

EBURY BRIDGE RENEWAL

HYBRID PLANNING APPLICATION

ES VOLUME II: HERITAGE, TOWNSCAPE AND VISUAL IMPACT ASSESSMENT

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CONTENTS

1.0 INTRODUCTION 1

2.0 METHODOLOGY ASSESSMENT 3

3.0 HISTORIC DEVELOPMENT OF THE SITE 11

4.0 THE SITE AND CURRENT CONTEXT 17

5.0 DESIGN QUALITY 27

6.0 ASSESSMENT OF EFFECTS DURING DEMOLITION AND CONSTRUCTION 33

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS 35

7A. CONSERVATION AREAS 36

7B. LISTED BUILDINGS 45

7C. REGISTERED PARKS AND GARDENS 73

7D. NON-DESIGNATED HERITAGE ASSETS 78

8.0 ASSESSMENT OF EFFECTS ON TOWNSCAPE RECEPTORS 85

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS 94

10.0 CONCLUSIONS AND RESIDUAL EFFECTS 247

APPENDIX 1 - MILLER HARE'S METHODOLOGY 251

APPENDIX 2 - LISTED BUILDING DESCRIPTIONS 258

APPENDIX 3 - REGISTERED PARKS AND GARDENS DESCRIPTIONS 270

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1.0 INTRODUCTION

1.1 This Heritage, Townscape and Visual Impact Assessment report has been prepared by Citydesigner ('the consultancy') on behalf of Westminster City Council's regeneration team (the 'Applicant') in support of a Hybrid Outline Application for the renewal of the Ebury Bridge Estate, Ebury Bridge Road, London, SW1W 8PX ('the Site'). The Site falls within the administrative area of Westminster City Council ('WCC') and therefore the WCC Local Planning Authority ('WCC LPA') will determine the planning application.

1.2 The site (marked in red in Figs. 1.1 - 1.2) is located between Victoria Station and the Thames, bounded by railway tracks to the east and Ebury Bridge Road to the west. It comprises 12 blocks built between 1930 and 1955. The existing buildings are not statutorily or locally listed, and do not fall within a conservation area. An earlier permission in 2014 to demolish seven of the blocks was not implemented and has now lapsed. Edgson House (built in 1955) was demolished in September 2019 (planning ref: 18/08372/COFUL).

The Proposal

The Hybrid Outline Planning Application proposes:

1.3 A mixed use development in outline for residential floorspace and ancillary residential facilities (Class C3) non-residential floorspace comprising flexible retail (Classes A1 - A4), community (Class D1), leisure (Class D2) and workspace (Class B1) floorspace; provision of basement; new pedestrian and vehicular access; and associated amenity space, open space, plant, landscaping, car and cycle parking, refuse storage, servicing area, and other associated infrastructure works; and

1.4 Detailed planning consent for Buildings 7 and 8 comprising residential floorspace and ancillary residential facilities (Class C3); provision of a basement; new pedestrian and vehicular access; and associated amenity space landscaping, car and cycle parking, refuse storage, servicing area, and other associated infrastructure works.

1.5 As part of this proposal the outline element ('the Outline Area') would comprise up to 36,610sqm residential floorspace (equating to an illustrative 532 residential units); and up to 3,018sqm non-residential floorspace. It is being submitted with all matters reserved. This approach has been adopted to establish the principle and character of the wider Site's redevelopment – whilst allowing the necessary flexibility for blocks to be designed and constructed in the future with due consideration to changing context.

1.6 Within the Detailed Area 226 residential units are proposed across Blocks 7 and 8, which comprise two buildings up to 18 storeys and 17 storeys in height respectively; with a basement. As a detailed consent, construction of these two blocks can start on Site expediently, ensuring the decant and rehousing of existing residents can occur with minimal upheaval.

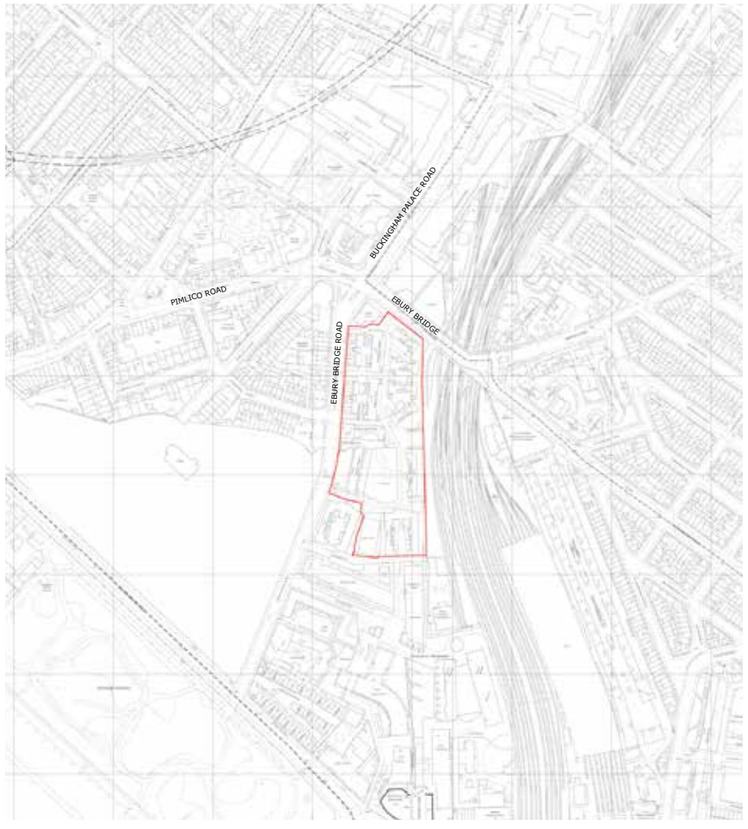


Fig. 1.1: Location map with site boundary marked in red.



Fig. 1.2: Aerial view of the site marked in red.

1.0 INTRODUCTION (CONTD)

Purpose and Structure of this Report

1.7 This Heritage, Townscape and Visual Impact Assessment (THVIA) report, Volume 2 of the Environmental Statement (ES), assesses the heritage, townscape and visual effects of the proposed development, for the purposes of the planning application. The assessments consider potentially affected heritage assets surrounding the site, including neighbouring conservation areas, listed buildings, registered parks and gardens and non-designated heritage assets; the townscape character of the site and surrounding area; and a selection of 26 townscape views potentially affected by the proposed development.

1.8 The consultancy has assisted the architects for the scheme, Astudio ('the architects'), by providing assessment and feedback on the design of both the detailed and outline components of the proposed development throughout the design development process. It has also provided feedback on the potential impacts and likely effects on heritage assets near the site, on the local townscape character and on townscape views.

1.9 The assessment takes into account the design quality of the proposed development and the requirements of EIA regulations and national, regional and local planning policy and guidance.

1.10 Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 indicates that an applicant may ask the relevant planning authority, in this case WCC, to state in writing their opinion as to the scope and level of detail of the information to be provided in the Environmental Statement (a "scoping opinion"). A scoping exercise was undertaken in order to identify the potentially significant environmental issues relating to the site and the proposed development, thus ensuring they are subject to an appropriate level of assessment, and therefore a focus for the EIA. The Scoping Report summarising the findings of the scoping exercise and setting out the proposed scope of the EIA was sent on 20th September 2019. WCC provided a Scoping Opinion on 6th December 2019. There were no comments on the scope of the HTVIA.

1.11 This HTVIA report should be read in conjunction with Volume 1 of the Environmental Statement (coordinated by Arup), the Design and Access Statement by Astudio, the Design Codes by Astudio and all other accompanying drawings and reports produced by the architects, and the Planning Statement produced by Arup.



Fig. 1.3: Birds eye view of the site, marked in red, looking east (Bing Maps).

2.0 METHODOLOGY ASSESSMENT

Introduction

2.1 This chapter sets out the methodology developed by Citydesigner to assess the likely effects of the proposed development on heritage assets, the townscape character and visual amenity. It draws upon best practice guidance set out in 'Guidelines for Landscape and Visual Impact Assessment' (GVLIA, Third Edition, 2013), as well as Environmental Impact Assessment (EIA) regulations and national and regional planning guidance. The purpose of the Heritage, Townscape and Visual Impact Assessment (HTVIA) is to determine which effects on built heritage, the townscape and visual amenity are likely to be significant. In this case the methodology used is for what is informally known as 'hybrid' applications, where part of the application is for full, detailed consent and part of the application is for outline consent. This methodology includes the following topics:

- Policy and Guidance;
- EIA scoping;
- Ensuring design quality;
- Distinctions between heritage, townscape and visual assessments;
- Establishing the baseline conditions;
- Identifying potential heritage and townscape receptors;
- Assessing the effects on the significance of heritage receptors;
- Effects on designated heritage receptors;
- Effects on non-designated heritage receptors;
- Assessing the effects on townscape and visual receptors;
- Effects on townscape receptors;
- Effects on visual receptors;
- Establishing the sensitivity of townscape and visual receptors;
- Establishing the magnitude of change;
- Establishing the significance of effects;
- Establishing the qualitative nature of effects;
- Overall significance ratings;
- Cumulative effects;
- Demolition and construction effects;
- Mitigation and enhancement through design;
- Assumptions and limitations;
- Professional standpoint of the author;
- Photography in Accurate Visual Representations (AVRs) and assessment; and
- Using an original copy of this document.

2.2 Three interrelated impact assessment methodologies have been used in this report, relating to:

i. Effects on Built Heritage: assessment of the effects of new development on above ground built heritage receptors, namely designated and non-designated heritage assets;
ii. Townscape Effects: assessment of the effects of new development on elements of townscape character referred to as townscape receptors; and
iii. Visual Effects: assessment of the effects of new development on visual amenity, where the receptors are people experiencing views.

2.3 There are important overlaps between built heritage, townscape and visual effects, particularly in a dense urban environment, and it is sensible, therefore, to assess them together in a single document. They are also recognised as separate topics, however, and each is considered in a separate chapter within the HTVIA for this reason.

2.4 In chapter 6, the effects are those arising during demolition and construction works and hence considered to be temporary. In chapters 7, 8 and 9, the effects assessed are when the proposal development is in 'existence', i.e. when the construction of the proposed development will be completed.

Policy and guidance

2.5 The assessment methodology takes into account national, regional and local planning policy and guidance, in particular those relating to heritage assets, townscape, urban design and views. The proposed development has been designed in the context of this policy and guidance in order to comply with the planning framework. Assessment of the proposed development against relevant policy is included at the end of each assessment chapter. The relevant documents are listed below:

- The Landscape Institute and Institute of Environmental Management and Assessment, Guidance for Landscape and Visual Impact Assessment (GLVIA) Third Edition, 2013;
- Department of the Environment, Preparation of Environmental Statements for Planning Projects that Require Environmental Assessment, Good Practice Guide 1995;
- EU Directive 2014/52/EU;
- Town and Country Planning (Environmental Impact Assessment) Regulations, 2017/571;
- Planning (Listed Buildings and Conservation Areas) Act, 1990;
- Department for Communities and Local Government (DCLG), National Planning Policy Framework 2019
- DCLG, Planning Practice Guidance, Online Resource, 2014, last updated in 2019;
- Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management, 2019;
- Historic England, Historic Environment Good Practice Advice in Planning, Note 3: The Setting of Heritage Assets, Second Edition, 2017;
- Historic England, Historic Environment Good Practice Advice in Planning, Note 4: Tall Buildings, 2020;
- Historic England, Advice Note 12: Statements of Heritage Significance, 2019;
- Greater London Authority (GLA), The London Plan, Spatial Development Strategy for London, 2016;
- Greater London Authority (GLA), Draft London Plan, 2019. Until the adoption of the new London Plan, the London Plan (2016) is the adopted Development Plan, whilst the policies contained within the Draft London Plan (2019) will be a material consideration;
- Westminster City Plan, 2016;
- Westminster City Plan 2019-40 Draft, 2019;
- Westminster's Unitary Development Plan (UDP), 2007;
- Westminster Conservation Area Audits and Appraisals (Belgravia, 2013; Grosvenor Gardens, 2006; Peabody Estates, 2009; Pimlico, 2006)
- Royal Borough of Kensington and Chelsea Conservation Area Appraisal (Royal Hospital, 2016).
- Pimlico Neighbourhood Plan Draft, 2019

Ensuring design quality

2.6 The consultancy has worked with the architects and design team, providing feedback on design throughout its development, as well as assessing the potential effects on surrounding built heritage, townscape and visual amenity. Through this process, the intention has been to achieve a form of development that is appropriate in massing, height, layout and a high quality of design in order to maximise the beneficial effects of the proposed development on potentially affected receptors.

2.7 Computer models were used during the design process to illustrate how different iterations of the illustrative designs, parameter plans and design codes would affect views. This information was used to make early assessments on the heritage, townscape and visual effects and thereby inform modifications to the design. These modifications are considered as enhancement and mitigation measures of potentially harmful or adverse effects of the proposed design, as explained later in this chapter under the heading 'Mitigation and enhancement through design'.

2.8 The process of consultation with WCC also enabled the final proposals to be optimized, in terms of its design quality and associated heritage, townscape and visual effects, prior to the final assessment being undertaken.

Distinctions between heritage, townscape and visual assessments

2.9 Assessment of effects on above-ground built heritage considers the potential effects of the proposed development on the significance of both designated and non-designated heritage assets. Designated heritage assets may include World Heritage Sites, scheduled monuments, listed buildings, registered parks and gardens and conservation areas, amongst others. These assets are referred to as 'built heritage receptors' in this HTVIA. Statutory policy on designated heritage assets is derived from the Planning (Listed Buildings and Conservation Areas) Act, 1990, and set out in detail in the National Planning Policy Framework (NPPF), 2012. Paragraph 189 of the NPPF states that *'in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'*. Paragraph 193 goes on to state that *'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'*

2.0 METHODOLOGY OF ASSESSMENT (CONTD.)

2.10 In assessing the likely townscape effects of the proposed development, the aim is to identify how and to what degree it would affect the elements that make up the townscape, its aesthetic and perceptual aspects and its distinctive character. These elements may include urban grain, building heights, scale, permeability, legibility, sense of place, or other architectural or urban design characteristics. These townscape elements are referred to as 'townscape receptors' in this HTVIA. Where applicable, they are assessed in relation to character areas identified within the townscape near the site.

2.11 Visual assessment considers the changes in visual amenity resulting from the proposed development as seen from a specific viewpoint. It is concerned with the effect on the viewer of changes in the view. The people experiencing views are known, therefore, as 'visual receptors' in this HTVIA.

2.12 The methodology for assessing built heritage, townscape and visual effects varies in response to their different characteristics and different statutory policy requirements relating to them. It also recognises, however, that in reality both built heritage assets and the townscape are generally experienced by people in a visual way. The Accurate Visual Representations (AVRs) included in chapter 9 of this report are used principally in the assessment of visual effects and the visual amenity of people, but they are also of value as representative views illustrating the effects of the proposed development on the setting of heritage assets and the townscape, considered in chapters 7 and 8 respectively. For this reason, when an assessment of the effects of the proposed development on built heritage and the townscape made in chapters 7 and 8 can be illustrated by one or more of the AVRs in chapter 9, a cross-reference is made for the benefit of the reader.

Establishing the baseline conditions

2.13 Desktop and archival research and site visits have been carried out to establish:

i. The developmental history of the site and its surroundings;

ii. The planning context;

iii. The location, settings and significance of designated and non-designated heritage assets near the site;

iv. The general townscape character including topography, urban grain, building height, scale, uses, permeability, legibility and landscape features;

v. Viewpoint positions from where the proposed development would be visible; and

vi. The availability of studies already undertaken by other institutions or bodies which help determine the baseline conditions. For example, urban character appraisals or historical landscape characterisation studies.

2.14 The outcome of this research is set out as the baseline conditions presented in the different chapters of this HTVIA. In all assessments, therefore, there is an 'as currently existing' l condition against which the effects of the proposed development are assessed. The relevant baseline for each assessment is described in the introduction to the respective chapter.

2.15 The Ebury Bridge Estate Meanwhile Use development constitutes a temporary community space, café and workspace/retail units, with associated landscaping and temporary structures, at the site of the demolished Edgson House. The application was approved by WCC in June 2019 (reference: 19/05038/COFUL), and the development is currently under construction and expected to be in use for a period of five years, until Phase 3 of the proposed development commences. Six buildings of the Estate will be demolished as part of the Prior Approval application (planning ref: 19/06951/APAD). This is considered as part of the future baseline in 2021 for the assessments in this report.

2.16 In the 2028 future baseline, Chelsea Barracks scheme is likely to be completed and operational. The Cundy Street Quarter scheme, if given planning approval, is also likely to be under-construction or completed. The 'cumulative' photographs in chapter 9 indicate the likely future baseline if the other committed schemes (in orange and yellow wirelines) are completed.

Identifying potential heritage and townscape receptors

2.17 The criteria for the selection of heritage and townscape receptors (as presented in chapters 7 and 8 respectively) are based primarily on the professional judgement of the assessor. It has been informed by site visits, map analysis and interpolations from AVRs in order to identify potential receptors and whether or not they might be affected by the proposed development, depending on their sensitivity and their location in relation to the site. This formed part of the information submitted during the EIA scoping process.

Assessing the effects on the significance of heritage receptors

2.18 The methodology for the assessment of potential effects on designated and non-designated heritage assets takes into account national, regional and local planning policy and guidance, in particular that relating to conservation areas, listed buildings and non-designated heritage assets.

2.19 Heritage assets are defined in the NPPF (2012) as being *"a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest".* The term 'heritage asset' covers designated and non-designated heritage assets, including local listings as identified by the local planning authority. Designated heritage assets include *"a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation".*

2.20 According to policy and guidance, the statutory tests for the assessment of effects on heritage assets require the assessor to establish whether the significance of heritage assets is better revealed/enhanced or harmed as a result of new development.

2.21 There are two ways in which new development can affect the significance of heritage assets:

i. By direct changes to the fabric of heritage assets, i.e. if the proposed development includes the demolition or alteration of listed buildings, demolition within or changes to the character and appearance of conservation areas, development within registered parks and gardens or demolition or alterations to locally listed buildings of merit; and

ii. By changes to the setting of designated heritage assets located in the vicinity of the development site.

2.22 In this case, there are no direct changes to the fabric of any heritage assets so only paragraph (ii) applies as the proposed development would affect the settings of heritage assets in WCC and neighbouring Royal Borough of Kensington and Chelsea (RBKC) and thereby potentially affect their significance.

2.23 In the NPPF, the setting of heritage assets is defined as: *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.* HE's *Good Practice Advice Note 3: The Setting of Heritage Assets (2nd Edition, 2017),* provides further guidance, stating that *'Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.'* The guidance clarifies that *'setting is different from general amenity. Views out from heritage assets that neither contribute to significance nor allow appreciation of significance are a matter of amenity rather than of setting.'*

Effects on designated heritage receptors

2.24 The effects on the significance of designated heritage assets can range between enhancement and harm and are rated according to the following criteria, where the proposed development can:

- **'Better reveal its significance'** or **'enhance its significance'**;
- Cause no harm to the significance of the heritage asset, hence **'no effect on its significance'**;
- Cause **'less than substantial harm'** to the significance of the heritage asset; or
- Cause **'substantial harm'** or **'loss of significance'** of the heritage asset.

2.0 METHODOLOGY OF ASSESSMENT (CONTD.)

2.25 With the exception of 'no effect', all the abovementioned effects on designated heritage assets are considered significant effects in ES terms. The reader should note that, since the statutory and policy tests for the assessment of effects on heritage receptors are different to the tests for townscape and visual receptors, the ratings used to describe these effects are also different. The ratings for townscape and visual effects are described under 'Assessing the effects on townscape and visual receptors' from paragraph 2.34.

2.26 According to the NPPF (2019), *"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of grade II listed buildings, or grade II registered parks or gardens, should be exceptional,* whilst *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional* (paragraph 194). In paragraph 195, it states that: *"Where a proposed development will lead to substantial harm to (or total loss of significance) of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply*:

a) the nature of the heritage asset prevents all reasonable uses of the site; and
b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
d) the harm or loss is outweighed by the benefit of bringing the site back into use. In paragraph 196, it states: *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."*

2.27 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act (1990) places a statutory duty on any new development to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Section 66, states that: *"In considering whether to grant planning permission for development that affects a listed building or its setting, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

2.28 Based on policy and guidance, in particular Historic England's *Historic Environment Good Practice Advice in Planning, Note 3: The Setting of Heritage Assets* (Second Edition, 2017), the following four steps are used in the consultancy's methodology to determine the potential effects of the proposed development on the significance of heritage assets. These steps do not exactly match those in Historic England's guidance, but broadly follow the same logical thought process. In particular, Step 4 of Historic England's document, namely 'Explore ways to maximise enhancement and avoid or minimise harm' is not treated separately in our assessments of effects on the significance of heritage assets, as it is already addressed in an iterative manner through the design process, where all possible enhancement and mitigation measures are integrated into the submitted design.

Step 1: Selecting heritage receptors

2.29 Selection is undertaken on the basis that heritage receptors are those heritage assets likely to be affected by the proposed development.

Step 2: Determining the significance of heritage receptors

2.30 The significance of heritage receptors is established by using the stepped approach provided in the newly adopted HE Advice Note 12: Statement of Heritage Significance for assessing the significance of a heritage asset. The steps include: understanding the form and history of a heritage asset; an analysis of the surviving fabric; and an analysis of the setting where there are changes being proposed to it. The special interest of a heritage asset is classified into archaeological interest, architectural and artistic interest, and historic interest.

Step 3: Establishing the contribution of the setting to the significance

2.31 The assessor then establishes *whether*, and *to what degree*, the setting of the heritage receptor also contributes to its significance, namely to the special architectural or historic interest (in the case of listed buildings); special architectural or historic interest, the character or appearance (in the case of conservation areas); or outstanding universal value (in the case of World Heritage Sites).

Step 4A: Assessing the effects of development on the fabric of heritage receptors

2.32 When development affects the fabric of a heritage receptor, such as a listed building or conservation area, through demolition, alteration, or addition, the effect on the asset's significance is considered and rated in terms of its potential harm, loss or benefit to the significance of the heritage asset, according to the ratings presented earlier in this chapter. In this case, no designated heritage assets are directly affected and therefore this step is not relevant.

Step 4B: Assessing the effects of development on the setting of heritage receptors

2.33 When development does not affect the fabric of a heritage receptor, but does change its setting, this may have an effect on the significance of the heritage asset. This is also considered and rated where relevant in accordance with the ratings presented earlier in this chapter.

Effects on non-designated heritage receptors

2.34 Non-designated heritage assets include built heritage of some historical, architectural or townscape value, though not of sufficient interest to merit designation as a statutory listed building or conservation area. Due regard has also been taken of the WCC's identified non-designated heritage assets, namely, 'unlisted buildings of merit' which are considered to make a positive contribution to the character and appearance of conservation areas, and RBKC's 'positive contributors'. Those that are considered relevant to the project are assessed in chapter 7.

2.35 The assessment of effects on non-designated heritage assets follows paragraph 197 of the NPPF, which requires a balanced judgement to be made when weighing applications that affect non-designated heritage assets, having regard to the scale of any harm or loss to the significance of the heritage asset. The effects on the significance of non-designated heritage assets can range between enhancement and harm or loss and are rated according to the following criteria, where the proposed development can:

- **'Better reveal its significance'** or **'enhance its significance'**;
- Cause no harm to the significance of the non-designated heritage asset, hence **'no effect on its significance'**;
- Cause **'harm'** or **'loss'** to the non-designated heritage asset, to be taken into account in making a balanced judgement.

2.36 With the exception of 'no effect', all the above-mentioned effects on non-designated heritage assets are considered significant effects in ES terms. In accordance with paragraph 189 of the NPPF, the level of detail in the assessment is proportionate to the importance of the asset and allows the effects on non-designated heritage assets to be considered as part of making a balanced judgement overall.

Assessing the effects on townscape and visual receptors

2.37 The methodology for the assessment of effects on townscape and visual receptors is different to that used to assess the effects on built heritage receptors. It considers effects on the townscape resource as a whole and on visual receptors, i.e. people experiencing views.

Distinctions between the assessment of effects of detailed and outline components

2.38 The proposed development will be built in phases, with Phase 1 submitted as detailed components and Phases 2 and 3 submitted as outline components. Both detailed and outline components of the proposed development are assessed in this HTVIA. The detailed components of the application seek full approval for scale, layout, appearance, access and landscaping. The outline components are submitted as parameter plans and design codes, with all matters reserved for future consideration.

2.0 METHODOLOGY OF ASSESSMENT (CONTD.)

2.39 For the detailed components of the application the assessor is able to consider a complete design, including detailed architectural drawings and rendered, photorealistic AVRs. In contrast, the outline components of the application are, by definition, not developed in detail and the assessor is only able to consider the parameter plans, represented as wirelines in AVRs, and illustrative designs included in the architects' design codes. The illustrative designs represent one possible architectural solution and indicate how potential adverse effects could be mitigated through implementation of the design codes at the reserved matters stage. Greater interpolation about the quality of the design is required and more variables must be considered by the assessor than in the assessments of the detailed components of the application.

2.40 Whether the assessor is referring to the detailed components of the application or the outline components of the application is clearly set out in the assessment text in chapters 7, 8 and 9 of this HTVIA. The information drawn on to make the assessment is referred to where relevant.

Effects on townscape receptors

2.41 The purpose of the townscape assessment, undertaken in chapter 8 of this HTVIA, is to establish whether the effects of the proposed development on the townscape as an environmental resource are significant. The approach taken is in accordance with the GLVIA (2013) and considers how the proposed development will affect the key components of the townscape, its perceptual and aesthetic qualities and its distinctive character.

Establishing baseline conditions

2.42 To undertake the assessment, the baseline conditions are first established. This includes identifying areas of distinct townscape character in proximity to the application site, which have the potential to be significantly affected by the proposed development. These townscape character areas are mapped and key characteristics are described and illustrated, using photography where appropriate. Key characteristics may include:

- The context or setting of the urban area or site;
- The topography;
- The grain of built form and its relationship to historic patterns of development;
- The layout and scale of buildings, including architectural qualities, period and materials;
- Patterns of land use, past and present;
- Contributions made by vegetation, green space and water bodies;
- Contributions made by open space and the public realm; and
- Access and connectivity through and across the area.

2.43 Townscape character areas and their key characteristics may be identified by the consultancy through field survey but may also have been identified and illustrated by other bodies producing urban character appraisals. Where there are conservation areas in proximity to the application site, their appraisals may also be relevant to understanding the key characteristics of the townscape.

Identification of townscape receptors and the assessment process

2.44 The key characteristics of the townscape within character areas that are likely to be affected by the proposed development are identified as townscape receptors. It is the effects on these townscape receptors, within identified character areas, that are assessed in chapter 8. Examples of townscape receptors might be:

- A particular scale or height of development that is characteristic and of value;
- Particular spatial layouts, patterns of development or urban grain;
- Particular relationships between open or green spaces, water bodies or topography;
- Particular features, such as skylines or permeability through the area, that are of importance;
- The overall character or quality/condition of a particular street or series of spaces; and
- Notable aesthetic, perceptual or experiential qualities.

2.45 The interactions between the proposed development and the townscape receptors identified are assessed by combining judgements about the sensitivity of the townscape receptor and the magnitude of change it would experience as a result of the proposed development. This is done in accordance with the table illustrated at figure 2.1, giving rise to effects that can be rated as 'major', 'moderate', 'minor', 'negligible' or 'no change' as explained later under the heading 'Establishing the significance of effects'.

2.46 This rating is then combined with a qualitative assessment of the effects, whether 'beneficial', 'neutral' or 'adverse', as explained in later paragraphs. The assessments may refer, where relevant, to the townscape character areas identified in the baseline.

Effects on visual receptors

2.47 The assessments of effects on visual amenity presented in chapter 9 are focused on the likely effects of changes to townscape views on visual receptors, i.e. people experiencing townscape views.

Identifying viewpoint positions for visual receptors

2.48 Site visits, supported by map analysis and the use of computer models allow for the identification of publicly accessible viewpoint positions from which the proposed development would potentially be visible, as presented in chapter 9. Though digital means are used in the view studies, the choice of views is only made once the site has been visited. Considerations for selected views include, amongst other factors: the likely maximum visibility of the proposal; tree cover; traffic sign positions; hierarchy of viewpoint (e.g. public or semi-public access); the significance of the place; and ability for surveyors to safely place equipment without obstructing the public realm. Views are generally restricted to street level (i.e. 1.6m above ground), as this is from where townscapes are mostly appreciated. Exceptions are high level public viewing galleries, particularly if historic, such as St. Paul's Golden Gallery. In this case, there are no such positions identified. The most appropriate viewpositions are chosen for formal assessment in consultation with the local planning authority. The consultation is undertaken in accordance with the formal requirements for the request for a Scoping Opinion under Regulation 13 of the EIA Regulations.

2.49 The consultancy considered whether the use of a Zone of Theoretical Visibility (ZTV) analysis would be useful in informing the visual impact assessment. Areas of visibility determined by a ZTV analysis are called 'theoretical' because there may be visual obstructions in the townscape or landscape, such as buildings and trees, which may be not included in the data used for analysis but in reality would screen the visibility of the proposed development. The potential limitations of using a ZTV analysis are noted in the GLVIA (3rd edition, 2013) and Historic England's 'Note 3: The Setting of Heritage Assets' (second edition, 2017), although it is acknowledged that technological advancements have recently improved the accuracy of ZTV analysis. The true accuracy of visual impact can only be proven, however, using fully verified AVRs. In this case, it was considered that a site-based selection of viewpoints was more appropriate owing to the large number of trees surrounding highly graded heritage assets. The selection of viewpoints was carried out over two site visits with the WCC Conservation Officer.

2.50 The agreed viewpoints represent a spread of close, medium and long distance, where particular topographical conditions allow longer views towards the site. These include views from all directions, which illustrate the urban relationships likely to arise between the proposed development and its surroundings, including heritage assets and other important elements of townscape. The viewpoints represent a range of publicly accessible spaces from which viewers would experience the proposed development.

2.51 Each viewpoint and view from it represents the 'maximum exposure' of the proposed development as well as its 'maximum conjunction' with sensitive elements in the built environment.

The assessment process

2.52 Accurate Visual Representations (AVRs) of the proposed development were constructed from the agreed viewpoints. The AVRs were produced by incorporating a computer model of the proposed development accurately into surveyed photographs of the local area, in accordance with Miller Hare's methodology (see Appendix 1) and as set out in the GLA's London View Management Framework SPG.

2.53 Where pertinent, cumulative effects owing to interaction between the proposed development and other relevant proposals, as agreed with WCC have also been assessed. Where appropriate, seasonal change and night-time effects have also been taken into account.

2.54 The AVRs have been used in this HTVIA as a tool to illustrate how the proposed development would appear when built (in 'existence') and significance ratings (see figure 2.1) have been used to describe the overall visual effects arising. The consultancy visited the site and its surroundings with the final AVRs in order to assess the potential residual effects.

2.0 METHODOLOGY OF ASSESSMENT (CONTD.)

2.55 The assessments of visual effects in chapter 9 are based on the comparison of an 'existing' photograph and a 'proposed' AVR. The assessments are structured under the following elements:

i. *Existing:* a description of the existing view, which seeks to evaluate its townscape qualities and visual amenity observed;

ii. *Sensitivity of the view:* this considers both, the townscape value of the view and the susceptibility of people experiencing it;

iii. *Proposed:* a description of the design quality and mitigation achieved through the design process;

iv. *Magnitude of change:* a quantitative assessment of the magnitude of change in the view, owing to the proposed development;

v. *Residual effect:* a combined assessment of the sensitivity of the view and the magnitude of change, which gives rise to an overall effect; and an assessment of the qualitative aspects of the design to determine if the likely residual effect is of a 'beneficial', 'neutral or balanced' or 'adverse' nature; and

vi. *Cumulative effect:* where applicable, an assessment of the potential cumulative effects arising in combination with other development proposals, using all the previous elements of assessment to come to a cumulative effect.

Establishing the sensitivity of townscape and visual receptors

2.56 Understanding the sensitivity of townscape and visual receptors potentially affected by new development is an important part of the assessment. As mentioned above, establishing the sensitivity of receptors involves combining judgments about: (i) the value of the townscape receptor or the view; and (ii) the susceptibility of the receptor to change.

Townscape receptors

2.57 Where possible, distinct character areas of townscape are considered, in accordance with GLVIA best practice. Townscape character areas are not a statutory designation but arise out of historical patterns of development. They are not necessarily sensitive, though in each case their potential sensitivity has been considered by combining judgements of the value attached to their townscape and their susceptibility to the type of change or development proposed. The value of the townscape receptor could be identified by a range of criteria such as condition, scenic quality, rarity, representativeness/ recreational value, perceptual qualities and associations. The susceptibility to change is the ability of the townscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline condition.

Visual receptors (people)

2.58 Chapter 9, which considers AVRs of the proposed development from 26 representative view positions, in summer, winter and night-time conditions, enables assessment of the effects on people and their visual amenity. The sensitivity of visual receptors has been considered by combining judgements of the value attached to a particular view and the receptor's susceptibility to change in the view. It is acknowledged that people may have different responses to the appearance of the proposed development, depending on their circumstances and personal aesthetic preferences. Local residents are likely to have a different response than, for example, those working in the area or passing through as tourists. The viewpoints were chosen to address this factor by including a spread of viewpoints that different viewers would experience across the study area. Some of the viewpoints are located on important thoroughfares, while some are on minor streets where local residents are more likely to be the principal receptors. Others are from more specific viewing places such as from within the grounds of the Royal Hospital Chelsea in neighbouring RBKC.

2.59 The assessment of the effects of the proposed development on visual amenity is made with full awareness of these different standpoints and particular categories of visual receptors (i.e. people) are referred to where it is appropriate.

2.60 When heritage assets or their settings are visible in views, the approach taken to identifying sensitivity in views and to considering the effects of new development on townscape receptors is also supported by Historic England's (HE) publications, including 'Seeing the History in the View' (2011) and 'Historic Environment Good Practice Advice in Planning, Note 3: The Setting of Heritage Assets' (second edition, Dec 2017). The former includes 'Table 1: Value/Importance of individual heritage assets identified within the view', which identifies those heritage assets of high importance/ value to *"normally be a World Heritage Site, grade I or II* listed building, scheduled monument, grade I or II* historic park and garden or historic battlefield which is a central focus of the view and whose significance is well represented in the view"*; those heritage assets of medium importance/ value are identified to *"normally be a grade II listed building, grade II historic park and garden, conservation area, locally listed building or other locally identified heritage resource which is a central focus of the view and whose significance is well represented in the view";* while those heritage assets of low importance/value *"may be a grade II listed building, grade II historic park and garden, conservation area, locally listed building or other locally identified heritage resource which does not form a main focus of the view but whose significance is still well represented in the view".*

2.61 In this HTVIA, the sensitivity of receptors (whether for townscape or visual effects) is described as 'high', 'moderate' or 'low'.

Establishing the magnitude of change

2.62 In EIA terms, the magnitude of change for both townscape and visual impact assessment is generally considered to be a combination of (i) the size and scale of the potential impact; (ii) the geographical extent of the area affected; and (iii) the duration of the impact of the proposed development in operation and its reversibility. These are quantitative factors which can generally be measured with some certainty. The assessment takes all these factors into account. In considering new development in urban contexts, the duration of the impact is generally considered to be permanent and non-reversible.

2.63 The magnitude of change in relation to visual receptors, in particular, is considered through assessing wireline (outline) or rendered (photorealistic) AVRs which indicate the proposed development's physical scale and visibility. The magnitude of change is largely a quantitative, objective measure of the impact of the proposed development as shown in the AVRs.

2.64 In this HTVIA, the magnitude of change (whether for townscape or visual receptors) is described as 'large', 'medium' or 'small'.

Establishing the significance of effects

2.65 The significance of townscape and visual effects is established by combining judgements about the sensitivity of the receptors affected with judgements about the magnitude of the change, in order to identify the potential effect. Thereafter, the mitigation and/or enhancement achieved through design is considered, giving rise to a residual, or overall effect.

2.66 The significance of townscape and visual effects is rated on a scale of 'major', 'moderate', 'minor', 'negligible' or 'no change', as follows:

Major effects

2.67 Major townscape and visual effects are those produced by a combination of either (i) high receptor sensitivity and a large magnitude of change; or (ii) moderate receptor sensitivity and large magnitude of change; or (iii) high receptor sensitivity and a medium magnitude of change, owing to the proposed development.

2.68 For the purposes of this HTVIA, major effects (whether adverse, neutral or balanced, or beneficial) are considered significant and are therefore material in planning terms.

Moderate effects

2.69 Moderate townscape and visual effects are generally those produced by a combination of either (i) high receptor sensitivity and a small magnitude of change; or (ii) moderate receptor sensitivity and a medium magnitude of change; or (iii) low receptor sensitivity and a large magnitude of change, owing to the proposed development.

2.0 METHODOLOGY OF ASSESSMENT (CONTD.)

2.70 For the purposes of this HTVIA, moderate effects (whether adverse, neutral or balanced, or beneficial) are considered significant and therefore material in planning terms.

Minor effects

2.71 Minor townscape and visual effects are generally those produced by a combination of either, (i) moderate receptor sensitivity and a small magnitude of change; or (ii) low receptor sensitivity and a medium magnitude of change, owing to the proposed development.

2.72 For the purposes of this HTVIA, minor effects (whether adverse, neutral or balanced, or beneficial) are not considered significant.

Negligible effects

2.73 Negligible townscape or visual effects are generally those produced by a combination of low receptor sensitivity and a small magnitude of change, owing to the proposed development. In some cases the combination of low sensitivity of receptor and small magnitude of change are such that the effects are so minor as to be negligible. If the effects are negligible, it is not normally possible to identify whether they are beneficial, neutral or balanced, or adverse.

No change

2.74 'No change' in terms of townscape or visual effects refers to those cases where it is not possible to identify any effects on receptors owing to the proposed development. This may occur when receptors are located at considerable distance from the proposed development, such that it does not have any effect on their setting or is completely invisible owing to obscuration by surrounding buildings or vegetation.

2.75 The following table at figure 2.1 summarises how judgements about receptor sensitivity and magnitude of change are combined to establish the significance of potential townscape and visual effects.

2.76 In exceptional cases the assessor may make judgements which are not in accordance with the above table. For example, the assessor may consider that effects are major, even when the sensitivity of the receptor is low. Such cases are usually owing to the magnitude of the change being exceptionally large in the context within which it is experienced. Vice-versa, small magnitudes of change can also give rise to major (and therefore significant) effects when townscape or visual receptors are exceptionally sensitive. Where such exceptional professional judgements are made, they are explained in the assessment text.

		SENSITIVITY OF THE RECEPTOR		
		High	**Medium**	**Low**
MAGNITUDE OF CHANGE	**Large**	Major	Major	Moderate
	Medium	Major	Moderate	Minor
	Small	Moderate	Minor	Negligible
	Nil	No-change	No-change	No-change

Fig. 2.1: Table of significance criteria, combining judgements about sensitivity of the receptor and magnitude of change to determine the significance of the potential effect. Effects in yellow are considered significant and therefore material in planning terms. This table does not apply to effects on heritage receptors, which are assessed differently, as explained in paragraphs 2.21 and 2.22.

Establishing the qualitative nature of effects

2.77 Once the significance of the potential effect has been established, the assessor must consider to what extent mitigation and enhancement (as detailed later in this chapter) has been achieved through design and whether the qualitative nature of the overall, or residual, effect is 'beneficial', 'neutral or balanced' or 'adverse'.

Beneficial effects

2.78 Beneficial townscape and visual effects occur when the proposed development would give rise to an improvement in townscape or view quality and the visual amenity of the viewer owing to:

- Enhancement of the townscape quality;
- Enhancement or reinforcement of the key characteristics of the townscape character areas;
- And/or the introduction of features or elements of high design quality, which enhance the existing character and visual enjoyment.

Neutral or balanced effects

2.79 Neutral or balanced townscape and visual effects occur when:

- Beneficial and adverse effects are finely balanced; or
- The qualitative aspects of the proposed development are not discernible (for example, when views are too distant for the architectural quality of the proposal, or lack thereof, to be seen).

Adverse effects

2.80 Adverse townscape and visual effects occur when the proposed development would give rise to deterioration in townscape or view quality and the visual amenity of the viewer owing to:

- Harm to the townscape quality;
- Harm to the key characteristics of townscape character areas, if applicable; and/or
- The introduction of features or elements of poor design quality, which detract from the existing character and harm visual enjoyment.

Overall significance ratings

2.81 The townscape and visual effects of the proposed development are given a rating which refers to both, the significance of the potential effect and whether it is beneficial, neutral or balanced, or adverse, after mitigation and/or enhancement through design have been taken into account. These effects are referred to as 'overall' or 'residual' effects. The overall significance ratings for townscape and visual effects, therefore, can be:

- **Major** and **beneficial;**
- **Moderate** and **beneficial;**
- **Minor** and **neutral/balanced;**
- **Major** and **neutral/balanced;**
- **Moderate** and **neutral/balanced;**
- **Minor** and **neutral/balanced;**
- **Major** and **adverse;**
- **Moderate** and **adverse;**
- **Minor** and **adverse;**
- **Negligible;** or
- **No change.**

2.82 The overall significance ratings should not be converted into statistics, because it is crucial that the qualitative written assessment of each effect is taken into account by decision makers. This approach is supported by Historic England who state in 'Note 3: The Setting of Heritage Assets' (second edition, 2017), that scoring systems have a role to play in EIA but *"technical analyses of this type should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out 'what matters and why' in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them".*

2.83 Judgements about the significance of effects are made as transparently as possible so the reasoning can be traced and examined by others. It is not possible to make these qualitative or perceptual measurements wholly scientifically; rather they depend on professional judgement, as the GLVIA makes clear. The commentary used to express the judgement uses words and phrases to qualify the nature of change and effect on human perception. The intention has been to use these qualifiers consistently and in accordance with general English usage; the reader is encouraged to read and understand them in the context of the wider narrative about each effect.

2.0 METHODOLOGY OF ASSESSMENT (CONTD.)

Cumulative Effects

2.84 In addition to an assessment of the heritage, townscape and visual effects of the proposed development in isolation, this HTVIA also considers the effects of the proposed development when assessed in combination with other cumulative developments. For the purposes of this HTVIA, cumulative developments include committed schemes i.e. development currently under construction and developments with planning consent; and emerging schemes, i.e. developments submitted for planning permission. The cumulative developments considered in the overall ES were agreed with WCC in advance through the EIA scoping process and are presented in Appendix A5 of Volume 1 of the ES. Of the full list of cumulative developments, those relevant to the assessments in this HTVIA are listed in chapter 4.

2.85 The significance ratings given for cumulative effects assume that the schemes that are under construction, consented and submitted for planning will together already have a cumulative effect. The proposed development is considered a new, additional element in this cumulative scenario, and its contribution to the cumulative effect is assessed. In cases where the proposed development has an effect when considered in isolation but does not act cumulatively with committed or emerging development, the significance rating will be indicated as **'no change'** for townscape receptors and **'no cumulative effect'** on significance for heritage receptors. For visual effects, this applies when none of the cumulative schemes are seen in combination with the proposed development, resulting in **'no change'** to the cumulative effect of already committed schemes.

2.86 Where the cumulative effect is very different to that of the proposed development in isolation, the individual contribution of the proposed development to the cumulative effect will be made clear in the assessment text.

Demolition and construction effects

2.87 Demolition and construction effects are usually temporary, short-term and reversible. They would typically be adverse in terms of townscape and visual receptors and harmful to the setting of heritage receptors, as the proposed development is erected behind scaffolding and with the visible use of heavy machinery. Though temporary, construction effects could also be potentially significant, especially for people (visual receptors) who live or work in the area of the site. The assessments of effects on heritage, townscape and visual receptors likely to arise during demolition and construction are presented in chapter 6.

Mitigation and enhancement through design

2.88 The normal process of design development allows potentially harmful effects on the setting of heritage assets and adverse effects on the townscape or visual amenity to be reduced as far as possible or eliminated. In proposing a substantial object in the townscape, it is incumbent on the design team to propose a design which will be a delight to see from all directions. This is part of the normal iterative design process and the skill of the designer ensures that mitigation need not be 'added on' later. Hence, for the purpose of this HTVIA, the mitigation is considered to be embedded in the design.

2.89 Many urban development projects provide an opportunity to enhance the existing townscape through sensitive and high quality design. This is because the existing townscape is itself a layering of built form which has developed over time, providing an engaging and often unique character that, despite its existing qualities, can often be added to in a beneficial way. In addition, there is a requirement in the planning system for new development to preserve or enhance the setting and character and appearance of heritage assets and therefore there has been an intention to design enhancement into the proposed development from the outset. The degree of enhancement achieved through high quality design, both in the detailed components and in the outline components, through the parameter plans and the design codes, is an important factor in determining the overall residual effect of the proposed development. A description of the design of the proposed development can be found in chapter 5 of this document. It includes reference to both its detailed and outline components.

2.90 Given that the proposed development has been designed with the purpose of enhancing its urban environment and mitigating its potential effects on the townscape, it is unlikely that any further or 'supplementary mitigation' will need to be considered. If considered, however, it would be clearly stated in the assessments and in the conclusions of the assessment chapters (6 to 9).

Assumptions and limitations

2.91 The methodology for assessing townscape, visual and heritage effects in this HTVIA includes some assumptions and has limitations:

i. The baseline conditions have been established through site visits and reference to publically accessible documentation relating to the site and its surroundings;

ii. The assessments have been carried out on-site and in a real life sense. The experience on the ground, however, can only be illustrated through photographs, AVRs, maps and plans. For this reason, readers of this document are encouraged to visit the site and surrounding area with this HTVIA in hand;

iii. The views included in chapter 9 of the HTVIA do not cover every possible view of the proposed development, but are rather a broad spread of representative views from publically accessible places or from points where there are particular conjunctions of heritage, townscape or visual sensitivity;

iv. The assessments have been based on the architects' planning application drawings, Design and Access Statement, design codes and parameter plans, as well as AVRs produced by visualisation specialists Miller Hare. The photorealistic AVRs included in chapter 9 are a useful tool for assessment, but there is a degree of professional judgment made by the visualisation specialists in the artistic representation of materials and the effects of weather conditions, daylight and distance; and

v. Assumptions have been made in the HTVIA about the susceptibility of particular groups of people to visual changes in the urban environment and the types of people at particular viewpoints. These assumptions have been based on professional judgment but inevitably have limitations because in reality the responses of individuals are varied and not all can be covered in the assessment.

Professional standpoint of the author

2.92 Assessments in this HTVIA are made from a professional point of view and from a particular standpoint. The standpoint is that of a townscape and heritage consultant employed by the applicant to qualitatively assess and advise on the design as it was being developed by the architects and following feedback from consultees. The HTVIA presents, therefore, the results of the townscape and heritage consultant's independent professional advice. In accordance with guidance, however, the heritage, townscape and visual assessments are undertaken on an independent and transparent basis and weigh up both the positive and negative effects of the proposed development.

2.93 Naturally, for the more subjective aspects of the assessment to be of substance the assessor must have the necessary skills. Citydesigner is a consultancy of experienced professionals from the areas of architecture, urban design and heritage, all trained in townscape and architectural assessments by its founder, Richard Coleman, who has had a long career in design assessments since 1985.

Photography in AVR and assessment

2.94 Photographs and photomontages are a useful way to replicate the experience of the human being when standing at a particular viewpoint, but they cannot fully convey the visual effect of a new development in the townscape. For this reason it is recommended that readers of this document and decision makers visit each viewpoint to fully understand the effects illustrated by each AVR. It is understood, however, that not everyone is able to do this, and for those readers the AVRs remain an essential tool. The AVR can be held up in front of the viewer and used to replace the view in accurate terms, while the associated commentaries describe the effects likely to be experienced.

2.0 METHODOLOGY OF ASSESSMENT (CONTD.)

2.95 In line with the Visual Representation of Development Proposals Technical guidance Note (2019) all AVRs in this report fall under the category of 'type 4' visualisations which have the highest level of locational accuracy and conform to the standards set out in the guidance with the exception of using a 50mm lens throughout due to the nature of the urban townscape, appropriate exceptions on lens sizes are set out in Appendix 1 of the guidance. This is further explained in paragraph 2.96 below.

2.96 For an easy reading of the assessment commentaries, the AVRs provided in this document are laid out next to the assessment text and are not bled to the full size of the page. To support decision makers, we can provide, on request, proposed and cumulative AVRs bled to the edge of the page, which can be comfortably held up at the viewpoint to allow the effect to be understood within the real context.

2.97 In the current GLVIA (2013) and the Visual Representation of Development Proposals Technical guidance Note (2019) it is accepted that the field of view and image size of photographs and photomontages should be selected to give a reasonably realistic view of how the townscape will appear when the image is held at a comfortable viewing distance from the eye (usually between 500mm and 550mm). Good practice for urban townscape photomontage usually gives rise to a lens with a field of view of between 68 and 73 degrees so that sufficient context can be included to make the assessment meaningful. The field of view may be reduced to as little as 40 degrees in the case of particularly long distance views. The visualisation specialist's methodology in this case is included at Appendix I of this document.

2.98 It is often said that a photograph makes the subject look further away. This is true only in regard to a cursory comparison. If the photograph is held at the correct distance to the eye, it will replicate the view. The eye will tend to zoom in on the subject and is able to appreciate much greater detail than is normally possible with a photograph. In certain circumstances, where this is important to illustrate, a zoomed photograph can be included in the assessment.

Using an original copy of this document

2.99 The AVRs in this HTVIA originate from high resolution photographs. It is important to use a high resolution digital copy so that the detail can be fully understood. For this reason, the 'Contents' page of top-quality copy versions includes a Citydesigner hologram which guarantees the highest resolution. Photocopies or downloaded versions may not depict such a high level of definition.

2.100 At the time of writing this report, Covid-19 restrictions are in place, and high quality printed copies with holograms will not be available; however, the file size of a high resolution digital copy will be indicated on the 'Contents' page to enable readers to identify whether they have a top-quality digital version of the report.

3.0 HISTORIC DEVELOPMENT OF THE SITE

3.1 This chapter provides an overview of the history of the site (marked in red) and its surroundings. Evidence was obtained historical plans, maps, photographs and archival records. The main written sources of this study are: Ebury Bridge Estate Heritage Study by HTA and the City of Westminster dated 30 November 2011. Further details have been sourced from publications including: The Buildings of England, Westminster, 2003 and the City of Westminster's Belgravia Conservation Area Consultation Draft dated 23 October 2013.

General History of the Area

3.2 The following series of maps and images illustrate the development of the area from the 18th century to today.

3.3 The site is located west of Pimlico, in the parish of St George Hanover Square. The area of marshy land between the Rivers Tyburn and Westbourne became the manor of Eia from which the name Ebury is derived. The area was prone to flooding and as a consequence fertile and, by the 17th century, reknown for its market gardens.

3.4 Chelsea Waterworks Company began digging a canal in 1723 near the confluence of the River Westbourne with the Thames after being granted permission by Sir Thomas Grosvenor (figure 3.2). On completion, the river water fed a basin that in turn supplied water to the nearby parks and residences. A wooden bridge called Chelsea Bridge was built at the site of Ebury Bridge. The canal soon became a visitor attraction for its treelined calm waters and in the reign of George I a new visitor attraction known as Jenny's Whim was built near the bridge. Before reaching the wooden Ebury Bridge over the northern end of the Chelsea reservoir, the mid-18h century traveller to Chelsea would have encountered at least four pubs, and Jenny's Whim was the best-remembered garden and drinking-house in the area. The bridge known as the Wooden Chelsea Bridge also became known as Jenny's Whim Bridge (figure 3.1).

3.5 By 1823 the lease of the Chelsea Waterworks Company had expired and by 1825 there were lock gates and a large basin at what is now Victoria Station. It was renamed Grosvenor Canal. On its banks from the Thames to the basin were coal, stone, and timber wharves, warehouses and factories. From 1827, they were served by Commercial Road, later renamed Ebury Bridge Road.

3.6 In 1825, Thomas Cubitt bought various leases to develop the southern part of the Grosvenor Estate, occupied until then by orchards and the cottages of the gardeners. To the west of Cubitt's main development, the old wooden Ebury Bridge was replaced with a brick bridge between 1847 & 1850.

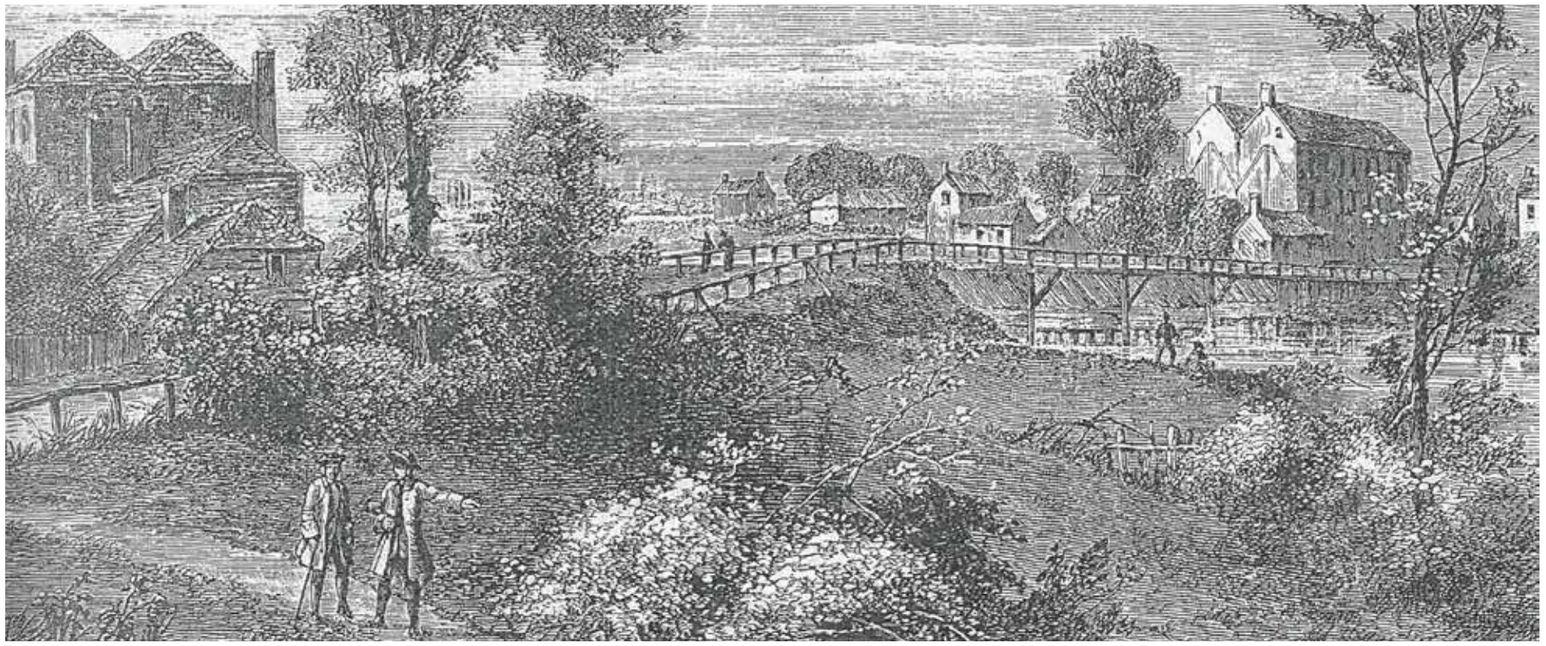


Fig. 3.1: 1750 The Wooden Bridge, known originally as Chelsea Bridge, on the site of modern Ebury Bridge (Westminster and Pimlico Past Historical Publications).

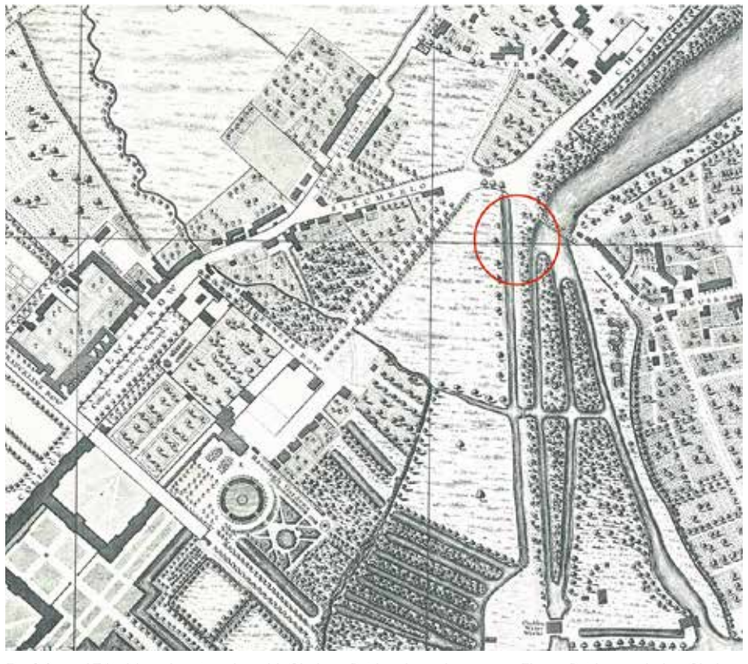


Fig. 3.2: 1746 Map showing the old Chelsea Bridge, later known as Ebury Bridge, and the Chelsea Waterworks (John Rocque's Map).

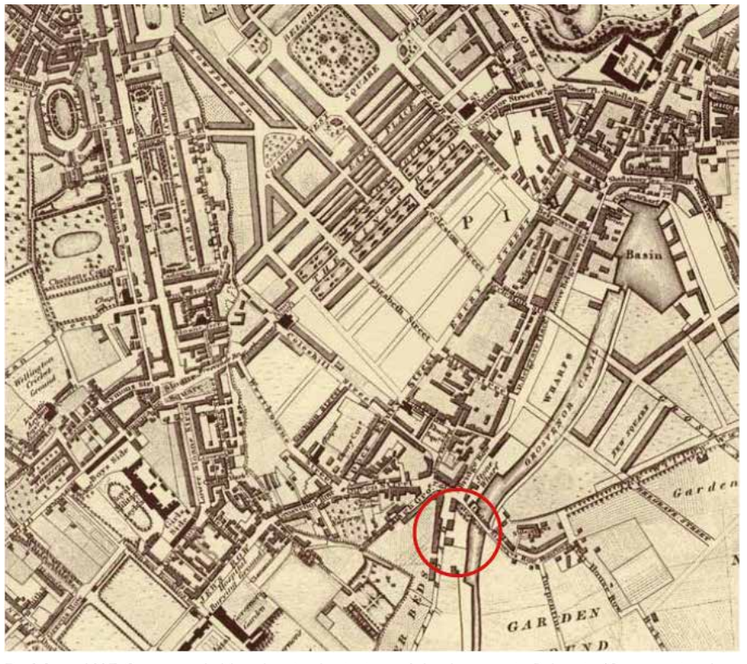


Fig. 3.3: 1827 Greenwoods Map showing beginnings of development in Belgravia (Conservation Area Audit Belgravia, City of Westminster).

3.0 HISTORIC DEVELOPMENT OF THE SITE (CONTD.)

3.7 Most of the development in this part of Pimlico took place between 1850 and 1880 (figures 3.4 and 3.5). By 1858 much of Belgravia and Pimlico was fully developed and the canal was no longer busy with construction traffic. In August an Act of Parliament was passed for Victoria Station to be built on the large basin at the head of the canal with tracks running alongside to a new bridge across the river, the Grosvenor Bridge (later called the Victoria Railway Bridge), the first to carry a railway across the Thames. Part of the plans for the railway involved refurbishment and widening the existing Ebury Bridge over the railway lines to be maintained by the railway company. By 1860, Victoria Station was opened.

3.8 The 1870s saw increasing industrial activity along Commercial Road supported by the canal. In 1886 the Vestry of St George Hanover Square acquired the leasehold of part of the land abutting the Grosvenor Canal for a depot for the barging away of house and street refuse. It subsequently became the City Council and acquired the freehold of the canal and adjoining lands in 1906. Commercial Road was renamed as Ebury Bridge Road in March 1916.



Fig. 3.4: 1869 Ordnance Survey (The Godfrey Edition).

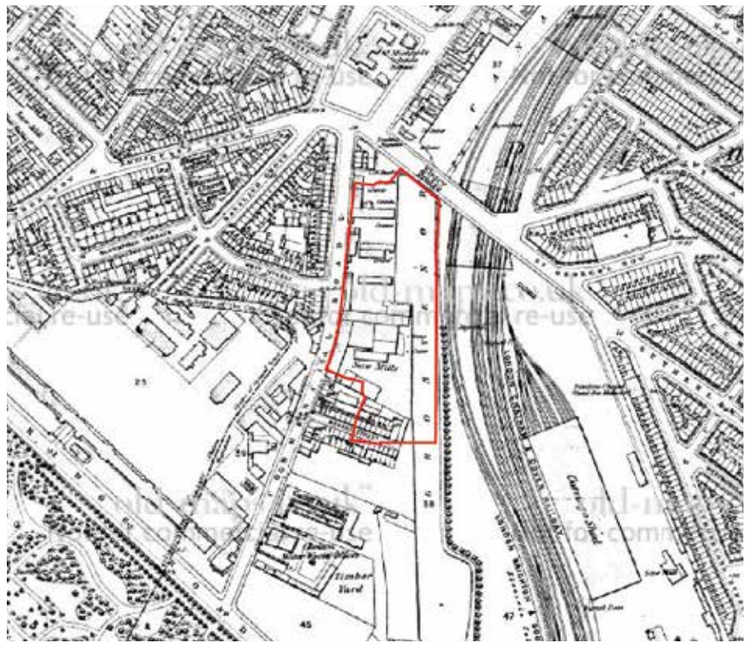


Fig. 3.5: 1875-78 Ordnance Survey (Old Maps).



Fig. 3.6: 1894 Ordnance Survey (The Godfrey Edition).

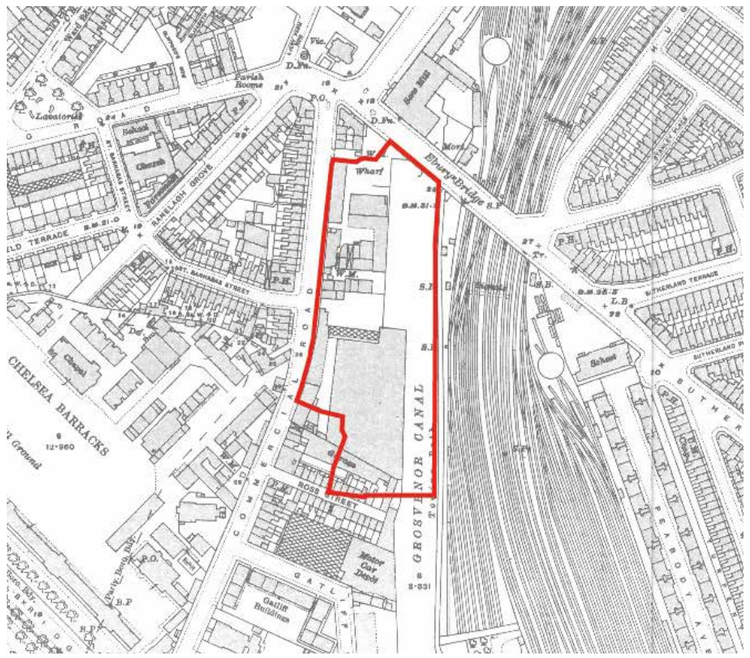


Fig. 3.7: 1913 Ordnance Survey (The Godfrey Edition).

3.0 HISTORIC DEVELOPMENT OF THE SITE (CONTD.)

Development of Ebury Bridge Estate ("the Estate")

3.9 The Ebury Bridge Estate was built by Westminster City Council on land recovered from the Grosvenor Canal and its wharves. It was developed in three main phases. The northern eight blocks were designed by 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. The estate was later extended to the south with the addition of three blocks of circa 1934-6 by A J Thomas, in grey brick with red dressings: Hillersden, Doneraile and Cheylesmore. Edgson House, facing the street, is a single 10-storey block by Riches and Blythin added in 1953-5.

3.10 A decision was taken by Westminster Council in 1927 to improve the facilities for the various council departments located at the depot and reclaim some land from the canal for building. To the design and under the supervision of the engineer G J Griffiths the canal was reconstructed and partly infilled for other uses in the late 1920s. The Thames flooded Pimlico in 1928 and brought to attention the poor standard of housing in some parts of the area and the recently reclaimed land became the site for improved quality social housing and was called the Ebury Bridge Estate. Building work commenced on the new estate to the design of the architects Ashley & Newman in 1929 and was completed in 1931. The estate comprised nine five-storey blocks and included a 'maternity & welfare centre' and a 'tuberculosis dispensary' at the junction with Pimlico Road.

3.11 In 1933 the council condemned as 'unsanitary' the late 19th century houses on Ross Street and Ross Place, south of the estate, demolishing them and adjoining properties also in its ownership and rehousing the residents in the new Ebury Bridge Estate. The council had plans to redecorate the first blocks completed, namely Bridge, Pimlico, Mercer and Dalton Houses, as well as improve the garden area between the blocks and provide play equipment.

3.12 By 1934 an extension scheme had been proposed to comprise all the land between the original estate and Gatliff Road including the Council's Central Depot and 41-43 Ebury Bridge Road which was then occupied by the Council's Highways department (figure 3.11).

3.13 Building began to the design of A J Thomas which comprised three U-shaped blocks enclosing an open courtyard and two straight blocks. The top two floors were built as maisonettes. Only three of these blocks, Cheylesmore, Doneraile and Hillersdon Houses, were built by the summer of 1938 when WWII led to the rest of the scheme being suspended.

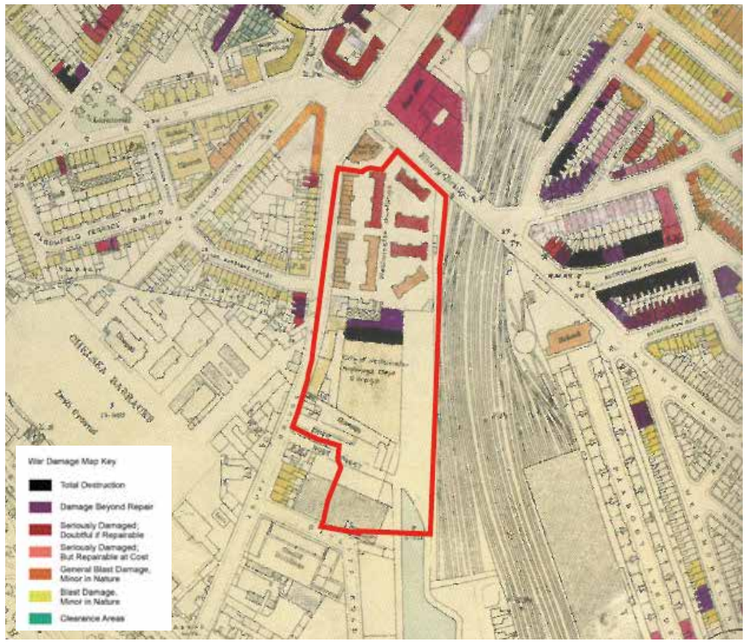


Fig. 3.8: 1939-1945 Bomb Damage Map (The London Topographical Society).

3.14 In the years of WWII Pimlico suffered a great deal of damage from air raids (figure 3.8). At the Ebury Bridge Housing Estate, Rye, Buckmill, Victoria and Dalton Houses suffered general blast damage while Westbourne, Bridge, Pimlico and Mercer suffered more severe damage but were deemed repairable at some cost. In 1943 the council decided not to continue with the remaining two blocks of flats of the extension but in their place built a day nursery, social centre, tenant's workshop and flats for caretakers with the remainder to be gardens and playgrounds.

3.15 In 1953, the architects Riches and Blythin presented drawings and a small model for a block of 56 flats over ground plus nine storeys, later named Edgson House. The council decided on the provision of forty 1-room flats to meet the need of the large proportion of single persons on the waiting list for accommodation at the time and to allow the transfer of tenants from larger flats on the Ebury Bridge Estate and thereby release the larger flats for families on the waiting list (figure 3.12).

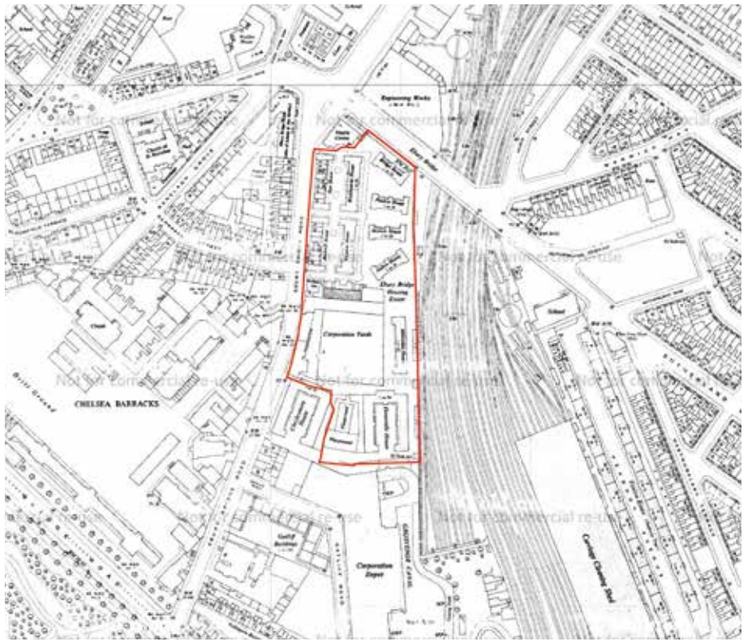


Fig. 3.9: 1950-51 Ordnance Survey (Old Maps).

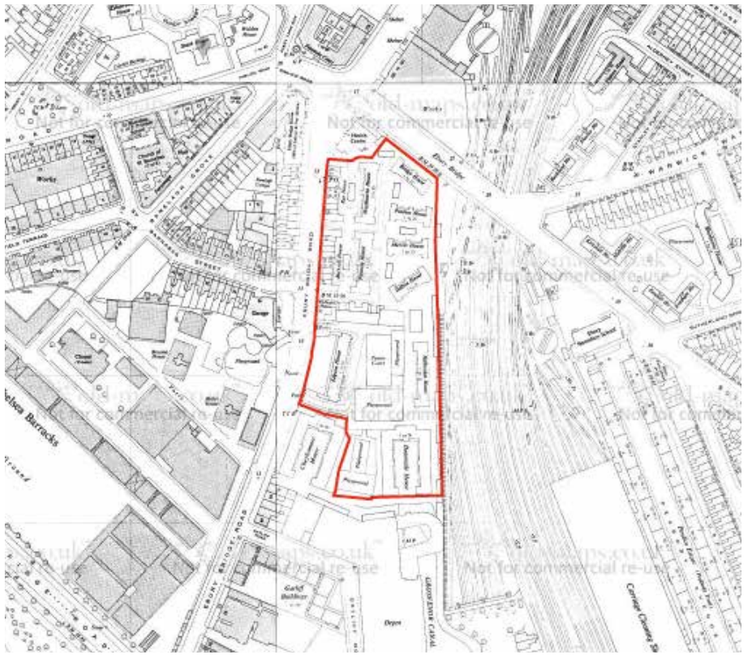


Fig. 3.10: 1954-65 Ordnance Survey (Old Maps).

3.0 HISTORIC DEVELOPMENT OF THE SITE (CONTD.)

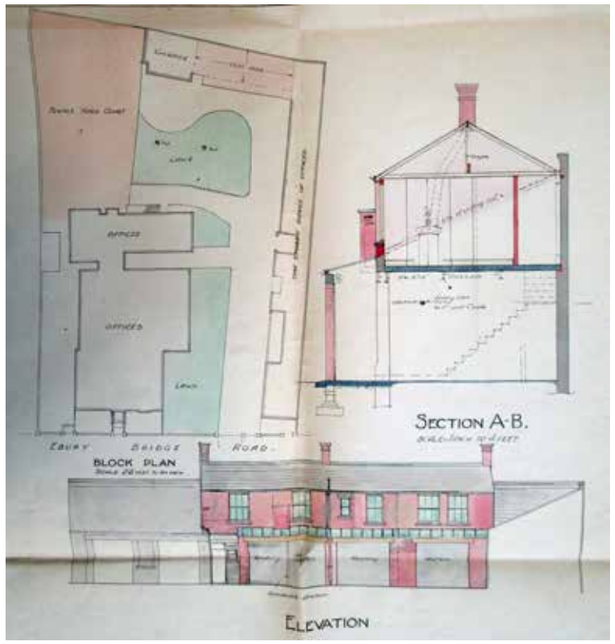


Fig. 3.11: 1924 Drainage applications and plans of the original building at 41 Ebury Bridge Road, subsequently replaced by Egdson House in 1955 (Westminster Catalogue).

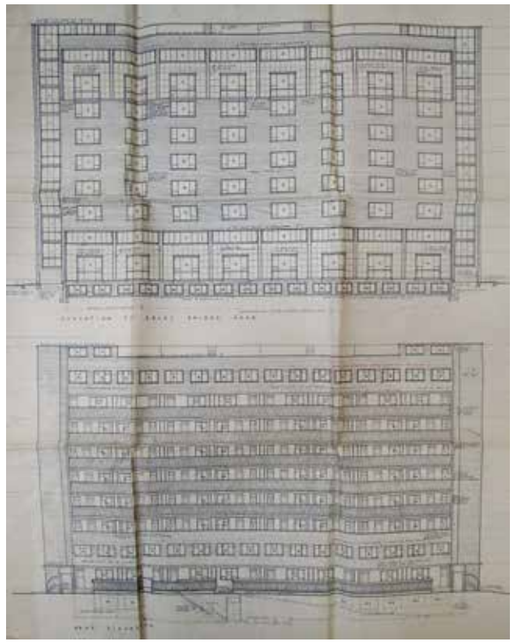


Fig. 3.12: 1954 Drainage applications and plans at 41-43 Ebury Bridge Road for Edgson House (Westminster Catalogue).

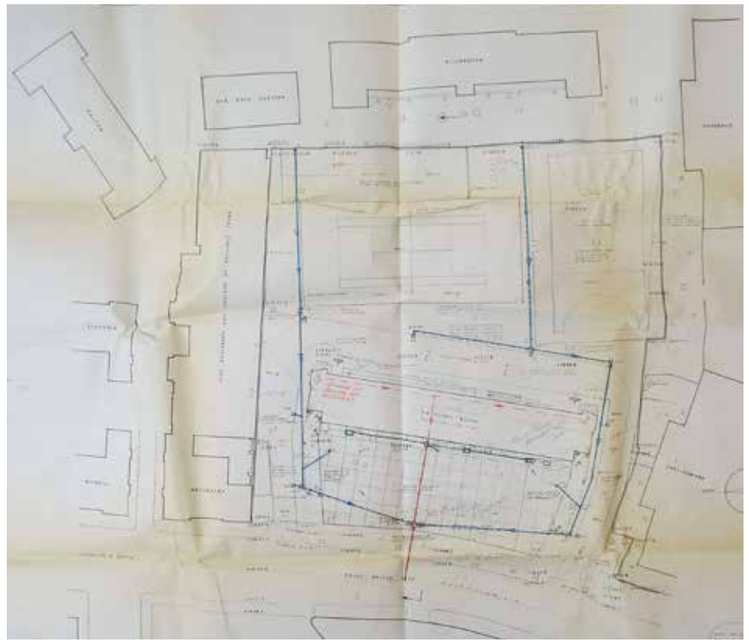


Fig. 3.13: 1955 Drainage applications and plans at 41-43 Ebury Bridge Road showing new proposed block Edgson House and play facilities (Westminster Catalogue).

3.16 The need for additional play facilities in the Estate and the Extension, as it was known, prompted the revised proposal to provide a one-way service road entering at the north end of the site running behind the block providing a delivery lay-by and emerging at the south end, and behind the block providing hard surface play facilities, specifically two cricket practice-net pitches, a tennis court and a netball court. Provision was also made for trees, shrubs and garden seats (figure 3.13).

3.17 During the construction of Edsgon House, the area of land between the roadway and the new block was to be left open for the use of the public but not formally added to the public way and the boundary between land and public footway indicated "in a suitable manner". Paved areas throughout the estate were intended for play and the extension part was fenced for football and cricket. The Tenant's Social Centre in the basement of Edgson included a large club room with kitchen, committee room WCs, wireless and TV services.

3.18 The names of the estate and blocks come from historical or topographical associations with the locality with seven named after former members of the council. In 1955 the project then known as 41-43 Ebury Bridge Road was changed to Edgson House after Alderman W. Stanley Edgson who was mayor from 1941-42 and who by his will established a trust fund for the benefit of the youth of Westminster in keeping with the naming convention on the Estate.



Fig. 3.14: Doneraile, Hillersdon and Edgson House, from the west (Collage).



Fig. 3.15: 1956 Photograph of the original Ebury Bridge Estate to the right and the later Edsgon House to the left. (Collage).

3.0 HISTORIC DEVELOPMENT OF THE SITE (CONTD.)

	BLOCK	YEAR BUILT
Original Estate	Rye House (Block A)	1931
	Buckmill House (Block B)	1931
	Westbourne House (Block C)	1931
	Victoria House (Block D)	1931
	Bridge House (Block E)	1930
	Pimlico House (Block F)	1930
	Mercer House (Block G)	1930
	Dalton House (Block H)	1930
	Wellesley House (Block J)	1930
Extension	Cheylesmore	1938
	Doneraile	1938
	Hillersdon	1938
	Edgson House	1955
	Wainwright House	1980s

3.19 More than twenty years after the completion of Edgson House as the last part of the extension to the Ebury Bridge Estate on the 18th June 1979, plans were drawn up for the refurbishment of the Ebury Bridge Estate. These drawings are shown in figure 3.20 and figure 3.21, which includes landscape plans. In the 1980s, Wainwright House was built attached to the rear of Wellesley House.

3.20 In A planning application (ref. 14/01295/COFUL) was approved on 07/03/16 for demolition of eight existing buildings and replacement with four new buildings of up to 14 stories and providing 271 flats. This permission was not implemented and has subsequently lapsed.

3.21 A planning application (ref. 18/08372/COFUL) was approved on 07/01/19 for: *Demolition of Edgson House; back-filling of basement, regrading of site and laying out of portacabins for use for a temporary period of up to three years for a variety of social and community uses.* This is currently being implemented.



Fig. 3.16: 1957 Photograph of Edgson House and Cheylesmore along Ebury Bridge Road (Westminster Catalogue).



Fig. 3.17: 1957 Photograph of Rye House and Buckmill House along Ebury Bridge Road (Westminster Catalogue).



Fig. 3.18: 1957 Photograph of Edgson and Cheylesmore House along Ebury Bridge Road (Westminster Catalogue).



Fig. 3.19: 1959 Photograph of Ebury Bridge and Ebury Bridge Estate in the background, showing the blocks of the original estate to the right and part of the extension to the left (Westminster Catalogue).

3.0 HISTORIC DEVELOPMENT OF THE SITE (CONTD.)

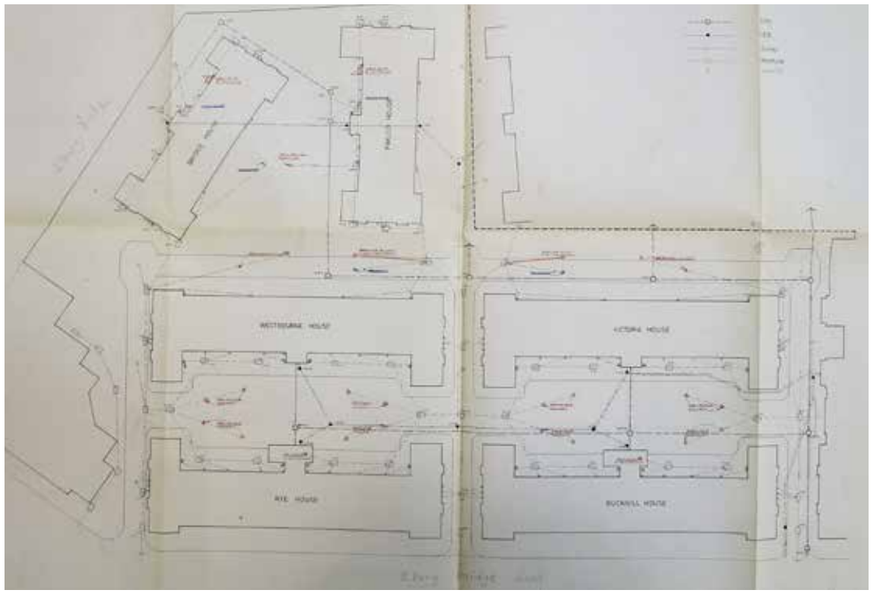


Fig. 3.20: 1981 Ebury Bridge Estate Drainage applications and plans (Westminster Catalogue).

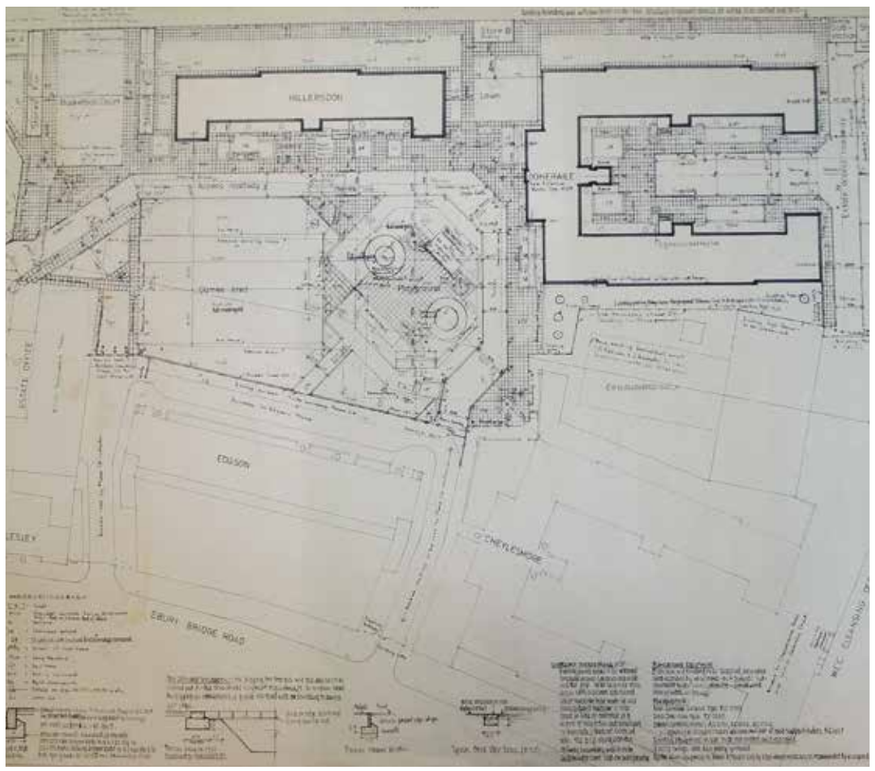


Fig. 3.21: 1983 Ebury Bridge Estate Landscape Plan (Westminster Catalogue).

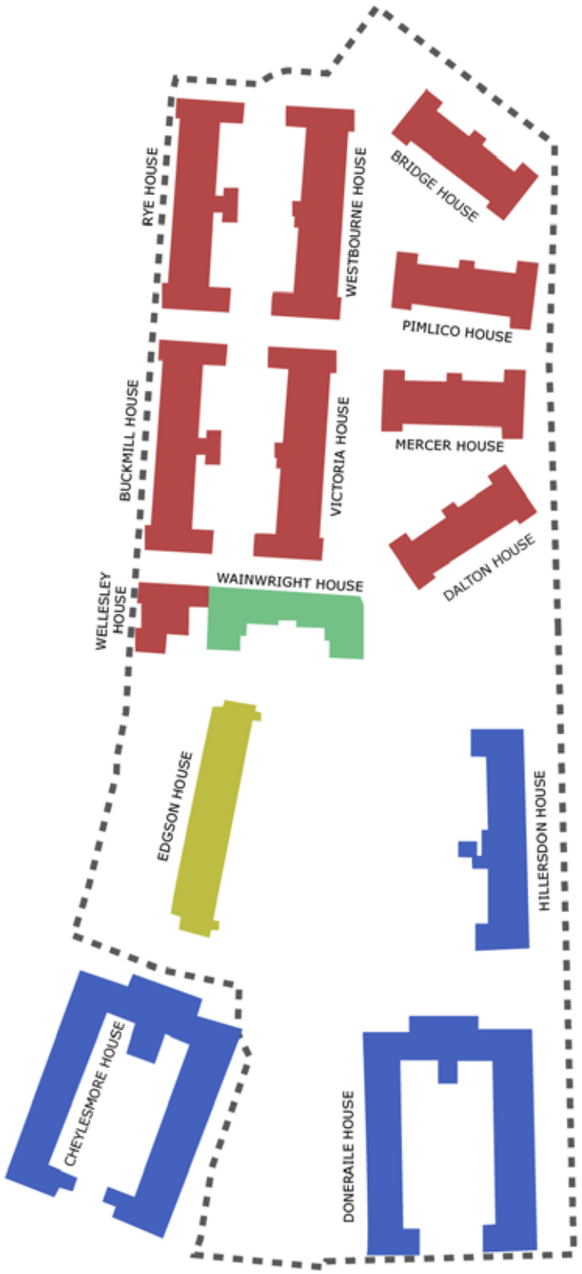


Fig. 3.22: Ebury Bridge Estate block plan showing dates of contruction. The buildings were designed by Ashley & Newman (1930-31), A J Thomas (1938) and Riches and Blythin (1955).

4.0 THE SITE AND CURRENT CONTEXT

4.1 This chapter presents a photographic survey of the existing buildings on site (external) and their surrounding context.

4.2 The Estate's original northern eight blocks were designed for public and private housing to rehouse nearby residents of poor quality Victorian housing. Laid out in two parallel ranges to the west and four radiating blocks to the east, each block is 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. Typical of their type, they are set out with tall forward outer bays and a central stair bay beneath hipped roofs, the flats reached by external galleries with steel balustrades. The rear elevations are articulated by small full-height plain canted bays. Pairs of tall brick stacks are expressed externally as a shallow projection on the end elevations and rise through the roof.

4.3 The later extension in 1938 with three new blocks, namely Hillersdon, Donaraile and Cheylesmore, were built in grey brick and red brick dressings.

4.4 Edgson House was built in 1955. In contrast to the earlier buildings, it is the only building on the Estate with a significant setback from Ebury Bridge Road. Wainwright House was the last to be built on the Estate, in the 1980s, attached to the Wellesley House.

4.5 There are no listed buildings on the site. The existing buildings on the site were assessed for listing in 2012, but concluded not to have 'the special architectural and historic interest to merit listing' by Historic England's (then English Heritage) designation department.

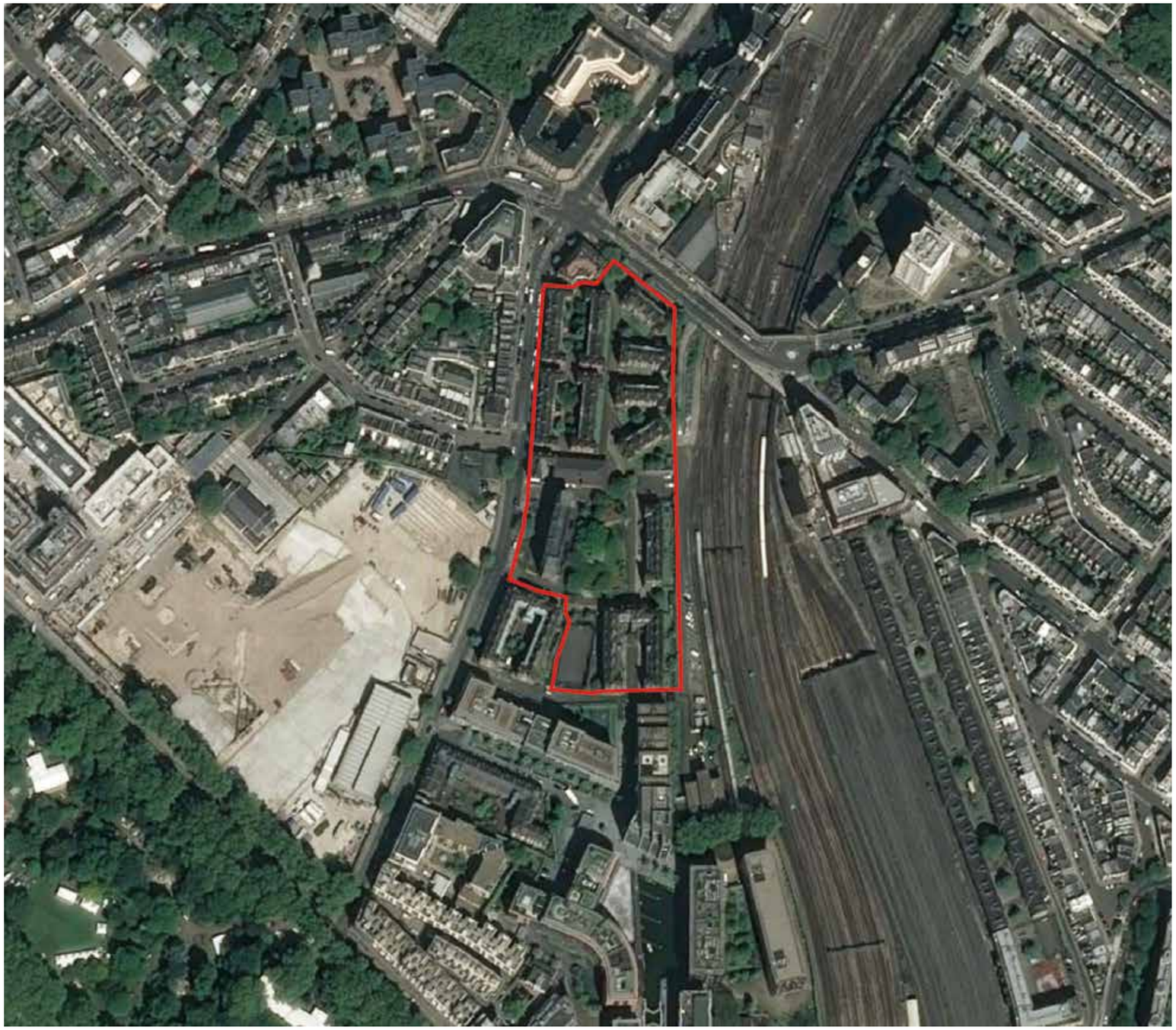


Fig. 4.1: Aerial view showing the buildings on site and its surrounding context. It is flanked by railway lines to its east, the Chelsea Barracks development site to its west and the Grosvenor Waterside development to its south. To its northwest lies part of the historic Belgravia Conservation Area, and to its immediate north, the large scale 20th century buildings along Buckingham Palace Road (Bing Maps).

4.0 THE SITE AND CURRENT CONTEXT (CONTD.)

4.6 The Listing Inspector's concluded:

"Listing of all building types is increasingly selective after 1840, only the best and most intact examples will merit designation. The concept of public housing evolved from philanthropic housing of the mid C19, the Coleshill Building, Ebury Street, Westminster (1871, listed Grade II) being a notable example of the Borough's early commitment to social housing. For pre-1939 housing, the criteria for
designation consider early dates, completeness, rarity, and exemplars of early town planning. Local authority housing of this period was built and survives in large numbers nationally and very few examples have been listed as in general for reasons of economy, they tend to repeat plan forms and architectural treatment, usually in the neo-Georgian manner that had been established in previous decades. In this case the eight northern blocks, developed in the late 1920s, are little altered but fall short of the listing criteria for these reasons:

- *Architectural interest: the use of repeated neo-Georgian formula that by 1929 was not new;*
- *Plan form: 5 storey blocks with gallery access was a widely applied earlier model for social housing;*
- *Town planning: later extension lacked homogeneity of style and opportunity for landscaping that marks larger planned developments;*
- *Later development: the additional 1930s blocks were built to a similar tried and tested plan, and the single 1950s block, with replaced windows, did not contribute to interest in the eight northern blocks.*

4.7 Photographs of the existing buildings, the communal spaces and the immediate surrounding context are presented on the following pages.

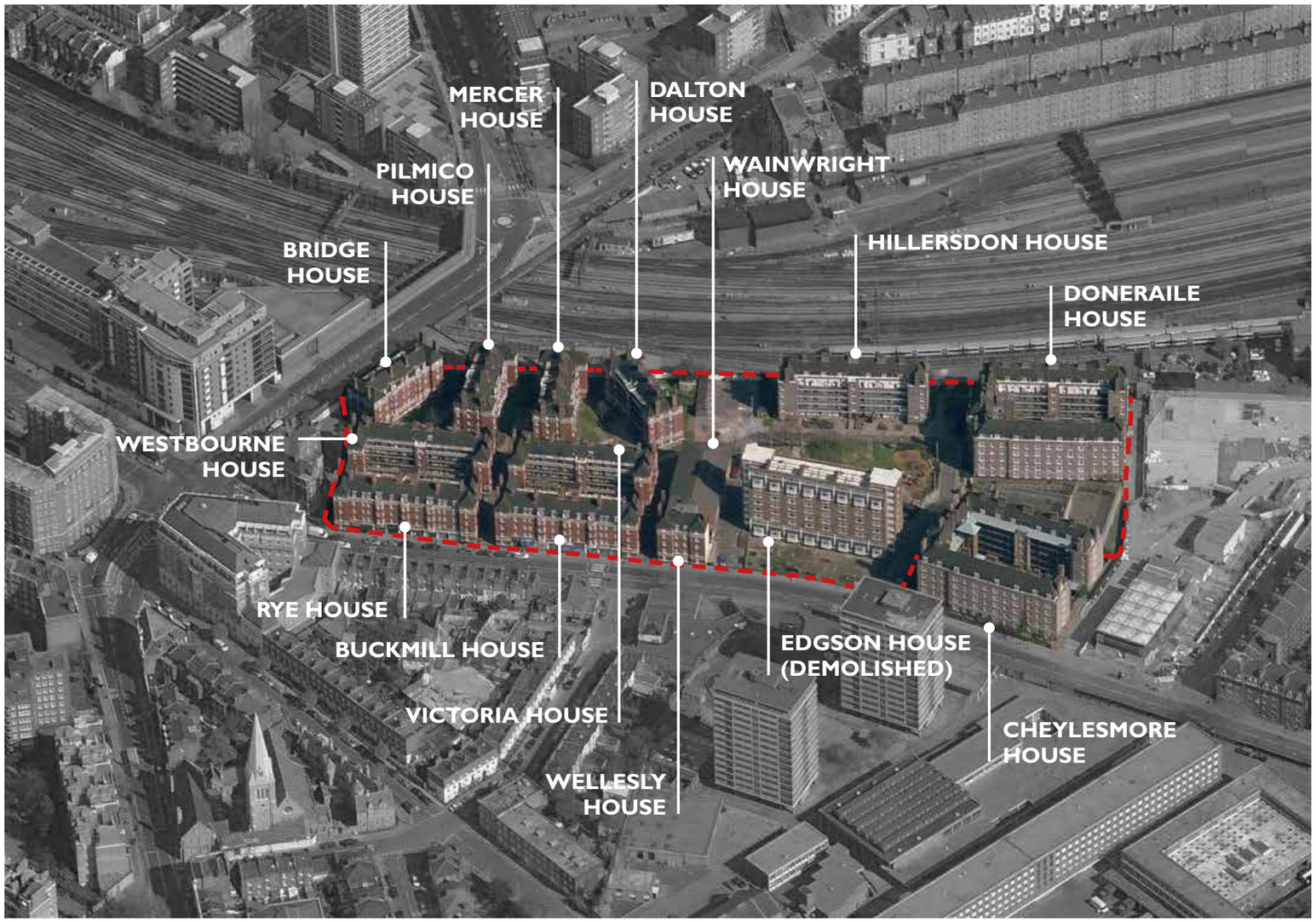


Fig. 4.2: Aerial view identifying the buildings of Ebury Bridge Estate. Cheylesmore House is not within the proposed development site boundary (outlined in red).

4.0 THE SITE AND CURRENT CONTEXT (CONTD.)

THE ESTATE AND SURROUNDING AREA



Fig. 4.3: Southern part of the site, with buildings to the south that form its townscape context (left).



Fig. 4.4: The existing eastern blocks of the original estate. Edgson House, now demolished, can be seen to the left of these blocks.



Fig. 4.5: Ebury Bridge Estate and the railway from Ebury Bridge, looking south.



Fig. 4.6: Ebury Bridge Estate and the railway, with Doneraile and Hillersdon Houses to the right.



Fig. 4.7: Looking south along Ebury Bridge Road, with the original estate buildings to the left and the buildings within the Belgravia Conservation Area to the right.



Fig. 4.8: View from the junction of Ebury Bridge Road and Pimlico Road. The site buildings are seen to the right, along Ebury Bridge Road. The 11 storey Ebury Bridge Place building by Sheppard Robson for Taylor Wimpey can be seen to the left.

4.0 THE SITE AND CURRENT CONTEXT (CONTD.)

THE ESTATE AND SURROUNDING AREA



Fig. 4.9: Ebury Bridge Estate along Ebury Bridge Road, looking south.



Fig. 4.10: Buckmill House facade in Ebury Bridge Road.



Fig. 4.11: Buckmill House, Wellesly House and Edgson House, now demolished, along Ebury Bridge Road.



Fig. 4.12: Estate access from Ebury Bridge Road (Buckmill House to the left and Wellesley House to the right).



Fig. 4.13: Ebury Bridge Road, looking north (Estate to the right).



Fig. 4.14: The Estate after Edgson House demolition, seen from Ebury Bridge Road, looking north.

4.0 THE SITE AND CURRENT CONTEXT (CONTD.)

THE ESTATE AND SURROUNDING AREA



Fig. 4.15: The Estate after Edgson House demolition, seen from Ebury Bridge Road, looking south.



Fig. 4.16: Ebury Bridge Estate to the left and Chelsea Barracks construction site to the right in Ebury Bridge Road, looking north. The spire of the Grade I listed St Barnabas Church can be seen to the left.



Fig. 4.17: Photograph of the Chelsea Barracks construction site to the right, opposite the southern blocks of the Estate.



Fig. 4.18: Looking north-east across Chelsea Bridge Road and the construction site of Chelsea Barracks. The Estate buildings can be seen in the background to the right. The Grade II listed Guard's Chapel and the clock tower of the Grade II National Audit Office can be seen to the left.

4.0 THE SITE AND CURRENT CONTEXT (CONTD.)

EBURY BRIDGE ESTATE BUILDINGS



Fig. 4.19: Rye House.



Fig. 4.20: Buckmill House.



Fig. 4.21: Westbourne House, facade facing Rye House.



Fig. 4.22: Westbourne House, rear facade. facing Bridge House.



Fig. 4.23: Victoria House.



Fig. 4.24: Bridge House.

4.0 THE SITE AND CURRENT CONTEXT (CONTD.)

EBURY BRIDGE ESTATE BUILDINGS



Fig. 4.25: Pimlico House.



Fig. 4.26: Mercer House.



Fig. 4.27: Dalton House.



Fig. 4.28: Wainwright House and Wellesley House.



Fig. 4.29: Wellesley House, facade facing Ebury Bridge Road.



Fig. 4.30: Hillersdon House.

4.0 THE SITE AND CURRENT CONTEXT (CONTD.)

EBURY BRIDGE ESTATE BUILDINGS



Fig. 4.31: Doneraile House.



Fig. 4.32: Cheylesmore House.

EBURY BRIDGE ESTATE COMMUNAL AREAS



Fig. 4.33: Central pahtway and green spaces providing access to Buckmill House (to the left) and Victoria House (to the right).



Fig. 4.35: Pathway inside the Estate leading to Ebury Bridge Road (Wainwright House to the left and Victoria House to the right).



Fig. 4.34: Access to Ebury Bridge Estate from Ebury Bridge Road (Westbourne House to the left and Victoria House to the right).



Fig. 4.36: Outdoor sitting area and car park. Hillersdon House is visible in the background.

4.0 THE SITE AND CURRENT CONTEXT (CONTD.)

EBURY BRIDGE ESTATE COMMUNAL AREAS



Fig. 4.37: Access to the Estate facing Ebury Bridge Road (Victoria House to the left and Westbourne House to the right).



Fig. 4.38: Pathway between community garden and playground to the left, and Hillersdon House to the right.



Fig. 4.39: View of Doneraile House in the back, Hillersdon House to the left, and Community garden and playground to the right.



Fig. 4.40: Pathway and outdoors sitting area between Dalton House (to the right) and Wainwright House (to the left). Victoria House is in the background.



Fig. 4.41: Community garden and playground to the rear of Edsgon House.



Fig. 4.42: Sports Pitch between Doneraile and Cheylesmore Houses.

4.0 THE SITE AND CURRENT CONTEXT (CONTD.)

Policy Context related to the Site

4.8 The updated Regulation 19 version of WCC's Draft City Plan 2019 - 2040 has three specific policies related to the site, which is named the Ebury Bridge Estate Housing Renewal Area:

Policy 6 requires the redevelopment of the site to provide approximately 750 new high-quality homes; improved connections to the wider area with improved public realm and green infrastructure; innovative and high-quality design to optimise the use of the land

Policy 42 sets out the requirements with regard to Building Heights in the borough. Paragraph D. of the policy sets out the requirements for tall buildings which should be '*proportionate to the role, function and importance of the location in terms of height, scale, massing and form; achieve exceptional architectural quality and innovative and sustainable building design from all viewpoints and directions; and create an attractive and legible streetscape that takes account of the use of the public realm for a variety of uses and includes active uses at ground floor level; and enhance the character and distinctiveness of an area without negatively affecting valued townscapes and landscapes, or detracting from important landmarks, heritage assets key views and other historic skylines and their settings.*'

Policy 43 deals with building heights in housing renewal areas. In relation to development of the Ebury Bridge Estate, new buildings are required to '*respect the setting and views from the surrounding Georgian and Victorian terraces within the adjacent conservation areas; have the tallest element towards the northern end of the area marking Ebury Bridge and the crossing of the railway line, with building heights stepping down from this location.*'

The policy refers to the Westminster Building Height Study (2019). This study identified scope for taller buildings on the Ebury Bridge Estate, however this policy does not specifically state appropriate heights for the renewal estates as this '*may preclude innovative design solutions necessary to facilitate the public benefits that a comprehensive estate-wide development can deliver*'. The policy however expects new buildings to be of an appropriate scale for their local context and compliance with the clauses of Policy 42.

The emerging context and baseline

4.9 This baseline is generally taken to mean the environmental conditions that are prevalent at the time of the assessment i.e. May 2020. The temporary Meanwhile Uses buildings, currently under construction on the site is considered to be part of the future baseline.

4.10 A number of development schemes have received planning consent in WCC, RBKC or London Borough of Wandsworth (LBW), but have yet to be constructed/completed, and schemes that have been submitted but have not been decided yet. The committed and emerging schemes to be included in the ES for assessment of cumulative effects was agreed with WCC as part of the EIA scoping process and are shown on the adjacent map.

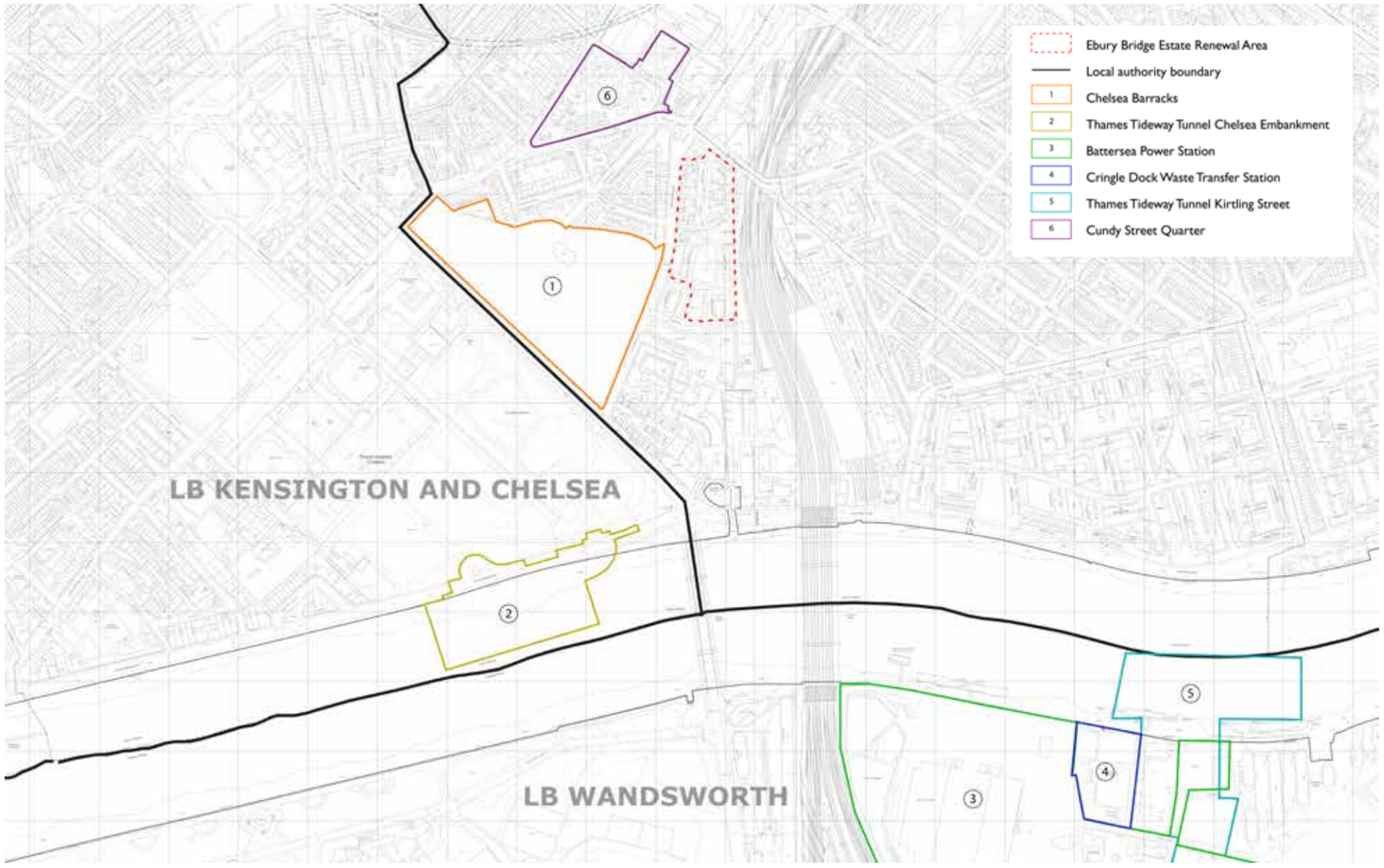


Fig. 4.43: Map showing the location of cumulative schemes to be assessed in this HTVIA as part of the emerging context. The site is marked in red.

4.11 The below list sets out the major schemes currently coming forward within a material distance of the site boundary and is shown on the map in figure 4.43.

They include the following schemes:

(1) Chelsea Barracks;

(2) Thames Tideway Tunnel Chelsea Embankment;

(3) Battersea Power Station;

(4) Cringle Dock Waste Transfer;

(5) Thames Tideway Tunnel Kirtling Street;

(6) Cundy Street Quarter.

4.12 Of the above list, only the relevant committed developments that would have an impact in conjunction with the proposed development are considered as part of the assessments, namely the Chelsea Barracks scheme and Cundy Street Quarter scheme.

5.0 DESIGN QUALITY

5.1 This chapter set out an assessment of the design quality of the proposed development, the effects of which are assessed in chapters 7, 8 and 9 for heritage, townscape and visual receptors, respectively. It should be read in conjunction with the Design and Access Statement and Design Codes produced by the architects, which also form part of the planning application. These documents describe in detail the design thinking and approach to the overall masterplan. It is not repeated in this chapter, but merely draws out the most important attributes of the proposed development that result in a high quality scheme. The architectural quality of the design is also depicted in the AVRs and the illustrative material in chapter 9.

5.2 The brief to the architect was to redevelop the site with a higher quality sustainable housing, with more sunlit landscaped spaces and with high quality contemporary architecture, which minimised harm to the settings of townscape views and heritage assets. The appointed architects Astudio developed the design approach working closely with the client, the wider design team and with this consultancy. The approach was continually refined in response to feedback from WCC planners, statutory consultees and other stakeholders.

5.3 The architects have devised a masterplan which, at its centre adopts a diagonal grid of high built forms and interlinked open spaces. The grid is then turned to acknowledge the site boundaries, in the case of Ebury Bridge Road, with lower blocks, appropriately scaled to that street. On the railway side the higher blocks rise in height towards the north and drop again at the northern most block. They present a bold scale of intensified verticality of multiple arises i.e. vertical setbacks, to the vast open space of the railway lines.

5.4 The architecture of the inner 'zone' is one of expressed horizontal solid balconies with curved corners. A special feature of these balconies is the way the solid balcony edges reduce in height as they rise up the buildings. This introduces a sense of lightness at the top and of weight towards the base. It is a worthy attribute. The secondary surface is a combination of glass, solid surfaces and glazed ceramic, the colour of which varies from building to building ranging through natural seasonal plant colours.

5.5 As the balconied elements to the west 'turn' to face Ebury Bridge Road they transform into patterned brickwork with expressed floor slabs which in turn elegantly become balconies in curvilinear form. These elements act as a transition to the smaller scale listed terrace and the Belgravia Conservation Area. They also respond to the scale of the existing buildings to be demolished.

5.6 The architecture of the railway elevations also includes brickwork and a contrasting slab representation. This gives rise to a vibrant expression of the horizontal set against an even stronger visual expression of the vertical through the series of recessed vertical setbacks. These will be appreciated by train travellers and in views from Grosvenor Road looking north west, from Warwick Way where it crosses the railway and from certain streets in Pimlico Conservation Area.

5.7 The central landscape and ground floor uses are richly provided to create a worthy visual and useable amenity which the public can also enjoy.

5.8 In conclusion, much about the design of this scheme embodies highly sophisticated approaches and a thoroughly thought-through contextual relationship with its sometimes sensitive context. It is in the view of this consultancy, a design which, if realised, will be a proud addition to Westminster stock of buildings with architectural prowess.

5.9 It is indeed a design of architectural excellence which it would be a pleasure to see, even in conjunction with surrounding heritage assets.



Fig. 5.1: 3D view showing the massing and layout of the masterplan, with each 'zone' addressing the specific character of its context with interweaving public realm connecting the blocks.

5.0 DESIGN QUALITY (CONTD.)

PHASE 1 DETAILED APPLICATION



Fig. 5.2: Ground floor detailed landscape plan of Phase 1 (Buildings 7 and 8).



Fig. 5.3: Typical floor plans of the detailed application, showing the intended uses of Buildings 7 and 8.

5.0 DESIGN QUALITY (CONTD.)

PHASE 1 DETAILED APPLICATION

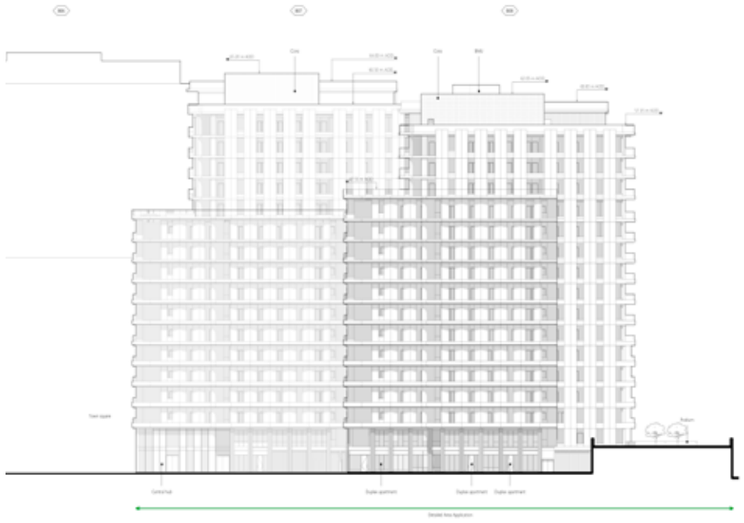


Fig. 5.4: South West elevation of Buildings 7 and 8.

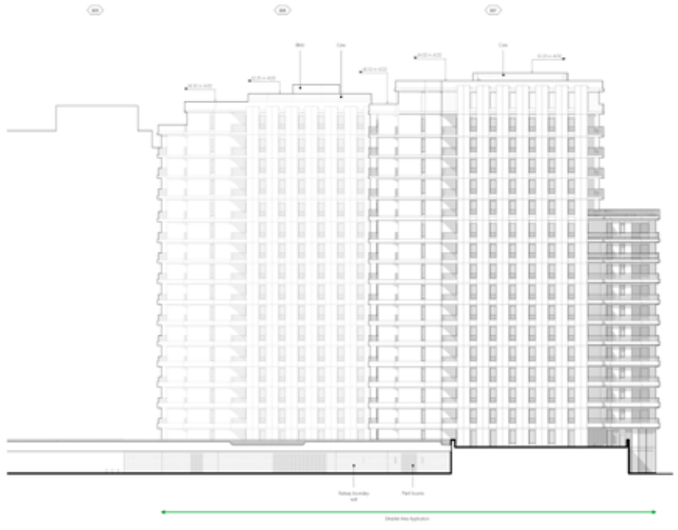


Fig. 5.6: North East elevation of Buildings 7 and 8.



Fig. 5.8: Drawings showing details of lower levels of Buildings 7 and 8, with ceramic cladding and balcony details.



Fig. 5.5: South East elevation of Buildings 7 and 8.



Fig. 5.7: North West elevation of Buildings 7 and 8.



Fig. 5.9: Drawings showing details of upper levels of Buildings 7 and 8.

5.0 DESIGN QUALITY (CONTD.)

THE WIDER MASTERPLAN



Fig. 5.10: Landscaping plan showing the enhanced permeability through the site and the generosity of the public realm, with retail and community uses that will enliven them.



Fig. 5.11: Ground floor, typical floor (lower) and typical floor (upper), respectively. The plans show the activation of the ground level with retail and community spaces facing the public realm, and residential uses above.

5.0 DESIGN QUALITY (CONTD.)

THE WIDER MASTERPLAN





Fig. 5.13: Sectional elevation through the site showing the specific responses to massing through the site, with the lower building along Ebury Bridge Road stepping up incrementally to the tall buildings facing the railway lines.



Fig. 5.14: A dusk-time illustrative view of the Ebury Bridge Road buildings showing the sculptural quality of the facades establishing a coherent rhythm along the street. It creates an appropriate setting to the Grade II listed row of terraces opposite.



Fig. 5.12: Illustrations of the public space and connections on the southern part of the site. The top image shows the public realm near the Southern Gateway with a new connection and views to the south. The bottom image shows the generously landscaped public space; the existing Cheylsemore House is seen to the left.



Fig. 5.15: Illustrative view across the railway lines from the east, showing the deeply modelled and richly detailed facades, and the architectural language creating a coherent rhythm alongside the railway lines. The gaps between the building allow glimpses of the landscaped public realm and buildings beyond.

5.0 DESIGN QUALITY (CONTD.)

Assessment against policy and guidance relating to design

5.10 The commentary above sets out in detail the qualities of the design. It is considered that the proposed development is in accordance with paragraph 127 of the NPPF in that it is based on a grid of interlinked, landscaped spaces that would function well and add to the quality of the area over the lifetime of the development. It would be visually attractive by way of high quality contemporary architecture, well-considered layout and effective landscaping. The proposed development is sympathetic to local character and history through use of materials and appropriate scale, while being innovative in its architectural approach and achieving suitable densities within this large site. A strong sense of place would be established through the masterplan with building 'zones' that respond to their specific contexts. The potential of the site would be optimised as a result of the proposed development. A high standard of amenity will be created with generous internal landscaped spaces and ground floor uses that the public can enjoy. The new connections to the surrounding context, linking to a generous central public realm will improve the permeability of the area.

5.11 The proposed development is also in accordance with London Plan policy on urban design, public realm and townscape (policies 7.4, 7.5 and 7.6) in that it has been designed with regard to the form, function and structure of the local townscape, and the pattern and grain of the existing spaces and streets. It is of the highest design quality and comprises details and materials that would complement the local architectural character. A rich, comprehensive landscaping plan has been designed for the amenity spaces throughout the site. As described in the design assessment, the scheme has been informed by and responds to its varied existing context. This includes the mixed character of the buildings along Buckingham Palace Road to the north, the new buildings of the Grosvenor Waterside buildings to the south, the Belgravia Conservation Area to the west and the large scale railway lines to the east. The proposed development is also consistent with London Plan policy 7.7 on tall building locations and design. The site is considered appropriate for tall buildings. The well-considered design of the proposed development would relate well to the form, proportion, composition, scale and character of surrounding buildings, and improve the urban grain and public realm (including landscape features), improve the legibility of an area by emphasising a point of civic significance where appropriate, and enhance the skyline and image of London incorporating the highest standards of architecture and materials, including the sustainable design and innovative construction practices, introducing ground floor activities that provide a positive relationship to the surrounding streets and new public realm, improving the permeability of the site and wider area, incorporating shared community areas. All of these aspects would make a significant contribution to local regeneration. The effects of this on heritage, townscape and local views are considered in chapters 7, 8 and 9 of this report. There are no strategic views affected.

5.12 The proposed development conforms with WCC's Policy DES3 in terms of design. It would not intrude upon any strategic view or upon the settings of World Heritage Sites. The effects on listed buildings, conservation areas and registered parks and gardens are considered in chapter 7. The proposed development would be congruous with the prevailing character of the area within which it is located, with the three 'zones' of the masterplan responding to the specific conditions along Ebury Bridge Road to the west, the central landscaped public realm and the railway to the east. The proposed development would contribute significantly to the regeneration of the area, and to the quality of the built fabric. The taller buildings act as identifiable landmarks that mark the new residential quarter and new landscaped public realm with community uses. The new gateways, at the north to Ebury Bridge, and to the south near Grosvenor Waterside, along with improved connections on the west significantly improve accessibility and local pedestrian movement. The landscape plans by Levitt Bernstein with soft and hard landscaping that enriches the public realm and provides high quality recreational spaces will be a noticeable improvement to the current condition. The updated Regulation 19 version of WCC's Draft City Plan 2019 – 2040 identifies the site as appropriate for tall buildings, as set out in chapter 4 of this report.

5.13 The proposed development would also satisfy WCC's strategic and local policies on design by incorporating exemplary standards of sustainable and inclusive urban design and architecture, by encouraging imaginative modern architecture; and by respecting Westminster's heritage and local distinctiveness to enrich its world-class city environment. The proposed development would provide higher quality sustainable housing, extending the life-time of the buildings through excellence in design quality. This chapter demonstrates how the masterplan; the 'zones' within the masterplan; the detailed components; and the public realm and landscaping satisfy WCC City Plan (2016) S28 Design and UDP (2007) DES 1 Principles of Urban Design. The proposed development also satisfies WCC's strategic policies on design quality in the new draft City Plan (2019-2040).

6.0 ASSESSMENT OF EFFECTS DURING DEMOLITION AND CONSTRUCTION

Introduction

6.1 The development site currently consists of 12 buildings in primarily residential use. Of these, Edgson House has been demolished (planning ref.18/08372/COFUL) and will be replaced by the permitted Ebury Bridge Estate Meanwhile Use development (planning ref.19/05038/COFUL), a temporary community space, café and workspace/retail units, with associated landscaping and temporary structures.

6.2 As set out in Section 3.4: Demolition and Construction of ES Volume I, the demolition and construction works for the proposed development will be phased. The demolition of Dalton House, Wainwright House, Wellesley House, Hillersdon House, Pimlico House and Mercer House has been approved under a Prior Approval Application in 2019 (planning ref: 19/06951/APAD). Phase 1 involves the construction of Buildings 7 and 8. Phases 2 and 3 would include the phased demolition of Rye House, Westbourne House, Buckmill House, Bridge House, Victoria House and Doneraile House, with Buildings 1, 2, 3, 4, 5, 6 and 9 replacing them (see fig 6.1). Like those units consented as part of the Prior Approval, the intention is to demolish these six blocks on a phased basis as required to allow for the seamless progression of the development with the ongoing decant of existing residents into new homes.

6.3 The phasing of the proposed development means that there will be periods when areas of the site will be operational, while other areas will be under construction. This chapter assesses the likely heritage, townscape and visual effects of the development during a representative intermediate year during the construction process, but it is acknowledged that the effects would change during the duration of the construction. The principal assessments in chapters 7, 8 and 9 of this HTVIA are based on the effects of all phases of the development when completed.

Potential effects of the proposed development

6.4 The normal activities involved during demolition and construction phases can have visual effects on the setting of nearby heritage assets and the quality of the surrounding townscape. These include:

- Transportation of heavy machinery and material to and from the site;
- Ground excavation works, including excavation of basements and construction of foundations;
- The erection of infrastructure needed for construction, including scaffolding, fixed tower cranes, mobile cranes, site lighting, temporary site offices and facilities, etc.; and
- The construction of new buildings.

6.5 The demolition and construction effects would vary according to their temporary nature and some operations may have more perceptible effects than others. Unlike the 'existence effects' assessed in chapters 7, 8 and 9, which are considered to be permanent, the effects during the temporary demolition and construction phases are considered short-term, temporary and reversible. The assessments are therefore more generic and apply to groups of visual and townscape receptors, taking into account all elements of the townscape, including the setting of heritage assets, which are not assessed separately.

6.6 The significance of construction effects is related to the scale of the development being built and the assessor has therefore extrapolated from the AVRs in chapter 9, which show the development in existence, to judge the likely effects that will arise from the visibility of machinery, equipment, building cores and infrastructure during construction.

6.7 Visible demolition and construction practices in relation to the proposed development are considered to represent a relatively moderate addition to townscape views and would generally be seen in combination with existing buildings or other townscape features. The visual receptors (people) experiencing them are not likely to consider them incongruent or totally unfamiliar to the urban context. It is recognised that some receptors may even enjoy observing the demolition and construction process and the machinery used for it. Unlike completed buildings of high architectural quality, however, for EIA purposes demolition and construction effects are more likely to be of an adverse nature and can vary from *negligible* or *no-change*, to *minor, moderate,* and in some cases, *major* significance.

6.8 The effects are likely to vary according to the distance between the receptors and the site, with those receptors located closer to the site more exposed to a higher visibility of machinery and infrastructure (e.g. scaffolding around the lower buildings under construction) and likely to have a larger effect than those located at a greater distance (where the visibility is limited to the taller elements on site, owing to occlusion by other townscape elements). The following assessments are therefore organised according to receptors located at close, medium and long distances from the site. The assessments presented here are based on a worst-case scenario when demolition or construction activities are at their peak. The effects are applicable to heritage receptors (e.g. the character and appearance of conservation areas and the setting of listed buildings, as identified in chapter 7), townscape receptors (e.g. character areas as identified in chapter 8) and visual receptors (as identified through townscape views in chapter 9).

6.9 In the case of heritage and townscape receptors, construction activity along with servicing, maintenance and associated traffic, would be seen in the context of other large-scale construction activity in the local area. Construction and associated activities would potentially affect the perception and appreciation of heritage assets in the area, but any affects would be short-term, temporary and reversible. They are considered in paragraphs 6.11 to 6.13 below.

6.10 The visual effects during construction will be experienced in phases. Phase 1 will involve the construction of Buildings 7 and 8 and will potentially affect residents who continue to stay in the blocks in future phases 2 and 3, local residents close to the east side of the site, and commuters on the trains into and from Victoria station. Phases 2 and 3 would potentially affect a wider range of residents, particularly those to the west, north and south of the site. The occupants of the completed Phase 1 buildings will also be potentially affected by the construction of the later phases. Long term residents are likely to be more sensitive to these changes and likely to experience an adverse effect while newer residents and visitors to the area (e.g. tourists, commuters) are less likely to be sensitive to the construction of a new buildings and may well welcome the experience of witnessing the transformation of the site. Given these different responses, the visual effects of the scheme when under construction are difficult to characterise accurately. The below assessments therefore set out a range of likely effects during demolition and construction based on proximity to the site.



Fig. 6.1: Map showing construction phasing plans of the development, respectively the existing condition pre-construction, Phase 1, Phase 2 and Phase 3.

6.0 ASSESSMENT OF EFFECTS DURING DEMOLITION AND CONSTRUCTION (CONTD.)

Close distance effects on heritage, townscape and visual receptors

6.11 In the absence of mitigation, the likely effect of demolition and construction-related practices on closer townscape views (eg. Views 22, 23 and 25, chapter 9), where most infrastructure would be visible, would be short-term, temporary, of a **moderate to major** significance and **adverse** in nature. This effect would also apply to heritage and townscape receptors located in close proximity to the site, including: settings of conservation areas such as Belgravia Conservation Area; and the settings of the Grade II listed Nos 20 to 42 Ebury Bridge Road (page 46, section 7B, chapter 7), amongst the nearby listed buildings, as well as some locally listed buildings of merit, such as the terraces in St Barnabas Street (page 77, section 7B, chapter 7); and townscape character areas A and B (chapter 8).

Medium distance effects on heritage, townscape and visual receptors

6.12 The likely effect on townscape views further from the site (e.g Views 21, 24 and 26, chapter 9), where cranes and the construction of some lower elements will be visible, would be short-term, temporary, of a **minor** significance and **adverse to neutral** in nature. This would also apply to heritage and townscape receptors located at a medium distance from the site, including: settings of conservation areas, such as Peabody and Pimlico Conservation Areas (section 7A); and potentially the setting of listed buildings, such as St Barnabas Church School (Grade II) and Church of St Barnabas (Grade I) and the Bloomfield Terrace buildings (Grade II) (pages 47-50, section 7B, chapter 7) as well as some locally listed buildings of merit (section 7D); and townscape character areas A, C, D and G (chapter 8).

Long distance effects on heritage, townscape and visual receptors

6.13 The likely effect on long views (e.g. Views 5, 11 and 15, chapter 9), where only tall cranes are likely to be visible, would be short-term, temporary, of a **negligible to minor** significance and **neutral** in nature. This would also apply to conservation areas such as Grosvenor Gardens and Royal Hospital Conservation Areas (section 7A); and potentially the setting of listed buildings such as the British Airways Terminal (Grade II), Victoria Coach Station (Grade II) and the Royal Hospital (Grade I) (pages 52, 55 and 68, section 7B, chapter 7), and registered parks and gardens such as the Royal Hospital Gardens (section 7C, chapter 7).

Mitigation

6.14 In accordance with industry best practice, the Applicant has developed a draft Construction Management Plan (CMP), setting out the standards and procedures to be adhered to during demolition and construction, in order to manage the associated short-term environmental effects. The mitigation of potential construction effects would follow industry best practice construction standards, such as the use of appropriate hoarding, including green hoarding where appropriate. Site and hoarding lighting would be designed to minimise light pollution on the surroundings of the site, using light sources of the minimum intensity required and ensuring that light is only used where needed.

6.15 The mitigation measures set out here are likely to have the greatest effect in the areas closer to the site, where hoarding would screen views of the construction activities related to the lower elements of the masterplan. If such mitigation measures are used, the potential effects of demolition and construction on heritage, townscape and visual receptors could be reduced from moderate to major and adverse to a **minor to moderate** and **adverse** significance.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS

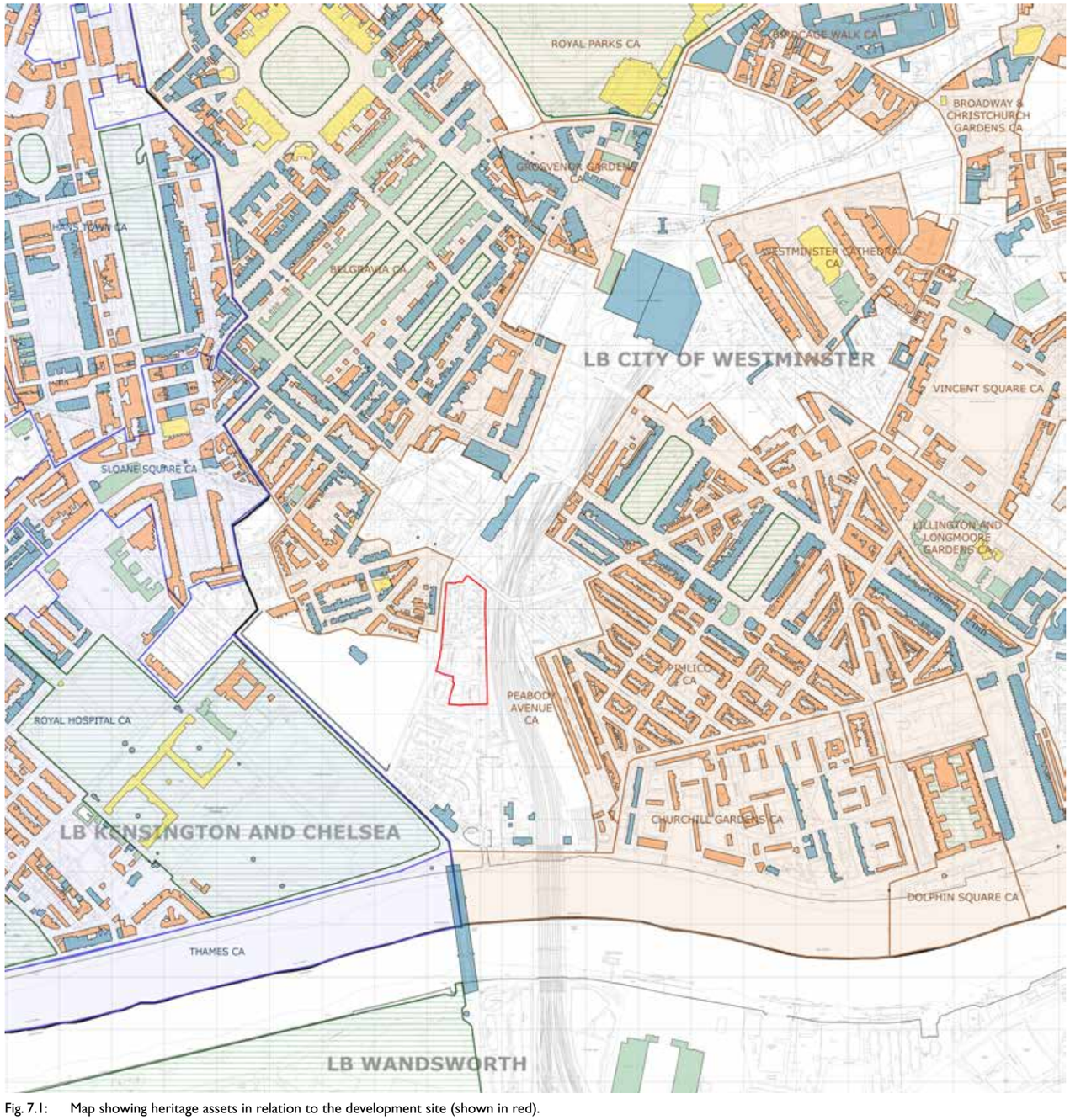


Fig. 7.1: Map showing heritage assets in relation to the development site (shown in red).

Introduction

7.1 This chapter considers the effects of the proposed development on designated and non-designated heritage assets. This includes conservation areas, listed buildings, registered parks and gardens and non-designated heritage assets.

7.2 The NPPF at paragraph 189 states that '*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*'

7.3 There are no designated heritage assets on the site. The map at fig 7.1 identifies all the designated and non-designated heritage assets near the site. Research sources include relevant conservation area appraisals and audits, Historic England's National Heritage List for England, Historic England's Register of Parks and Gardens, the relevant local authority's identification of non-designated heritage assets and online interactive map of designations.

7.4 The chapter is divided into three sections:

Section 7A deals with conservation areas

Section 7B deals with listed buildings

Section 7C deals with registered parks and gardens

Section 7D deals with non-designated heritage assets, namely unlisted buildings of merit identified by WCC, and positive contributors identified by RBKC.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7A. CONSERVATION AREAS

Effects on conservation areas

7A.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on local planning authorities when determining a planning application within a conservation area to '*pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.'*

7A.2 The NPPF (2019) requires that *'local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'* In the case of conservation areas, their significance is primarily derived from their character and appearance.

Baseline

7A.3 Ebury Bridge Estate is not located in a Conservation Area. However, the site abuts the Belgravia Conservation Area on the west side of Ebury Bridge Road. The site is also surrounded by other conservation areas namely:

1) Belgravia Conservation Area (WCC)

2) Grosvenor Gardens Conservation Area (WCC)

3) Pimlico Conservation Area (WCC)

4) Peabody Avenue Conservation Area (WCC)

5) Royal Hospital Conservation Area (RBKC)

7A.4 The map at fig 7.2 shows these conservation areas in relation to the site, which is shown in red outline. The character and appearance of these conservation areas is set out in the respective Conservation Area Appraisals and Audits produced by WCC and RBKC. The key points within these documents which are relevant to the proposals have been summarised in this chapter.

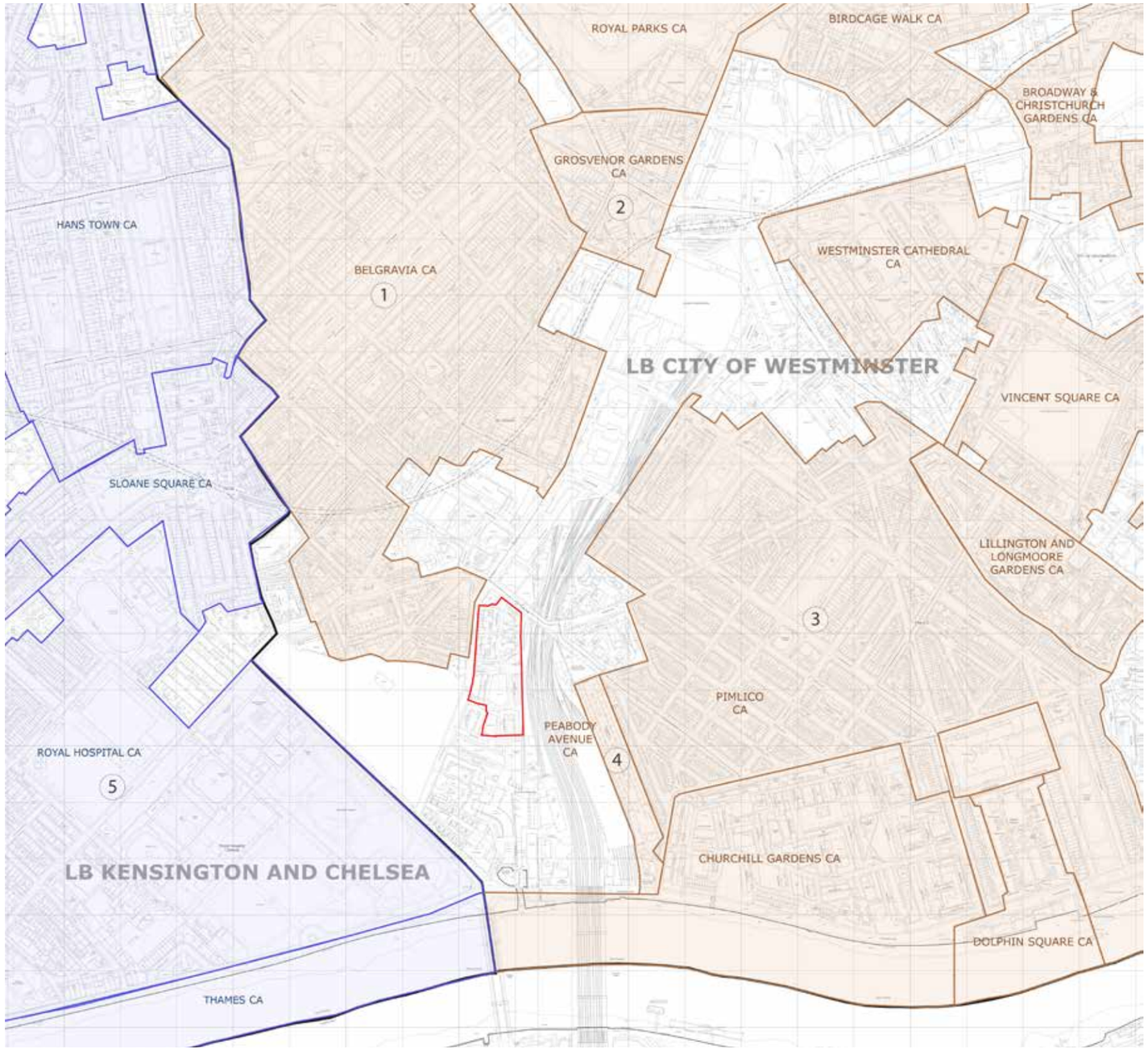


Fig. 7.2: Map showing conservation areas in relation to the development site (shown in red).

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7A. CONSERVATION AREAS

1) Belgravia Conservation Area (WCC)

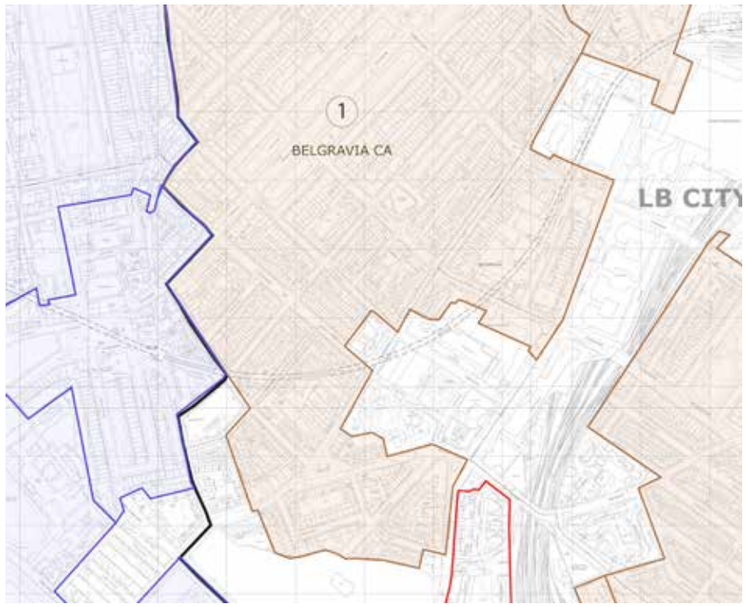


Fig. 7.3: Location map of Belgravia Conservation Area.

AVR cross reference: Views 2 to 5, 21 to 25.

Location

7A.5 Belgravia Conservation Area lies to the immediate west of the development site and is defined by Knightsbridge to the north, Grosvenor Place and Buckingham Palace Road to the east and south, and to the west are the Hans Town and Sloane Square Conservation Areas in RBKC.

Designation

7A.6 The conservation area was designated in 1967. It has a draft Conservation Area Audit dated October 2013.

History

7A.7 The area known as Belgravia originated from parts of the Manor of Ebury recorded in the Domesday Book as 'Eia' and later known as Eye, from which the name Eybury or Ebury derives. Until the mid-18th century the area remained rural with early developments confined to the fringes of the area. In 1761 George III purchased Buckingham House to the east of today's conservation area which made the area desirable amongst the wealthy classes. By 1799 more development had taken place in the area and buildings had been built along Grosvenor Place overlooking the Queen's Gardens.

7A.8 In 1821 Thomas Cundy I was appointed by Lord Grosvenor to create a definite plan for the area, and in 1824 Thomas Cubitt was selected as a developer. He played an important role in the success of the area and was largely responsible for ensuring the quality of housing, roads, sewers, street lamps and other services. From 1826, development proceeded rapidly in the area particularly at Belgrave Square which was to be the most important and high value part of the development. By the mid-19th century the whole area of Belgravia had been completely developed. The area became a popular and wealthy residential area and was particularly favoured by the aristocracy and home to many famous residents, including politicians, actors and composers. In 1860-62, Victoria Station designed by Sir John Fowler, built on the canal basin of the Grosvenor Canal, was opened, becoming a very popular route into central London. In the Victorian period, little development took place except in the poorer areas to the south of the station towards Pimlico Road and Buckingham Palace Road.

7A.9 In the 20th century, areas near the northern fringe of the conservation area such as Knightsbridge and areas near Victoria Station experienced large-scale changes. Some of the notable buildings of this time were the Victoria Coach Station which was built in 1931 by Wallis, Gilbert and Partners, and the British Airways terminal offices in 1939 by A Lakeman. Both buildings are Grade II listed. The area suffered from bomb damage in the Second World War which led to some small scale infilling throughout the area. Many of these infill developments were in neo-Georgian or facsimile styles. In the latter half of the 20th century, many of the largest houses on the main squares were converted into professional institutes and embassies or subdivided into flats.

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

7A.10 Belgravia, developed by Thomas Cubitt between 1825 and 1850, has a coherent and formal architectural character. The Belgravia Conservation Area has a predominantly residential character with a high degree of townscape uniformity. It is divided into six different character areas, of which the character areas abutting the site are described as 'mixed small retail and commercial area' and 'intimate scale housing and workers cottages'.

7A.11 The distinctive appearance of the conservation area derives from the combination of cream stucco terraces, spacious streets and the verdant garden squares on which these are set. The consistent use of materials and repetition of classical architectural detailing contribute to a high degree of townscape uniformity and coherence, particularly in the main body of the conservation area. Few public buildings or landmarks were included in the original layout. The fine grain of the townscape, including sizes of plots and building lines, establish the street pattern and density of development.



Fig. 7.4: Eaton Square, looking southwest onto Belgrave Place.



Fig. 7.5: Belgravia Conservation Area to the right side of Buckingham Palace Road.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7A. CONSERVATION AREAS

7A.12 Closer to the site, the southeast portion of the conservation area has a different character and appearance. The area around Ebury Street and Pimlico Road, which predates the original planned Belgravia development, has a more mixed townscape character, with a variety of building styles, materials and detailing, and a more intimate scale of buildings and open spaces, such as around Orange Square. On the streets behind this, earlier terraces with simpler detailing are interspersed with larger houses on Bloomfield Terrace, late Victorian philanthropic housing and 20th-century infill buildings.

7A.13 The predominantly residential character of the conservation area allows a generally consistent building height and style and relatively few taller or landmark buildings. However, there are a number of buildings that due to their distinctive design and detail are more prominent within the townscape and as such have been identified as landmark buildings, namely Victoria Coach Station, Lanesborough Hotel, St Peter's Church, St Michael's Church, St Barnabas Church and St Paul's Wilton Place.

7A.14 Of these, Victoria Coach Station and St Barnabas Church lie near the site. They are described in the Audit as below:

- *Victoria Coach Station (1931-2) forms a landmark by virtue of its distinctive Art Deco concrete construction, its streamlined horizontal lines, which forms a contrast to other buildings on Buckingham Palace Road and Elizabeth Street, and its corner tower. The tower is visible in long views down Elizabeth Street and along Buckingham Palace Road and, along with a tower opposite, forms a gateway to south Belgravia.*

- *St Barnabas Church, St Barnabas Street is a Grade I listed ragstone church by Thomas Cundy Jnr. It forms part of an ensemble with the adjacent parsonage and school buildings. Its large five stage tower forms a local landmark, and is particularly visible from the south, where the terraced housing is of a small scale.*

7A.15 Belgravia Conservation Area Audit (Consultation Draft 2013) identifies Local Views within the conservation area. None of these are relevant to the site development.

7A.16 As it covers a large area, the setting of the conservation area is varied. This includes the Hans Town, and Sloane Square Conservation Areas, both in RBKC, to its west and the Royal Parks Conservation Area and Grosvenor Gardens Conservation Area to its north and north east. To its east and the south Victoria Station wall in Buckingham Palace Road, in its various parts, form a firm edge as far Elizabeth Bridge where the area recedes until beyond Warwick Way.

7A.17 Beyond Warwick Way, the development site lies within its eastern setting. The existing buildings on the site, being of a different age, architectural style and scale have a different character and appearance to the conservation area; they are typical social housing buildings of their time with some architectural merit and are considered to be positive contributors to the setting of the conservation area; they do not however contribute nor detract from the significance of the conservation area.

Likely effect of the proposed development on the significance of the conservation area:

7A.18 The replacement of the existing buildings with the proposed development, phased over nine years, would result in an overall major change to the setting of this limited edge of the conservation area. Phase 1 involves the retention of the four northern blocks, part of the original Ebury Estate (Rye, Buckmill, Victoria and Westbourne), with Buildings 7 and 8 completed as part of the detailed application. Phases 2 and 3, part of the outline application, will replace the remaining buildings with proposed Buildings 1-6 and 9 (see Illustrative Verified Views 22, 23, 24 and 25).

7A.19 The replacement buildings have been sensitively designed in terms of height, scale, façade detail and materiality, with the brick buildings along Ebury Bridge Road, closest to the conservation area, designed with the upper two storeys set back. This maintains the street wall height at that of the existing Cheylesmore House at seven storeys. The buildings incrementally increase in height towards to the east, and away from the conservation area. The proposed masterplan with its generous public spaces and high architectural quality of the buildings, would result in a changed but a new high quality setting to the conservation area. The approved one to two storey 'Meanwhile Uses' buildings (ref. 19/05038/COFUL) are a temporary group of buildings with community uses that will be replaced by the buildings of Phase 3.

7A.20 The new setting would be experienced in views looking east, particularly along St Barnabas Street, which is perpendicular to the development site. The maintaining of the existing street wall datum in the buildings closest to the boundary of the conservation area, the stepping up of the buildings to the east, away from the conservation area, along with the richness introduced to the setting through the layering of buildings when seen in easterly views results in an enhancement to its setting. As the heritage significance of the conservation area lies in its historic value, character and appearance, this change would however have **no effect** on the significance of the conservation area or the ability to appreciate it.

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

7A.21 The under-construction Chelsea Barracks scheme and the recently submitted Cundy Street Quarter scheme will add new settings to the south and east of the conservation area respectively. The proposed development's contribution to the cumulative changes would result in an enhancement to the setting as the proposed development introduces high-quality buildings and a coherent townscape, but this would have **no cumulative effect** on the significance of the conservation area or the ability to appreciate it.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7A. CONSERVATION AREAS

2) Grosvenor Gardens Conservation Area (WCC)

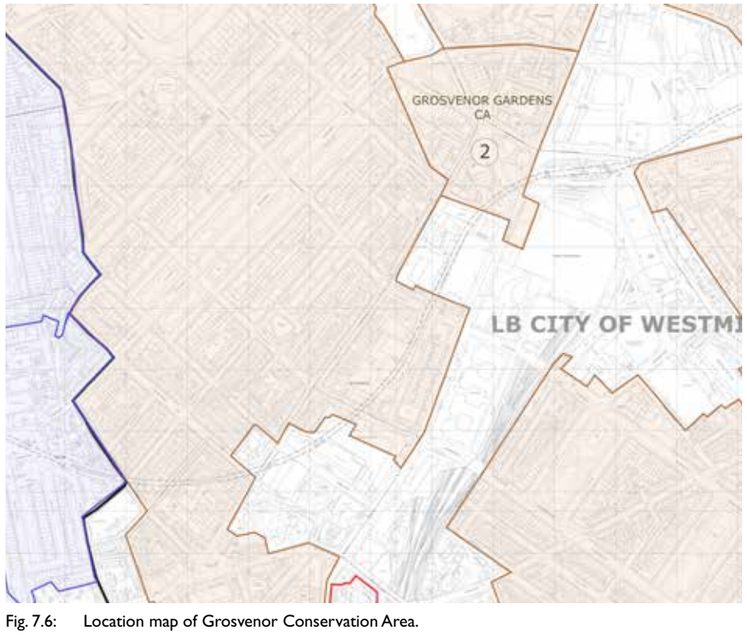


Fig. 7.6: Location map of Grosvenor Conservation Area.

AVR cross reference: View 1.

Location

7A.22 Grosvenor Gardens Conservation Area is defined by the Royal Parks and Belgravia Conservation Areas to the north and west, by Lower Belgrave Street to the south and by Buckingham Palace Road to the east.

Designation

7A.23 The conservation area was designated in 1970 and extended in 2006. It has an adopted Conservation Area Audit dated April 2006.

History

7A.24 This conservation area shares the same early history with its neighbouring conservation area Belgravia Conservation Area.

7A.25 By the mid-1700s the area currently known as Grosvenor Gardens was still undeveloped and unpopulated, although the beginnings of its current form and street pattern can be seen in historic maps. A few horticultural plots and small buildings occupied the site of the current Victoria Square.

7A.26 When Buckingham House became Royal residence in 1767, significant development took place in the area as it turned into an increasingly desirable place to live. The northern block of Grosvenor Gardens' triangular shape emerged around that time, towards the end of the 18th century, staying very similar in form to the present day, although none of the buildings from this period survive.

7A.27 When several houses leases expired simultaneously in the mid-1860s, the Grosvenor Estate saw an opportunity for a large-scale redevelopment of the area. The surveyor to the Grosvenor Estate, Thomas Cundy III built Grosvenor Gardens as an extension to the Victoria Station complex, consolidating its triangular areas. The Conservation Area audit explains that "unlike Cubitt's developments in Pimlico and Belgravia, in which a long lease was acquired by the house-builder from the landlords, in Grosvenor Gardens the landlords developed the land themselves, subsequently letting leases on individual houses".

7A.28 In the mid-19th century, the Grosvenor Canal was opened by the Earl of Grosvenor running from the Thames up to the site of the current Victoria Station, on the site of an early 18th century tidal creek leased by the Chelsea Waterworks Company. The canal brought industrial and commercial activities into the area. In the late 19th century, the canal guided the alignment of new railway tracks and the location of Victoria Station. The development of the surrounding area was heavily influenced by both the canal and the railways.

7A.29 In the late 20th century the conservation area escaped the significant development that took place around Victoria Station.

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

7A.30 Despite its small size, Grosvenor Gardens Conservation Area has a varied character and as set out in the Audit, it is subdivided into four different character areas: the Grosvenor Gardens intersection; the intimate spaces of the mews; the quiet enclave of Victoria Square; and the busy traffic routes of Buckingham Palace Road and Lower Grosvenor Place.

7A.31 One of the key elements of the conservation area is Thomas Cundy's Grosvenor Gardens, north-west of Victoria Station. Due to its proximity to Victoria Station, the area has a high volume of traffic and noise throughout all day. Grosvenor Gardens is one of the main routes from Victoria to central London for cars, taxis, and buses. Other important routes that carry traffic towards the station are Lower Grosvenor Place and Buckingham Palace Road.



Fig. 7.7: Grosvenor Gardens, looking southeast.



Fig. 7.8: Grosvenor Gardens Conservation Area to the right, viewed from Buckingham Palace Road and Victoria Road.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7A. CONSERVATION AREAS

Grand 19th and early 20th century buildings line the busy traffic routes. Many of the buildings to the south and east contain shops and flats, whereas buildings to the north and west accommodate offices.

7A.32 The areas behind the grand terraces and side streets are of a different, quieter character, more related to adjoining Belgravia. One notable example, Victoria Square forms a calm residential enclave of stuccoed terraces. The mews are of a more informal and intimate character.

7A.33 The Grosvenor Gardens Conservation Area Audit identifies Conservation Area views in the area; relevant views have been incorporated in the views presented in chapter 9.

7A.34 The setting of the conservation area to its west consists of the historic townscape of Belgravia and the to the north the Royal Parks Conservation Area. To its east and south is the townscape around Victoria Station, currently undergoing large scale changes.

7A.35 The development site lies beyond its wider setting to the south. Owing to their distance away, the existing buildings on site are not experienced as part of the setting of the conservation area.

Likely effect of the proposed development on the significance of the conservation area:

7A.36 The development site is currently not visible from the conservation area. The proposed development will introduce four tall buildings on the eastern section of the development site. Of these, Phase 1 of the development will be just visible above the northern wing of the Grade II listed National Audit Office (former British Airways Terminal) from the eastern edge of the conservation area (view 1 in chapter 9). Buildings 5 and 6 of Phase 2 will become visible to the left of the clock tower, adding to the layering of different architectural forms in the view.

7A.37 The visibility of these elements of the proposed development does not result in a change in its immediate setting and will have **no effect** on its significance or the ability to appreciate it.

Likely effect of the proposed development in combination with other relevant consented schemes on the significance of the conservation area:

7A.38 The other cumulative schemes will not be seen or experienced in conjunction with the proposed development from within the conservation area. There is therefore **no cumulative effect** to the significance of the conservation area or the ability to appreciate it.

3) Pimlico Conservation Area (WCC)

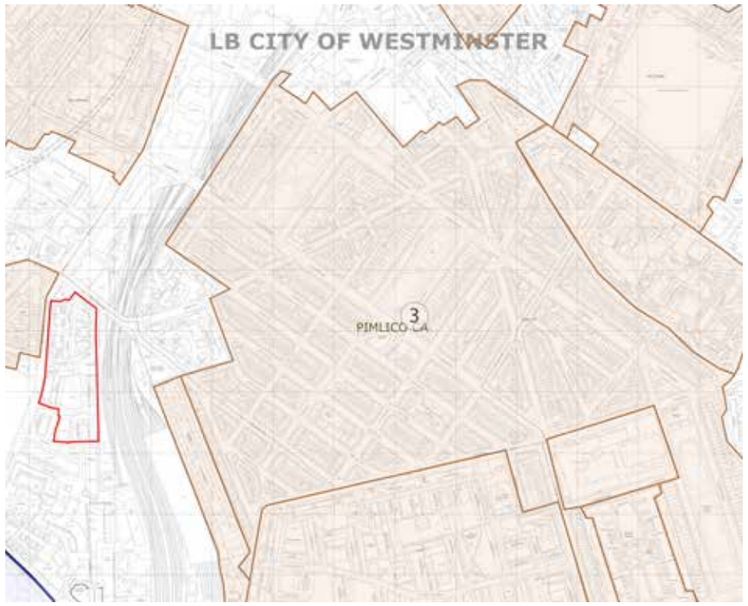


Fig. 7.9: Location map of Pimlico Conservation Area.



Fig. 7.10: St George Drive terraces viewed from Warwick Way, looking northeast.

AVR cross reference: Views 6 to 11.

Location

7A.39 Pimlico Conservation Area is bounded by the Peabody Avenue Conservation Area to the west, the railway and Lillington and Longmoore Gardens Conservation Area to the north and east, and Churchill Gardens Conservation Area and Dolphin Square Conservation Area to its south. A small section of the conservation area extends south to the Thames as shown on the map at fig 7.2.

Designation

7A.40 The conservation area was designated in 1968, and extended in 1973, 1990 and 2006. It has an adopted Pimlico Conservation Area Audit dated April 2006.

History

7A.41 Until the 18th century the area known as Pimlico was the open ground known as 'Tothill Fields' and it was used since the middle ages for a range of purposes, including bull-baiting, bear gardens, duelling and, during the plague of 1665, for the burial of the dead. The area was sparsely inhabited until at least the 1740s due to the grounds being constantly waterlogged, a frequent problem for many Londoners before the Thames was embanked in the second half of the 19th century.

7A.42 In the mid-1830s the developer Thomas Cubitt took leases from The Duke of Westminster, the ground landlord. Cubitt acquired the land available to the south of the Grosvenor Canal by 1835 and started to develop the land, similar to his development in Belgravia, although Pimlico was designed for a less fashionable class of people. The area was developed with mid-19th century stucco-fronted terraces of classical design built around three squares and along grids of streets.

7A.43 The first to be developed were Warwick and Eccleston Squares, as well as Cambridge Street and St George's Drive, on the north and east of the conservation area. Secondary streets and the area to the south and west of Pimlico were not completed until the 1870s. In the late 19th century Pimlico was considered a deprived and dilapidated neighbourhood, due to its decline in fortunes. The area faced some redevelopment following the bombing during the Second World War, such as in Churchill Gardens, south of Lupus Street, and Lillington Gardens Estate along Vauxhall Bridge Road.

7A.44 Later in the 20th century, the demand for smaller homes led to internal subdivision of many properties.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7A. CONSERVATION AREAS

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

7A.45 Pimlico was planned by Thomas Cubitt and constructed over a relatively short period, from the 1830s to the 1870s. Although built by several developers, its rapid development to a single brief, gave Pimlico a very distinctive and coherent architectural character, with a layout of formal streets and squares, lined by terraces of houses in the classical style.

7A.46 Like Belgravia, Pimlico was designed as a primarily residential area with a generally consistent building height and style and hence there are few taller or landmark buildings; however, both of the churches within the conservation area, St Gabriel's in Warwick Square and St Saviour's in St George's Square, have graceful and prominent spires, which are visible from many of the surrounding streets and are important landmarks for the whole area.

7A.47 The significance of the conservation area derives from the consistent streets of cream stucco terraced housing, parades of small shops and verdant squares, punctuated by the above-mentioned two ragstone Gothic revival churches, which results in a townscape of considerable historical and architectural value.

7A.48 Pimlico still largely retains its original character and remains overwhelmingly residential. Single family dwellings are the predominant housing type, although throughout the conservation area some properties have been subdivided into flats. The majority of mews properties in Pimlico have also been converted to residential accommodation. There are also a number of small hotels in the streets close to Victoria Station, with small businesses and shops forming important nodes of activity throughout the conservation area. There are substantial stretches of retail use in Lupus Street with shorter stretches in some of the adjoining streets. There is also a concentration of retail to the north of the conservation area around Warwick Way and a vibrant street market on Tachbrook Street.

7A.49 The Pimlico Conservation Area Audit identifies Local Views in the area; relevant views have been incorporated in the views presented in chapter 9.

7A.50 The setting of the conservation area is varied and primarily formed by the other conservation areas surrounding it, namely the Lillington and Longmoore Gardens Conservation Area to its east, Dolphin Square Conservation Area and Churchill Gardens Conservation to its south, and the Peabody Estate Conservation Area and the north-south railway lines into Victoria Station to its west. Although the townscape in this conservation area is largely architecturally homogenous, later taller buildings are already seen from most streets. Its western setting in particular has a number of mid-20th century residential buildings such as the 23-storey Glastonbury House, 11-storey Ebury Place and more recent buildings of the Grosvenor Waterside development



Fig. 7.11: Terraces in Hugh Street, looking north.



Fig. 7.12: Junction of Warwick Way and St George's Drive. The 23-storey Glastonbury House can be seen in the background.

7A.51 The development site lies in the wider setting of the conservation area, separated by the railway lines. The physical and visual separation means that the existing buildings on site are experienced as distant elements in the setting in views to the west; they neither contribute nor detract from the significance of the conservation area.

Likely effect of the proposed development on the significance of the conservation area:

7A.52 The character and appearance of the conservation area are unaffected as there is no change to the fabric of the conservation area itself. The tall buildings of the proposed development, alongside the railway lines, will however introduce new elements to the western setting of the conservation area. 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 the setting with higher quality buildings than at present.

7A.53 In views looking north-west from Westmoreland Place (see View 11, chapter 9), Building 7 of the detailed application and Building 6 of the outline application will introduce new, contemporary elements into this particular view which is currently of only historic buildings that are not statutorily listed but are 'unlisted buildings of merit'. The design of the buildings has been carefully considered to account for this visibility, and to ensure that the architectural language is sensitive to the foreground buildings. Their visibility in a historic view, however, does result in some harm to this view, and this part of the conservation area. As this does not affect the significance of other parts of the conservation area, there is considered to be **no effect** on the significance of the conservation area as a whole or the ability to appreciate it. The effect on the setting of the unlisted buildings of merit on Westmoreland Place are assessed separately at section 7D of this chapter.

Likely effect of the proposed development in combination with other relevant consented schemes on the significance of the conservation area:

7A.54 The Chelsea Barracks scheme will not be experienced in conjunction with the proposed development from within the conservation area, 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 the conservation area would however have **no cumulative effect** on the significance of the conservation area or the ability to appreciate it.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7A. CONSERVATION AREAS

4) Peabody Avenue Conservation Area (WCC)

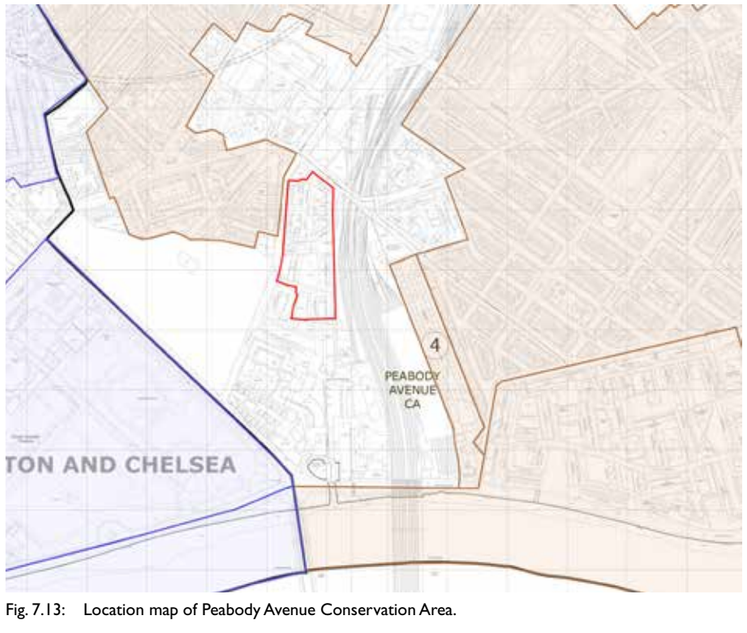


Fig. 7.13: Location map of Peabody Avenue Conservation Area.



Fig. 7.14: Peabody Avenue Estate.



Fig. 7.15: Buildings along the western edge of the Peabody Avenue Conservation Area seen from Ebury Bridge.

AVR cross reference: No views.

Location

7A.55 Peabody Avenue Conservation Area is bounded by the railway to the west and Pimlico and Churchill Gardens Conservation Areas to the east and south.

Designation

7A.56 The conservation area was designated in 2000. It has an adopted Pimlico Conservation Area Audit dated July 2009.

History

7A.57 This conservation area shares the same early history with its neighbouring conservation area Pimlico Conservation Area.

7A.58 George Peabody, an American-born philanthropist, set up The Peabody Trust in 1862. Peabody was born in 1795 in Massachusetts, but lived in London most of his later life. In 1860s, he donated around £500,000 to a trust fund 'to help ameliorate the condition of the poor and needy of this great metropolis and to promote their comfort and happiness'. Although the Trust was not restricted to the provision of housing, the first Trustees decided to dedicate a considerable proportion of funds to the provision of 'cheap, cleanly, well drained and healthful dwellings for the poor.'

7A.59 The Trust's architect from 1862-1885, H.A. Darbishire, sought to establish a pattern for the Peabody housing that allowed it to be repeated at low cost across London. In 1874, the Peabody Trust acquired the site of Peabody Avenue from the London, Dover and Continental Railway Company, and the buildings were completed by the late 1870s.

7A.60 Due to its narrow and constrained area, the Estate does not have the standard Peabody courtyard design. Instead, the Estate was designed as one long avenue between facing tenements. The principal and dominant space is therefore Peabody Avenue, a long street, 16m wide and finished in tarmac, with pavements to 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. The buildings which make up the avenue are essentially Darbishire's standard tenement block arranged in two terraces (originally over 280m long). The block adjacent to Westmoreland Terrace is of four storeys and the block adjacent to the railway five storeys. Both have pitched and slated roofs.

7A.61 The three villa tenements between the avenue and Grosvenor Road were added in the 1880s. They share a similarity of form with the avenue in that they are seven windows wide with a central bay of three windows wide but these are much more decorative than the original avenue buildings.

7A.62 Peabody Avenue suffered significant bomb damage during the Second World War resulting in the loss of four blocks to the south end of Peabody Avenue. Block Y was demolished and Block X was not repaired in line with the rest of the estate, and later in 1993 was declared unfit and vacated. These blocks, at the southern end of Peabody Avenue, were replaced around 2010 by new buildings designed by Haworth Tompkins, with the form, height and massing of the replacement blocks reinterpreting the retained Darbishire blocks in a modern and contextual manner.

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

7A.63 Peabody Avenue Conservation Area is composed of blocks designed by the principal Peabody architect, Darbishire, and follows a clear Peabody style from the 1870-80s which contributes to its distinctive character and appearance. Its significance lies in the historic and architectural value of the buildings, reflecting Victorian philanthropy and the architectural style of 19th century social housing.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7A. CONSERVATION AREAS

7A.64 The setting of the conservation area is that of the north-south railway lines into Victoria station to the west, and the Pimlico Conservation Area to the east. The latter is a positive contributor to its setting.

7A.65 The development site lies to the west, on the opposite side of the railway line. There is a visual connection between to the two housing developments, with the open character of the intervening railway line allowing for views from the conservation area towards the site. As two distinctive and historic social housing developments, but with differing aesthetics and origins, they provide a snapshot of how approaches to social housing evolved between the mid-19th to mid-20th centuries in this part of Westminster. The separation from the conservation area, both physically and visually, however means that the existing buildings neither contribute to nor detract from the significance of the conservation area.

7A.66 **Likely effect of the proposed development on the significance of the conservation area:**

7A.67 The proposed development introduces new high quality tall buildings, separated from the conservation area by the railway lines and rail infrastructure. The introduction of new buildings that will continue to be used for social housing, maintains the historic relationship between the conservation area and the development site. The high quality of the replacement buildings and the coherence of the masterplan will enhance views to the west from the conservation area. This change to its wider setting will however have **no effect** on the significance of the conservation area or the ability to appreciate it.

Likely effect of the proposed development in combination with other relevant consented schemes on the significance of the conservation area:

7A.68 The other cumulative schemes will not be experienced in conjunction with the proposed development from within the conservation area. There is therefore **no cumulative effect** to the significance of the conservation area or the ability to appreciate it.

5) Royal Hospital Conservation Area (RBKC)

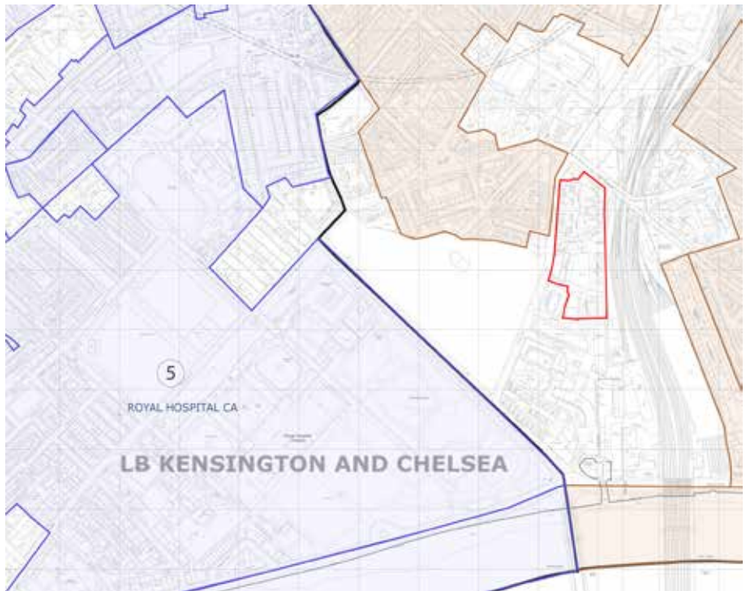


Fig. 7.16: Location map of Royal Hospital Conservation Area.

AVR cross reference: Views 13 and 15 to 20.

Location

7A.69 Royal Hospital Conservation Area lies within RBKC. Its boundary is defined by the Chelsea Bridge Road and the Sloane Square to the east, by King's Road to the north, by Flood Street and Cheyne Conservation Area to the west, and the Thames Conservation Area to the south.

Designation

7A.70 The conservation area was designated in 1969, and extended in 1971, 1975, 1984, 1989, 1994 and 2008. It has an adopted Royal Hospital Conservation Area Appraisal dated March 2016.

History

7A.71 Over 500 years ago the area around the Royal Hospital was a stretch of wind-swept fields and water meadows. The pebble shelf or "Chesilsey" on the strand of the Thames gave this rural parish its name.



Fig. 7.17: The Royal Hospital, seen from inside its garden.

7A.72 In the 16th century, when Sir Thomas More built his house upstream from the area now occupied by the Royal Hospital, Chelsea began to attract development. Although Chelsea was still seen as being in the heart of the country, the area would progressively be seen as a convenient location for out-of-town houses for the gentry and nobility.

7A.73 In the 17th century, the area surrounding the Royal Hospital was widely occupied by market gardens supplying areas near London. Noble houses started to appear among these fruit gardens. At the end of the century some terraced houses were built in Royal Hospital Road (formerly known as Paradise Row). They were the first examples of terraced housing in the area that would ultimately transform it.

7A.74 The centrepiece of the conservation area, the Royal Hospital was designed by Sir Christopher Wren and built in 1682-170 to provide shelter for old and disabled soldiers. The idea was inspired by the construction of a Royal Hospital to shelter old soldiers of the Irish Army in Dublin. Later additions were made by Sir John Soane and others architects to the buildings.

7A.75 Most of the development in the area happened in the mid-19th century when the pace of development accelerated, as in many other parts of London. By the 20th century, most of the Royal Hospital area had been developed. Most of the later changes have largely been architecturally coherent with the character of the area, although in a few cases it involved some loss of fine historic buildings.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7A. CONSERVATION AREAS



Fig. 7.18: Wellington Square.

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

7A.76 The Royal Hospital Conservation Area is primarily a quiet and verdant residential area. The heart of the conservation area is the Royal Hospital itself which, with its extensive grounds including Ranelagh Gardens and Burton Court, stretches from the King's Road to the Embankment. The other significant group of buildings are found within the grounds of the Duke of York's Headquarters positioned to the north east of Burton's Court. Notwithstanding these large complexes of buildings, the residential streets to the north and west are made up of more modest terraced housing and buildings that form attractive and characterful streets of Georgian and Victorian character. These range from formal terrace compositions such as Wellington Square, Royal Avenue and Cheltenham Terrace to individual houses such as the artist's studios found in Tite Street and the earliest surviving detached houses in Swan Walk.

7A.77 Some streets contain more varied buildings due to sporadic redevelopment over the years, such as Flood Street and Cheyne Place, resulting in a less formal appearance. The majority of buildings are of a limited palette of materials of yellow/red stock brick, stucco and stone with vertically sliding timber sash windows. Examples of these can be found in Royal Avenue, Redburn Street and St. Leonard's Terrace giving these streets townscape coherence. In addition to the predominantly residential character of the area the northern boundary formed by the King's Road has a commercial character with a variety of shops that provide active frontages.

7A.78 The conservation area is also characterised by the large number of mature street trees and the trees and verdant planting of Ranelagh Gardens, Burton's Court, the grounds of the Duke of York's Headquarters, Tedworth Square and The Chelsea Physic Garden as well as the front and rear gardens of residential properties. These provide visual amenity not only to residents but also to the public helping to soften the architecture and create a picturesque streetscape.

7A.79 The significance of the conservation area arises from its high historic value and architectural value from the high quality built environment, with the Royal Hospital, an internationally-known complex of buildings, sitting at its heart. The surrounding residential streets form a rich group of houses illustrating the 18th and 19th centuries and housing developments of the 1930s and 1950s within generous mature green spaces.

7A.80 The Royal Hospital Conservation Area Audit identifies Views of Townscape Merit in the area; relevant views have been incorporated into the assessment at chapter 9.

7A.81 The setting of the conservation area is that of other conservation areas in RBKC namely Sloane Square and Chelsea Conservation Areas to the north, Cheyne Conservation Area to the west and Thames Conservation Area to the south, which contribute to its setting. To its immediate east is the under construction Chelsea Barracks development, which when complete will be a neutral element within its setting.

7A.82 The development site lies within its wider setting to the east, separated by the Chelsea Barracks development site; the existing buildings are not experienced as part of the setting and do not contribute to or detract from the significance of the conservation area.

Likely effect of the proposed development on the significance of the conservation area:

7A.83 The proposed development would alter the wider setting of the conservation area, beyond the Chelsea Barracks site. The tops of some of the taller buildings on the eastern part of the site may be just visible above the Chelsea Barracks development from some positions within the conservation area, but filtered by trees, both in summer and winter. The heritage significance of the conservation area which lies principally in its history, character and appearance would not be affected by the partial, distant visibility of some of the proposed buildings' upper storeys; therefore this change in the wider setting will have **no effect** on the significance of the conservation area or the ability to appreciate it. The settings of the Royal Hospital listed buildings and Registered Gardens are considered separately in sections 7B and 7C.

Likely effect of the proposed development in combination with other relevant consented schemes on the significance of the conservation area:

7A.84 The proposed development will be experienced with the consented Chelsea Barracks in some north-easterly views, with the latter in the foreground. These are only glimpsed, sporadic views through trees, either in full leaf in the summer when the visibility is only where the treeline dips, or filtered through dense branches in the winter. The minor visibility of these changes to their wider setting would not however affect the significance of the conservation area or the ability to appreciate it; there is therefore **no cumulative effect** on significance.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7B. LISTED BUILDINGS

Introduction

7B.1 This section takes into consideration the Planning (Listed Buildings and Conservation Area) Act 1990 Section 66. This states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority must have *special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*

7B.2 The plan at fig. 7.19 identifies the listed buildings near the development site and their listing status at Grade I, II* or II. Of these, a number of listed buildings have been chosen, based on their proximity to the site, to be assessed for the effect of the proposals on their settings. Some of the listed buildings have been grouped together where relevant, for instance, if they share the same setting or together form a distinct part of the townscape.

7B.3 The significance/special interest of each of the selected listed buildings described in this chapter are based on HE's listed buildings descriptions. The full text of HE's listed buildings descriptions are included in Appendix 2 of this report for reference, and further information such as reasons for designation can be found on the Historic England website at: https://historicengland.org.uk/listing/the-list/.

Listed Buildings:

Group A

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

2) Railings to former Chelsea Barracks (Grade II)

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

Group B

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

5) 33, Bloomfield Terrace (Grade II)

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

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

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

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

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

Group C

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

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

13) Church of St Barnabas (Grade I)

14) St Barnabas Church School (Grade II)

Group D

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

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

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

18) British Airways Terminal (Grade II)

Group E

19) Victoria Coach Station (Grade II)

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

21) St Michaels Hall (Grade II)

22) Victoria Library (Grade II)

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

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

Group F

25) Grosvenor Hotel (Grade II*)

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

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

Group G

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

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

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

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

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

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

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

35) Eccleston Hotel (Grade II)

Group H

36) The Greyhound Public House (Grade II)

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

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

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

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

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

Group I

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

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

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

Group J

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

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

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

48) Church of St Gabriel (Grade II*)

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

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

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

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

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

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

Group K

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

56) Western Pumping Station (Grade II)

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

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

59) Auxiliary Pumping Station (Grade II)

60) Lister Institute of Preventative Medicine (Grade II)

Group L

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

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

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

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

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

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

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

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

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

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

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

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

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7B. LISTED BUILDINGS



Fig. 7.19: Map indicating significant listed buildings near the site (marked in red).

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7B. LISTED BUILDINGS

7B.4 Group A consists of:

1) **Guards' Chapel at former Chelsea Barracks (Grade II)**
2) **Railings to former Chelsea Barracks (Grade II)**

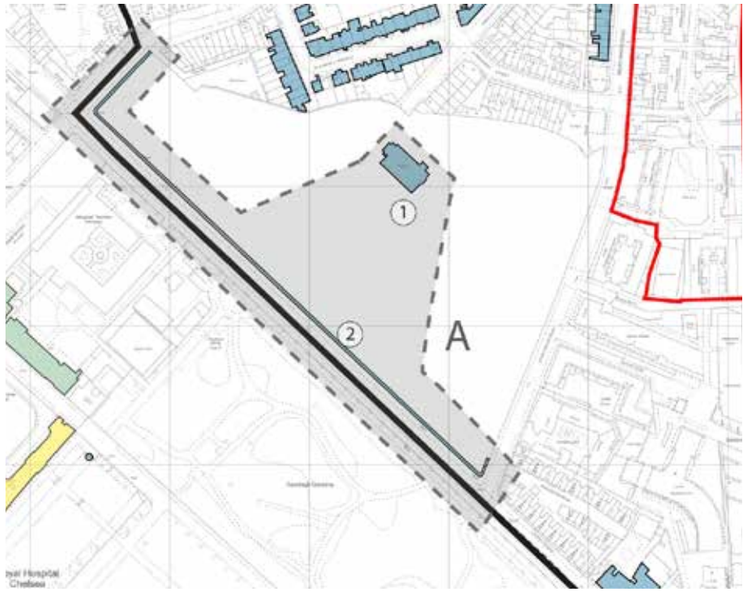


Fig. 7.20: Location map of Group A.

AVR cross reference: View 14.

NOTE: Please see Appendix 2 for full listing description.



Fig. 7.21: Guards' Chapel at former Chelse Barracks.



Fig. 7.22: Railings to former Chelsea Barracks.

Significance of the listed buildings and the contribution made by their setting to their significance:

7B.5 The significance of the Guard's Chapel lies in its historic value as the only surviving part of the original 1860s military complex. It also has architectural value as a good example of a 19th century barracks chapel, displaying hints of Romanesque-Byzantine architecture, and featuring unusual and elegantly designed memorial panels. It has communal value as a former chapel.

7B.6 The Grade II listed railings to the former Chelsea Barracks have special architectural interest for its impressive and virtually intact run of railings set on a granite plinth, whose original military function is clearly expressed through their design. Their historical value lies in being an important physical reminder of the military presence in Chelsea, as the boundary to a major London barracks, built following the establishment of the Barracks and Hospitals Commission in 1857.

7B.7 The buildings' immediate southern and eastern setting are currently in transition as part of the Chelsea Barracks development, the site currently cleared with undergoing construction. The Guard's Chapel will stand as the only historic building on the site. The building has a more historic northern setting occupied by the intimate terraced residential streets of Bloomfield Terrace, St Barnabas Street and Ranelagh Grove, which enclose the centrepiece of the Grade I listed Church of St Barnabas. These streets provide a characterful and cohesive piece of historic townscape, contributing to the appreciation of the significance of the Guard's Chapel. The setting of the listed railings are that of the Royal Hospital complex and gardens to the south, and the new Chelsea barracks development to the north.

7B.8 The development site is positioned approximately 200m east of the Guard's Chapel, with the intervening area currently cleared and soon to be developed as part of the Chelsea Barracks scheme. The currently open character of the intervening land allows views across the Chelsea Barracks site to the development site; however, the existing buildings do not contribute to or detract from the significance or appreciation of the listed building or railings.

Likely effect of the proposed development on their heritage significance:

7B.9 The proposed development, and the replacement of the existing buildings on site, would result in a big change to the wider setting of both the Guard's Chapel and to the historic railings; however their separation from the proposed development by the Chelsea Barracks scheme when complete means that the change in setting would have **no effect** on their significance or the ability to appreciate it.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7B. LISTED BUILDINGS

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

7B.10 The under-construction Chelsea Barracks scheme would have a significant effect on the immediate setting of the listed building and railings. The proposed development beyond it would contribute to a cumulative change in their wider setting but this would have **no cumulative effect** on their significance or the ability to appreciate it.

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

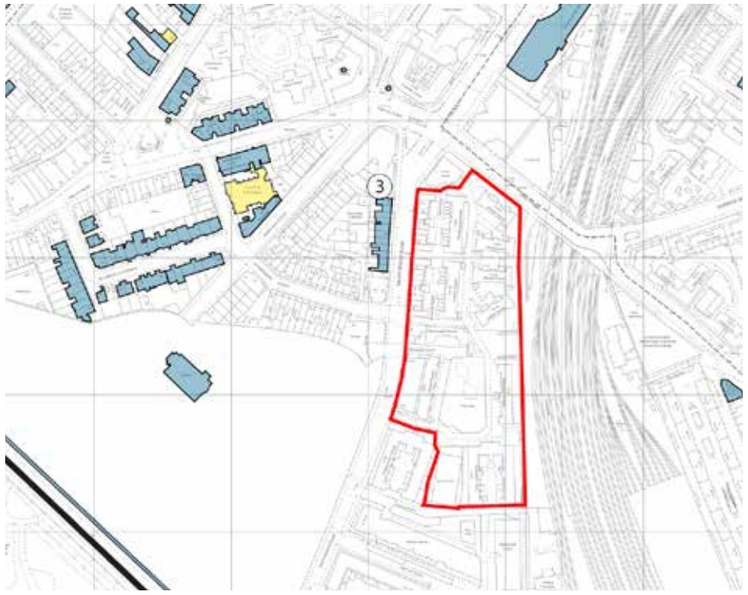


Fig. 7.23: Location map of Nos. 20 to 42 Ebury Bridge Road.

AVR cross reference: Views 5, 25 and 26.

NOTE: Please see Appendix 2 for full listing description.



Fig. 7.24: Nos. 20 to 42 Ebury Bridge Road, in front of Ebury Bridge Estate.

Significance of the listed buildings and the contribution made by their setting to their significance:

7B.11 These 19th century terraces form the eastern boundary of the Belgravia Conservation Area. Their significance lies in their historic value as a good example of late Georgian terraced housing that would have been occupied by the lower middle class in this part of London. They also have architectural value as a consistent row of Georgian terraces, all of stock brick construction of similar design, comprising a single window on each floor, roofs hidden behind a parapet and decoration limited to patterned fanlights over the door, a brick band above the first floor and wrought iron garden railings.

7B.12 The terraced residential streets of Bloomfield Terrace, St Barnabas Street and Ranelagh Grove, lie to the immediate west and south of the listed buildings, and contribute to their significance as terraced residences of similar domestic scale and similar materiality.

7B.13 The existing buildings on site lie to the immediate east of this row of listed buildings and are a distinctive element within their setting, together contributing to the townscape along Ebury Bridge Road. The early buildings of the original Estate have some architectural merit, albeit modest. Being of a different era, architectural style and scale, however, they neither contribute to nor detract from the significance of these listed buildings, or the appreciation of it.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7B. LISTED BUILDINGS

Likely effect of the proposed development on their heritage significance:

7B.14 The replacement of the existing buildings with the proposed development, in phases, would result in an overall major change to the setting of the row of listed buildings. Phase 1 involves the retention of the four northern blocks closest to the listed buildings, part of the original Ebury Estate (Rye, Buckmill, Victoria and Westbourne), with Buildings 7 and 8 completed alongside the railway line, as part of the detailed application. Phases 2 and 3, part of the outline application, will replace the remaining buildings with proposed Buildings 1-6 and 9 (ref. Illustrative views 14, 22, 23, 24 and 25).

7B.15 The replacement buildings have been sensitively designed in terms of height, scale, façade detail and materiality, with the brick buildings along Ebury Bridge Road, closest to the listed building, designed with the upper two storeys set back. This maintains the street wall height set by the existing Cheylesmore House at seven storeys. The buildings increase in height towards to the east, and away from the listed buildings. The proposed masterplan with its generous public spaces and high architectural quality of the buildings, would result in a changed but new high quality eastern setting to the listed buildings. The one to two storey Meanwhile Uses buildings (ref.19/05038/COFUL) are a temporary group of buildings with community uses which will be replaced by the Phase 3 buildings.

7B.16 The listed buildings will be experienced along with the proposed development in views looking south and north along Ebury Bridge Road, and south along Buckingham Palace Road. The replacement buildings along Ebury Bridge Road, owing to their brick materiality that echoes the original buildings, along with added richness through ceramic cladding, and ribbon balconies that vary in depth as they rise up the building, the stepping up of the buildings from to the east, away from the smaller scale listed buildings all result in an enhancement to its setting. This change would **not affect** the significance of the listed buildings, which lies in their historic and architectural value, or the ability to appreciate it, but will enhance the setting.

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

7B.17 The under-construction Chelsea Barracks scheme will create a new setting to the south of the listed buildings, and the recently submitted, but not yet determined, Cundy Street Quarter scheme will alter its wider setting to the north. The cumulative changes to the setting to the east, north and south would however have **no cumulative effect** on the significance of the listed buildings as the elements that contribute to their significance are not affected.

7B.18 Group B consists of:

4) **Nos. 22-31, Bloomfield Terrace (Grade II)**
5) **No. 33, Bloomfield Terrace (Grade II)**
6) **Nos. 35 And 36, Bloomfield Terrace (Grade II)**
7) **Nos. 37-39, Bloomfield Terrace (Grade II)**
8) **Nos. 40-45, Bloomfield Terrace (Grade II)**
9) **Nos. 1-12, Bloomfield Terrace (Grade II)**
10) **Nos. 14-18, Bloomfield Terrace (Grade II)**



Fig. 7.25: Location map of Group B.

AVR cross reference: No views.

NOTE: Please see Appendix 2 for full listing description.



Fig. 7.26: Nos. 22-31, Bloomfield Terrace.



Fig. 7.27: No. 33, Bloomfield Terrace.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7B. LISTED BUILDINGS



Fig. 7.28: Nos. 35 and 36, Bloomfield Terrace.



Fig. 7.29: Nos. 40-45, Bloomfield Terrace.



Fig. 7.30: Nos. 14-18, Bloomfield Terrace.



Fig. 7.31: Nos. 37-39, Bloomfield Terrace.



Fig. 7.32: Nos. 1-12, Bloomfield Terrace.

Significance of the listed buildings and the contribution made by their setting to their significance:

7B.19 The significance of this group of buildings, built c.1830, lies in their historic value as a distinctive piece of residential townscape from the 1830-40s, by the prolific estate builder John Newson, who also resided in one of the buildings in Bloomfield Terrace. The buildings also have high architectural value as a series of consistent residential rows with shallow pitched roofs and overhanging eaves, built in yellow stock brick, forming a coherent enclave. They are best appreciated at close quarters in street views.

7B.20 Each of the terraces contribute to each other's setting and significance as do the terraces that line the surrounding street network of Pimlico Road, St Barnabas Street and Ranelagh Grove, which vary in their architectural design but are of a similar domestic scale, character and materiality. The Grade I listed Church of St Barnabas, whose distinct tower appears above the roofscape of the Bloomfield Terrace properties and is a key local landmark to their immediate east contributes to the significance of this group of listed buildings, as does the Grade II listed parsonage building, which appears in views looking east along Bloomfield Terrace. Their southern setting is currently the cleared former Chelsea Barracks site, with the new scheme by Squire and Partners now under construction.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7B. LISTED BUILDINGS

7B.21 The development site lies to the east of the group of listed buildings, separated by the small scale 'unlisted buildings of merit' of St Barnabas Street and form part of their wider setting. The early buildings of the original Estate have some architectural merit, albeit modest. 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:

7B.22 The proposed development would result in a major change to the eastern wider setting of these listed buildings, replacing the existing housing blocks with new buildings that have been carefully designed in terms of scale, architectural details and façade treatment, to be sensitive to their historic context. They will be visible in conjunction with the buildings in views when looking east, but this layering of historic and contemporary buildings is a common characteristic of an urban setting, adding richness to these views. The effect can be extrapolated from View 22, chapter 9 which is near the northern end of Bloomfield Terrace. The historic and architectural interest of these listed buildings and coherent townscape character created by them remains unaffected; there is therefore **no effect** on the significance of these listed buildings or the ability to appreciate it.

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

7B.23 The immediate southern setting of this group of listed buildings is undergoing major change owing to the construction of the new Chelsea Barracks scheme, while the recently submitted, but not yet determined, Cundy Street Quarter scheme will alter its wider northern setting. The cumulative change to their overall setting would however have **no cumulative effect** on their significance or the ability to appreciate it.

7B.24 Group C consists of:

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

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

13) Church of St Barnabas (Grade I)

14) St Barnabas Church School (Grade II)

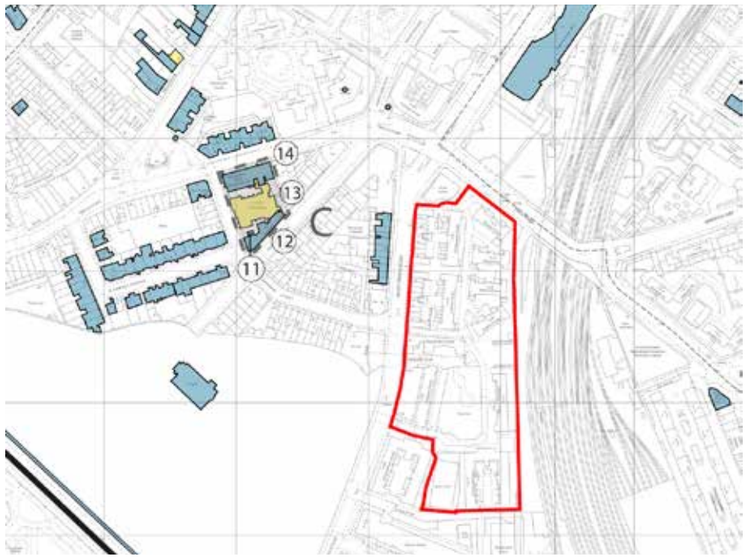


Fig. 7.33: Location map of Group C.

AVR cross reference: View 21.

NOTE: Please see Appendix 2 for full listing description.

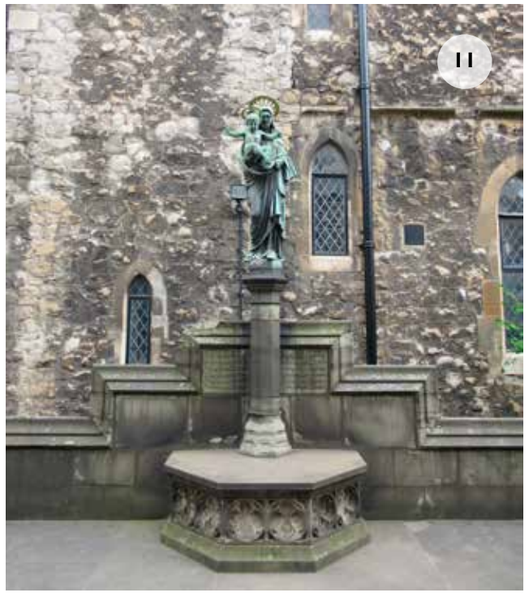


Fig. 7.34: Pimlico (St Barnabas) War Memorial.



Fig. 7.35: St Barnabas Parsonage and Gateway to North.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7B. LISTED BUILDINGS

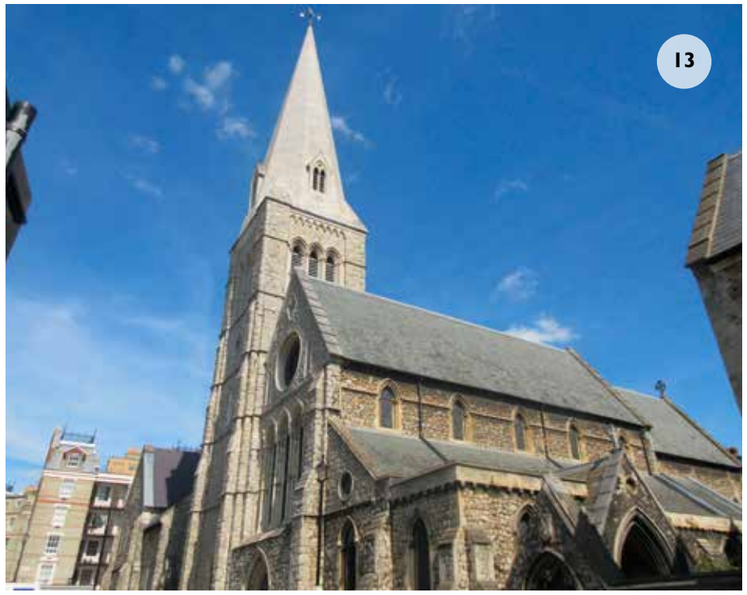


Fig. 7.36: Church of St Barnabas.



Fig. 7.37: St Barnabas Church School.

Significance of the listed buildings and the contribution made by their setting to their significance:

7B.25 Built in 1847-50 by Thomas Cundy Junior the significance of the Grade I listed St Barnabas Church lies in its very high historical and evidential value as the first church built in England where the ideals and beliefs of the Anglo-Catholic movement were embodied in its architecture and liturgy. This historic value extends to the associated parsonage and school buildings, which were constructed at the same time as part of the church, and which together with several other buildings built by the church in this area, including an orphanage and refuge for former prostitutes, were designed to function as a centre of social services to serve poor local population. The church, parsonage and school, all by the same architect, hold very high architectural value, displaying an early English Gothic style and a built fabric comprised primarily of ragstone with ashlar dressings. These three buildings also each hold communal value as buildings which served the local community. The war memorial holds value as a symbol of the tragic impact of world events on the local community.

7B.26 Each of the listed buildings, built around 1850, contributes to each other's setting and together form a distinctive ensemble. The listed buildings sit within a setting that is dominated to the south and east by streets of domestic scale properties providing a coherent and historic setting that contributes to the significance of the listed buildings and the appreciation of it. The listed group's northern setting comprises Pimlico Road, along which Orange Square and the Grade II listed Coleshill Flats and The Orange Public House, as part of a historic townscape, also contribute to the significance of the listed buildings.

7B.27 The development site lies to the east of the group of listed buildings, separated by intervening historic townscape and forming part of their wider setting. They neither contribute nor detract from the significance of the listed buildings or the ability to appreciate their significance.

Likely effect of the proposed development on their heritage significance:

7B.28 This group of historically linked listed buildings, with the Grade I listed church at its centre, is best appreciated in views looking north-east along Ranelagh Grove and St Barnabas Street. They are also seen in oblique views along Ebury Street and Pimlico Road and glimpsed views, filtered through trees, from Orange Square. The views to the west will not be affected; in the views looking south-east from Orange Square, in summer the proposed development would not be seen owing to the mature trees in full leaf, while in winter the upper four storeys of Buildings 5 and 6 of the proposed development will be seen in the backdrop of the Grade II listed school building, filtered by the branches (View 21). They will be background, secondary elements in the view, leaving the listed foreground church buildings and broach spire of the church dominating the view. The change in setting of these listed buildings will therefore have **no effect** on their significance or the ability to appreciate it.

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

7B.29 The under-construction Chelsea Barracks scheme will introduce change to the southern wider setting of the listed buildings, when complete, but this would not be experienced in conjunction with the proposed development. The recently submitted, but not yet determined, Cundy Street Quarter scheme will be seen in winter views from Orange Square, in the background of the Colehill Flats, but would not affect the setting of this group of listed buildings in these views. The cumulative changes to the setting therefore would have **no cumulative effect** on their significance or the ability to appreciate it.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7B. LISTED BUILDINGS

7B.30 Group D consists of:

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

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

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

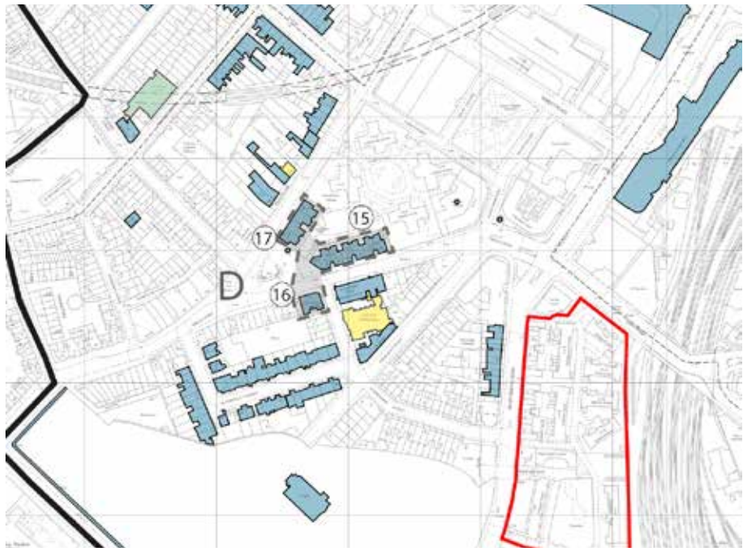


Fig. 7.38: Location map of Group D.

AVR cross reference: View 21.

NOTE: Please see Appendix 2 for full listing description.



Fig. 7.39: Nos. 20A, 20, 22, 24, 26, 28, 30 and 30A and 45, 47, 49 to 66, 67, 69, 71 to 88, 91 and 93 to 110 Coleshill.



Fig. 7.40: Public House, 37 Pimlico House.



Fig. 7.41: Nos. 1, 3, 5 to 22, 23, 25 And 27 to 44 Coleshill Flats.

Significance of the listed buildings and the contribution made by their setting to their significance:

7B.31 The Coleshill Flats, built in 1870-1 by the Peabody Trust, derive their significance from their historic and architectural value as attractive examples of Victorian model dwellings for the working classes, featuring white brickwork with red brick banding, stucco dressings and distinctive French pavilion roofs with cast iron crestings and gabled dormers. The former public house at 37 Pimlico Road, dating from mid-19th century, derives its significance from its architectural value as a curved corner building built in the classical idiom, with an elaborate arched entrance set below a projecting balustraded balcony.

7B.32 Each of the listed buildings contribute to each other's setting, as do the Grade I listed St Barnabas Church and Grade II listed school, at the junction of St Barnabas Street and Pimlico Road. The mature trees of Orange Square, positioned to the immediate east of the group, contribute to their setting and the appreciation of their significance.

7B.33 The existing buildings on site are positioned to the south-east of the listed buildings and separated by intervening townscape; they neither contribute nor detract from the significance of the listed buildings or the appreciation of it.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7B. LISTED BUILDINGS

Likely effect of the proposed development on their heritage significance:

7B.34 The proposed development will be seen along with the listed buildings in easterly views from Orange Square, but only in winter and filtered through the branches of the foreground trees. The buildings would be background, secondary elements in the view, and would have **no effect** on the significance of the listed buildings or the ability to appreciate it.

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

7B.35 The under-construction Chelsea Barracks scheme will introduce change to the southern wider setting of the listed buildings, when complete, but this would not be experienced in conjunction with the proposed development. The recently submitted, but not yet determined, Cundy Street Quarter scheme will result in a change to their northern setting; this will be experienced in views from Orange Square, where the proposed development will also be seen, but separated from the Cundy Street scheme, in the background of the St Barnabas school building. The cumulative changes to the setting would however have **no cumulative effect** on their significance or the ability to appreciate it.

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

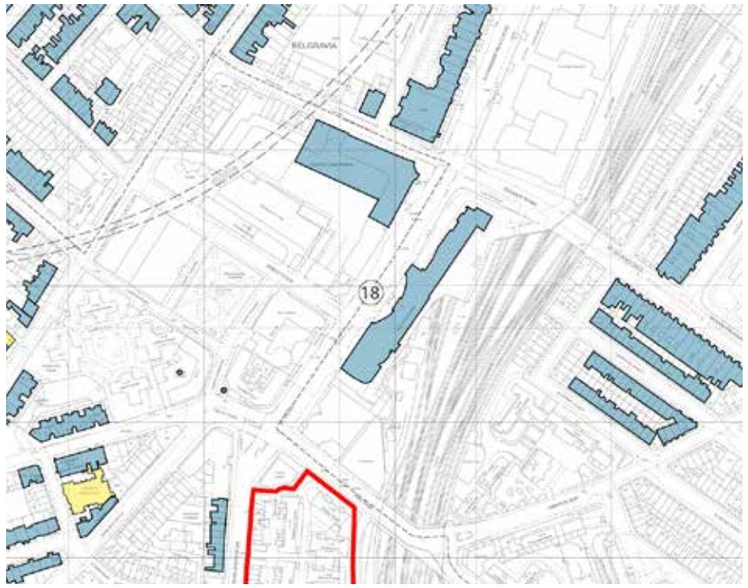


Fig. 7.42: Location map of former British Airways Terminal (National Audit Office).

AVR cross reference: Views 1 to 5 and 14.

NOTE: Please see Appendix 2 for full listing description.



Fig. 7.43: British Airways Terminal, currently the National Audit Office.

Significance of the listed buildings and the contribution made by its setting to its significance:

7B.36 The former British Airways air terminal, currently the National Audit Office, was built in 1939 by A. Lakeman. The building's significance lies in its historic and architectural value as one of the world's first purpose-built city centre air terminals, where passengers could check-in before travelling by train to their airports. The building also possesses high aesthetic value; with its striking Art Deco design and central clock tower of 10 storeys flanked by curved wings of five storeys. It was considered one of the finest air terminals in the world at the time of opening. It continues to be recognised as a significant local landmark building along Buckingham Palace Road.

7B.37 The building stands along the broad central route of Buckingham Palace Road where it shares a setting with multiple other large buildings of similar scale and architectural character. Of these neighbouring buildings, the listed 1930s Victoria Coach Station, which shares its Art Deco aesthetic, contributes to the significance and the appreciation of the air terminal building.

7B.38 The existing buildings on site are positioned to the south of the listed building, and owing to the presence of the intervening Consort Rise House building (No.203 Buckingham Palace Road) and mature trees, they are not currently experienced as part of the setting of the air terminal building.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7B. LISTED BUILDINGS

Likely effect of the proposed development on its heritage significance:

7B.39 The proposed development will appear in the background setting of the clock tower of the Grade II listed building (see View 1, chapter 9). The perspective view would create an overlaying of forms in the background, with the varying façade treatments of the buildings adding richness and interest, while their height below the shoulder of the clock tower keeps them secondary to it. The addition of high quality, but subsidiary elements in the background of the tower, does not affect its townscape stature in the view looking south, adding positively to the already diverse character of the view.

7B.40 There is another secondary view of the clock tower from the junction of Chelsea Bridge Road and Ebury Bridge Road (View 14, chapter 9), which is of less quality owing to the less coherent foreground. The proposed development would obscure this view of the clock tower. This would cause a very low level of **less than substantial harm** to the significance of the listed building as its landmark quality, albeit compromised by its foreground in this secondary view, is affected. As per paragraph 196 of the NPPF, this harm should be weighed against the overall public benefits of the proposal. This is considered in more detail in paragraph 7E.3.

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

7B.41 The under-construction Chelsea Barracks is some distance away from the listed building; when seen from the north, it would not be experienced as part of its setting in views. In views from the south, from Chelsea Bridge Road, the Chelsea Barracks scheme will significantly alter part of the view, replacing the current condition with a new townscape foreground to the left of the view; however, this change does not affect the significance of the listed building. There is therefore **no cumulative effect** on the significance of the listed building or the ability to appreciate it.

7B.42 Group E consists of**:**

19) Victoria Coach Station (Grade II)

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

21) St Michael's Hall (Grade II)

22) Victoria Library (Grade II)

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

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



Fig. 7.44: Location map of Group E.

AVR cross reference: Views 2 to 5.

NOTE: Please see Appendix 2 for full listing description.



Fig. 7.45: Victoria Coach Station.



Fig. 7.46: St Michael's House, 2 Elizabeth Street.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7B. LISTED BUILDINGS



Fig. 7.47: St Michael's Hall.



Fig. 7.48: Victoria Library.



Fig. 7.49: Nos. 126-158, Buckingham Palace Road.



Fig. 7.50: Nos. 92-98, Buckingham Palace Road.

Significance of the listed buildings and the contribution made by their setting to their significance:

7B.43 Built in 1931-2, Victoria Coach Station's significance lies in its high historic value as a longstanding major transport hub designed by the pre-eminent Art-Deco architects Wallis, Gilbert & Partners, which reflects the inter-war growth of recreational coach travel – a significant chapter in British social and transport history. The coach station is also of high architectural and symbolic value, its striking Art Deco form with corner frontage making the building an iconic landmark building in the area, instantly recognisable to both Londoners and tourists alike.

7B.44 Opposite the coach station on Elizabeth Street is St Michael's House, dating from 1938, which also holds high historic value; designed by a master of ecclesiastical modernism, Nugent Francis Cachemaille-Day, the 'Clubhouse' was a pioneering facility with a wide range of flexible community uses, that came out of the 1930s desire to make the church more than just a place of worship. Displaying several features in common with Cachemaille-Day's church designs, such as the rounded apsidal end to the chapel, the strong brick facades, window details, and internal details such as staircases and doorcases, the building has high architectural value.

7B.45 To the immediate east of St Michael's House stands St Michael's Hall, built in 1892, whose significance is derived from being a handsome and prominently positioned corner building in the Tudor revival style. The adjoining Victoria Library, built in 1892-4, has high historic and architectural value as relatively early example of a public library in London and its exuberant Queen Anne exterior with stone dressings on the façade, terracotta dressings to the rear and a substantially complete interior.

7B.46 Dating from late 19th century, the significance of No.126-158 Buckingham Palace Road can be found in its architectural value as a high quality red brick terrace with stone dressings in the Queen Anne style, designed by architect John James Stephenson. Further along Buckingham Palace Road stand No.92-98, whose significance lies in their aesthetic value as substantial corner block in the Domestic Revival style.

7B.47 These listed buildings form a high quality and architecturally diverse stretch of townscape along the western part of Buckingham Palace Road and at its junctions with Elizabeth Street and Eccleston Street. The buildings contribute to each other's setting and significance, with the coach station and St Michael's House forming a pair of complementary Art Deco buildings, which contrast with the late 19th/turn of the 20th century buildings. To the south east of this group, the Grade II listed British Airways Terminal building (currently the National Audit Office) forms a key landmark building and is a positive contributor to their immediate setting. The row of mature trees outside of No.92-98 Buckingham Palace also contribute to the setting of the listed buildings.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7B. LISTED BUILDINGS

7B.48 The existing buildings on site are positioned to the south of this group of listed buildings in their wider setting but are not experienced as part of their setting.

Likely effect of the proposed development on their heritage significance:

7B.49 The proposed development would be experienced as minor, background additions to the setting in an already diverse townscape, adding richness and interest to their setting. This small change in their setting would have **no effect** on the significance of the listed buildings or the ability to appreciate it.

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

7B.50 The under-construction Chelsea Barracks scheme is further to the south than the proposed development and will not be visible in the summer owing to foreground trees; the tops of some buildings may be just visible in winter. The recently submitted, but not yet determined, Cundy Street Quarter scheme will alter the immediate south-western setting of this group of listed buildings. The cumulative change to their overall setting as a result will however have no effect on their significance or the ability to appreciate it; there is therefore **no cumulative effect**

7B.51 Group F consists of:

25) Grosvenor Hotel (Grade II*)

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

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

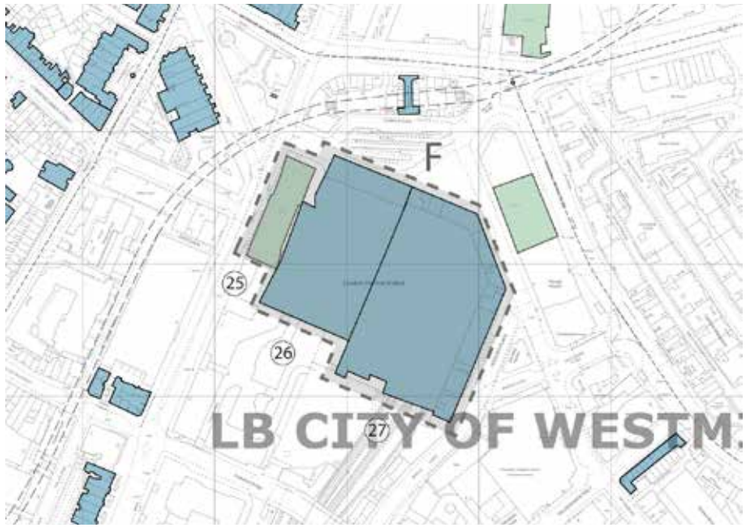


Fig. 7.51: Location map of Group F.

AVR cross reference: View 1.

NOTE: Please see Appendix 2 for full listing description.



Fig. 7.52: Grosvenor Hotel.



Fig. 7.53: Victoria Railway Station, the former London, Chatham and Dover Railway Station, including train shed.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7B. LISTED BUILDINGS



Fig. 7.54: Victoria Railway Station, the former London Brighton and South Coast Railway Station, and rear concourse.

Significance of the listed buildings and the contribution made by their setting to their significance:

7B.52 Each of these three listed buildings possesses high historic and communal value, having formed part of one of London's grandest railway stations and most important transport hubs (the Grosvenor was the first of the city's great Victorian railway hotels). All three buildings also have architectural value; the Italianate-style Grosvenor Hotel has a commanding form articulated with intricate details and carved decoration, and is topped by one of London's first French pavilion roofs, while the eastern railway station terminus building is fronted by a handsome 1909-built Edwardian Baroque Revival style façade of Portland stone ashlar façade with mermaid caryatids, broken pediments and slate roofs, and the taller western station building displays an elegant red brick and ashlar façade designed as an Imperial Baroque Revival version of the French Renaissance style.

7B.53 Each of these listed buildings contributes to each other's setting and significance, and collectively form one of London's most iconic station building groups. The immediate northern setting of these buildings is poor, comprising of an open-air bus station, several lanes wide and generally congested with parked and waiting buses, which inhibit views towards the station's principal facade and detract from the appreciation of the building. Lower Grosvenor Gardens, positioned to the north-west of the group, is a small triangular park from which views can be gained towards Grosvenor Hotel and across the station entrance. The park is overlooked by the listed French Renaissance style flats of Nos. 36 to 50 (even) and Nos. 23 to 47 (odd) Grosvenor Gardens, and this green space and piece of 1860s townscape contributes to the significance of this grouping of listed buildings.

7B.54 The buildings of Ebury Bridge Estate are positioned approximately 600m to the south of Victoria Station and are separated by intervening townscape; they are not experienced as part of the setting of these listed buildings.

Likely effect of the proposed development on their heritage significance:

7B.55 The proposed development would be experienced as minor, background additions to their wider setting in an already diverse townscape, adding richness and interest to their setting. This small change in their setting would have **no effect** on the significance of the listed buildings or the ability to appreciate it.

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

7B.56 The cumulative schemes will not be experienced in their setting owing to distance away and intervening townscape. There is therefore **no cumulative effect** on significance of the listed buildings or the ability to appreciate it.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7B. LISTED BUILDINGS

7B.57 Group G consists of**:**

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

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

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

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

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

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

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

35) Eccleston Hotel (Grade II)

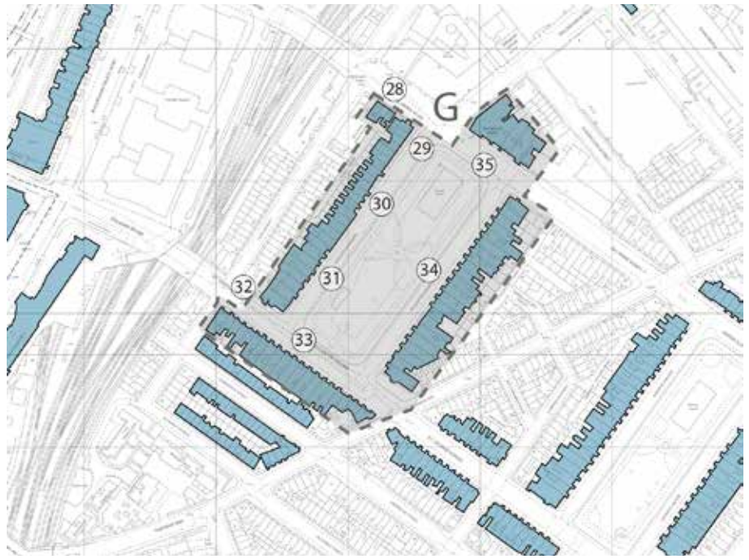


Fig. 7.55: Location map of Group G.

AVR cross reference: View 8.

NOTE: Please see Appendix 2 for full listing description.



Fig. 7.56: Nos. 20-24, Belgrave Road.



Fig. 7.57: Nos. 1-3, Eccleston Square.



Fig. 7.58: Nos. 4-18, Eccleston Square.



Fig. 7.59: Nos. 19-26, Eccleston Square.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7B. LISTED BUILDINGS



Fig. 7.60: Nos. 9-17, St George's Drive



Fig. 7.61: Nos. 27-41, Eccleston Square.



Fig. 7.62: Nos. 53-74, Eccleston Square.



Fig. 7.63: Eccleston Hotel.

Significance of the listed buildings and the contribution made by their setting to their significance:

7B.58 This group of early to mid-19th century buildings is part of the wider development of Pimlico, and their significance lies in their historical and architectural value as part of the extensive Pimlico development by Thomas Cubitt, which was characterised by stucco-fronted terraces, sometimes incorporating brickwork, of classical design built along straight streets and around squares.

7B.59 Their setting is that of the wider Pimlico development, in particular the buildings along Belgrave Road and St George's Drive which contribute to their significance and the appreciation of it.

7B.60 The site is approximately 350m to the south-west and separated by intervening townscape and the railway lines. There are some narrow, distant views of the existing buildings on site when looking east along Warwick Way, however the existing buildings on site neither contribute nor detract from the significance of the listed buildings or their appreciation.

Likely effect of the proposed development on their heritage significance:

7B.61 The immediate and primary setting of this group of Grade II listed buildings facing Eccleston Square are its heavily treed central gardens. 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 proposed development will disappear from view. There will be **no effect** on the significance of this group of listed buildings or the ability to appreciate it.

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

7B.62 The cumulative schemes will not be experienced as part of the setting of this group of listed buildings; there is therefore **no cumulative effect** on its significance or the ability to appreciate it.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7B. LISTED BUILDINGS

7B.63 Group H consists of:

36) The Greyhound Public House (Grade II)

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

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

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

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

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



Fig. 7.64: Location map of Group H.

AVR cross reference: View 8.

NOTE: Please see Appendix 2 for full listing description.



Fig. 7.65: The Greyhound Public House.



Fig. 7.66: Nos. 15-43, Cambridge Street.



Fig. 7.67: Nos. 45-51, Cambridge Street.



Fig. 7.68: Nos. 16-44, Cambridge Street.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7B. LISTED BUILDINGS



Fig. 7.69: Nos. 46 and 48, Cambridge Street, Nos 119-125, Warwick Way.



Fig. 7.70: Nos. 3-33, Alderney Street.

Significance of the listed buildings and the contribution made by their setting to their significance:

7B.64 This group of early to mid-19th century buildings is part of the wider development of Pimlico, and their significance lies in their aesthetic, historical and evidential value as part of the extensive Pimlico development led by Thomas Cubitt, which was characterised by stucco-fronted terraces, some with brick details, in classical design built along straight streets and around squares. As a pub, the Greyhound Public House also has communal value owing to its use.

7B.65 Their setting is that of the wider Pimlico area, in particular the historic buildings along High Street, Warwick Way and St George's Drive which contribute to their significance and the appreciation of it. On the southern side of Alderney Street are the buildings of the mid-20th century Abbots Manor estate; owing to its utilitarian and mediocre architecture is an element that detracts from the significance of the group and the ability to appreciate their significance.

7B.66 Looking east along Warwick Way there are narrow framed views of some of the existing buildings on site, namely Pimlico House and Mercer House; however, these buildings being in the wider setting and visible only in glimpses, neither contribute to nor detract from the significance or appreciation of the listed buildings.

Likely effect of the proposed development on their heritage significance:

7B.67 This group of Grade II listed buildings lies to the south-west of the Eccleston Square group, along streets that are aligned north-west to south-east with no axial views towards the proposed development. This, along with distance away from the site means that the proposed development would not be experienced as part of their setting, other than at the corner of Warwick Way. This can be seen in View 8, chapter 9. The visibility of the proposed development as a distant element in their wider setting would have **no effect** on the significance of this group of listed buildings or the ability to appreciate it.

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

7B.68 The cumulative schemes will not be experienced as part of the setting of this group of listed buildings; there is therefore **no cumulative effect** on its significance or the ability to appreciate it.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7B. LISTED BUILDINGS

7B.69 Group I consists of:

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

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

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

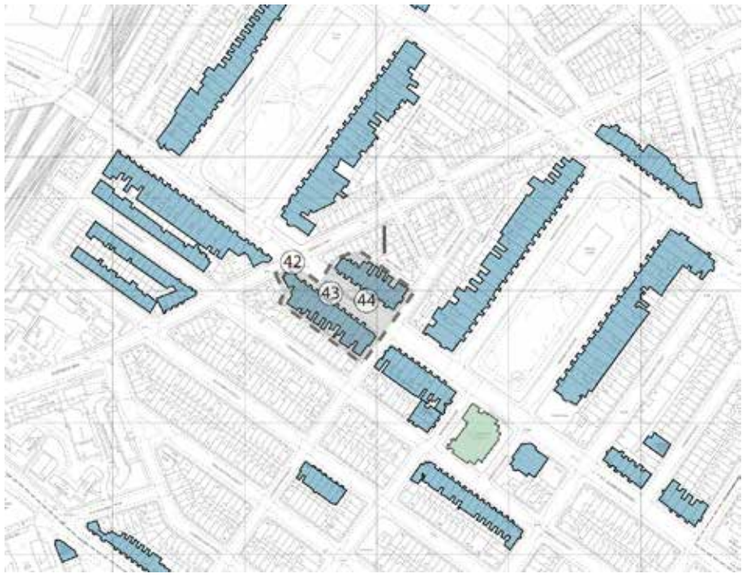


Fig. 7.71: Location map of Group I.

AVR cross reference: View 8.

NOTE: Please see Appendix 2 for full listing description.



Fig. 7.73: No. 27, St George's Drive.



Fig. 7.72: Nos. 38A and 22-26, St George's Drive.



Fig. 7.74: Nos. 29-49, St George's Drive.

Significance of the listed buildings and the contribution made by their setting to their significance:

7B.70 This group of early to mid-19th century buildings is part of the wider development of Pimlico, and their significance lies in their historical and architectural value as part of the extensive Pimlico development by Thomas Cubitt, which was characterised by stucco-fronted terraces along straight streets and around squares.

7B.71 Their setting is that of the wider Pimlico development, in particular those terraces that line the remainder of St George's Drive, as well as those at Warwick Square and Eccleston Square, which contribute to their significance and the appreciation of it. St George's Drive forms one the primary streets within the historic townscape of Pimlico, and these listed buildings line a central stretch of this key route, framing views east and west along it, and contributing to each other's setting and significance.

7B.72 From outside No.27 St George's Drive is a narrow, distant view south-west along Warwick Way towards the existing buildings on site, which stand some 350m away; however, they do not contribute to or detract from the significance or appreciation of the significance of the listed buildings.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7B. LISTED BUILDINGS

Likely effect of the proposed development on their heritage significance:

7B.73 This group of Grade II listed buildings lies to the south-east of the Eccleston Square group, also along streets that are aligned north-west to south-east with no axial views towards the proposed development. This, along with distance away from the site means that the proposed development would not be experienced as part of their setting, and therefore there is **no effect** on their significance or the ability to appreciate it.

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

7B.74 The cumulative schemes will not be experienced as part of the setting of this group of listed buildings; there is therefore **no cumulative effect** on its significance or the ability to appreciate it.

7B.75 Group J consists of:

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

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

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

48) Church of St Gabriel (Grade II*)

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

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

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

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

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

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



Fig. 7.75: Location map of Group J.

AVR cross reference: No views.

NOTE: Please see Appendix 2 for full listing description.



Fig. 7.76: Nos. 51-61, St George's Drive.



Fig. 7.77: Nos. 26-29, Warwick Square.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7B. LISTED BUILDINGS



Fig. 7.79: Nos. 30-32, Warwick Square.



Fig. 7.78: No. 33, Warwick Square.



Fig. 7.82: Nos. 67-80, Warwick Square.



Fig. 7.80: Church of St Gabriel.



Fig. 7.81: Nos. 1-23, Warwick Square.



Fig. 7.83: Nos. 52-56, Warwick Square.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7B. LISTED BUILDINGS



Fig. 7.84: Nos. 50-66, Warwick Square.



Fig. 7.85: Nos. 45-48, Warwick Square.

Significance of the listed buildings and the contribution made by their setting to their significance:

7B.76 This grouping of listed early to mid-19th century buildings is part of the wider development of Pimlico by Thomas Cubitt. The significance of these buildings lie in their historic and architectural value, the mid-19th century residential terraces characterised by uniform and repetitive, stucco-fronted facades of classical design, which contrast with the beautiful Thomas Cundy-designed, Gothic-style church that was built in ragstone to emphasise the contrast between its ecclesiastical status and its secular neighbours. No.33 is a unique and eclectic corner building of red, yellow and grey brickwork, which was commissioned in 1859 by Scottish society portraitist James Rannie Swinton and designed by architect George Morga, and is considered to be London's first true studio house combining a studio, gallery and residence. As church and key local landmark, St Gabriel's also has communal value owing to its use.

7B.77 Providing a verdant central focus to this grouping of listed buildings are the landscaped grounds of Warwick Square, a Grade II registered park and garden, which was set out concurrently with the listed buildings and designed as a centrepiece to Thomas Cubitt masterplanned townscape. St. Gabriel's Church closes the view across Warwick Square and stands as a key local landmark. Each of the listed buildings contributes to each other's setting and significance as does the centrally positioned Warwick Square.

7B.78 The existing buildings on site are positioned approximately 500m to the south-west and are separated by the intervening townscape and railway lines; they are not experienced as part of the setting of these listed buildings.

Likely effect of the proposed development on their heritage significance:

7B.79 This group is further east and face the heavily treed gardens of Warwick Square. The changes to the wider setting as a result of the proposed development will not be experienced from within their immediate setting, owing to the distance away. 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 their heritage significance:

7B.80 The cumulative schemes will not be experienced as part of the setting of this group of listed buildings; there is therefore **no cumulative effect** on its significance or the ability to appreciate it.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7B. LISTED BUILDINGS

7B.81 Group K consists of:

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

56) Western Pumping Station (Grade II)

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

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

59) Auxiliary Pumping Station (Grade II)

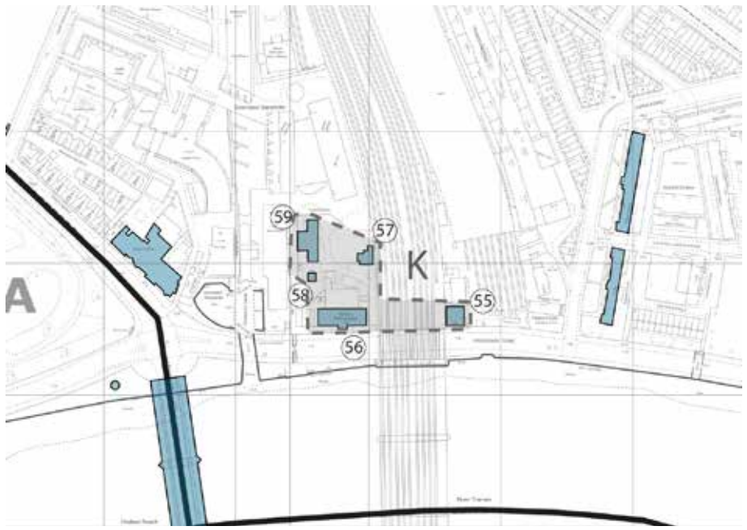


Fig. 7.86: Location map of Group K.

AVR cross reference: View 12.

NOTE: Please see Appendix 2 for full listing description.



Fig. 7.87: No. 123A, Grosvenor Road.



Fig. 7.88: Western Pumping Station.



Fig. 7.89: Superintendents House at Western Pumping Station (Historic England Archive).

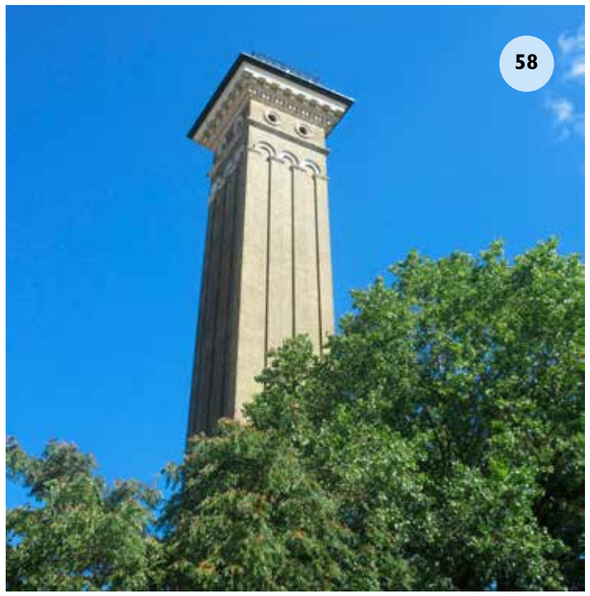


Fig. 7.90: Chimney to Western Pumping Station behind No. 124 Grosvenor Road.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7B. LISTED BUILDINGS



Fig. 7.91: Auxiliary Pumping Station (Historic England Archive).

Significance of the listed buildings and the contribution made by their setting to their significance:

7B.82 The significance of the two pumping stations, and the associated chimney and superintendent's house lies in their historic value as key overground structures from Sir Joseph Bazalgette's extensive upgrade of London's sewerage system, which was completed in 1875 and laid the foundations for London's sewers to this day. The station master's house at No.123A Grosvenor Road also possesses historic value, which is derived from its status as one of the last standing built remnants of the former Grosvenor Road station, which was operational up to the early 1900s. In addition, the Western Pumping Station, chimney, superintendent's house and station master house each have architectural value; the pumping station and chimney are fine examples of 19th century industrial architecture; the chimney is especially striking owing to its towering scale and classic Italianate design, while the superintendent's house and station masters house are hipped roofed, brick buildings, though the former is the more elaborate in its decoration and detailing, with console cornices above ground and first floor level, and prominent keystones and stone surrounds at windows and entrances.

7B.83 Each of the listed buildings contribute to each other's setting and together have group value, though the station masters house at No.123A Grosvenor Road is somewhat detached from the pumping station buildings owing to the imposing presence of Grosvenor Bridge, a wide, multiple tracked railway bridge, and which is a key feature within the immediate setting but does not contribute to their significance. The River Thames lies to the south, and provides an open riverine setting that allows for long, unhindered views across the water from the south bank towards the Western Pumping Station, chimney and No.123A Grosvenor Road, contributing to their significance and the appreciation of it.

7B.84 The existing buildings on site are to their north and separated by intervening townscape, and railway lines. There are open views from the south side of Grosvenor Road, across the railway lines towards the site, but the existing buildings are not visible in these views and are not experienced as part of their setting.

Likely effect of the proposed development on their heritage significance:

7B.85 This group of listed buildings lie to the south of the development site and straddle the railway lines to London Victoria. The majority of the buildings in this group are not affected. Only the small building on the east, No. 123A Grosvenor Road would be affected, with a noticeable change to its setting. The taller buildings alongside the railway line would be clearly visible in the open views looking north west from Grosvenor Road. View 12 in chapter 9 illustrates the change from a nondescript view of largely railway infrastructure to a new setting of high quality buildings creating a dynamic new urban quarter to the north. The architectural attributes of the buildings include the rhythmic quality of their fenestration, rich and varied materiality, coherent language tying the buildings together, and varying building heights that create a gently undulating skyline. These attributes result in an improvement to their setting. This change to their setting would however have **no effect** on their significance or the ability to appreciate it.

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

7B.86 The cumulative schemes will not be experienced as part of the setting of this group of listed buildings; there is therefore **no cumulative effect** on its significance or the ability to appreciate it.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7B. LISTED BUILDINGS

60) Lister Institute of Preventative Medicine (Grade II)



Fig. 7.92: Location map of Lister Institute of Preventative Medicine.

AVR cross reference: View 13.



Fig. 7.93: Lister Institute of Preventative Medicine.

Significance of the listed building and the contribution made by its setting to its significance:

7B.87 Designed by the renowned English architects Alfred and Paul Waterhouse, this building was completed in 1894-8 with a northern addition built in 1909-10. The building's significance lies in its historic value as the London base of the Lister Institute of Preventive Medicine, the first medical research charity in the UK. The building has high architectural value, with an impressive symmetrical façade of pink-brick mixed with yellow stone, which features prominently in views looking north from along Chelsea Bridge.

7B.88 Its setting is that of the buildings along Chelsea Bridge Road, including the adjacent mid-20th century block with its pre-case concrete façade, and to the south-west, the verdant setting of the Grade II registered parks and gardens of Chelsea Hospital and Ranelagh Gardens.

7B.89 The existing buildings on site are positioned to the north and separated by intervening townscape; they are not experienced as part of the setting of the listed building.

Likely effect of the proposed development on its heritage significance:

7B.90 The proposed development would result in a change to the wider northern setting of this listed building, but owing to distance away, and the height of the existing townscape between them they would not be experienced together. There is therefore **no effect** on the significance of the listed building or the ability to appreciate it.

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

7B.91 The under-construction Chelsea Barracks scheme is to the immediate south-west of the listed building and will result in a large change to its setting; this scheme does not however act cumulatively with the proposed development in relation to the listed building for the reasons above. There is **no cumulative effect** on the significance of this listed building or the ability to appreciate it.

NOTE: Please see Appendix 2 for full listing description.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7B. LISTED BUILDINGS

7B.92 Group L consists of:

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

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

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

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

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

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

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

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

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

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

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

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



Fig. 7.94: Location map of Group L.

AVR cross reference: Views 15, 16, 18 to 20.



Fig. 7.95: The Royal Hospital.



Fig. 7.96: Lodge to Chelsea Gate, Royal Hospital.



Fig. 7.97: Lodge to London Gate, Royal Hospital.



Fig. 7.98: The Royal Hospital North East Range.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7B. LISTED BUILDINGS



Fig. 7.99: Gordon House (Hospital Quarters), Royal Hospital (Historic England Archive).



Fig. 7.101: Building to south of range west of Chelsea Gate Roadway, Royal Hospital (Historic England Archive).



Fig. 7.103: Building to centre of south west side of College Court, Royal Hospital (Historic England Archive).



Fig. 7.100: Lodge at the Creek Gate, Royal Hospital (Historic England Archive).



Fig. 7.102: Building to south of centre block to south west side of College Court, Royal Hospital (Historic England Archive).



Fig. 7.104: Second Lodge to south of Stable Yard, Royal Hospital (Historic England Archive).

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7B. LISTED BUILDINGS



Fig. 7.105: Lodge immediately south of Stable Yard, Royal Hospital (Historic England Archive).



Fig. 7.106: Stable Yard, to west of Chelsea Gate Roadway, Royal Hospital.

Significance of the listed buildings and the contribution made by their setting to their significance:

7B.93 Built in late 17th/early 18th centuries, with later additions in early 19th century, the significance of the Royal Chelsea Hospital building and the ancillary grouping of outbuildings, lodges and dwellings, lie in their exceptionally high historic, architectural and communal value as part of the first dedicated establishment for the care of old and injured soldiers, an initiative founded by King Charles II and was brought to life through the designs of Sir Christopher Wren, who was the first in a succession of illustrious architects that made their mark on the hospital's built environment, including John Vardy, Robert Adam, Samuel Wyatt, and Sir John Soane. The group of listed buildings also have high architectural value, with the main hospital building, listed Grade I, and designed by Wren, with later additions by Soane, being a highly recognised centrepiece of the group, of a design which is both monumental and humble. The surrounding listed buildings which form part of the ensemble are highly graded listed buildings of various authors but all of high architectural merit. Together they have high group value.

7B.94 Each of the listed buildings contributes to each other's setting and together form a distinct and iconic ensemble. Their immediate setting is that of the extensive landscaped gardens of Ranelagh Gardens and Burton Court, whose many trees and verdant planting, contribute to the significance and the appreciation of the listed buildings. Their wider setting is one dominated by Georgian and Victorian residential streets that lie within the Royal Hospital Conservation Area, such as Wellington Square, Royal Avenue and Cheltenham Terrace, which enhance the setting of the listed buildings.

7B.95 The existing buildings on site are approximately 390 m to the east and separated by the mature gardens of the Royal Hospital and intervening townscape, which includes the under-construction Chelsea Barracks development site, and are not experienced as part of the setting of these listed buildings.

NOTE: Please see Appendix 2 for full listing description.

Likely effect of the proposed development on their heritage significance:

7B.96 The Grade I listed Royal Hospital main building and the ancillary Grade II* and Grade II listed buildings that form the complex are within a setting of mature trees and planting formed by the Royal Hospital Gardens, which includes Burton Court to its north and Ranelagh Gardens to its east. The proposed development will be visible as very small glimpses where the tree line drops or as shadowy silhouettes in winter through branches, from a small number of positions in long views, as part of the existing urban context in their wider setting. Views 15 to 17 in chapter 9 show the condition from positions within the Grade I listed quadrangles, where the proposed buildings will be almost fully hidden by the consented Chelsea Barracks development and only the tops of the buildings will be intermittently visible amongst trees as distant objects, gently animating the skyline. The minor, scattered level of visibility from within the gardens, looking away from the Grade I listed buildings of the complex, would have no effect on its significance or the ability to appreciate that significance. View 18 to 20 in chapter 9 show the condition from view positions outside the Hospital complex, looking east. Here too the visibility is restricted by foreground trees and the consented Chelsea Barracks scheme allowing only occasional visibility of the tops of the scheme. This visibility is tempered by the quality of architectural design, with carefully chosen materials that subdue the effect considerably. This level of very minor visibility from only a small number of incidental view positions is considered to have **no effect** on the significance of this complex of highly graded listed buildings, or the ability to appreciate that significance.

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

7B.97 The proposed development will be visible behind the consented Chelsea Barracks in some north-easterly views, with the latter in the foreground, in glimpsed, sporadic views through trees. In summer when the trees are in full leaf, this visibility is very minimal and only in dips in the treeline, while in winter, the visibility is filtered through dense branches. This minor level of visibility of the two schemes consolidates the sense of a wider urban setting but would have no effect on the significance of the listed buildings or the ability to appreciate it; there is therefore **no cumulative effect** on the significance.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7C. REGISTERED PARKS AND GARDENS

Introduction

7C.1 Historic parks and gardens that are of particular historic significance are included on the 'Register of Parks and Gardens of special historic interest in England' and are designated by Historic England. They do not have statutory protection but any impact on the landscapes' special character would be a material consideration in the planning process and the NPPF policies relating to designated heritage assets would apply to them. The registered parks and gardens near the site, whose settings or views out are affected are shown on the map in fig. 7.107 and included in this chapter:

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

2. Eccleston Square (Grade II)

3. Warwick Square (Grade II)

4. Battersea Park (Grade II*)

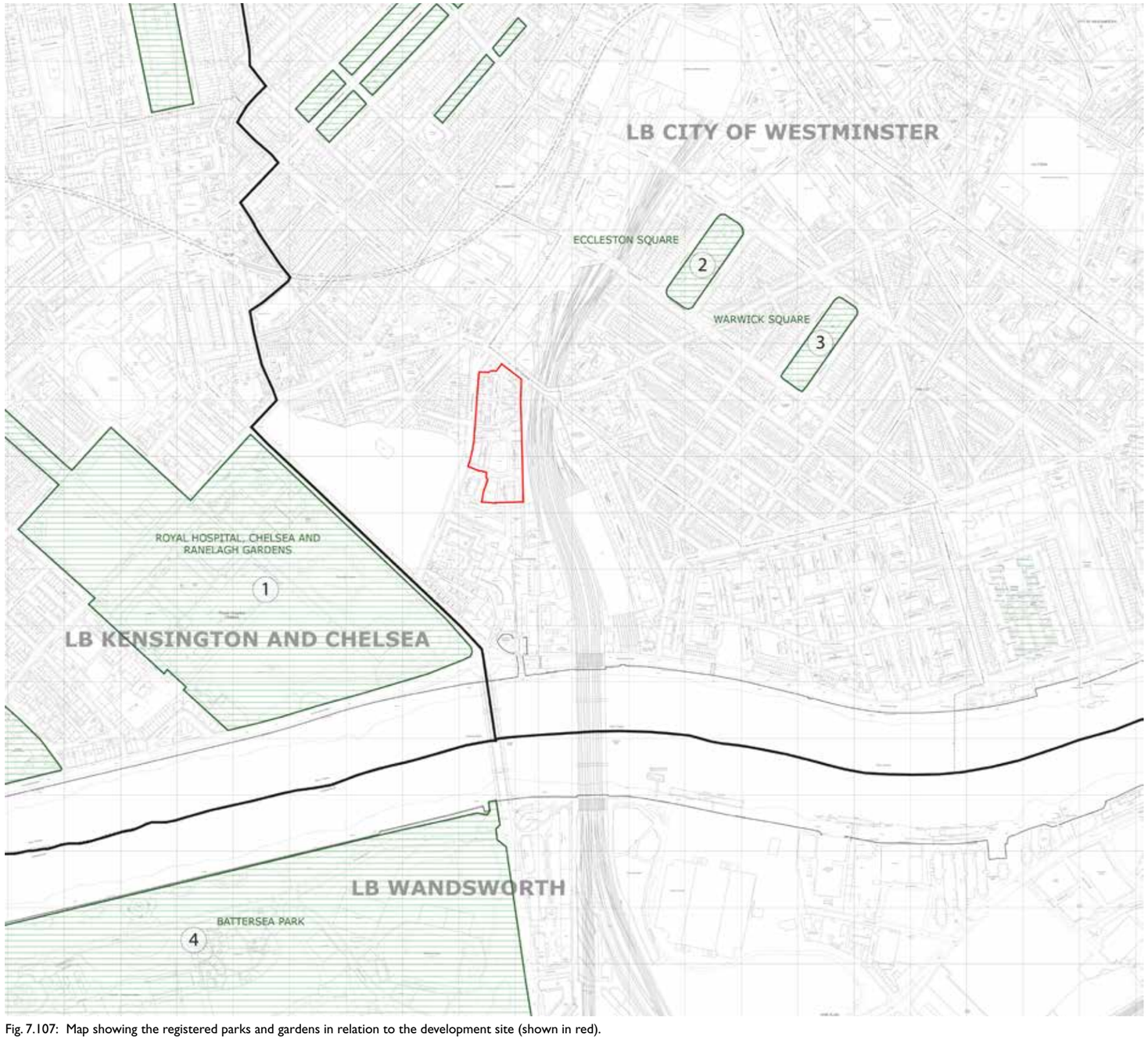


Fig. 7.107: Map showing the registered parks and gardens in relation to the development site (shown in red).

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7C. REGISTERED PARKS AND GARDENS

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

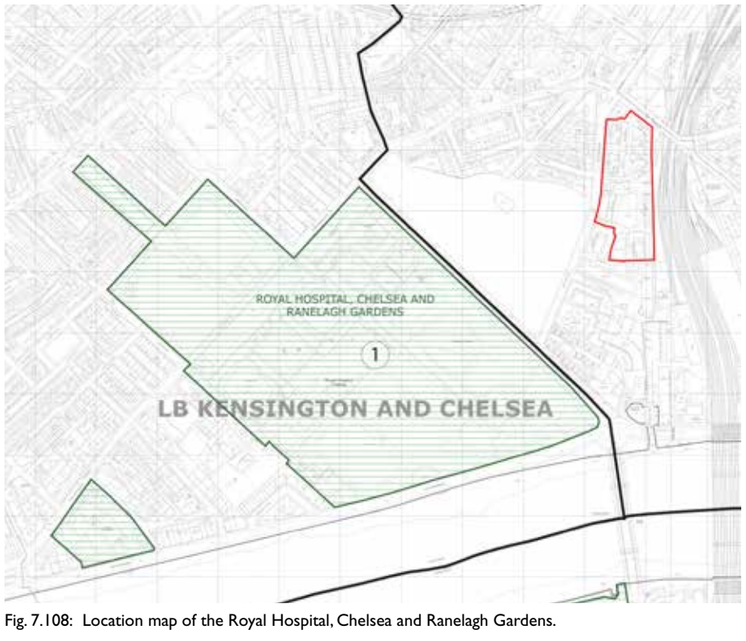


Fig. 7.108: Location map of the Royal Hospital, Chelsea and Ranelagh Gardens.

AVR cross reference: Views 13 and 15 to 20.

NOTE: Please see Appendix 3 for full listing description.



Fig. 7.109: Royal Hospital, Chelsea and Ranelagh Gardens (Chelsea Pensioners Website).

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

7C.2 The significance of this registered park and garden lies in its high historic value as the 17th century formal gardens laid out by George London and Henry Wise, to Sir Christopher Wren's Royal Hospital. In Ranelagh Gardens were originally developed as public pleasure gardens in the 18th century but it reverted back to the Royal Hospital in the 19th century. It has high aesthetic value owing to its formal layout and design, various historic structures and monuments, and its verdant quality. It also has high communal value as the venue for the world-famous famous Chelsea Flower Show.

7C.3 Its setting comprises Grosvenor Road and the River Thames to the south, and the buildings along St Leonard's Terrace, Durham Place, Ormonde Gate, West Road, Chelsea Bridge Road and Franklins Row, which form its northern setting. Royal Avenue, which was constructed with the intention to connect the Royal Hospital with William III's Kensington Palace, runs north of the park and is perfectly aligned with the northern approach to the hospital through Burton Court, and contributes to the significance of the registered park and garden.

7C.4 The existing buildings on site are positioned to the north-east of the gardens and separated by intervening townscape, which includes the Chelsea Barracks development site currently under construction; the site buildings are not experienced as part of the setting of the gardens.

Likely effect of the proposed development on its heritage significance:

7C.5 The tops of the some of the taller buildings on the eastern part of the site may be just visible above the Chelsea Barracks development from some positions within the registered park, but filtered by trees, both in summer and winter. The heritage significance of the park lies principally in its history in relation to the Royal Hospital and its verdant character. These attributes would not be affected by the partial, distant visibility of the upper storeys of the some of the proposed buildings; therefore, this change in the wider setting will 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.6 The proposed development will be experienced with the consented Chelsea Barracks in some north-easterly views, with the latter in the foreground. These are glimpsed views through trees, either in full leaf in the summer when visibility is minimal and only when the treeline dips, or through dense branches in the winter. This minor visibility would not however affect the significance of the registered park or the ability to appreciate it; there is therefore **no cumulative effect** on its significance.

7.0 ASSESSMENT OF EFFECTS ON HERITAGE RECEPTORS (CONTD.)

7C. REGISTERED PARKS AND GARDENS

2) Eccleston Square (Grade II)

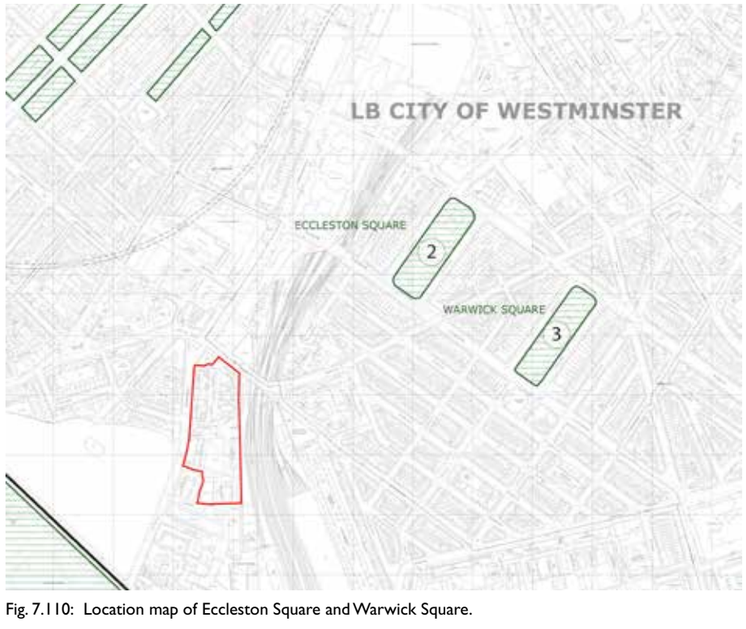


Fig. 7.110: Location map of Eccleston Square and Warwick Square.

AVR cross reference: No views.



Fig. 7.111: 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*)

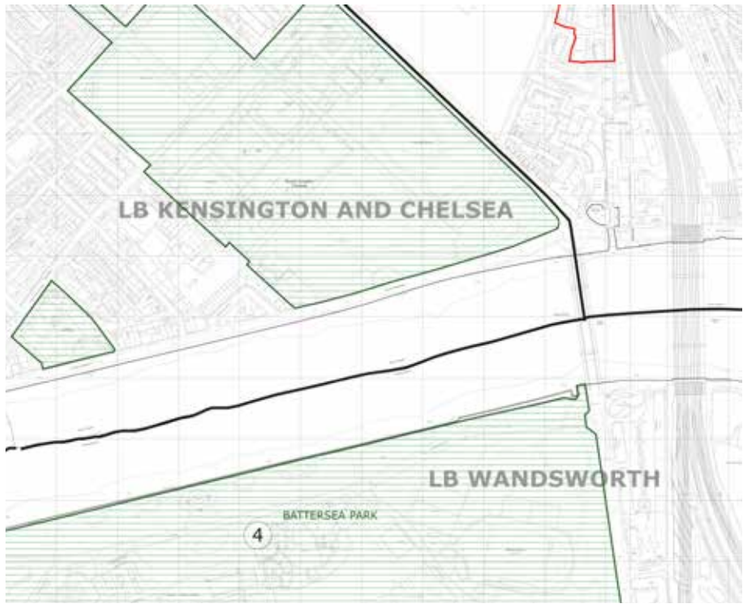


Fig. 7.113: Location map of Battersea Park.

AVR cross reference: View 13.

NOTE: Please see Appendix 3 for full listing description.

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.

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)

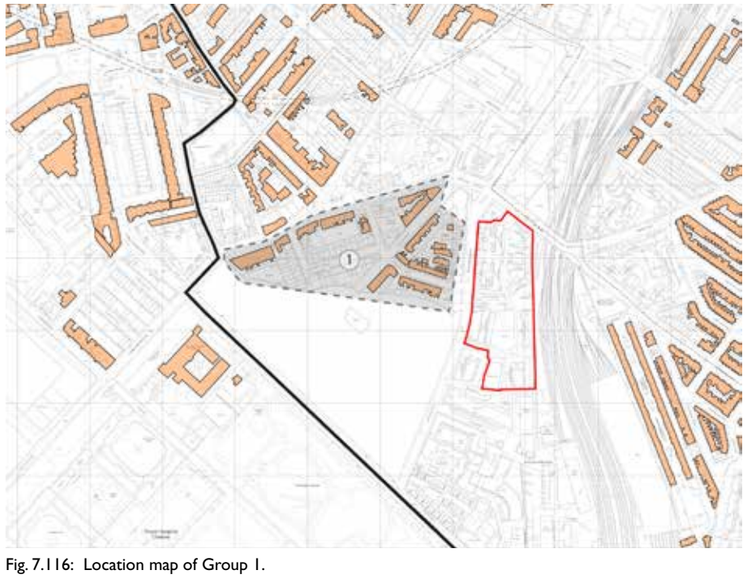


Fig. 7.116: Location map of Group 1.

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)

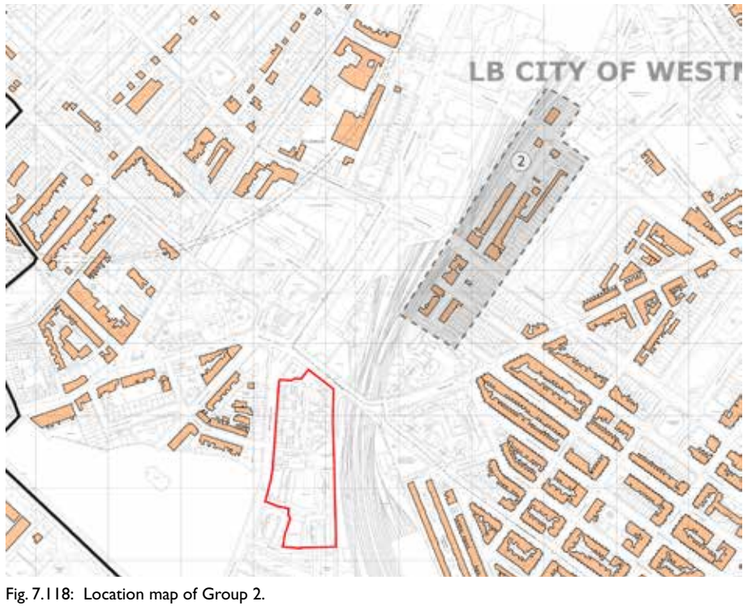


Fig. 7.118: Location map of Group 2.

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)

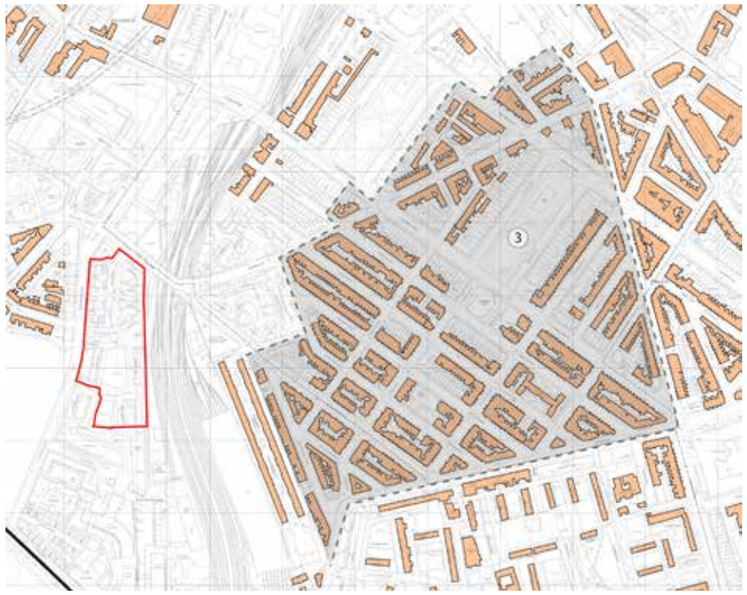


Fig. 7.120: Location map of Group 3.

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-cenury 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)

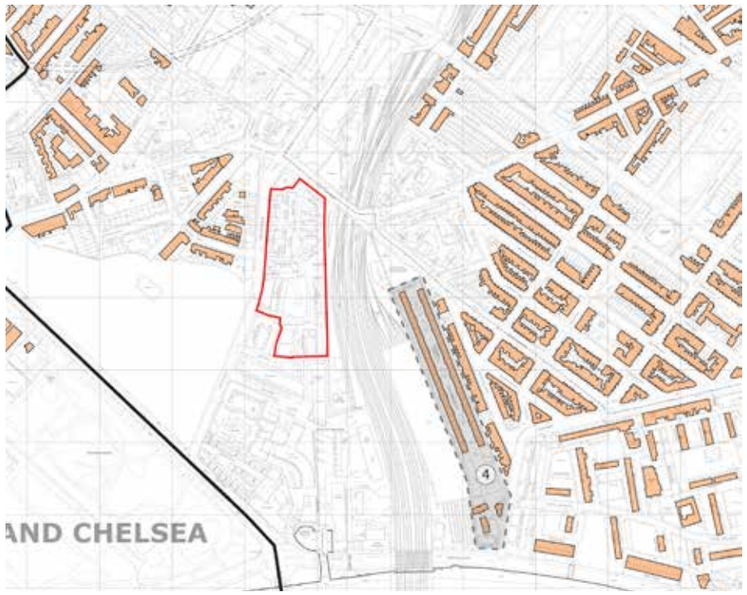


Fig. 7.122: Location map of Group 4.

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.

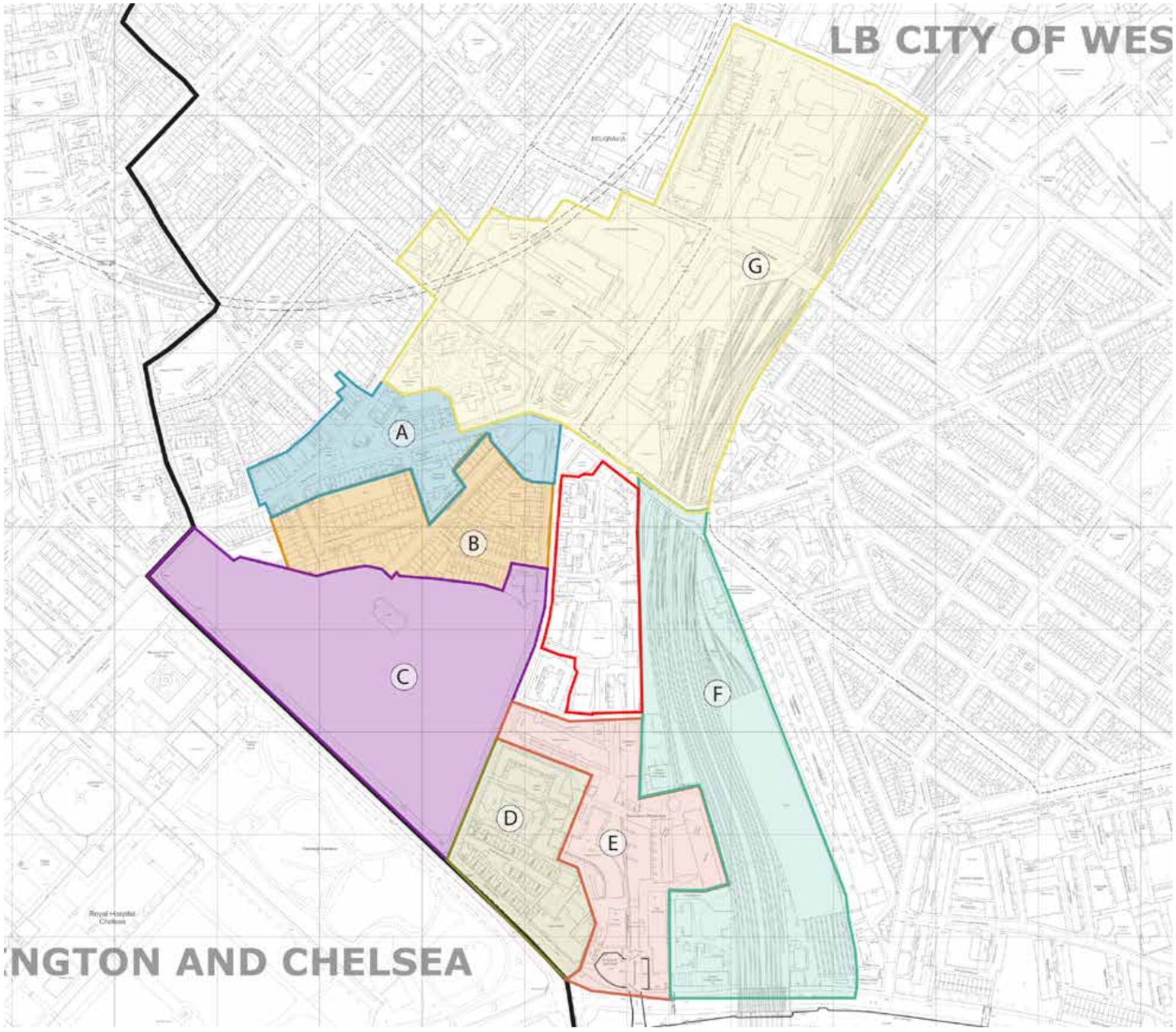


Fig. 8.1: Map identifying character areas in the surrounding area; the site is marked in red.

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

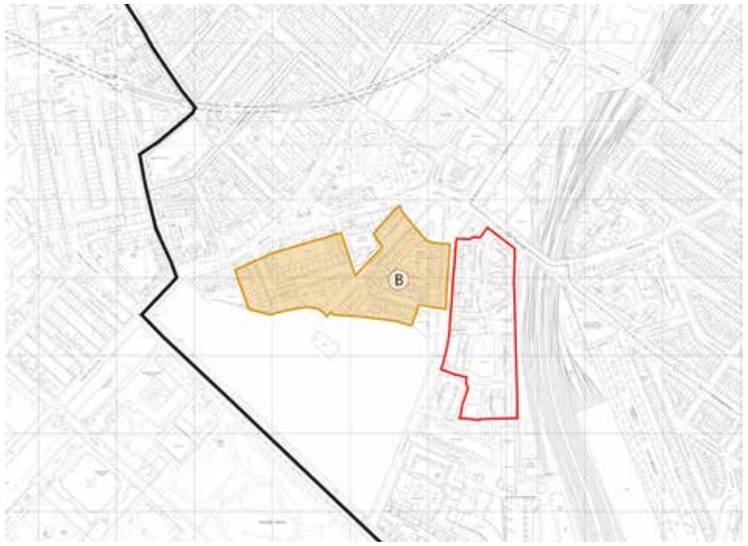


Fig. 8.5: Location map of Character Area B in relation to the site.

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**.



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

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.

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

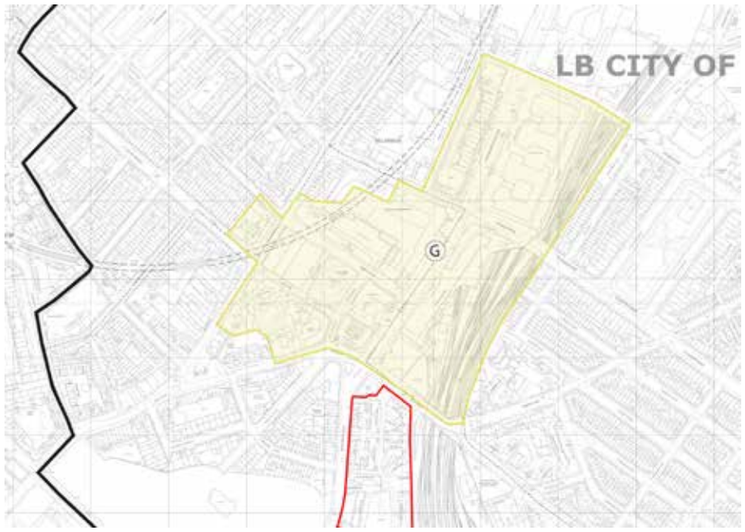


Fig. 8.19: Location map of Character Area G in relation to the site.

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

9.1 This chapter provides a detailed visual assessment of how the development performs in the local and wider townscape.

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.

9.3 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.

The views

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.

9.5 The 26 view assessments contain the following images:

(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.

9.6 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.

Depiction of proposed development in views

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.

9.8 For purposes of clarity, each view is also accompanied by:

- 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; and
- A key plan of the proposed development, highlighting the masterplan buildings that can be seen in the view, taking into account tree cover where relevant.

The assessments

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:

(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

List of Views

View 1: Buckingham Palace Road, corner of Grosvenor Gardens

View 2: Buckingham Palace Road (western side)

View 3: Buckingham Palace Road (eastern side)

View 4: Buckingham Palace Road, corner of Eccleston Street

View 5: Buckingham Palace Road, corner of Elizabeth Street

View 6: Hugh Street, corner of Hugh Mews

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

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.)

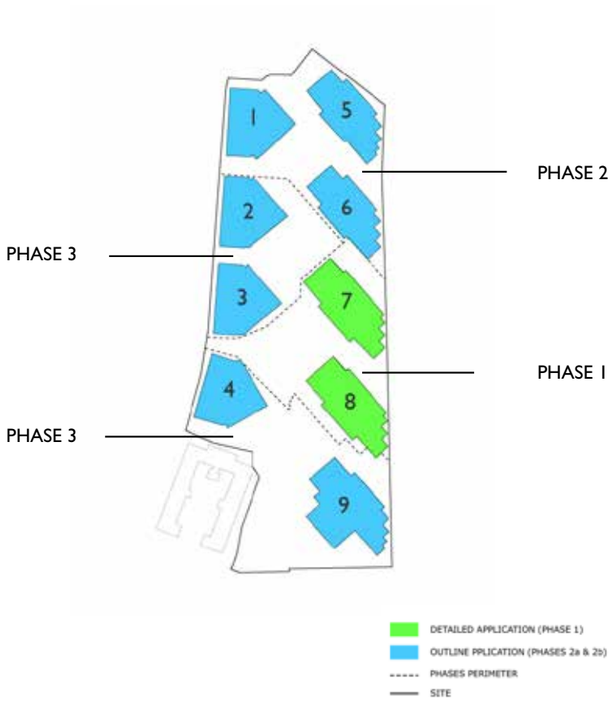


Fig. 9.2: Map indicating buildings numering and phases of Ebury Bridge Estate development. The buildings indicated in green are part of the detailed application (Phase 1) of the development, whilst the remaining buildings in blue are part of the outline application (Phases 2 & 3).

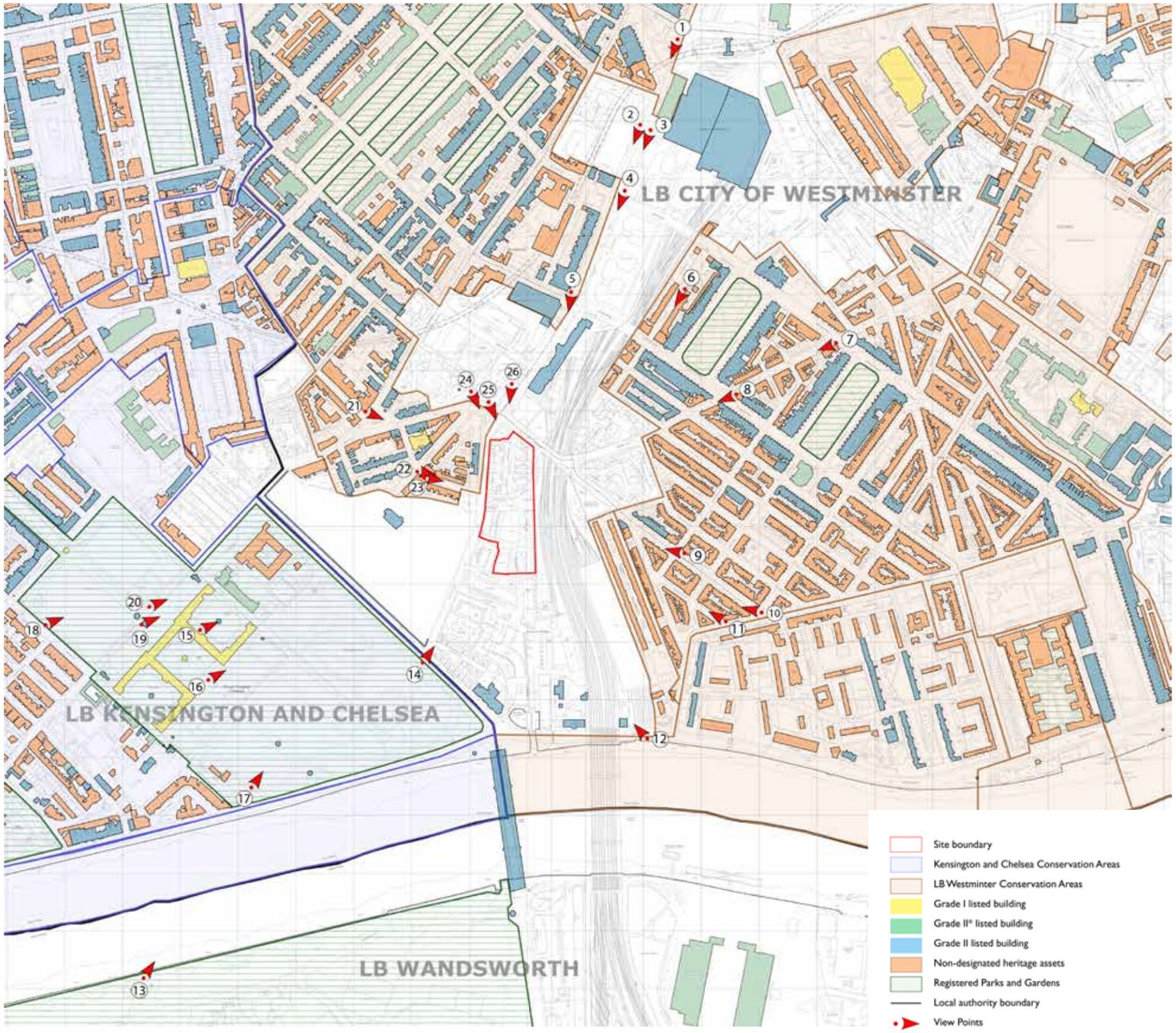


Fig. 9.1: Viewpoint map showing the 26 presented in this chapter. The site is marked in red.

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 1 - BUCKINGHAM PALACE ROAD, CORNER OF GROSVENOR GARDENS

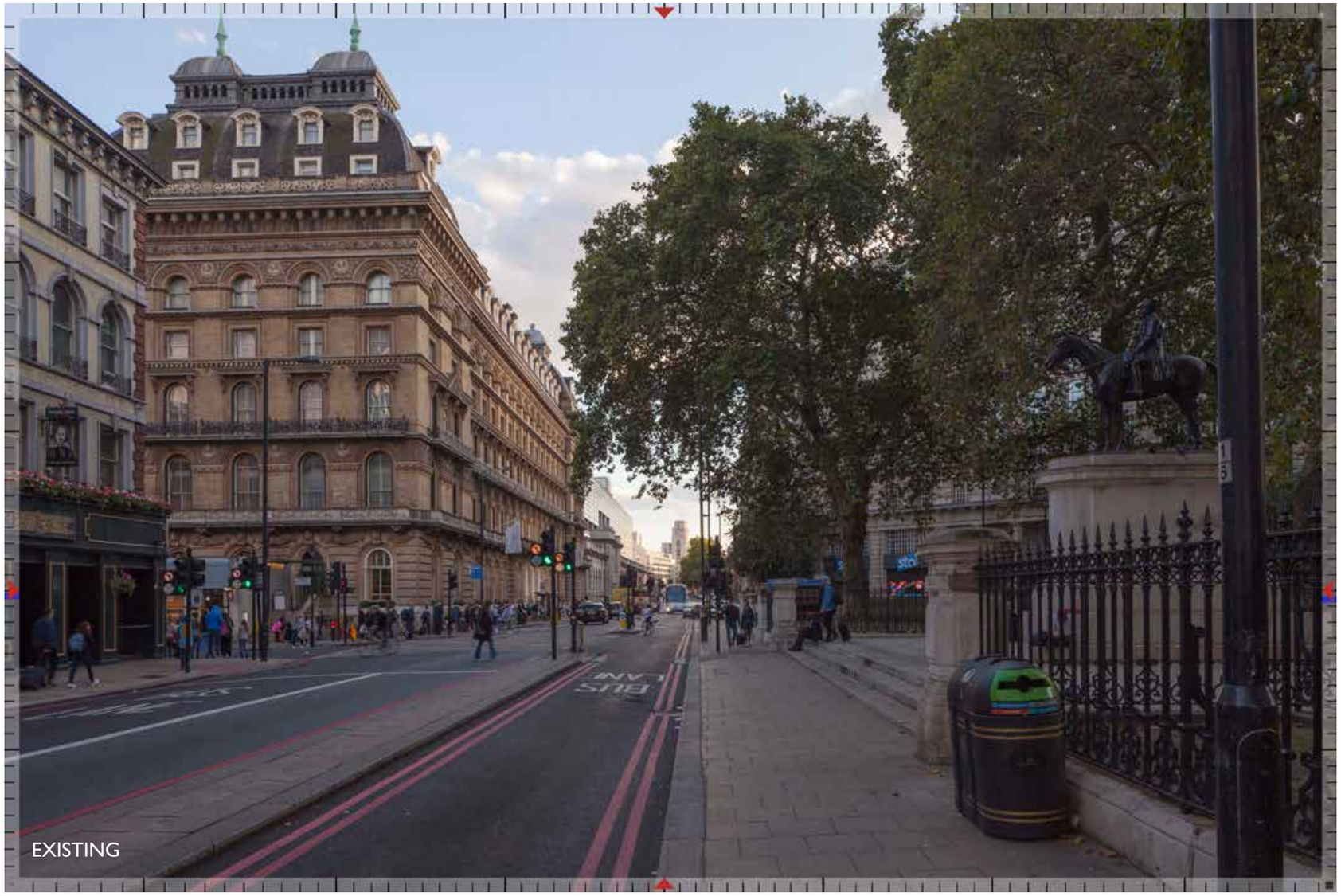
EXISTING:

Baseline

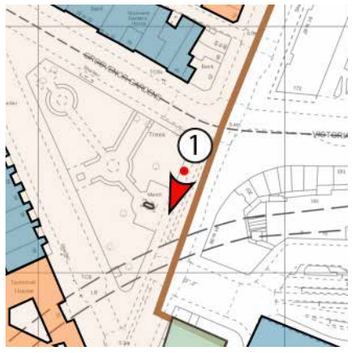
This view is taken from the eastern boundary of the Grosvenor Gardens Conservation Area, looking south-west along Buckingham Palace Road, a major route near Victoria Station and heavily trafficked throughout the day. It is a view identified in the Conservation Area Audit and shows a townscape of architectural 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



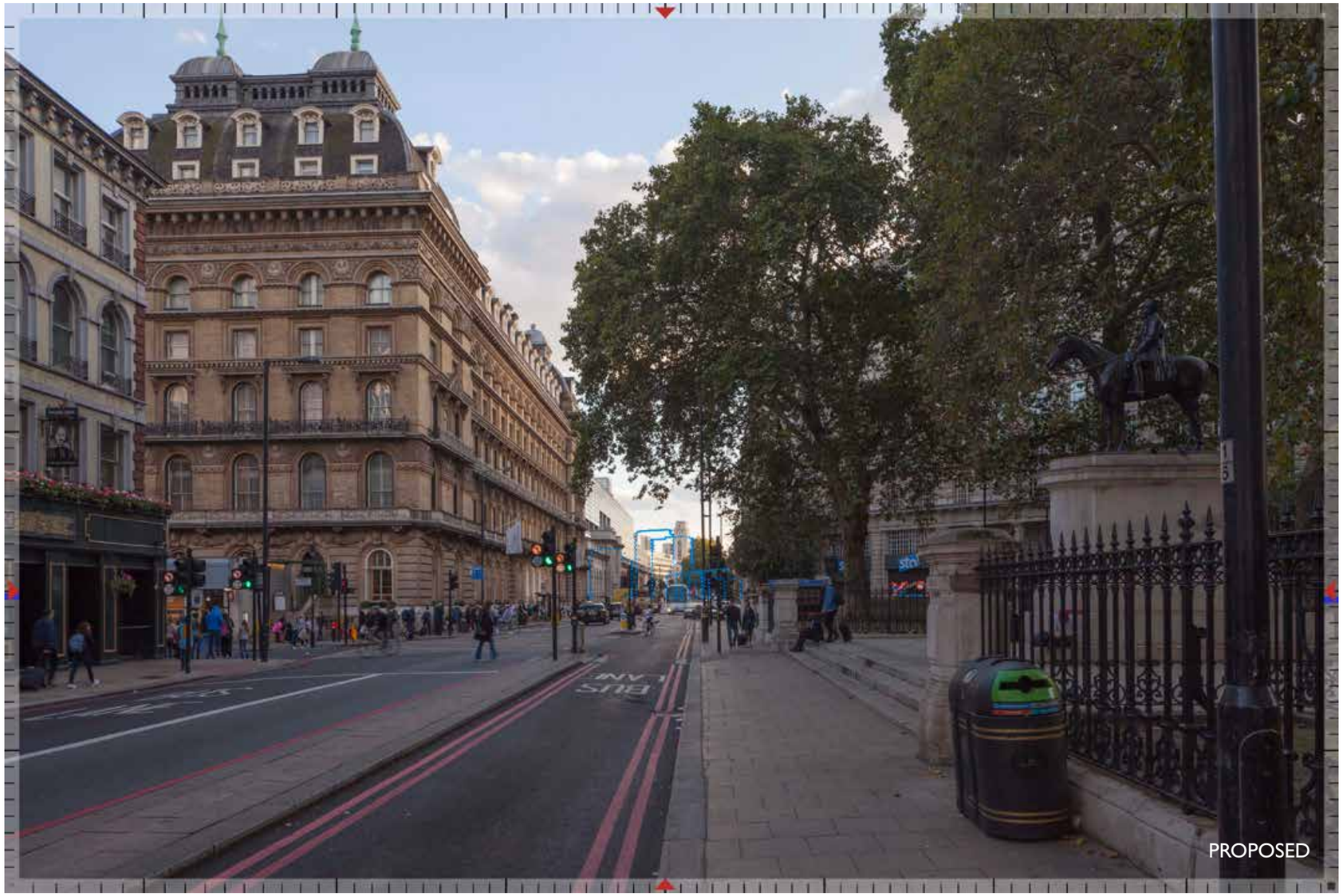
EXISTING



VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 1 - 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

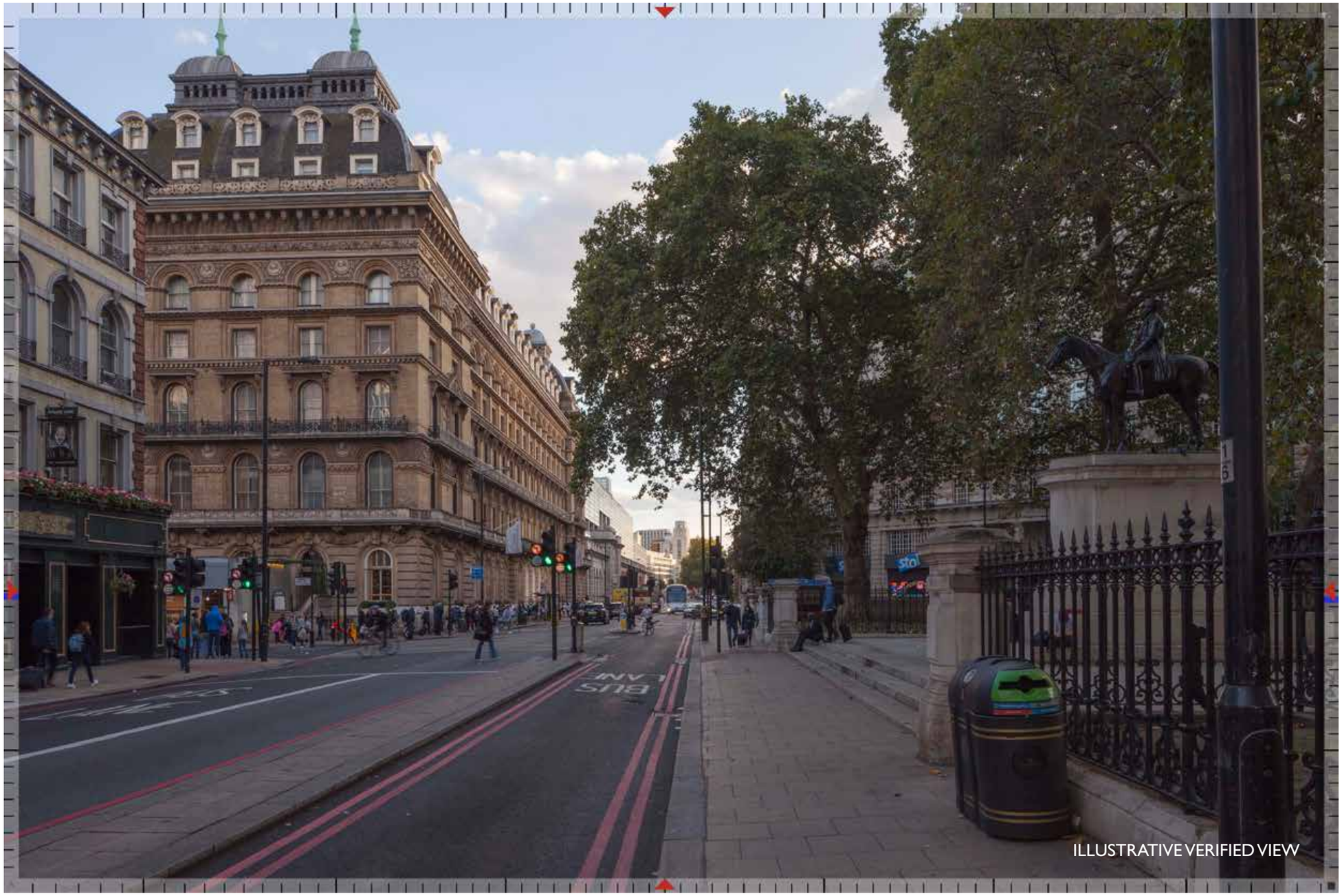
No cumulative schemes are seen in this view; the cumulative effect is therefore **no change.**

V. 1

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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



ILLUSTRATIVE VERIFIED VIEW



V. 1

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 2 - BUCKINGHAM PALACE ROAD (WESTERN SIDE)

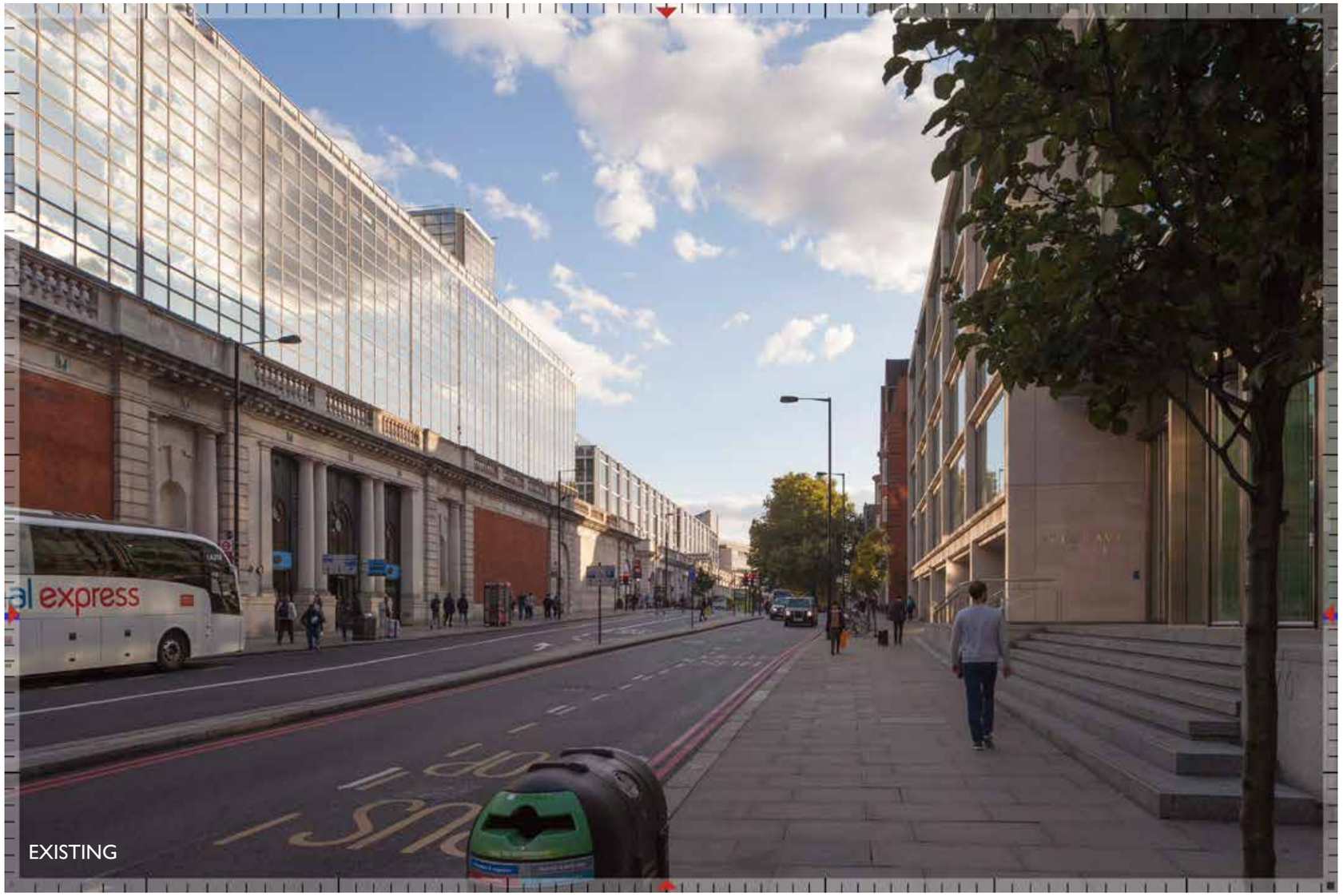
EXISTING

Baseline

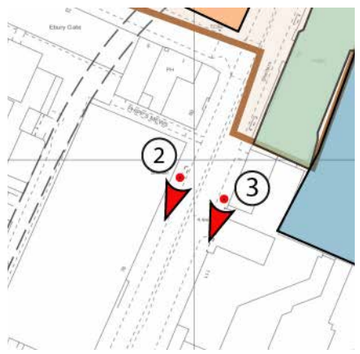
This viewpoint is further south, outside the Grosvenor Gardens Conservation Area, on the west side of Buckingham Palace Road. The foreground is dominated by the wide road, normally heavy with traffic, and the late 20th century shopping centre and office buildings, although the former railway station 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



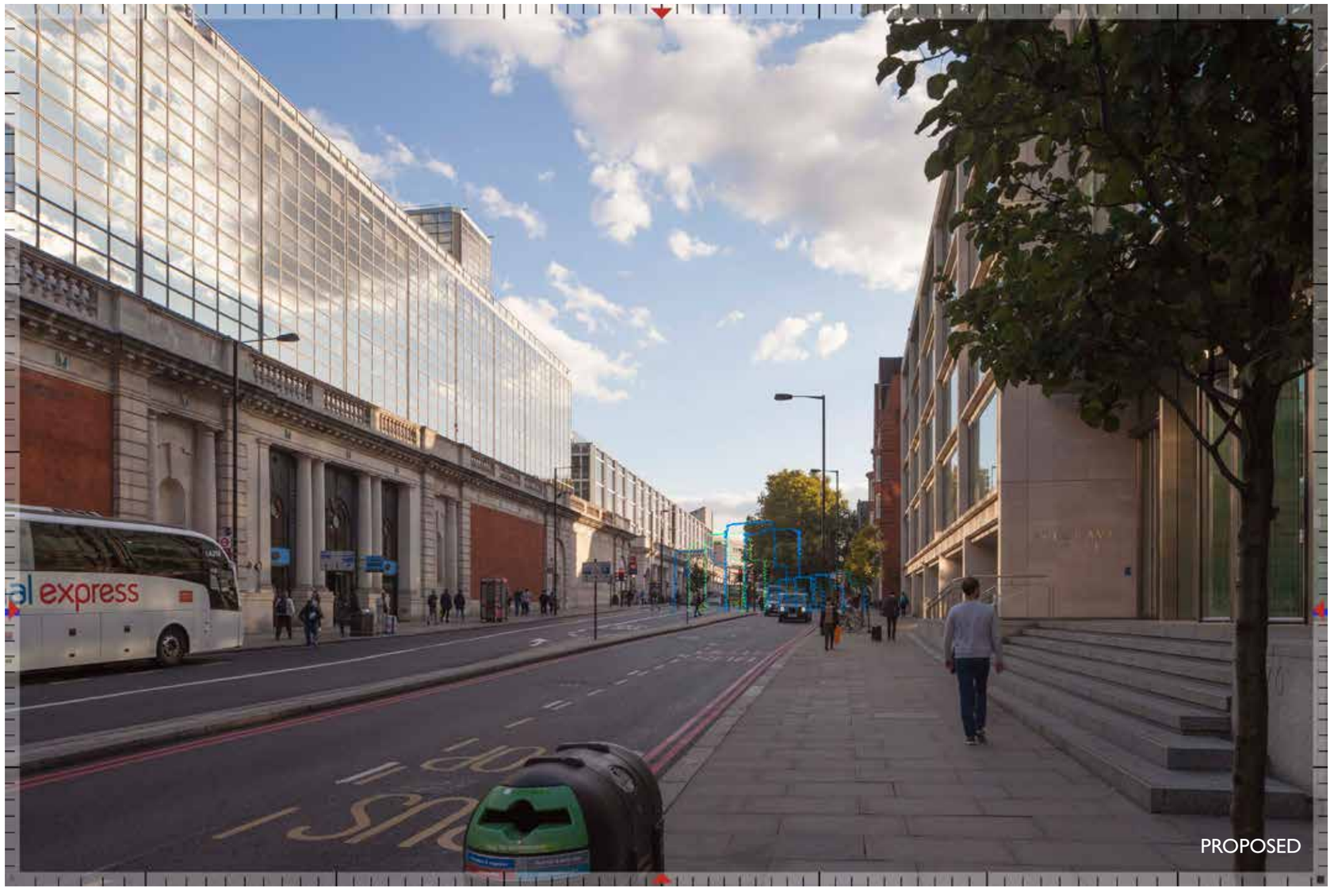
EXISTING



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.**

V. 2

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 2 - BUCKINGHAM PALACE ROAD (WESTERN SIDE) | WINTER

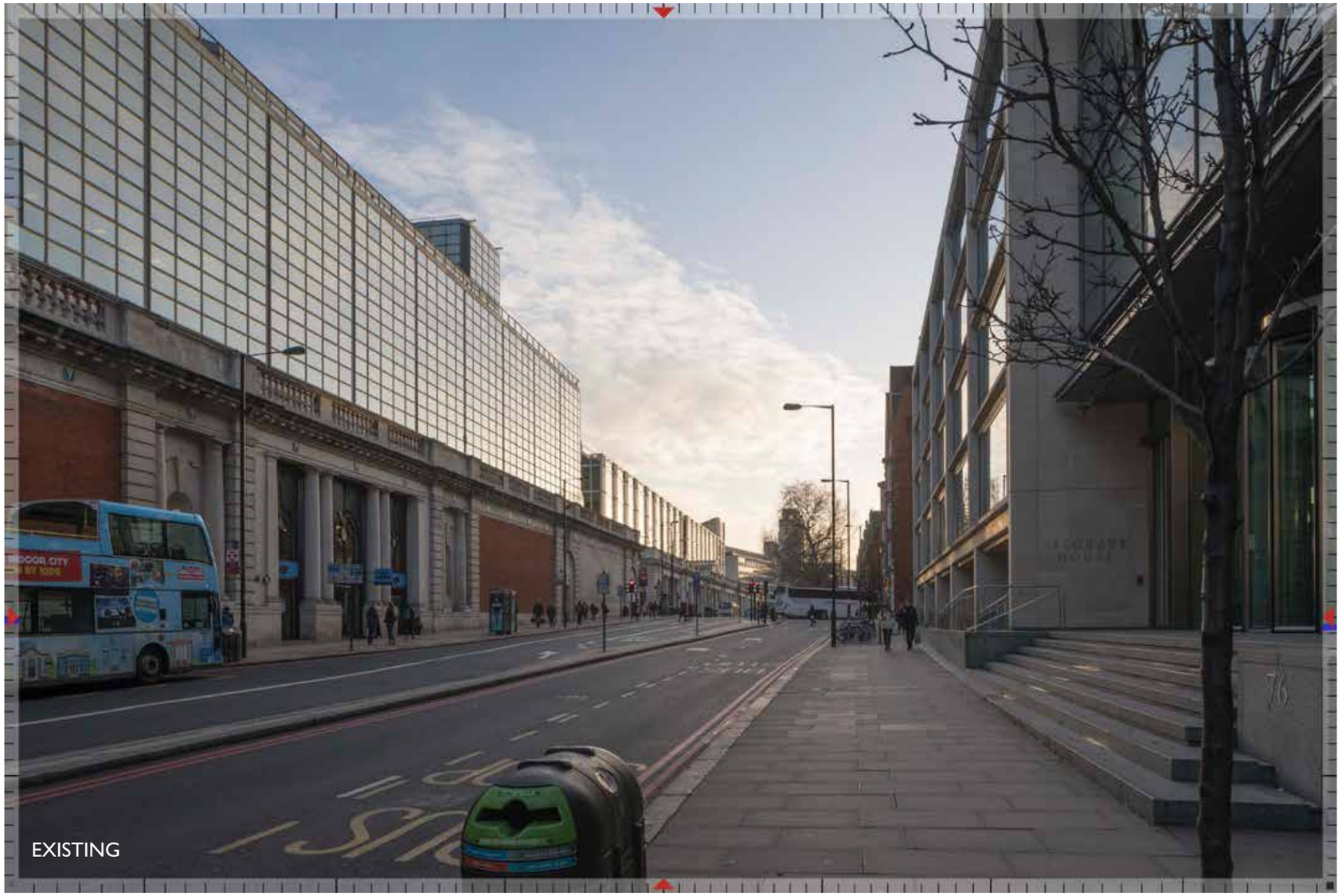
EXISTING

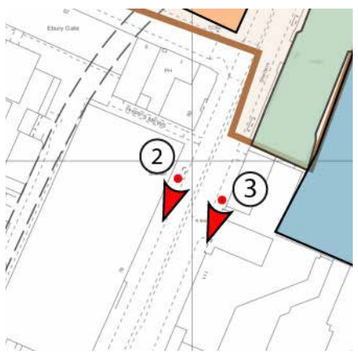
Baseline

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

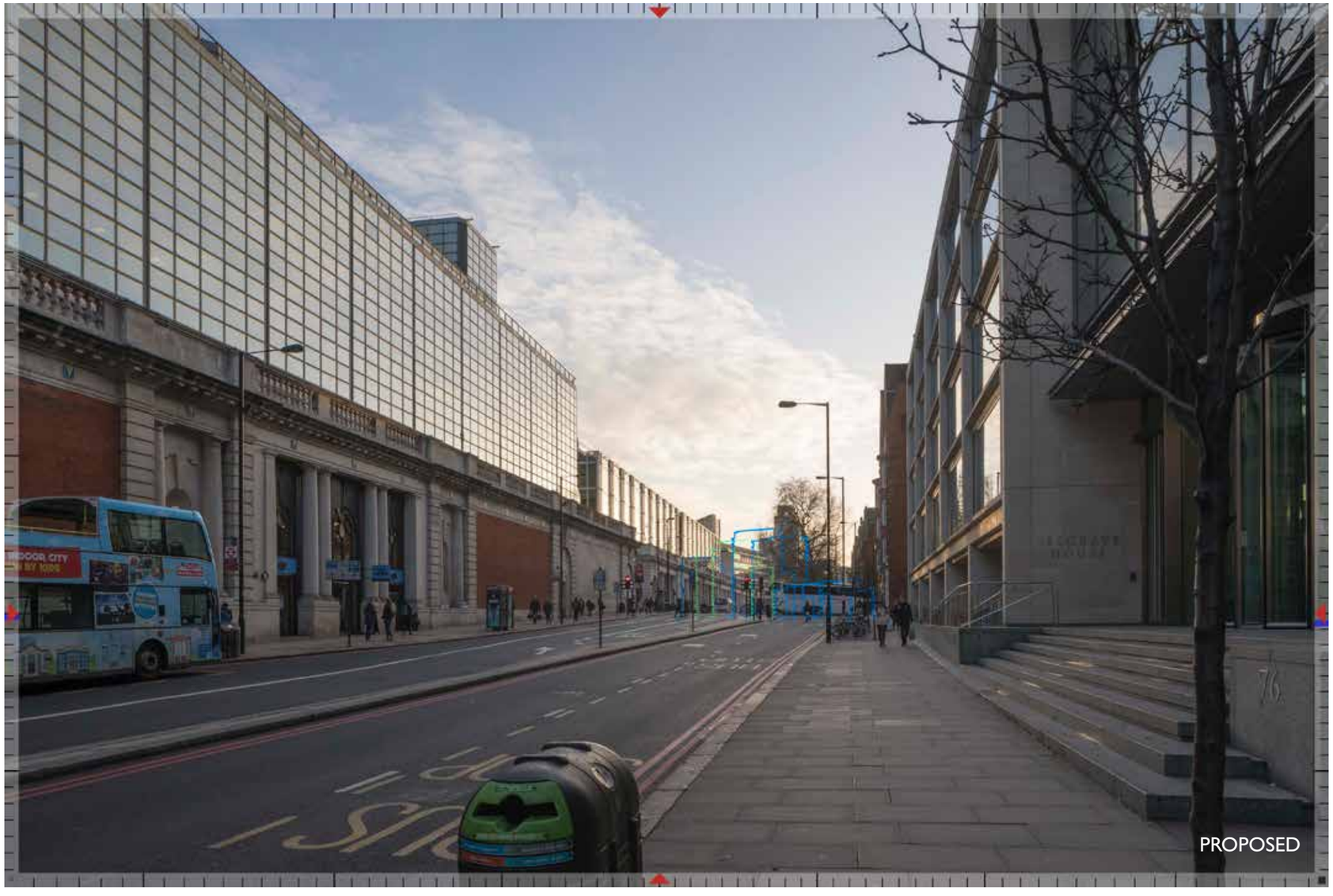




VIEWPOINT LOCATION

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.**

V. 2

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 3 - BUCKINGHAM PALACE ROAD (EASTERN SIDE)

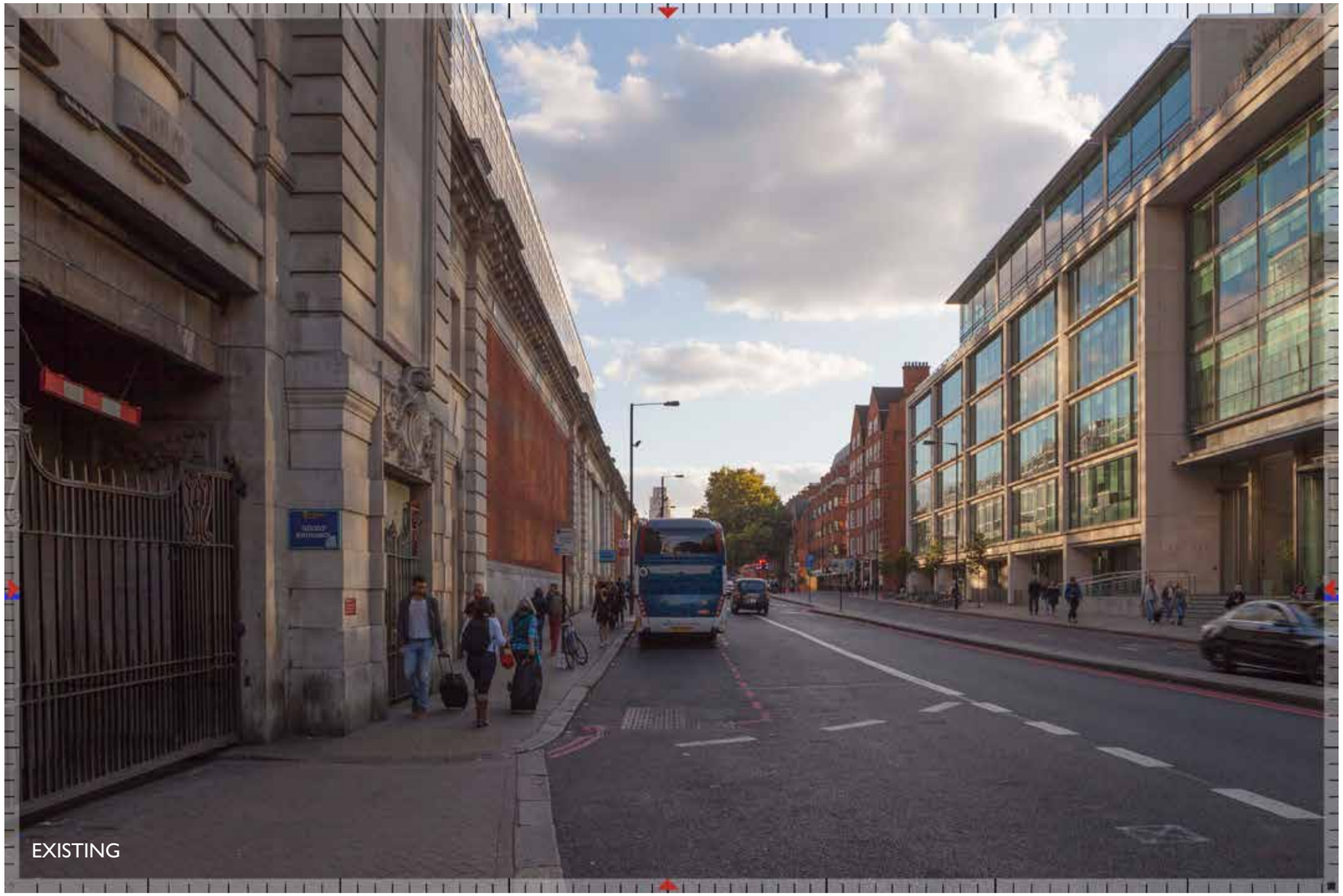
EXISTING:

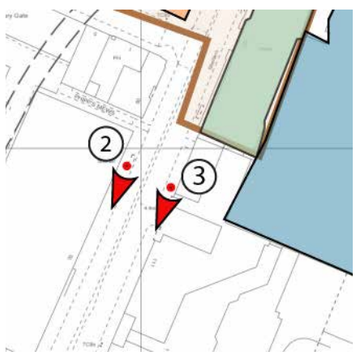
Baseline

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

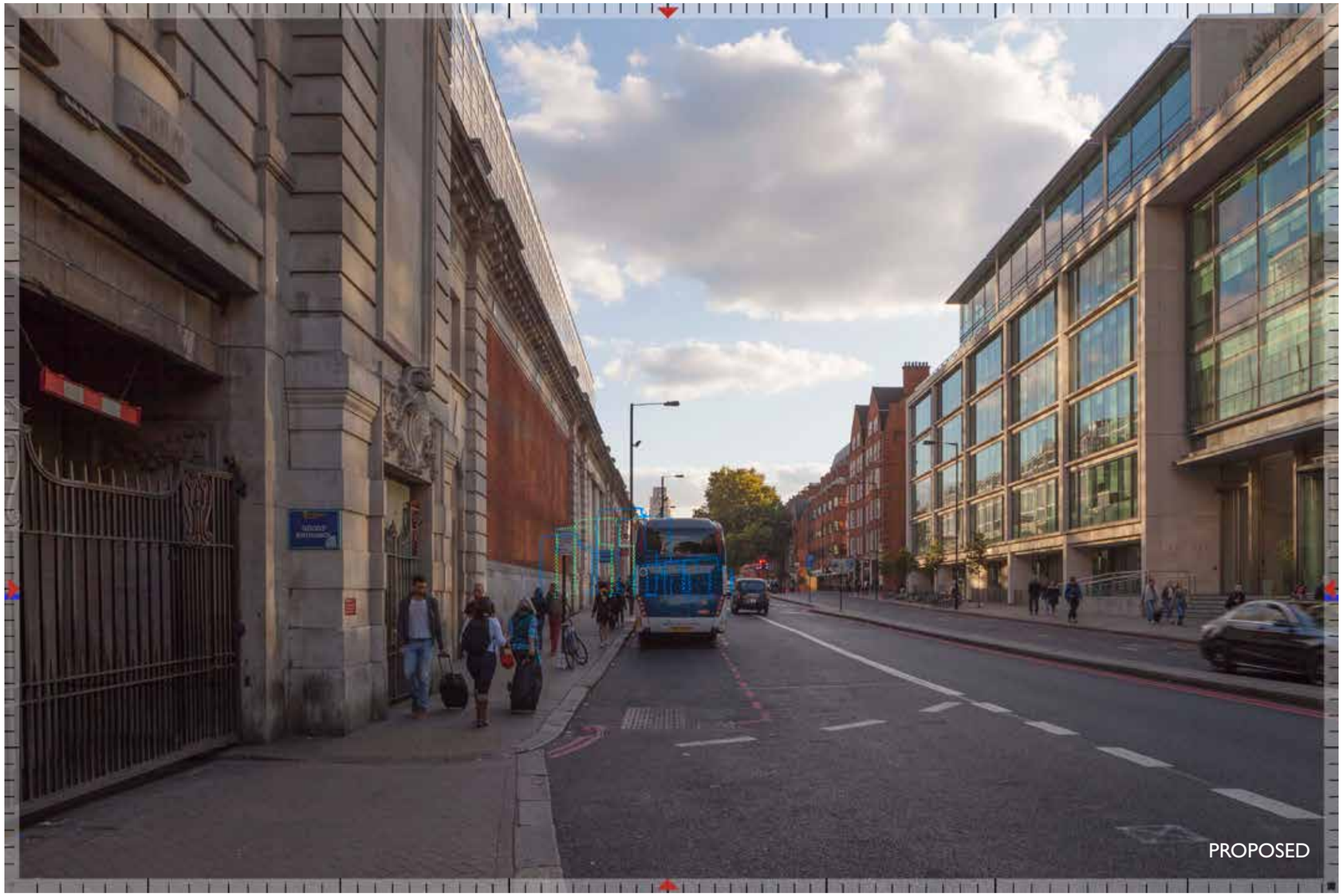




VIEWPOINT LOCATION

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.**

V. 3

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 4 - BUCKINGHAM PALACE ROAD, CORNER OF ECCLESTON STREET

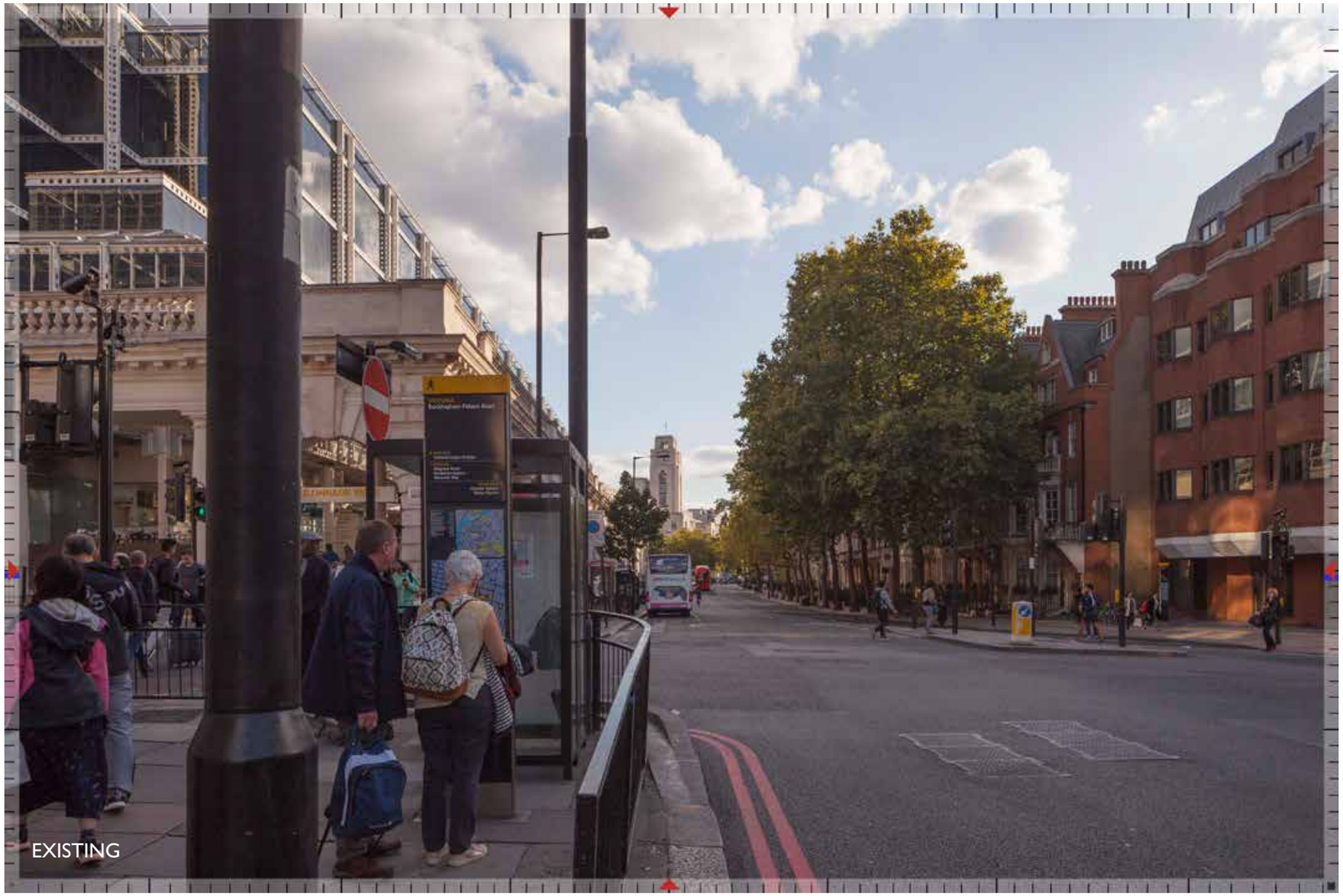
EXISTING:

Baseline

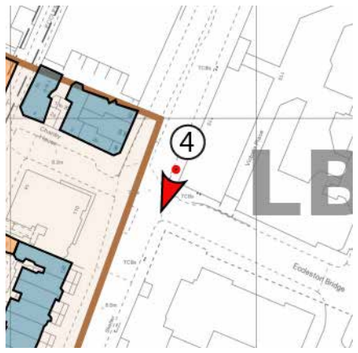
This view is from the east side of Buckingham Palace Road looking south. The foreground is dominated by the road, pavement, and streetside signage at the junction with Eccleston Street. The road is normally busy with traffic and the pavement busy with pedestrians. The trees on the right almost fully 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



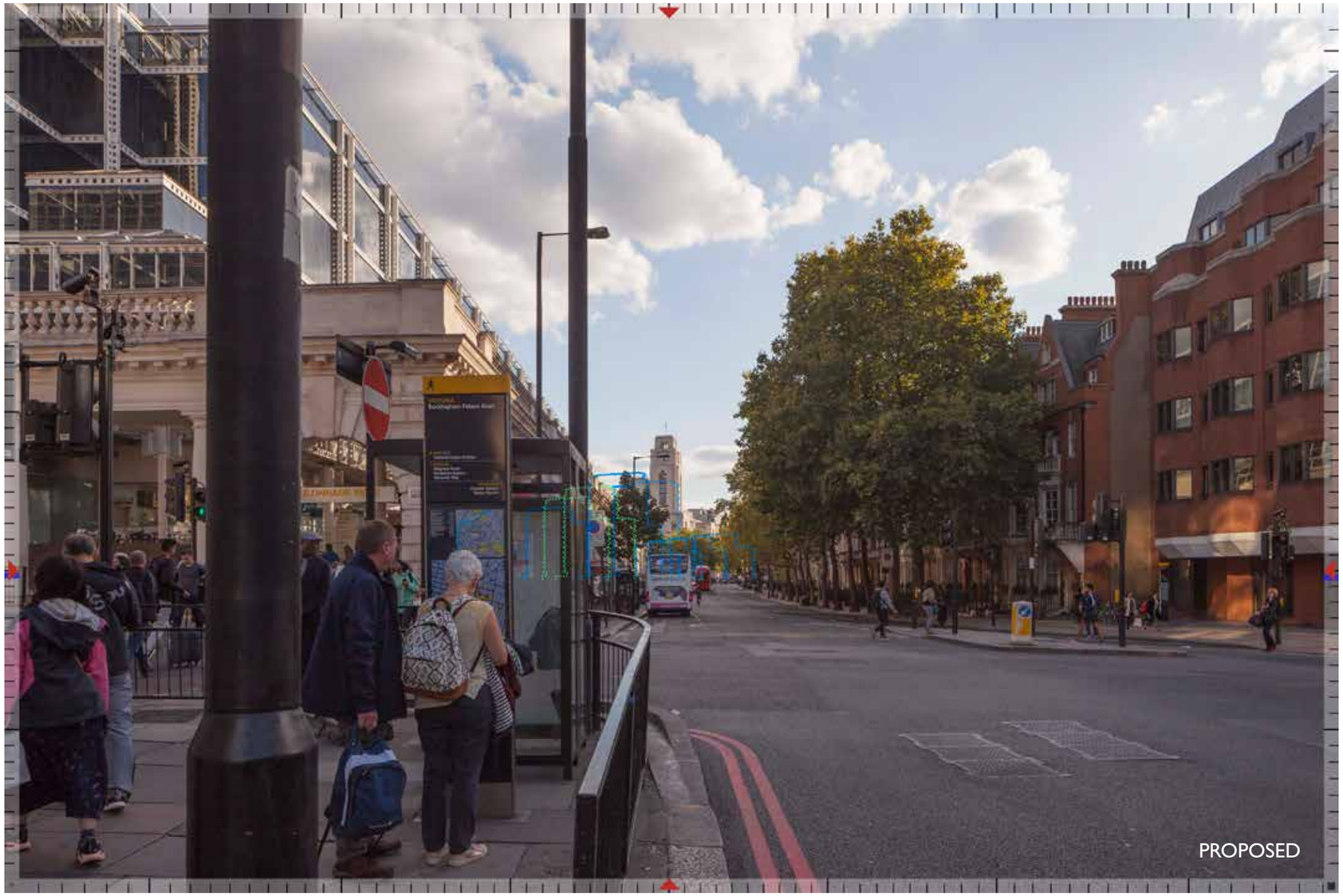
EXISTING



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

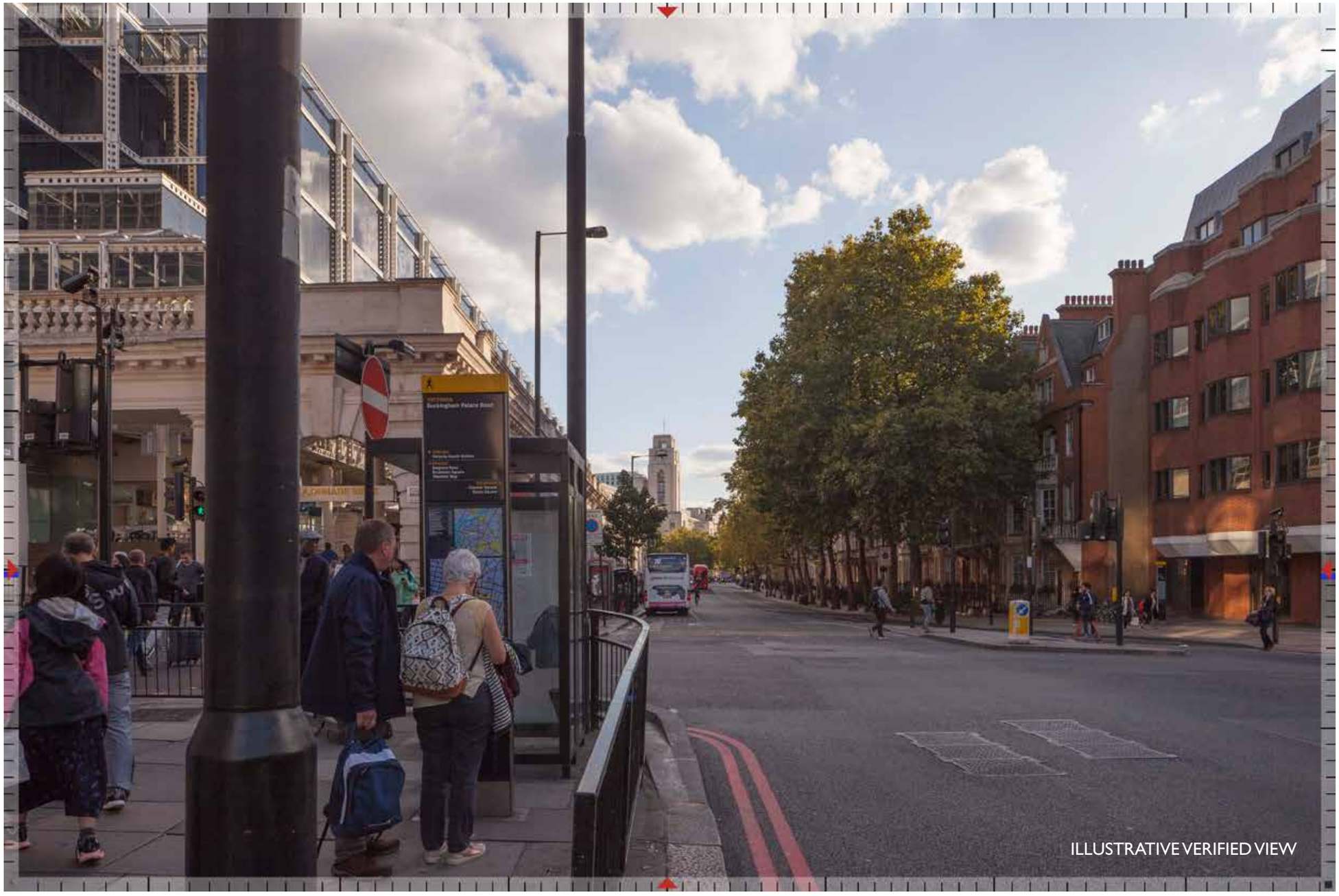
No cumulative schemes are seen in this view; the cumulative effect is therefore **no change.**

V. 4

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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



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

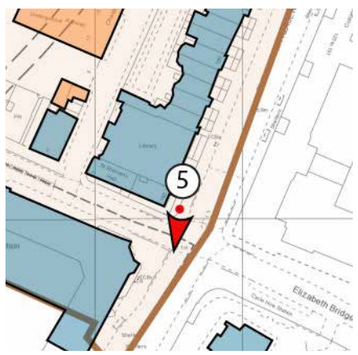
This view is from the eastern boundary of the Belgravia Conservation Area, looking south along Buckingham Palace Road. To the right is the Grade II listed Art-Deco Victoria Coach Station. The extended façade of the Grade II listed National Audit Office can be seen to the left, with its clock tower in 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



EXISTING



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

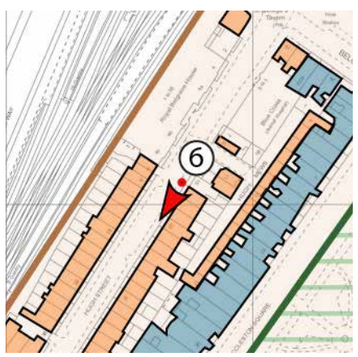
This view is taken from within Pimlico Conservation Area, at the intersection of Hugh Street and Hugh Mews, looking southwest towards the development site. The view is dominated on both sides by 19th century terraces, identified as 'unlisted buildings of merit' by WCC. The flank wall of the Grade II 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



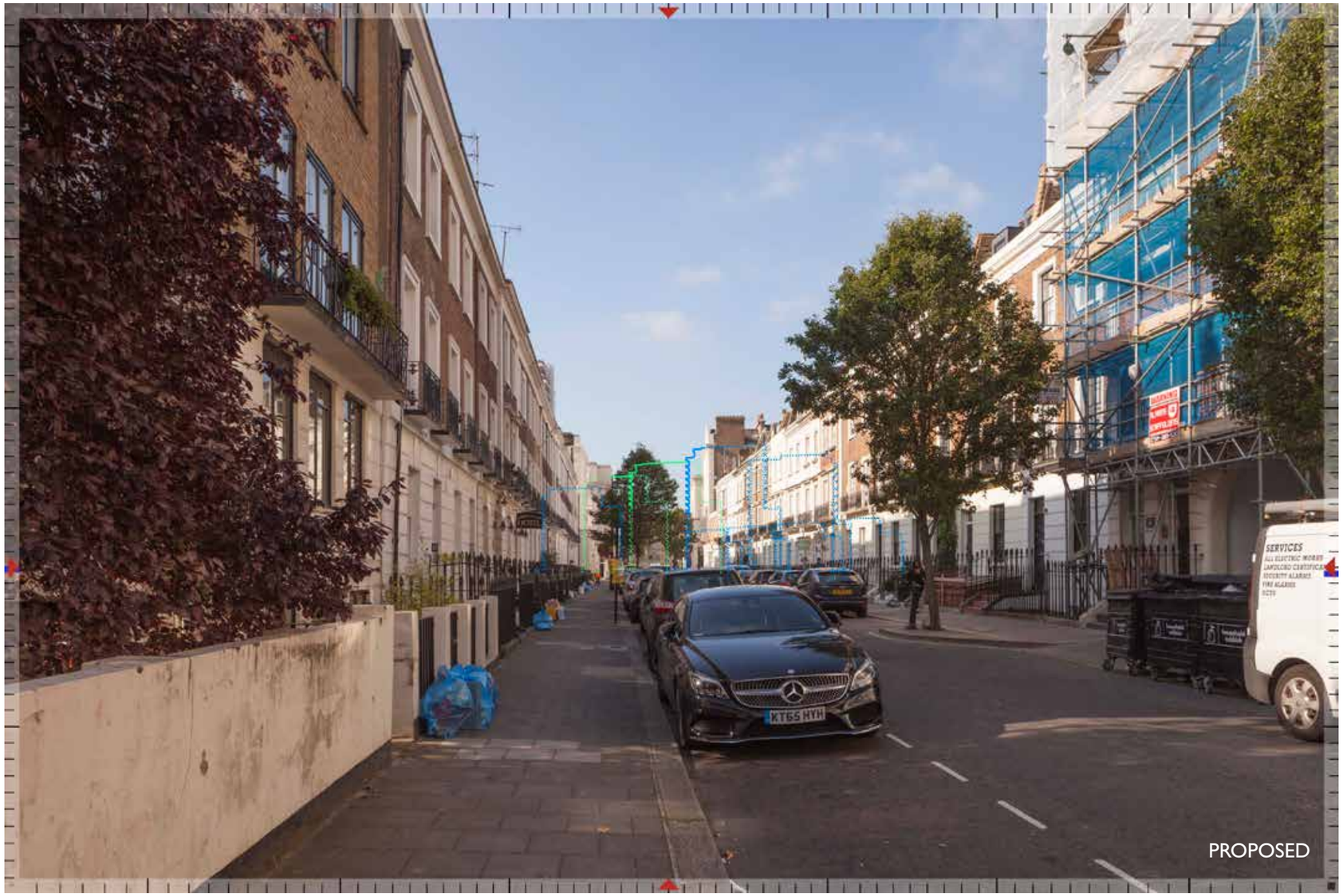
EXISTING



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.**

V. 6

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

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

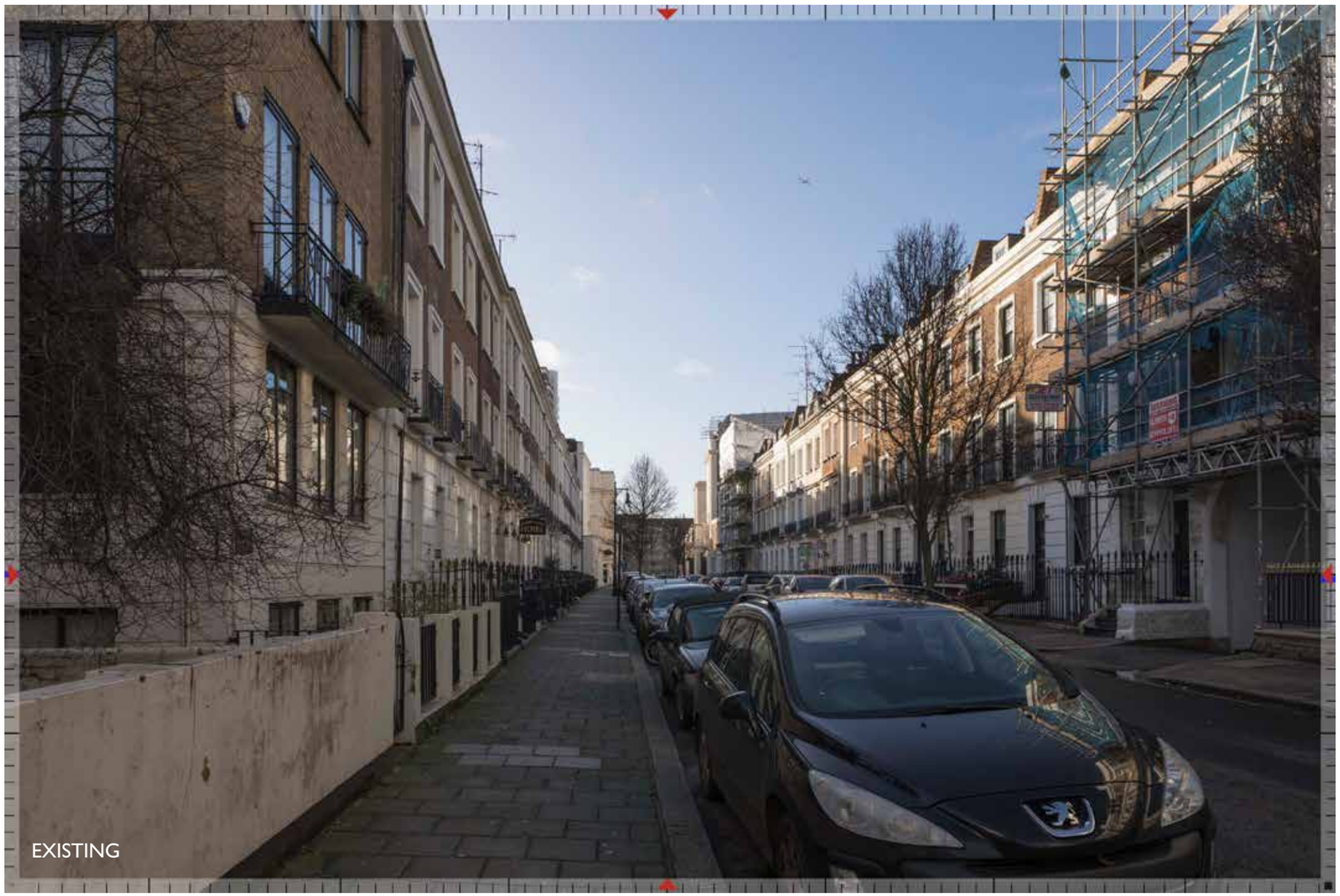
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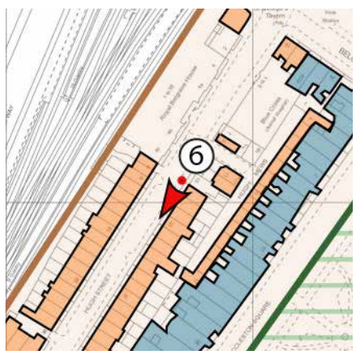
Baseline

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

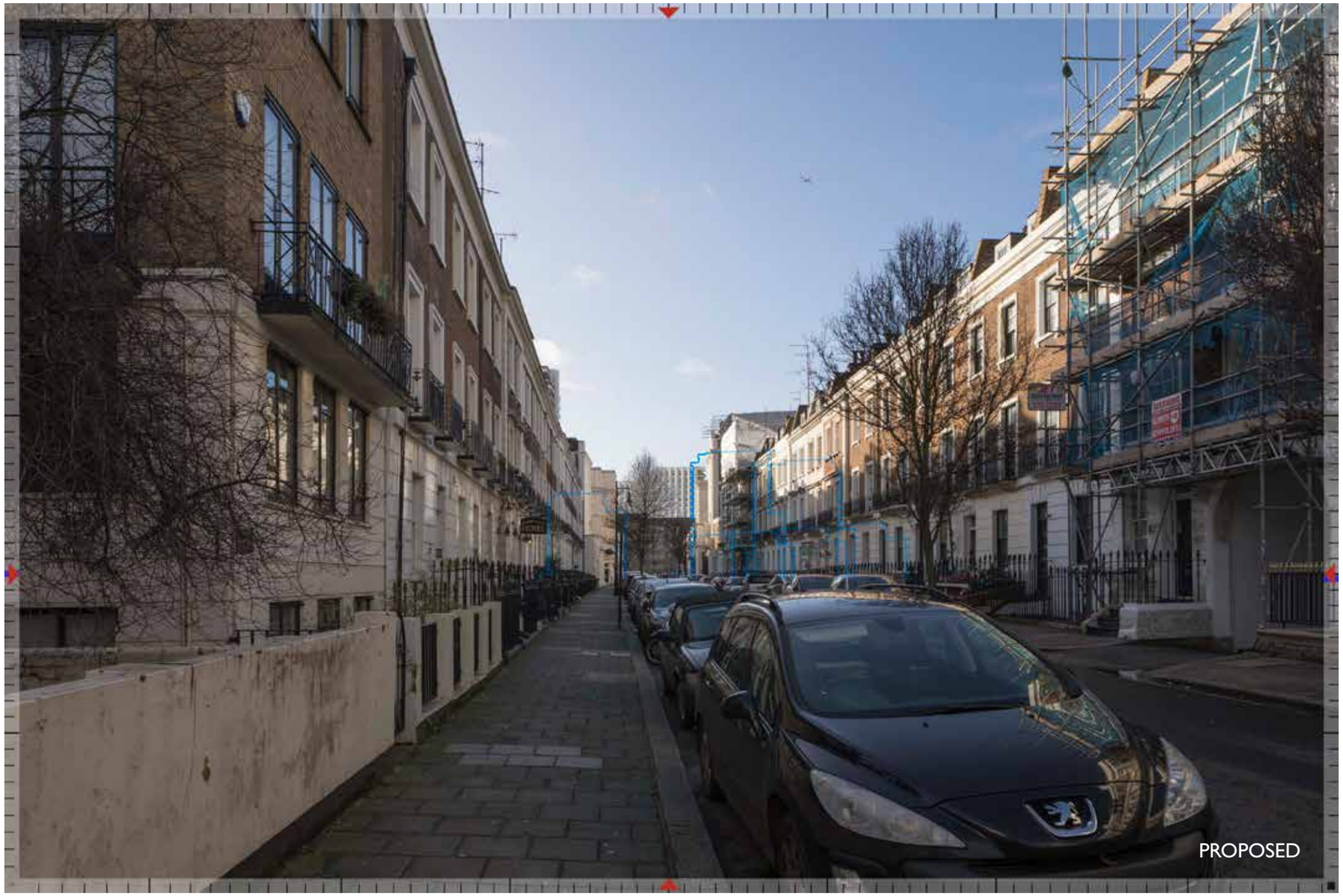




VIEWPOINT LOCATION

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

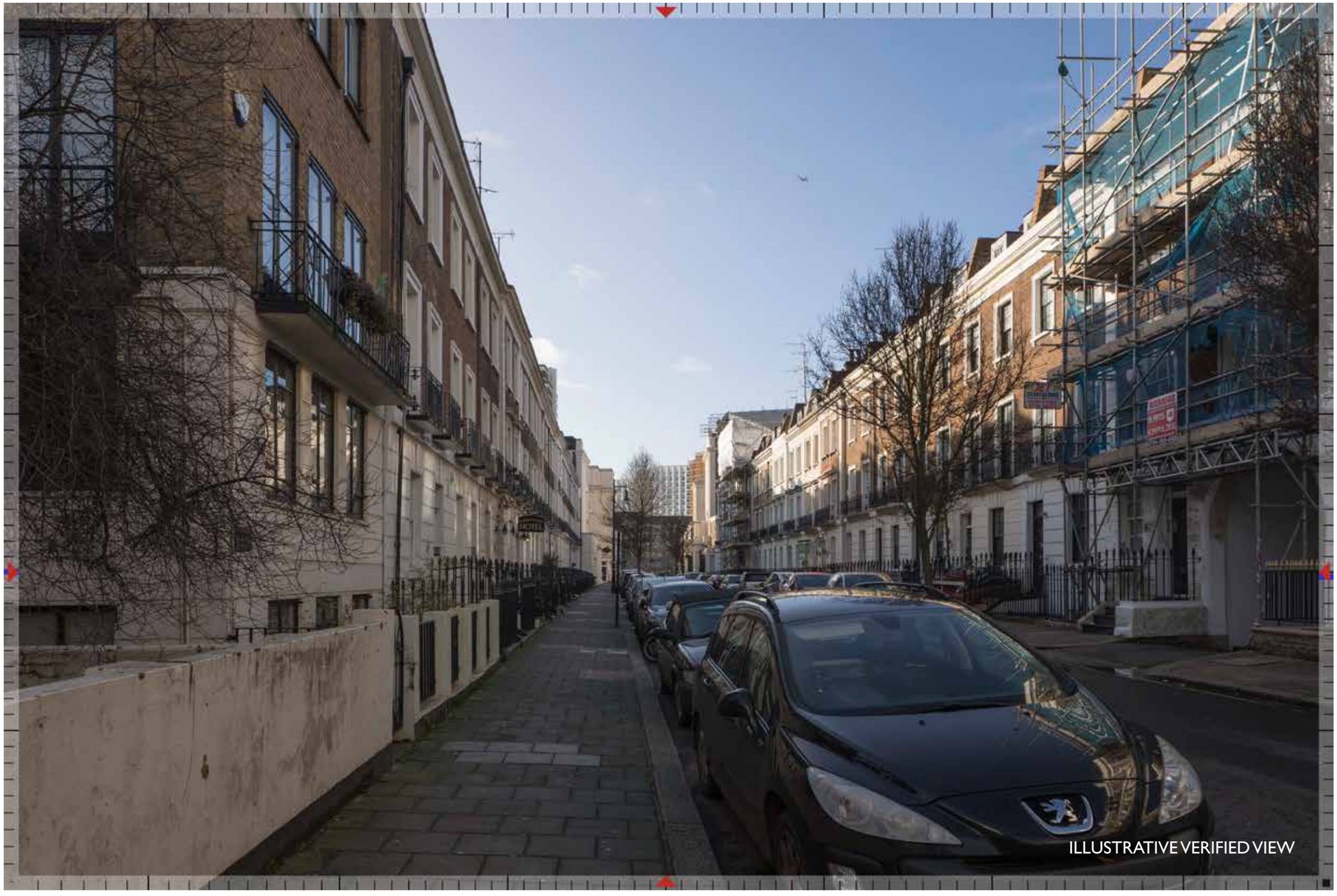
No cumulative schemes are seen in this view; the cumulative effect is therefore **no change.**

V. 6

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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

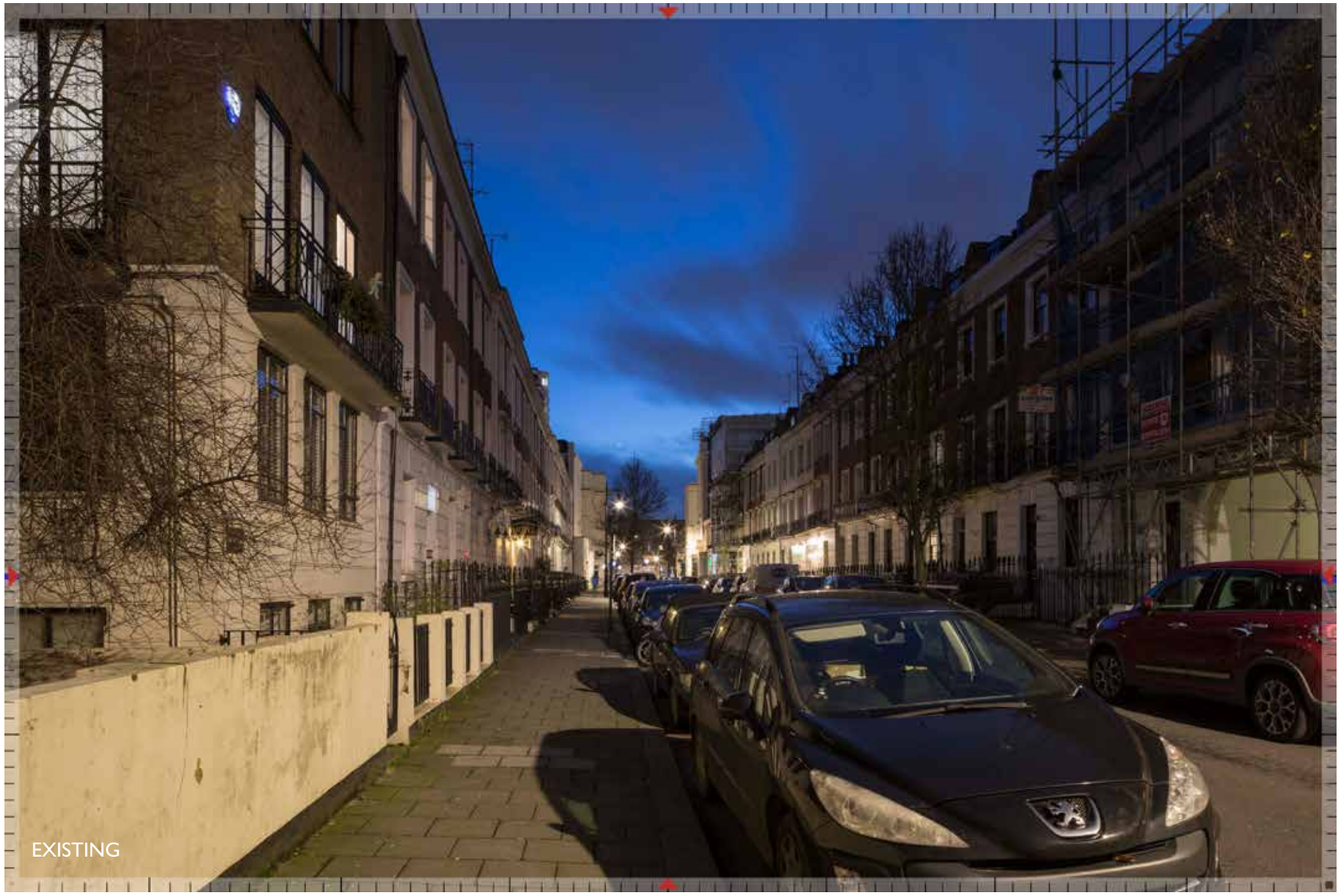
EXISTING:

Baseline

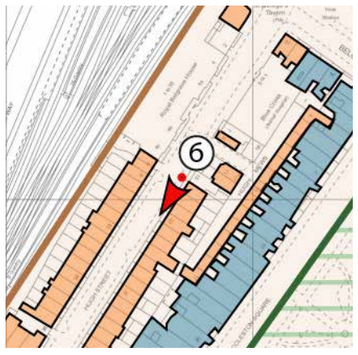
This view is a night-time version of the previous winter view. The 'unlisted buildings of merit' along the quiet street are less visible in detail due to the lack of daylight.

Sensitivity of the view

Low, as it is at night time



EXISTING



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.**

V. 6

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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

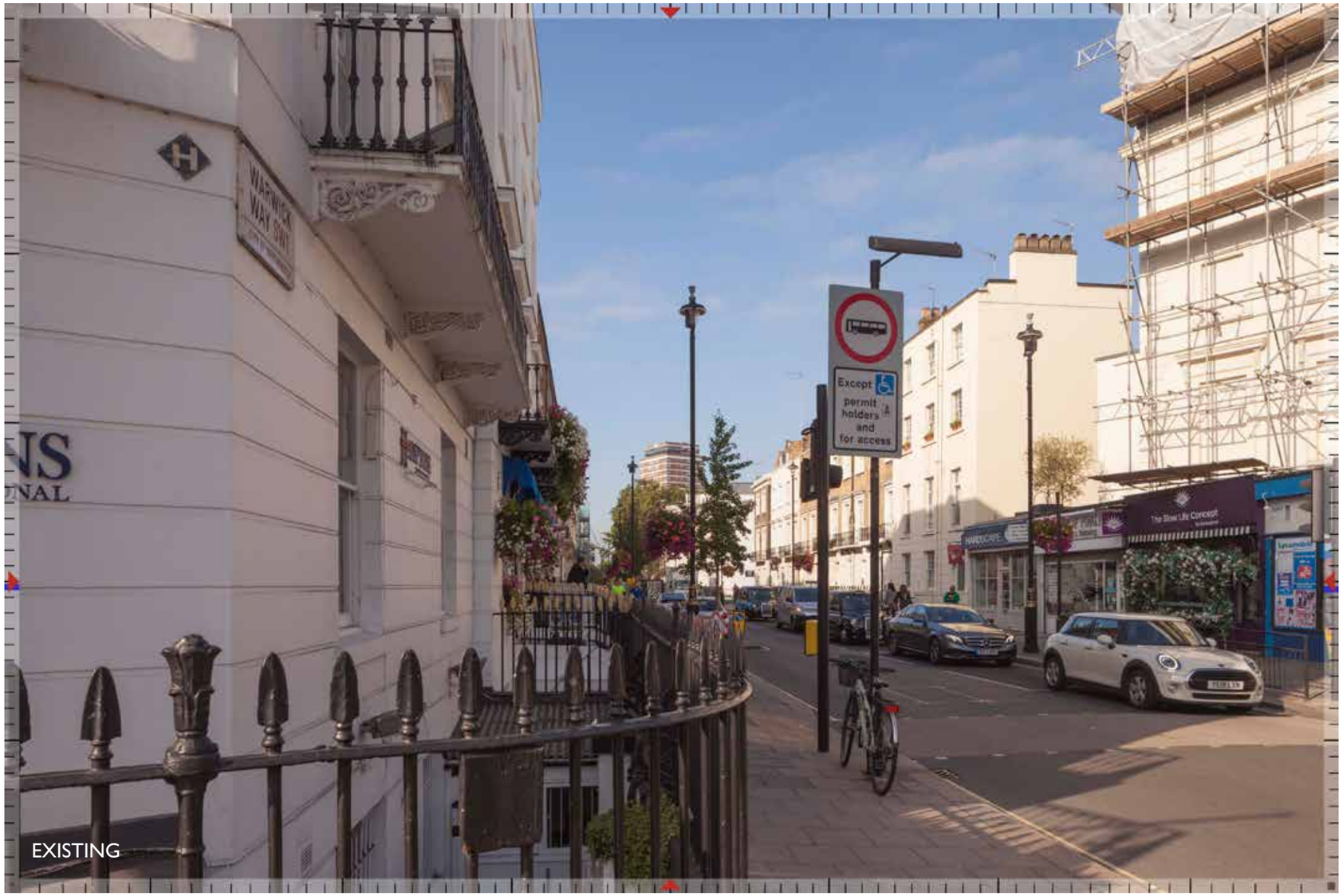
EXISTING:

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



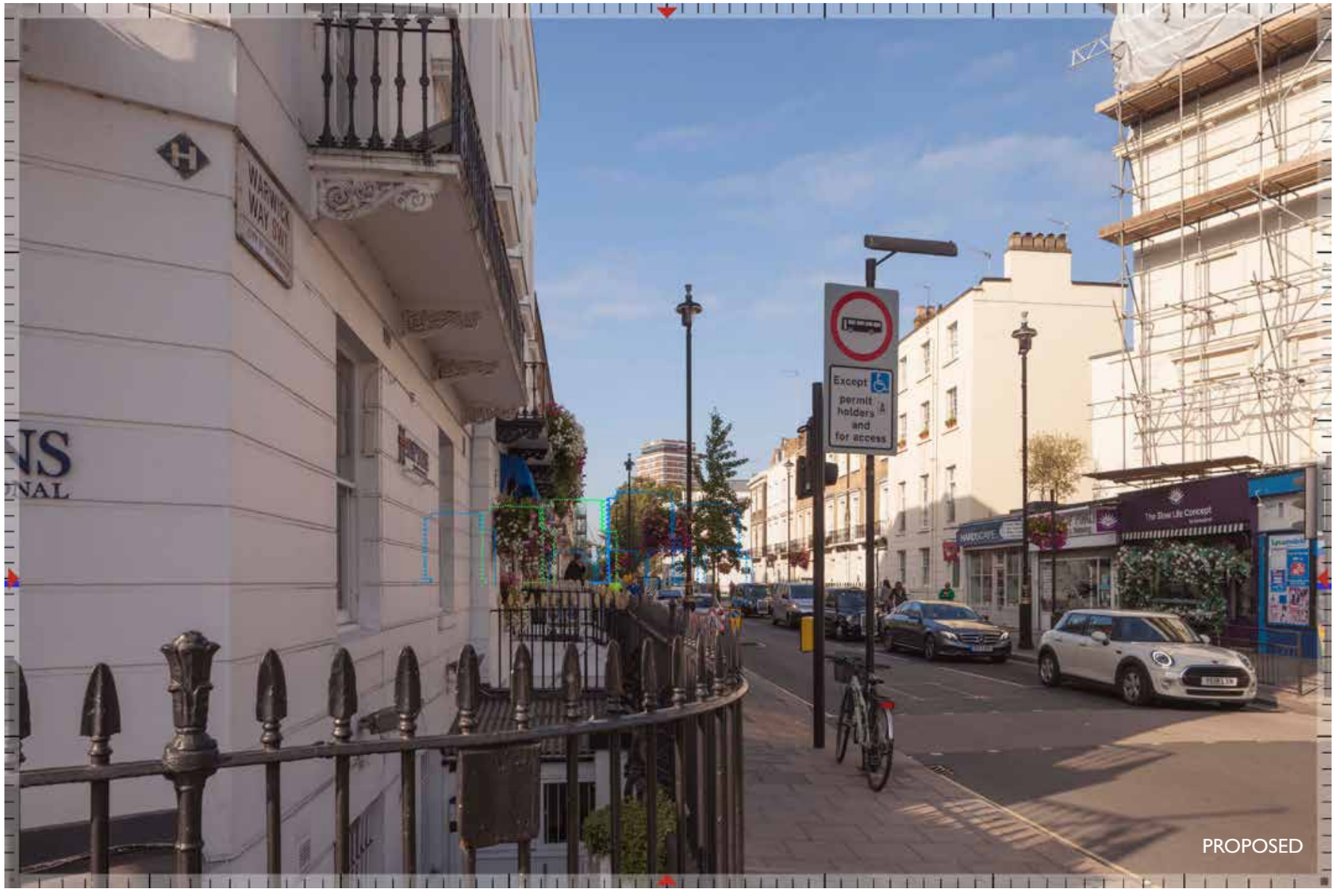
EXISTING



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.**

V. 7

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 7 - WARWICK WAY, CORNER OF BELGRAVE ROAD | WINTER

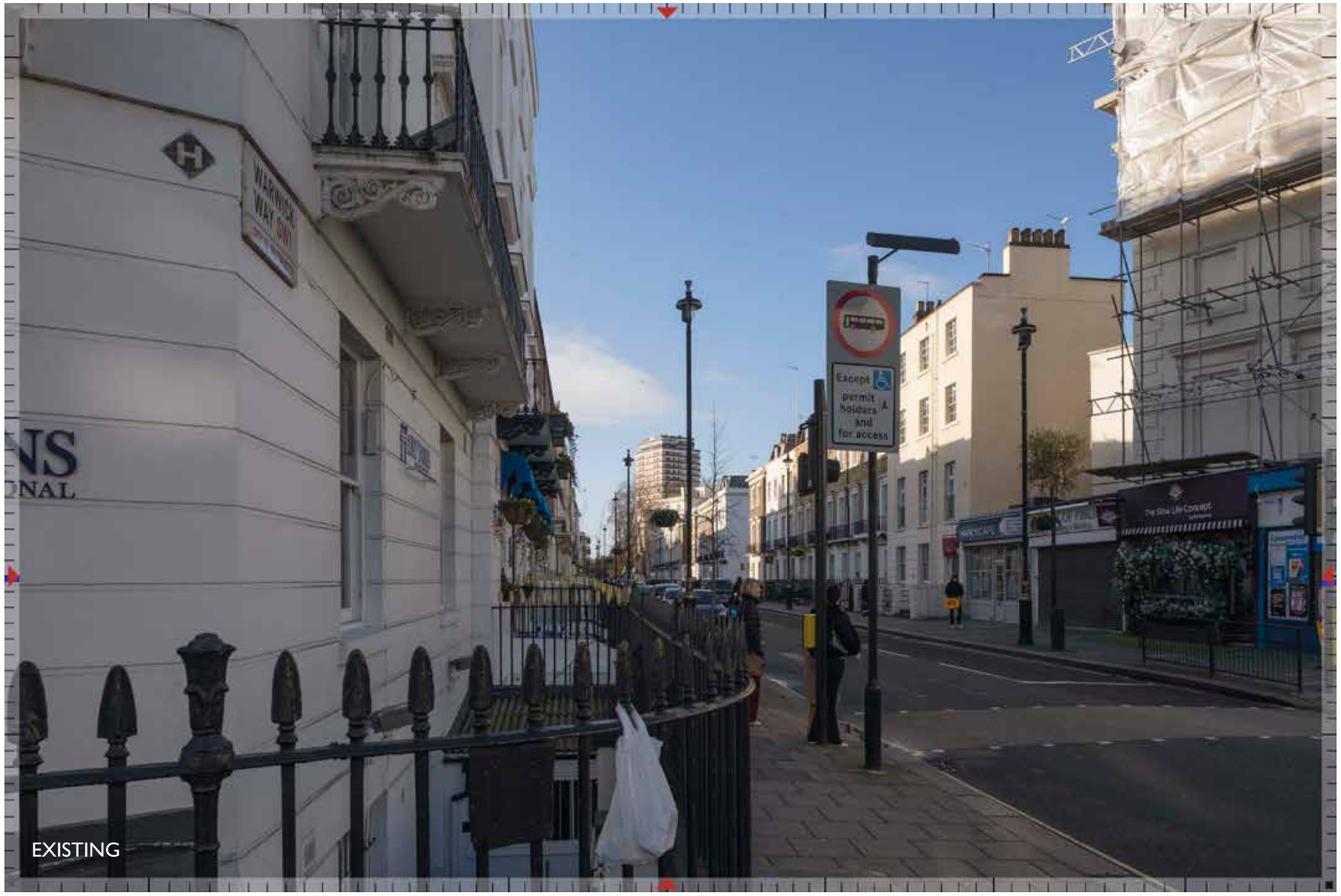
EXISTING:

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



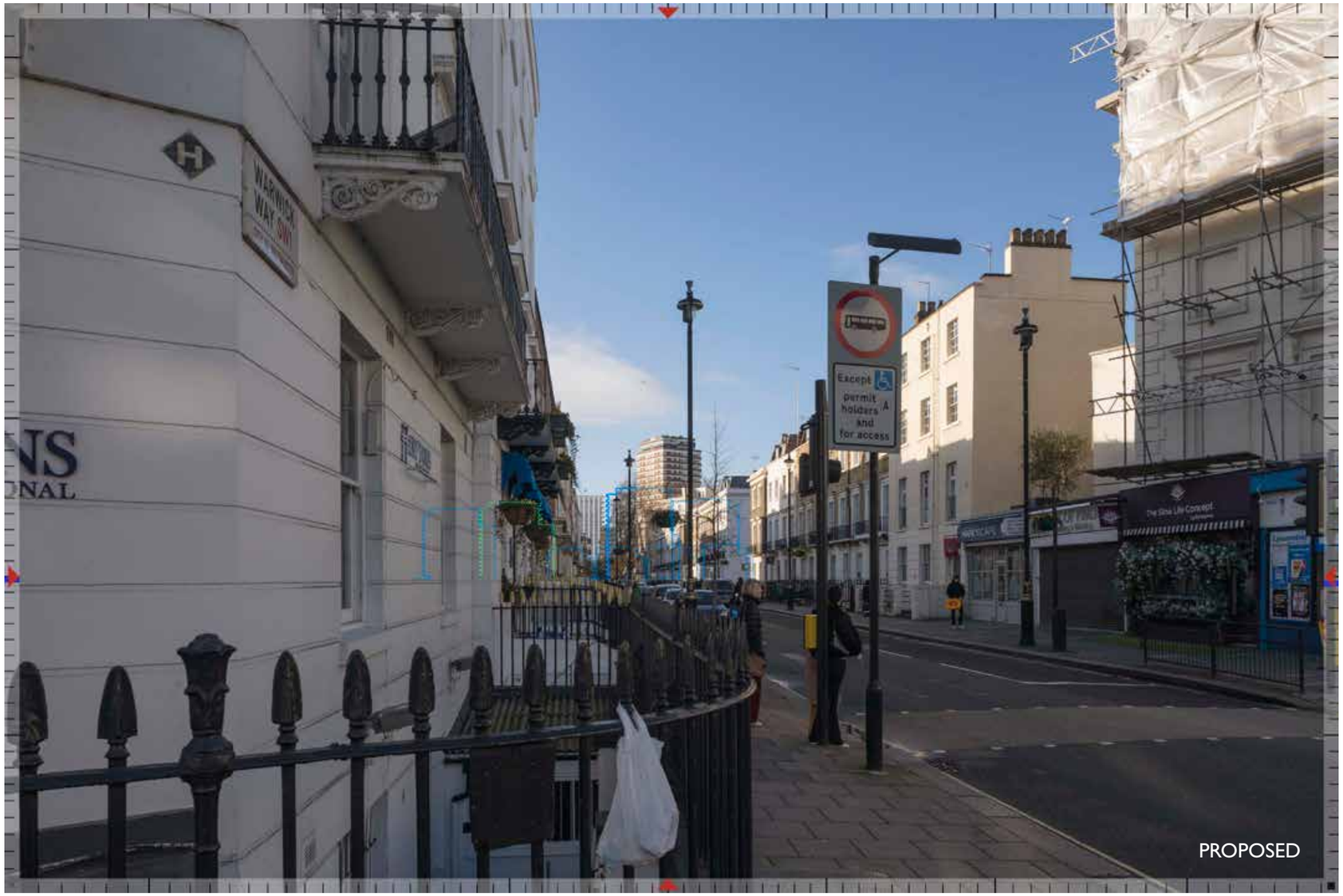
EXISTING



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

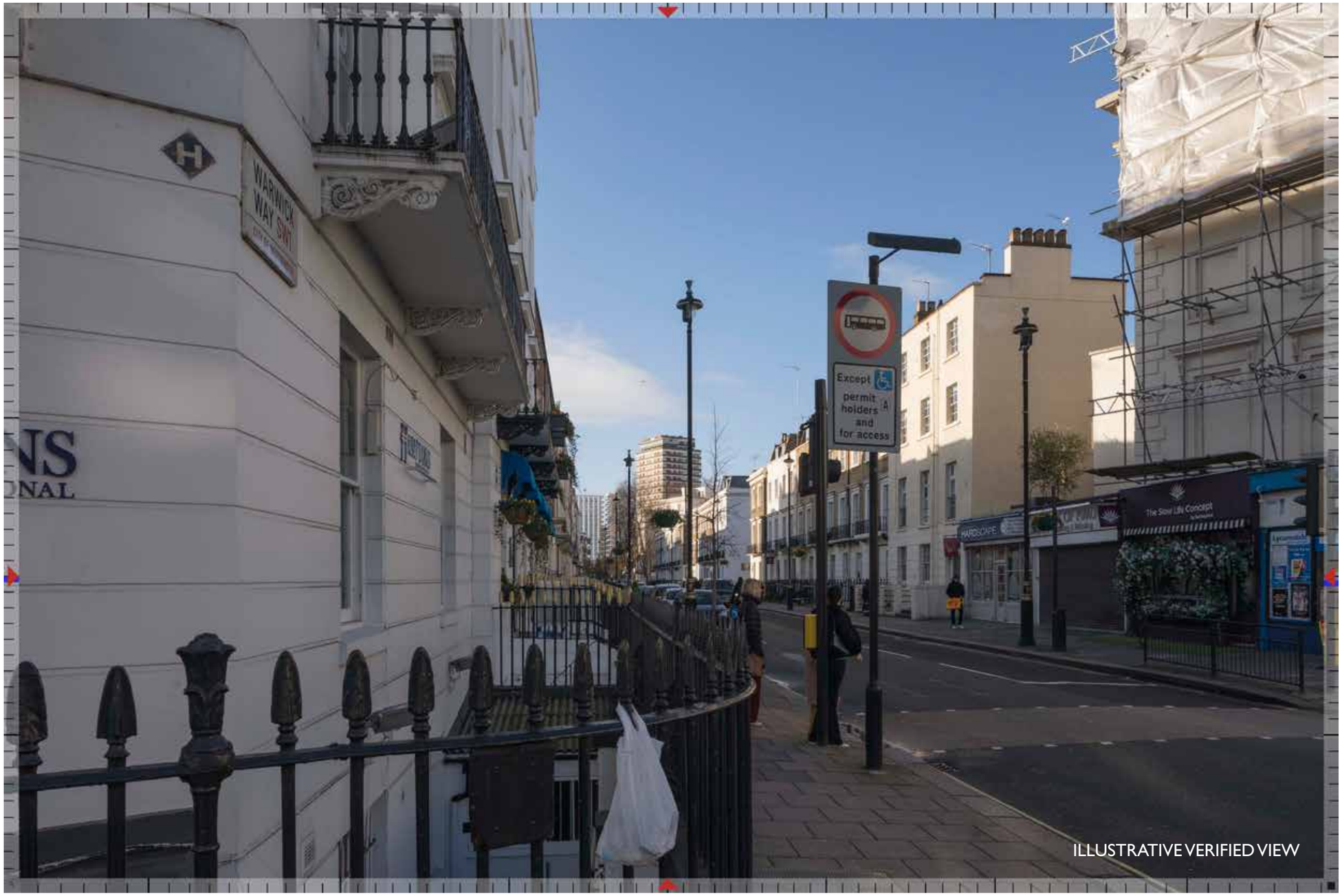
No cumulative schemes are seen in this view; the cumulative effect is therefore **no change.**

V. 7

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

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



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



EXISTING



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.**

V. 8

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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



ILLUSTRATIVE VERIFIED VIEW



V. 8

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 9 - SUTHERLAND STREET, CORNER OF CLARENDON STREET

EXISTING:

Baseline

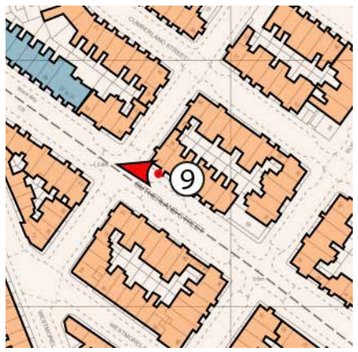
This view is taken from Pimlico Conservation Area, looking west at the junction of Sutherland Street and Clarendon Street. The terraces seen to the left are unlisted buildings of merit, as are the yellow brick terraced houses on the right. Beyond them are the stuccoed Grade II listed Nos. 13-31 Sutherland 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



EXISTING



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:

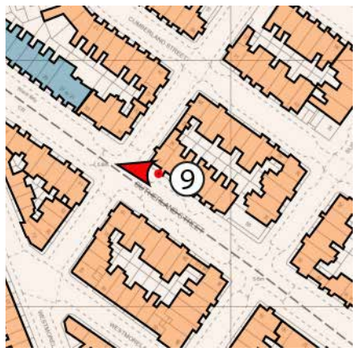
Baseline

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.**

V. 9

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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

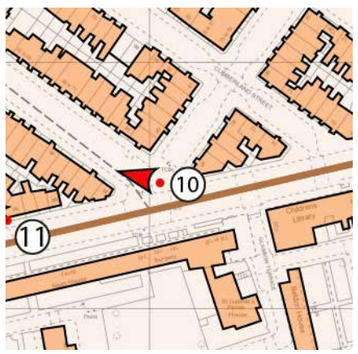
This view is taken from the southern boundary of Pimlico Conservation Area, at the junction of Sutherland Street and Gloucester Street. Both sides of this view are dominated by terraces of similar character identified as unlisted buildings of merit by WCC. In the centre of the view is the 11-storey Ebury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

Sensitivity of the view

Medium



EXISTING



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:

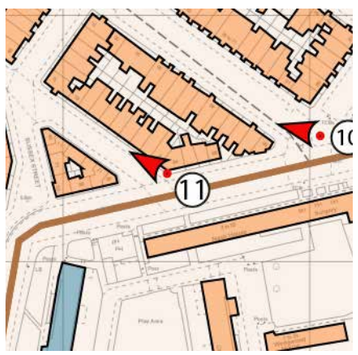
Baseline

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 unprecedent 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





V. 11

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 11 - WESTMORELAND PLACE, CORNER OF LUPUS STREET | NIGHT TIME

EXISTING:

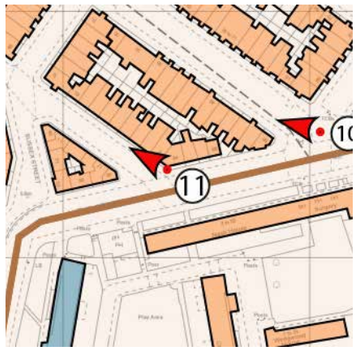
Baseline

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

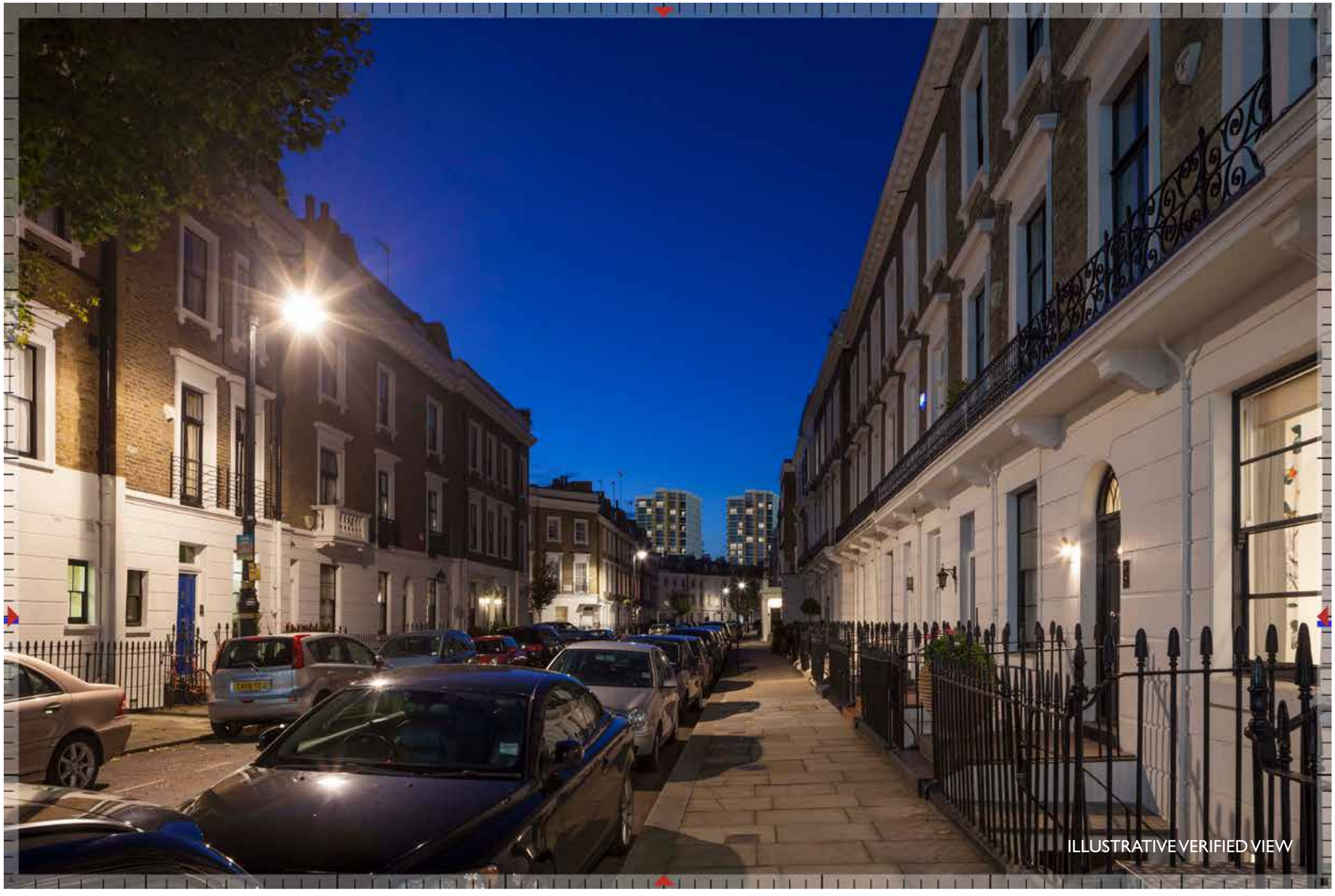
No cumulative schemes are seen in this view; the cumulative effect is therefore **no change.**

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





V. 11

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

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

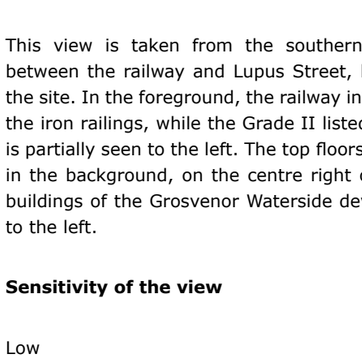
EXISTING:

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.**

V. 12

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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

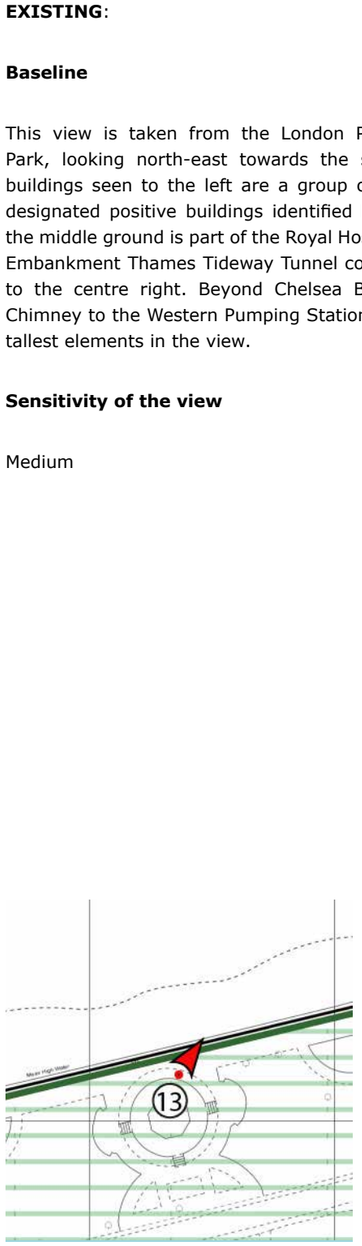
EXISTING:

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



EXISTING

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

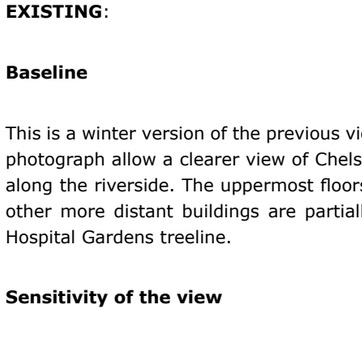
EXISTING:

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.

V. 13

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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.**

V. 13

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

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

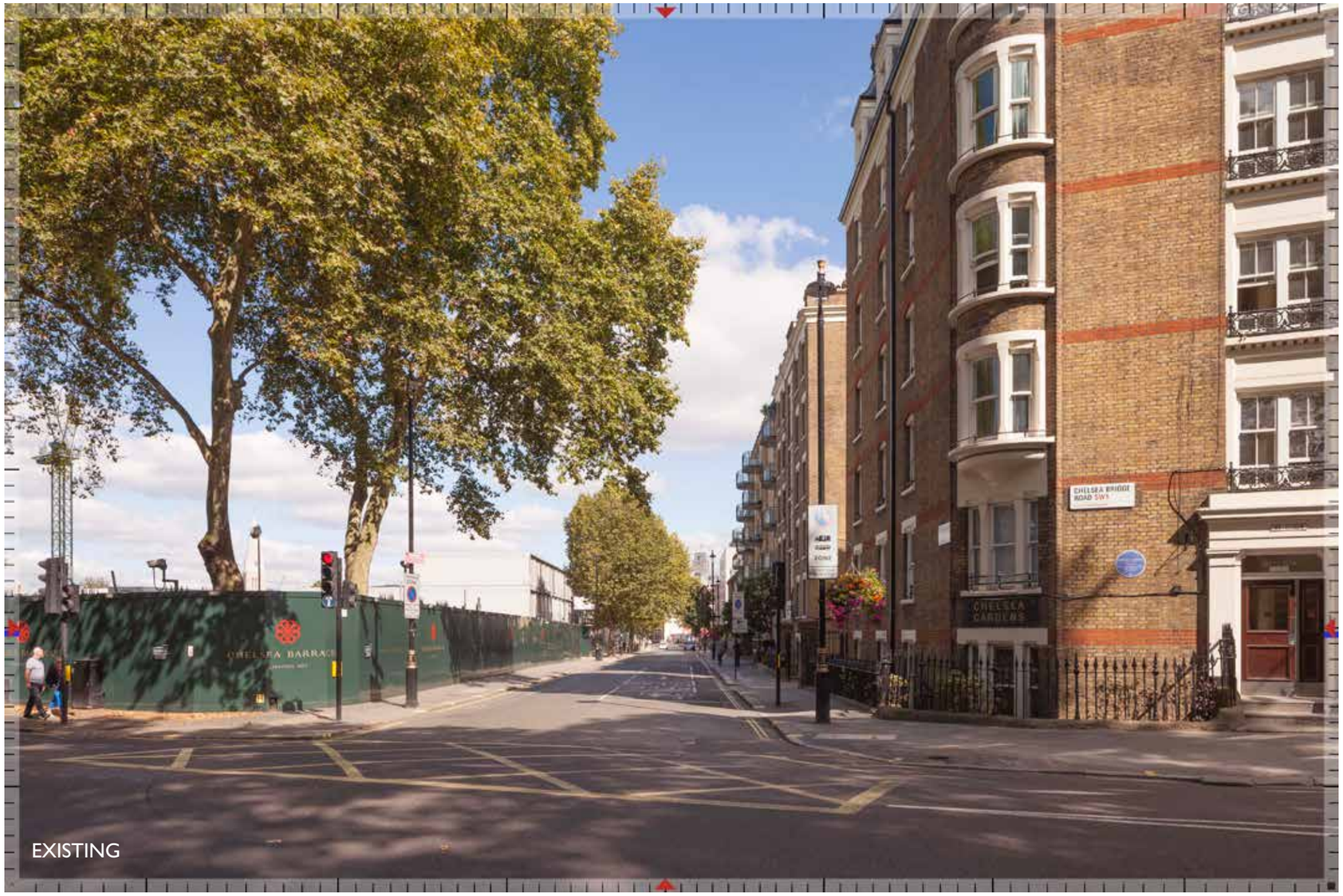
EXISTING:

Baseline

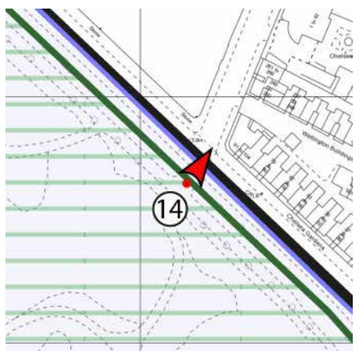
This view is taken from Chelsea Bridge Road, looking north-east along Ebury Bridge Road. To the left is the Chelsea Barracks development construction site, where the top of the Grade II listed railings to the former Chelsea Barracks can be spotted just above the construction hoardings. The top of the 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



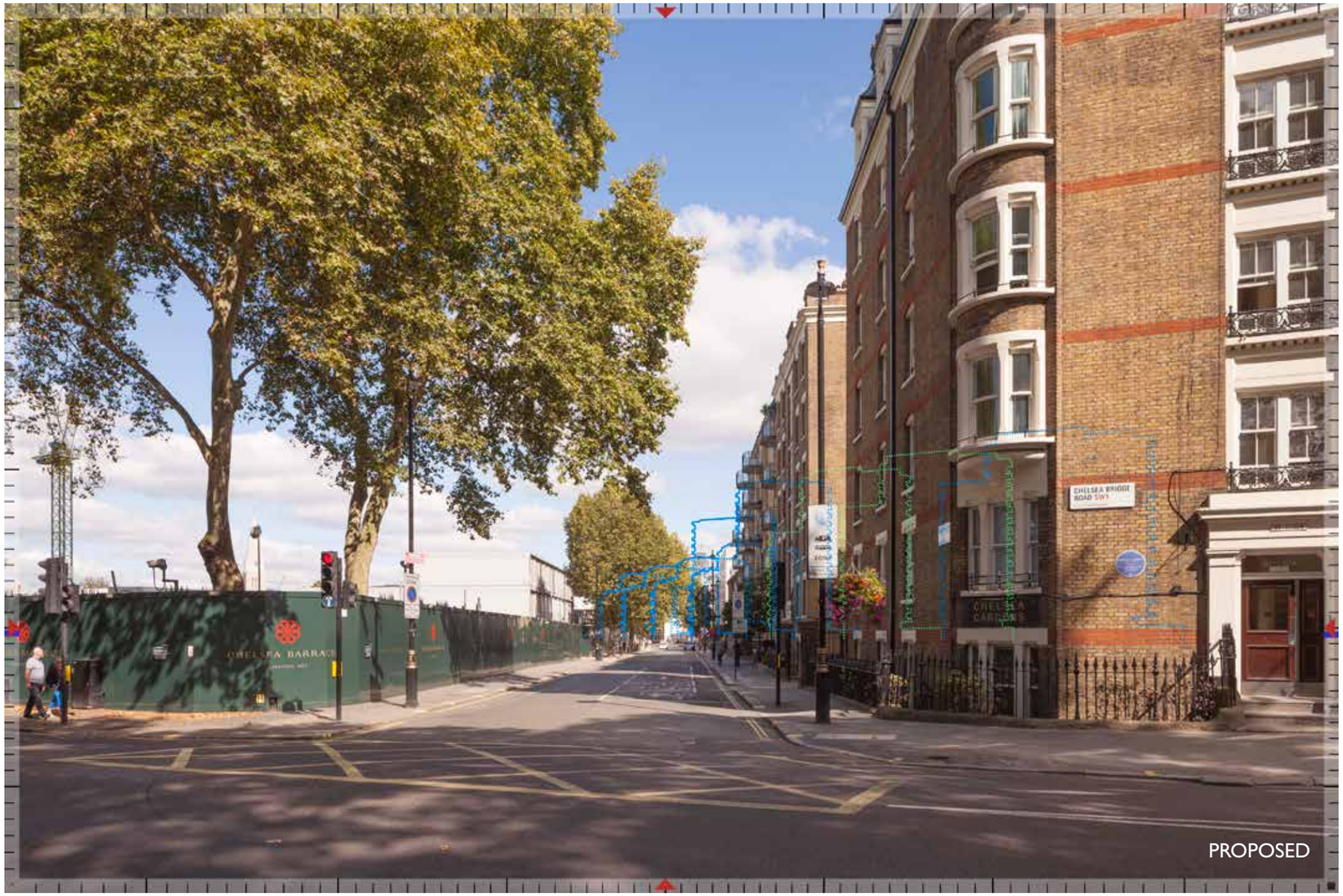
EXISTING



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

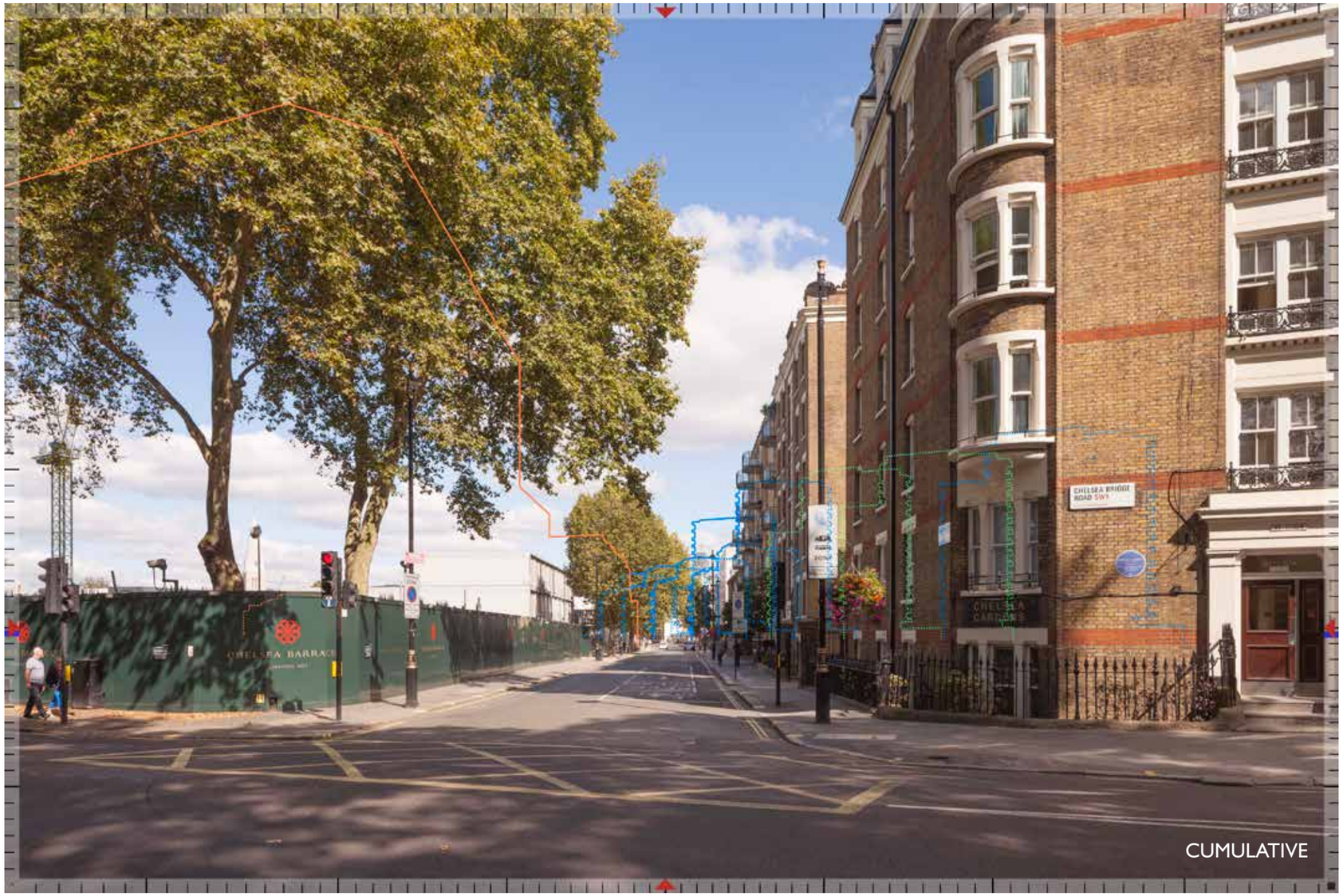
The effect is minor and beneficial for the streetscape and general townscape, though adverse in respect of losing this incidental view of the listed tower. Seen, therefore, in the round the rating is **minor** and **neutral**.

V. 14

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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

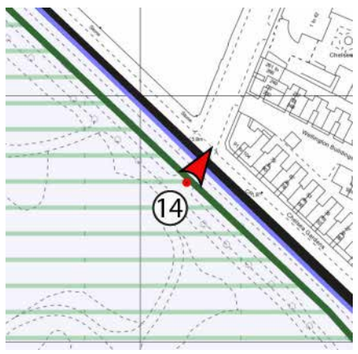
This is a winter version of the previous view. Some of the existing site buildings along Ebury Bridge Road can just be glimpsed beyond the bare winter trees in the centre left of the photograph. The Grade II listed National Audit Office clock tower is seen above a jumble of other buildings in the centre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

Sensitivity of the view

Medium



EXISTING



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**.

V. 14

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.**



CUMULATIVE

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

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



ILLUSTRATIVE VERIFIED VIEW



V. 14

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 15 - ROYAL HOSPITAL AT LIGHT HORSE COURT

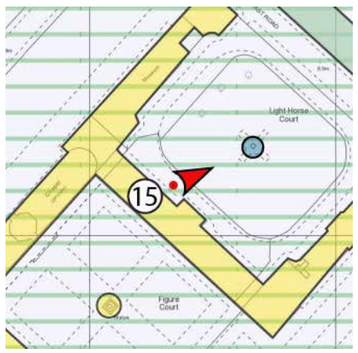
EXISTING:

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



EXISTING

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:

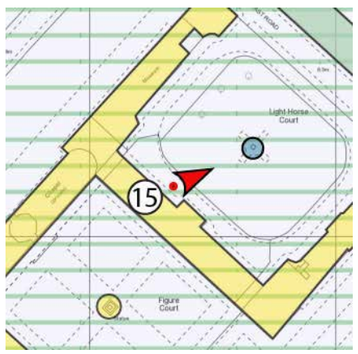
Baseline

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.**

V. 15

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

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 16 - ROYAL HOSPITAL GARDENS





PROPOSED:

Buildings seen:

6 (outline)

Design – including mitigation

Detailed Components:

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

Outline components:

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

Magnitude of change

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

Residual effect

The effect is **negligible.**

Cumulative Effect

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

V. 16

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 16 - ROYAL HOSPITAL GARDENS | WINTER

EXISTING:

Baseline

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

Sensitivity of the view

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





VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 16 - ROYAL HOSPITAL GARDENS | WINTER





PROPOSED:

Buildings seen:

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

Design – including mitigation

Detailed Components:

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

Outline components:

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

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

Magnitude of change

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

Residual effect

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

V. 16

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 16 - ROYAL HOSPITAL GARDENS | WINTER



Cumulative effect

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

V. 16

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 17 - ROYAL HOSPITAL

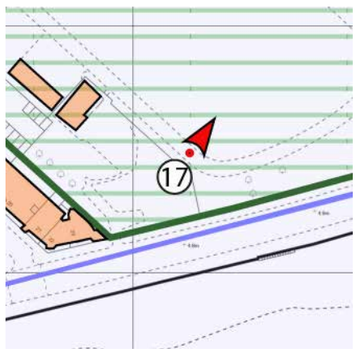
EXISTING:

Baseline

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

Sensitivity of the view

High



VIEWPOINT LOCATION



9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 17 - ROYAL HOSPITAL





PROPOSED:

Buildings seen:

None

Design – including mitigation

Detailed Components:

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

Outline components:

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

Magnitude of change

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

Residual effect

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

Cumulative Effect

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

V. 17

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 17 - ROYAL HOSPITAL | WINTER

EXISTING:

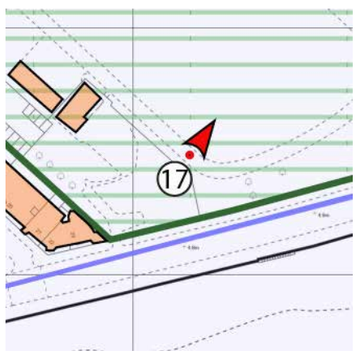
Baseline

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

Sensitivity of the view

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





VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 17 - ROYAL HOSPITAL | WINTER





PROPOSED:

Buildings seen:

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

Design – including mitigation

Detailed Components:

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

Outline components:

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

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

Magnitude of change

The change is **small.**

Residual effect

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

V. 17

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 17 - ROYAL HOSPITAL | WINTER



Cumulative effect

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

V. 17

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 18 - ORMONDE GATE, CORNER OF CHRISTCHURCH STREET

EXISTING:

Baseline

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

Sensitivity of the view

High





VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 18 - ORMONDE GATE, CORNER OF CHRISTCHURCH STREET





PROPOSED:

Buildings seen:

8 (detailed).

Design – including mitigation

Detailed Components:

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

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

Outline components:

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

Magnitude of change

The change is **small.**

Residual effect

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

V. 18

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 18 - ORMONDE GATE, CORNER OF CHRISTCHURCH STREET



Cumulative Effect

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

V. 18

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

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

EXISTING:

Baseline

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

Sensitivity of the view

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





VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

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





PROPOSED:

Buildings seen:

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

Design – including mitigation

Detailed Components:

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

Outline components:

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

Magnitude of change

The change is **small.**

Residual effect

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

V. 18

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

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

Cumulative effect

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



9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

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





V. 18

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

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

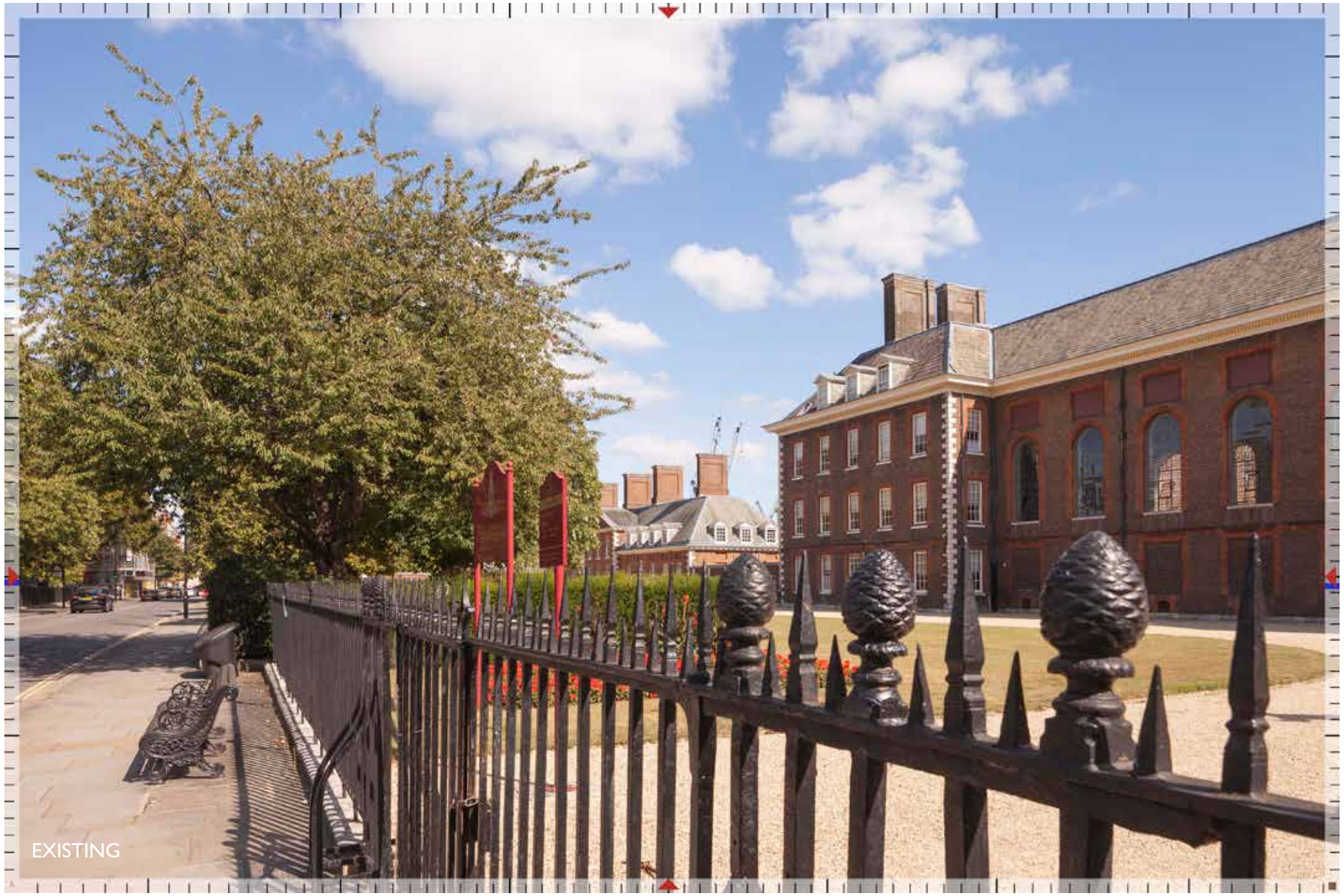
EXISTING:

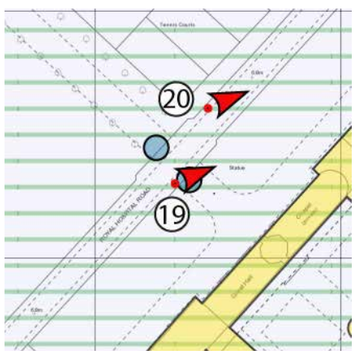
Baseline

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

Sensitivity of the view

High

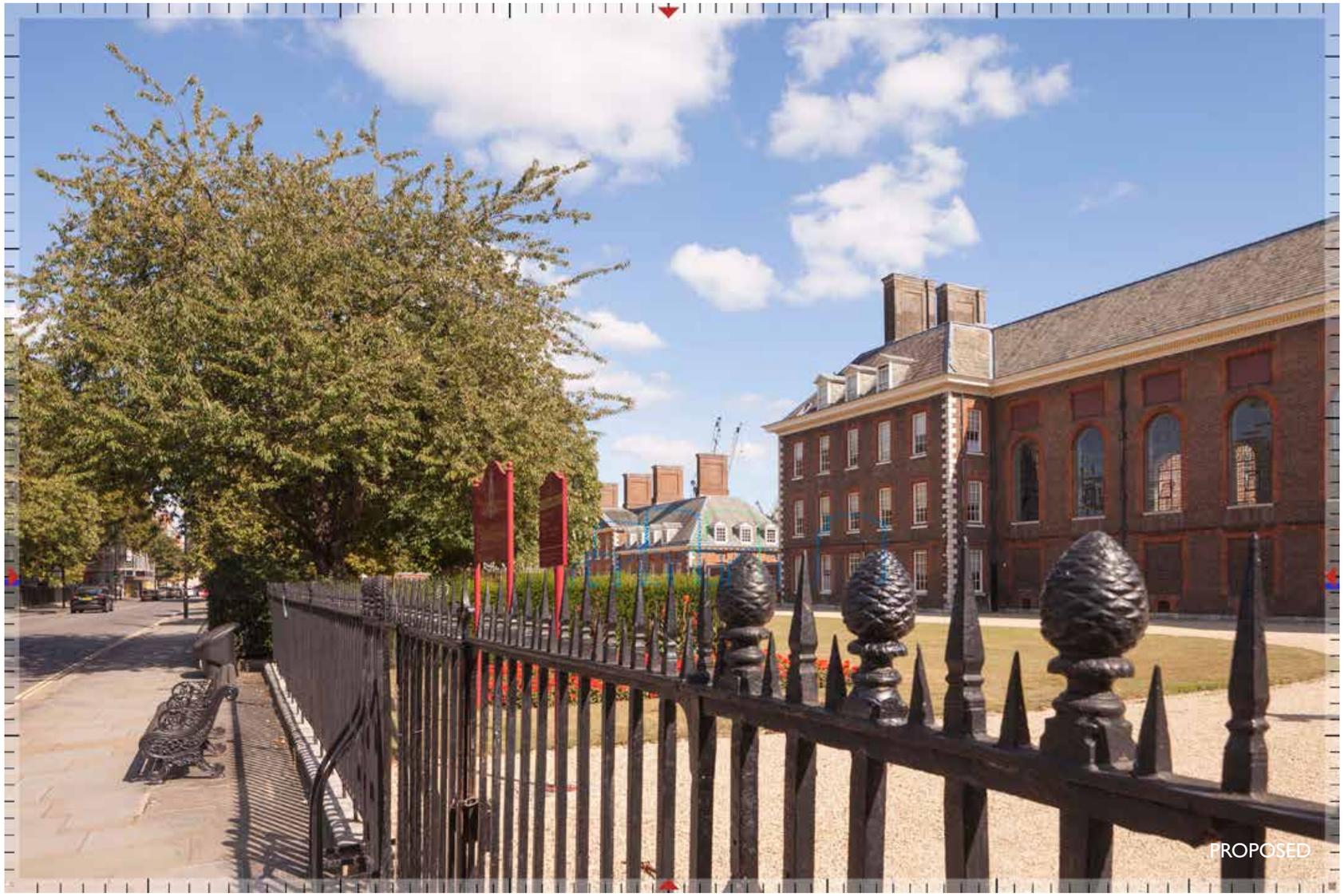




VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

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





PROPOSED:

Buildings seen: 8 (detailed).

Design – including mitigation

Detailed Components:

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

Outline components:

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

Magnitude of change

The change is **very small.**

Residual effect

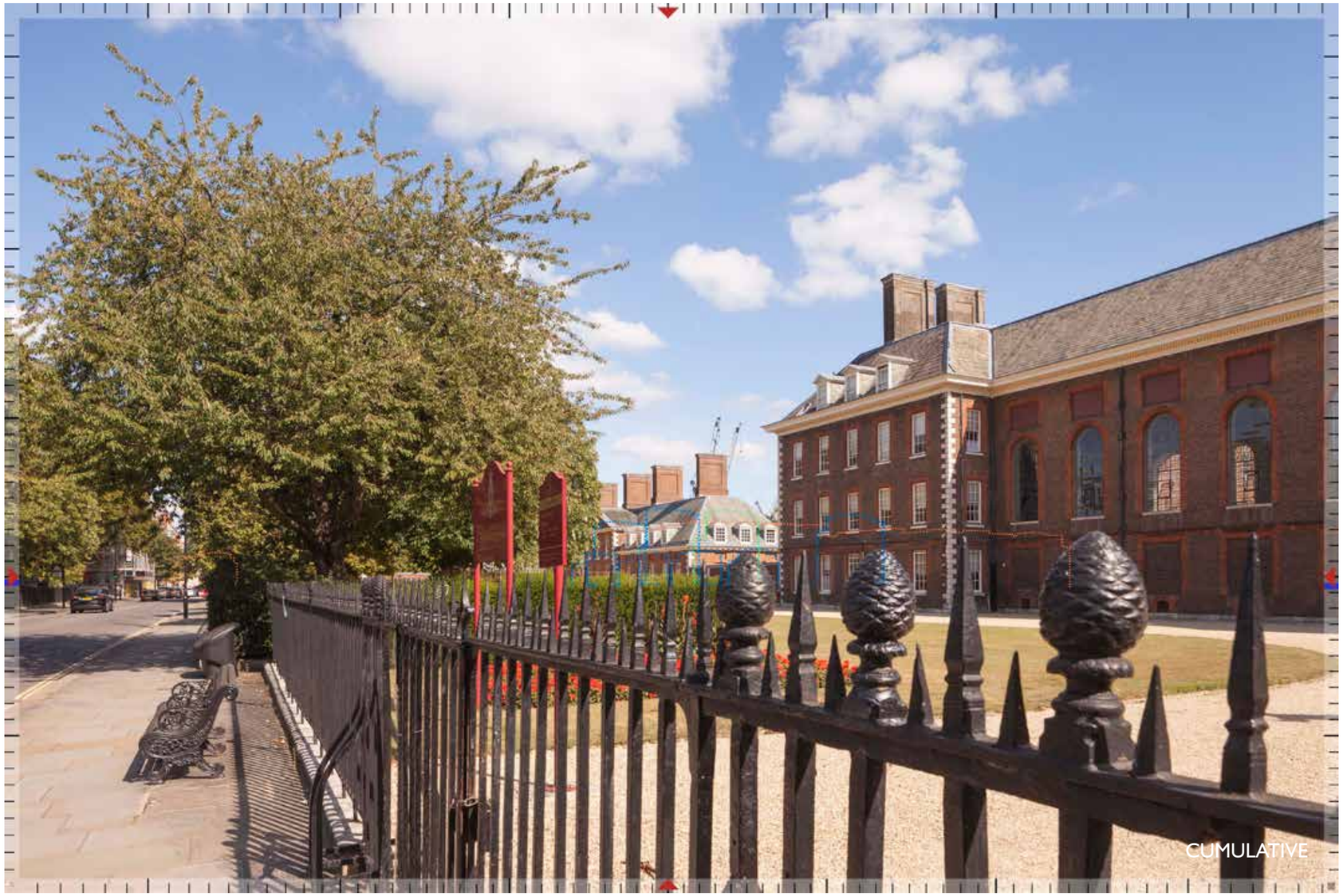
The effect is **minor** and **neutral** as the visibility will be imperceptible in reality owing to the marginal visibility, distance away and the subdued materiality.

V. 19

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

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



Cumulative effect

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

V. 19

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

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

EXISTING:

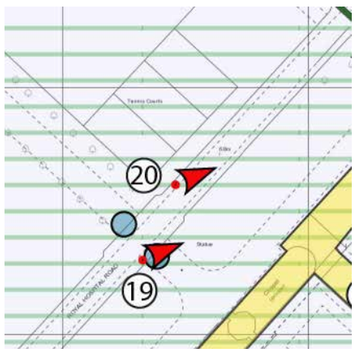
Baseline

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

Sensitivity of the view

Medium





VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

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





PROPOSED:

Buildings seen:

7 (detailed) and 6 (outline).

Design – including mitigation

Detailed Components:

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

Outline components:

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

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

Magnitude of change

The change is **small.**

Residual effect

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

V. 20

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

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



Cumulative effect

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

V. 20

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

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

EXISTING:

Baseline

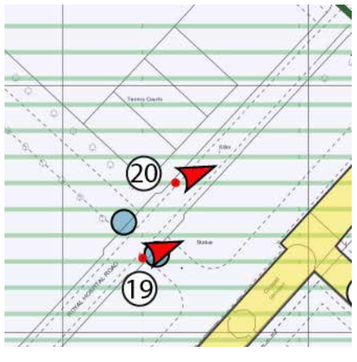
This is a winter version of the previous view. The bare winter trees allow clearer visibility of part of the Grade I listed North East Range. The Grade I listed Royal Hospital main building is just visible to the right of the photograph. The Grade II listed Lodge to London Gate can be glimpsed in the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

Sensitivity of the view

Medium



EXISTING



VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

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





PROPOSED:

Buildings seen:

7 (detailed) and 6 (outline)

Design – including mitigation

Detailed Components:

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

Outline components:

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

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

Magnitude of change

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

Residual effect

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

V. 20

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

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

Cumulative effect

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



9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

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





V. 20

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 21 - EBURY STREET, CORNER OF BOURNE STREET

EXISTING:

Baseline

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

Sensitivity of the view

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



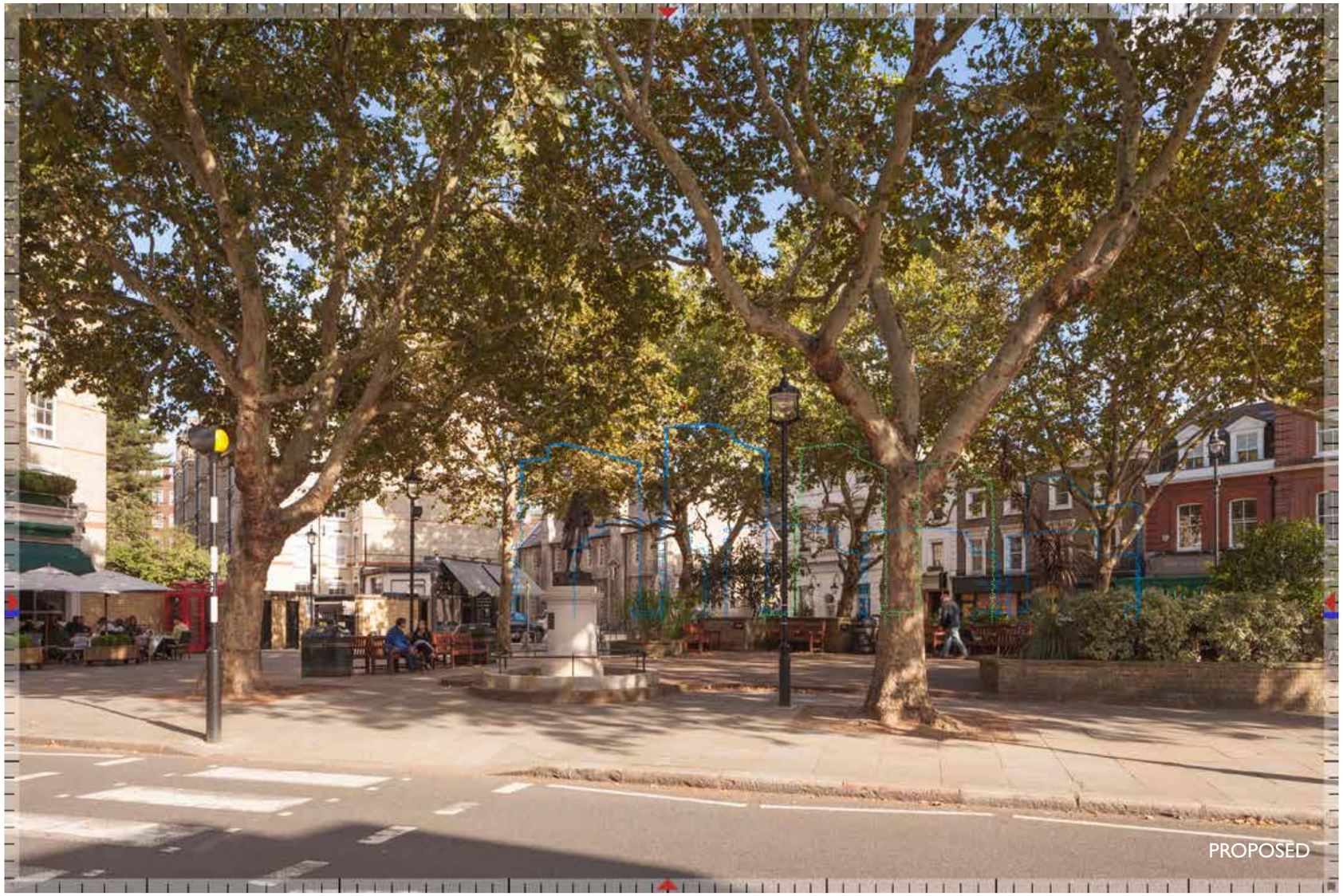
EXISTING



VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 21 - EBURY STREET, CORNER OF BOURNE STREET





PROPOSED:

Buildings seen: None

Design – including mitigation

Detailed Components:

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

Outline components:

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

Magnitude of change

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

Residual effect

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

Cumulative Effect

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

V. 21

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

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

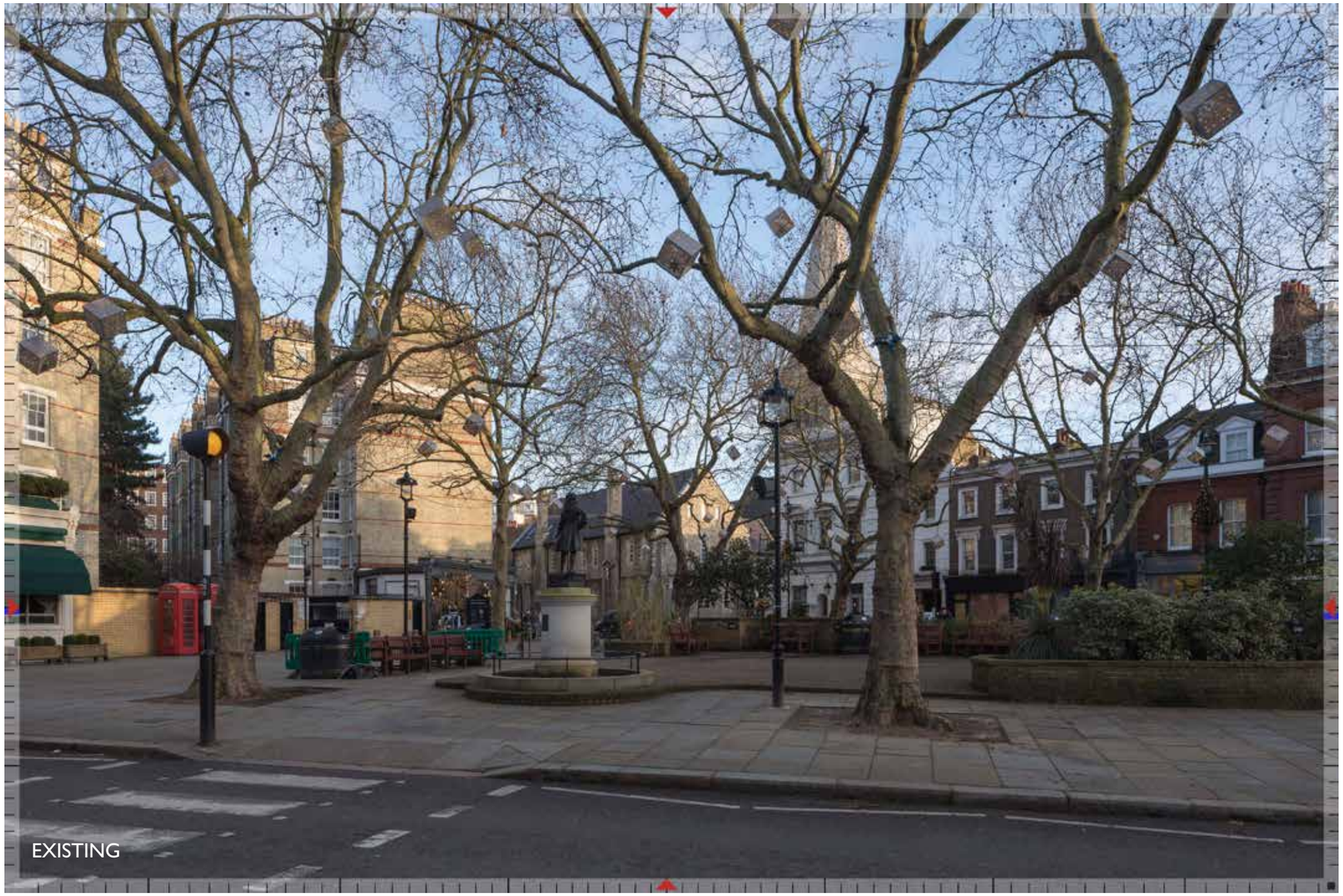
EXISTING:

Baseline

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

Sensitivity of the view

High





VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

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





PROPOSED:

Buildings seen: 5 and 6 (outline).

Design – including mitigation

Detailed Components:

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

Outline components:

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

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

Magnitude of change

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

Residual effect

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

V. 21

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

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

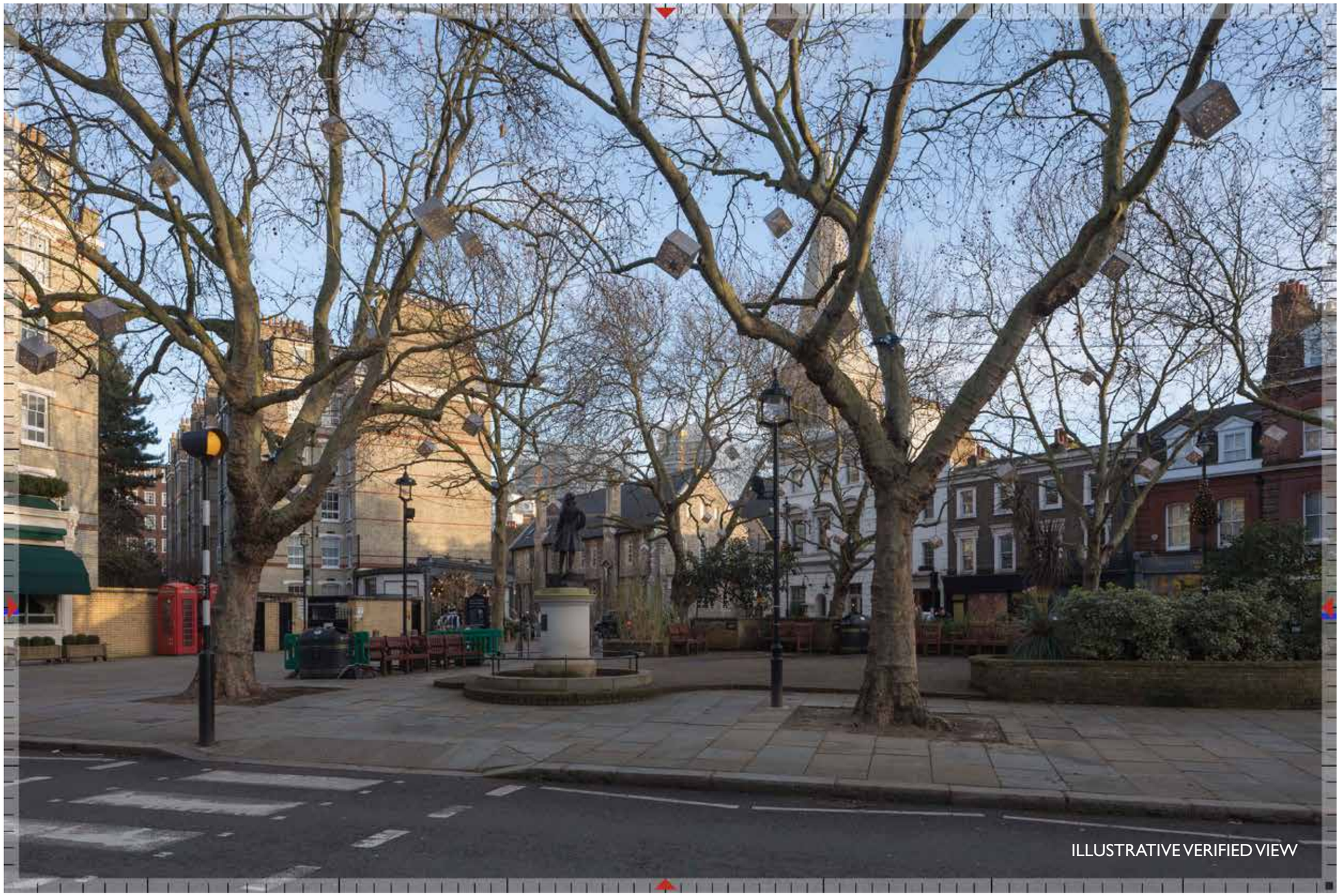
Cumulative Effect

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



9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

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





V. 21

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

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

EXISTING:

Baseline

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

Sensitivity of the view

Medium, as it is at night time





VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

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





PROPOSED:

Buildings seen: 5 and 6 (outline).

Design – including mitigation

Detailed Components:

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

Outline components:

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

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

Magnitude of change

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

Residual effect

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

V. 21

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

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

Cumulative Effect

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



V. 21

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

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





V. 21

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 22 - ST BARNABAS STREET, CORNER OF RANELAGH GROVE

EXISTING:

Baseline

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

Sensitivity of the view

Medium



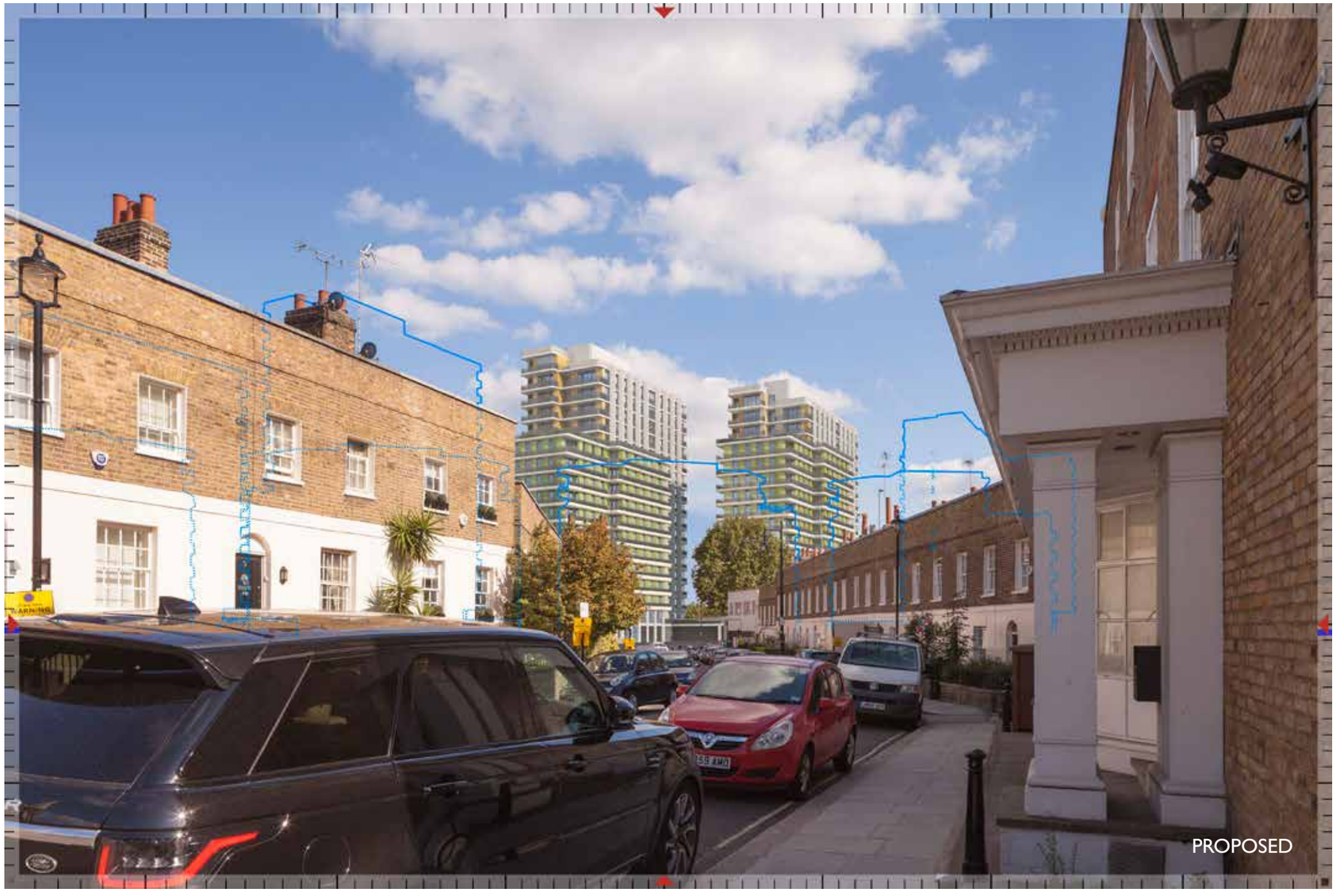
EXISTING



VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 22 - ST BARNABAS STREET, CORNER OF RANELAGH GROVE





PROPOSED:

Buildings seen:

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

Design – including mitigation

Detailed Components:

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

Outline components:

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

Magnitude of change

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

Residual effect

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

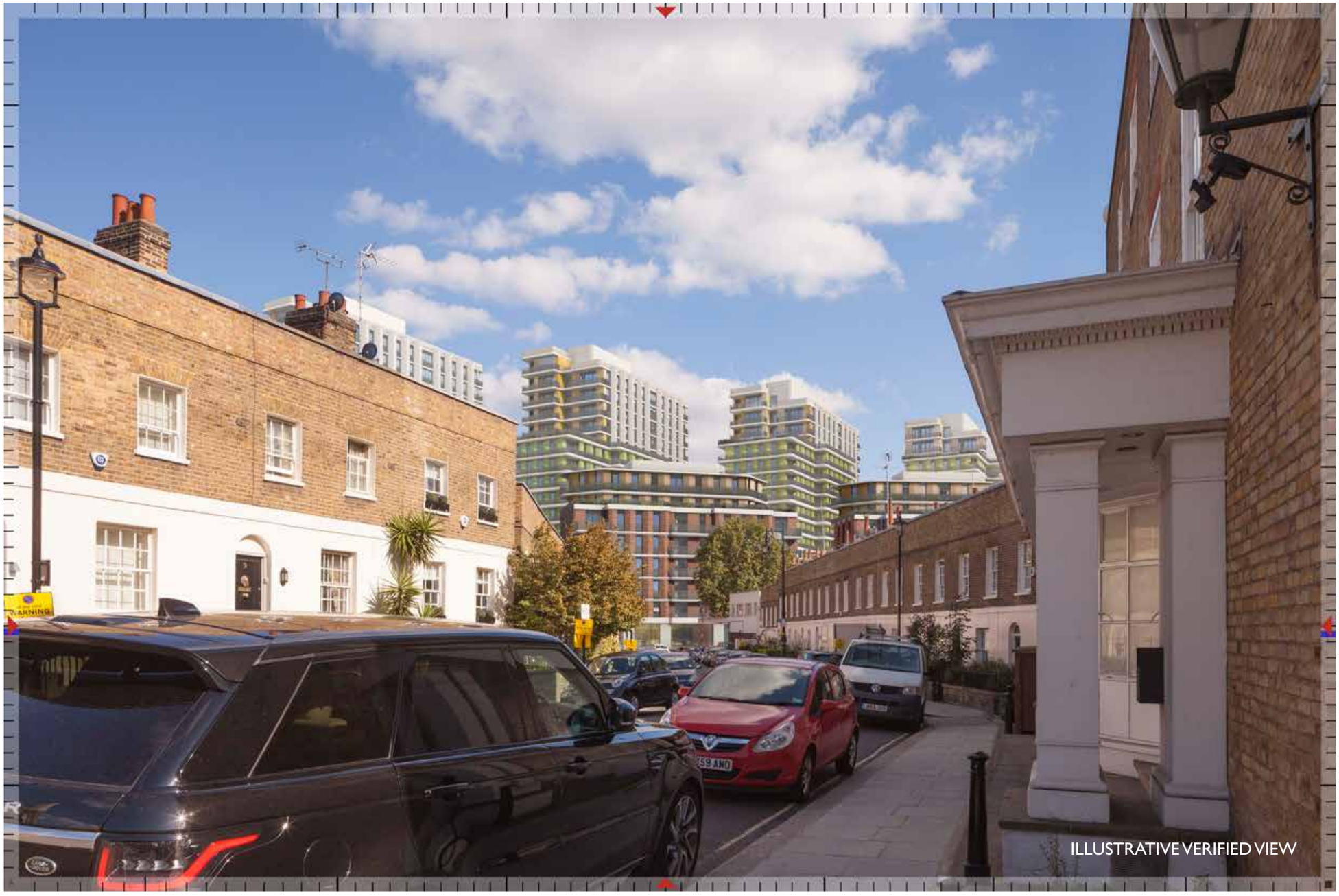
Cumulative Effect
No cumulative schemes are seen in this view; the cumulative effect is therefore **no change.**

V. 22

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

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





V. 22

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

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

EXISTING:

Baseline

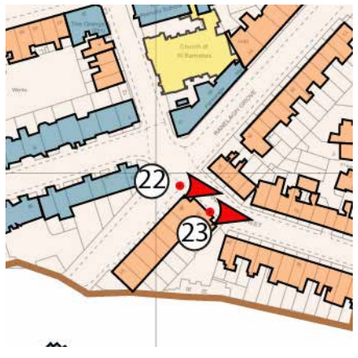
This is a night-time version of the previous view. At night, given its residential character, St Barnabas Street is lit only by a few streetlights along the pavement. Most of the buildings in the view are not visible in detail due to the lack of light. It can be seen that very few windows are artificially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

Sensitivity of the view

Low, as it is at night time



EXISTING



VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

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





PROPOSED:

Buildings seen:

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

Design – including mitigation

Detailed Components:

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

Outline components:

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

Magnitude of change

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

Residual effect

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

Cumulative Effect

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

V. 22

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

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



ILLUSTRATIVE VERIFIED VIEW



V. 22

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 23 - ST BARNABAS STREET

EXISTING:

Baseline

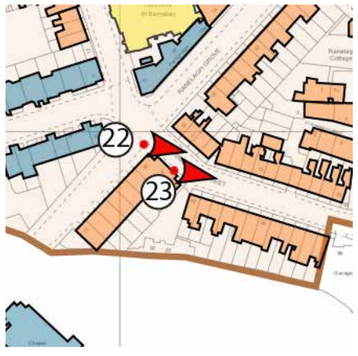
This viewpoint is taken from a point further west to the previous position, in St Barnabas Street. Two-storeyed terraces which are unlisted buildings of merit are visible on both sides of the street. In the centre background of the photograph, the existing five storey buildings of the Ebury Bridge Estate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

Sensitivity of the view

Medium



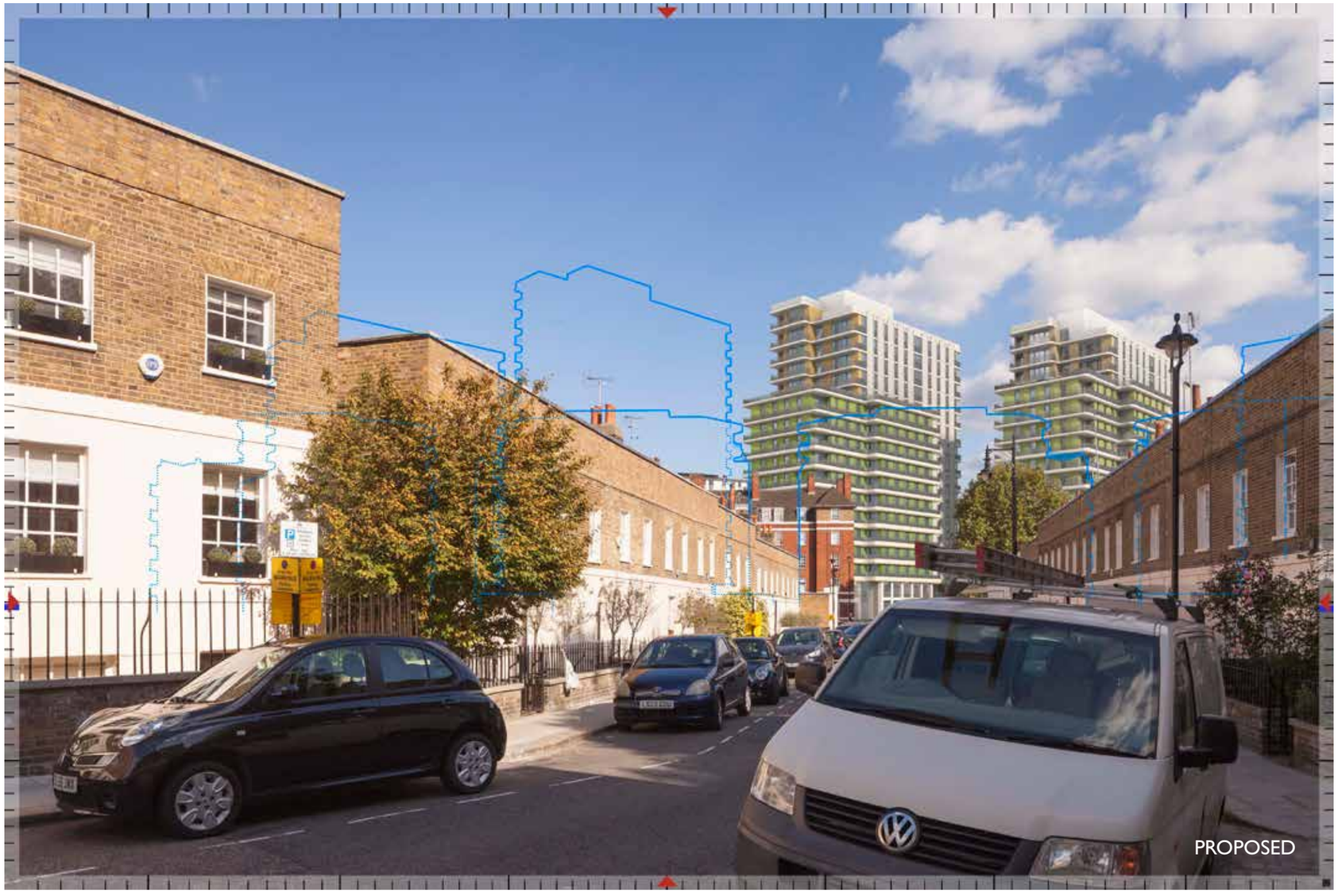
EXISTING



VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 23 - ST BARNABAS STREET





PROPOSED:

Buildings seen:

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

Design – including mitigation

Detailed Components:

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

Outline components:

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

Magnitude of change

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

Residual effect

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

Cumulative Effect

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

V. 23

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 23 - ST BARNABAS STREET | ILLUSTRATIVE VERIFIED VIEW



ILLUSTRATIVE VERIFIED VIEW



V. 23

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 24 - AVERY FARM ROW

EXISTING:

Baseline

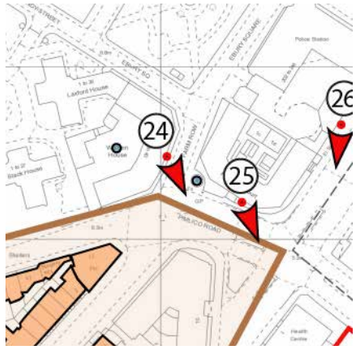
This view is taken from Avery Farm Row, looking southeast towards the site. In the foreground is Pimlico Road, which continues as Ebury Bridge as it continues southeast. To the left, the Grade II listed Fountain on the east side of Avery Farm Row can be seen. The more recently built 11-storey Ebury Place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

Sensitivity of the view

Low



EXISTING



VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 24 - AVERY FARM ROW





PROPOSED:

Buildings seen:

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

Design – including mitigation

Detailed Components:

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

Outline components:

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

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

Magnitude of change

This is a **medium** change.

Residual effect

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

Cumulative Effect

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

V. 24

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 24 - AVERY FARM ROW | ILLUSTRATIVE VERIFIED VIEW





V. 24

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 25 - PIMLICO ROAD

EXISTING:

Baseline

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

Sensitivity of the view

Low



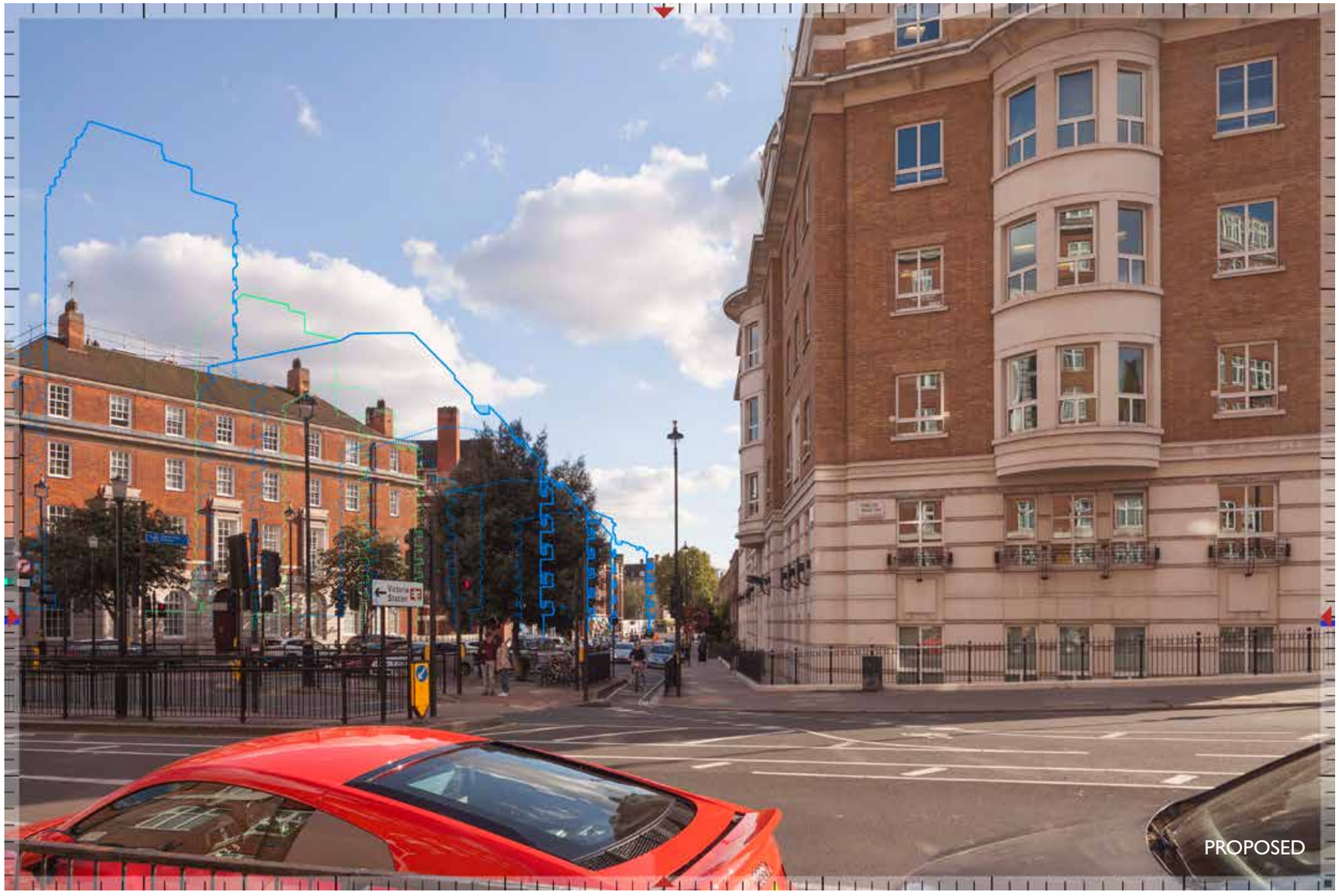
VIEWPOINT LOCATION



EXISTING

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 25 - PIMLICO ROAD





PROPOSED:

Buildings seen:

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

Design – including mitigation

Detailed Components:

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

Outline components:

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

Magnitude of change

The level of change is **high.**

Residual effect

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

Cumulative Effect

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

V. 25

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 25 - PIMLICO ROAD | WINTER

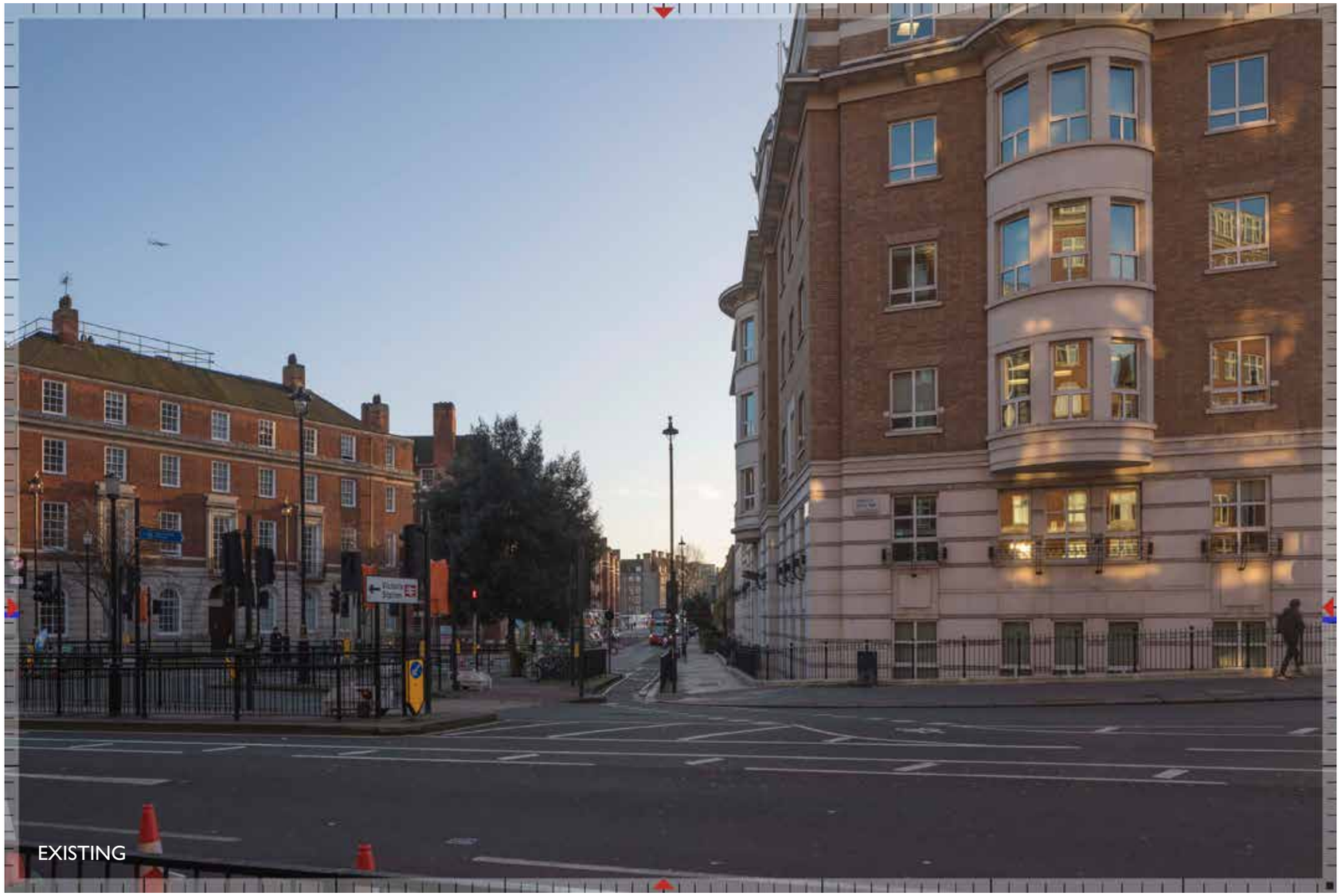
EXISTING:

Baseline

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

Sensitivity of the view

Low

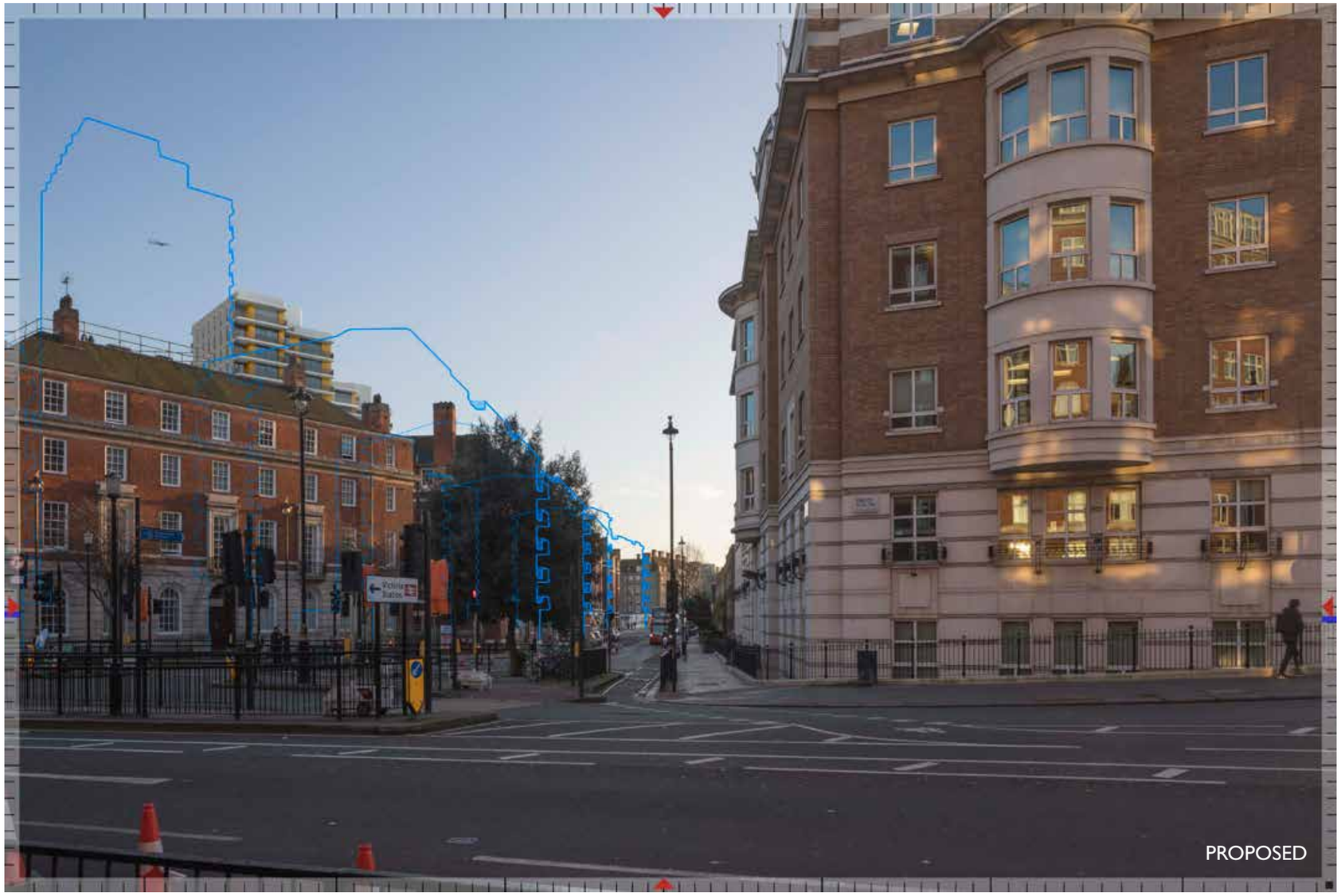




VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 25 - PIMLICO ROAD | WINTER





PROPOSED:

Buildings seen:

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

Design – including mitigation

Detailed Components:

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

Outline components:

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

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

Magnitude of change

The level of change is **high.**

Residual effect

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

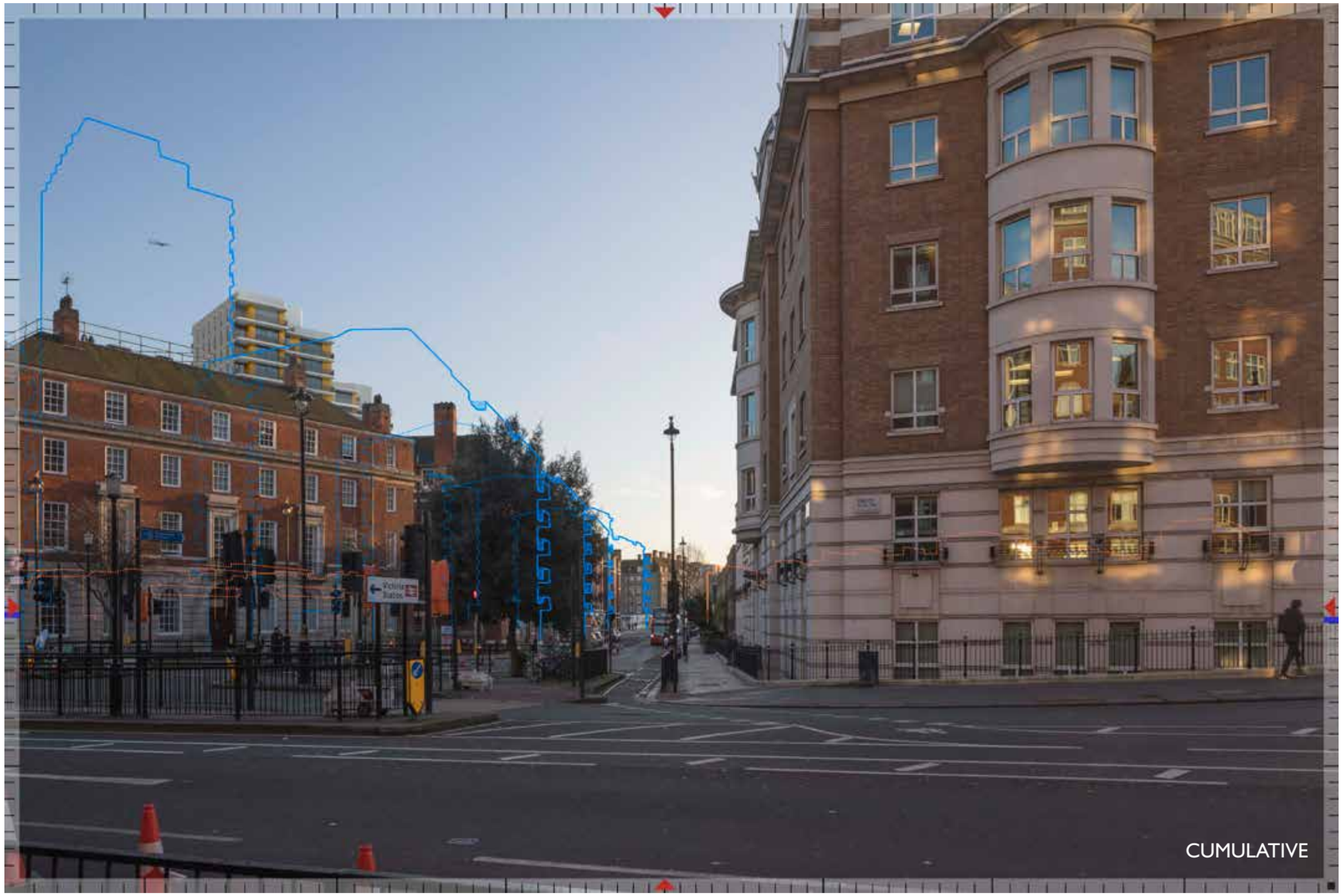
V. 25

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 25 - PIMLICO ROAD | WINTER

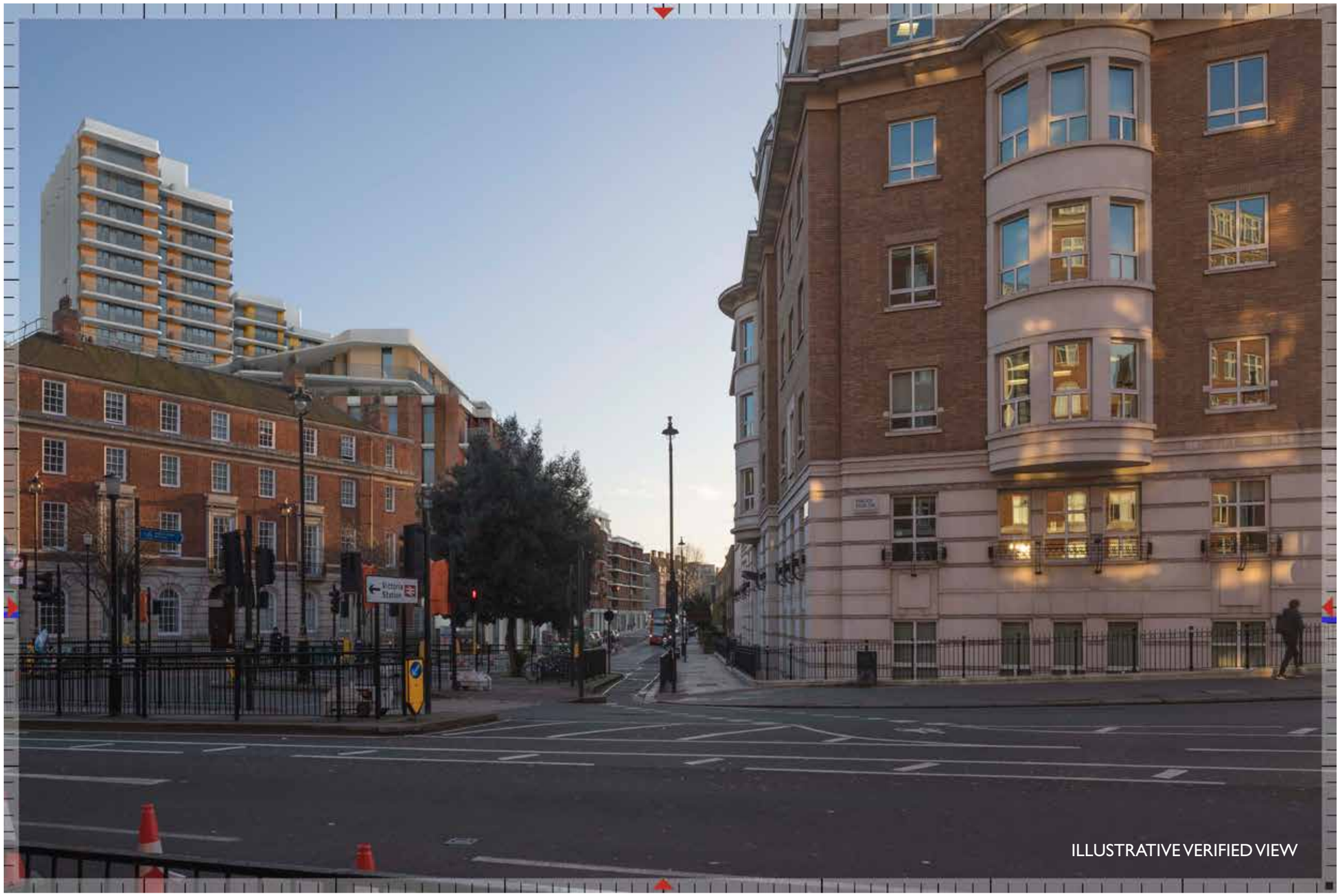
Cumulative effect

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



9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 25 - PIMLICO ROAD | ILLUSTRATIVE VERIFIED VIEW



ILLUSTRATIVE VERIFIED VIEW



V. 25

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 26 - BUCKINGHAM PALACE ROAD, OUTSIDE THE POLICE STATION

EXISTING:

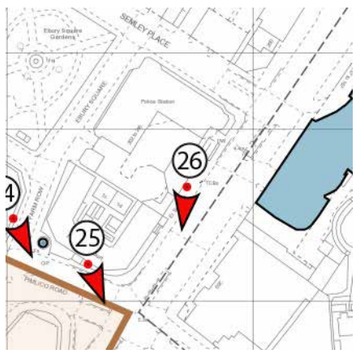
Baseline

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

Sensitivity of the view

Low





VIEWPOINT LOCATION

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 26 - BUCKINGHAM PALACE ROAD, OUTSIDE THE POLICE STATION





PROPOSED:

Buildings seen:

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

Design – including mitigation

Detailed Components:

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

Outline components:

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

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

Magnitude of change

This is a **small** change.

Residual effect

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

V. 26

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9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

VIEW 26 - BUCKINGHAM PALACE ROAD, OUTSIDE THE POLICE STATION



Cumulative effect

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

V. 26

9.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)

Assessment against policy and guidance related to visual effects

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

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

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

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

10.0 CONCLUSIONS AND RESIDUAL EFFECTS

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

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

Demolition and construction effects of the proposed development

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

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

Existence effects of the proposed development

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

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

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

Existence heritage effects

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

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

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

Existence townscape effects

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

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

Existence visual effects

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

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

Mitigation through the design process

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

Supplementary mitigation measures for existence effects

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

10.0 CONCLUSIONS AND RESIDUAL EFFECTS (CONTD.)

Compliance with policy and guidance

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

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

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

Final note

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

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

Table. 10.1:Summary of demolition and construction effects.

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

Table. 10.2:Summary of existence effects.

10.0 CONCLUSIONS AND RESIDUAL EFFECTS (CONTD.)

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

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

10.0 CONCLUSIONS AND RESIDUAL EFFECTS (CONTD.)

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

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

APPENDIX 1 - MILLER HARE'S METHODOLOGY

A1 MILLER HARE'S METHODOLOGY (CONTD.)

Appendices (continued)

A1 Accurate Visual Representations

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

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

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

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

Selection of Field of View

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

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

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

Field Of View

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

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

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

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

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

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

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

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

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

Representation of the Proposed Development and cumulative schemes

Classification of AVRs

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

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

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

AVR 3 – Photoreal



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

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

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

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

A1 MILLER HARE'S METHODOLOGY (CONTD.)

Appendices (continued)

AVR 1 – Outline



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

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

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

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

Framing the view

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

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

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

Documenting the AVR

Border annotation

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

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

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



Sample graticule showing optical axis markers

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

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



Sample graticule showing horizon line markers

Comparing AVRs with different FOVs

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

A1 MILLER HARE'S METHODOLOGY (CONTD.)

Appendices (continued)

A2 Methodology for the production of Accurate Visual Representations

Overview of Methodology

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

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

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

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

Spatial framework and reference database

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

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

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

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

Process – photographic context

Reconnaissance

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

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

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

Final Photography

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

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

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

Surveying the Assessment Points

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

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

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

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

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

Photo preparation

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

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

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

Calculating the photographic alignment

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

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

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

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



Example of alignment model overlaid on the photograph

Preparing models of the Proposed Development

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

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

Determining occlusion and creating simple renderings

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

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

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

Creating more sophisticated renderings

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

A1 MILLER HARE'S METHODOLOGY (CONTD.)

Appendices (continued)

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

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

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

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

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

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

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

Documenting the study

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

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

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

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

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

Process – modelled context



Example of AVR using a modelled context

Reconnaissance

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

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

Reference Photography

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

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

Surveying the Assessment Points

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

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

Creating the context model

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

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

Creating the study model

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

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

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

Rendering and Post-production

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

Documenting the study

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

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

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

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

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

A1 MILLER HARE'S METHODOLOGY (CONTD.)

Appendices (continued)

A5 Details of schemes

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

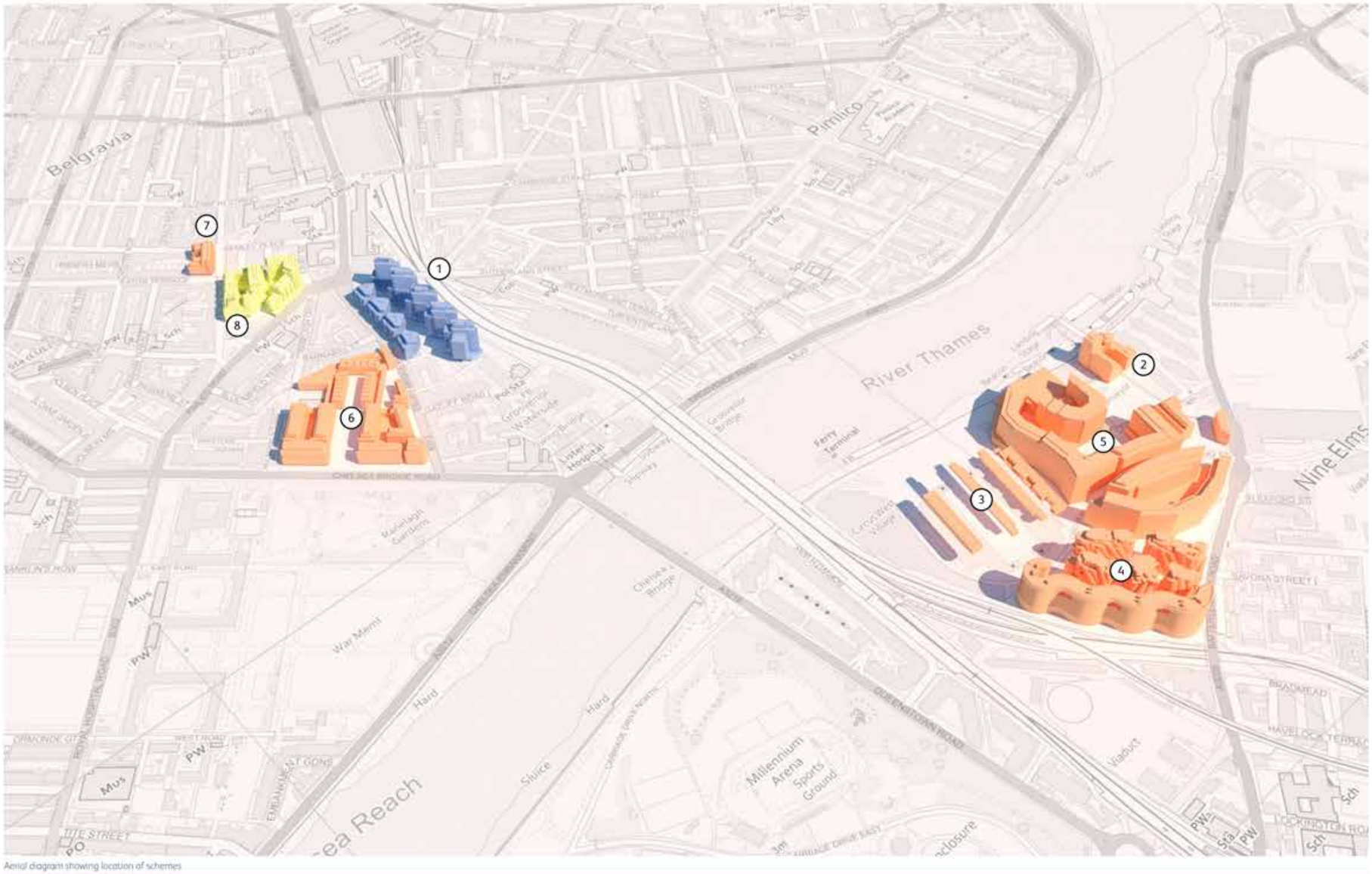


Aerial view of Proposed Development

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

A1 MILLER HARE'S METHODOLOGY (CONTD.)

Appendices (continued)



Aerial diagram showing location of schemes

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

APPENDIX 2 - LISTED BUILDING DESCRIPTIONS

A2 LISTED BUILDINGS DESCRIPTION (CONTD.)

Listed Buildings:

Group A

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

2) Railings to former Chelsea Barracks (Grade II)

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

Group B

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

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

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

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

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

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

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

Group C

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

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

13) Church of St Barnabas (Grade I)

14) St Barnabas Church School (Grade II)

Group D

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

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

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

18) British Airways Terminal (Grade II)

Group E

19) Victoria Coach Station (Grade II)

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

21) St Michaels Hall (Grade II)

22) Victoria Library (Grade II)

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

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

Group F

25) Grosvenor Hotel (Grade II*)

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

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

Group G

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

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

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

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

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

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

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

35) Eccleston Hotel (Grade II)

Group H

36) The Greyhound Public House (Grade II)

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

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

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

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

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

Group I

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

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

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

Group J

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

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

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

48) Church of St Gabriel (Grade II*)

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

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

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

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

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

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

Group K

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

56) Western Pumping Station (Grade II)

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

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

59) Auxiliary Pumping Station (Grade II)

60) Lister Institute of Preventative Medicine (Grade II)

Group L

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

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

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

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

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

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

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

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

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

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

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

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

A2 LISTED BUILDINGS DESCRIPTION (CONTD.)

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

Date listed: 29 March 2011

Listing description:

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

2) Railings to former Chelsea Barracks (Grade II)

Date listed: 24 September 2009

Listing description:

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

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

Date listed: 01 December 1987

Listing description:

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

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

Date listed: 09 January 1970

Listing description:

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

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

Date listed: 09 January 1970

Listing description:

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

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

Date listed: 09 January 1970

Listing description:

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

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

Date listed: 09 January 1970

Listing description:

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

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

Date listed: 09 January 1970

Listing description:

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

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

Date listed: 09 January 1970

Listing description:

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

A2 LISTED BUILDINGS DESCRIPTION (CONTD.)

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

Date listed: 09 January 1970

Listing description:

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

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

Date listed: 29 June 2017

Listing description:

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

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

Date listed: 05 February 1970

Listing description:

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

13) Church of St Barnabas (Grade I)

Date listed: 24 February 1958

Listing description:

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

14) St Barnabas Church School (Grade II)

Date listed: 05 February 1970

Listing description:

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

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

Date listed: 01 December 1987

Listing description:

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

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

Date listed: 05 February 1970

Listing description:

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

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

Date listed: 01 December 1987

Listing description:

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

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

Date listed: 16 January 1981

Listing description:

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

A2 LISTED BUILDINGS DESCRIPTION (CONTD.)

19) Victoria Coach Station (Grade II)

Date listed: 01 September 2014

Listing description:

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

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

Date listed: 30 September 2016

Listing description:

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

A2 LISTED BUILDINGS DESCRIPTION (CONTD.)

21) St Michael's Hall (Grade II)

Date listed: 01 December 1987

Listing description:

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

22) Victoria Library (Grade II)

Date listed: 05 February 2007

Listing description:

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

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

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

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

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

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

Date listed: 09 January 1970

Listing description:

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

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

Date listed: 14 January 1970

Listing description:

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

25) Grosvenor Hotel (Grade II*)

Date listed: 09 January 1970

Listing description:

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

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

Date listed: 05 February 1970

Listing description:

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

A2 LISTED BUILDINGS DESCRIPTION (CONTD.)

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

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

Date listed: 26 July 12001

Listing description:

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

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

Date listed: 01 December 1987

Listing description:

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

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

Date listed: 14 January 1970

Listing description:

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

A2 LISTED BUILDINGS DESCRIPTION (CONTD.)

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

Date listed: 14 January 1970

Listing description:

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

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

Date listed: 14 January 1970

Listing description:

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

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

Date listed: 01 December 1987

Listing description:

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

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

Date listed: 14 January 1970

Listing description:

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

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

Date listed: 14 January 1970

Listing description:

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

35) Eccleston Hotel (Grade II)

Date listed: 14 January 1970

Listing description:

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

36) The Greyhound Public House (Grade II)

Date listed: 14 January 1970

Listing description:

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

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

Date listed: 01 December 1987

Listing description:

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

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

Date listed: 01 December 1987

Listing description:

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

A2 LISTED BUILDINGS DESCRIPTION (CONTD.)

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

Date listed: 01 December 1987

Listing description:

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

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

Date listed: 01 December 1987

Listing description:

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

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

Date listed: 01 December 1987

Listing description:

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

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

Date listed: 01 December 1987

Listing description:

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

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

Date listed: 01 December 1987

Listing description:

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

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

Date listed: 01 December 1987

Listing description:

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

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

Date listed: 01 December 1987

Listing description:

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

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

Date listed: 01 December 1987

Listing description:

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

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

Date listed: 01 December 1987

Listing description:

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

A2 LISTED BUILDINGS DESCRIPTION (CONTD.)

48) Church of St Gabriel (Grade II*)

Date listed: 24 February 1958

Listing description:

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

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

Date listed: 03 May 1973

Listing description:

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

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

Date listed: 05 February 1970

Listing description:

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

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

Date listed: 05 February 1970

Listing description:

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

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

Date listed: 01 May 1986

Listing description:

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

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

Date listed: 05 February 1970

Listing description:

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

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

Date listed: 05 February 1970

Listing description:

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

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

Date listed: 01 December 1987

Listing description:

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

A2 LISTED BUILDINGS DESCRIPTION (CONTD.)

56) Western Pumping Station (Grade II)

Date listed: 14 January 1970

Listing description:

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

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

Date listed: 15 March 1999

Listing description:

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

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

Date listed: 01 December 1987

Listing description:

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

59) Auxiliary Pumping Station (Grade II)

Date listed: 15 March 1999

Listing description:

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

60) Lister Institute of Preventative Medicine (Grade II)

Date listed: 01 December 1987

Listing description:

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

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

Date listed: 15 April 1969

Listing description:

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

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

Date listed: 15 April 1969

Listing description:

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

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

Date listed: 15 April 1969

Listing description:

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

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

Date listed: 15 April 1969

Listing description:

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

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

Date listed: 15 April 1969

Listing description:

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

A2 LISTED BUILDINGS DESCRIPTION (CONTD.)

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

Date listed: 15 April 1969

Listing description:

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

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

Date listed: 15 April 1969

Listing description:

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

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

Date listed: 15 April 1969

Listing description:

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

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

Date listed: 15 April 1969

Listing description:

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

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

Date listed: 15 April 1969

Listing description:

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

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

Date listed: 15 April 1969

Listing description:

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

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

Date listed: 15 April 1969

Listing description:

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

APPENDIX 3 - REGISTERED PARKS AND GARDENS DESCRIPTIONS

A3 REGISTERED PARKS AND GARDENS DESCRIPTIONS (CONTD.)

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

Date listed: 01 October 1987

Description:

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

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

2) Eccleston Square (Grade II)

Date listed: 01 October 1987

Description:

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

3) Warwick Square (Grade II)

Date listed: 01 October 1987

Description:

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

4) Battersea Park (Grade II*)

Date listed: 01 October 1987

Description:

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