

January 2021

# South Kensington Around Station Development Addendum to the Townscape, Built Heritage and Visual Assessment

Prepared by The Tavernor Consultancy





**SOUTH KENSINGTON STATION ASD**

**TOWNSCAPE, VISUAL AND BUILT HERITAGE ASSESSMENT ADDENDUM (January 2021)**

**Tavernor Consultancy**

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## 1.0 INTRODUCTION

1.1 This Townscape, Visual and Built Heritage Assessment (TVBHA) Addendum (January 2021) has been prepared by the Tavernor Consultancy Ltd ('Tavernor Consultancy') to accompany the application for planning permission submitted on behalf of Native Land and Transport for London, TTL South Kensington Properties Limited and London Underground Limited (hereafter referred to as the 'Applicant') for the South Kensington Station Around Station Development (ASD). It is an Addendum to the TVBHA (March 2020) and has been prepared in relation to design changes that are set out in detail in the architects DAS Addendum (January 2021), and which are summarised here in section **2.0 Proposed Development and Summary of the Design Amendments**.

1.2 As set out in the TVBHA (March 2020) and the associated planning documentation, Full Planning Permission is sought for the Proposed Development that includes:

- South Kensington Station: the entrance to the Arcade, the Arcade and the access tunnel towards Exhibition Road;
- Pelham Street: the land along Pelham Street (north side), heading east to the intersection of Pelham Street and Thurloe Square;
- Thurloe Street: properties from 20-34 Thurloe Street;
- Thurloe Square: the area from the intersection of Pelham Street and Thurloe Square to 45 Thurloe Square;
- The Bullnose, which includes the following Properties:
  - 36- 46 Thurloe Street;
  - 1- 9 Pelham Street;
  - 1-6 South Kensington Underground Station; and
  - the northern entrance off Thurloe Street and southern entrance from Pelham Street to South Kensington Station.
- The Arcade area between the northern and southern entrances to South Kensington Station, within the Bullnose at ground level; and
- As part of the Station Enhancement Works (SEW) Creating access from Thurloe Street to Ticket Hall and Subway levels within South Kensington Station to the District & Circle lines, through the installation of 2 No. lifts including associated waiting areas.

The first phase planning application referred to as 'Station Capacity Upgrade Works' (SCU) has been approved - this included rebuilding the disused platform on the north side of the station to service the District and Circle lines, a new canopy, new stairs from the ticket hall and the installation of 2 No. lift shafts from the ticket hall to the platform level (with lifts to be installed at a later date as

part of the SEW), a new emergency exit to Thurloe Street, an enlarged ticket hall and centralised gate line and the refurbishment of the existing ticket hall (Planning reference PA/17/06327).

1.3 The TVBHA (March 2020) assesses the indirect visual impacts of the Proposed Development on the character and quality of the surrounding townscape, on visual amenity and on the setting and significance of built heritage assets within and close to the application Site. It was prepared by the Tavernor Consultancy based on architectural drawings and the Design and Access Statements (DAS March 2020) prepared by the design team and verified views of the Proposed Development prepared by visualiser, AVR London. The TVBHA Addendum (January 2021) is based on the DAS Addendum (January 2021) and associated Addendum documentation.

1.4 The design team was led by architects Rogers Stirk Harbour and Partners (RSHP), whose focus has been the new Bullnose building (fronting Cromwell Place), new commercial buildings on Pelham Street, new residential buildings on Thurloe Square and an additional storey to already existing housing on Thurloe Street; and includes designs by architects Weston Williamson (WW) for South Kensington Station's subterranean railway platforms; and Julian Harrap Architects (JHA) for the Thurloe Street station entrance and shopfront restoration.

1.5 This TVBHA Addendum (January 2021) considers the designs above ground buildings where it has the potential to impact on the surrounding townscape and heritage. Alongside the TVBHA, Alan Baxter Associates (ABA) have produced a Heritage Statement that considers the potential direct and indirect impacts of the Proposed Development on the fabric and setting of the South Kensington Station Underground Grade II Listing and South Kensington Station Subway Grade II listing specifically: see ABA's assessment and conclusions regarding the proposed design changes to the station platform and our concluding section in this Addendum regarding the proposed views of the platform. In addition, a Historic Environment Assessment of the Station has been prepared by the Museum of London Archaeology (MOLA). These are contained in separate volumes within the planning application, and those documents and the TVBHA Addendum (January 2021) should be read in conjunction with the TVBHA (March 2020), which sets out the relevant Planning Policy context, Assessment Methodology and Baseline Conditions in three separate sections. Those sections remain unchanged, as is the visualiser's Methodology section (in Appendix C of that document) and are not repeated in the TVBHA Addendum (January 2021).

1.6 The 20 daytime and four dusk accurately verified views selected in consultation with Royal Borough of Kensington and Chelsea (RBKC) officers and included in the TVBHA (March 2020) have been amended in relation to the design amendments set out in the DAS Addendum (January 2021), and are included here at section **3.0 Assessment of Effects**.

1.7 The TVBHA (March 2020) and Addendum (January 2021) should be read in conjunction with MOLA's Historic Environment Assessment (HEA) and ABA's Heritage Statement. The TVBHA (March 2020) and Addendum (January 2021) deals with the setting of heritage assets and the wider continuum of townscape character in the area surrounding South Kensington Station. MOLA and ABA's work deals directly with the fabric of the buildings on the Site and below ground.

## 2.0 THE PROPOSED DEVELOPMENT AND SUMMARY OF THE DESIGN AMENDMENTS

### Introduction

- 2.1 The design of the Proposed Development was led by architects RSHP, whose focus has been the new Bullnose building, new commercial buildings on Pelham Street, new residential buildings on Thurloe Square and an additional storey to already existing housing on Thurloe Street; and includes designs by architects Weston Williamson and Partners (WWP) for South Kensington Station's subterranean railway platforms; and Julian Harrap Architects (JHA) for the restoration of station Arcade and Thurloe Street shopfronts. This TVBHA will focus on the RSHP part of the Proposed Development, which is seen in the context of the townscape and built heritage that surrounds the Site. Separately, ABA have produced a Heritage Statement that considers the potential direct and indirect impacts of the Proposed Development on the fabric and setting of the South Kensington Station Underground Grade II Listing and South Kensington Station Subway Grade II listing specifically; and the MOLA have provided a Historic Environment Assessment of the Station.
- 2.2 Throughout the design process visual impact testing has been carried out iteratively to inform the evolving design and to identify the risk of adverse effects and opportunities for enhancement. Any potential adverse effects have been discussed with RBKC officers at key stages in the design development and resolved by the client team prior to submission. Mitigation is therefore inherent in the design submitted in the planning application.
- 2.3 As a result of pre-application testing and consultation, the following embedded measures, relevant to the TVBHA assessment, were incorporated into the Proposed Development for the March 2020 planning application. The design principle constants, including layout, massing and materials remain constants for the January 2021 Addendum and these principles will be restated first. A summary of the January 2021 design amendments then follows.

### Design principles

- 2.4 The Proposed Development has been designed to strengthen the presence of South Kensington Station in its specific urban context and – in so-doing – enhance the experience of the public realm by completing the streetscape in this prominent location. The creation of civic presence for South Kensington Station is principally provided by the Bullnose building designed by RSHP that fronts onto Cromwell Place and marks the station entrance: its plan form echoes the existing curved retail buildings on that part of the Site, and its scale and proportions are a direct response to those of existing buildings across the street and in the locality. It will provide an appropriate and memorable landmark for South Kensington Station. The overarching design strategy by RSHP that ties together the Bullnose building with their other frontage buildings around the Site – the new commercial buildings on Pelham Street, the residential buildings on Thurloe Square and the additional storey

of housing on Thurloe Street – involves a sophisticated yet subtle modern architectural language that takes its visual cues (scale, proportion, patterns of articulation and materials) from the different architectural characteristics of the adjacent heritage assets and of the Thurloe Estate and Smith's Charity Conservation Area to which these buildings will directly be seen in relation to.

- 2.5 In addition to the physical presence of the Proposed Development at street level around the Site, existing buildings of no heritage significance will be demolished and buildings reinstated where a low, long plain brick wall currently exists on Pelham Street. The proposed buildings that replace the plain blank wall will be extended around the corner junction with Thurloe Square, and they will be aligned in scale with the historic residential buildings on the west side of Pelham Place and connected them directly with those on Thurloe Square, completing these urban frontages with modern high quality, well designed buildings.
- 2.6 A guiding design principle for the urban design of the Proposed Development is to reinstate the Victorian vision of South Kensington Station as an important civic centre from which pedestrians move north to Exhibition Road, its museums, and the parks beyond. The design principles that have informed the proposed massing and layout therefore draws from historical precedent locally and the appearance of the proposed buildings from the visually rich and varied, architectural heritage of South Kensington – while ensuring that each part of the proposals will relate positively to immediate adjacencies.

### Layout

- 2.7 As one of the key design principles, the aim of the scheme is to reinstate and stitch the street layout back together through sensitive scaled and designed interventions. It will do this using similar vertical and horizontal proportions, as dictated through datum lines where necessary, and by reflecting the existing massing and grain within the townscape. The Bullnose takes from the existing plan and Victorian intentions to construct something larger in scale, while the Pelham Street frontage builds upon the former buildings that occupied this area, ensuring that the street is complete on both sides once again. Thurloe Square and Pelham Place are currently disjointed, with a large void of space in the centre – this will be filled with new residential buildings to stitch the two historic streets together, with the new building complementing the forms of the buildings that effectively bookended this part of the scheme. Where possible, the scheme retains built elements, including those in Thurloe Street, where the existing mixed residential and commercial terrace will remain but with an extra storey added. All these additions enhance the understanding of the existing townscape to make for a more legible and coherent urban design.



Fig. 5-1: South Aerial View



Fig. 5-2: North Aerial View

2.8 The scale and form of the existing built context developed over the last 170 years has informed the massing of the Proposed Development:

- The Bullnose element will reflect the heights and massing of the proposed commercial buildings on Pelham Street. It also provides continuity to the heights and massing of the terrace on Thurloe Street, such that the Bullnose will provide the urban focus for South Kensington Station at the public apex of the triangular urban block, aligning with the railway tracks at centre.
- The Pelham Street massing refers to the scale of the terraces on the north side of the street; its forms also take from the expression of the changing materiality of the Pelham Street terrace and the expression of gable ends as the terrace modulates in form and changes in scale along the street. Visually, while taller in scale (corresponding to the buildings directly opposite) the western end of Pelham Street draws from the historic Oxblood terracotta entrance building of South Kensington Station, in terms of the colour of the tiles and the horizontal datums that organise and proportion its long elevation.
- The Thurloe Square massing will provide a visual bridge with the existing buildings in Pelham Place (across Pelham Street) and those that extend already around Thurloe Square, reinstating the original plan and usage of these buildings.

**Materials**

2.9 Visually, this massing and layout rationale works with the sensitive choices of materials that draw from the surrounding railway buildings and Victorian terraces. The entrances of the buildings along Pelham Street will utilise a simple palette of materials that reflect the heritage of South Kensington Station using similar colours and textures to the Oxblood faience and existing bronze detailing. Overall, the well-detailed materials draw from the historic ironwork, brick and stone examples utilised throughout the area. The architect's aim is to create an appropriate palette of materials that is traditional in approach and contemporary in its language, which works in synthesis with the existing townscape and the proposed massing and layout of the scheme. At roof level, rather than providing perimeter metal guard rails to protect maintenance workers on the roofs, less visually intrusive transparent glass parapet will be provided to edge the tops of the proposed building frontages. These glass parapets are illustrated where visible in the views that follow.

**Summary of January 2021 Design Amendments**

The following summary is set out in more detail and illustrated in the architects' DAS Addendum.

2.10 *The Bullnose*



- Increased solidity to eastern Bullnose elevation with:
  - Solid backing panels to stone panels; and
  - Increased solidity to upper veils.
- Bronze Framing provided with lighter grey tone for more recessive effect;
- Mid-panel articulated to reflect storey height context with clearly defined base, middle and top; and
- Unified design approach to Arcade and Bullnose retail screens.

#### 2.11 *Pelham Street West*

- Colour adjustment to façade of building to match Oxblood faience of listed station building adjacent;
- Upper level mansard Zinc cladding lightened in tone; and
- Mansard design simplified and provided with more solidity.

#### 2.12 *Pelham Street East*

- Building colouration adjusted to respond more directly to immediate context- each of the three buildings of the terrace responding to context opposite;
- Upper level setback pushed back further from building frontage so more recessive in street views;
- Upper level mansard Zinc cladding lightened in tone;
- Mansard design simplified and provided with more solidity; and
- Ground floor setback for greater pavement width and incorporating planting areas.

#### 2.13 *Thurloe Square*

- Confirmation of contextual materials and contextual approach:

- Casement windows set proud of cladding line;
- Cladding set behind line of party walls and window casements;
- Upper level mansard Zinc cladding provided with a slate-coloured tone; and
- Vertical separation added to masonry to more closely relate to its Thurloe Terrace context

- Bronze framing revised to a lighter more recessive grey tone;
- Mansard level Zinc cladding and framing elements lightened in tone;
- Mansard level detailing revised to increase visual solidity, by reduce glazing and further receding upper structure behind building frontage;
- Vertical separation added to masonry to more closely relate to the Thurloe Square party wall rhythm; and
- Station fire escape gate design developed to more closely reflect Station Arcade ironwork (as already proposed for the proposed Bullnose building).

#### 2.14 *Thurloe Street* – changes to Mansard• Level 4 Floor to Floor Height reduced;

- Chamfered corners to the Mansard
- Window height set below roof ridge height;
- Upper roof spandrel integrated into mansard roof (HE request);
- Increased solidity and roof pitched at eastern end;
- Slate tiles to mansard roof (instead of Zinc); and
- Upper balustrade to be formed in white render (HE request).

### 3.0 ASSESSMENT OF EFFECTS

#### DEMOLITION AND CONSTRUCTION

- 3.1 Effects would be based on the likely significant effects of the process of demolition of existing buildings on the application Site, and the visibility of large plant and construction equipment used in the construction process, which would be visible from the surrounding local area. Due to the transient nature of construction activities, all construction related effects are considered to be **temporary** and **short-term** to **medium-term**, lasting for the anticipated construction programme, and the consideration of their effects is proportionate in scope to the more detailed assessment of permanent operational effects.
- 3.2 The likely significant effects on townscape character, the settings of above ground built heritage and visual amenity would vary according to the nature of the demolition and construction works over time, with certain operations having more perceptible effects than others. The likely significant effects identified as part of this assessment represent a precautionary worst-case when demolition and construction activities are at their peak as a result of the following processes:
- Demolition of the existing buildings on the application Site;
  - Ground work excavations, including construction of foundations, and cut and fill activities;
  - Movement of heavy plant and material both within, to and from the application Site;
  - Erection of construction infrastructure e.g. scaffolding, site lighting and siting of workers' welfare facilities; and
  - Construction of new structures and buildings.

#### COMPLETED PROPOSED DEVELOPMENT

##### 3.3 BUILT HERITAGE ASSESSMENT

###### Effects on the settings of conservation areas

###### Thurloe Estates and Smith's Charity Conservation Area

- 3.4 The conservation area's character and wider setting is a mix of small and medium scale buildings, often built in waves of development, each with its own distinctive style. The varied styles add to the overarching character of the conservation area, with developments like the Ismaili Centre, Melton Court and the neoclassical townhouses along Cromwell Place juxtaposing to each other in terms of style and to a lesser extent scale. The sensitivity to change is considered as being high because

of the proximity to Albertopolis but also because of the unaltered nature of the neoclassical developments in parts such as Pelham Crescent and Pelham Place. There are areas which have altered in their appearance through the loss of buildings along the north side of Pelham Street by the Site and at the south end of Thurloe Square, which diminishes the overall continuity in terms of the scale and visual connectivity of the area. The Proposed Development would enhance these parts through reinstating that visual link between the terraces, through using the existing scale and visual clues the qualitative effect of changes to the setting of these heritage assets would be beneficial and an enhancement.

Sensitivity to change: high

Magnitude of change: medium

Significance of likely effect: moderate, beneficial

###### Queens Gate Conservation Area

- 3.5 The conservation area is characterised by large-scale, ornately designed, cultural buildings which have evolved over the last 150 years with different extensions and elements reflecting their period of construction. Examples of this include the V&A with its opulent Victorian buildings and detailing, which is juxtaposed to modern interventions like the courtyard entrance on Exhibition Road (2016) and designed by A\_LA. Further modern constructions characterise the setting with the Foster and Partners' designed Imperial University building further along the road. Visibility of the Site from the conservation area is limited due to the contextual scale of the Proposed Development, as shown in view 16. The style and overall aesthetic of the Proposed Development continues the tradition of up-to-date, high-quality design both within and immediately outside the conservation area.

Sensitivity to change: high

Magnitude of change: low

Significance of likely effect: minor, neutral

###### Brompton Conservation Area

- 3.6 The conservation area is a small area located to the north-east of the Site, with a range of building scales and typologies and is arguably a microcosm of the character of the other neighbouring conservation areas. There are some high-quality pieces of modern architecture within the area, including a 9 Cottage Place, designed by David Chipperfield in 2012 and 45-47 Cheval Place by BFLS architects, also in 2012. Both developments sit alongside the neoclassical terraces and

square that form the remaining character of the conservation area, ensuring that there is a successful mix of styles built at a consistent scale, which the Proposed Development aims to also achieve. Although the Site and Proposed Development would not be visible from the conservation area, the Bullnose and associated terraces that form this proposal would become part of the overall wider setting. The Proposed Development is consistent with the urban development patterns within the broader area, including the Brompton Conservation Area and therefore would not affect the understanding of the significant elements of the designated area.

Sensitivity to change: high

Magnitude of change: none to low

Significance of likely effect: neutral

#### **Chelsea Conservation Area**

- 3.7 The Chelsea Conservation Area is divided into two parts and is located to the south of Fulham Road. It is characterised by low-rise, mid-19<sup>th</sup> century terraced houses in a range of styles and scale. Specifically, the setting of the conservation area is characterised by large-scale residential buildings built in the 20<sup>th</sup> century. The Proposed Development is not visible from the conservation area but is consistent with the typical patterns of urban development in the area. The qualitative effect of the changes to the conservation area's urban development would be minimal with the overall effect on the conservation area being neutral. The understanding of its significance will not be altered through the area being its own distinctive entity away from the Proposed Development.

Sensitivity to change: high

Magnitude of change: none

Significance of likely effect: no effect, neutral

#### **Knightsbridge Conservation Area**

- 3.8 The conservation area is characterised by built variety of differing typologies, scales, ornament and age. Most buildings in the area are of high-quality design and materials with large-scale, urban developments characterising large swathes of the surrounding environment. The Proposed Development is not visible from the conservation area, and its scale is not out of place with the pattern of urban development which has occurred over time. The Proposed Development respects this pattern through conforming to the scale of buildings produced over time and also by utilising a contemporary design language and not making a pastiche, as is the architectural and development

pattern in this location. The Proposed Development will not affect the understanding or significance of the conservation area due to its lack of visibility, contextual design and continuity within the wider built environment.

Sensitivity to change: high

Magnitude of change: none

Significance of likely effect: no effect, neutral

#### **Effects on the settings of designated heritage assets**

- 3.9 Table 6-1 of this TVBHA describes the effects of the Proposed Development on the elements of setting that contribute to the significance of Grade II listed structures within 250m of the Site; additionally, the table assesses the effects upon Grade I and II\* listed buildings within 500m of the Site. ABA's Heritage Statement focuses on the direct effects to the heritage assets on the Site.. The TVBHA assessment is informed by representative views within the Visual Assessment, and unverified test views in Appendix A.

Ref	Designated heritage asset Number refers to reference in Table 4-1)	Likely effect on setting	Resulting likely effect on heritage significance or appreciation of heritage significance	Effect
Grade I, Grade II* and Grade II designated heritage assets within 250m of the Site:				
1	South Kensington Station (1)	Views, 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 18, 19, 20  Refer to Alan Baxter Associates' report on the heritage of the station and associated impacts of the Proposed Development.	Refer to Alan Baxter Associates' report on the heritage of the station and associated impacts of the Proposed Development.	
2	15-18 Cromwell Place (13); 6-14 Cromwell Place (12); 1-4 Cromwell Place (8); 5 Cromwell Place (9); 2-18 Thurloe Street (3)	Views, 18, 19, 20  These Listed Buildings are grouped together due to their similar scales, built language and proximity to each other and the Site. The Proposed Development would not obscure key views of these buildings as shown by the chosen viewpoints of 18, 19 and 20. View 20 shows that the Proposed Development does not obscure the view from 15-18 Cromwell Place of 1-13 Thurloe Street. In view 19, the Proposed Development would be visible in relation to 1-5 and 2-18 Cromwell Place but would not impact on how these buildings are read from the most northern point of Cromwell Place. The Proposed Development would enhance the coherence and understanding of this streetscape through its similar height and massing to the buildings which surround it. The Proposed Development would integrate with these heritage assets and the modern townscape within the setting of the Listed Buildings. 13-19 and 21-29 Cromwell Road form part of this group of buildings, but are orientated to the north but can be read as part of the Cromwell Place and Thurloe Street developments.	There is little confusion with the reading of these Listed Buildings in relation to the Proposed Development because of the clarity between old and new. The appreciation of the heritage significance of the Listed Buildings remains unaffected as they can still be read as a coherent townscape group. Because the Proposed Development does not impinge on any views of these Listed Buildings in the immediate area, the appreciation of their heritage significance will not be negatively affected. It is beneficial because it continues the scale of the streetscape to the south of the Listed Buildings complementing the massing of the designated buildings where once it was a spatial void in the streetscape.  Magnitude of change to heritage significance or appreciation of heritage significance: medium	Moderate, beneficial
3	35-44 Thurloe Square (6); 16-18 Pelham Place (29); 2-14 Pelham Place (31); 1-29 Pelham Place (30); 1-14 Pelham Crescent (33); 15-27 Pelham Crescent (32)	Views 14, 15, 12 and 10  These Listed Buildings are grouped together as a coherent piece of townscape including buildings constructed at a similar time to each other. The Proposed Development would not obscure any key views of Listed Buildings and would enhance the setting of these through completing streets where there are voids and respecting the scales and datum lines set in the existing, neoclassical orders already in existence. Specifically, the Proposed Development links together the neoclassical townhouses in Pelham Place to those of a similar scale and style in Thurloe Square, to create a more tangible connection between these two similar bits of townscape. The Proposed Development is not a singular infill plot but is more in keeping with the townscape of the surrounding area through its construction of terraces and planned effect, thus ensuring visual coherence between the special nature of the Listed Buildings and the Proposed Development.	These listed buildings all exemplify similar elements which make them special. These include strong vertical and horizontal proportions which signify where one house ends and another begins, while still showing it is a singular development through the horizontal elements. The Pelham Street frontage of the Proposed Development is what will affect these Listed Buildings the most. The proposed terrace along this street takes from the datum lines of the houses in Thurloe Square, but also in informed by the massing and rooflines of the houses in Pelham Place, ensuring that the Proposed Development and Listed Buildings have a continual language throughout the area. The Proposed Development enhances the streetscape through making the two historic developments a grouping enabling their histories to be read clearly together.  Magnitude of change to heritage significance or appreciation of heritage significance: medium	Moderate, neutral
4	13-19 Thurloe Square (41); 1-11 South Terrace (39)	Views 13 and 15  These building mostly belong to what was the Alexander Estate and are thus a coherent piece of townscape. The estate is considerably larger than the specific cluster of Listed Buildings, but these are put together because	The ability to appreciate these Listed Buildings as a group of development to the north east of the Site will not be affected by the Proposed Development. This is because of the mature trees in the square, a characteristic of the wider area; the orientation of the buildings that are closer to the Site (6-12 Thurloe Square) are also favourable for reducing the impact of the Proposed Development on the	Moderate, neutral

Table 6-1: Assessment of effects on settings of designated heritage assets

		of their relationship to the Site, in that most buildings are unaffected by the Proposed Development. The buildings most likely to be minorly affected are those which front Thurloe Square looking south west, but these are screened directly by mature trees in the garden square. Views from South Terrace looking towards the Site might be affected by the Proposed Development, but they will not alter the way any of the Listed Buildings in this cluster are perceived. 6-12 Thurloe Square are likely to be the most affected buildings in the area by virtue of their proximity to the Proposed Development which is an extension of Thurloe Square. From Alexander Place, the Proposed Development is only obliquely viewed through the trees in winter, because of the mature foliage on the trees, it will not be visible in summer. However, because of mature trees which line Thurloe Street and the orientation of the houses at the south end of Thurloe Square, this means the Proposed Development will only be obliquely viewed from these buildings.	Listed Buildings in this area. The urban grain of the streets and the subsequent hierarchy of high-status buildings fronting the squares means that the Listed Buildings behind Thurloe Square do not have any views of the Proposed Development. In addition, the Proposed Development respects the rooflines, scale and massing of the nearby buildings ensuring that it does not have views of it above the nearby buildings.  Magnitude of change to heritage significance or appreciation of heritage significance: medium.	
5	Victoria and Albert Museum (56); Natural History Museum (57); South Kensington Subway (2)	View 16  These Listed Buildings are considered as a cluster due to their proximity geographically and the role they played in the creation of Albertopolis in the 19 <sup>th</sup> century. Some of the Proposed Development would be visible from the clerestory lights of the South Kensington subway at street level, but the changes will not be perceptible below the ground within the subway. The lights serve a specific function to give natural daylight to the subterranean tunnel below and this will not be hindered by the Proposed Development. View from the V&A and Natural History Museum at ground level are likely to be unaffected, while incidental views of the museums from around the area will be in places. Axial views down Cromwell Place from the Natural History Museum will be affected in a minor way, with the new bullnose height being visible from the front; this change does not affect the ability to read the setting of the Listed Buildings in the foreground.	As the change to the setting would be negligible in isolation and cumulatively so would the effect on the heritage significance and appreciation of that heritage significance. The Proposed Development makes a negligible effect on the heritage significance of the buildings owing to the lack of visibility of it from these areas. It does this through its scale being inline with the surrounding buildings and where it does project into the street and view from the Natural History Museum, it does so using the same footprint as the existing ground floor shops. The Proposed Development does not harm the setting of these Listed Buildings through its respect of their heights and scales and not appearing above rooflines of the buildings along Cromwell Road in the setting of the museums.  Magnitude of change to heritage significance or appreciation of heritage significance: negligible	Minor, neutral
6	13-23 Sumner Place (16)	View 4  The Listed Buildings are clustered together for their proximity to the Site and similar architectural language, creating a coherent piece of townscape. Sumner Place is located behind Melton Court, which is a large-scale block of flats shielding most of the Listed Buildings from view of the Site. The end terraces of Sumner Place, that front Brompton Road, include the station as part of their setting due to the proximity and visibility of the Site and its Proposed Development, as shown in view 4. Where the Proposed Development is visible, it will match the rooflines of the neoclassical buildings closer to the station. The architecture of the Proposed Development responds to the common use of stucco and stone of the buildings that make up the setting of these Listed Buildings, and the buildings themselves.	The Proposed Development enhances the setting of the Listed Buildings in Sumner Place, but only has a minor effect due to the prominence of Melton House between the Site and Sumner Place. This effect is also minor because of the street's orientation away from the Site and only the end terrace houses being within the setting. South Kensington station makes up part of the setting of the Listed Buildings, the Proposed Development's massing is in keeping with those of the surrounding area, drawing from the scale of the neoclassical terraces in South Kensington. It thus integrates the bullnose with the surrounding townscape and existing Listed Buildings to the north of Sumner Place with the new bullnose. The Proposed Development enhances the ability to read the Listed Buildings in the context of the Site through the similar colour palette of the stucco and brick facades within the 250m radius.  Magnitude of change to heritage significance or appreciation of heritage significance: low	Minor, neutral
7	1-7 Onslow Square (26); 2-42 Onslow Square (21); 41-75 Onslow Square	Views 6 and 7	The development relates to the Listed Buildings in Onslow Square on the north and east sides through its proportions and massing. It will not be visible from all of the Listed Buildings in this cluster due to the enclosure felt by the taller houses,	Moderate, neutral

Table 6-1: Assessment of effects of designated heritage assets

	(18); Church of St Paul (20)	The Listed Buildings cluster is chosen because of their relationship to each other through being constructed at similar times as part of a singular development, but also because of their proximity to the Site. The Proposed Development would take place to the north of the Listed Buildings and would not be visible from many of these, including the south, west and northern parts of Onslow Square, The Church of St Paul and Avenue Studios. The bullnose extension will be visible along the northern eastern edge which would be in relation to the Leslie Green frontage and neighbouring Listed Buildings on Cromwell Place; it will also be seen in relation to the higher status buildings in Onslow Square, which is adjacent to 20 <sup>th</sup> century developments within its view of the Site. The proportions and materiality of the Proposed Development will echo the Listed Buildings in Onslow Square, through the prominent use of horizontal datum lines and a sense of verticality.	the mature landscape of Onslow Square and buildings, like Avenue Studios, being contained behind the terraces of Onslow Square. The vertical proportions and curved frontage of the bullnose will relate to the surrounding curved fronted buildings while it signifies another period of development near the Onslow Square layout; this will enhance the understanding of the urban development of the area, while relating physically contextually to the existing Listed Buildings.  Magnitude of change to heritage significance or appreciation of heritage significance: medium	
8	7-12 Sydney Place (25)	View 6  The Listed Buildings cluster is chosen because of their relationship to each other through being constructed at similar times as part of a singular development, but also because of their proximity to the Site. Sydney Place merges with Onslow Square to achieve the same axial view towards the Site, but from further away. The Listed Buildings in Sydney Place have stucco frontages and similar proportions to the buildings in Onslow Square, meaning there would be a clear visual relationship between the proportions of the Listed Buildings and the Proposed Development. The bullnose element of the Proposed Development will be obliquely visible from these Listed Buildings	The Listed Building's setting is relative to the closer designated heritage assets in Onslow Square, rather than the Site which is viewed obliquely in the distance away from these buildings. In the further distance, the turrets to the Natural History Museum are visible, above the bullnose's extension. The development does not harm the setting of the Listed Buildings because its immediate setting is what is valuable to its significance, given that they are part of a grouping which does not include the Site.  Magnitude of change to heritage significance or appreciation of heritage significance: negligible.	Minor, neutral
9	2-18 Thurloe Street (3); 45-51 Thurloe Square (4); 35-44 Thurloe Square (6); 13-19 Thurloe Square (41)	The built and spatial relationship towards the Site and Proposed Development is a key aspect in the repairing of the streetscape around South Kensington. On a more literal level, the Proposed Development will utilise the datum levels of existing buildings in the continual use of horizontal proportions. In the case of the Thurloe Square buildings, the Proposed Development carries on the tradition of buildings being synonymous with their own eras, while still respecting the existing proportions and character within the surrounding townscape.	The setting of the Listed Buildings will not be harmed by the Proposed Development, through the intelligent and sympathetic design of the new buildings that will neighbour those on Thurloe Square and Street. The Proposed Development restores the former streetscape, repairing damaged areas and increasing the understanding of the development history of the area. Furthermore, the designs of the buildings are typical of the history of design in the area, through buildings being representative of the period within which they were built.  Magnitude of change to heritage significance or appreciation of heritage significance: negligible.	Minor, neutral

Ref	Listed structure	Likely effect on setting	Resulting likely effect on heritage significance or appreciation of heritage significance	Effect
Grade I and Grade II* listed structures 250-500m of the Site:				
1	V&A (56)	The Proposed Development is not visible from the museum, but it forms part of the continuum of townscape in the immediate setting of the Site. The variety of ornament evident in the overall building and significant size	There are incidental views of the cupola to the east of the V&A towards the Brompton Oratory from Harrington Road and Old Brompton Road that the Proposed Development will block. These views are not significant and do not add to the specific understanding of the urban development of the area; this is	Minor, neutral

Table 6-1: Assessment of effects of designated heritage assets

		of the structure exemplifies an example of one-off buildings that differ from the hegemonic neoclassical streetscapes of areas nearby.	because the land around the V&A is intensely planned, with the axial route of Exhibition Road, affording views towards the museum, viewing it from afar or incidental locations was not a planned intention.  Magnitude of change to heritage significance or appreciation of heritage significance: negligible.	
2	V&A Henry Cole Wing	The Proposed Development is not visible from the Wing, but it forms part of the continuum of townscape in the immediate setting of the Site. The variety of ornament evident in the overall building and significant size of the structure exemplifies an example of one-off buildings that differ from the hegemonic neoclassical streetscapes of areas nearby.	There are no views of the Wing from the Site and it will not be affected by the construction of the Proposed Development.  Magnitude of change to heritage significance or appreciation of heritage significance: negligible	Minor, neutral
3	Natural History Museum (57)	The Proposed Development is not visible from the museum, but it forms part of the continuum of townscape in the immediate setting of the Site. The variety of ornament evident in the overall building and significant size of the structure exemplifies an example of one-off buildings that differ from the hegemonic neoclassical streetscapes of areas nearby.	There are incidental views of the black and grey slate roofed turrets designed as part of the Alfred Waterhouse scheme at the Museum, these are visible from Pelham Street mostly across what is currently an industrial yard where once there were houses and shops; the Proposed Development will block this view through the repairing of the streetscape. The views of the turrets from this location are not important with regards to the significance of the Listed building, as they are neither axial nor do they terminate viewpoints.  Magnitude of change to heritage significance or appreciation of heritage significance: low	Minor, neutral
4	The Oratory (58)	The Proposed Development will have a negligible impact upon the Oratory, through its proximity and lack of views. The Oratory forms part of the continuum that is the townscape in the area and is a significant standalone building within the area.	The Proposed Development will not affect the heritage significance of the Oratory due to its distance from the Site. Although it forms part of the townscape continuum around the Site, the scale of development and design being synonymous with contemporary design today ensures that it is in keeping with the overall understanding of development in the Oratory's surrounds.  Magnitude of change to heritage significance or appreciation of heritage significance: negligible	Minor,, neutral
5	The Oratory House (59)	The Proposed Development will have a negligible impact upon the Oratory House, through its proximity and lack of views. The Oratory House forms part of the continuum that is the townscape in the area and is a historically significant standalone building within the area.	The Proposed Development will not affect the heritage significance of the Oratory House due to its distance from the Site. Although it forms part of the townscape continuum around the Site, the scale of development and design being synonymous with contemporary design today ensures that it is in keeping with the overall understanding of development in the Oratory House's surrounds.  Magnitude of change to heritage significance or appreciation of heritage significance: negligible	Minor, neutral
6	Chapel of St Luke (60)	There will be no effect on the setting of the Chapel of St Luke.	There will be no effect on the historic or setting values of the Chapel of St Luke. This is due to the distance of the building from the Site, the fine grain and significant enclosure surrounding the low-rise Proposed Developments.  Magnitude of change to heritage significance or appreciation of heritage significance: negligible	None, no effect
7	Church of St. Luke (61)	There will be no effect on the setting of the Chapel of St Luke.	There will be no effect on the historic or setting values of the Church of St Luke. This is due to the distance of the building from the Site, the fine grain and significant enclosure surrounding the low-rise Proposed Developments.	None, no effect

Table 6-1: Assessment of effects of designated heritage assets

			Magnitude of change to heritage significance or appreciation of heritage significance: negligible	
8	Church of St Augustine (62)	There will be no effect on the setting of the Church of St Augustine, although the building forms a significant part of the townscape to the west of the Site with close proximity to axial views towards the Proposed Development. The building enforces the characteristic of one-off pieces of architecture, synonymous with their eras design style, within a wider area of more homogenous planned design.	<p>The understanding of the historic and setting values of the Church of St Augustine will remain unaffected, although the church forms a significant part of the townscape character to places that might gain a view of the Site and simultaneously that of the church. As a significant one-off building by William Butterfield within the townscape, it is an example of a building being synonymous with ornament and design from the era in which it was built like the Proposed Development's own design language.</p> <p>Magnitude of change to heritage significance or appreciation of heritage significance: negligible</p>	None, no effect
9	167 Queen's Gate (63)	There will be no effect of the setting of the Queen's Gate.	<p>There will be no effect on the historic or setting values of 167 Queen's Gate. This is due to the distance of the building from the Site, the fine grain and significant enclosure surrounding the low-rise Proposed Developments.</p> <p>Magnitude of change to heritage significance or appreciation of heritage significance: negligible</p>	None, no effect

Table 6-1: Assessment of effects of designated heritage assets



## TOWNSCAPE ASSESSMENT

- 3.10 The townscape assessment in Table 6-2 considers likely significant effects of the Proposed Development on townscape character areas surrounding the Site as defined in Section 4. The assessment is informed by representative views within the Visual Assessment, and unverified test views in Appendix A.

Ref	Character Area	Sensitivity to Change	Magnitude of Change	Scale and Nature of Effect	Effect
1	South Kensington	High	<p><i>Relevant views:</i> 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20</p> <p>The Proposed Development, within this Townscape Character Area (TCA), would make a major and noticeable change to the built environment in this area. The bullnose, Thurloe Square and Pelham Street developments enhance the definition of the streetscape through stitching together the existing terraces where there are spatial voids, providing a built continuity, similar to the pockets of homogenous neoclassical terraces in the area. The new terraces would create a more coherent townscape through its contextual massing, proportions and elevational materials, with the Pelham Street and Thurloe Square buildings reinstating and repairing the streetscape. The bullnose development responds to the curved corner buildings around South Kensington station, but also respects the heights and massing of the neighbouring Listed Buildings in Cromwell Place; importantly, the contemporary design adds to the occasional one-off designed buildings within the TCA (and in nearby areas) that complements the variety juxtaposing the pockets of homogenous neoclassical terraces. The addition of height to the bullnose further completes the prominent corner and is arguably what was originally intended when it was originally constructed as the ABA report suggests that the steel base was engineered to hold more weight than was ever realised. The consistent proportions and massing across the Proposed Development is coherent across the Listed terraces that are near the Site, but not in direct view of it, including those at the eastern end of South Terrace, Alexander Place, North Terrace and the north east side of Thurloe Square. The view from Harrington Road to Queensberry Place (identified by RBKC in their Building Height in the Royal Borough SPD (2010)), will not be affected by the Proposed Development. The modern style of the Proposed Development will add to the various layers of history in the built environment in this TCA, providing a legible enough contrast to the neoclassical ornamentation of the Listed Buildings while respecting the phases of construction within the TCA.</p> <p><b>Magnitude of change: medium</b></p>	<p>The sensitivity to change is high, and coupled with the medium magnitude of change, the scale of the effect would be major but beneficial.</p> <p>The rendered views and DAS demonstrate the high-quality architectural detailing and methodology behind the design. Overall, the designs integrate with the grain and consistency of scale within developments in the TCA. The character of the area is varied and includes parcels outside of Conservation Areas which consist of modern and post-modern buildings. The Proposed Development would contribute to the established, varied, character of the TCA through contributing a new phase of development. The grain and proportions work with the material palette through the use of different defining materials to create more classically aligned proportions, while keeping a contemporary aesthetic. The overall articulation of this composition includes the grain, elevations and proportions with the material palette which complements the established character of the TCA.</p> <p>The overall layout of the scheme reintegrates streets and squares together to make a coherent piece of urbanism that has developed over the course of the past 2 centuries. The Proposed Development continues this tradition of large-scale urban interventions, utilising the existing scales and proportions of the terraces in its contextual design.</p>	Moderate effect, beneficial.
2	Albertopolis	High	<p><i>Relevant Views:</i> 16</p> <p>The Proposed Development within this TCA would make a minor and negligible change to the character of the area. The TCA includes a variety of styles of architecture that define its townscape, including the new V&amp;A Exhibition Road entrance by A_LA, the 1970s extension to the Natural History Museum and the highly ornate original bodies of the two museums. The Ismaili Centre on Exhibition Road forms a part of the setting for the TCA and is a further interestingly designed variant on the architecture surrounding the TCA. It would be visible in axial views from Cromwell Road towards the Site along Cromwell Place.</p>	<p>The sensitivity to change is high, and coupled with the medium magnitude of change, the scale of the effect would be minor and beneficial.</p> <p>The rendered views and DAS demonstrate the high-quality detailing and methodology behind the bullnose design, which is visible from the TCA in axial views down Cromwell Place from Cromwell Road outside the Natural History Museum. The design detailing is well proportioned with strong vertical and horizontal elements which enhance the coherence of the townscape from this part of the TCA, through the Proposed Development's relationship to the neoclassical buildings which border the Albertopolis TCA. The bullnose will not tower any buildings in the foreground and will appear well proportioned with Melton Court in the backdrop. It will not terminate</p>	Moderate effect, beneficial.

Table 6.2: Assessment of Effects on Townscape

			<p>Views of the rooftop extension along Thurloe Street will be visible from Exhibition Road (view 16), but this change is minor and will not affect the ability of the onlooker to understand the importance of the overall townscape character.</p> <p><b>Magnitude of change: low</b></p>	<p>any views or alter the townscape in any serious way as to damage the existing understanding.</p> <p>The Exhibition Road entrance to the V&amp;A and the Imperial College buildings, also along Exhibition Road, are examples of high-quality modern design, within and around the TCA. The Proposed Development will add to this collection of recently designed buildings, enhancing the area's character.</p>	
3	Chelsea	High	<p><i>Relevant views: n/a</i></p> <p>The Proposed Development will not be visible in the majority of the TCA, apart from incidental views from the end of Bury Walk and Pond Place and further north at the beginning of Sloane Avenue. The Proposed Development is of a smaller scale to many parts of the Chelsea TCA but adds to its overall character through the variety it adds in its style and form. The style of the Proposed Development adds to the layers of building ages in the surrounding areas, ensuring the ability of the onlooker to the TCA is not confused when looking at the different urban areas. The Chelsea TCA is the smallest of the character areas but is the most varied architecturally. It includes streets of a fine grain, including Bury Street and Sydney Street, as well as areas around Ixworth Place of large-scale housing blocks from the beginning of the 20<sup>th</sup> century and post-war periods.</p> <p><b>Magnitude of change: none</b></p>	<p>The sensitivity to change is medium, and coupled with the medium magnitude of change, the scale of the effect would be minor and neutral to the small amount of visibility of the Proposed Development.</p> <p>The rendered views and DAS demonstrate the high-quality detailing and a well-considered methodology behind the designs. The station is only obliquely viewed from Sydney Place past Onslow Square and is not necessarily a contributing factor to the character of the Chelsea TCA. The scale of the effect is therefore minimal from here and will not affect the overarching character of the TCA; where it is visible, the different style will add to the varied aesthetics of the area. There is a degree of consistency along Pelham Street which juxtaposes the Chelsea TCA's general character, the Proposed Development fits with the area it is in, while it does not harm the general character afforded by the townscape in the Chelsea TCA.</p>	No effect, neutral

Table 6.2: Assessment of Effects on Townscape

## VISUAL ASSESSMENT

3.11 20 daytime views and four dusk views were selected in consultation with RBKC officers and have been assessed for the TVBHA. The assessment of the views is segmented into sequences to ensure that there is a dynamism along the axes of the streets, with the appearance of key listed buildings above and adjacent to buildings in the foreground of views around the Site. In the table, compass orientation relates to the position on the map, not the direction of the view.

Table 6-3: Verified assessment views

View	Description	Render/ Wireline
1	Harrington Road (west)	W
2	Harrington Road (east)	R
3	Old Brompton Road (west)	W
4	Old Brompton Road (central)	R
5	Old Brompton Road (east)	R
5N	Old Brompton Road (east at dusk)	R
6	Sydney Place	W
7	Onslow Square (south)	W
8	Onslow Square/Old Brompton Road (north A)	R
8N	Onslow Square/Old Brompton Road (north A at dusk)	R
9	Onslow Square/Old Brompton Road (north B)	R
10	Pelham Crescent	W
11	Pelham Street (east)	W
12	Pelham Street (west)	R
12N	Pelham Street (west at dusk)	R

13	South Terrace	W
14	Thurloe Square (north)	R
15	Thurloe Square (south)	R
16	Exhibition Road (north)	W
17	Exhibition Road (south)	W
18	Thurloe Street	R
19	Cromwell Place (north)	R
20	Cromwell Place (south)	R
20N	Cromwell Place (south at dusk)	R

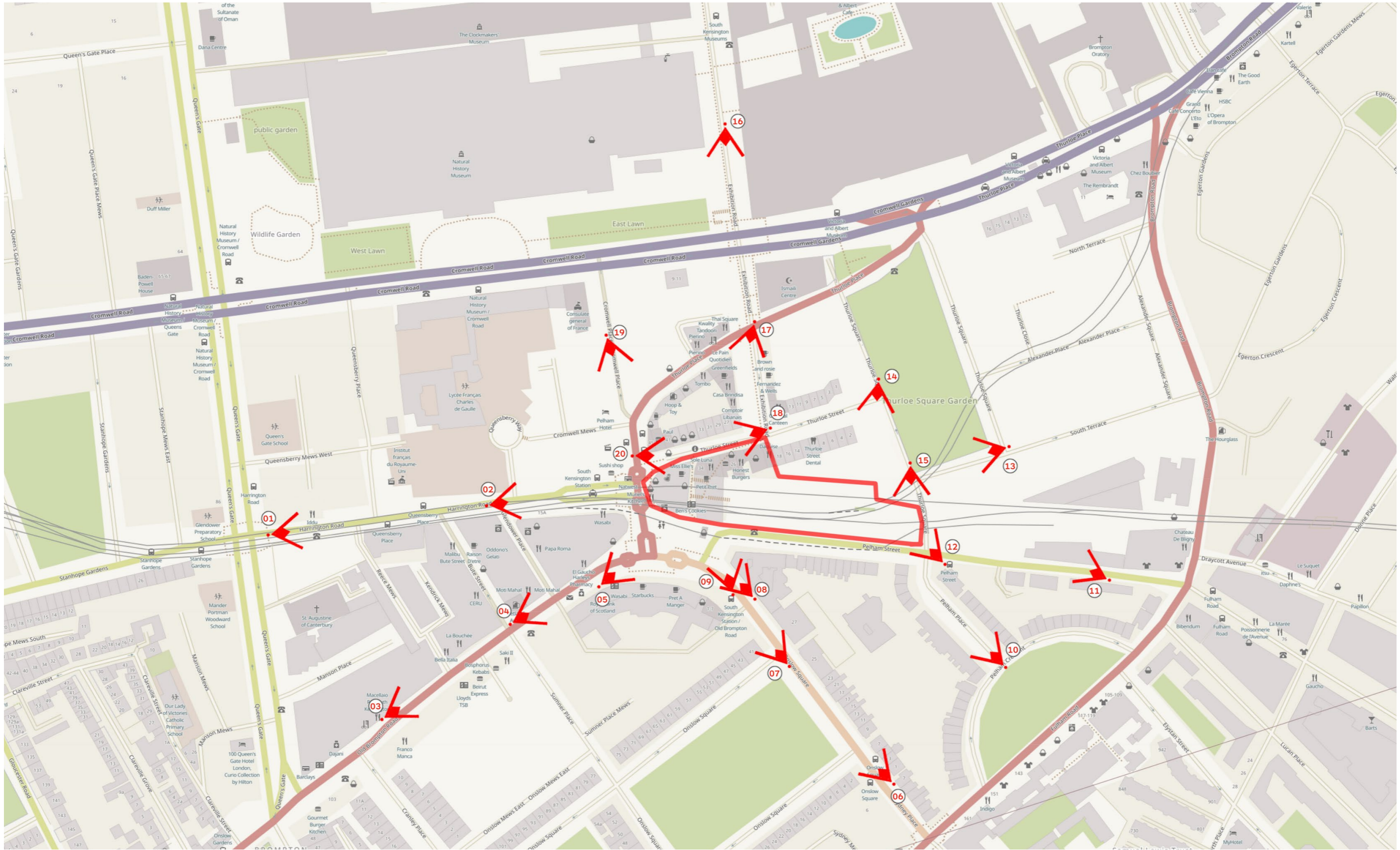


Fig. 6.1: Map of viewpoint locations

VIEW 01



VIEW 02



EXISTING

3.12 This view sequence is taken moving from west to east down Harrington Road, from within the Queens Gate Conservation Area to a small parcel of undesignated townscape. View 2 includes an oblique sighting of the back of 15-18 Cromwell Road, a grade II listed heritage asset. The views are framed by buildings up to seven-storeys in height along the road, mostly built in the 20th century. To the western end of Harrington Road, the buildings are older (19th century) and have more typical features of the residential areas to the south of South Kensington Station, including vertical stuccoed details, prominent dentils and pedimented dormer windows projecting beyond the plane of the roofline. The 20th century buildings in **Views 1 and 2** vary from inter-war structures, with plain brick facades and stone detailing to blocks of more detailed, post-modern office blocks with protruding brick and tile bay windows with a glass atrium the height of the building. Despite being different sizes, there is a clear architectural language deriving from their forms of similar proportions and building heights, exemplifying the different aesthetics of their respective eras. The Site is

located at the focal point of the perspective on Harrington Road, in its existing condition it is a single storey in height with prominent shopfronts forming its characteristic Bullnose shape. Shopfronts are a distinguishing feature of these views, promoting an overarching commercial character at street-level. The overall proportions of the building contrast to the heights and massing of the neoclassical five storey structures opposite, creating a visual incoherence in the townscape. The existing townscape has a moderate value with a medium to high sensitivity to change, mostly due to the proximity to listed buildings and conservation areas.

*Value attached to the view sequence:* the view sequence is outside of the Thurloe Estate and Smith's Charity Conservation Area, with parts of it visible when moving east. The value attached to the view sequence is medium

*Visual receptors affected:* moderate numbers of people using food and retail outlets; moderate amounts of residents

*Susceptibility of visual receptors:* People who live in a high-quality historic environment have a higher susceptibility to change. Those who work or use the area for recreation have a lower susceptibility to change. Overall, the susceptibility of this view is **medium**.

Sensitivity to change: **medium**



VIEWPOINT MAP

VIEW 01



© AR LONDON

1.6 m above ground

18:32 01 April 2019

VIEW 02



© AR LONDON

1.6 m above ground

18:30 14 May 2019

## PROPOSED

3.13 Leading up to the Site, the blocks of buildings in the street create a perspective that is terminated by the new Bullnose building which rises to five-storeys in height, drawing from the vertical and horizontal elements of the surrounding neoclassical buildings on neighbouring streets out of the view. These shapes and forms are echoed in the buildings of different ages and styles along Harrington Road, adding further to the range of styles along the street. In view 1, the Bullnose building matches the building height of the listed 15-18 Cromwell Road and is slightly shorter than the buildings on the south side of the road. In view 2, the Bullnose becomes more prominent but does not rise above the existing building lines thus harmonising with the surrounding streetscape, which is a mix of materials and styles. As seen in view 2, the Proposed Development does not dominate Harrington Street but provides a terminal for the view, where the existing iteration does not. It respects the foreground buildings through its massing and detailing, with specific reference again to the vertical and horizontal features of the neighbouring buildings which makes this aesthetic through its fenestration,

stuccoed facias and cornice details. The increased solidity to the eastern Bullnose elevation provided for the January 2021 Addendum – achieved through solid backing panels and increased solidity to the upper veils – and the recessive light grey tone coloration of the bronze coloured framing of the panels, and their articulation to clearly define a base, middle and top of the elevation, further enhances **views 1 and 2**. The townscape will be enhanced, and the heritage significance of relevant heritage assets preserved.

Magnitude of change: **medium**

**Effect: Moderate; beneficial**

EXISTING

3.14 The view sequence is taken from the south west towards the Site, along Old Brompton Road from within the Thurloe Estate and Smith's Charity Conservation Area. The views captured here are from the lesser visited side of the station, away from the popular tourist attractions, Albertopolis and associated museums. The dynamic view range encapsulates the predominantly commercial and residential character of Old Brompton Road. **View 3** shows Old Brompton Road as an enclosed space with the six storey, unlisted Victorian Sussex Mansions on the south side. These are built from red brick and their facades alternate with bay windows and balconies to create an interesting street scene from the ground when viewing north east along Old Brompton Road. The opposite side of the road is enclosed by four storey, unlisted, neoclassical buildings with stuccoed and London stock brick facades. At street level, each building has shopfronts which add visual interest to the view through various signs and awnings obstructing the view towards the Site. Towards the end of the street, there are further 20th century buildings which feature in **views 4 and 5**. In the background of **views 3 and 4**, the Site is nearly imperceptible as it shows the continuation of the Bullnose shops into the Leslie Green Oxblood faience frontage for South Kensington Station. Beyond this, are views of houses that back onto the station from Thurloe Street. **View 5** shows the Bullnose and Oxblood station elevation within its immediate context, with the busy junctions around the station and neoclassical styled buildings within its immediate vicinity. In the background, backs of buildings on Thurloe Street are visible over the top of the diminutive Bullnose shops in the foreground; the top of the Victoria and Albert Museum (V&A) is visible. The existing townscape has a high value and a high sensitivity to change.

*Value attached to the view sequence:* the view sequence is within the Thurloe Smith's Charity Conservation Area, and takes in several undesigned heritage assets and Listed Buildings. The value attached to the view sequence is medium

*Visual receptors affected:* moderate numbers of people using food and retail outlets; moderate amounts of residents

*Susceptibility of visual receptors:* People who live in a high-quality historic environment have a higher susceptibility to change. Those who work or use the area for recreation have a lower susceptibility to change. Overall, the susceptibility of this view is **medium**.

Sensitivity to change: **high**

VIEW 03



© AVR LONDON 1.6 m above ground 18:41 01 April 2019

VIEW 04



© AVR LONDON 1.6 m above ground 18:45 01 April 2019

VIEW 05



© AVR LONDON 1.6 m above ground 18:55 01 April 2019



**PROPOSED**

3.15 The Bullnose is visible in all the proposed views from Old Brompton Street, but does not dominate or necessarily terminate the views; ultimately, it serves as a marker of the station's location. The increased solidity to the eastern Bullnose elevation provided for the January 2021 Addendum – achieved through solid backing panels and increased solidity to the upper veils – and the recessive light grey tone coloration of the bronze coloured framing of the panels, and their articulation to clearly define a base, middle and top of the elevation, further enhances **view 5** in particular. The form of the Bullnose has been truncated to respect the lower height of the listed shopping Arcade and Oxblood faience station façade adjacent. This lower height maintains views towards the rear of the Thurloe Street terraced building with its redesigned backs and new mansard storey set lower than previously in the January 2021 Addendum (the front of which is visible in **views 18 and 20**). Further, as part of the dynamic sequence, the western end of the new residences proposed along Pelham Street comes into view (after views 7 and 8) in **view 9**, which re-stitches and repairs the urban fabric, and restores the 19th century built continuity around the station through the proposed massing and proportions. Specifically, in **view 5** the curved shape of the Bullnose's frontage can be clearly seen to directly complement – in a modern idiom – the classical architectural language of 2-12 Old Brompton Road opposite, its form and proportions. The colour adjustment to the façade of the proposed Pelham Street West building – as part of the January 2021 Addendum – to match the faience of the listed station building adjacent, and the light tone of its upper level mansard zinc cladding, further enhances this view. The architectural character and qualities illustrated in **View 5** illustrates the core aims of the urban renewal being proposed. The townscape will be enhanced, and the heritage significance of relevant heritage assets preserved.

Magnitude of change: **high**

Effect: **major; beneficial**

VIEW 03



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VIEW 04

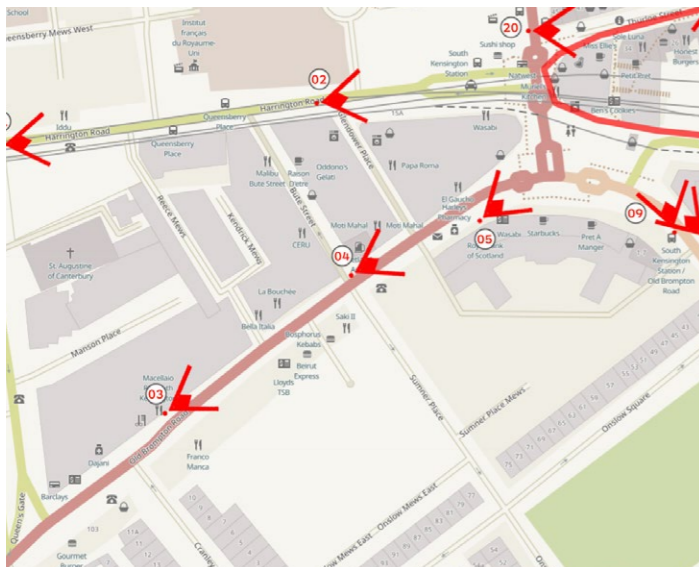


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VIEW 05



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VIEWPOINT MAP

EXISTING



© AR LONDON

1.6 m above ground

21:10 01 August 2019

PROPOSED



PHOTO: pr, South Kensington, ST190723

© AR LONDON

1.6 m above ground

21:10 01 August 2019

EXISTING

3.16 The four views are taken in a dynamic sequence towards South Kensington Station from Onslow Square to the corner of Old Brompton Road, with **views 8 and 9** being from within the Thurloe Estate and Smith's Charity Conservation Area. Overall, the character in all four views is a mix, but with predominant neoclassical features and some notable exceptions from the 20th century, including Leslie Green's 1908 Grade II listed façade to South Kensington Station. The corners of the Grade II listed 9-25 and 41-75 Onslow Square are visible in **view 8** looking towards South Kensington Station. At least one tower of the Grade I listed Natural History Museum is visible in all four views, with a second appearing in **views 7, 8 and 9**. At the southern end of Onslow Square, view 6 takes in buildings which are generally four storeys in height, uniform in their neoclassical character and constructed from London stock brick with stuccoed pediments and porticoes on the exterior. **View 7** takes in more of a mix including a mid-century, five storey, modern block of flats to the north east of Onslow Square and the unlisted Malvern Court (1930-1), built in a neo-Georgian style from red brick and stone dressings. Further on, the mix of character continues when the Oxblood façade to South Kensington Station comes into full view with the backdrop of neoclassical style houses on Cromwell Place and behind the station on Thurloe Street. **View 9** is from a different angle but taken from a similar distance providing a shorter-range view of the Station entrance; the existing view currently has a large gap to the right of the Oxblood elevation, meaning the backs of the Thurloe Street buildings are currently visible from this position. 2-12 Old Brompton Road are visible from here, and six storeys above the street with a mansard roof softening the height of it. The curve it makes is in direct language with the Bullnose opposite, but the single storey height of this detracts from the townscape rendering it visually incomplete. The existing townscape has a high value and a high sensitivity to change.

*Value attached to the view sequence:* the view sequence is within the Thurloe Smith's Charity Conservation Area, with numerous Listed Buildings visible throughout the sequence. The value attached to the view sequence is high

*Visual receptors affected:* moderate numbers of people using food and retail outlets; moderate amounts of residents

*Susceptibility of visual receptors:* People who live in a high-quality historic environment have a higher susceptibility to change. Those who work or use the area for recreation have a lower susceptibility to change. Overall, the susceptibility of this view is medium.

Sensitivity to change: **high**

VIEW 06



© AR LONDON 1.6 m above ground 09:27 12 July 2019

VIEW 07



© AR LONDON 1.6 m above ground 12:50 03 April 2019

VIEW 08



© AR LONDON 1.6 m above ground 16:38 01 April 2019

VIEW 09



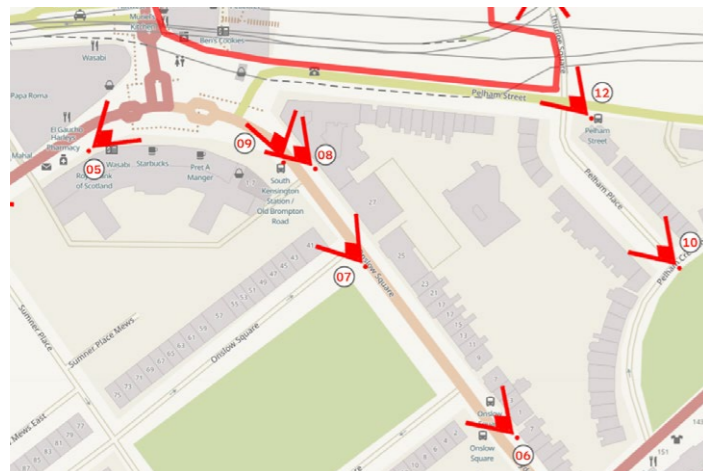
© AR LONDON 1.6 m above ground 16:22 01 April 2019

**PROPOSED**

3.17 Visible in all four of the views is the back of the Bullnose, which appears separated from the station to retain the importance of the station's Oxblood faience façade's building lines and heights from the street elevation. In **view 8**, the back of the Bullnose building is visible with the tower of the Natural History Museum appearing behind the block. Although the view from this location is predominantly Georgian in character, the added height to the Bullnose with the vertical elements of the façade ensure there is a nod to the neoclassical surrounds of Onslow Square visible in this view. Moving further down the sequence to the south eastern corner of Onslow Square in **view 7**, the new elements respond well to Malvern Court through similar building heights, and its proportions relate positively with the later developments. Again, the proportions of the façade complement the strong vertical elements of Malvern House and the classical features visible in Onslow Square. **View 8** shows the proposed Bullnose, station elevation and row of houses on Pelham Street West which complete the street-scene, as viewed from where Old Brompton Road and Onslow Square converge. Viewed from here, the Proposed Development considers the strong horizontal character afforded by the Oxblood elevation and are carried on into the new terrace. These horizontal lines are continued into the Bullnose around the base. **Views 8 and 9** show more of the back of the Bullnose by displaying the verticality of the front elevation through the curved façade, demonstrating the relationship with the curved proportions of 2-12 Old Brompton Road. In **view 9**, the proposed mansard above the Thurloe Street terrace will have reduced visibility above and beyond the listed station in the January 2021 Addendum view than previously. The increased solidity to the eastern Bullnose elevation provided for the January 2021 Addendum – achieved through solid backing panels and increased solidity to the upper veils – and the recessive light grey tone coloration of the bronze coloured framing of the panels, and their articulation to clearly define a base, middle and top of the elevation, further enhances these views. Also, the colour adjustment to the façade of the proposed Pelham Street West building – as part of the January 2021 Addendum – to more closely match the faience of the listed station building adjacent, and the light tone of its upper level mansard zinc cladding, further enhances these views. The townscape will be enhanced, and the heritage significance of relevant heritage assets preserved.

Magnitude of change: **medium**

Effect: **moderate; beneficial**



VIEWPOINT MAP

VIEW 06



© AWR LONDON 1.6 m above ground 09:27 12 July 2019

VIEW 07



© AWR LONDON 1.6 m above ground 12:50 03 April 2019

VIEW 08



© AWR LONDON 1.6 m above ground 16:38 01 April 2019

VIEW 09



© AWR LONDON 1.6 m above ground 16:22 01 April 2019

EXISTING



© AR LONDON

1.6 m above ground

21:02 01 August 2019

PROPOSED



ROI01901\_P01\_South Kensington\_ST190723

© AVR LONDON

1.6 m above ground

21:02 01 August 2019

EXISTING

3.18 These three views are of Pelham Street and the area to the east of the Oxblood entrance as seen from further down Pelham Street and Pelham Place. The area surrounding the views overall is characterised by 19th and early 20th century architecture, with clear views of South Kensington Station in the background and a visual void of the foreground where there stands a wall to enclose the station. In **view 11** there is a large early 20th century building, constructed of red brick and stone dressings, which spans the length of the street with opposite a brick wall constructed from yellow London stock bricks. Visible in **view 12** is the 'London Roofing Yard', which detracts from the form and processional design of the surrounding buildings; it is also detrimental to the enclosure afforded by these neoclassical houses through the open space it creates in a location that should be built out. The roofing yard has been vacant of any significantly sized structure since the introduction of the railway in 1868. In **view 12**, the austere brick end of the terrace in Thurloe Square is visible, which is topped by prominent chimney stacks. The rooftops of the views are generally varied in their style, with chimney pots, dormer windows and neoclassical detailing defining the rooflines. In addition to this, at various points in **views in 10, 11 and 12** the decorative domes turrets of the V&A and Natural History Museum. In each of the views, there is landscaping, with mature trees visible from most angles. More specifically, in **view 10** there is more dense and varied planting in private gardens which characterises the street scene. These views are also more specifically of Pelham Place, looking towards the Site, but these are more specifically of residential streets with houses lining the streets. **Views 11 and 12** are taken from Pelham Street and have a different character but form a role in the area to the south east of the Site. The existing townscape has a high value and a high sensitivity to change.

*Value attached to the view sequence:* the view sequence is within the Thurloe Smith's Charity Conservation Area, with numerous Listed Buildings visible throughout the sequence. The value attached to the view sequence is high  
 Visual receptors affected: moderate numbers of people using food and retail outlets; moderate amounts of residents

*Susceptibility of visual receptors:* People who live in a high-quality historic environment have a higher susceptibility to change. Those who work or use the area for recreation have a lower susceptibility to change. Overall, the susceptibility of this view is **medium**.

Sensitivity to change: **high**

VIEW 10



© AR LONDON 1.6 m above ground 16:58 01 April 2019

VIEW 11



© AR LONDON 1.6 m above ground 17:10 01 April 2019

VIEW 12



© AR LONDON 1.6 m above ground 17:02 01 April 2019

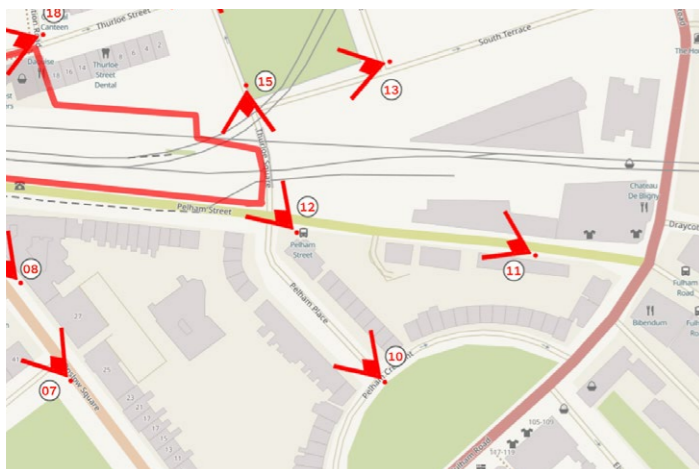


**PROPOSED**

3.19 Major changes to the Site on Pelham Street and Thurloe Square are visible in this view sequence, concluding with **view 12**. The area of 'London Roofing Yard' which causes a void in the built fabric around the station would be infilled with residential buildings, as illustrated in the selected views. These changes enhance the character and appearance of the Thurloe Estate and Smith's Charity Conservation Area through the reintegration of houses on sites that were once residential (but have remained vacant for a long time), knitting the urban fabric back together and establishing consistent and complementary proportions and scales between new and existing buildings. **Views 10, 11 and 12** encapsulate this urban approach of constructing two-sided, well-balanced streets by reference to the existing spatial context surrounding the Site to inform the residential proposals in this scheme. **View 12** illustrates how the proposals will pick up on the horizontal cornices of the visible buildings in Pelham Place and Thurloe Square to articulate its form. This visual and physical relationship has been accentuated for the January 2021 Addendum along Pelham Street: the proposed building colouration adjusted to respond more directly to immediate context; upper level setbacks pushed back further from building frontage so their tops are more recessive in street views; the upper level mansard Zinc cladding lightened in tone, and their design simplified and provided with more solidity; and the street levels frontages setback for greater pavement width and to incorporate private planting areas. The proposed terrace on Thurloe Square will continue the architectural language and proportioning of Pelham Street, and specific to Thurloe Square will – with the January 2021 Addendum – express the existing local rhythm of vertical party walls more clearly, and the frames of wall openings will have a more recessive coloration, and the mansard will be similarly recessive in colour tone and less glazed/more solid form than previously (particularly noticeable in the night view). Consequently, the urban continuity of the former residential south-west corner of Thurloe Square will be reinstated in a positive, complementary, and contemporary manner. **Views 10 and 11** show how the massing of the Proposed Development will integrate positively with the surrounding streets and heritage assets reconnecting Pelham Place with Thurloe Square as part of a restored urban continuum. The townscape will be enhanced, and the heritage significance of relevant heritage assets preserved.

Magnitude of change: high

Effect: major; beneficial



VIEWPOINT MAP

VIEW 10



VIEW 11



VIEW 12



EXISTING



© AR LONDON

1.6 m above ground

21:10 01 August 2019

PROPOSED



FOI0901\_ppt\_South Kensington\_ST190726

© AVR LONDON

1.6 m above ground

21:10 01 August 2019

EXISTING

3.20 These four views are located around Thurloe Street and Thurloe Square (views 14-16) and include a view from the western corner of South Terrace through the southern edge of Thurloe Square (view 13). Views 13 and 16 are orientated westwards and views 14 and 15 southwards. Despite their proximity, the orientation of the views shows the breadth of townscape to be experienced locally. View 16 is of Thurloe Street, which is residential and commercial in character. The buildings in views 13, 14 and 15 are predominantly residential, with three different phases of construction and distinguishing characteristics. In the foreground on Thurloe Square there are 19th century terraces constructed from London stock brick, with a stuccoed plinth spanning the length of the terrace, with Doric porticoes. The terrace is terminated in view 13 with a red brick house, three storeys in height (one lower than the earlier terraces on the right) with a semi-circular pediment and dormer window breaking up the consistent rhythm of the terrace on the right of the view. Beyond this, in the background, Pelham Place is visible with a significant gap in the mid-ground where the 'London Roofing Yard' is located. Views 13 and 14 show significant, mature landscaping in private spaces in Thurloe Gardens. The existing townscape has a high value and a medium to high sensitivity to change.

*Value attached to the view sequence:* the view sequence is within the Thurloe Smith's Charity Conservation Area, with numerous Listed Buildings visible throughout the sequence. The value attached to the view sequence is high

*Visual receptors affected:* moderate numbers of residents

*Susceptibility of visual receptors:* People who live in a high-quality historic environment have a higher susceptibility to change. The susceptibility of this view is high.

Sensitivity to change: **high**

VIEW 13



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VIEW 14



© AR LONDON 1.6 m above ground 10:26 03 April 2019

VIEW 15



© AR LONDON 1.6 m above ground 08:52 12 July 2019

VIEW 16



© AR LONDON 1.6 m above ground 08:45 12 July 2019

**PROPOSED**

3.21 **Views 15 and 16** will be most changed, while the differences between existing and the proposed in **view 13** will become apparent only when progressing westwards along the Square, when the proposed residential terrace occupying the vacant plot will be appreciated: as evident in **view 12**, it will have an appropriate scale and will be contextually composed, completing the street vista of **view 13**. The materiality of the proposed buildings are discernible in **views 14 and 15**, and will have a finely tuned design their light coloured expressed frames responding contextually to the architectural character of the surrounding area. **View 16** looks west along Thurloe Street and the corner of the Bullnose is visible behind the commercial and residential terrace preceding it. The terrace will have regular shop fronts and the existing façade will have its skyline articulated by the proposed mansard, which is set lower with the January 2021 Addendum. The NE corner of the Bullnose rises immediately beyond the restored station shopping Arcade and provides a positive visual termination to the south side of Thurloe Street where none exists currently. Consequently, the proposed mansard will have a very minor or negligible impact on the townscape, while the redesigned shop fronts and the Bullnose that concludes the run of buildings and frames with the foreground terrace the station entrance will enhance the view. On balance, the nature of the effect will be neutral. The existing townscape will be little changed: it will be left unharmed, and the heritage significance of relevant heritage assets preserved.

Magnitude of change: low to moderate

Effect: minor; neutral

**VIEW 13**



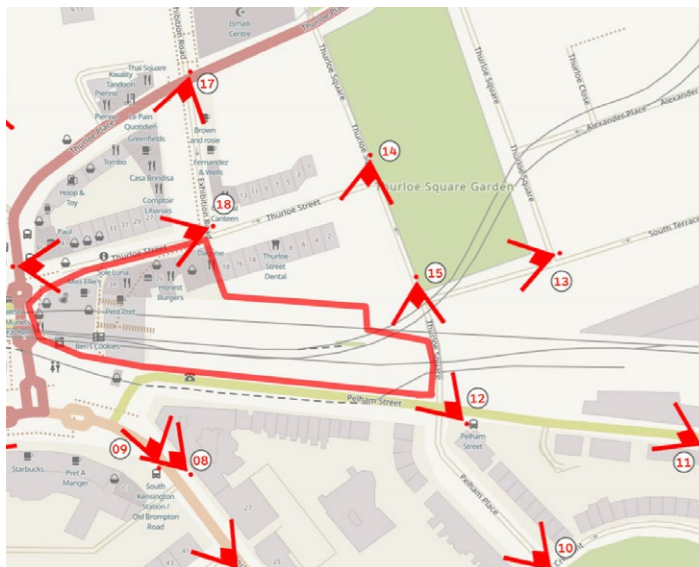
**VIEW 14**



**VIEW 15**



**VIEW 16**



VIEWPOINT MAP

VIEW 17



VIEW 18



EXISTING

3.22 These views take in the long linear Exhibition Road that runs south of here across Cromwell Road and Thurloe Place all the way to Thurloe Street, which runs at right angles to the vista adjacent to South Kensington Station located within the Thurloe Estate and Smith's Charity Conservation Area. **View 17** includes elements of two of the major museums, with the V&A on the left of the image and the Natural History Museum on the right. The view shows the hard landscaping of the shared space with the Exhibition Road entrance to the V&A on the left (with a Grade II listed K2 telephone kiosk in its foreground). The Natural History Museum contrasts the eclectic elevation of the V&A but has a similar grandeur through a more restrained neoclassical style featuring a prominent portico, Corinthian columns and pediment. Beyond the V&A at the junction with Cromwell Road and facing the view are large neoclassical terraces. The Venezuelan Embassy bookends the terrace and turns the corner of Exhibition Road. In the foreground and midground there are mature, deciduous trees which screen much of the view. The character changes in **view 18** located further south across Cromwell Road and

beyond the Venezuelan Embassy at the junction of Thurloe Place and Exhibition Road; the Hugh Casson designed Ismaili Centre is located behind the viewpoint (out of shot), with its acclaimed detailed concrete and granite facade with timber windows. Ahead the townscape has a more residential character, with more varied architectural styles and materials, and a more varied skyline silhouette. The building types in the foreground are later 19th century in style, built from red brick and stone dressings, with prominent roof level features such as Dutch gables. At street level are restaurants and commercial activities. Also visible in the foreground are the street level skylights lighting South Kensington Subway, a Grade II listed Victorian subterranean walkway. Overall, these views are important to the overall special character of the route from the station to and from Albertopolis, which has a huge footfall. The existing townscape has a high value and a high sensitivity to change.

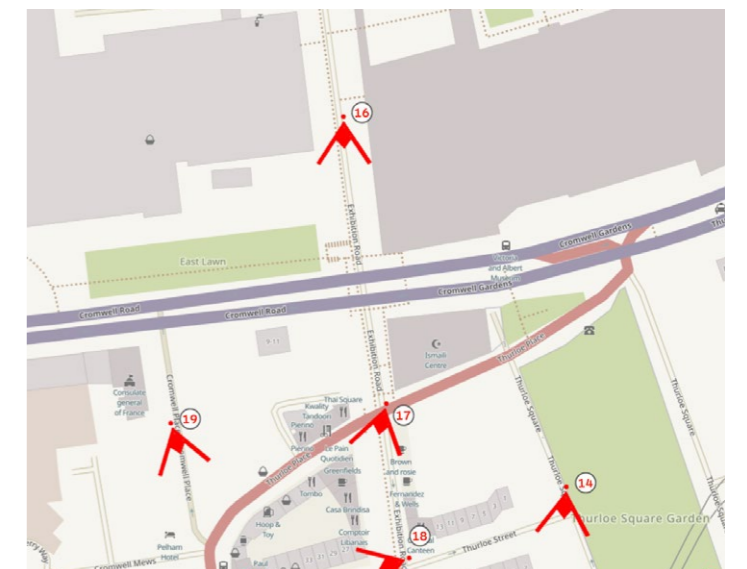
*Value attached to the view sequence:* the view sequence is within the Queen's Gate Conservation Area, with numerous Listed Buildings visible throughout the sequence. The value attached to the view

sequence is high

*Visual receptors affected:* moderate numbers of residents

*Susceptibility of visual receptors:* People who live in a high-quality historic environment have a higher susceptibility to change. There are high numbers of temporary visitors to the area who have a lower susceptibility to change; this is the same as the numbers of workers in the area. The susceptibility of this view is **medium**.

Sensitivity to change: **very high**



VIEWPOINT MAP

VIEW 17



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1.6 m above ground

17:59 01 April 2019

VIEW 18



© AR LONDON

1.6 m above ground

17:52 01 April 2019

**PROPOSED**

3.23 The Proposed Development is barely perceptible in **view 17**, with the extra mansard storey on Thurloe Street being more noticeable in **view 18**. The height and design of the proposed mansard has been modified for the January 2021 Addendum: it will be set lower than previously proposed and its dormer windows set below the roof ridge line; it will have increased solidity (less glazing) and covered with natural slate rather than zinc sheets; and the balustrade will be solid with a white render to match the existing materials beneath: the rooftop plant will be set well back from the front façade beyond the proposed glazed parapet above the mansard, and will only be partially visible, with a very minor impact on the building's composition. The visual impact of the proposed rooftop additions on the skyline will be minor compared to the existing rooftop paraphernalia on existing buildings already in view and will be sympathetic to the existing building it will surmount. Consequently, the proposed mansard will have a very minor or negligible impact on the townscape. On balance, the nature of the effect will be neutral. The existing townscape will be little changed: it will be left unharmed, and the

heritage significance of relevant heritage assets preserved.  
Magnitude of change: negligible

**Effect: minor; neutral**

VIEW 19



VIEW 20



EXISTING

3.24 This view sequence is a dynamic range between the Natural History Museum and the existing low set Bullnose marking South Kensington Station, which moves along Cromwell Place within the Thurloe Estate and Smith's Charity Conservation Area. The overall character of the views is generally residential and commercial in a predominantly neoclassical style. The neoclassical features that are prominent in the views include strong horizontal features through cornicing and fascia. There are square, Doric porches and windows on the piano noble level are often topped with interchanging semi-circular and triangular pediments. The buildings on Cromwell Place and Cromwell Road in the foreground are generally four or five storeys in height, and because of the relatively wide street widths, the enclosure created by them is not too imposing. Moving further down Cromwell Place, the 20th century buildings at the foot of Old Brompton Road become visible, adding variety to the materials and forms in the background, juxtaposing the neoclassical foreground. The Bullnose comes into view in the mid-ground. Because of its low scale it does not impose itself on the townscape, and neither

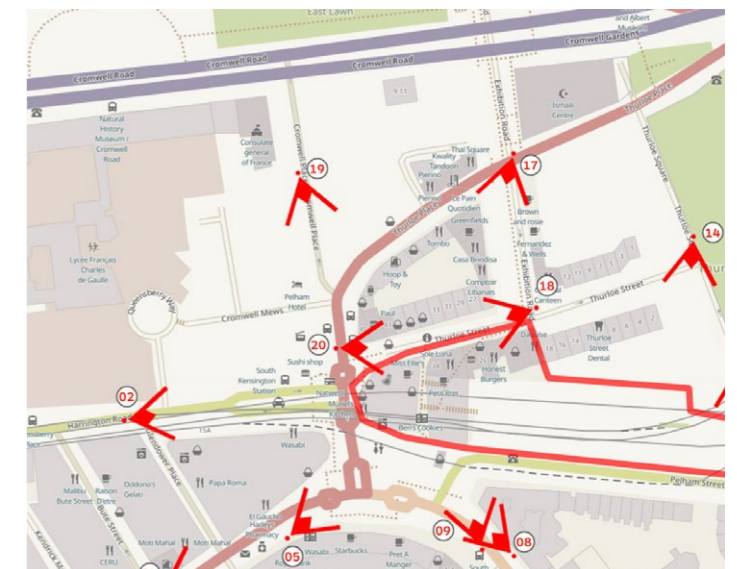
the station entrance nor the commercial buildings on this site are not immediately obvious, causing a gap in the urban fabric with little or no landmarking quality, which is at odds with the huge public footfall generated by the station. The shops defining the outer perimeter of the Bullnose are barely visible in **view 19**, the much greater scale of the long neoclassical terrace dominating the west (right) of the view, being matched by similar buildings – in scale and character – on the east side of Cromwell Place (hidden in this photo by scaffolding). The distant conclusion of the vista is provided by the large mass of the brown brick curved early 20th century housing block fronting Old Brompton Road, which draws the eye rather than the station Bullnose. **View 20** is taken further south than the previous view, and looks eastwards along Thurloe Street, with the Bullnose in the foreground and the neoclassical terrace backing onto South Kensington Station to the right. The height of the Bullnose is at odds with the scale of the existing buildings in view (and when on site, 360-degrees around this view location), and it appears as an unfinished plinth. The existing townscape has a high value and a high sensitivity to change.

*Value attached to the view sequence:* the view sequence is within the Thurloe Estate and Smith's Charity Conservation Area, with numerous Listed Buildings visible throughout the sequence. The value attached to the view sequence is high

*Visual receptors affected:* moderate numbers of residents, moderate numbers of tourists not using the main thoroughfare of Exhibition Road to access the museums, and a small amount of workers from the area

*Susceptibility of visual receptors:* People who live in a high-quality historic environment have a higher susceptibility to change. There are moderate numbers of temporary visitors to the area who have a lower susceptibility to change; this is the same as the numbers of workers in the area. The susceptibility of this view is **medium**.

Sensitivity to change: **high**



VIEWPOINT MAP



VIEW 19



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1.6 m above ground

18:13 01 April 2019

VIEW 20



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1.6 m above ground

18:21 01 April 2019

**PROPOSED**

3.25 The Proposed Development is visible in both views, with the Bullnose being the most prominent change to the overall townscape. In **view 19**, the Bullnose development is clearly visible and makes the existing 'plinth' three-dimensional. Its scale will be entirely compatible with and will complement the scale and character of the existing buildings to its south, west and north. The increased solidity to the eastern Bullnose elevation provided for the January 2021 Addendum – achieved through solid backing panels and increased solidity to the upper veils – and the recessive light grey tone coloration of the bronze coloured framing of the panels, and their articulation to clearly define a base, middle and top of the elevation, further enhances this view. In **view 20**, the Bullnose element similarly contributes positively to the streetscape through matching overall heights of the existing buildings in its vicinity with shops at their base; and the materials proposed are contextual in their textures and colours, and will form a coherent part of the wider historical streetscape. It will provide a strong, high quality, modern, visual marker for the station. A sliver of sky separates the proposed

Bullnose from the Victorian terrace on Thurloe Street at centre. The redesigned shopfronts proposed for the base of that terrace are not clearly visible from here: the proposed mansard above the terrace will have a reduced visual impact on the view following the amended design in the January 2021 Addendum, in part due to its chamfered corner. If noticed at all, its proposed slate roof and appropriately scaled dormers will be visually compatible with other mansards visible in the proposed (and existing) view. The townscape will be enhanced, and the heritage significance of heritage assets preserved.

Magnitude of change: medium

**Effect: moderate; beneficial**

EXISTING



ROI0901\_PP\_South Kensington\_ST190723

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1.6 m above ground

21:24 01 August 2019

PROPOSED



FOI0901\_pp\_South Kensington\_ST190723

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1.6 m above ground

21:24 01 August 2019

## 4.0 CONCLUSIONS

### *Introduction*

- 4.1 The Proposed Development was designed through a process of pre-application consultation with stakeholders to respond positively, in scale and mass, to the existing townscape context, strategic borough views, local conservation areas, Registered landscapes, and listed buildings. Likely adverse effects were considered throughout the design process, such that all had been mitigated by design through an iterative design evolution process. The effects of the Proposed Development on townscape character and visual amenity have been assessed in accordance with the GLVIA (Ref 1-13). The effects of the Proposed Development on built heritage have been assessed using the principles set out in the EH Guidance documents: Conservation Principles (Ref 1-15 and 1-16) and The Setting of Heritage Assets (Ref 1-17).
- 4.2 Following further consultation since the Full Planning Application was submitted in March 2020, design amendments have been made to the Application Scheme and these are included in the current Addendum documentation. The design changes are acknowledged in the views assessment and appraisal in section 3.0 of the TVBHA Addendum above, which have not resulted in any changes to the conclusions reached for the original views assessment and appraisal in the TVBHA (March 2020), and which therefore remains valid.
- 4.3 In relation to View Sequence 8: 21, 22 and 23 Platform Views, which are assessed in Appendix A of the March 2020 TVBHA, the conclusions remain the same as set out there. As such, the changes to the views along the platform will repair and reinstate existing station structures where possible. The creation of a new free-standing canopy set forward of the brick arches along the northern retaining wall of the station has been conceived by Weston Williamson architects as integral to the design of the above ground proposals. With the changes proposed in the January 2021 Addendum the proposed materiality and form of the structures at platform level will complement the historic building fabric elsewhere in the station, as stated in ABA's separate Heritage Statement, allowing for the modern evolution of the platforms' development to be easily discerned. The changes at platform level do not disrupt the ability to read and appreciate the restored historic fabric of the brick retaining walls and canopies. The resulting visual impact of the proposed restoration and well-designed additions considered to be major and beneficial.

### *Conclusions regarding the Effects on Built Heritage Assets*

- 4.4 The separate judgments of the sensitivity to change of the heritage asset, and the magnitude of the impact as a result of the Proposed Development are combined to allow a final judgement to be made about the scale and nature of the effect on the heritage significance or appreciation of the

heritage significance of the heritage asset, in accordance with Step 3 of the methodology set out in The Setting of Heritage Assets (Ref 1-17). The rationale for the judgement is clearly and transparently explained in the visual assessment text above to demonstrate how the final assessment has been derived, and is summarised based on the broad categories set out in the tables in the Methodology section of the March 2020 TVBHA.

- 4.5 The qualitative judgement of the nature of the effect is further considered in relation to the NPPF (Ref 1-2, paras. 195 and 196,) where appropriate. Any adverse effects on the heritage significance of designated heritage assets are further assessed as causing 'substantial' or 'less than substantial' harm to heritage significance or the appreciation of heritage significance. The Secretary of State has consistently found (in line with the Bedford High Court judgement, 2020) that 'substantial harm' occurs only when much if not all of the heritage significance of a designated heritage asset is vitiated or very much reduced and is therefore a high test, particularly in relation to impacts on settings. Where the scale of harm would be 'less than substantial' this is further assessed on a spectrum of low to high, with high being close to an almost total loss of significance consistent with 'substantial harm', at its upper end.
- 4.6 The conclusions of the Built Heritage Assessment are that the likely long-term significant effects of the completed Proposed Development on the settings of listed structures and identified undesignated heritage assets in the local area, and Grade I and II\* assets within the wider area, where it is judged that through their location or setting they may be sensitive to effects from the Development. There would be significant effects on the setting of listed buildings around Pelham Place, Onslow Square and Old Brompton Road but the heritage significance and the appreciation of relevant heritage significance would be left unharmed. There would be significant effects on the settings of a number of the conservation areas close to the Site including Thurloe Smith's Charity, Queensgate and Chelsea Conservation Areas. None of the effects would be adverse. There would be minor, beneficial effects on the appreciation of the setting of the listed terraces that surround the Site on Pelham Place, Pelham Crescent, Onslow Square and South Terrace. The Proposed Development would have negligible effects on the heritage significance or appreciation of heritage significance of all other listed structures assessed where it reinstates and completes the urban fabric around the station site that has been lost. None of the effects on listed structures would be significant, and the heritage significance of heritage assets will be preserved.

### *Conclusions regarding Townscape Effects*

- 4.7 The Townscape Assessment has assessed the likely long-term significant effects of the Proposed Development on townscape character and quality in the vicinity of the Site. Townscape effects would range from negligible to major neutral or beneficial; none of the effects would be adverse and the townscape will be left unharmed.

4.8 In the Visual Assessment, the effects of the Proposed Development on visual amenity has been assessed using 20 viewing positions at street level (of which four views were assessed by day and at dusk), selected in consultation with RBKC officers. These views permit the Proposed Development to be assessed in the round and its effect on visual amenity to be tested allowing the likely effects of the Proposed Development sought for approval to be understood. As the modelled verified views demonstrate, effects would range from negligible to major, although the major change from Pelham Place and Pelham Street will be beneficial in nature through the reinstatement of the streetscape. In closer local views the scale of effects would range from minor to moderate. Taking into account the sensitivity to change of each view and the high design quality of the Proposed Development none of the likely effects are judged to be adverse in nature, and all are considered either neutral or beneficial.

*Final conclusions*

4.9 The Proposed Development would enhance and promote sustainable development. It has been conceived as an integral part of the townscape of the locality. The Proposed Development would have a distinctive character and sense of place, drawn from analysis of the specific location of the Site. The Proposed Development seeks to repair the damage to the townscape caused by the introduction of the railway, repairing and knitting together the urban realm. The Proposed Development would not harm strategic or local views, the character and quality of the townscape or the settings or appreciation of the heritage significance of designated heritage assets in the local area. Overall, the legibility of the Proposed Development, the high quality of the architectural and urban design and the creation of well defined, active street frontages and new public open space would significantly enhance the local townscape.

## References

- 1-1 Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)
- 1-2 National Planning Policy Framework (NPPF) (2019)
- 1-3 Planning Practice Guidance (PPG) (First published March 2014; thereafter continuously updated)
- 1-6 GLA, The London Plan: Spatial Development Strategy for Greater London: Consolidated with Alterations since 2011 (2016)
- 1-7 GLA, The London Plan: Spatial Development Strategy for Greater London: Draft for public Consultation (2017) and Suggested Amendments (2018)
- 1-8 GLA, London View Management Framework Supplementary Planning Guidance (LVMF SPG) (2012)
- 1-9 Royal Borough of Kensington and Chelsea Consolidated Local Plan (2015)
- 1-10 Royal Borough of Kensington and Chelsea Local Plan Partial Review: Publication Policies Regulation 19 Consultation (February 2017)
- 1-10A Royal Borough of Kensington and Chelsea Revised Local Plan (September 2019)
- 1-11 Royal Borough of Kensington and Chelsea Building Height in the Royal Borough SPD (2010)
- 1-12 GLA, Royal Borough of Kensington and Chelsea and the London Borough of Hammersmith and Fulham: Earls Court and West Kensington Joint Supplementary Planning Document (2012)
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- 1-14 Town and Country Planning (Environmental Impact Assessment) Regulations as updated 2018
- 1-15 Historic England, *Conservation Principles, Policies and Guidance* (2008)
- 1-16 Historic England, *Conservation Principles, Consultation Draft* (November 2017)
- 1-17 Historic England, *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (March 2015) (GPA 3)
- 1-18 ICOMOS, *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (2011)
- 1-19 GLA, *Character and Context Supplementary Planning Guidance (SPD)* (2014)
- 1-20 Historic England, *The National Heritage List for England*, <https://historicengland.org.uk/listing/>
- 1-21 Pevsner and Cherry, *The Buildings of England. London 3: North West*, Yale University Press (1991)
- 1-22 Thurloe Estates and Smith's Charity Conservation Area Appraisal (Royal Borough of Kensington and Chelsea, 2016)
- 1-23 Chelsea Conservation Area Appraisal (Royal Borough of Kensington and Chelsea, 2016)
- 1-24 Brompton Conservation Area Appraisal (Royal Borough of Kensington and Chelsea, 2016)
- 1-25 Queen's Gate Conservation Area Proposals Statement (Royal Borough of Kensington and Chelsea, 1979)
- 1-26 Conservation Area Audit and Management Proposals (City of Westminster, 2009)
- 1-27 National Design Guide (2019)
- 1-28 South Kensington Station, Around Station Development, Development Brief (December 2016)

A.1 The proposed images of the station platforms are taken from areas which will be accessible after the works are complete; they are currently not accessible to the public due to operational and safety reasons. AVR London have generated these images using Weston Williamson's computer generated model of the proposed changes to the platforms; these images are to be read in conjunction with AVR London's surveyed photographs and Weston Williamson's DAS. This appendix focuses on the changes to the townscape above ground and comments on the change of appearance to the views within the platforms; Alan Baxter Associates have prepared a heritage statement concerning the material, fabric and direct effects of these changes on the platforms and the station.

A.2 View 21's orientation is directly westwards towards one of the exits from the platform; the image is taken from the northern platform and is currently uncovered and unused. The main changes within this view to the platform fabric would be the repair work to the arches on the right, the new canopy which spans the length of the platform above and the metallic railings along the left of the shot, below the newly conserved canopy of the central platforms of the station: the existing station structures will be enhanced. The setting of the platforms will be significantly altered with the reinstatement of buildings along the north-side of Pelham Street; the backs of these will be visible from the station platforms with a much stronger sense of enclosure imparted. The materiality of this elevation will be light, materially and in character. The view is terminated to the west by the raised height of the proposed Bullnose element, which from here will provide a positive concluding elevation above ground to the long linear platforms and canopies below ground. View 22 is orientated eastwards, but is from the opposite end of the northern platform; the composition of the view is largely similar to that of View 21, with the Thurloe Square buildings completing the urban enclosure above ground level. The composition of View 23 is taken from the east end of the proposed station platforms: the view looks westwards, with the central platform canopy and its characteristic double-pitched station canopy roof at the centre of the view. Above right, beyond the existing trees at street level will be the Thurloe Street building; the proposed additional storey only being visible from the eastern end of the central platform. Visible above the proposed landscaping to the left are the tops of the Pelham Street buildings, and obliquely seen above the left ridge of the pitched station canopy is a small part of the distant Bullnose.

A.3 Overall, the changes to the views along the platform are major and beneficial and will repair and reinstate existing station structures where possible. The creation of a new free-standing canopy set forward of the brick arches along the northern retaining wall of the station has been conceived by Weston Williamson architects as integral to the design of the above ground proposals. The proposed materiality and form of the structures at platform level will complement the historic building fabric elsewhere in the station, as suggested through Alan Baxter's heritage statement, allowing for the modern evolution of the platforms' development to be easily discerned. The changes at platform level do not disrupt the ability to read and appreciate the restored historic fabric of the brick retaining walls and canopies.

VIEW 21



VIEW 22



VIEW 23



