buildings being visible.

Sensitivity of the view

Medium



VIEWPOINT LOCATION



9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 11 - WESTMORELAND PLACE, CORNER OF LUPUS STREET

**PROPOSED:****Buildings seen:**

7 (detailed) and 6 (outline).

Design – including mitigation*Detailed Components:*

Building 7, shown here as a render, will be visible above the terraces, to the left of centre of this vista.

Outline components:

Building 6 will also be visible, appearing of similar size to Building 7, although in reality it is higher. The sense of perspective, seen in the previous view, is not seen here, however, the rhythmic vertical steps and varied silhouette are visible.

The illustrative rendered view of both buildings shows that the verticality that arises from the stepped facades responds to the scale and vertical rhythm of the house bays in the foreground and the position of the buildings gives rise to a generous sky gap on axis with the street. Despite these worthy attributes, this unprecedented impact on the view reduces the enjoyment of the currently historic experience.

Magnitude of change

The change is of a **medium** level.

Residual effect

The effect is **moderate**, and the visibility of contemporary buildings within an otherwise historic environment leads to an **adverse** effect, although this is mitigated by the quality of architectural design which is very high, with its vertical expression, scale and materiality taking their cues from the foreground buildings.

Cumulative Effect

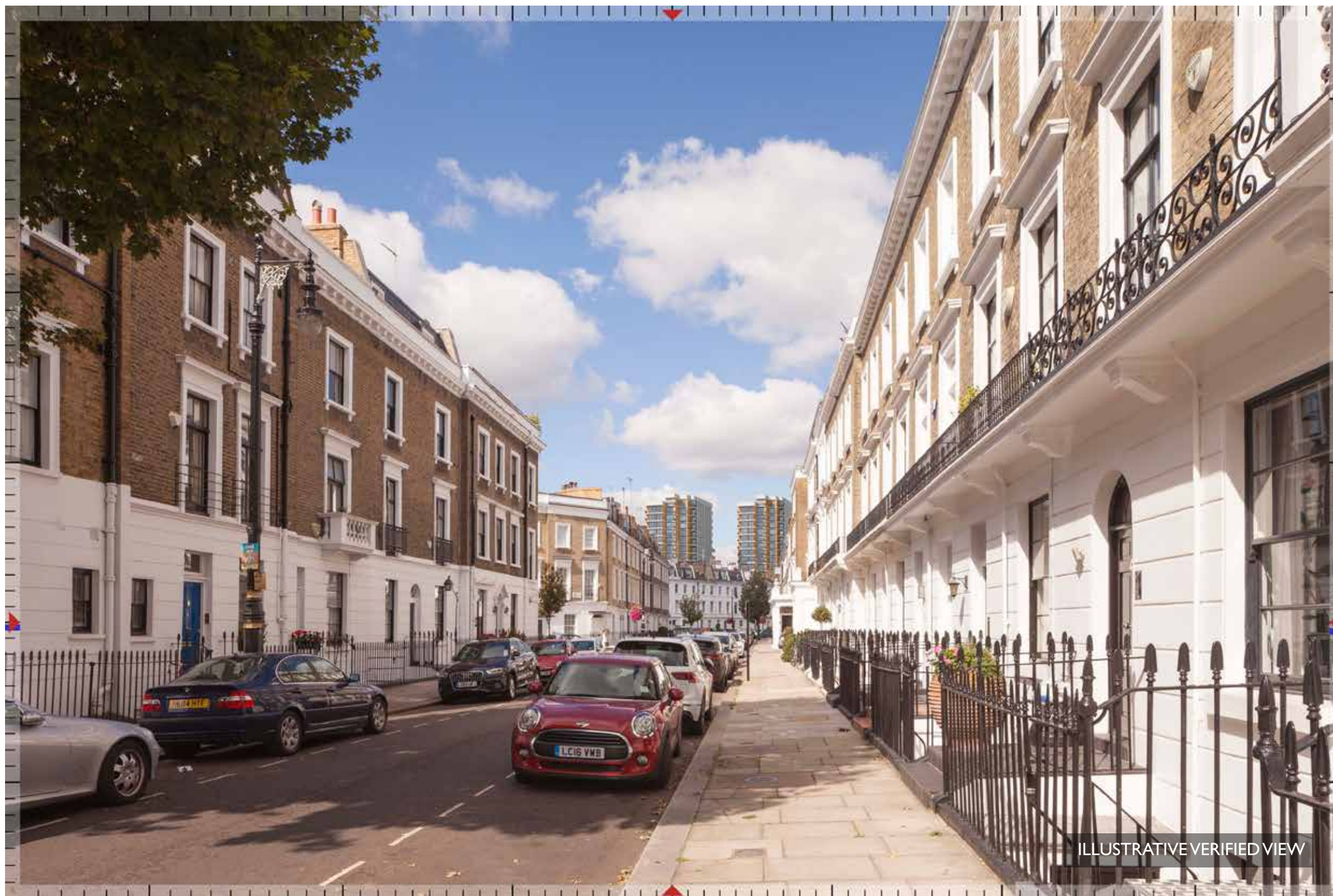
No cumulative schemes are seen in this view; the cumulative effect is therefore **no change**.

V. 11

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 11 - WESTMORELAND PLACE, CORNER OF LUPUS STREET | ILLUSTRATIVE VERIFIED VIEW



ILLUSTRATIVE VERIFIED VIEW

V. 11

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 11 - WESTMORELAND PLACE, CORNER OF LUPUS STREET | NIGHT TIME

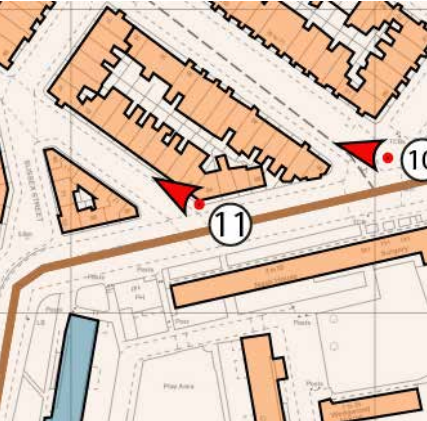
EXISTING:

Baseline

This is a night-time version of the previous view. Here, the street is lit by a limited number of streetlights, most of the unlisted buildings of merit along the street lacking clear visibility due to the lack of daylight.

Sensitivity of the view

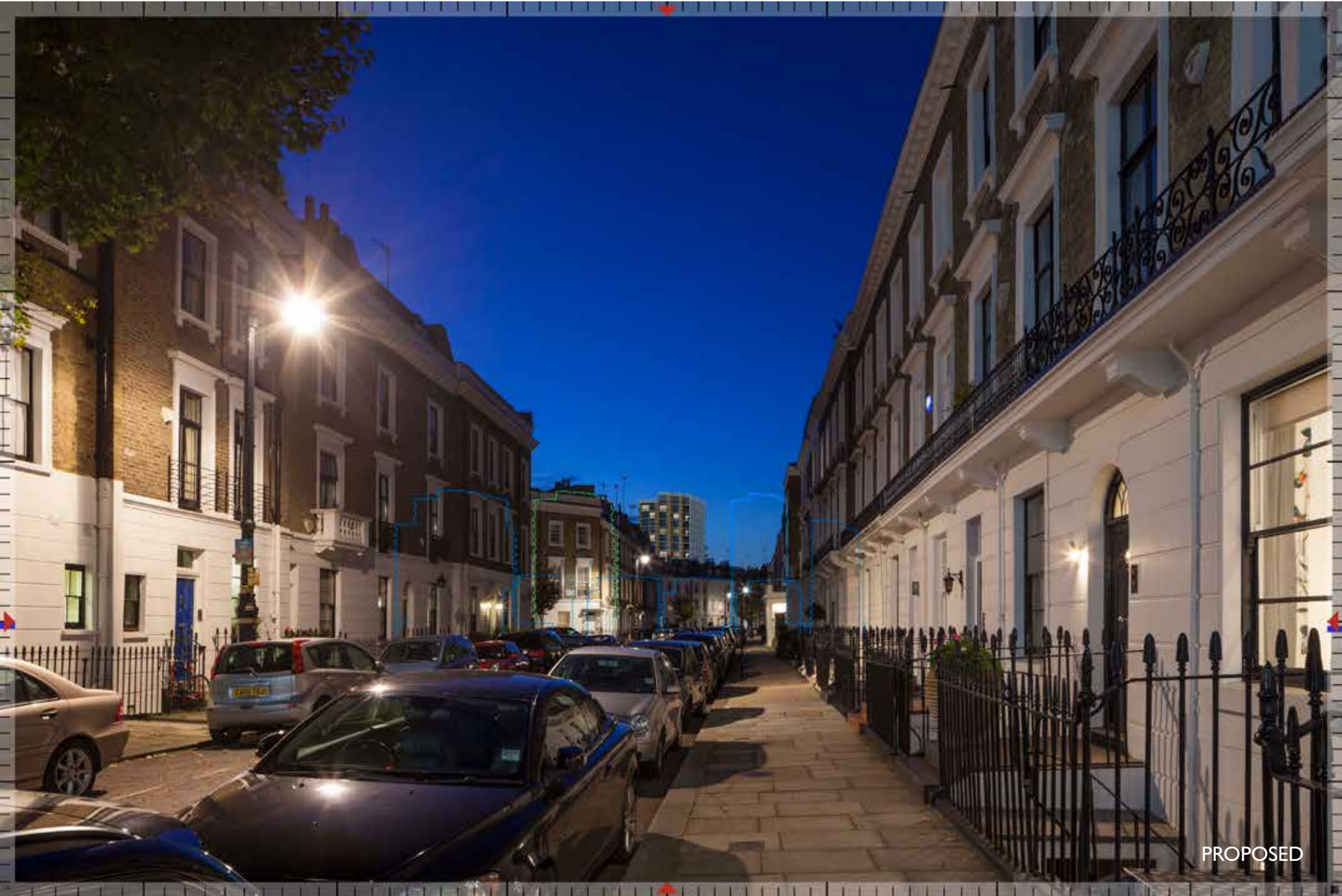
Medium



VIEWPOINT LOCATION



9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 11 - WESTMORELAND PLACE, CORNER OF LUPUS STREET | NIGHT TIME



PROPOSED:

Buildings seen:

7 (detailed) and 6 (outline).

Design – including mitigation

Detailed Components:

Building 7 is visible, its subtle outline and lit windows defining its appearance.

Outline components:

Building 6 will also be visible, as an almost symmetrical counterpart of equal apparent height.

The illustrative rendered view of both buildings shows that the architectural design is less apparent at night time and, therefore, the contrast of appearance between the proposed development and the historic context, less noticeable. The sporadic nature of the interior domestic light is similar in the proposed as the existing.

Magnitude of change

The level of change is **small** to **medium**, owing to the reduced visibility.

Residual effect

The effect is **moderate** and **neutral** as the appearance of new buildings in this view is balanced by the reduced visibility at night-time.

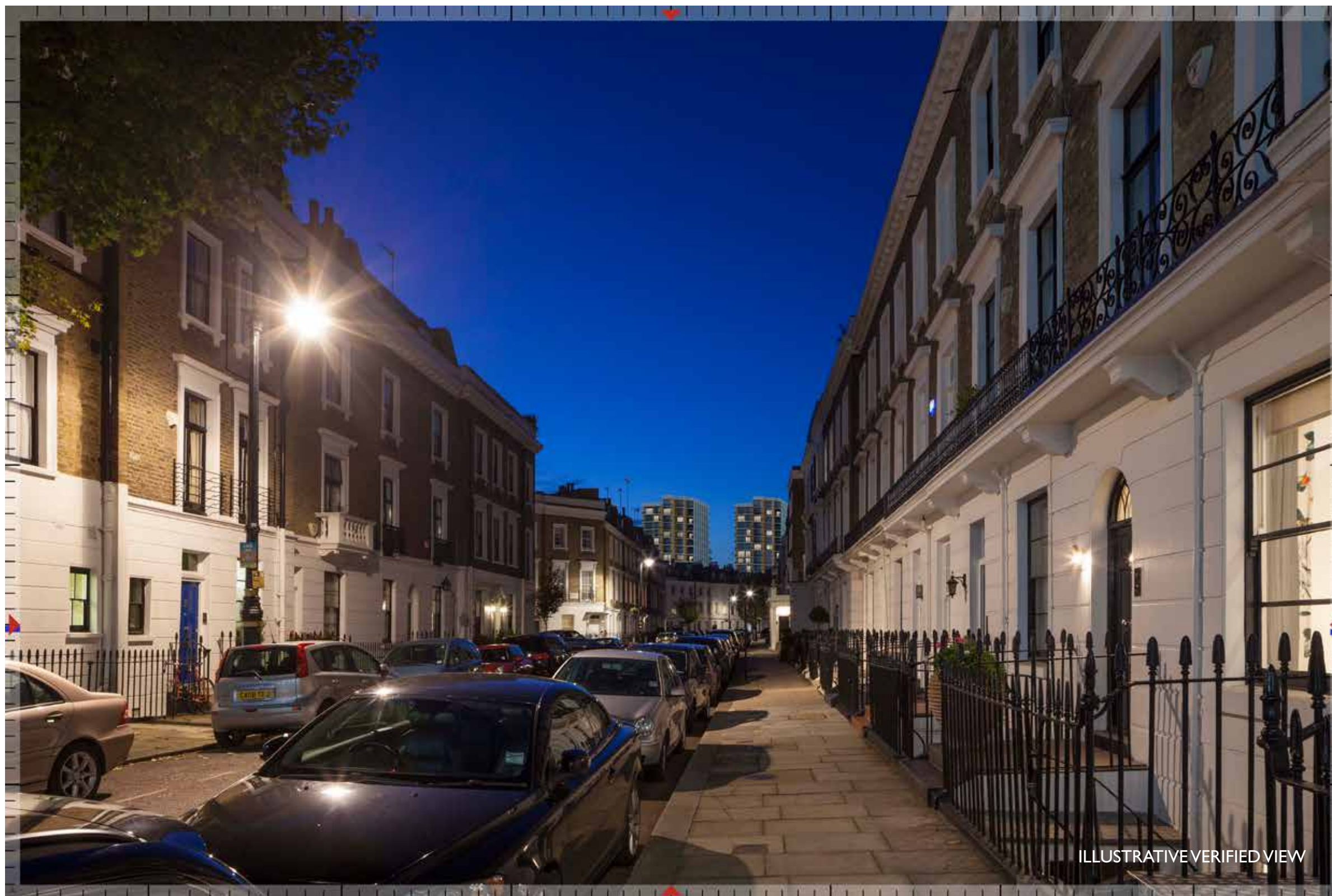
Cumulative Effect

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

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 11 - WESTMORELAND PLACE, CORNER OF LUPUS STREET | ILLUSTRATIVE VERIFIED VIEW



V. 11

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 12 - GROSVENOR ROAD, BETWEEN THE RAILWAY AND LUPUS STREET

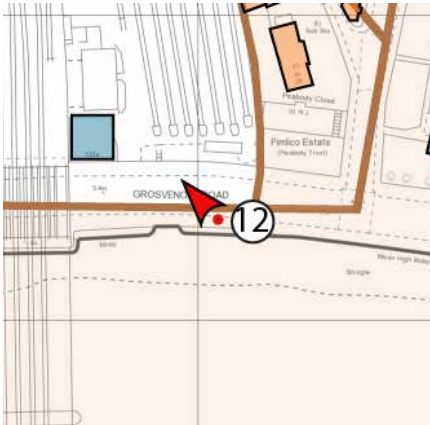
EXISTING:

Baseline

This view is taken from the southern side of Grosvenor Road, between the railway and Lupus Street, looking north-west towards the site. In the foreground, the railway infrastructure appears behind the iron railings, while the Grade II listed No. 123A Grosvenor Road is partially seen to the left. The top floors of Ebury Place can be seen in the background, on the centre right of the photograph, and the buildings of the Grosvenor Waterside development form the skyline to the left.

Sensitivity of the view

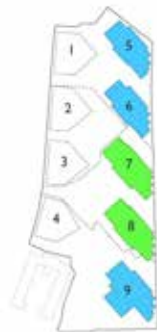
Low



VIEWPOINT LOCATION



9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 12 - GROSVENOR ROAD, BETWEEN THE RAILWAY AND LUPUS STREET



PROPOSED:

Buildings seen:

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

Design – including mitigation

Detailed Components:

Buildings 7 and 8 will be visible in the centre of the view. The different elements of scale and verticality are seen in the rendered versions shown here. They also reveal the lower wings which continue round to address the open spaces at the centre of the site.

Outline components:

Buildings 5, 6 and 9, shown in blue wireline, will be visible rising in height from left to right, then dropping at Building 9 on the far right. The gaps between the buildings are apparent.

The full design intention is shown in the illustrative view on the following page. While each building appears identical, they all differ in height. Each has horizontal and vertical articulation in form and use of materials.

Magnitude of change

This is a **medium** change in the view

Residual effect

The effect is **moderate**, owing to the open nature of the view with clear visibility of the buildings; the high quality of the design and the resultant lively skyline makes it **beneficial**.

Cumulative Effect

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

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 12 - GROSVENOR ROAD, BETWEEN THE RAILWAY AND LUPUS STREET | ILLUSTRATIVE VERIFIED VIEW



V. 12

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 13 - BATTERSEA PARK, IN FRONT OF THE LONDON PEACE PAGODA

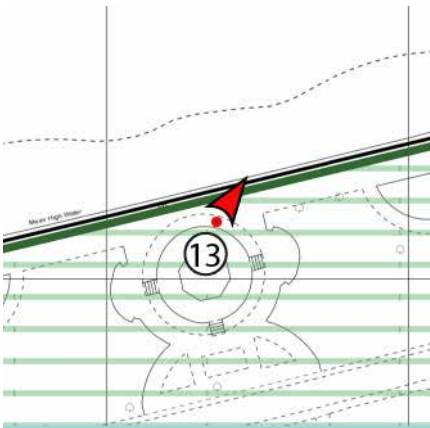
EXISTING:

Baseline

This view is taken from the London Peace Pagoda in Battersea Park, looking north-east towards the site. Across the river, the buildings seen to the left are a group of Grade II listed and non-designated positive buildings identified by LBKC. The treescape in the middle ground is part of the Royal Hospital Gardens. The Chelsea Embankment Thames Tideway Tunnel construction site can be seen to the centre right. Beyond Chelsea Bridge, the Grade II listed Chimney to the Western Pumping Station can be seen as one of the tallest elements in the view.

Sensitivity of the view

Medium



VIEWPOINT LOCATION



9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 13 - BATTERSEA PARK, IN FRONT OF THE LONDON PEACE PAGODA



PROPOSED:

Buildings seen:

None

Design – including mitigation

Detailed Components:

Buildings 7 and 8 detailed are fully hidden behind trees.

Outline components:

Buildings 5, 6 and 9 are hidden behind trees. Only a very small slither of Building 6 may be visible to an insignificant effect. The design quality is not apparent in this occluded view.

Magnitude of change

There is **no change**.

Residual effect

There is **no effect**.

V. 13

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 13 - BATTERSEA PARK, IN FRONT OF THE LONDON PEACE PAGODA | WINTER

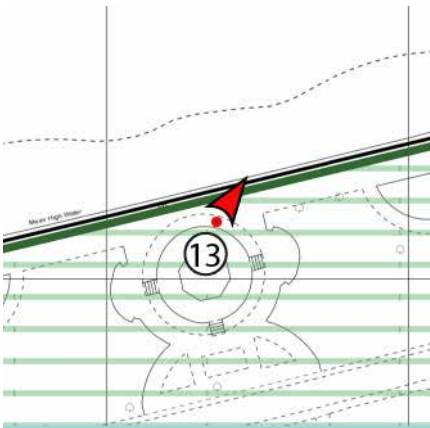
EXISTING:

Baseline

This is a winter version of the previous view. The leafless trees in the photograph allow a clearer view of Chelsea Bridge and the buildings along the riverside. The uppermost floors of Glastonbury House and other more distant buildings are partially visible beyond the Royal Hospital Gardens treeline.

Sensitivity of the view

Medium



VIEWPOINT LOCATION



9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 13 - BATTERSEA PARK, IN FRONT OF THE LONDON PEACE PAGODA | WINTER



PROPOSED:

Buildings seen:

7 and 8 (detailed), 6 (outline)

Design – including mitigation

Detailed Components:

The tops of Buildings 7 and 8 would be partially visible, filtered through the leafless trees where the branches thin out at the top of the treeline. They add to the other existing buildings that are visible in the same way.

Outline components:

The top of Building 6 would be similarly partially visible through the leafless treeline, but Buildings 5 and 9 will not, being hidden by thick branches.

So little of the buildings is visible that the design quality will not be discernable. The three partially visible buildings overlap and appear to provide a continuous horizontal silhouette. They are in fact of different heights which is unfortunately not apparent in this view.

Magnitude of change

The level of change is **small**.

Residual effect

The residual effect is **minor** and **neutral**, owing to the minimal visibility.

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 13 - BATTERSEA PARK, IN FRONT OF THE LONDON PEACE PAGODA | WINTER



Cumulative Effect

The Chelsea Barracks development and the Cundy Street Quarter scheme are shown in orange and yellow wireline respectively. Even in winter there is limited visibility through the foreground of trees, there will therefore be **no cumulative effect**.

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 14 - CHELSEA BRIDGE ROAD, CORNER OF EBURY BRIDGE ROAD

EXISTING:

Baseline

This view is taken from Chelsea Bridge Road, looking north-east along Ebury Bridge Road. To the left is the Chelsea Barracks development construction site, where the top of the Grade II listed railings to the former Chelsea Barracks can be spotted just above the construction hoardings. The top of the Grade I listed St Barnabas Church tower is visible between the mature trees to the right of the photograph. This view will be lost when Chelsea Barracks is complete. In the centre background, the existing buildings on the Ebury Bridge Estate are barely visible beyond the trees along Ebury Bridge Road. The top of the Grade II listed National Audit Office clock tower can be seen in the centre of the view, though this is a very discreet moment when it becomes a minor landmark.

Sensitivity of the view

Low



VIEWPOINT LOCATION



9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 14 - CHELSEA BRIDGE ROAD, CORNER OF EBURY BRIDGE ROAD



PROPOSED:

Buildings seen: 3, 4, 5 and 6 (outline)

Design – including mitigation

Detailed Components:

The buildings of Phase 1 are not seen in this view.

Outline components:

Buildings 3, 4, and 5 will be partially visible, overlapping each other and continuing the street form from the existing foreground buildings. Buildings 3 and 5 will obscure the view of the listed National Audit Office clock tower. Building 6 is almost fully obscured by foreground buildings, only its balconies just visible amongst the balconies of the foreground buildings. Buildings 1 and 2 will be fully obscured by other buildings and the summer trees.

While it is apparent from the wireline how the street frontage buildings form an improved street enclosure, the illustrative rendered view on the following page gives a clearer sense of materiality, which is harmonious with the foreground buildings and indeed those to be demolished.

These factors, and the quality of the architecture more generally, redeem the loss of the view of the National Audit Tower.

Magnitude of change

The change is **small** in this summer view.

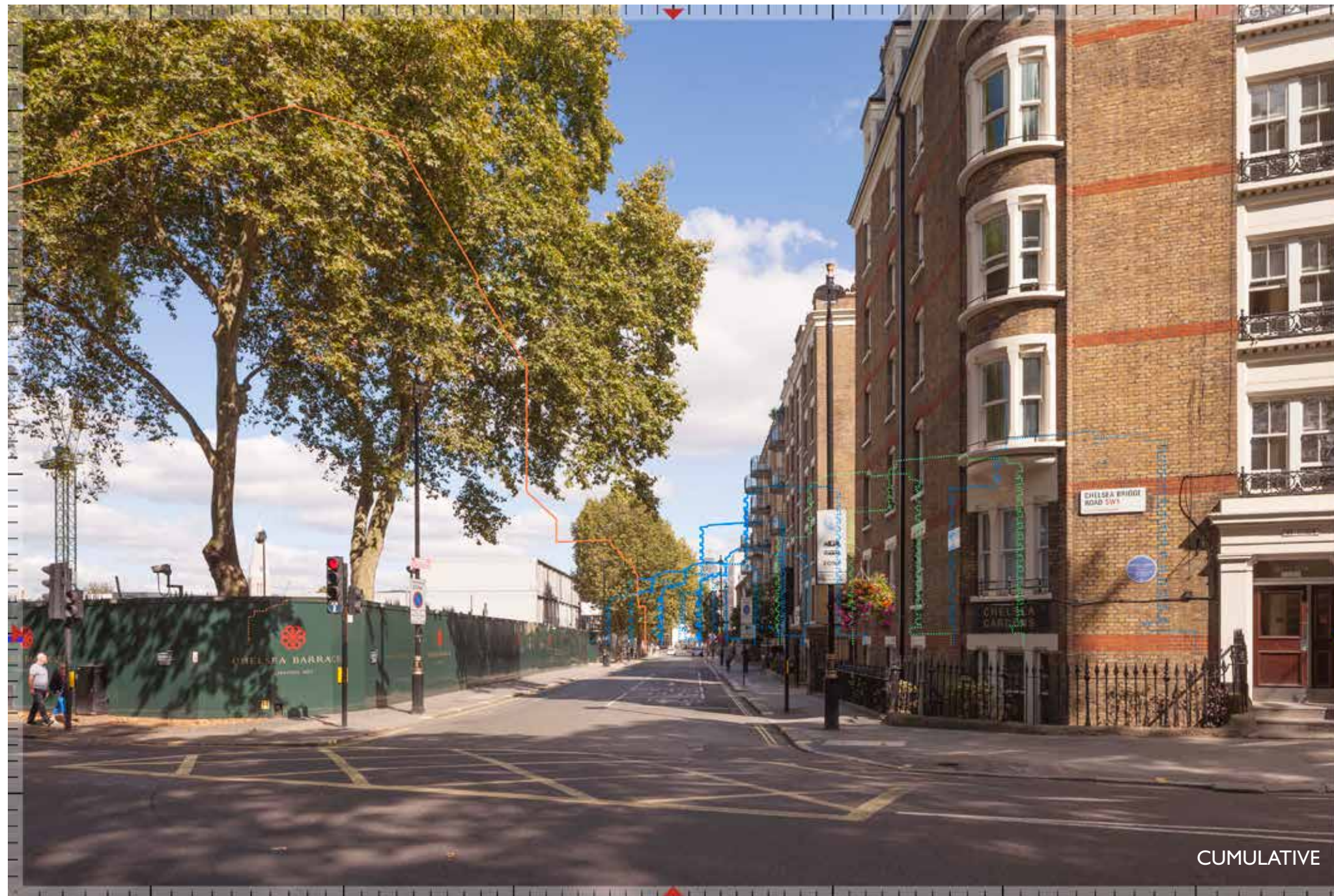
Residual effect

The effect is minor and beneficial for the streetscape and general townscape, though adverse in respect of losing this incidental view of the listed tower. Seen, therefore, in the round the rating is **minor** and **neutral**.

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 14 - CHELSEA BRIDGE ROAD, CORNER OF EBURY BRIDGE ROAD

**Cumulative Effect**

The consented Chelsea Barracks scheme, denoted by the orange wireline, will overwhelmingly alter the view such that the proposed development, in comparison, plays a small part in the change to the view. In summer, therefore, owing to limited visibility of the proposed development through tree cover, it will make only a very **minor** and **neutral** contribution to the cumulative effect.

V. 14

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 14 - CHELSEA BRIDGE ROAD, CORNER OF EBURY BRIDGE ROAD | WINTER

EXISTING:

Baseline

This is a winter version of the previous view. Some of the existing site buildings along Ebury Bridge Road can just be glimpsed beyond the bare winter trees in the centre left of the photograph. The Grade II listed National Audit Office clock tower is seen above a jumble of other buildings in the centre of the view.

Sensitivity of the view

Medium



VIEWPOINT LOCATION



9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 14 - CHELSEA BRIDGE ROAD, CORNER OF EBURY BRIDGE ROAD | WINTER



PROPOSED:

Buildings seen: 1, 2, 3, 4, 5 and 6 (outline).

Design – including mitigation

Detailed Components:

The buildings of Phase 1 are not seen in this view.

Outline components:

Buildings 1, 2, 3, 4, 5 and 6 will be visible, partially through leafless trees, overlapping each other and continuing the street form from the existing foreground buildings. Building 6 is almost fully obscured by foreground buildings, only its balconies just visible amongst the balconies of the foreground buildings. Buildings 3 and 5 will obscure the view of the listed National Audit Office clock tower.

The winter view shows more clearly how the new buildings on to Ebury Bridge Road form an improved street wall and coherent townscape. The illustrative rendered view gives a clearer sense of architectural detail and materiality, which are harmonious with the foreground townscape.

These factors, and the quality of the architecture more generally, redeem the loss of the view of the National Audit Tower.

Magnitude of change

The change in this winter view is rated as **medium**.

Residual effect

The effect is moderate in winter and beneficial for the streetscape and general townscape, though adverse in respect of losing the incidental view of the listed tower. Considered in the round the effect is **moderate** and **neutral**.

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 14 - CHELSEA BRIDGE ROAD, CORNER OF EBURY BRIDGE ROAD | WINTER

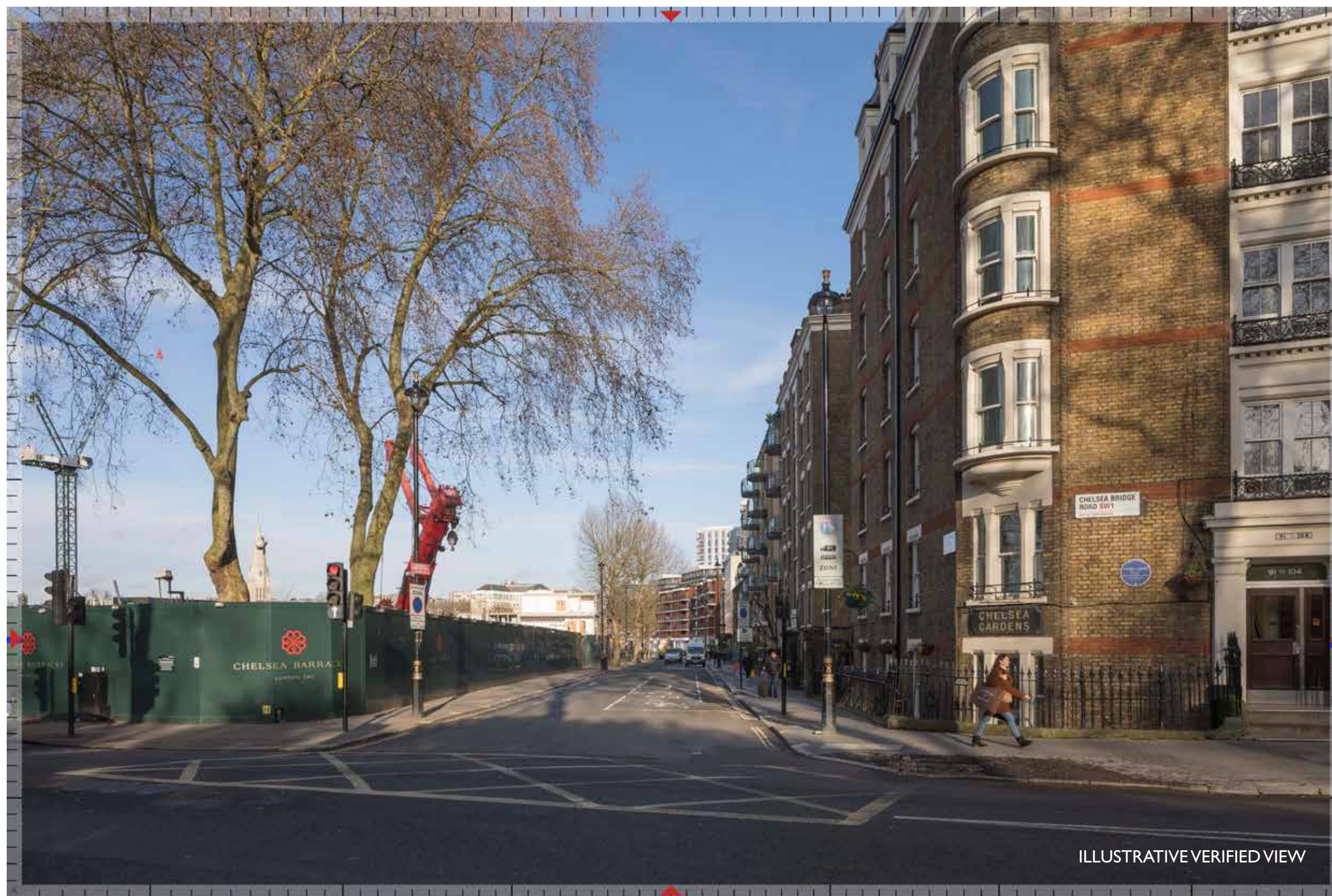
Cumulative effect

The consented Chelsea Barracks is denoted by the orange wireline, which overwhelmingly alters the view; in comparison the development plays a smaller part in the change to this winter view. Owing to greater visibility in winter, its contribution to the cumulative effect is **moderate** and **neutral**.



9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 14 - CHELSEA BRIDGE ROAD, CORNER OF EBURY BRIDGE ROAD | ILLUSTRATIVE VERIFIED VIEW



V. 14

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 15 - ROYAL HOSPITAL AT LIGHT HORSE COURT

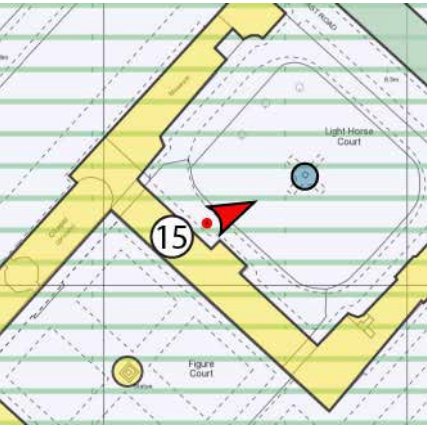
EXISTING:

Baseline

This view is taken from within the Grade I listed Royal Hospital complex, at the western corner of Wren’s Light Horse Court. In the centre of the Court is the Grade II listed Wellhead iron monument. The buildings seen in the centre of the view are the Grade II* listed Royal Hospital North East Range building. The trees of the Hospital’s Ranelagh Gardens trees behind it can be seen to the right, beyond which cranes indicate the location of the Chelsea Barracks development site, with the top of one of the completed towers, in dark brown, visible to the left. In the centre background, where the treeline drops, the uppermost floors of Glastonbury House are partially visible behind the cranes.

Sensitivity of the view

High



VIEWPOINT LOCATION



9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 15 - ROYAL HOSPITAL AT LIGHT HORSE COURT

**PROPOSED:****Buildings seen:**

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

Design – including mitigation*Detailed Components:*

The very top of Building 7, shown in green wireline, will be just visible above the treeline.

Outline components:

A small part of Building 5 and the upper levels of Building 6 can be seen where the treeline drops. Their differential in height but similar silhouette is discernable.

The architecture will be of white horizontal continuous balconies, horizontality portraying calmness and repose. The gap in the trees provides an invitation for distant urban views across the registered park. The high quality of the architecture, extrapolated from other views, redeems the visibility.

Magnitude of change

This is a **small** change.

Residual effect

The effect is **moderate**, it being a view of high sensitivity but **neutral** as the visibility is redeemed by the high quality of architecture.

V. 15

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 15 - ROYAL HOSPITAL AT LIGHT HORSE COURT

**Cumulative effect**

The consented Chelsea Barracks is shown in orange wireline, obscuring most of the visible part of the development. It will appear as a further layer of urbanity, which the lower trees allow to be seen. The contribution of the proposed development to the cumulative effect is **negligible** as it will be largely obscured.

V. 15

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

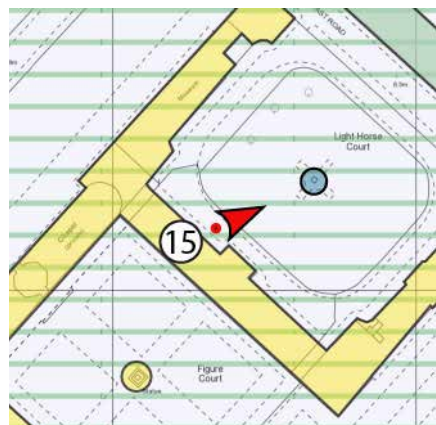
VIEW 15 - ROYAL HOSPITAL AT LIGHT HORSE COURT | WINTER

EXISTING:**Baseline**

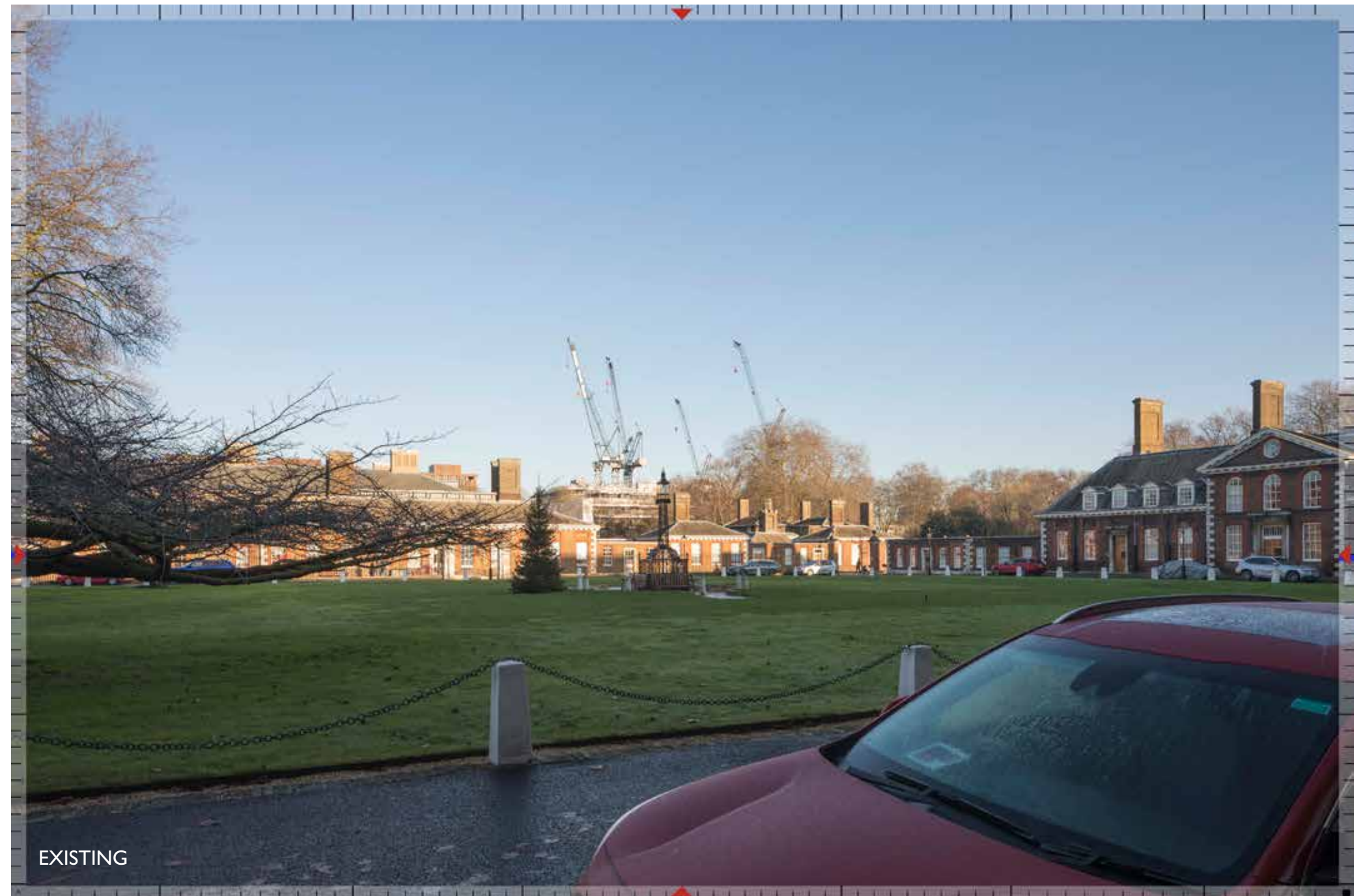
This is a winter version of the previous view. In the centre background, where the treeline drops, it is possible to see one of the under-construction buildings of the Chelsea Barracks development, which replaces the view of Glastonbury House. The silhouette of the buildings behind Ranelagh Gardens' leafless trees are now just visible.

Sensitivity of the view

High



VIEWPOINT LOCATION



9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 15 - ROYAL HOSPITAL AT LIGHT HORSE COURT | WINTER



PROPOSED:

Buildings seen:

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

Design – including mitigation

Detailed Components:

Buildings 7 and 8 are just discernable in a shadowy way, through thick, though leafless, branches. A slither of the top of Building 7 is just visible above the slight dip in the treeline.

Outline components:

Buildings 5, 6 and 9 are glimpsed in varying degrees through the thick branches of the trees. Only the top of Building 6 is visible, rising behind the partially constructed Chelsea Barracks buildings, as is a small corner of Building 5. Once complete, the Barracks buildings will almost fully obscure these buildings.

Magnitude of change

The change is **small**.

Residual effect

The effect is **moderate** and **neutral** owing to the minimal visibility of the buildings amongst trees and partially constructed buildings.

V. 15

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 15 - ROYAL HOSPITAL AT LIGHT HORSE COURT | WINTER



Cumulative effect

The long continuous horizontal outline of the consented Chelsea Barracks scheme indicates its full extent. The very top of the proposed development will be just visible introducing a welcome varied silhouette, above the flat, long skyline of the Barracks scheme. Its contribution to the cumulative effect is therefore **minor** but **beneficial**.

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 16 - ROYAL HOSPITAL GARDENS

EXISTING:

Baseline

This view is taken from south of the Royal Hospital Figure Court, looking northeast towards the site. The corner of the eastern wing of the Grade I listed Royal Hospital main building can be seen on the left, with the dense treescape of Ranelagh Gardens seen beyond the Royal Hospital Gardens. The cranes glimpsed where the treeline drops, to the centre-left of the view, indicate the Chelsea Barracks construction site.

Sensitivity of the view

High



VIEWPOINT LOCATION

