



**ANTHOLOGY
KENNINGTON STAGE**

Built from London

**Built Heritage, Townscape and Visual
Impact Appraisal (HTVIA) Statement
July 2019**

Turley
Heritage

Contents

1.	Introduction	3
2.	Built Heritage Baseline	8
3.	Townscape Baseline	91
4.	Visual Baseline	109
5.	Heritage, Townscape and Visual Amenity Appraisal of Impacts	115
6.	Representative Views Appraisal	159
7.	Summary	206
<hr/>		
Appendix 1: Legislation, Planning Policy and Guidance		
<hr/>		
Appendix 2: Built Heritage, Townscape and Visual Impact Appraisal Methodology		
<hr/>		
Appendix 3: Heritage Asset Plan and Gazetteer		
<hr/>		
Appendix 4: Townscape Character Areas Plan		
<hr/>		
Appendix 5: Zone of Theoretical Visibility Plans		
<hr/>		
Appendix 6: Viewpoint Location Plan		
<hr/>		
Appendix 7: AVR Methodology (AVR London)		
<hr/>		

Client

Anthology Kennington Stage

July 2019

1. Introduction

Purpose of this Appraisal

1.1 This Built Heritage, Townscape and Visual Impact Appraisal (HTVIA) Statement has been prepared by Turley Heritage & VIA to accompany a detailed planning application for the proposed development at the site of the former Woodlands Nursing Home, Dugard Way, hereinafter referred to as 'the Site' (**Figure 1.1**). This HTVIA has been prepared on behalf of Anthology Kennington Stage, and assesses the effect of the proposed development on the built heritage, townscape and visual receptors of the Site and its surroundings.



Figure 1.1: Site location plan

1.2 The application proposals comprise:

“Redevelopment of the former Woodlands and Masters House site retaining the Masters House and associated ancillary buildings; demolition of the former care home; the erection of a single tall building of 29 storeys and peripheral lower development of 3/4 storeys, to provide 258 residential units, together with servicing, disabled parking, cycle parking, landscaping, new public realm, a new vehicular and pedestrian access, and associated works.”

1.3 This now final application submission has been informed by a process of pre-application engagement with officers of the local planning authority, the London Borough of Lambeth (LBL), and with the Greater London Authority (GLA) (with Historic

England). Turley Heritage & VIA also previously prepared an Initial Scoping Built Heritage, Townscape and Visual Impact Appraisal report, which was shared with officers during the initial pre-application stage; to assist in determining the scope of our appraisal work, as well as our approach and methodology to assessing built heritage, townscape and visual impacts.

1.4 Importantly this appraisal has been undertaken in light of the relevant statutory duties of the Planning (Listed Building and Conservation Areas) Act 1990 (“the Act”), which places a duty upon the local planning authority in determining applications for development that affect a listed building to have special regard to the desirability of preserving the building or its setting. It is also a duty, with regard to applications within conservation areas, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. There is, however, no corresponding statutory duty relating to the setting of conservation areas.

1.5 The National Planning Policy Framework (NPPF) 2019 provides the Government’s national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it sets out that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”¹

1.6 National and local planning policy also provides further guidance with regard to the requirement for assessment of the related disciplines for both townscape and visual impacts, in relation to new development, design and response to context. This underpins the purpose and structure of this report.

Structure of the Report

1.7 The appraisal report is set out in seven sections. This introductory **Section 1** provides a summary of our approach and methodology for the assessment of built heritage, townscape and visual impacts from proposed development on Site. This is in accordance with our earlier Initial Scoping Built Heritage, Townscape and Visual Impact Appraisal report, shared during the pre-application stage.

1.8 This is followed by, **Sections 2 to 4**, which assess the baseline situation of the Site and provide a proportionate baseline assessment of built heritage (including a sub-section on the historical development of the Site as further context), townscape character and visual amenity, including the particular significance of the relevant affected heritage assets, the value of the identified local townscape character areas, and the key visual

¹ MHCLG, National Planning Policy Framework (NPPF) 2019 – para. 189

receptors and representative views, within the initially selected Study Area and beyond.

- 1.9 **Section 5** provides an assessment of the effects of the proposed development on the previously identified baseline situation. This scheme is also reviewed as a whole in light of the relevant legislation, national and local planning policy and guidance with regard to built heritage, townscape and visual matters, within this section.
- 1.10 **Section 6** provides an appraisal of the 20no. representative viewpoints, agreed in consultation with officers at the LBL, which have been used to inform the assessment of potential built heritage, townscape and visual effects. For 8no. of the representative views, existing photography and proposed rendered accurate visual representations (AVR level 3) have been provided. The 12no. remaining representative views are provided as wireline AVRs (AVR level 1).
- 1.11 A summary of the findings of this combined appraisal is set out at the end of the document within **Section 7**. The HTVIA is supported by a series of figures, photos and appendices that can be found within and at the end of the HTVIA.
- 1.12 The relevant legislative and national, regional and local planning policy and guidance context within which the proposed development should be considered; in light of built heritage, townscape and visual matters, is set out in full at **Appendix 1**.
- 1.13 Then our full methodology for the assessment of built heritage, townscape and visual impacts is also set out in **Appendix 2**.
- 1.14 **Appendix 3** provides a plan of the designated and non-designated heritage assets scoped into the built heritage assessment of this HTVIA; based on the initially established Study Area.
- 1.15 **Appendices 4-6** provide further mapping of the townscape and visual receptors identified in this report. Including; plan of the townscape character areas, mapping of the Zone of Theoretical Visibility (ZTV), Lambeth Local Views Study and representative viewpoint location (and AVR types), respectively.
- 1.16 **Appendix 7** sets out the technical methodology used by the professional visualisers AVR London to prepare the AVRs to support the description of the scheme effects at application (this document is to be printed at A3).

Appraisal Methodology

- 1.17 The methodology and approach in undertaking this built heritage, townscape and visual impact appraisal uses structured, informed and reasoned professional judgement, taking into account a combination of quantitative and qualitative factors.

Study Area

- 1.18 The relevant 'Heritage - Study Area' has been determined by on-site visual surveys and desk-based research to confirm the likely nature and extent of impact of the emerging proposals. The initial Study Area has been established as 500 metres radius from the Site, then considering the wider surrounding area as appropriate beyond this line. This

analysis has informed the scope of heritage assets for assessment, which then require consideration as part of this report.

- 1.19 The 'Townscape - Study Area' includes the townscape elements; again within 500 metres radius of the Site and the local townscape character areas (LTCA) also within 500 metres. In determining the townscape character areas reference has been made to the various conservation areas, and other land use designations, that the Site and the surrounding area falls within.
- 1.20 The 'Visual Impact Study Area' has been used to identify the visual receptors and viewpoints that have views to the Site. This area has been determined by first establishing a Zone of Theoretical Visibility (ZTV), at a 2 kilometre radius around the Site, and further long distant views have also been considered where identified and relevant. ZTV has also been used as a tool in helping to understand the likely effects of proposed development on the townscape character areas and heritage assets as part of the scoping process (**Appendix 5**).

Surveys

- 1.21 A preliminary desk study was undertaken to establish the physical components of the Site and its surroundings. Potential visual receptors to the Site from the surrounding area were also identified along with supporting representative viewpoints. Ordnance Survey (OS) maps – both historical and present day - were utilised to identify these features, supplemented by aerial photography. The study included identification of the relevant designated and non-designated heritage assets, first using Historic England's National Heritage List for England and both LBL and neighbouring London Borough of Southwark (LBS) web resources, then confirmed by on-site inspection and analysis.
- 1.22 A field study was first undertaken by Heritage & VIA specialists from Turley in July 2018, during which the visibility was good. Followed by subsequent return site visits during the pre-application process as required to further update or re-confirm baseline information. Features of the Site and surrounding townscape were identified along with the visual receptors established in the desk study. These were explored and checked. The field study also involved travelling throughout the study area, producing a working photographic record.
- 1.23 These site surveys also provided the opportunity to verify the findings of the initial desktop identification of the affected heritage assets and to assess their particular significance, the nature and extent of their setting, their relationships to each other and group value, and their relative sensitivity to change. The assessments of the particular significance of the relevant heritage assets (Section 2) are proportionate to their importance and the nature and extent of the proposals, and so provide a sufficient level of description to understand the impact of the scheme proposal. The assessment is also based on existing published information and desktop archival research.

Methodology

- 1.24 The HTVIA statement is based on the methodology set out in the following guidance:
 - The relevant statutory duties of The Act;

- The NPPF, supporting NPPG and relevant DCMS and Historic England guidance, including Principles of Selection for Listed Buildings (2018), GPA Note 2 (Managing Significance in Decision Taking) (2015), GPA Note 3 (Setting of Heritage Assets) (2017 2nd edition), and various supporting Advice Notes;
- Guidelines for Landscape and Visual Impact Assessment, 3rd edition, 2013 (Landscape Institute and Institute for Environmental Management and Assessment) (GLVIA3);
- Townscape Character Assessment, 2017 (Landscape Institute Technical Information Note 05/2017);
- Visual representation of development proposals (Landscape Institute Technical Information Note 02/2017); and,
- Photography and photomontage in landscape and visual impact assessment (Landscape Institute Technical Information Note 01/2011).

1.25 The full HTVIA methodology is set out at **Appendix 2** to this report. In summary, the baseline conditions of the existing townscape character and visual receptors of Site and the surrounding area are established. An appraisal of the heritage significance, including the contribution made by setting and the Site (as appropriate) to the significance of the relevant heritage assets is also undertaken as part of this baseline. It is on this baseline that the assessment of the likely effects of the proposed development on Site is then undertaken in this statement.

2. Built Heritage Baseline

Introduction

- 2.1 This section sets out the heritage baseline conditions relevant to the redevelopment of the Site and its surrounding area. This includes identification of key heritage sensitivities for this scheme, i.e. those heritage assets; the understanding and appreciation of the significance of which has the potential to be affected by proposed change, either directly or indirectly through change to their settings.
- 2.2 Firstly, a proportionate description of the historical development of the Site within its surrounding area is provided. With particular reference to the evolution of the former Lambeth Workhouse and then Hospital (including part of the Site today) and its changing relationship with the wider townscape of this urban area within central London. This is designed to help orientate the reader to the Site and as key context to follow analysis of the significance of the heritage assets identified.
- 2.3 Detailed extracts from the relevant legislative and planning policy documents relevant to this part of the scoping process and baseline analysis are again included in **Appendix 2**.

Historical Development of the Site

- 2.4 The Site is partly located within the Renfrew Road Conservation Area. The historical development of the area is summarised within the Renfrew Road Conservation Area Statement (2007), which sets out that:

“Kennington Lane is a principal West – East Mediaeval route, once a country lane connecting the Manor of Kennington and the small village of Newington (Elephant and Castle); however, the conservation area is purely Victorian in date, as the land here was only developed in the 19th century.

In the mid to late 18th Century the urban expansion of London pushed new development into the formerly underused marsh and agricultural land South of the river and by the early 19th Century, Kennington Lane was built up with ribbon development of handsome Georgian terraces.

During the middle part of the C19th intensification of land use took place, and Renfrew Road and the surrounding streets were laid out in a grid and developed with terraced housing. On Renfrew Road the Court Tavern public house terminated one of these terraces. The greater numbers of residents in turn required increased public services and to this end a number of civic buildings were built on or around Renfrew Road, a large police station, the court-house with prison cells (1869), the fire station (1868), a work-house (1870) and later an infirmary. The fire station was subsequently extended in the 1896, the infirmary became Lambeth Hospital in the 1920s and the police station (outside the conservation area) was replaced by Gilmour Section House...

Wartime bombing and post-war slum clearance saw the area to the East and South of the current conservation area cleared in the 1960s and redeveloped as the Cotton

Gardens Estate. Of the terraced properties on Renfrew Road only the Court Tavern remains.

None of the buildings now perform their original function. The court house is now in a community use, the fire station has been converted into apartments, the Court Tavern is vacant and the hospital site has a number of small scale occupants – including some residential and healthcare uses and a museum.”

- 2.5 Historically, the Site and the immediately surrounding area was largely open ground, labelled within an 1862 map of London as a ‘Carpet Ground’ (**Figure 2.1**). The surrounding townscape was largely developed at this time, with a street pattern and finer grain of terraced housing. The Bethlehem Lunatic Asylum, to the north, was a dominant feature of the area.
- 2.6 In 1871-1873, a workhouse was built on the Site, designed by Thomas W. Aldwinckle. This stood to the east of existing public services established in the 1860s; including the Lambeth Magistrates’ Court and Fire Station. To the north west of the Site was an as-yet undeveloped area of land, which would subsequently be developed in the 1880s to form the workhouse infirmary, but land to the east and west of the Site was developed; introducing a finer grain of residential streets (**Figure 2.2**).



Figure 2.1: Stanford, Library Map of London and its Suburbs, 1862

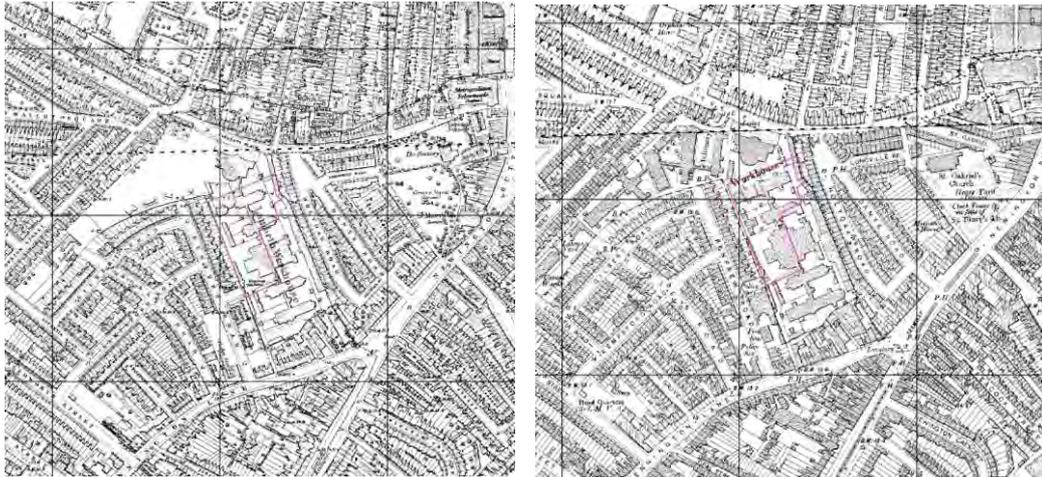


Figure 2.2: Ordnance Survey, 1875-79 (left) and 1896 (right) (Site outlined in pink)

2.7 The first Lambeth Parish Workhouse was opened in 1726 on Lambeth Workhouse Lane (later Princes Road and Black Prince Road). In 1866, this workhouse became the centre of much publicity due to an exposé of its casual ward in the *Pall Mall Gazette* and was subsequently the subject of an article in the medical journal *The Lancet*, which judged the Lambeth Workhouse to be “average example of the management of these establishments.”² At this time there was a growing realisation that the workhouse had a purpose for which it was not designed; it was no longer solely a deterrent to the able-bodied but increasingly it comprised a hospital, an orphanage and a home for the elderly. As such, a major wave of workhouse building occurred from the mid-1860s onwards and from the early 1870s, buildings known as ‘pavilions’ were erected to house the various types of paupers, from children to the very old.³ The opening of the Lambeth Workhouse at the start of 1874 was reported in *The Builder*, along with a plan of the workhouse and an engraving of the Administrative Block (Figures 2.3-2.4). The building and its uses were described as follows:

“There are three main divisions, viz., the “house” proper, or “indoor” department; the outdoor-relief department; and the official building, in which the parochial poor-law business was transacted.

The “house”, which is designed for 820 inmates, is arranged on the pavilion system, the administrative block dividing the sexes. There are two blocks for able-bodied and two for aged and infirm, all connected with the central block by a general corridor, 9 ft. wide, lighted on both sides, and having an open corridor above serving as a mean of communication for the first floor.

A system of rigid classification has been carried out in this design, and this separation of the several classes has been carried down to all minor offices. Each class has its own and distinct day-rooms, dormitories, staircases, lavatories, waterclosets, airing-grounds, and workrooms; the only common-place of meeting being the chapel and dining-room, where conversational intercourse is forbidden. The several classes in each

² <http://www.workhouses.org.uk/Lambeth/>

³ Simon Fowler, *The Workhouse: The people, the places, the life behind doors*, 2007

sex are for aged, able-bodied of good character, and two subdivisions of able-bodied of bad character, together with accommodation for a limited number of boys and girls.

There is a dining-hall for each sex leading direct from the kitchen, and a large chapel with open-timbered roof.

In the rear of the main blocks are the laundry, engine and boiler house, well, bakehouse, corn-mill, and general workshops, the machinery in which is worked by a 30-horse power engine, supplied by T. Robinson & Co., of Rochdale.

The out-door poor department is arranged for 400 men and 200 women, and comprises large stone-yard, with 150 stalls, oakum and wood picking sheds and yards, and hand corn-mills.

The official block comprises a large waiting-hall for out-door poor, and the Boardroom and relief-offices...

The cost of the "house" proper was 46,000l.; that of the official and out-door department, 7,500l.; of the engineering works, 7,250l.; and of the fittings, 3,500l. The architects were Messrs. R. Parris and T. W. Aldwinckle, whose designs were selected in a limited competition. The builder was Mr. W. Crockett."⁴

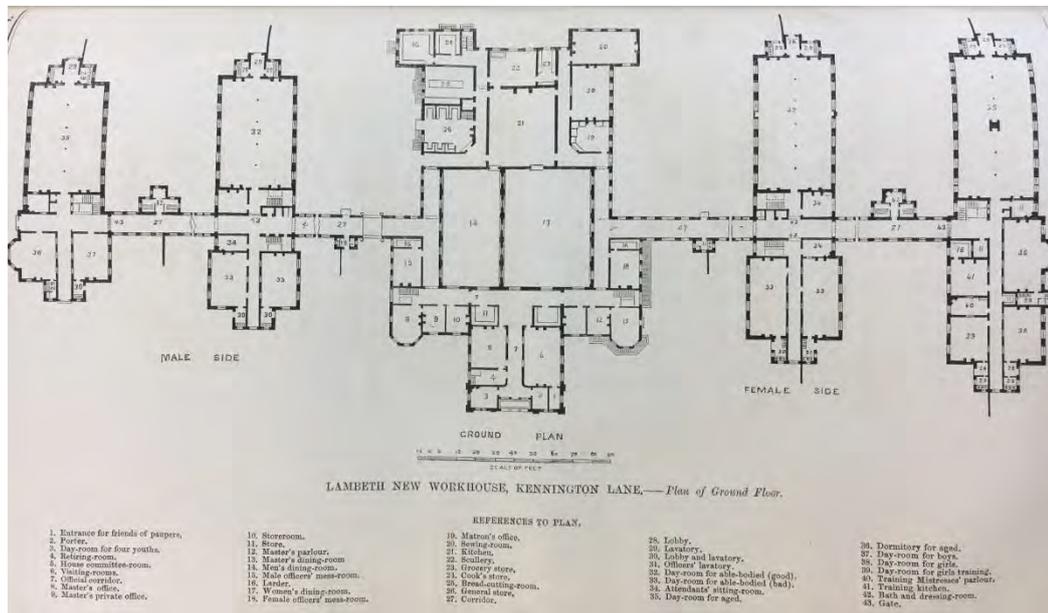


Figure 2.3: Lambeth New Workhouse. Published in The Builder, Jan. 24, 1874

⁴ The Builder, Jan. 24th, 1874

- 2.9 The Official Block was redeveloped at the beginning of the 20th century, and accommodation was provided for nurses (**Figure 2.6**). The Workhouse and Infirmary complex in its entirety can be seen in a drainage plan, dated 1911 (**Figure 2.7**).

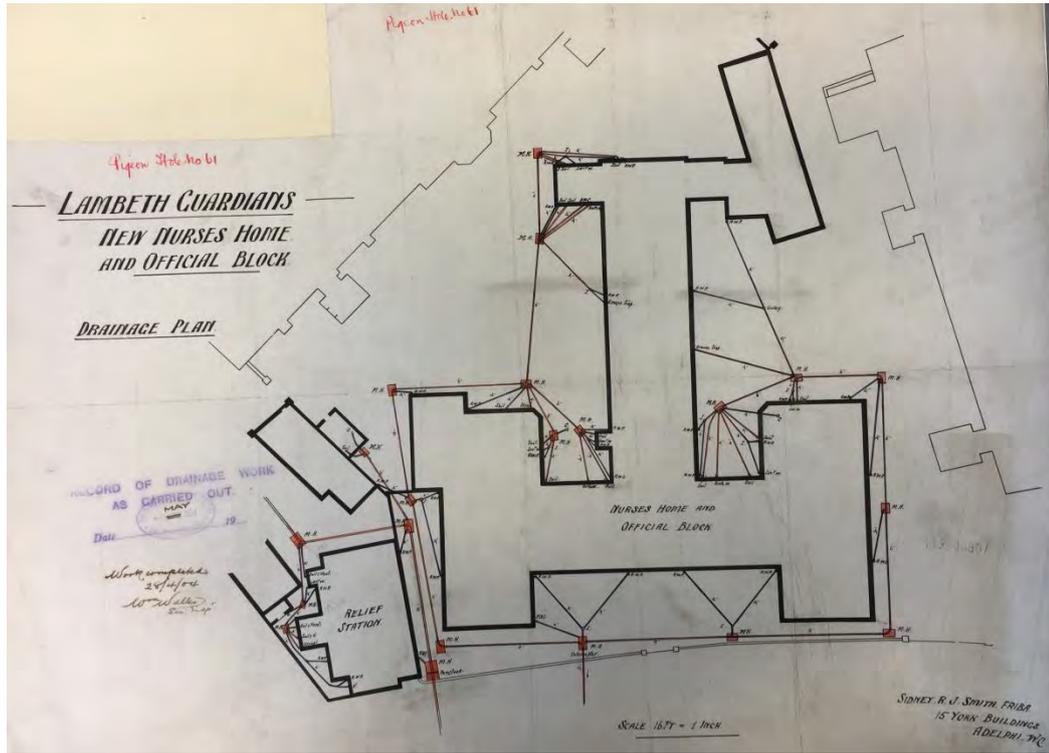


Figure 2.6: New Nurses Home and Official Block, work completed May 1904



Figure 2.7: Drainage Plan of Lambeth Workhouse and Infirmary, 1911

2.10 By 1922, the Lambeth Guardians had an excess of accommodation for the able bodied poor and too little for the sick. Consequently, they amalgamated the two institutions under the control of the medical superintendent and matron of the infirmary, which was renamed Lambeth Hospital. The Hospital now provided the following services and facilities - a lying-in ward (until 1922 accommodated in Renfrew Road Workhouse), an antenatal clinic, VD wards, two large observation wards, two weekly sessions by an ophthalmic surgeon, a pathological laboratory and radium and deep x-ray apparatus. As a result of the 1929 Local Government Act, from 1930 Lambeth Hospital came under the control of the London County Council (LCC). The LCC sought to create an integrated hospital service for London, concentrating certain specialised departments in particular hospitals. A radiotherapy department was developed, as well as a cardiovascular unit and a uterine cancer unit. The LCC built a Nurses' Home in 1936, provided a new Maternity Block in 1938, and completed a Pathology Block in 1940.⁵



Figure 2.8: Aerial View of Kennington, 1934

⁵ London Metropolitan Archives, F/WAL



Figure 2.9: Aerial View of the hospital site, 1937



Figure 2.10: V Block, 1937

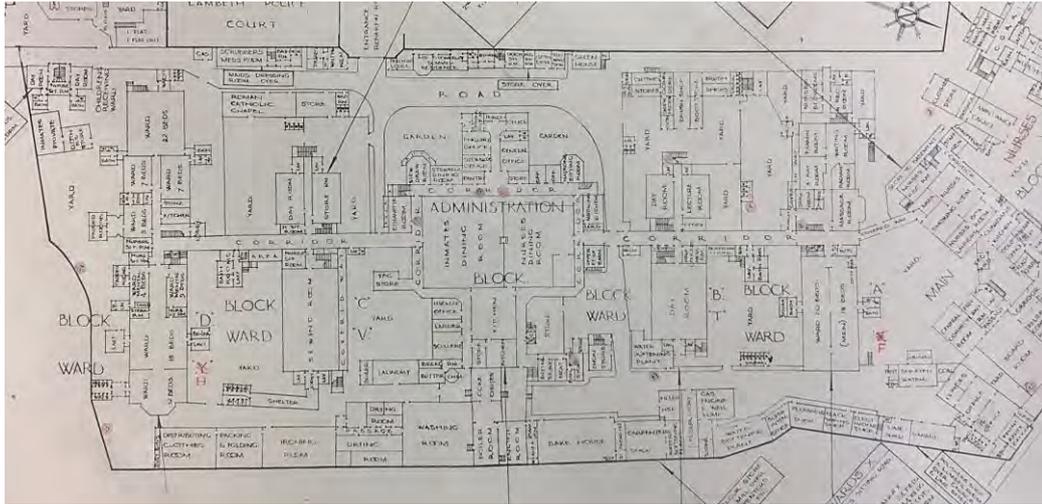


Figure 2.11: Detail from a plan of Lambeth Hospital, 1939

2.11 This is not a townscape area that has retained the form or character of this earlier development; primarily as a result of significant bomb damage during the Second World War (**Figure 2.12**). The bomb damage map indicates that the Administrative Block was 'seriously damaged – doubtful if repairable', whilst nearly all other former workhouse buildings and infirmary buildings were 'seriously damaged – repairable at cost'. Two wards of the infirmary were also 'seriously damaged – doubtful if repairable' and much of the surrounding townscape, particularly to the east, was either 'damaged beyond repair' or was labelled as 'total destruction'.



Figure 2.12: Bomb Damage Map, 1939-1945

- 2.12 The damage caused to the hospital during the Second World War is recorded in *Lambeth Hospital Fifty Years Retrospect*, which was produced some time after 1948. This recalls:

“At the outbreak of war in September, 1939, Lambeth Hospital was one of the three largest of the London municipal hospitals, with a bed accommodation of 1,250 patients, and providing a number of well-equipped departments... The Hospital received six major hits in the blitz; and in June, 1944, a flying bomb destroyed the kitchen, mess-rooms, stores, laundry and workshops, whilst the Administrative Block was put out of action by blast. The efficient running of the Hospital became a matter of the greatest difficulty, but it was never entirely closed.”⁶

- 2.13 An appendix to this pamphlet goes on to describe the damage sustained in more detail:

“Apart from relatively minor damage caused by innumerable incendiaries and flying debris (on one occasion a motor-bicycle was flung on to the roof of the laundry from a neighbouring street), the Hospital received major damage on six occasions:

(1) On September 15th, 1940, about 10p.m., an enemy plane dropped a large oil bomb near the entrance to the new Maternity Block, causing fires both inside and out... It also dropped a large H.E. bomb which fell on the main kitchen, destroying about a third of it, including much valuable equipment, and put the laundry out of action for many days...

(2) During a prolonged air raid on the night of October 7th, 1940, an H.E. bomb of small calibre fell on the hard tennis court near A Block, which was put out of action owing to the breaking of nearly all the windows and doors, etc., being blown off their hinges...

(3) On October 29th, 1940, about 11a.m., a large H.E. bomb fell in the middle of the roadway just outside the main entrance to the Hospital, causing a large crater and completely blocking the coming and going of ambulances. Fortunately, the Hospital possesses another gate. No casualties occurred, although concrete and bricks were thrown on to and over the Nurses' Home...

(4) On December 8th, 1940, a large number of incendiaries fell on different parts of the Hospital, 17 fires being started at the same time. All of these were put out by the staff after varying degrees of damage had occurred, except one, which fell into an inaccessible part of the roof space of D Block. The roof was completely destroyed by fire, and a great deal of equipment and the rest of the building damaged by water...

(5) During a short raid in the early part of the evening of January 11th, 1941, the roof of A Block was set on fire by an incendiary bomb. On the ground floor, where the male receiving wards was, casualties were being received. The fire brigade was summoned and the all the patients were removed, just in time, for at 8.45p.m. a 2,000lb H.E. bomb fell immediately between A and B Blocks, bringing down the connecting bridges and doing great damage to both blocks. Nine people were killed, six being female nursing staff, one policeman, one fireman and one member of the Hospital Home Guard...

(6) On May 10th, 1941, the enemy seemed to concentrate in the south-east district, and

⁶ P.J.Watkin, *Lambeth Hospital Fifty Years Retrospect*, post c.1948

started fires in the roof of H Block, which at that time housed about 200 chronic sick bedridden helpless old people. The fires were put out by the staff, but the block again caught light from a fire which raged in an adjoining woodyard. This destroyed the upper storeys and much equipment..."

- 2.14 In 1948 Lambeth Hospital became part of the National Health Service administered by the South Western Metropolitan Regional Hospital Board, forming part of the Lambeth Group of hospitals. Money for the repair and replacement of war damaged buildings was, at first, scarce, and the ruined state of some hospital buildings and the part demolition of the Administrative Block can be seen in the Ordnance Survey map of 1951-52 (**Figure 2.13**). However, between 1960 and 1962 a new two storey block (thought to be to the east of the Site) containing kitchens, dining rooms, and offices was constructed. The southernmost block was also partly demolished and extended, and a new entrance from Holyoak Road was introduced (**Figure 2.14**). In July 1964, Lambeth Hospital became part of the Saint Thomas' Hospital Group, and then from 1974, part of the Saint Thomas' Health District (Teaching). In 1970 Lambeth Hospital was an acute, general hospital with 468 beds. A new twin operating theatre block had been completed in 1967 and a new Renal Unit opened in 1969. However, the hospital closed in 1976 on the opening of the new North Wing of Saint Thomas' Hospital. The housing immediately to the west of the Site was redeveloped in the late 1970s or early 1980s.

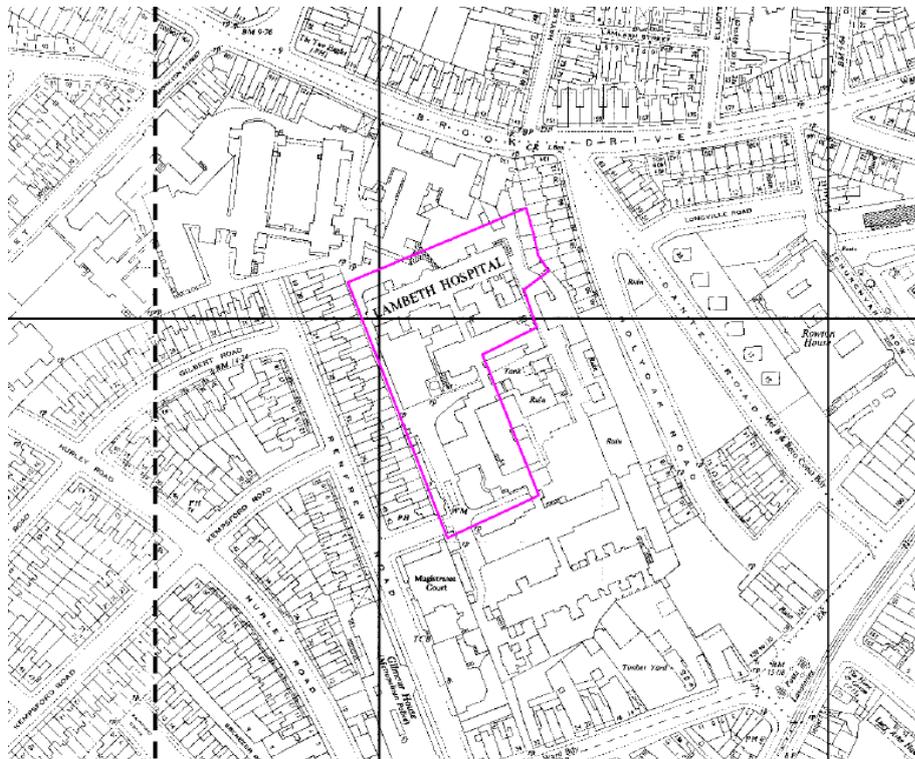


Figure 2.13: Ordnance Survey Map, 1951-52

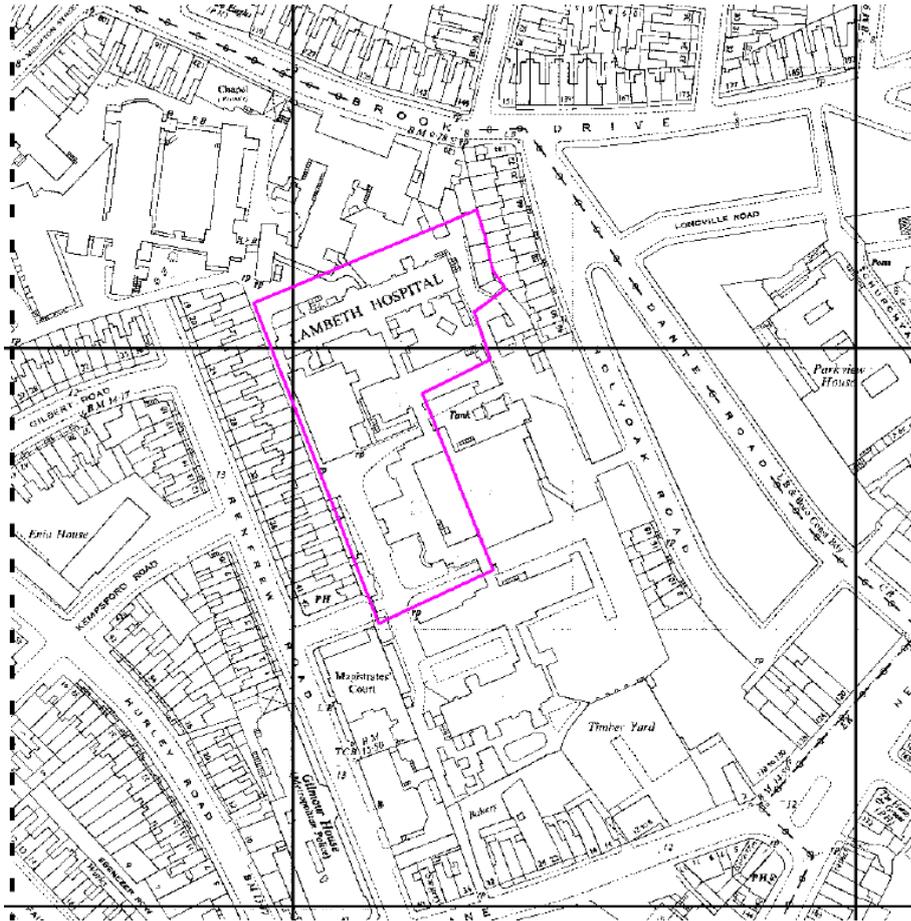


Figure 2.14: Ordnance Survey Map, 1967-1976



Figure 2.15: A birds-eye view of the newly-built public housing off Wincott Street and Renfrew Road with Lambeth Hospital⁷

2.15 Both the former infirmary and workhouse sites were gradually cleared and the Lambeth Community Care Centre was completed in 1985 on part of the former

⁷ Lambeth Landmark Ref: LBL/DTP/UD/7/236

infirmary site. By 1991, the majority of the former workhouse site had been cleared and the Woodlands Nursing Home within the Site was opened in 1995 (**Figure 2.16**). The housing to the east of the Site was also constructed in the 1990s and early 21st century.

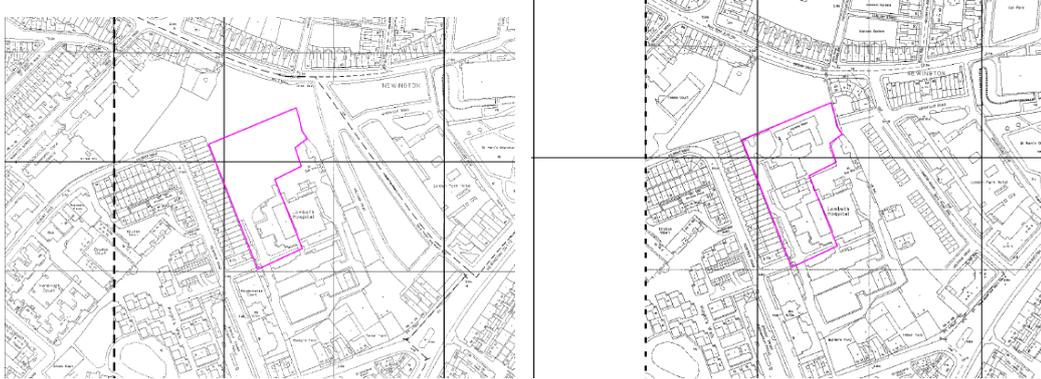


Figure 2.16: Ordnance Survey Maps, 1991 (left) and 1993-1995 (right)

2.16 Post-2008, the water tower that formed part of the workhouse complex was redeveloped as a residential unit, and new residential development was also constructed towards the southern and eastern parts of the former workhouse site, with some development abutting the former administrative block. As part of these works, the link structure to the south of the former administrative block was partially demolished⁸ along with a ward block dated to part of the 1930s redevelopment of the hospital site (**Figure 2.17**)



Figure 2.17: View into the Site, c.2007 prior to the demolition of the link structure and ward block⁹

⁸ Local Authority Planning Reference: 08/04606/LB

⁹ Taken from the Renfrew Road Conservation Area Statement

- 2.17 A small NHS service building (late 20th century) for children remains to the south. The residential development and the NHS service building both follow the axis of the former workhouse blocks (**Figure 2.18**).



Figure 2.18: Existing Site Plan and Proposed Residential Development, 2008¹⁰

- 2.18 As a result of significant later 20th and 21st century intervention, the area has become more diverse in use and appearance. Although remnants of the former workhouse/hospital site have survived, alongside the Magistrates' Court and Fire Station, public housing in the post-war period (including the Cotton Gardens Estate to the west) and more immediate modern residential development to has replaced much of the historic townscape. Large interlinked blocks and spaces, as well as tall buildings, characterise these areas of more recent housing redevelopment.
- 2.19 More widely, remnant streets and 19th century terraced residential redevelopment remain as part of this now mixed townscape; in terms of layout, built form, scale, age and architecture. These more historic townscape areas are in part represented by conservation area designations and or identification as listed buildings where more focal elements.

¹⁰ Local Authority Planning Reference: 08/00427/FUL

Built Heritage Assets

2.1 The National Planning Policy Framework (NPPF) 2019 defines a heritage asset as:

*“A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest”.*¹¹

Designated Heritage Assets

2.2 Designated heritage assets are those which possess a level of heritage interest that justifies designation under relevant legislation and are then subject to particular procedures in planning decisions which involve them. These include listed buildings and conservation areas, for example.

Non-Designated Heritage Assets

2.3 The NPPF¹² identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing).

Site and Study Area

2.4 It has been identified that the Site contains the surviving part of the Administrative Block to the Former Lambeth Workhouse; a designated heritage asset and statutory listed building that has the potential to be affected directly and or indirectly by the proposed development of this Site and its immediate setting. The southern part of the Site also falls within the boundary of the Renfrew Road Conservation Area; a designated heritage asset that has the potential to be affected directly and or indirectly by the proposed development within this area and or its setting.

2.5 Proposed development of this Site also has the potential to affect, indirectly through change to setting or shared views, the significance of a range of other designated and or non-designated heritage assets within the wider surrounding area. For example, other surviving elements of the once larger complex of former workhouse complex such as the now more isolated Water Tower (statutory listed building) and locally listed gate piers, lodges and reception buildings. This forms part of the townscape sensitivities of the Study Area to be considered as part of our work.

2.6 The Heritage Assets Plan at **Appendix 3** to this statement identifies the conservation areas and all statutory listed buildings within a 500m radius of the Site – both graphically and as a full list. These designated heritage assets fall within the boundaries of both the LBL and neighbouring London Borough of Southwark (LBS) local authority areas. No scheduled monuments or registered parks and gardens have been identified in the Study Area. All relevant non-designated heritage assets (locally listed buildings) that have been selected for analysis within the more immediate context of the Site are also included on the Heritage Assets Plan.

2.7 Our desktop analysis and also confirming further site surveys has established the location, prominence and historical / present day relationship of heritage assets with each other, any group value, and also with their wider townscape context. Then

¹¹ MHCLG, National Planning Policy Framework (NPPF) 2019 – Annex 2: Glossary

¹² MHCLG, National Planning Policy Framework (NPPF) 2019 - Annex 2: Glossary

gauged where possible the likely effects, or not, of proposed development on Site within their settings and shared views. In part this has been informed further by the using the tool of the prepared ZTV (**Appendix 5**), alongside computer modelling of views undertaken by the scheme architects and also the appointed visualisers during the pre-application process. Accordingly we specifically identify here the heritage assets that have been scoped into our assessment of impact at application.

- 2.8 It is noted that this scope accords with the findings and recommendations previously prepared in an Initial Scoping Built Heritage, Townscape and Visual Impact Appraisal report, which was shared with officers during the initial pre-application stage. This prior report has assisted in determining not only the scope of our appraisal, but also has confirmed with officers the acceptability of our approach and methodology for assessing heritage impacts. This scope of identified heritage assets for our baseline work is listed in **Table 2.1** below:

Table 2.1: Scoped Built Heritage Assets or Groups

Type	Name	Grade	LPA
Listed Building	Administrative Block to Former Lambeth Workhouse	II	LBL
Listed Building	Water Tower to Former Lambeth Workhouse	II	LBL
Listed Building	Former Lambeth Magistrates' Court	II	LBL
Listed Building	Former Fire Station	II	LBL
Listed Building	Old Red Lion PH	II	LBL
Listed Building	Kennington Underground Station	II	LBS
Listed Building	Tower and Portal of Church of St Mary	II	LBS
Listed Building	Nos.87-121 Kennington Park Road	II	LBS
Listed Building Group	Kennington Lane	II and II*	LBL
Listed Building Group	Kennington Road	II	LBL
Listed Building	Durning Library	II	LBL
Listed Building	Nos.50, 51 and 52 Cleaver Square	II	LBL
Listed Building Group	Denny Street and Denny Crescent	II	LBL
Listed Building Group	Chester Way	II	LBL
Listed Building Group	Walcot Square	II	LBL
Listed Building Group	St Mary's Walk and St Mary's Gardens	II	LBL
Listed Building Group	Walnut Tree Walk	II	LBL
Listed Building Group	Bishop's Terrace	II	LBL
Listed Building Group	Gladstone Street and Colnbrook Street	II	LBS

Listed Building	Colbrook Street Schools	II	LBS
Listed Building Group	Imperial War Museum	II	LBS
Listed Building Group	Orient Street	II	LBS
Listed Building	Nos.63-83 St George's Road	II	LBS
Listed Building Group	West Square	II	LBS
Listed Building	Former Church of St Jude	II	LBS
Listed Building	Charlotte Sharman School	II	LBS
Listed Building	Metropolitan Tabernacle	II	LBS
Listed Building	Michael Faraday Memorial	II	LBS
Conservation Area	Renfrew Road	N/A	LBL
Conservation Area	Pullens Estate	N/A	LBS
Conservation Area	Kennington Park Road	N/A	LBS
Conservation Area	Kennington	N/A	LBL
Conservation Area	Walcot	N/A	LBL
Conservation Area	Elliott's Row	N/A	LBS
Conservation Area	West Square	N/A	LBS
Locally Listed Building	Gate Piers to former Lambeth Hospital Site	N/A	LBL
Locally Listed Building Group	North Lodge and N 'Reception' Buildings to Lambeth Hospital Site	N/A	LBL
Locally Listed Building Group	South Lodge and S 'Reception' Buildings to Lambeth Hospital Site	N/A	LBL
Locally Listed Building	42 Renfrew Road, Former Court Tavern PH	N/A	LBL

- 2.9 It is recognised that historic, functional and or visual inter-relationships exist between a number of the identified heritage assets, for particular example where a conservation area provides the key element of the setting of a statutory listed building or locally listed building or group that contributes to their significance. Accordingly the sometimes complex and overlapping nature the heritage values of these assets is acknowledged; principally by grouping closely related heritage assets together where possible when undertaking more detailed analysis. This approach is also reflected in the table above (**Table 2.1**). Although the impact of change has then been assessed for each receptor / heritage asset individually, this is described on the basis of asset groups to assist the reader and avoid unnecessary repetition.
- 2.10 The List Entries and conservation area boundary maps of designated heritage assets, albeit only those within the more immediate context of the Site are included at **Appendix 3**. Online resources can be accessed for further information as referenced in this report.

Heritage Significance and Setting

2.11 The NPPF defines the significance of a heritage asset as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”¹³

2.12 The NPPF defines the setting of a heritage asset as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”¹⁴

2.13 HE has published guidance¹⁵ in respect of the setting and views of heritage assets, providing detail on understanding setting and views and the associated assessment of the impact of any changes. This presents a series of attributes of a setting which can be used to help assess its contribution to the significance of a heritage asset. These can comprise the asset’s physical surroundings; the experience of the asset; and the asset’s associative attributes.

2.14 Historic England has also in the past published a guidance document setting out their approach to making decisions and guidance on all aspects of England’s historic environment – then as English Heritage.¹⁶ This sets out that the contribution of elements of a heritage asset, or within its setting, to its significance may be assessed in terms of its ‘heritage values’. This guidance is however now under review and a replacement draft document consulted upon in 2018.

Designated Heritage Assets

Listed Buildings

2.15 Listed buildings are defined as designated heritage assets that hold special architectural or historic interest. The principles of selection for listed buildings are published by the DCMS¹⁷ and supported by HE’s Listing Selection Guides for each building type.¹⁸

Conservation Areas

2.16 Conservation areas are designated on the basis of their special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. HE has published guidance in respect of conservation areas¹⁹ and this provides a framework for the appraisal and assessment of the special interest and significance of a conservation area.

¹³ MHCLG, National Planning Policy Framework (NPPF) 2019 – Annex 2: Glossary

¹⁴ MHCLG, NPPF, 2018 – Annex 2: Glossary

¹⁵ Historic England, Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, 2017 (2nd Ed.)

¹⁶ Historic England, Conservation Principles: Policies and Guidance, 2008

¹⁷ DCMS, Circular: Principles of Selection for Listing Buildings, 2018

¹⁸ Historic England, Listing Selection Guides: (suite of documents for each Building Type), 2017 onwards

¹⁹ Historic England, Advice Note 1: Conservation Area Designation, Appraisal and Management, 2019 (2nd Edition)

Non-Designated Heritage Assets

Locally Listed Buildings

- 2.17 Whilst a building may not be considered to be of national interest, making it eligible for statutory listing, it may still carry a degree of heritage value to the community at a local level. These heritage assets are often known as the local list, and maintained by local authorities at their discretion. Detailed guidance on the identification of buildings and structures of local heritage value has been published by HE.²⁰ More locally the LBL has also published its own criteria for local listing. The Council state that locally listed assets are chosen according to their architecture, history, close historical association, townscape and age and rarity.²¹
- 2.18 Refer to **Appendices 1-2** for full relevant national and local guidance and advice on the assessment of significance and the contribution of setting for listed buildings, conservation areas and other relevant heritage assets types.

Statements of Significance

- 2.19 The following statements describing the significance (including any contribution of setting and views to that significance) for each of the likely affected designated or non-designated heritage assets have been prepared to be proportionate to the importance of each of the affected assets and also provide a sufficient level of description to understand the effects of the now final application proposals on the wider experience of that particular significance. This is the built heritage baseline or condition. This is in accordance with the requirements of paragraph 189 of the NPPF.
- 2.20 It is recognised that historic, functional and or visual inter-relationships exist between a number of the identified heritage assets, for example where a conservation area provides the key element of the setting of a statutory listed or locally listed building that contributes to their significance. Accordingly the sometimes complex and overlapping nature the heritage values of these assets is acknowledged; principally by grouping closely related heritage assets together where possible and for the purposes of description only.

Grade II Listed Building: Administrative Block to Former Lambeth Workhouse

- 2.21 This listed building lies within the red line Site boundary. An internal survey of the building has not been undertaken as part of this work, as it is not relevant to the particular changes proposes as part of this application scheme.

Special Architectural and Historic Interest

- 2.22 This listed building is the former administrative block to the Lambeth Workhouse (now called the Master's House), constructed in the early 1870s as one of the earliest metropolitan workhouses to be built following the Metropolitan Poor Act (1867) and one of the earliest 'pavilion' style workhouses in the country. It is of rarity value in London as the principal building of a Victorian metropolitan workhouse, of which only few examples survive.

²⁰ Historic England, Good Practice Guide for Local Heritage Listing, 2016

²¹ London Borough of Lambeth, Locally Listed Buildings Guide - <https://www.lambeth.gov.uk/planning-and-building-control/building-conservation/locally-listed-buildings-guide>



Figure 2.19: Former Administrative Block from the south west (left) and panoramic view from the north west (right)

- 2.23 The workhouse was built on formerly undeveloped land in an otherwise more densely developed residential area. The Master's House was the central block of Lambeth Workhouse with two flanking wings to the south and north, all linked by a long lateral corridor on each floor and two-storey covered link structures between the blocks. This central portion contained the Master's offices and parlour / dining room as well as the house committee room, visiting room and a day room for youths. To the rear, connected by the 'official corridor', were the men and women's dining rooms and the kitchens (now demolished).
- 2.24 The listed building is of architectural interest for the quality of the exterior, particularly where the principal elevations are virtually intact and highly ornate for a workhouse building of the time. The symmetrical central block is flanked by lower, set-back two storey wings and these, in turn, have set-back wings; these are thought to date or partially date from c.1880 when the workhouse was extended. The entire structure is constructed in yellow stock brick in the ornate Venetian Gothic style with polychromatic red brickwork with contrasting stone. Narrow horizontal terracotta panels with a dogtooth pattern provide striking cill bands to ground and upper floors. The central section is of three bays, divided by brick pilasters, with angle pilasters to the returns. The central bay has a triple round-headed arched recessed porch to ground floor with carved stone capitals carried on doubled cast iron columns. This pattern is repeated in the triple window of the first floor with the added detail of round windows. The side wings follow the architecture of the main block and although they are also of two storeys, these wings are not as tall as the central block.
- 2.25 As part of the 2008 application for residential use to the east and south of the Site, the link structure to the south of the listed building was partially removed and the structure made good. The link structure to the north is an intact and is two storeys, with the upper storey open on the sides creating an open upper walkway, and has a double pitched roof carried on cast iron columns. The southern link structure has remnants of the historic wrought-iron balustrades to the upper walkway, and this is complete to the northern link structure. The lower storey of the northern link structure, particularly to the west, has evidence of later alterations to the fenestration pattern and later additions (now removed).



Figure 2.20: Link structures to the south (left) and north (right)

- 2.26 The listed building is also of historic interest for its rarity value in London as one of the earliest metropolitan workhouses to be built following the Metropolitan Poor Act (1867); of which only a few examples survive. It also has associations with some notable figures of the time including John Doulton and Charlie Chaplin. Doulton, who laid the foundation stone in April 1871 as Chairman of the Board of Guardians, was founder of the Lambeth-based firm that later became known as Royal Doulton. Chaplin, a Kennington local, is considered to be one of the most important figures in the history of the film industry. As a child, Chaplin had spent some time in the Lambeth Workhouse in the late 19th century.
- 2.27 This listed building, the former water tower to the north east and the entrance buildings to the south west, are the only remains of the former Lambeth Workhouse complex. As such, they have strong group value due to their proximity to each other and shared characteristics reinforcing an appreciation of the history and architectural qualities. The listed building and these elements of the former Lambeth Workhouse complex also have group value with the former Magistrates' Court and fire station buildings to Renfrew Road and together they form a good ensemble of Victorian public / institutional buildings.

Contribution of Setting to Significance

- 2.28 The Administrative Block to the former Lambeth Workhouse is located in a backland location between a network of streets laid out in the mid-to-late 19th century. It is primarily accessed from Dugard Way which is a short access street from Renfrew Road; in itself a quiet subsidiary street to the larger and busier Kennington Lane which it joins. The listed building has strong group value with the other built elements of the former Lambeth Workhouse that have survived the 20th century hospital redevelopment and the subsequent closure and redevelopment of the site. This includes the listed water tower to the north east and the reception / lodge buildings and entrance to the south west. These make a positive contribution to the setting of

the listed building where they assist an understanding of the former workhouse development and have strong historic and architectural associations. The special interest and group value of these buildings are best appreciated from the northern end of Dugard Way, within the Site.

- 2.29 To the south west, on Renfrew Road, are the former Magistrates' Court and former fire station buildings; both contemporaneous civic buildings that make a positive contribution to the setting of the listed building as part of a tight-knit group of municipal buildings. The former Court Tavern Public House to the south west, immediately outside of the Site, and the 20th century police station to the south west both make some limited contribution as part of this contemporaneous and civic development respectively.
- 2.30 The former Lambeth Workhouse / Hospital site has been redeveloped following the closure of the hospital. Immediately to the east and south, the listed building is surrounded by 21st century residential development and to the north lies the Woodlands Nursing Home (now vacant). Some healthcare uses remain to the far south of the former workhouse site. To the far north and north east, the former infirmary site has also been redeveloped for housing. To the south and east, these modern developments respond to, and respect, the historic pattern of development and consist of a series of long blocks aligned east to west or north to south. These developments have also respected the original scale of built forms in this area. However, the buildings are of different age, style and materiality and these modern developments do not contribute particularly to the significance of the listed building as an element of setting.
- 2.31 The listed building, as part of the Site, is located to the south west of Elephant & Castle as a centre of commercial activity and transport infrastructure. Since the building's construction in the late 19th century, its wider setting has been much altered, as built development in the area has changed over the intervening centuries; largely as a result of bomb damage and subsequent post-war redevelopment. This includes the terrace of houses to the north of Renfrew Road and surrounding small scale residential development as well as tall buildings to the south west (the Cotton Gardens Estate). The area has also undergone change more recently with increasing tall building developments to the east, centred around Elephant and Castle, including Highpoint, One The Elephant, and the Strata SE1 tower. These developments attest to the ongoing development and changing character of this area of London and now form a backdrop to the listed building from the west. They do not make any particular contribution to significance.

Grade II Listed Building: Water Tower to Former Lambeth Workhouse

Special Architectural and Historic Interest

- 2.32 The listed building is of special architectural interest as an imposing and distinctive water tower in the Venetian Gothic style, constituting a rare feature in inner London. The water tower, designed by Fowler and Hill, was added to the Lambeth Workhouse complex in 1877, six years after its initial completion and served both the workhouse and the later Lambeth Infirmary (to the north west – now entirely redeveloped for residential uses). The listed building is, therefore, also of historic interest for its associations as part of this complex (as discussed above).

2.33 The List Entry states that:

“Metropolitan workhouse infirmaries of this period were often architecturally very plain compared to other hospitals, but this water tower is imposing by most standards, probably a deliberate response to the particularly ornate Venetian Gothic style of the former workhouse administrative block.”²²

2.34 The building is rectangular on plan and consists of three stages of equal height and a tall fourth stage with a corbelled cornice and plain top stage with diagonal buttresses with pointed stone heads. Red brick dressings or bandings provide additional decorative detailing at each level. There are narrow rectangular openings, with stone lintels and cills, framed in giant arcades with moulded stone impostes continuing around the buttress heads with pointed gauged bricked heads and oculi, with similar openings to the plainer top storey. The building has recently been sympathetically for residential use and although the large iron water tank has been retained it now has large windows and a hipped tiled roof. Contemporary additions have also been constructed as part of the residential conversion, located to the western and northern sides of the structure. These additions are clearly identifiable where the materiality and design contrasts with the existing water tower.



Figure 2.21: Water Tower

Contribution of Setting to Significance

2.35 The water tower to the former Lambeth Workhouse is located in a backland location between a network of streets laid out in the mid-to-late 19th century. It is accessed from Dugard Way which is a short access street from Renfrew Road; in itself a quiet subsidiary street to the larger and busier Kennington Lane which it joins. A more recent access has also been formed (George Mathers Road) as a result of residential redevelopment. The listed building has strong group value with the other built elements of the former Lambeth Workhouse that have survived the 20th century hospital redevelopment and the subsequent closure and redevelopment of the site. This includes the listed Master’s House and the reception / lodge buildings and entrance to the south west. These make a positive contribution to the setting of the listed building where they assist an understanding of the former workhouse development and have strong historic and architectural associations.

2.36 The very function of the tower necessitated height and therefore when built as part of

²² Historic England List Entry, Water Tower to Former Lambeth Workhouse

a subsequent phase of the workhouse complex it became; and remains, an incidental landmark feature within some views within the wider local area. Comparable to the situation for the nearby Masters' House, this listed building is today viewed in a much altered setting that reduces its sensitivity to some degree to further change. However, where both these listed buildings can be seen in conjunction and as they could have been appreciated historically, i.e. in views from Dugard Way to the west, this aspect of its setting contributes to the understanding and appreciation of heritage significance.

- 2.37 To the south west, on Renfrew Road, are the former Magistrates' Court and former fire station buildings; both contemporaneous civic buildings that make a positive contribution to the setting of the listed building as part of a tight-knit group of municipal buildings. The former Court Tavern Public House to the south west, immediately outside of the Site, and the 20th century police station to the south west both make some limited contribution as part of this contemporaneous and civic development respectively.
- 2.38 The former Lambeth Workhouse / Hospital site has been redeveloped following the closure of the hospital. Immediately to the east and south, the listed building is surrounded by 21st century residential development and to the north lies the Woodlands Nursing Home (now vacant). Some healthcare uses remain to the far south of the former workhouse site. To the far north and north east, the former infirmary site has also been redeveloped for housing. To the south and east, these modern developments consist of a series of long blocks aligned east to west or north to south. These developments are of different age, style and materiality and these modern developments do not contribute to the significance of the listed building as an element of setting.
- 2.39 As extant, the water tower is seen in clear views from the cul-de-sac to the south (George Mathers Road). This view, however, is only appreciable now due to the demolition of earlier workhouse / hospital buildings and the alignment and siting of recent residential development. The water tower would not have been seen in this context originally and this is not a historic view. The special interest and group value of the water tower, together with the surviving remnants of the Lambeth workhouse and hospital site, is best appreciated from the northern end of Dugard Way to the west of the listed building.
- 2.40 Since the building's construction in the late 19th century, its wider setting has been much altered, as built development in the area has changed over the intervening centuries; largely as a result of bomb damage and subsequent post-war redevelopment. This includes the terrace of houses to the north of Renfrew Road and surrounding small scale residential development as well as tall buildings to the south west (the Cotton Gardens Estate). The listed building is located to the south west of Elephant & Castle as a centre of commercial activity and transport infrastructure. This area has also undergone change more recently with increasing tall building developments to the east, centred around Elephant and Castle, including Highpoint, One The Elephant, and the Strata SE1 tower. These developments attest to the ongoing development and changing character of this area of London and now form a backdrop to the listed building from the west. They do not make any contribution to significance.

Grade II Listed Building: Former Lambeth Magistrates' Court

Special Architectural and Historic Interest

- 2.41 The listed building was constructed in 1869, to the designs of Thomas Charles Sorby as a Magistrates' Court. The listed building is of architectural interest as a high quality example of a mid-19th century Magistrates' Court; built in a distinctive and ornate Tudor Gothic style. The quality and finesse of architectural style in the construction of the former Magistrates' Court reflects the concern of the time to project a confident municipal image.
- 2.42 This red brick building is asymmetrical, ranging between one and three storeys and comprises the former court and offices to the north and cell block to the south. The building has an irregular fenestration of mainly timber sashes set within mullioned and transomed casements with stone dressings. The entrance front to the west is mainly of one storey with a brick parapet containing three bands of arched fretted balustrading, and three casements with arched heads, below a dogtooth cornice with stone kneelers. A projection above the central window states the construction date of '18AD69' with the Royal Coat of Arms in gabled surround above. Either side of this are arched doorcases with arched fanlights. To the extreme north is a further arched doorcase with fretted balustrading above. To the south of the complex is a two storey cell block with four small mullioned windows.
- 2.43 The building was extended to the north side in the 1930s and created a series of distinctive rooflines as a result. The original entrance gateway into the complex has also been bricked up, although the gate piers remain partially intact, and a new entrance with brick gate piers has been formed.



Figure 2.22: Former Magistrates' Court

- 2.44 The listed building is also of historic interest as the earliest surviving example of a

Criminal Magistrates' Court in the Metropolitan area, with some unaltered cells with sanitary fittings and intact Court with all the original fittings.²³ The building has, however, been converted to new community use and the appreciation of its historic use has been diminished as a result.

Contribution of Setting to Significance

- 2.45 The former Magistrates' Court addresses Renfrew Road, a relatively narrow road off the busy thoroughfare of Kennington Lane that, nonetheless, formed the civic core of this area of London. To the south, the listed building is adjacent to the former fire station and to the north east lies the surviving elements of the former Lambeth Workhouse (later infirmary); all contemporaneous civic buildings that make a positive contribution to the setting of the listed building. The former Court Tavern Public House to the north also forms part of this contemporaneous development and has strong historical associations with the listed building. To the opposite (west) side of Renfrew Road is the former police station, an early 20th century replacement of mid-to-late 19th century police station. This makes a limited contribution as part of this complex of civic buildings.
- 2.46 The wider setting of the listed building is more varied and includes larger scale, 20th and 21st century residential developments to the south and east, smaller scale post-war redevelopment to the north and healthcare uses to the east. There are also some shared glimpsed views of tall building development, namely Highpoint, to the north east of the listed building. Given the single storey height of much of this complex this is readily appreciable despite the otherwise relatively defined character of development to Renfrew Road. As a result, the wider setting only makes a very limited contribution to the listed building where contemporaneous elements of the townscape form part of the wider community which this former Magistrates' Court building would have served.
- 2.47 The Site forms part of this civic core where it includes, in part, the former Administrative Block to the former Lambeth Workhouse (later hospital). This is a key element of the contemporaneous development of this area and also shares some architectural associations with the listed building in the use of variations on the Gothic style. The remainder of the Site has been redeveloped since the closure of the hospital and includes a nursing home. This does not, however, share any architectural or historic associations with the listed building and does not make a positive contribution to significance as part of its setting.

Grade II Listed Building: Former Fire Station

Special Architectural and Historic Interest

- 2.48 This former fire station building is of architectural interest as one of the earliest purpose-built fire station buildings and, as a result of later additions, also demonstrates the development of fire station buildings to accommodate developing technology or practices, as well as demonstrates changing architectural fashions for public buildings.
- 2.49 The north west portion of the building is the oldest part of the fire station complex and was completed in 1868 to the design of Edward Cressy. This three storey, yellow brick building has a somewhat Venetian Gothic treatment with red brick and stone banding

²³ Historic England List Entry, Former Lambeth Magistrates' Court

and dressings and a moulded brick cornice. The ground floor windows of this former accommodation block are set in arcaded surrounds with keystones and gauged brickworks (one replaced with an entrance door), with round-arched sashes set in slightly pointed brick surrounds on first floor with simpler rectangular sashes at second floor under gauged brick heads. There is one small circular window with red brick surround. A coach house, containing suites for married coachmen, is attached to the rear.

- 2.50 The central portion of the fire station building was constructed in 1896 for the London County Council, to designs by Robert Pearsall and his assistants. This neo-Jacobean, red brick four storey building contained the engine room, with watch room to the left, recreation room to the right and stables to the rear. This block also provided accommodation for the Superintendent and Foreman, a dormitory for single firemen and sets of three rooms for the married firemen. The ground floor engine house originally had two large arched doorways, which have been filled with multi-paned round windows. At first floor, sash windows sit beneath a heavy cill band, the second storey windows have keystones and the third storey have elaborate round-arched tops, terminating in a pedimented gable with decorative iron straps to the central portion. This is surmounted by a tall, impressive tower, which was the former hose hoist and watchtower, rising from a square base to an octagonal central section with volutes, and then steps to a round top section. The smaller red brick building to the south east is a former long-ladder store and part of the late 19th century additions. The former engine entrance has, however, also been infilled with a multi-paned rounded window.



Figure 2.23: Former Fire Station

- 2.51 The listed building is also of historic interest as a rare example of a fire station building

in London of 1860s origin. The Metropolitan Fire Brigade, for whom this station was built in 1868, had only been formed in 1866 by the Metropolitan Fire Brigade Act of 1865. Prior to this date, London's firefighters were not public servants as they were employed by insurance companies. In 1861, a fire known as the Tooley Street Fire broke out, taking two weeks to extinguish and causing millions of pounds of damage. Following this fire, insurance companies asked parliament to relieve them of their responsibilities as they were unwilling to be responsible for London's fire protection due to escalating compensation costs.²⁴ The later additions to the building are distinctive examples of London fire station architecture of the late 19th century and give the building added interest. This section of the building was built shortly after the control of fire fighting in London was taken over by the newly-formed London County Council. This is seen as a 'golden period' of fire station design, when young architects working for the Council drew on a huge variety of influences to create unique and commanding stations. The building has, however, been converted to residential use and the appreciation of its historic use has been diminished as a result.

- 2.52 The listed building also enjoys strong group value as part of a wider development of mid-to-late 19th century civic / institutional buildings to Renfrew Road; reinforcing its special interest.

Contribution of Setting to Significance

- 2.53 The former fire station addresses Renfrew Road, a relatively narrow road off the busy thoroughfare of Kennington Lane that, nonetheless, formed the civic core of this area of London. To the north, the listed building is adjacent to the former Magistrates' Court and to the north east lies the surviving elements of the former Lambeth Workhouse (later infirmary); all contemporaneous civic buildings that make a positive contribution to the setting of the listed building, and also have group value. To the opposite (west) side of Renfrew Road is the former police station, an early 20th century replacement of mid-to-late 19th century police station. This makes a more limited contribution as part of this complex of civic buildings.
- 2.54 The wider setting of the listed building is more varied and includes larger scale, 20th and 21st century residential developments to the south and east, smaller scale post-war redevelopment to the north and light industrial and healthcare uses to the east. There are also some shared glimpsed views of tall building development, namely Highpoint, to the north east of the listed building. However, given the relatively defined character of development to Renfrew Road, and the sense of enclosure due to building heights, the wider setting only makes a very limited contribution to the listed building where contemporaneous elements of the townscape form part of the wider community which this former fire station building would have served.
- 2.55 The Site forms part of this civic core where it includes, in part, the former Administrative Block to the former Lambeth Workhouse (later hospital). This is a key element of the contemporaneous development of this area and also shares architectural associations with the listed building in the use of the Venetian Gothic style and comparable materials, forms and scale. The remainder of the Site has been redeveloped since the closure of the hospital and includes a nursing home. This does

²⁴ London Fire Brigade, The Metropolitan Fire Brigade, <https://www.london-fire.gov.uk/museum/history-and-stories/metropolitan-fire-brigade/>

not, however, share any architectural or historic associations with the listed building and does not make a positive contribution to significance as part of its setting.

Grade II Listed Building: Old Red Lion PH

Special Architectural and Historic Interest

2.56 The Old Red Lion Public House and the adjoining off licence to the south west were constructed in 1933 on the site of an earlier public house of c.1750. The listed building is of special architectural and historic interest as an example of an ‘improved’ or ‘reformed’ ‘roadhouse’ pub; instigated by the development of suburbs and targeting ‘respectable’ drinkers. These pubs provided a range of eating and entertainment facilities in an attempt to reduce drunkenness and to recognise the importance of pubs as community centres. These pubs were traditional in style, reflecting more domestic architectural forms, and the use of ‘ye olde’ or vernacular English styles was common.

2.57 The building is in a ‘Tudorbethan’ or mock Tudor style; a style generally modelled on the grand country houses of Elizabeth courtiers but also referencing more domestic or quaint forms of that time. This is principally expressed in the three storey front elevation with a faux timber framed construction with plaster infill, with a steep gable supported on lion-shaped brackets and jettied second floor with bargeboards, as well as the leaded light windows with small panes of glass. The ground floor has a projecting bar front with two arched windows with frosted stained glass and stall risers with brick noggin. There are three entrances; the right side to upper floors, the central and left to public and saloon bars, and all have rectangular fanlights and two-centred arched oak doors. The side elevations are of red brick, with three chimneystacks to the tiled roof. The former off licence to the south west is a single storey structure with a multi-light window with leaded lights and a recessed arched doorcase with rectangular fanlight. The intact interior of the building is also noted to be of special interest.



Figure 2.24: Old Red Lion PH

Contribution of Setting to Significance

- 2.58 The listed building lies on Kennington Park Road, a heavily trafficked route. To the north, the listed building is immediately adjoined by a single storey convenience store, which is a later 20th century building of no architectural merit. This, and other late 20th century development surrounding the listed building, does not make any contribution to the significance of the listed building. To the south, is the Mansion House Public House and to the south east are the remains of the Church of St Mary. These are surrounded by remnants of the late 18th, 19th and early 20th century streetscape, including residential buildings, and these form historic elements of the listed building's communal setting. They do not, however, make a significant contribution to the significance of the listed building.
- 2.59 The Site is located to the north of the listed building, and is screened by interposing built forms, the street pattern and also mature planting to Kennington Park Road. The Site makes no contribution to the significance of the listed building through setting.

Grade II Listed Building: Kennington Underground Station

Special Architectural and Historic Interest

- 2.60 The listed building was completed in 1890, to the design of T.P. Figgis, as the Kennington underground station for the City and South London Railway. Although the canopy and tiled parapet to the entrance front is a later addition, the listed building has architectural interest where it retains much of its original character as one of the first stations on the original City and South London Railway. This is a Classical one storey red brick building with stone dressings and a solid black plinth. Stone pilasters resting on a plinth support the entablature across the building and also define bays. The elevation to Kennington Park Road has a wider bay with a shop window under an elliptical arch. To right of this shop window is a doorway with moulded stone architrave, frieze and cornice. The elevation to Braganza Street has been altered with the insertion of vent panels, but the set-back entrance bay to the south east corner remains with a round-arched doorway with brick voussoirs, keystone and entablature on consoles. The present entrance to the stations sits on a canted corner meeting Kennington Park Road and Braganza Street and in the centre of the flat roof is a large lead dome resting on a roughcast drum, surmounted by a small cupola, which housed the workings of a hydraulic lift.
- 2.61 The building is of historic, and also architectural, interest where it represents the development of the City and South London Railway. Unlike previous underground railways in London that had been constructed using the cut and cover method, this route was to be constructed in a pair of deep-level tunnels bored using tunnelling shields. In 1899, the system was updated to use electric locomotives, making it part of the world's first underground electric railway.

Contribution of Setting to Significance

- 2.62 The building sits on the corner of Kennington Park Road, a heavily trafficked route, and Braganza Street, a quieter residential road. To the north east and south east, the listed building is surrounded by the late 18th and early 19th century residential terraces that typify Kennington Park Road, as well as the former Church of St Mary as landmark building within the streetscape. Immediately to the east of the listed building is a near-

contemporaneous late 19th or early 20th century terrace of three houses. These red brick terraces are in a comparable style but elsewhere the surrounding development is more variable including post-war redevelopment further to the east and to the west on the opposite side of Kennington Park Road. The earlier or contemporaneous development provides context for the historic setting of the listed building but does not contribute to an understanding of its particular significance.

- 2.63 To the north and north east, there are shared views of the listed building and recent tall building developments, including Highpoint, which now form part of the diverse townscape character of this area of London. The Site lies in the wider setting of the listed building and is not appreciable in any shared views. There are no shared architectural or historic associations and the Site makes no contribution to the significance of the listed building through setting.

Grade II Listed Building: Tower and Portal of Church of St Mary

Special Architectural and Historic Interest

- 2.64 The listed building comprises the remains of the tower and portal of the Church of St Mary, constructed in 1876 to the designs of James Fowler. The church was built to replace an earlier church of the parish of St Mary, Newington (not on this site); little of which is known. The church was burnt out in an air raid in 1941 and all that now survives is the portico fragment of the old west front and the four-stage pinnacled tower. These are built of Kentish rag with Bath stone dressings in the Early English style. The portal has an elaborately moulded doorway and the tympanum under the arch has a sculpted figure of Christ in Majesty framed by a mandorla with demi figures of angels and banners on each side. A new church was built in 1958 to the east of the listed buildings. This is brick built with stone columns and the architecture creates a clear contrast between old and new.
- 2.65 The significance of the listed building is invested in its special architectural interest as a high quality example of a late 19th century Anglican church. This interest is illustrated through its external appearance and deliberate prominence within the local townscape.
- 2.66 The church has some limited historic interest as the parish church of St Mary, continuing centuries of tradition for local worship. The previous 18th century church also contained some notable monuments including an altar tomb in memory of William Allen (now lost). Allen, a member of this parish, was one of several killed by government soldiers during a protest at St George's Fields in response to the imprisonment of John Wilkes in 1768. The events of that day have become known as the Massacre of St George's Fields.



Figure 2.25: Tower and Portal of Church of St Mary

Contribution of Setting to Significance

- 2.67 The immediate setting of the listed building comprises the forecourt of the church, behind a low wall and metal fence. This provides some visual barrier between the church buildings and the busy heavily trafficked route of Kennington Park Road. A new church was subsequently built to the east of the listed building following its destruction in the Second World War and this contributes to the understanding of the site as a continued place of worship. To the south, the setting comprises 18th and 19th century residential development within the Kennington Park Road Conservation Area. Although this is predominantly much earlier than the listed building, it attests to the development of the parish which this church, and its predecessors, served. It has a local landmark role in views and its significance best appreciated from the street and looking south east to its frontage and tower in the context of the conservation area setting.
- 2.68 To the west and north, the area predominantly comprises later 20th century development. This includes some shared views towards more recent high rise development surrounding Elephant and Castle. This forms part of the diverse townscape of this area of London but does not contribute to an understanding or appreciation of the significance of the listed building.
- 2.69 The Site is located to the north west of the listed building, and is screened by interposing built forms, the street pattern and also mature planting to Kennington Park Road. The Site makes no contribution to the significance of the listed building through setting.

Grade II Listed Building: Nos.87-121 Kennington Park Road

Special Architectural and Historic Interest

2.70 The listed building comprises a terrace of eighteen 18th century houses. All are three storeys (over a basement) and constructed in brown and yellow stock brick, with predominantly stucco dressings. The external character of the listed buildings is the key contributing factor to architectural significance. The terrace was likely not constructed in one single phase as cill and floor levels, as well as building heights, vary across the terrace. The properties have also undergone a series of alterations and all but Nos.95 and 97 have mansard roofs with former windows, whilst No.97 is the only property within the terrace to have a cornice and low triangular pediment in front of the parapet. Windows have also been altered across the terrace and where most retain sash windows with flat, gauged-brick arches, some of the properties have windows are set under gauged brick segmental arches. Nos.87 and 89 have a greater level of stucco detailing and No.87 has moulded stucco architraves to the windows with leaded lights, with those to ground floor with segmental pediments, and those to the first floor floor with triangular pediments. No.89 has stucco architraves and flat cornices on brackets to the windows on all floors.



Figure 2.26: Nos.87-121 Kennington Park Road

2.71 This listed building group is of architectural interest as typical, albeit good-quality, examples of 18th century Classically-influenced townhouses, of the type which emerged across London, and England more widely, from the late-17th century. Despite later alterations, and some post-war restoration work, the terrace survives as a good example of this late 18th century streetscape following the increased popularity of this area due to improved transport infrastructure. The shared character, form and

materiality of the buildings make a positive contribution to the townscape character of this area of Kennington and provide evidence of changing architectural trends. The buildings also indicate the aspirations and tastes of the professional and middle classes for whom these houses were intended.

Contribution of Setting to Significance

- 2.72 The immediate setting of the listed building comprises the relatively large front gardens, some with soft landscaping, and fairly consistent boundary treatments with low brick walls. The houses are also set back from the wide, straight road and, along with the mature street trees, there is a 'boulevard' quality to the development. This historic is best viewed and its significance appreciated in close views looking south east from this street.
- 2.73 The physical surroundings of the listed building area variable. To the south, the setting consists of a continuous terraced development of the late 18th century (with later, complementary infill development bridging the two), as well as terraced development to the south west on the opposite side of Kennington Park Road. This contemporaneous development makes a positive contribution to the listed building as part of the wider historic streetscape. Immediately to the west of the listed building, on the opposite side of Kennington Park Road, is post-war redevelopment which is of contrasting scale, materiality and form and which does not contribute positive to the significance of the listed building.
- 2.74 As part of the wider, fragmented and much more evolved townscape setting of the listed building, recent tall building developments are appreciable in views looking north east. The Site forms part of a later phase of development of the area and is not appreciable in any shared views due to interposing built forms and the street pattern. These elements of setting do not contribute positively to the significance of this heritage asset.

Grade II and II* Listed Building Group: Kennington Lane

Special Architectural and Historic Interest

- 2.75 This group of listed buildings to the south of Kennington Lane are of significance as good-quality examples of late 18th to early 19th century residential development, which illustrate the development of the London terraced house typology. The architectural significance of these buildings is derived largely from the townscape value of their principal elevations, as part of the wider 18th and early 19th century townscape in Kennington; from which they derive group value. The listed buildings are constructed in brown or yellow brick and range from two storeys to three storeys (some over basements) and include blocks of terraces as well as smaller 'cottage' developments such as Nos.125-129. Despite some later or phased alterations, the properties in this group share a common materiality, style and scale and most have stone or red brick dressings including stucco door surrounds with pilasters and entablatures. Some properties, such as Nos.113-117 have stucco channelling to the ground floor or basement levels and despite variations, there is a clear commonality to the development. The residential development here belongs to the earliest development of this area of London following its expansion and growth and improved transport infrastructure in this area. The shared character, form and materiality of the buildings

make a positive contribution to the townscape character of this area of Kennington and provide evidence of changing architectural trends. The buildings also indicate the aspirations and tastes of the professional and middle classes for whom these houses were intended.

- 2.76 Within the listed building group are Nos.155 and 157. These two grade II* buildings are thought to be of mid-18th century date, both of three storeys, three and four windows wide respectively. These have gauged red brick arches to the sash windows and the entrances have wooden architraves with a Greek key pattern, with a decorative frieze and cornice. These are also of historic interest as the Duchy of Cornwall Estate office.



Figure 2.27: Historic properties on Kennington Lane

Contribution of Setting to Significance

- 2.77 The immediate setting of the listed buildings comprises the relatively large front gardens, some with soft landscaping. The boundary treatments are varied with some low timber and metal fencing and some low brick walls. Although Kennington Lane is a heavily trafficked route, the houses are also set back from this wide road and, along with mature street trees, there is a 'boulevard' quality to the development. The significance of these historic terraced buildings are best appreciated in closer views along and from the street that they address, and within the confined of the surrounding conservation area.
- 2.78 The streetscape setting of the listed buildings within this group is varied and comprises, predominantly, later 19th and early 20th century redevelopment of the 18th century streetscape to the north side of Kennington Lane as well as some infill development on the south side. This later development predominantly respects the architectural forms and scale of the listed building group but demonstrably contrasts with the earlier streetscape. From within shared views of the listed building, tall buildings are also appreciable including the towers of the Cotton Garden Estate as well as more recent tall buildings to the north east surrounding Elephant and Castle. This varied and much evolved townscape is part of the ongoing development of this area of London but does not make a positive contribution to the significance of the listed building group by way of setting.
- 2.79 As part of the wider and much more fragmented and evolved townscape setting of the listed buildings, the Site cannot be seen in any shared views and does not contribute positively to the significance of these heritage assets.

Grade II Listed Building Group: Kennington Road

Special Architectural and Historic Interest

2.80 The listed building group predominantly comprises late 18th and early 19th century development to both sides of Kennington Road, interspersed with some later, unlisted development. Despite later alterations, the listed buildings are of architectural and historic interest as good examples of the late 18th and early 19th century townscape, following the increased popularity of this area due to improved transport infrastructure. The shared character, form and materiality of the buildings make a positive contribution to the townscape character of this area of Kennington and also provide evidence of changing architectural trends. The buildings also indicate the aspirations and tastes of the professional and middle classes for whom these houses were intended.



Figure 2.28: Views along Kennington Road

- 2.81 The development is typified by long stretches of terraced residential properties, each three storeys and generally above basements. These stock brick terraces share a common architectural language, with sash windows under gauged flat brick or segmental arches with stucco detailing, including some stucco channelling to ground or basement floors. Some houses have elaborate portico entrances or pedimented architraves with pilasters. Nos.233-291 are the most cohesive within this group, as one long continuous terrace. Here, the central three houses sit beneath a pediment with brick dentil cornice and central arched window. Later alterations are apparent in the form of later mansard roof extensions or balconettes.
- 2.82 Within this listed building group, Nos. 118, 120 122 and 124 break the typical rhythm of this 18th century development due to later alterations. Nos.118-122 are entirely painted and Nos.122 and 124 have projecting canted first floors, and No.120 has a two storey canted bay through first and second floors with a balustraded parapet. The projected bay to No.122 also have long casement windows and a delicate cast iron balcony around.
- 2.83 An anomaly within this listed building group is Chester House; an early 20th century yellow brick, four storey mansion block. Chester House forms part of the important and comprehensive redevelopment of the Duchy of Cornwall Estate, much of which is characterised by this neo-Georgian architectural style with stone dressings, cill bands, moulded and modillioned cornice and gauged flat brick arches to sash windows. As such, the building is also of architectural and historic interest where it represents this later phase of sympathetic and well-considered redevelopment, following the

established architectural language of the streetscape.

Contribution of Setting to Significance

- 2.84 The immediate setting of the listed building group comprises the relatively large front gardens, some with soft landscaping. The boundary treatments are varied with some low timber and metal fencing and some low brick walls. Although Kennington Road is a heavily trafficked route, the houses are set back from this wide and relatively straight road and, along with mature street trees, there is a 'boulevard' quality to the development. As with comparably dated and designed Kennington Lane properties nearby, the significance of these historic terraced buildings are best appreciated in closer views along and from the street that they address, and within the confined of the same surrounding conservation area.
- 2.85 More widely, the surviving elements of late 18th or early 19th century townscape make a positive contribution to these listed buildings. Otherwise, the streetscape and wider townscape has a fragmented and evolved character, reflective of ongoing development in this area of London. This includes development of contrasting forms, scale and materials and there are shared views of tall building developments such as the Ethelred Estate to the west. The Site forms part of the wider townscape setting of the listed building group and is not appreciable in any shared views due to distance, intervening built forms and screening of mature plantation. The Site does not make a contribution to the significance of the listed building group as an element of setting.

Grade II Listed Building: Durning Library

Special Architectural and Historic Interest

- 2.86 The listed building was constructed in 1889, to the designs of Sidney Smith who is also known for his design of the Tate Britain art gallery. This red brick, 3 storey building (with basement and attic levels) has a highly elaborate façade with a mixture of Gothic, Tudor and Renaissance motifs. The listed building is of special interest as a high quality, innovative and elaborate example of public architecture of the late 19th century. The building still retains its original use, a key element of its historic interest. The library was also paid for by a private benefactor, Jemina Durning Smith, and represents Victorian philanthropy.
- 2.87 The building is three bays wide with one tower bay under a tall pyramidal roof above a faux timber framed construction and plaster infill. The steeply pitched roof has a highly decorated stone gable and tall chimneys. At ground floor is a projecting open arcaded area with a polychromatic stone and terracotta work and a balustrade to the street, with setback entrances. The windows have been replaced, but a historic illustration of the building suggests it may have had stained glass windows.

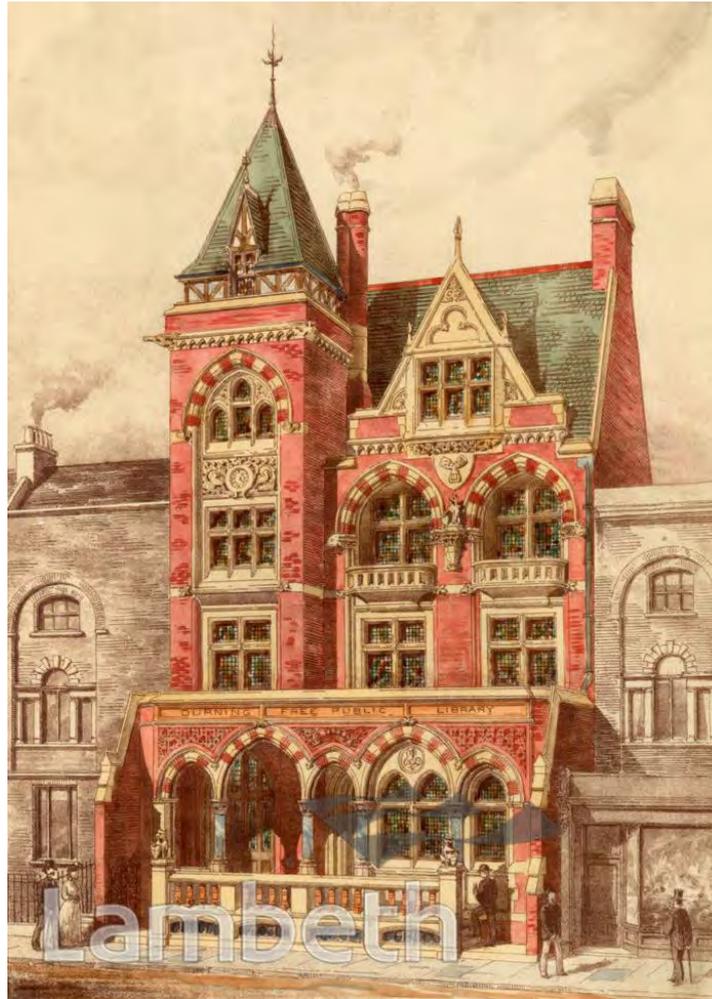


Figure 2.29: Durning Library, illustration of 1888

Contribution of Setting to Significance

- 2.88 The physical surroundings of the listed building are variable although the immediate setting comprises the mixed commercial setting of Kennington Cross; a busy and spacious junction lined by many attractive buildings with a strong sense of place as a 19th century townscape. There are also remnants of the earlier late 18th and early 19th century townscape and these elements of traditional townscape make a positive contribution to the significance of the listed building. The significance of this historic building is best appreciated externally in views along and from the street that it addresses, and the distinctive design and form ensures that it maintains a strong visual presence in these views and this part of the conservation area.
- 2.89 Development of contrasting scale, materiality and form, including tall buildings such as the Cotton Gardens Estate and the Strata SE1 Tower can be seen in shared views with the listed building and do not contribute positively to the significance of this heritage asset. The Site is physically separated from the listed building by the street pattern, and interposing built forms. The Site does not make any contribution to the setting of the listed building.

Grade II Listed Building: Nos.50, 51 and 52 Cleaver Square

Special Architectural and Historic Interest

- 2.90 Cleaver Square was laid out in 1789, and the centre was a grassed plot as early as 1791. The listed buildings are of architectural interest as typical, albeit good-quality, examples of early-mid 19th century stock brick terraced townhouses (three-storeys over basements), with stucco dressings. These residential properties are set north west of the main Cleaver Square and have modest front gardens with railings. The listed buildings are of a type that emerged across London and England more widely from the late 17th century and their design reflects the fashion for Classical motifs applied to domestic architecture, illustrating the domestic aspirations and ways of living for occupants.
- 2.91 Cleaver Square has particular historic interest as the earliest square south of the Thames,²⁵ at a time when London was rapidly expanding. The listed buildings derive group value from other terraced properties within this square; is characterised by late 18th and early 19th century irregular stock brick terraces (some three-storey over basements and others of two-storeys with mansard roofs).

Contribution of Setting to Significance

- 2.92 The listed building is experienced, principally, as part of an attractive enclave of late 18th and early 19th century residential buildings located within an otherwise variable townscape. The listed buildings are located at the end of the square, which has an enclosed and insular character. There is limited traffic moving through the area, enhancing the picturesque group, which share a common materials palette and complementary scale and architectural character.
- 2.93 This insular nature results in an 18th and 19th century enclave within an otherwise highly variable townscape. This aspect of setting contributes positively to its significance. The wider townscape, is only appreciated from limited views from within the square; however, the location of the listed buildings on the edge of the square means that later buildings such as the Lambeth County Court are appreciable. Due to the enclosed nature of the square, the wider setting (including the Site) does not contribute positively to, or even detract from, the significance of the listed building.

Grade II Listed Building Group: Denny Street and Denny Crescent

Special Architectural and Historic Interest

- 2.94 Denny Street and Denny Crescent lie within the Duchy of Cornwall Estate and together they form a semi-circular development of modest two storey red brick cottages set around a semi-circular paved open space. These date from 1913, and were designed by J D Coleridge, as part of the early 20th century redevelopment of the Duchy of Cornwall Estate. This redevelopment was instigated in an attempt to improve housing conditions in the locality, and the listed buildings derive historic interest from this altruistic gesture.
- 2.95 The listed building group also has architectural interest as part of this early 20th century example of town planning, in many ways reflective of the growing Garden City

²⁵ London Borough of Lambeth, Kennington Conservation Area Statement, 2012

Movement and preference for historicist architecture. These red and grey brick buildings are of a Dutch style with Dutch gables, six-over-six sash windows, half glazed doors with low oblong fanlights, and a red brick first floor band and plinth to all houses. In the centre of the Denny Crescent is an arched carriageway entrance with the date of the development on a stone plaque above. The rainwater goods have the Prince of Wales' feathers and mottos to attest to this development as part of the Duchy of Cornwall Estate. In 1937, King George VI planted a tree in the Denny Crescent garden to commemorate the 600th anniversary of the Duchy of Cornwall Estate.²⁶

Contribution of Setting to Significance

- 2.96 As a development set around a central open space, the listed buildings are experienced as part of a distinct enclave of harmonious development; albeit set within the wider, varied urban townscape. This includes the 18th century pattern of development along Kennington Road as well as the post-war redevelopment of the area; including the tall buildings of the Ethelred Estate to the west and the Cotton Gardens Estate and more recent Highpoint to the east. These tall buildings can be seen from within this development and interrupt the roofline of the listed building group.
- 2.97 The Site is not appreciable in shared views with the listed buildings. These buildings and the Site do not share any architectural links of particular interest and any historical links, where the former workhouse and later hospital complex served this local area, have been diminished by redevelopment and change of use.

Grade II Listed Building Group: Chester Way

Special Architectural and Historic Interest

- 2.98 These three early 20th century mansion blocks are of architectural interest where these Neo-Georgian buildings reflect a growing popularity for historicist architecture. These were designed for the Duchy of Cornwall Estate and are attributed to Adshead and Ramsey²⁷ or Louis de Soissons.²⁸ The yellow stock buildings are three storeys with a neo-Georgian design reflected in the composition of six-bay centre block flanked by wings. Nos. 1, 2 and 3 turns the corner into Kennington Lane and has a slightly different arrangement. The buildings have Doric porches and sash windows, reflecting earlier styles of architecture.
- 2.99 These buildings are of architectural and historic interest where they are representative of the interwar Duchy of Cornwall Estate redevelopment. This redevelopment began prior to the First World War in an attempt to improve housing conditions in the locality, and was sympathetic to the existing character of the area. This resulted in a good example of early 20th century town planning and urban renewal with a better quality of architecture than had been previously erected on the Estate.

Contribution of Setting to Significance

- 2.100 These blocks are interspersed along Chester Way and contrast with the three storey 19th century brick terraced housing with stone detailing. This contrast accentuates the ongoing development and redevelopment of this area of Kennington within streets laid out in the 18th century. Railings to small front gardens and street trees emphasise the

²⁶ London Borough of Lambeth, Kennington Conservation Area Statement, 2012

²⁷ Historic England List Entries, Nos. 1, 2, 3, Nos. 37, 38, 39 and Nos. 10, 11, 12 Chester Way

²⁸ London Borough of Lambeth, Kennington Conservation Area Statement, 2012

residential and quiet nature of this street, set just off from the activity of Kennington Road and Kennington Lane, and provide visual amenity.

- 2.101 The physical surroundings of the listed building group are variable and consist of 18th, 19th and 20th century architecture. This includes late 20th century high rise buildings, of the Cotton Gardens Estate to the east and the Ethelred Estate to the west, which is of a contrasting scale, materiality and form. These elements do not contribute positively to the significance of the listed building group. There are, however, remnants of the earlier 18th and 19th century townscape as well as near-contemporaneous redevelopment of the Duchy of Cornwall Estate. These elements of more traditional townscape make a positive contribution to the significance of the listed building group.
- 2.102 As part of the wider and much more fragmented and evolved townscape setting of the listed building, the Site does not contribute positively to the significance of these heritage assets.

Grade II Listed Building Group: Walcot Square

Special Architectural and Historic Interest

- 2.103 The houses surrounding Walcot Square were erected between 1837 and 1839. The listed building group are of special architectural and historic interest as a well-preserved group of domestic buildings, representative of the early 19th century development of this area. This interest is primarily derived from their value as part of a group of contemporaneous properties, with a front elevation of Classical design typical of this date and typology. The front elevation is the element that contributes most strongly to the special architectural interest of these listed buildings as a group to the streetscape composition with their cohesive design and character.
- 2.104 Nos.9-81 were constructed by John Woodward of Paradise Street, Nos.16-24 by Charles Newnham of Newnham Place, Paris Street and Nos.26-50 by John Chapman of Waterloo Road, builder.²⁹ The houses are constructed of stock brick and vary in height from two storeys (over basement) to three storeys. The two storey dwellings are accessed by a steep set of stone steps with iron railings. All properties in this group have a cornice band and parapet, sash windows with key blocks and stuccoed lintels. Nos.14-32 also have bracketed cornices to the windows and doors on ground floor.
- 2.105 This residential development is set around a garden square, enclosed by iron railings, and there is a strong sense of intact historic streetscape. This 19th century development attests to the expansion of London at this time, and the aspirations of the middle or professional class for whom these homes were intended.

²⁹ London Borough of Lambeth, Walcot Square Conservation Area Draft Character Appraisal, 2016



Figure 2.30: Walcot Square (the water tower is visible in the distance)

Contribution of Setting to Significance

- 2.106 The central garden square is a pleasant open space with soft landscaping and planting, which contributes positively to the setting of the listed buildings; attesting to the form of original development as well as its bucolic residential character compared to the activity of surrounding streets such as Kennington Road.
- 2.107 The physical surroundings more widely are variable. They consist of some of the earliest phase of development in this area (Kennington Road), as well as later 19th century and 20th century development. Where development is contemporaneous, or of commensurate scale and materiality this makes a positive contribution to the setting of the listed building group.
- 2.108 From Walcot Square, more recent development surrounding Elephant and Castle is also visible, including the Strata SE1 Tower, One The Elephant at Elephant Park and Highpoint. Tall buildings such as the dome of the Imperial War Museum and the Shard also pierce the roofline of buildings around Walcot Square but these developments to the east are more dominant due to their proximity. These attest to the listed building group as part of a much wider and diverse townscape and part of the ongoing expansion and development of London. However, these are not considered to contribute to the significance of the listed building group and although now clearly established features could be considered detrimental to the appreciation its early 19th century residential character.
- 2.109 From Walcot Square, there are some shared views of the water tower in the former workhouse / hospital site. Due to the building heights of the surrounding area, it is likely this was historically appreciable from within this smaller scale residential development; however, it is not a significant local landmark that enhances the understanding of heritage significance to a significant degree. The listed building group and the Site do not share any architectural links of particular interest and any historical

links, where the former workhouse and later hospital complex served this local area, have been diminished by redevelopment and change of use.



Figure 2.31: Walcot Square

Grade II Listed Building Group: St Mary's Walk and St Mary's Gardens

Special Architectural and Historic Interest

- 2.110 These two streets comprise residential development of the early-to-mid-19th century, arranged around central garden square with St Mary's Walk running to the north east. The buildings within this group are of architectural interest as typical, albeit good-quality, examples of Classically-influenced townhouses of this date. Their design reflects the fashion for Classical motifs applied to domestic architecture, and illustrates the domestic aspirations and ways of living for its early occupants. This interest is primarily derived from their value as part of a group of contemporaneous properties
- 2.111 The listed building group comprises two storey stock brick buildings, above stucco channelled basement levels, with high stone-coped parapets. The buildings are notable for their historic intact detailing which includes the stucco door surrounds and tall casements to ground floor with cast iron ornamental balconies under stuccoed lintels. The properties are accessed by a steep set of stone sets with iron railings.
- 2.112 Nos.11-13 St Mary's Walk follow the same pattern of development but have stuccoed ground floors and basements with incised lines and pilasters supporting a ground floor entablature with block course to the first floor cill band. No.14 St Mary's Walk is a two storey, three window villa. Although part of the contemporaneous development of this area, the villa has a distinct character with gauged flat brick arches with a stucco plinth and first floor cill band. The parapet has a wide sunken panel; later brickwork here

suggests that this may be a later alteration to the building.

- 2.113 This residential development is set around a garden square, enclosed by iron railings, and there is a strong sense of intact historic streetscape. This 19th century development attests to the expansion of London at this time, and the aspirations of the middle or professional class for whom these homes were intended.

Contribution of Setting to Significance

- 2.114 This development is set around the triangular, soft landscaped, garden square which contributes to the significance of the listed buildings. Either end of the northern terrace of St Mary's Gardens are larger three storey mid-19th century terraces, which are unlisted but of similar age and style. The west side of St Mary's Gardens comprises later 19th century residential development and the Italianate, three storey buildings with high parapets and stucco bays are at contrast to the earlier housing. To the north west side of St Mary's Walk, some mews style buildings also contrast to the listed building group and give a distinctive subsidiary character. To the west are a distinctive former factory and a covered electricity substation. These factors all contribute to a more fractured streetscape compared to the more distinct and enclosed West Square to the north. Where development, such as West Square is contemporaneous, or of commensurate scale and materiality this makes a positive contribution to the setting of the listed building group and attests to the 19th century ongoing development of the area.

- 2.115 More widely, the physical surroundings are variable and consist of some of the earliest phase of development in this area (Kennington Road), as well as later 19th century and 20th century development. From St Mary's Gardens, more recent development surrounding Elephant and Castle to the east is also visible, including the Strata SE1 Tower, One The Elephant at Elephant Park and Highpoint. The towers of the Cotton Gardens Estate to the south east area also visible. These attest to the listed building group as part of a much wider and diverse townscape and part of the ongoing expansion and development of London. However, these are not considered to contribute positively to the experience of the significance of the listed building group as a 19th century domestic enclave.

- 2.116 As part of the wider and much more fragmented and evolved townscape setting of the listed building, the Site does not contribute positively to the significance of these heritage assets and cannot be seen in any shared views currently.

Grade II Listed Building Group: Walnut Tree Walk

Special Architectural and Historic Interest

- 2.117 Nos. 9, 10 and 11 Walnut Tree Walk are of significance as good-quality examples of the mid-to-late 18th century Georgian townhouse design, which illustrate the development of the London terraced house typology. The architectural significance of these buildings is derived largely from the townscape value of their principal elevations. These listed buildings represent the earliest development of this street, although refronted in the early-to-mid-19th century, and are simple stock brick, three storey residential properties. These buildings have a solid plinth to street level and a cill band to first floor. The sash windows have gauged flat brick arches to sash windows and the entrance doors have elaborate moulded architraves with console bracketed cornices. A

carriage entrance to No.10 has more recently been removed and the façade of the building made good.

- 2.118 The remainder of this listed building group comprises early-mid 19th century three storey houses over basement levels. These are similar in style to the older buildings, despite the additional basement levels and surrounding railings, although the properties to the north west have stuccoed and stuccoed channel ground floors with balconettes. Most houses in this group also have additional mansard levels and round arched sash windows. These are also of significance where they reflect the Classical motifs applied to domestic architecture, which last for much of the 19th century. The buildings in this group derive group value from their relationship with one another, as part of the early residential development of Kennington.

Contribution of Setting to Significance

- 2.119 The narrow street and lack of front gardens creates a high density and formal urban environment, although young street trees have been planted. The listed building group survives as an isolated remainder of earlier development within this otherwise redeveloped streetscape. Development to all four corners of the street is predominantly later 20th century, although there is some early 20th century development to the north east. This later development is of a greater mass and scale, and contrasts to the listed building group.
- 2.120 The view to the south east terminates with Wincott Parade/Kenneth Court and two large advertising hoardings with the towers of the Cotton Gardens Estate further east. Similarly the view to the west terminates in later 20th century housing blocks, with interposing, earlier 20th century housing and institutional uses. This is part of the more dense and varied urban character of the setting of the listed building group.
- 2.121 The Site is physically separated from the listed building group by the street pattern, and interposing built forms. The Site does not make any contribution to the setting of the listed building group.

Grade II Listed Building Group: Bishop's Terrace

Special Architectural and Historic Interest

- 2.122 This listed building group comprises the complex of the Hollis & Son furniture polish manufacturers with attached stables. Within this otherwise largely residential townscape, the listed buildings are of architectural and historic interest where the well-preserved buildings demonstrate the introduction and development of industrial architecture and uses as part of the changing character of the area in the later 19th century.
- 2.123 These buildings were built in 1898 of stock brick with red brick and engineering brick plinths and dressings. The stable block, with a frontage directly to Bishop's Terrace, is a modest building with a two storey frontage to the street beneath a gablet with corbel bracket and parapet brick wall coping. The factory building is set within a small gated courtyard and is three storeys, with large internal floor-to-ceiling heights, and a red brick detailed parapet. Another two storey block is connected to the factory building. The stable building has modest sash windows with large stable doors to ground and hay loft doors to the first floor. The windows of the factory are much larger multi-

paned windows with glazed hay loft doors to the central bay.

Contribution of Setting to Significance

- 2.124 The immediate streetscape of the listed building group is primarily residential and comprises 19th century residential development. The building immediately to the south east of the listed building group is a former public house, and buildings to the corner of Kennington Road area also later 20th century commercial buildings with residential above; attesting to more varied typologies in this more immediate area.
- 2.125 As part of this varied townscape, there are views from the listed building group to taller 20th and 21st century developments to the east where they form backdrops to earlier residential development and are part of the developing character of this part of London. These are not, however, appreciable in any shared views and do not make any contribution to the significance of the listed buildings.
- 2.126 The Site is physically separated from the listed building group by the street pattern, and interposing built forms. The Site does not make any contribution to the setting of the listed building group.

Grade II Listed Building Group: Gladstone Street and Colnbrook Street

Special Architectural and Historic Interest

- 2.127 This listed building group is of special architectural and historic interest as a well-preserved group of domestic terraces built during the mid-19th century when London expanded rapidly. This interest is derived primarily from their value as part of a group of contemporaneous properties, with a front elevation of Classical design typical of this date and typology. The part brick and part stucco front elevations retain a sense of their original character. They were built between 1849 and 1852 by architects Garland and Christopher.
- 2.128 Their special architectural and historic interest is described in some detail in the West Square Conservation Area Appraisal, for their strong contribution to the character and appearance of the conservation area and known as the Albert Triangle (the development on Gladstone Street was known historically as Albert Terrace). This is paraphrased here:
- 2.129 Originally constructed as two storey houses, over a basement, the majority now have mansard extensions of varying designs. Typically the houses have rusticated stucco at the lower levels and yellow stock brick with stucco details above. The north side of Gladstone Street is the set piece with three four-bay sections breaking forward under pediments. The majority of the parapet cornice and pediments in Colnbrook Street have been lost. Some of the ground floor sash windows retain their original margin lights and most of the basement areas have spearhead railings. These cast iron railings are a significant feature of the streetscape and many properties have retained these original features.³⁰

Contribution of Setting to Significance

- 2.130 The triangular shaped development in which the listed building group are situated is

³⁰ London Borough of Southwark, West Square Conservation Area Appraisal, 2013

part of the mid-19th century laying out of this area of London. However, it survives amidst an otherwise much changed townscape following later 20th century redevelopment. Immediately to the north of the listed building group is a depot originally built for the London Electric Railway and replacing an earlier 19th century Asylum for the Blind. Garden Row, to the east, and London Road to the north east have also been substantially redeveloped with development of contrasting scale, type and materiality to the listed building group. Tall buildings, as part of the ongoing development of London, are also appreciable in shared views of the listed buildings and these elements of setting do not make any contribution to significance.

- 2.131 The Site is entirely screened from the listed building group by interposing built development and the local street pattern. The buildings within the Site, although of near contemporaneous development as part of the mid-to-late 19th century development of this area, do not share any architectural links of particular interest with the listed building. Any historical links, where the former workhouse and later hospital complex served this local area, have been diminished by redevelopment and change of use.

Grade II Listed Building: Colnbrook Street Schools

Special Architectural and Historic Interest

- 2.132 Colnbrook Street Schools, now known as St Jude's Primary School was built between 1870 and 1864 and the design is attributed to a Mr Hall. This purpose-built school building replaced an earlier structure built c.1850. The principal elevation of the building is the key element of the architectural interest of the building and is predominantly of the Gothic revival style, two storeys, with a large internal floor-to-ceiling height, with a two window range to Colnbrook Street. This frontage has a first floor level entrance reached by a flight of stairs and set in a gabled porch with a second entrance at ground level. Typical Gothic revival style decorative features include perpendicular tracery to the four-light first floor windows with a crowstepped gable. The building has two later additions; a two storey flat-roofed addition of 1902-03 and an addition to the north of 1966. Neither is of architectural interest.

- 2.133 The listed building is of historic interest as a school building built shortly after the introduction of the 1870 Education Act; the first piece of legislation to deal specifically with the provision of education in Britain. At this time, it was recognised that mass education was vital to the nation's ability to maintain its lead in manufacture and school building at this time was pronounced. It is also of communal value where the building still fulfils its original use.

Contribution of Setting to Significance

- 2.134 The listed building is situated to the north of the former Church of St Jude. A church had been situated here since the beginning of the 19th century, but was rebuilt in the 1870s at the same time as the school building. The buildings are both of the Gothic revival style with stone dressings, and slate roofs with gables. The church, therefore, makes a positive contribution to the setting of the listed building. Although of a contrasting typology, scale and style, the residential development to Colnbrook Street and Gladstone Street also make a positive contribution to the setting of the school building as part of the contemporaneous development of this area. Originally the

school building would have abutted these terrace houses but a gap has been created by the demolition of some houses in the mid-20th century and a playground formed in this area. Later development of the school building does not make a positive contribution to the significance of the listed building.

- 2.135 The Site forms part of the much wider and varied townscape of this area of London, which includes modern developments and tall buildings; some of which are appreciable in shared views of the listed building. The Site, although partly contemporaneous institutional development, is situated at some distance to the listed building and is entirely screened by built development and the local street pattern. It does not contribute to the significance of the listed building by way of setting.

Grade II Listed Building: Former Church of St Jude

Special Architectural and Historic Interest

- 2.136 From 1791, this site had been occupied by the Philanthropic Society, which was dedicated to training and reforming young offenders. Between 1803 and 1806, the first chapel on the site was constructed; however, the chapel was not cardinally orientated and after the Philanthropic Society left in 1849 it was given over to Anglican use and a scheme for enlarging and improving was initiated and then abandoned. In 1871, the reorientation of the church was undertaken and it was also extended and a proper chancel provided. The building was then largely rebuilt between 1888 and 1890 by W.J.H Leverton, eradicating much of the earlier building. These phases of rebuilding attest to changing architectural styles and tastes and is the primary contributing element of the building's architectural interest.
- 2.137 The church is predominantly of the gothic revival style, constructed of Flemish-bond red brickwork with stone dressings and slate roofs with emphatic gables. The church has an octagonal bell turret rising to a stone capped roof. The earlier structure survives at the west end of the north aisle, consisting of four two-over-two pointed windows. The building was deconsecrated in the 1980s but has remained in some community use. Although no longer in its original use, the retention of a community use makes some contribution to the special interest of the listed building.

Contribution of Setting to Significance

- 2.138 The listed building is situated on the corner of St George's Road and Colnbrook Street, to the south of the Colnbrook Street Schools. Although the church has earlier origins, the church was rebuilt at the same time as the construction of the schools and the buildings share a similar architectural style and decorative features. As contemporaneous development and as part of an enclave of community buildings, the school makes a positive contribution to the setting of the listed building. Although of a contrasting typology, scale and style, the residential development to Colnbrook Street, Gladstone Street and the immediately adjoining residential development to St George's Road all also make a positive contribution to the setting of the listed building as part of the contemporaneous development of this area. Later extensions to the school building do not contribute to the setting of the former church of St Jude.
- 2.139 The Site forms part of the much wider and varied townscape of this area of London, which includes modern developments and tall buildings. This is particularly appreciable from St George's Road, a heavily trafficked route, where the Strata SE1 Tower and

Highpoint are amongst those appreciable in shared views of the listed building looking south east. The Site is situated at some distance to the listed building and is entirely screened by built development and the local street pattern. It does not contribute to the significance of the listed building by way of setting.

Grade II Listed Building Group: Imperial War Museum

Special Architectural and Historic Interest

2.140 The Imperial War Museum is the surviving remnant of the buildings originally erected in St. George's Fields for the Bethlehem Hospital. This institution was the successor of the medieval hospital in the priory of St. Mary of Bethlehem in Bishopsgate Without (on the site of Liverpool Street Station), the "bedlam" of common parlance, of which the first reference dates back to 1329.³¹ Despite surviving only as a remnant, the principal listed building, as the former asylum building, is of architectural and historic interest as one of the earliest, and grandest, hospitals for the mentally ill following the Asylums Act of 1808.³² The 14th century origins of the hospital also contribute to the historic interest of the building, where it is seen as a continuation of this welfare endeavour as one of the country's oldest hospitals.



Figure 2.32: Imperial War Museum and Entrance Lodge

2.141 The site in St George's Fields was acquired in 1810. The roughly triangular site had some houses along the road frontages, a few of which were demolished to accommodate the design for the new hospital buildings by James Lewis. The foundation stone of the hospital was laid by the President, Sir Richard Carr Glyn in April 1812 and by October 1814 the main structure was complete, with the first patients taking up residence in August 1815. The first alteration to the hospital occurred in 1835 when the male criminal block was enlarged to the designs of Sydney Smirke.

³¹ Survey of London: Volume 25, St George's Fields, 1955

³² Historic England, Listing Selection Guide: Health and Welfare Buildings, 2017

Workshops for the male patients and laundries for the employment of the female patients were also provided in the form of wing blocks either end of the frontage and two long galleried blocks across the garden at the rear. The cupola, which was originally much lower, was replaced in 1844-46 by the existing copper-covered dome, also designed by Smirke. The palatial grandeur of the architecture of this building is of architectural interest where it demonstrates the importance of public display for prominent national institutions of the time.

2.142 The surviving element of the former hospital is a three storey, seventeen bay, brick central block, with stone details and a hipped slate roof. The front has a projecting section of eleven bays, surmounted by a stone balustraded parapet, and the central five bays have a stone hexastyle Ionic portico with a pediment containing a coat of arms. The tall octagonal dome with its copper roof is the focal point of the building. The side elevations are much more simply treated, with round headed windows. The rear portion, including the roof forms, has undergone alteration as part of the museum use.

2.143 After the First World War, the Governors decided to build new premises in a more rural location and the removal of patients was sanctioned by an Act of Parliament in 1926. The freehold of the old site was purchased by Viscount Rothermere in 1930 and vested in the London County Council for the formation of a public open space, to be known as the Geraldine Mary Harmsworth Park in memory of his mother. The side wings and some other parts of the building were demolished. The central portion of the front and the rear galleries were leased to the Commissioners of Works to house the Imperial War Museum, which opened in 1936.³³ This later use of the listed building is a further element of its historic interest, where it now showcases important aspects and events of the nation's history.

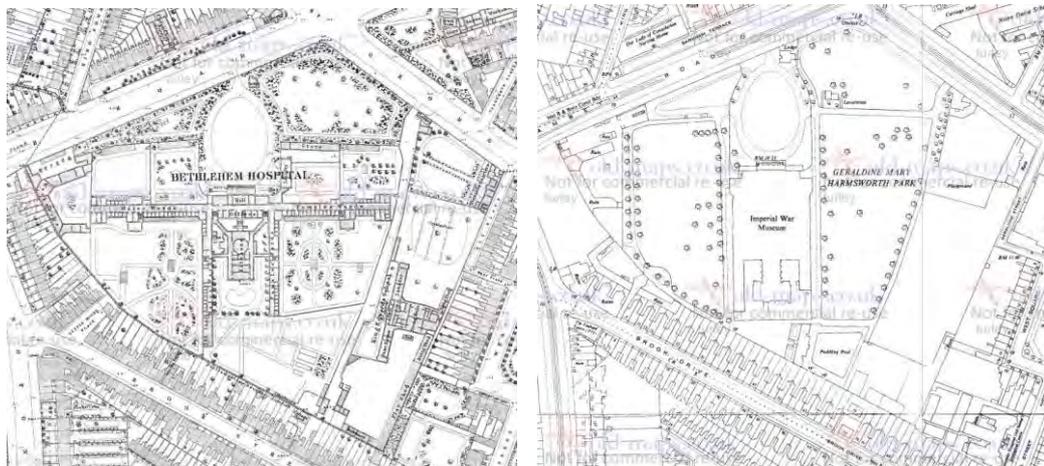


Figure 2.33: Ordnance Survey Maps, 1876 (left) and 1952 (right)

2.144 The lodge, was constructed in 1837, is a single storey, three bay, stucco building. The building has stucco detailing, with cornice, parapet, plinth, rusticated quoins and channelling with a segmental-arched doorway with voussoirs and cyma moulded key rising to the cornice with a deeply set door under a moulded architrave. An inscription

³³ Survey of London: Volume 25, St George's Fields, 1955

on the north wall reads: “*This lodge was built and the ground enclosed and planted MDCCLXXXVII. Sir Peter Laurie, Alderman of the City of London, President. Ralph Price Esquire, Treasurer of the Royal Hospitals of Bridewell and Bethlem.*” The principal architectural and historic interest of this building is invested in its group value with the principal former asylum building.

Contribution of Setting to Significance

2.145 This listed building group (museum and former lodge) is set within the Geraldine Mary Harmsworth Park, an area of gated green open space (and some sports uses). This has been an element of the setting of the listed building since their conception and makes a significant positive contribution to the setting of the listed building where it provides a buffer between the otherwise denser and varied townscape of the wider area. To the north, north east and west of the buildings are the heavily trafficked routes of Lambeth Road, St George’s Road and Kennington Road, along which are a variety of building types of different scales, ages and heights. To the south and south east, the area is characterised by smaller scale residential townscape. This includes the late 19th century buildings to Brook Drive, which replaced earlier development and abuts the park. This smaller townscape makes some contribution to the setting of the listed building as evidence of the contemporaneous development of this area of London.



Figure 2.34: View looking south east from the Geraldine Mary Harmsworth Park

2.146 From within the Geraldine Mary Harmsworth Park, there are open views across to Elephant and Castle centre, and the more recent tall building developments in this area, part of the ongoing development of this urban area. These are, however, appreciable in more limited glimpsed views in direct conjunction with the principal frontage and features of this listed building due to the screening effects of mature planting and also distance and orientation. The Site is not currently appreciable in any

shared views and although there are some limited historical associations due to the institutional uses of the buildings, this has been diminished by the changes of use and redevelopment of both sites. As such, the Site does not make a contribution to the significance of the listed buildings as an element of setting.

- 2.147 Overall the singular listed building, now national museum, has a very strong visual presence within Mary Harmsworth Park, which forms the most important part of its historic and present day setting, and also within many other local views from surrounding routes such as Lambeth Road and Kennington Road. This presence is derived primarily from its large scale and architectural grandeur, and its domed central tower also appears as a local landmark on the skyline within incidental views across the surrounding townscape area. Externally, the best place to appreciate its wider significance as a heritage asset is from the north and in local views looking directly towards its main entrance / portico and crowning tower, also in the context of its associated gate lodge and also later installed guns.

Grade II Listed Building: Nos.63-83 St George's Road

Special Architectural and Historic Interest

- 2.148 Nos.63-83 St George's Road are of special interest as some of the earliest residential buildings in this area, dating to 1794. This terrace, as the only remainder of 18th century development on this street, comprises houses of three storeys over basements, set well back from the street. The listed buildings derive architectural interest as typical, albeit good-quality, examples of 18th century Classically-influenced townhouses, of the type which emerged across London, and England more widely, from the late-17th century. Despite later alterations, the terrace survives as a good example of this late 18th century streetscape following the increased popularity of this area due to improved transport infrastructure. The buildings also indicate the aspirations and tastes of the professional and middle classes for whom these houses were intended.

- 2.149 The buildings are constructed of brown and yellow brick with plain coped parapets. Within this terrace, No. 81 has rusticated stucco to the ground floor with stucco corncicing to the parapet and one solitary pilaster. The details of doorways include round arched openings with stucco-lined recesses and some doorways are more decorative with reeded columns, foliage capitals and reeded cornices. Some original six-panelled doors survive, as do recessed sash windows with glazing bars and flat gauged brick arches above. The front gardens to this terrace are defined by low brick walls surmounted with non-original metal railings with entrance boundaries defined by substantial brick piers with decorative stone caps.

Contribution of Setting to Significance

- 2.150 The listed buildings are set well back from the street, with well-defined and contained gardens with some soft landscaping and mature planting. Established street trees also provide some degree of separation between the heavily trafficked route of St George's Road. The built development along this road consists of a variety of buildings of different scales, types, uses and styles dating from the 19th century through to the 20th and 21st centuries. This streetscape, as part of the ongoing development of this area, does not make a contribution to the significance of the listed buildings. There is,

however, some surviving remnants of contemporaneous townscape including the development to West Square and within the Elliott's Row Conservation Area. This is not readily appreciable in shared views with the listed building but makes a positive contribution to the setting of these buildings.

2.151 From the street some elements of more recent tall building developments towards the Elephant and Castle centre can be glimpsed in conjunction with this terrace and as part of the backdrop to some views; all part of the ongoing development of this central urban area. The screening effects of mature planting and also distance and orientation of views constraints this experience to some degree however. As part of the wider and much more fragmented and evolved townscape setting of the listed building, the Site itself does not contribute positively to the significance of these heritage assets.

Grade II Listed Building Group: West Square

Special Architectural and Historic Interest

2.152 The layout of West Square was started in 1794 and was completed c.1810. The listed buildings comprise the west, south and east corners of the square and together comprise one of the earliest surviving Georgian residential squares in south London.³⁴ As such, they are of significance as good-quality examples of late 18th century Georgian townhouse design, illustrating the development of the London terraced house typology, and indicating the aspirations and tastes of the professional and middle classes for whom these houses were intended.



Figure 2.35: West side of West Square

³⁴ London Borough of Southwark, West Square Conservation Area Appraisal, 2013

- 2.153 The terraces, set around the central garden square, are generally uniform and consist of three storey buildings constructed in stock brick. In some cases, and predominantly to the east side, a fourth storey has been added to the roof in the form of mansard roof extensions. On the west side of the square, the centre of the terrace is signified by a projecting central pediment extending over two of the buildings, with flanking houses and projecting end pairs. This rhythm was mirrored on the opposite side but has been weakened by later alterations, including the additional mansard storeys. The south side consists of two blocks of four and five houses. Those in the south east corner of West Square are amongst the latest constructed and are four storeys; creating a sense of imbalance here. The architectural significance of these buildings is largely derived from the townscape value of their principal elevations, as part of the wider streetscape to West Square.
- 2.154 The architecture detail of these buildings is described in some detail in the West Square Conservation Area Appraisal. This states:

“West Square is built of yellow stock bricks with stucco dressings, dentil corning to parapet roofs, and recessed sash windows with gauged flat brick arches. From street level there are steps leading up to six-panelled wooden doors with semi-circular fanlights. On the west side the two buildings flanking the central projection have first floor windows set back into tall semi-circular arched recesses. On the eastside, this is repeated to the central feature. Other details include stucco banding and keystones, and iron railings, although most of these are replacements.”³⁵

Contribution of Setting to Significance

- 2.155 The listed buildings are set around a fenced central square, which is soft landscaped and with mature planting. Enclosing the square, the listed buildings are experienced as part of an attractive enclave of late 18th century buildings. There is limited traffic moving through the area, enhancing the setting of the picturesque group, which share a common materials palette and complementary scale and architectural character. The uniformity of West Square has been interrupted with the construction of the Charlotte Sharman School in the late 19th century, which has replaced terraces in the north west corner. On the north east corner, is a post-war building in a neo-Georgian style, constructed following bomb damage.
- 2.156 This insular nature results in an 18th and 19th century enclave within an otherwise highly variable townscape more widely. This aspect of setting contributes positively to its significance. The wider townscape is only appreciated from limited views from within the square; however, there are glimpsed views of recent tall building developments to the east and south east from within the square and within shared views of the listed buildings; particularly those on the east side of the square. These are largely screened by mature planting within the square and may only be more apparent in the winter months. Due to the enclosed nature of the square, the wider townscape, including the Site, does not make a contribution to the significance of the listed buildings by way of setting.

³⁵ London Borough of Southwark, West Square Conservation Area Appraisal, 2013

Grade II Listed Building Group: Orient Street

Special Architectural and Historic Interest

2.157 Orient Street is a short, narrow street leading off from the corner of West Square. The listed buildings in this group post-date the construction of West Square but map regression suggests they were constructed by c1819 and may have formed part of the later development phase of West Square. The listed buildings are of architectural interest as typical, albeit good-quality, examples of early 19th century, Classically-influenced townhouses, of the type which emerged London from the late 17th century.

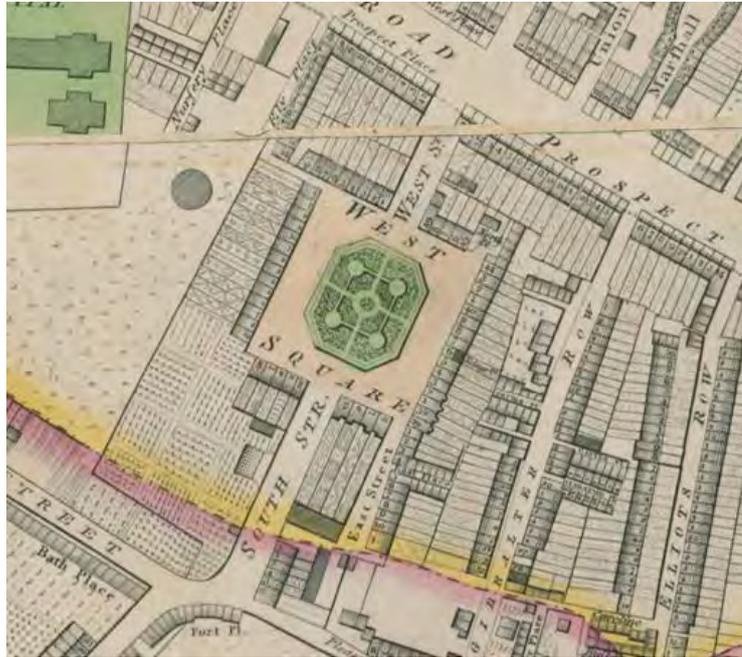


Figure 2.36: Plan of London, Richard Horwood, 1819 4th edition

2.158 The external character of the buildings is the key contributor to this architectural significance. The listed buildings are stock brick, two-storey terraced houses over a basement level and with attic storeys. The houses are one bay wide and the sash windows have gauged brick segmental arches to the first floor. At ground floor, Nos.3, 5 and 7 have stucco ground and basement floors with a cill band at first floor level and the door entrances are flat arched, with plain over-lights and shallow pilasters and canopies. No.1 has stucco only to the basement level and the house steps up to a porch at ground floor with reeded columns and corresponding pilasters to the rear supporting the canopy. The ground floor window here is set under a gauged brick segmental arch. Iron railings enclose the external areas to all properties steep steps to the ground floor entrance.

Contribution of Setting to Significance

2.159 As Orient Street is a narrow, no-through road, the immediate setting is closely defined. West Square is a significant element of the setting of these listed buildings, as the core of contemporaneous development within this area. Contemporaneous development to the south and late 19th century development on the west side have been redeveloped in the 20th century with residential development that is in contrast to the style and scale of the listed buildings and does not contribute to setting. A pair of later 19th

century houses to the east of the listed buildings survive as an indication of the earlier street pattern in this area. The cobbled street here is suggestive of a former mews / stable development.

- 2.160 From Orient Street there are some glimpsed views of recent tall building developments as part of the wider and much more fragmented and evolved townscape setting of the listed buildings. The Site is not, however, appreciable and does not contribute positively to the significance of these heritage assets.

Grade II Listed Building: Charlotte Sharman School

Special Architectural and Historic Interest

2.161 This listed building is of special interest as a well-preserved example of a school building originally built in 1884-85 for the School Board for London. The school building was constructed after the Elementary Education Act of 1870, establishing a system of national, secular, non-charitable education for children between the ages of 5 and 13. The Act required public elementary schools, managed by elected school boards. The London School Board established a distinctive, newly-fashionable Queen Anne Revival style, under the architect E R Robson and the listed building is of architectural interest for its distinctive aesthetic; where this significant departure from the more popular Gothicism underlined the London School Board's commitment to secularism in education.

2.162 The school building is constructed of yellow and red brick, typical of London Board Schools, with a black brick plinth. The block fronts onto Geraldine Street to the west and has a twelve window range with two slightly projecting blocks of two window ranges at either end. The List Entry describes the two upper storeys are built in yellow brick and articulated by a blind segmental-arched arcade, with the arches and banding in red brick. The second floor windows have segmental heads, while those on the first floor have flat arches. The ground floor is red brick with banded rustication and has rectangular windows surmounted by segmental pointed arches with keystones. The north elevation has a three window range with blind arches. A particular feature of note is the brick parapet at roof level which surrounds the rooftop playground (no longer in use) with horizontal openings with bars across.

2.163 The building also derives historic interest from its dedication to the Christian philanthropist Charlotte Sharman. Sharman ran orphanages in the local area at the time of the school buildings construction, originally opening orphanages in several buildings throughout West Square, before having a purpose built orphanage constructed on Austral Street (now the Photography Archive building of the Imperial War Museum).

Contribution of Setting to Significance

2.164 The listed building forms the core of the school complex which has been developed and expanded from the early 20th century. The complex is primarily accessed from St George's Road and a school block replaced terraced housing to St George's Road in the beginning of the 20th century. A further building was constructed immediately to the rear of terraced housing in the north west corner of West Square. After the Second World War, these terraced houses were also demolished and the area incorporated into the school complex. This area is now entirely enclosed by a brick wall and is an

important aspect of the immediate setting of the listed building.

- 2.165 The listed building forms part of the more diverse townscape of this area, particularly where it addresses St George's Road. The built development along this road consists of a variety of buildings of different scales, types, uses and styles dating from the 19th century through to the 20th and 21st centuries. This includes some remaining elements of contemporaneous development including the former Church of St Jude. To the west and south, the Imperial War Museum (formerly Bethlehem Hospital) and West Square are earlier remnants of townscape and these historic elements all make some limited contribution to the setting of the listed building. From St George's Road some elements of more recent tall building developments towards the Elephant and Castle centre can be glimpsed in conjunction with this building and as part of the backdrop to some views. The screening effects of mature planting and also distance and orientation of views constraints this experience to some degree however.
- 2.166 Although the Site forms, in part, near-contemporaneous institutional development, the listed building and the Site do not share any architectural links of particular interest and any historical links, where the former workhouse and later hospital complex served this local area, have been diminished by redevelopment and change of use. As part of the wider and much more fragmented and evolved townscape setting of the listed building, the Site does not make a positive contribution to the significance of this heritage asset.

Grade II Listed Building: Metropolitan Tabernacle

Special Architectural and Historic Interest

- 2.167 The listed building was originally constructed between 1859 and 1861 to the design of W.W. Pocock for the Metropolitan Tabernacle; a large independent Reformed Baptist Church. The Metropolitan Tabernacle is of architectural interest as the largest church edifice of its day, rejecting the then more popular Gothicism in favour of classical revival forms. The building was a flagship for the Reformed Baptist Church and influenced later Baptist and also Congregationalist church design.³⁶
- 2.168 The original building was almost entirely burnt down in 1898, and only the giant hexastyle Corinthian portico with pediment and coffered ceiling survived. The building was then reconstructed by 1898 by Searle and Hayes but the building was once again partially destroyed by bomb damage during the Second World War. A modern building was constructed behind the retained façade in 1959.

³⁶ Historic England, Listing Selection Guide: Places of Worship, 2017



Figure 2.37: Metropolitan Tabernacle circa 1890³⁷



Figure 2.38: Metropolitan Tabernacle as found today

³⁷ Survey of London: Volume 25, St George's Fields, 1955

2.169 The building has historic interest for its connection to Charles Haddon Spurgeon; the pastor of the Metropolitan Tabernacle at the time of the construction of the listed building. Spurgeon was perhaps the most influential pastor of his time and remains highly influential among Christians of various denominations. The site of the listed building is also purported to be the location where three men, known as the Southwark Martyrs, were burnt at the stake for heresy during the reign of Mary I and is supposedly why this site was chosen by the Metropolitan Tabernacle.

Contribution of Setting to Significance

2.170 The listed building is situated on Newington Butts; a heavily trafficked principal route through Elephant and Castle. Map regression indicates that this area had, by the end of the 19th century, a mix of commercial, industrial and residential uses. Following significant bomb damage, post-war the area was heavily redeveloped and the street pattern and many of the buildings now surrounding the listed building date from the 1950s and 1960s. More recent development, including the Elephant Park development, Highpoint and Strata SE1 Tower, has now come to characterise modern and larger scale / comprehensive development in this area surrounding the listed building. 20th and 21st century developments do not contribute to an appreciation of the significance of the listed building through setting.



Figure 2.39: Metropolitan Tabernacle seen from the north east

2.171 Some remnants of the 19th century townscape of this area survive to the east of the listed building, including the development within the Elliott's Row Conservation Area. Although the Site forms, in part, near-contemporaneous institutional development, the listed building and the Site do not share any architectural links of particular interest and any historical links, where the former workhouse and later hospital complex

served this local area, have been diminished by redevelopment and change of use. As part of the wider and much more fragmented and evolved townscape setting of the listed building, the Site does not make a positive contribution to the significance of this heritage asset.

Grade II Listed Building: Michael Faraday Memorial

Special Architectural and Historic Interest

2.172 The structure was designed in 1959 by Rodney Gordon, and built between 1960 and 1961. The rectangular structure is supported by black-painted steel structural supports, which enables the four sides of the square stainless steel dished panels that clad the transformer enclosure to be suspended within. The listed building is noted for its architectural interest as an early British example of the use of stainless steel as a cladding skin and a building which looks forwards in its architectural language and materials to the high tech style of the 1970s and 1980s.

2.173 The listed building serves a dual purpose as a transformer station for London transport, serving the Bakerloo and Northern lines, and as a memorial to the physicist and chemist Michael Faraday. Faraday was born in this area and is most famous for his discovery of electromagnetic induction in 1831 and invented the electric motor, transformer and generator; making the structure a fitting tribute to Faraday.

Contribution of Setting to Significance

2.174 The listed building was originally situated in an isolated position on a roundabout to the north of Newington Butts. However, this area has recently been redeveloped and the listed building is situated on the corner of an informal local square, surrounded by the A201. This area has undergone substantial redevelopment since the Second World War and is continually evolving. The setting of the listed building does not make a significant contribution to its significance, and its distinctive form and shape can be best appreciated in much closer views from the island. The Site itself, distant and as part of the wider townscape of the area, also does not make any contribution to the significance of this asset.

Conservation Area: Renfrew Road

2.175 The Renfrew Road Conservation Area lies to the north of the LBL, close to its eastern boundary with LBS. This is a relatively small L-shaped area, taking in the south east portion of Renfrew Road and including the surviving remnants of the 19th century former workhouse to the east along Dugard Way. The conservation area was first designated in 1985 in recognition of its unique assemblage of 19th century civic and institutional buildings.

2.176 The historic development of the conservation area has been explored, as it relates to the development of the workhouse earlier in this report, and is also included with the Renfrew Road Conservation Area Statement.³⁸ As such, a summary only is provided here to avoid unnecessary repetition.

2.177 At the beginning of the 19th century, the land of the conservation area was undeveloped as the urban expansion of London was yet to reach this area. Kennington

³⁸ London Borough of Lambeth, Renfrew Road Conservation Area Statement, 2007

Lane, from which Renfrew Road runs, was developed in the early 19th century and by the middle of the 19th century greater land intensification was taking place. Renfrew Road and the surrounding streets were laid out; primarily for terraced housing. The greater number of residents in the area in turn required increased public services and in the mid-to-late 19th century, a large police station, the Magistrates' court with prison cells (1869), the fire station (1868) and a workhouse (1870) were all constructed.

- 2.178 The Renfrew Road Conservation Area Statement provides a summary of this areas later history:

“Wartime bombing and post-war slum clearance saw the area to the east and south of the current conservation area cleared in the 1960s and redeveloped as the Cotton Gardens Estate. Of the terraced properties in Renfrew Road only the Court Tavern remains.

- 2.179 None of the buildings now perform their original function. The court house is now in a community use, the fire station and the Court Tavern has been converted into apartments. The majority of the former workhouse site lies outside the conservation area boundary, but this area has been largely redeveloped for residential uses (including the former workhouse water tower). The former administrative block of the workhouse now contains the Cinema Museum.

Character and Appearance

- 2.180 The conservation area's character is derived from the late 19th century buildings fronting on Renfrew Road and the former Lambeth Workhouse (later Hospital) site, as a cluster of civic, institutional and commercial uses. Although the Court Tavern and former fire station are now in residential use, the conservation area does not contain any buildings originally intended for residential use. This gives the area a distinct character.

- 2.181 Although the built development within the conservation area is near contemporaneous, there is a variety of style, materiality, scale and building heights. The Court Tavern, the 1868 Metropolitan Fire Brigade building and the former administrative block of the Lambeth Workhouse are both constructed in yellow stock brick with polychromatic red brick decorative schemes. The decorative treatment of the former administrative block is, however, more elaborate with a distinctive and flamboyant Venetian Gothic style and further decorative features such as nail-head panels and stone dressings. The water tower of the former Workhouse complex is also constructed in this polychromatic brickwork. This monumental structure with corner buttresses is a landmark feature of the conservation area; however, due to the tight knit development it is only appreciated in glimpsed views from Renfrew Road and Dugard Way. The water tower was converted for residential use in the early 21st century and a contemporary structure to the west was constructed.

- 2.182 The former Magistrates' Court building is also very distinctive, built in 1869 in a Tudor Gothic style of red brick with stone dressings and carvings. The building was extended to the north side in the 1930s and as a result the building varies in height from one to three storeys, creating a series of distinctive rooflines. The original entrance gateway into the complex has also been bricked up, although the gate piers remain partially intact, and a new entrance with brick gate piers has been formed. A 1927 iconic red

telephone box, designed by Giles Gilbert Scott, now stands between these two sets of gate piers.



Figure 2.40: View looking north along Renfrew Road

- 2.183 The most recent element of the conservation area is the southernmost portion of the former Metropolitan Fire Brigade complex, constructed in 1896. This four storey building is more elaborate than the first building and is a red brick building in the neo-Jacobean or Queen Anne style. The building, with its distinctive pedimented gable has heavily banded decoration and keystones in brick and stone.
- 2.184 There is limited planting or public realm features within the conservation area; bar one recently planted street tree. Additional planting is primarily confined to the boundaries of buildings within the conservation area including the Magistrates' Court and overgrown planting surrounding the former administrative block. These, and other planting outside of the conservation area boundary, soften the otherwise utilitarian appearance of the conservation area.

Contribution of Setting to Significance

- 2.185 Beyond the boundaries of the conservation area, the townscape character is mixed and primarily in contrast in age and form to this 19th century enclave. Immediately to the west of the conservation area (on the adjacent side of Renfrew Road) is the early 20th century Gilmour Section House, which replaced the L Division Police Station. To the north is a 1970s terrace of housing, which replaced a 19th century terrace. To the east and south of the north east corner of the conservation area (immediately surrounding the former administrative building) is 21st century residential development. The distinctive style and forms of buildings within the conservation area form a strong

identifiable characteristic in this otherwise mixed setting.

- 2.186 The distinctive character of the conservation area is also appreciated in the emerging context of tall buildings within the Elephant and Castle centre to the east and also the postwar residential point blocks of the Cotton Gardens Estate to the south west; with some shared longer distance views to, from and across the conservation area of this still evolving urban context. Some of these developments form the backdrop to views along Dugard Way into the former Lambeth Workhouse site.
- 2.187 The Site includes the former administrative block of the Lambeth Workhouse as well as a late 19th century, two storey nursing home (now vacant), immediately to the north east of the conservation area. The former administrative block is a core element of the conservation area but its immediate setting is much altered. The nursing home development in the Site does not reflect the original pattern of grid-like development within the former workhouse/hospital site and the loose symmetry of the Site has been eroded in this area. New development to the south and east better reflects this historic pattern. There are also areas of hardstanding and fencing across the Site, further enclosing elements of the Site. From outside the former workhouse/hospital complex, the Site as extant is not readily appreciable from Dugard Way or from Renfrew Road as a result of interposing built development.



Figure 2.41: Panoramic view looking north east along Dugard Way

- 2.188 As a core element of the conservation area, the former administrative block within the Site makes a significant positive contribution to the significance of this heritage asset. However, the nursing home redevelopment to the north does not share any architectural links to the conservation area and any historical links, as a continuation of a local healthcare facility, are now redundant as a result of the closure of the nursing home. This element of the Site as extant does not, therefore, make any positive contribution to the significance of this heritage asset. The adopted Renfrew Road Conservation Area Statement (LBL) dated 2007 specifically identifies that the nursing

home site actually makes a “... *negative contribution*” and is “... *of no architectural or historic interest*” (section 2.8 page 16). In its vacant state this part of the Site presents a real opportunity for replacement built development that could optimise the use of this accessible urban site.

Conservation Area: Pullens Estate

- 2.189 The Pullens Estate Conservation Area is located in the north west of the LBS and includes a tightly defined townscape area of terraced housing as well as a public park. The conservation area was first designated in 2005.
- 2.190 At the beginning of the 19th century, this area was semi-rural with large areas of open land, rough pasture and cultivated tracts. Development of the area expanded rapidly and by the 1870s the land of the conservation area was developed with terraced housing. In the 1880s, James Pullen acquired properties in the area and, following the demolition of earlier development, the Pullens Estate was developed between 1886 and 1901. The development contained within the conservation area is an almost entirely intact and significant portion of the Pullens Estate.
- 2.191 The full estate comprised 684 dwellings in 12 four storey blocks. Attached to the rear of the blocks, and arranged in four yards, were 106 two storey workshops. These buildings were originally designed to have stables at ground floor with the workshops above. The estate also included a small number of shops, mostly located at the entrances to the yards.
- 2.192 During the Second World War, the area sustained some bomb damage but the buildings were repaired and restored. By the 1970s, the condition of the estate was deteriorating and the LBS acquired the estate in 1977. Following this, over half of the estate was demolished and now only 360 of the original dwellings remain.

Character and Appearance

- 2.193 The Pullens Estate Conservation Area Appraisal³⁹ states that:

“The Pullens Estate is considered to be of special architectural or historic interest as a good example of a later Victorian speculative development that combines both tenement housing and workshop units, with some shops. A significant proportion of the estate survives, with much of its original detailing intact, to form a coherent and distinctive whole.”

- 2.194 The character and appearance of the conservation area is described in some detail in the Pullens Estate Conservation Area Appraisal and, therefore, only a summary is provided here.
- 2.195 The yellow stock brick tenement buildings are four storeys with flat roofs and each block is three bays wide with an ornate central entrance to a common stair well. The sides and rear of the building lack any decorative treatment but to the front, decorative bands of nail head decoration in moulded brick are used to articulate the elevation and richly detailed painted terracotta window and door heads with high relief keystones add a further level of ornamentation. Ornamental ironwork is used

³⁹ London Borough of Southwark, Pullens Estate Conservation Area Appraisal, 2006

throughout the estate, including cast iron window guards to the front window cills on the upper floors and entrance gates to the yards. The two storey workshops to the rear of the tenement blocks have a simple, functional appearance. The estate shops, located beside the workshop yard entrances have traditional painted timber shop fronts.



Figure 2.42: View looking south east along Peacock Street



Figure 2.43: Shop and small workshop range on the corner of Penton Place and Iliffe Street

2.196 Although there was originally no open green space within the estate, there is a small park within the conservation area; created by the demolition of the tenement blocks on the south side of Amelia Street. External amenity space was, however, cleverly provided within the estate. Ground floor flats have access to a small enclosed yard formed by the lightwell, the roofs of the workshops are used as amenity space by residents on the second floor, and first and third floor residents can use the flat roofs of the blocks.

Contribution of Setting to Significance

2.197 The area is almost entirely surrounded by post-war housing with the exception of a light industrial estate to the east and a primary school to the north – all quite distinct from the townscape character within the conservation area boundary. More recent tall buildings, including the recently completed 45 storey Highpoint building and the Strata SE1 tower, also form a backdrop to the conservation area. Although the townscape setting of this area is largely experienced as part of a more fragmented townscape of varied age and character, the distinct and insular character of the conservation area means that it is clearly identifiable and sharply contrasted by surrounding development.

2.198 The Site forms part of the wider and more diverse townscape setting of the conservation area. Whilst the land of the conservation area and the Site were originally developed at a similar time, the redevelopment of the Pullens Estate forms a later phase of development. The Site also forms a historically institutional part of this area, and as existing the Site is screened in views from the area by the street pattern and intervening built form. The water tower to the former workhouse complex, immediately outside the Site boundary, can be seen in glimpsed views from some points within the conservation area but is not a prominent local landmark feature from this area. The conservation area and the Site do not share any architectural links of particular interest and any historical links, where the former workhouse and later hospital complex served this local area, have been diminished by redevelopment and change of use. The Site does not, therefore, make any positive contribution to the significance of this heritage asset.

Conservation Area: Kennington Park Road

2.199 The Kennington Park Road Conservation Area was designated in 1968 and is located to the south east side of Kennington Park Road. The Guinness Trust Buildings mark the north-east boundary of the conservation area on Kennington Park Road. Kennington Park Place, and the boundary with the LBL, marks the south-west extent of the conservation area. The conservation area forms an 'L' shape with the north end of the marked by St Mary's Church and the south stretch by Kennington Park Place dominated by the imposing Bishop's House, and the short terrace in St Agnes Place.⁴⁰

2.200 In the 17th century, this area generally consisted of meadows with few buildings. The opening of Westminster Bridge in 1750 and the subsequent building of Kennington Road brought an increasing volume of through traffic and gave easy access to London. This area slowly became a more desirable suburb of London. By the end of the 18th century, the modern pattern of this part of Kennington had been established.

⁴⁰ <https://www.southwark.gov.uk/planning-and-building-control/design-and-conservation/conservation-areas?chapter=19>

Character and Appearance

- 2.201 Kennington Park Road itself is a wide, straight road and wide pavements and mature street trees give it a 'boulevard' quality. It is a busy and noisy arterial road, and is characterised by a cohesive group of late 18th and 19th century houses. Newington Place, on the south-east side of Kennington Park Road, was built up as two terraces of houses, divided by New Street (now Braganza Street), in 1789–93 by a number of different builders. Nos.12–51 Newington Place (now Nos.87–167 Kennington Park Road), with the exception of No. 123, which has been re-built, form a long, continuous terrace of four-storey houses of diverse design and size.⁴¹
- 2.202 Most properties within the conservation area are three or four storey houses in terraces, constructed of stock brick with white painted timber sash windows and some stucco detailing. Most properties have front gardens adding to the softer urban character of the streets; despite the heavy traffic.
- 2.203 Within this conservation area, the tower and portal of the former St Mary's Church and the red brick buildings of the Kennington Underground Station, with its copper dome, and No.59 Kennington Park Road are notable exceptions to the 18th and 19th century residential development.



Figure 2.44: View looking south west along Kennington Park Road

Contribution of Setting to Significance

- 2.204 The conservation area is a small, linear development and the setting is defined by development to the west of Kennington Park Road. To the south west, the development of the Kennington Conservation Area contains a similar townscape of 18th

⁴¹ Survey of London, Volume 25: St George's Fields, 1955

and 19th century residential development. To the north, Kennington Park Road is predominantly characterised late 20th century development and the townscape setting of this area is largely experienced as part of a more fragmented townscape of varied age and character. Tall buildings, including the towers of the Cotton Gardens Estate and the Highpoint building further towards Elephant and Castle centre can be seen from Kennington Park Road but due to the distinct, insular and relatively tight boundary of the conservation area, this modern development is generally not appreciable in shared views; particularly where mature street trees screen views from the south.

- 2.205 The Site forms part of the wider and more diverse townscape setting of the conservation area, but is entirely screened by interposing built development, the street pattern and mature planting. The conservation area and the Site do not share any architectural links of particular interest and any historical links, where the former workhouse and later hospital complex served this local area, have been diminished by redevelopment and change of use. The Site does not, therefore, make any positive contribution to the significance of this heritage asset.



Figure 2.45: View looking north west from Kennington Park Road

Conservation Area: Kennington

- 2.206 The Kennington Conservation Area was first designated in 1968 and the boundary was extended in 1979 and 1997 to incorporate a very large townscape area. The heart of the conservation area is formed by the convergence of Kennington Road and Kennington Lane at Kennington Cross.
- 2.207 The historic development of the conservation area is explored in detail in the Kennington Conservation Area Statement⁴² and so is only summarised here.
- 2.208 In the 17th century, this was an area of meadows with few buildings. The opening of

⁴² London Borough of Lambeth, Kennington Conservation Area Statement, 2012

Westminster Bridge and the building of Kennington Road by 1751 began to change the character of the area and it soon assumed its modern street pattern with some housing being developed by the end of the 18th century. Development continued throughout the 19th century, but as a result of deteriorating living conditions, many properties were rebuilt in the 1890s or early 1900s in a style typical of the period.

- 2.209 Following the Second World War, the area went into decline and the building stock suffered from neglect leading to some small localised post-war redevelopment. However, following the conservation area designation in 1968 the area has become highly sought after and no substantial change in its built character has taken place.

Character and Appearance

- 2.210 The character of the conservation area is also described in detail in the Kennington Conservation Area Statement and the following summary is provided:

“The conservation area is characterised by the contrast between the busy and noisy arterial roads that transect the area (Kennington Park Road, Kennington Road and Kennington Lane) and the side-streets which tend to have a sense of quiet orderliness and modest elegance. The area’s green open spaces such as Kennington Green and the garden squares, its street trees and the large front gardens fronting Kennington Road contribute significantly to its generous spatial qualities. Kennington Road, Kennington Park Road and Cleaver Square have the grandest houses with larger gardens. The remaining houses tend to be more modest with smaller gardens. Tenement and apartment blocks tend to be three storeys in height. The over-all effect is of a well ordered urban environment. The streets are generally leafy and uncluttered.”



Figure 2.46: Kennington Lane

- 2.211 The Kennington Conservation Area Statement describes each street within the conservation area in detail, but also provides a summary of development characterised by period and architecture. These identified groups are early-mid Georgian (1714-1810); late Georgian, Regency and Early Victorian; mid-late Victorian and Edwardian; pre-war Duchy of Cornwall Estate redevelopment (1913-15); inter-war Duchy of Cornwall Estate redevelopment (1918-1939); and post-war. The majority of properties within the conservation area fall within the first two categories, and most of the development was laid out by the 1860s. These 18th century and early 19th century buildings are primarily large residential terraces, characterised by the use of stock brick with narrow frontages following classical proportions, sash windows and some stucco

detailing or ornate doorcases.

- 2.212 However, these groupings indicate the development of the conservation area over more than two centuries. From the 1860s onwards, there is a clear move away from the neo-classical traditions of earlier periods and although the materiality, building heights and scale of development remains comparable, there are variations in style and building types, including the construction of purpose built tenement flats or ‘Tyneside flats’ and more modest housing. There are few post-war buildings in the conservation area, but these can appear out of context with surrounding built development as a result of scale and dominance.



Figure 2.47: Kennington Road

- 2.213 The Kennington Conservation Area Statement concludes:

“The Kennington Conservation Area represents one of the most intact and architecturally coherent areas of architecture and townscape within Lambeth dating from the late 18th century to early 20th century. The conservation area is considered to have London wide significance in this respect.”

Contribution of Setting to Significance

- 2.214 The conservation area covers a large area, encompassing much of the remaining 18th, 19th and early 20th century townscape of this area. To the west and north east, the area is surrounded by some light industrial and commercial uses but primarily by post-war housing. This includes the tall buildings of the Ethelred Estate to the west and the Cotton Gardens Estate to the east, and then the still emerging grouping with the Elephant and Castle centre further to the east. With regards to surrounding tall buildings, the Kennington Conservation Area Statement states:

“There are views of imposing high-rise post-war tower blocks which have a negative impact on the setting of the following streets: Black Prince Road, Chester Way, Courtenay Square, Cottington Street, Kennington Road, Newburn Street, Ravensdon Street, Sancroft Street and Stables Way.”



Figure 2.48: Views looking north east along Kennington Lane from Kennington Cross

2.215 The Site forms part of the wider and much more diverse townscape setting of the conservation area; which clearly defined townscape edge / boundary, but is not appreciable from within the conservation area currently. The conservation area and the Site do not share any architectural links of particular interest and any historical links, where the former workhouse and later hospital complex served this local area, have been diminished by redevelopment and change of use. The only intangible historic association is with Charlie Chaplin, a Kennington figure of note and also a former workhouse inmate. Commemorative plaques on two properties within the conservation area mark former residences of Chaplin. The Site does not, however, make any positive contribution to the significance of this heritage asset.

Conservation Area: Walcot

2.216 The Walcot Conservation Area was first designated in 1968 and the boundary was extended in 1980. Kennington Road forms the spine of the conservation area, bounded by Walnut Tree Walk to the west and Sullivan Road to the east. To the north, the boundary of the conservation area is contiguous the West Square Conservation Area.

2.217 The historic development of the conservation area is explored in detail in the Walcot Square Conservation Area Draft Character Appraisal⁴³ and so is only summarised here.

2.218 Much of the area now forming the conservation area was traditionally Thames marshland and by the early 19th century it is likely that the land was predominantly used for market-gardening. The building of Westminster Bridge in 1750 and in 1751, Kennington Road was constructed. Most of the road frontage was built by the early 19th century and development spread out from Kennington Road. Walcot Square, the centrepiece of the conservation area, was built in the late 1830s and the development of the conservation area was essentially completed by the end of the 19th century.

Character and Appearance

2.219 The character of the conservation area is also described in detail in the Walcot Square Conservation Area Draft Character Appraisal and the following summary is provided:

⁴³ London Borough of Lambeth, Walcot Square Conservation Area Draft Character Appraisal, 2016

“The heart of the conservation area are the two triangular garden squares - St Mary’s Gardens and Walcot Square which are fronted by neat 1830s terraced housing. These are tranquil, intimate and well-ordered residential spaces with a strong townscape and high spatial quality. Narrow roads with low traffic and footfall give them a sense of quiet repose, whilst uniformity of design and materials create a strong visual coherence punctuated in places with the shop fronts of former retail premises. Contrasting with this is Kennington Road – boulevard like, it is broad and leafy and lined with grander houses with large gardens. The rhythm created by their deep setbacks and tall stature accords well with the wide roadway, further enhanced by the impressive tree canopy. Set slightly apart are the earlier terraced houses on Walnut Tree Walk, which together have a similarly strong townscape with fine Georgian details.”

2.220 The conservation area is largely residential. Other complementary community and educational uses exist but tend not to affect the quiet residential feel of the area. Two short parades of retail premises are located on the east side of Kennington Road, one at the northern tip and the other towards the south. Although residential, the heavy traffic and noise of Kennington Road contrasts with the quieter developments to the east and west of this significant traffic route.



Figure 2.49: Walcot Square



Figure 2.50: Kennington Road

2.221 The Walcot Square Conservation Area Draft Character Appraisal describes each street within the conservation area in detail, but also provides a summary of development characterised by period and architecture. These are defined as mid-late Georgian; Regency/early Victorian; mid Victorian; late Victorian/Edwardian; and interwar.

- 2.222 Development from 1750 to the middle of the 19th century generally follows a tradition of building in a Classically-derived architectural style, with classical proportions. Development built throughout this period is characterised by residential terraced housing, use of stock brick, sash windows and some stucco render decorative features. From the 1860s onwards there are some limited examples of Victorian Gothic or revivalist styles, and the use of red brick characterises these later examples. The only interwar building within the conservation area is Wincott Parade/Kenneth Court, a large block of flats with shopping parade in the Moderne style. This is an isolated example of 20th century architecture.
- 2.223 The conservation area also contains garden squares, Walcot Square and St Mary's Gardens, which make a significant contribution to the spatial character of the area. Many streets are also lined with mature trees, including Kennington Road, which help to soften the effect of the high volumes of traffic.
- 2.224 The Walcot Square Conservation Area Draft Character Appraisal summarises:

“The Walcot Square Conservation Area is one of the most intact and architecturally coherent areas of late 18th and early/mid 19th development in Lambeth. With its combination of grand houses on Kennington Road and modest, tighter-grained terraces to the east, it usefully illustrates some of the earliest speculative residential development in the area and the changes brought about by the completion of the Westminster Bridge. The relationship between the landscape / gardens and the buildings creates an area of strong streetscape character, enhanced by good architectural detailing and a consistent palette of materials.”

Contribution of Setting to Significance

- 2.225 To the west, the setting of the conservation area is defined by the Lambeth Walk and China Walk Conservation Area (LBL); illustrating the physical evolution of a part of working class south London and a successful example of interwar public housing design. To the north is the West Square Conservation Area (LBS). This is an example of high quality late Georgian and mid-19th century townscape, with the Imperial War Museum at its core. These elements of the setting of the Walcot Conservation Area make an overall positive contribution to this heritage asset as part of the story of development of this area and of contemporaneous streetscape respectively.
- 2.226 To the south east and south west the area is surrounded by some light industrial and commercial uses but primarily by post-war housing. This includes the tall buildings of the Ethelred Estate to the west and the Cotton Estate to the east. There are also some longer views from the east of the conservation area, particularly from Walcot Square, Brook Drive and St Mary's Gardens, to more recent development surrounding Elephant and Castle further east, including the Strata SE1 Tower, One The Elephant at Elephant Park and Highpoint. Tall buildings such as the dome of the Imperial War Museum and the Shard also pierce the roofline of buildings around Walcot Square but these developments to the east are more dominant due to their proximity.
- 2.227 The Site forms part of this wider and more diverse townscape setting of the conservation area, but is not appreciable from within the conservation area. There are, however, some glimpsed views from within the conservation area (from Walcot Square) of the water tower within the former workhouse/hospital site. Due to the

building heights of the surrounding area, it is likely this was historically appreciable from within this smaller scale residential development; however, it is not a significant local landmark. The conservation area and the Site do not share any architectural links of particular interest and any historical links, where the former workhouse and later hospital complex served this local area, have been diminished by redevelopment and change of use.

Conservation Area: Elliott's Row

2.228 The Elliott's Row Conservation Area was designated in 1971 and is located to the west of Elephant and Castle. The conservation area is bounded to the west by the West Square Conservation Area and to the north and south the boundaries are defined by Brook Drive and St George's Road respectively.

2.229 The historic development of the conservation area is explored in detail in the Elliott's Row Conservation Area Appraisal⁴⁴ and so is only summarised here.

2.230 At the end of the 18th century, Walworth and the area around Elephant and Castle were changing from a country village to a high-class suburb of London; primarily due to the new bridges and improved road networks in this area. Within the conservation area, Gibraltar Row (now Hayles Street) and Elliott's Row had been developed by this time as examples of intensification of the area.

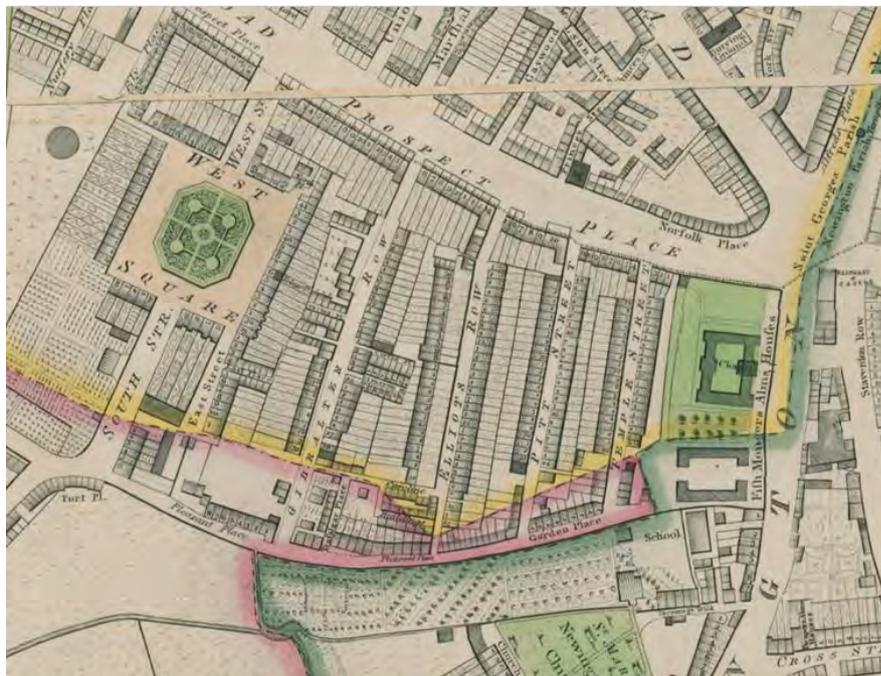


Figure 2.51: Plan of London, Richard Horwood, 1819 4th edition

2.231 Redevelopment of the area occurred in the late 19th century, partly as a result of displacement of the burgeoning population from the city centre and through the development of factories, houses and railways. Terraced houses replaced earlier Georgian development on the west side of Elliott's Row and tenements were developed on the eastern side from the end of the 19th century to the beginning of the

⁴⁴ London Borough of Southwark, Elliott's Row Conservation Area Appraisal, 2013

20th century. Later 20th century development, following bomb damage, is deliberately excluded from the conservation area designation.

Character and Appearance

2.232 The Elliott's Row Conservation Area Appraisal defines the special interest / significance of the conservation area as follows:

"This is a cohesive townscape comprising development from throughout the 19th and early 20th centuries. The historic street layout remains, creating a legible and permeable environment. Well defined streets are a feature with high quality and architecturally interesting frontage development. This is a highly urban environment with little in the way of soft landscaping."

2.233 The narrow street pattern generally dates from around the 1800s, but the buildings within the conservation area are predominantly Victorian and Edwardian residential buildings. The earlier terraced housing is characterised by their classically-influenced style whilst later tenement blocks have more aligned with the Queen Anne revival style. Occasional examples of Georgian housing and other building types such as corner shops and a pub can also be seen within the conservation area.

2.234 Despite the variety in age, styles and types, the predominant material palette for the area is either stock brick or red brick with brick or stucco decorative elements. Building heights are also generally cohesive with the more traditional terraced housing at two to three storeys and the later tenement blocks at four to five storeys.

Contribution of Setting to Significance

2.235 Immediately adjacent to the conservation area boundaries are post-war redevelopments of bomb damaged sites, including the eastern side of Oswin Street. These large scale buildings amalgamated historic building plots and form a poor setting to the conservation area where they are of stark contrast to the smaller scale and earlier development. Alongside the more recent development immediately to the south of the conservation area, including the Castle Centre, these developments create inactive frontages at ground floor level, creating a sense of enclosure. The backdrop to views to the south which are orientated along each of the main streets of the area is strongly characterised by existing more modern tall building developments, including the still emerging cluster at the very nearby Elephant and Castle centre. These are evident along the conservation area boundary to the south, but due to the narrow streetscape of much of the conservation area there are less appreciable from the north.

2.236 To the west and south west, the designated conservation areas of Walcot Square and West Square are comprised of high quality contemporaneous townscapes and make a positive contribution to the setting of the conservation area.

2.237 The Site forms part of the more diverse townscape setting of the conservation area. Historically, part of the hospital complex would have addressed Brook Drive, on the adjacent side to the conservation area. From Brook Drive, the hospital complex would have been a key element of the streetscene of this area and a local landmark. The closure of the hospital site and the subsequent redevelopment with housing has entirely eroded this streetscene to Brook Drive. This development now also separates

the Site from Brook Drive and there is no approach to the Site from the north. The water tower to the former workhouse complex, immediately outside the Site boundary, can be seen in glimpsed views from some points within the conservation area but is not a prominent local landmark feature from this area. Although they are near-contemporaneous, the conservation area and the Site do not share any architectural links of particular interest and any historical links, where the former workhouse and later hospital complex served this local area, have been diminished by redevelopment and change of use. The Site does not, therefore, make any positive contribution to the significance of this heritage asset.

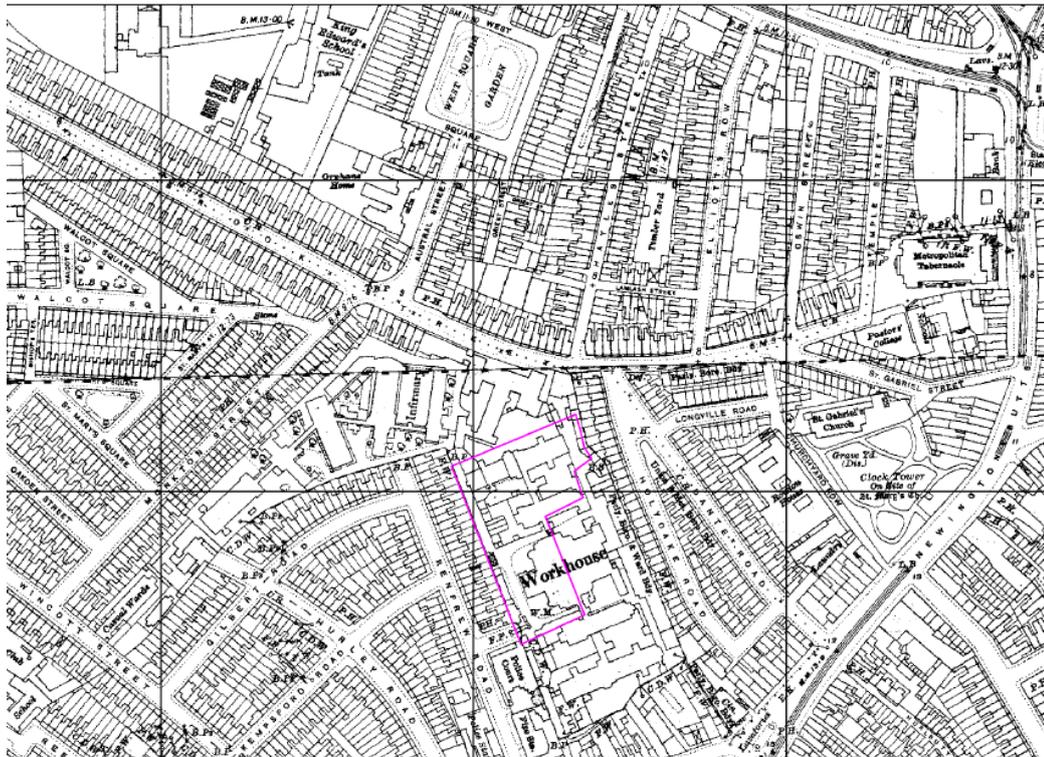


Figure 2.52: Ordnance Survey, 1916

Conservation Area: West Square

2.238 The West Square Conservation Area was designated by the LBS in 1971. To the east, the conservation area is abutted by the Elliott’s Row Conservation Area and is abutted to the south west by the Walcot Square and Lambeth Walk and China Walk Conservation Areas.

2.239 The historic development of the conservation area is explored in detail in the West Square Conservation Area Appraisal⁴⁵ and so is only summarised here.

2.240 In the 17th and early 18th centuries, the land of the conservation area consisted of mainly swampy fields. The Dog and Duck, shown on a mid-18th century map, was situated where the Imperial War Museum is today, and was a tavern named after the sport of duck-baiting.

2.241 Westminster and Blackfriars Bridges were built in 1739-50 and 1760-69 respectively

⁴⁵ London Borough of Southwark, West Square Conservation Area Appraisal, 2013

and these new crossing points encouraged development south of the River Thames. By the end of the 18th century the area around Elephant and Castle was changing from a country village to a high-class suburb of London. New developments were mainly residential terraces, interspersed with market gardens or fields. In 1789, Prospect Place became one of the first groups of terraced houses to be built in the present conservation area (Nos.63-83 St George's Road survive) and by 1791, the West family had granted building leases leading to the completion of West Square between 1794 and 1810. Development continued apace into the 19th century.



Figure 2.53: Map of London, John Rocque, 1746 (left) and Plan of London, Richard Horwood, 1819 4th edition (right)

- 2.242 From 1812, the Bethlehem Hospital was constructed on St George's Fields, on the former site of the Dog and Duck. The hospital, one of the first lunatic asylums in Europe was popularly known by the corruption 'Bedlam' and had been founded in 1247. The new building, was completed by 1815 and alterations took place in 1835 and 1844-46; adding two new wings, two new galleried blocks to the rear and the construction of two lodges in the grounds. The current copper covered dome replaced the buildings original cupola in the rebuilding of 1844-46. Between 1841 and 1849, St George's Roman Catholic Cathedral was built to the north of Bethlehem Hospital.
- 2.243 After the First World War, the Governors of Bethlehem Hospital decided to build new premises in rural surroundings and the site was purchased by Viscount Rothermere in 1930. A public open space was then formed, to be known as the Geraldine Mary Harmsworth Park in memory of his mother. The side wings were demolished and the building was leased to the Commissioners of Works to the house the Imperial War Museum.
- 2.244 During the Second World War, some parts of the conservation area were affected by bombing, including the Imperial War Museum. The destroyed 19th century buildings were temporarily replaced with pre-fab housing and later redeveloped. This includes post-war developments immediately surrounding West Square.

Character and Appearance

- 2.245 The West Square Conservation Area Appraisal defines the special interest / significance of the conservation area as follows:

"The West Square Conservation Area is a notable example of high quality late Georgian

and mid-19th century townscape, with a number of significant public buildings. The Imperial War Museum, with its surrounding parkland; Geraldine Mary Harmsworth Park, is the centrepiece of the conservation area. St George's Roman Catholic Cathedral is another important building."

- 2.246 Due to its size and variety of townscape, the West Square Conservation Area Appraisal divides the conservation area into character areas (sub-areas) containing groups of similar buildings. Sub Area 1 (West Square and St George's Road) includes some of the earliest residential buildings in the area, dating from the end of the 18th century and early 19th century. This sub area consists of primarily terraced housing, mostly of three storeys, and constructed in yellow stock bricks with stucco dressings. This area also includes some later 19th century buildings and buildings with institutional uses such as the Charlotte Sharman School and the former Bethlehem Hospital (now the Imperial War Museum), as well as the ecclesiastical buildings.



Figure 2.54: West Square (left) and Imperial War Museum (right)

- 2.247 Sub Area 2 (Albert Triangle) consists of a number of terraces built during the mid-19th century when London expanded rapidly. This area is also primarily residential, and houses in this area generally two storeys, with rusticated stucco at lower levels and yellow stock brick above. Within this area, are the St Jude's Primary School (Colnbrook Street Schools) and the adjacent Church of St Jude. Both of these buildings are predominantly of the gothic revival style.
- 2.248 Sub Area 3 (Hayles Street and Brook Drive) consists of streets laid out in the Georgian period, but the built development is later. The buildings in this sub area are predominantly residential, consisted of two and three storey houses constructed of stock brick with stucco dressings or red brick decoration.
- 2.249 The conservation area contains two open green spaces, which make a significant contribution to the spatial character of the area. The Geraldine Mary Harmsworth park surrounds the Imperial War Museum and is a public park surrounded by railings, providing refuge from the activity of surrounding streets. West Square is a formal garden square enclosed by railings with a more private feel; despite being publically accessible. Mature planting throughout the conservation area also adds to the spatial quality of the conservation area.

Contribution of Setting to Significance

- 2.250 To the south west, north east and east lies the conservation areas of Walcot, Lambeth and China Walk, St George's Circus and Elliott's Row respectively. These conservation

areas generally consist of a cohesive townscape of streets, comprised of planned Georgian townscape and 19th and 20th century houses. Further east is the centre of Elephant and Castle where large town centre buildings contrast with the historic townscape to the west. The more recent development of tall buildings within Elephant and Castle centre is clearly evident in views from the conservation area and form a backdrop to the smaller scale development within this area, as part of the dense urban landscape of London more widely.



Figure 2.55: View south east from the Geraldine Mary Harmsworth Park and view south east along Brook Drive

2.251 The Site forms part of this wider and more diverse townscape setting of the conservation area, but is not appreciable from within the conservation area. The conservation area and the Site do not share any architectural links of particular interest and any historical links, where the former workhouse and later hospital complex served this local area, have been diminished by redevelopment and change of use.

Locally Listed Building: Gate Piers to former Lambeth Hospital Site

Local Architectural and Historic Interest

2.252 The entrance to the former Lambeth Hospital Site is thought to date from the construction of the workhouse in the early 1870s. It is described in some detail in the Renfrew Road Conservation Area Statement:

“Pair of stout gate piers terminating Dugard Way. In stock brick copped with decorative red bricks. The piers frame the vehicle entrance and a pedestrian gateway is formed to the right in the space between the right pier and the right entrance lodge. Both piers have been rebuilt. Boundary wall is in stock brick and relatively plain. It encloses almost the entire former workhouse/hospital site.”⁴⁶

2.253 The gate piers are of some townscape value where they mark the entrance to the former workhouse site, which is otherwise situated in a backland location and less visible from within the local streetscape.

⁴⁶ London Borough of Lambeth, Renfrew Road Conservation Area Statement, 2007



Figure 2.56: Gate Piers and entrance to the former Lambeth Hospital Site

Contribution of Setting to Significance

2.254 The immediate setting of the gate piers is formed by the Renfrew Road Conservation Area and surrounding locally listed and listed buildings that form part of the contemporaneous development of this area. These, including the former administration block to the Lambeth Workhouse within the Site, make a positive contribution to the setting of the locally listed building.

2.255 Following the closure of the hospital, the area has been redeveloped for residential housing. From Dugard Way, the gate piers now appear to frame the entrance to the recent residential estate constructed here, and the remnants of the workhouse and later hospital complex are less appreciable. The gate piers also frame recent tall development further north east including One The Elephant as part of Elephant Park and the Highpoint building, and these are dominant features in the backdrop to the former hospital site. The former Woodlands Nursing Home within the Site, as well as more recent development in the backdrop of the gate piers, do not make any contribution to the setting of locally listed building.

Locally Listed Building Group: North Lodge to former Lambeth Hospital Site, N ‘Reception’ Buildings to former Lambeth Hospital Site, South Lodge to former Lambeth Hospital Site and S ‘Reception’ Buildings to former Lambeth Hospital Site

Local Architectural and Historic Interest

2.256 The entrance lodges and reception buildings (either side of the gate piers) to the former Lambeth Hospital Site are also thought to date from the construction of the workhouse in the early 1870s. These are described in some detail in the Renfrew Road Conservation Area Statement:

“These frame the entrance gates from Dugard Way. Symmetrical single storey lodges flanking the entrance gates with two storey buildings beyond to North (left) and South (right). The buildings are built along and against the boundary wall of the site. Each lodge presents a canted corner to the street containing a doorway (North Lodge) or window opening (South Lodge). Stock brick walls with polychrome detailing in red brick and decorative eaves cornice. Venetian Gothic heads to the openings. Timber panelled doors and sash windows. Hipped slate roofs with impressive brick chimneys. The plainer two storey ‘reception’ buildings have hipped slate roof and similar brickwork.”⁴⁷

- 2.257 These buildings would originally have served as porter’s lodges and the male and female receiving rooms for the workhouse. As part of the later hospital redevelopment, the buildings to the north were in use as a residence for the Assistant Steward and rooms for the Doctor with stores. The buildings to the south included the ‘Scrubbers Mess Room’ and maids dressing room. The buildings are not of particular architectural interest, but are of historic interest as some of the only surviving remnants of the former Lambeth Workhouse, and later hospital.
- 2.258 The buildings to the north, within the Site, are currently vacant and are suffering from neglect. The buildings to the south appear to have been converted for residential use and have been recently cleaned, better revealing the yellow stock brick.



Figure 2.57: North Lodge and Reception Building to the former Lambeth Hospital Site

⁴⁷ London Borough of Lambeth, Renfrew Road Conservation Area Statement, 2007



Figure 2.58: South Lodge and Reception Building to the former Lambeth Hospital Site

Contribution of Setting to Significance

2.259 The immediate setting of both reception buildings comprises the remaining entrance gate into the former workhouse complex and contemporaneous development within the Renfrew Road Conservation Area. To the north, the former administration block the former workhouse makes a strong contribution to the setting of the locally listed buildings as the core of the complex which these buildings all historically formed part.

2.260 Following the closure of the hospital, the area has been redeveloped for residential housing and some NHS use. The reception buildings to the south now lie adjacent to this modern residential development, which does not contribute to the setting. The former Woodlands Nursing Home within the Site also does not make any contribution to the setting of locally listed building.

Locally Listed Building: 42 Renfrew Road, Former Court Tavern PH

Local Architectural and Historic Interest

2.261 The Renfrew Road Conservation Area Appraisal describes that:

“This is a prominent three storey property that turns the corner of Dugard Way with a canted detail topped by good stucco decoration... It dates from the development of the street in the 1860s/1870s and is built of stock brick with red and blue brick detailing to the lintels, string course and cornice... the windows are timber sliding sashes. The attractive pub front dates from the 20th century of brown glazed tiles from ground up to fascia level... The right flank and boundary to rear wall yard have a consistent character

and are clearly visible from Dugard Way and the hospital estate. The pub took its name from the courthouse opposite.”⁴⁸



Figure 2.59: 42 Renfrew Road, Former Court Tavern PH

2.262 The pub façade appears to have been recently altered with new basement level windows and new metal stair access. The side return to Dugard Way also appears to have been altered and extended and the property has a mansard roof extension. This is probably associated with the conversion of the property to residential use.

Contribution of Setting to Significance

2.263 The former Court Tavern would have historically formed part of a wider terrace of residential buildings to the north of Renfrew Road. This setting has been eroded by the redevelopment of these buildings in the late 1970s and the listed building now stands isolated on this corner plot. However, to the south and east, the contemporaneous development of civic and institutional buildings (including the former administration block) makes a positive contribution to the setting of the locally listed building as part of the historic streetscape.

2.264 Following the closure of the hospital, the area has been redeveloped for residential housing. From Renfrew Road, this modern development, as well as tall buildings within the Elephant and Castle centre further to the east, forms a backdrop to the locally listed building. This is within the context of the dense urban development of London more widely. These recent developments, as well as the former Woodlands Nursing Home within the Site, do not make any contribution to the setting of locally listed building.

⁴⁸ London Borough of Lambeth, Renfrew Road Conservation Area Statement, 2007

3. Townscape Baseline

Introduction

- 3.1 A baseline assessment of the local townscape around the Site was undertaken in July 2018 to understand the townscape character context of the proposed development and identify the key features and characteristics which contribute to this. This process and analysis builds on the heritage analysis of townscape character which is described in **Section 3** of this report and has resulted in the identification of four local townscape character areas. These form the townscape receptors which have been assessed to provide the baseline against which the townscape effect of the proposed development will be assessed.
- 3.2 Detailed extracts from the legislative and planning policy documents of relevance to this appraisal are included in **Appendix 1**.

Townscape / Landscape Character Assessments

- 3.3 A review has been undertaken of the national and district landscape and townscape character assessments and the associated character areas in relation to the Site. There are no formal townscape assessments associated with the Site or the study area. Following the site walk around and desk study four townscape character areas have drawn up to accompany this report.

Designations

- 3.4 As described in detail within previous sections, the Site falls partially within Renfrew Road Conservation Area and within the Site boundary there is one grade II listed building (Administrative Block to Former Lambeth Workhouse). There are also a number of other designated and non-designated heritage assets within the wider study area that are identified and described in greater detail within the earlier **Section 2**.
- 3.5 The potential for the emerging scheme to affect these designations, in terms of changes to the character of views to/from these locations is discussed within the following sections of this baseline analysis.

Renfrew Road Conservation Area (Lambeth)

- 3.6 Renfrew Road Conservation Area Statement (November 2017) describes the importance of the area as a *'unique assemblage of 19th Century civic and institutional buildings. Each of these has its own strong form based on its function and use and this variety is also reflected the architectural styles.'*
- 3.7 A summary of the features that give Renfrew Road Conservation Area its unique character and appearance are provided below:
- **Spatial Form:** derived from the Victorian buildings fronting onto Renfrew Road, and the Lambeth Hospital Site;

- **Public Realm:** generally poor public realm deriving from low quality signage, surface treatments and layout;
- **Activity and Uses;** Residential and community uses within the areas, but generally under-used due to the vacant character of the former hospital site. The Conservation Area Statement describes how the former hospital building could *'accommodate increased activity, and would benefit from sensitive infill development to bring new life.'*
- **Gardens and Trees;** General lack of soft landscaping; the Conservation Area has a hard, urban appearance, with some planting around the former hospital site.
- **Views;** Views are dominated to the South, East and West by residential tower blocks outside of the Conservation Area. The view north on Renfrew Road terminates on the Imperial War Museum, albeit the view is interrupted by the post war tower block at Century House. View of both the Hospital water tower and former fire station watchtower are also noteworthy.
- **Negative and Neutral Factors;** The Conservation Area Statement describes how *'The current dereliction of the Court Tavern and the former Hospital site is a negative factor'* to the townscape character of this area. Buildings which face onto the Conservation Area, such as the terraced housing on the east side of Renfrew Road tend to have a poor relationship with the architecture within the area.



Figure 3.1: View into Dugard Way (within Renfrew Road Conservation Area) showing variety of built form.

3.8 The appraisal conclusion as set out within the Conservation Area Statement summarises the townscape character and opportunities for the area:

The Renfrew Road conservation area contains an impressive collection of historically important and architecturally interesting civic and institutional buildings dating from the mid-late 19th Century. However, it has a forlorn and neglected character due to the dereliction and vacancy of some buildings / sites and the surrounding unsympathetic built environment. Opportunities for sympathetic re-use and redevelopment abound.

Conservation Appraisals within the Study Area

3.9 There are also a number of Conservation Area designations within the wider 500m study area. These are summarised below:

- **Kennington Park Road Conservation Area (Southwark);** The Conservation Area is located approximately 320m to the south of the Site. The Conservation Area is described on London Borough of Southwark's planning website as *'The conservation area is characterised by a cohesive group of late 18th and 19th century houses. The conservation area forms an 'L' shape with the north end of the marked by St Mary's Church and the south stretch by Kennington Park Place dominated by the imposing Bishop's House, and the short terrace in St Agnes Place.'*
- **Kennington Conservation Area (Lambeth);** The Conservation Area is located approximately 470m to the south west of the Site. Kennington Conservation Area Statement (March 2012) describes the area as *'characterised by smart terraced housing which developed from the late 18th Century and the impressive Duchy of Cornwall Estate which was laid out in the early 20th Century.'*
- **Walcot Conservation Area (Lambeth);** This Conservation Area is located approximately 200m to the west of the Site. The area is described within the Walcot Square Conservation Area Draft Character Appraisal (2016) as *'Residential in character, its attractive garden squares and the disciplined and unpretentious early 19th century housing illustrate the character of London's growth at that period.'*
- **Elliott's Row Conservation Area (Southwark);** This Conservation Area is located approximately 50m north of the Site. The area is described within the Elliott's Row Conservation Area Appraisal (March 2013) as *'a cohesive townscape comprising development from throughout the 19th and early 20th centuries. The historic street layout remains, creating a legible and permeable environment. Well defined streets are a feature with high quality and architecturally interesting frontage development. This is a highly urban environment with little in the way of soft landscaping.'*
- **West Square Conservation Area (Southwark);** This Conservation Area is located approximately 130m to the north west of the Site. The area is described within the West Square Conservation Area Appraisal (March 2013) as *'a notable example of high quality late Georgian and mid-19th century townscape, with a number of significant public buildings. The Imperial War Museum, with its surrounding parkland; Geraldine Mary Harmsworth Park, is the centrepiece of*

the conservation area. St George's Roman Catholic Cathedral is another important building'

Elephant and Castle Opportunity Area

3.10 The Site sits outside but close to the western boundary of this Opportunity Area, which is located within the London Borough of Southwark. The character of this area has an important bearing on the Site due to its proximity; the two areas fall within different authorities, but the Site sits close to areas where tall buildings have been built or are proposed, which will duly have an effect on the overall character of the Site.

3.11 The strategy for this Opportunity Area is set out within the Elephant and Castle Supplementary Planning Document (SPD) and Opportunity Area Planning Framework (OAPF). The SPD supports tall buildings; policy '*SPD17: Building Heights*'. It states the importance of tall buildings within the area, which will help signal regeneration of the area:

The tallest buildings should act as focal points in views towards the Elephant and Castle along main roads and strengthen gateways into the central area. Moving away from the tallest points, they should diminish in height to manage the transition down to the existing context. They should be used to add interest to London's skyline and when viewed in a cluster, should be articulated to ensure that they do not coalesce to form a single mass.

3.12 Policy SPD17 also sets out a series of objectives for tall buildings within the area:

- *Conserve the Outstanding Universal Value (OUV), integrity and authenticity of both the Westminster and Tower of London World Heritage sites and their settings.*
- *Have due regard to the London View Management Framework (LVMF), World heritage Management Plans and conservation area appraisals.*
- *Conserve or enhance the significance of heritage assets and their settings including listed buildings, locally listed buildings, conservation areas, registered parks and gardens and archaeological remains.*
- *Help reinforce way-finding and the legibility of the area.*
- *Help reinforce the hierarchy of spaces and streets in the area; the amount of public space provided at ground level will be expected to be proportionate to the height of a building.*
- *Help reinforce the character and function of the area; they will be expected to interact with the streetscape providing a generously proportioned active frontages at their base.*
- *Achieve visual separation from adjoining development around the base of the building.*

- *Demonstrate a considered relationship with other tall buildings and building heights in the immediate context; cumulatively, tall buildings should not coalesce visually to form a single mass.*
- *Ensure that buildings which will have a significant impact on the skyline are slender and elegant with regard to the width-to-height ratio; they should be attractive city elements with a strong geometry when viewed from all angles and the tops of buildings should be well articulated and recessive.*
- *The skyline and relationships between buildings should help reinforce the character and identity of the area and contribute positively to London's skyline, when viewed locally and in more distant views.*
- *Allow adequate sunlight and daylight into streets, public spaces and courtyards.*
- *Avoid harmful microclimate and shadowing effects or adverse affects on local amenity.*
- *Demonstrate an exemplary standard of design, provide high quality accommodation which significantly exceeds minimum space standards and promote housing choice by providing a mix of unit types.*
- *Incorporate communal facilities for residents.*

3.13 The potential for the emerging scheme to affect these designations, in terms of changes to the character of views to / from these locations is discussed within the assessment of effects included within **Sections 5-6** of this document.

Townscape Elements

3.14 The following elements have been identified as contributing to the townscape character of the Site and surrounding area. They also influence the visibility between the Site and the wider townscape.

Land Use

3.15 The L-shaped Site comprising 0.7 hectares of land is currently occupied by two complexes of buildings; The Cinema Museum and vacant Woodlands Nursing Home. There are also two further Victorian buildings which sit at the entrance of the Dugard Way Site; The Gate House and Gate Lodge. The Cinema Museum is located within the Grade II listed Master's House. The museum was established in 1986 by Ronald Grant and now includes artefacts and memorabilia relating to the history of cinema and the film industry. The building is also used for events including film screenings, book launches and exhibitions.

3.16 Woodlands Nursing Home is a series of more modern 20th Century buildings to the north of the Master's House, which were constructed in 1995. The buildings have been vacant since 2013. The nursing home buildings are arranged as one T-shaped building with open sided courtyards to the south east and west. And one completely contained building which sits around an enclosed courtyard.

- 3.17 The remainder of the Site is occupied by a vacant carpark which was formerly associated with the nursing home and currently sits beyond a set of vehicle gates/barriers. There is also an area of hardstanding around the Cinema Museum, which serves as a service yard and storage area for the Cinema Museum.
- 3.18 The site is bound by residential houses which front onto Renfrew Road to the west, to the north by properties which front onto Brook Drive and by the Bellway homes development to the east and south of the Site. The listed Water Tower to Former Lambeth Workhouse sits to the east of the Site. Parts of the workhouse walls form the borders of the site, which also surround the Bellway development and water tower building (Offsite).
- 3.19 Beyond the Site's boundary, the main land use in the immediate area is residential, of varying densities and styles. Lower density residential in the area generally coincides with the locations of the conservation areas including those properties within Renfrew Road, and Elliots Row Conservation Areas. Some further low density housing is located in Dante Road to the east and Brook Drive. Density generally becomes higher towards the Elephant and Castle Opportunity Area, although the Cotton Gardens estate also includes some taller residential buildings.
- 3.20 Other notable land uses in the area include the Jamyang Buddhist Centre which sits to the south of the Dugard Way Junction, Mary Sheridan Centre for Child Health to the south of Dugard Way, and the large Jewson warehouse which sits further south beyond these establishments.

Topography

- 3.21 The topography of the Site is relatively flat and low lying (0-5m AOD), consistent with large areas of the Thames corridor within Central London. The site falls within flood zone 3 of the Environment Agency flood mapping. There is a lack of variation in topography in the wider Lambeth and Southwark area within the context of the Study Area. More substantial level changes within the boroughs tend to occur to a significant distance south of the Site such as within Brockwell Park which is approximately 2.5km to the south of Site.

Vegetation and Open Space

- 3.22 The Site itself includes some mature trees which are associated with the workhouse building and nursing home complex. Due to the vacant nature of the nursing home Site, planting which was previously associated with the parking areas and courtyards of the home has been unmanaged and become overgrown. Noticeable species in the carpark include Silver Birch and Willow trees as well as large areas of amenity planting which include Privet and some self-sown Buddleia.
- 3.23 Planting around the Cinema Museum complex is varied in terms of its quality and how it has been managed, with neat clipped hedging to the front of the building and some mature trees including Silver Birch, with more overgrown areas to the north.
- 3.24 The tree planting within the Site is not of high arboricultural quality but they do make a positive contribution to the streetscape by providing shade, visual interest, biodiversity value etc. and a softening of the urban environment.

- 3.25 The Bellway development which sits to the south and east of the Site has some quality, well managed streets and pedestrian thoroughfares.



Figure 3.2: Renfrew Road showing limited vegetation within streetscape

- 3.26 The wider streetscape along Dugard Way and Renfrew Road is a densely developed urban area with limited amounts of street trees, which are pepper-potted around the local streetscape. In the wider context, the majority of open space is associated with the post-war housing estates including substantial green space at the Cotton Gardens Estate and Adam Court, which create the sense of greening along Kennington Lane.
- 3.27 St Marys Churchyard and the Imperial War Museum Gardens (Geraldine Mary Hamsworth Park) provide the largest areas of green space within the proximity of the development. Both include substantial mature tree planting, amenity lawns and formal play areas.

Movement and Connectivity

- 3.28 The site sits between two residential streets (Renfrew Road leading to Dugard Way and Dante Road). A pedestrian through route is provided between these two streets within the southern area of the Site, this route provides a contemporary designed, high quality pedestrian environment, through this residential area.
- 3.29 There is no vehicular through route within the Site, with the singular point of access provided from the south west of the Site through Renfrew Road, leading into Dugard Way. This lack of through connection and vacant character of the northern area of the Site, leads to a lack of vibrancy and movement within the Site, making the space seem isolated. The northern area of the Site is a dead-end, which is largely created by the arrangement of buildings and boundary walls around its perimeter. The Cinema Museum does generate some movement into the Site, through visitors accessing the museum building, but this tends to be limited to prescribed times of the day (access being by appointment only), or around events being held at the museum. There is a lack of passing pedestrian traffic which leads to the Site (particularly the northern area)

feeling quiet and unused, and a sense of isolation and lack of overlooking towards the northern end of the Site.



Figure 3.1: Pedestrian walkway to the south of Site

3.30 Legibility and way-finding towards the Site and Cinema Museum is generally poor owing to the hidden character of the Site and limited permeability.

Urban Structure and Built Form

3.31 The two building complexes within the Site have a striking difference in style, age and quality of their built form (Cinema Museum and Woodlands Nursing Home).

3.32 The two storey Cinema Museum is constructed of yellow stock brick with red brick decorative elements, ornamental stonework around windows, terracotta decoration and slate hipped roofs. The museum is aligned NW/SE, which would have made up a much larger complex originally, as described in **Section 2**, the only remaining part of the larger workhouse complex is the Masters building and its Link structures to the south and north.



Figure 3.2: Cinema Museum Frontage

- 3.33 The Woodlands Nursing Home is a more modern construction comprising of large areas of buff and blue coloured render, red brick and timber sections. The roof scape is varied with a mixture of skillion roofs, flat roofs and lean to roofs which are constructed from corrugated metal.



Figure 3.3: Woodlands Nursing Home Frontage

- 3.34 There is limited relationship between the two complexes within the Site, with the northern link structure facing onto a blank façade of the southern nursing home building. These two elements have a similar height and scale, but share limited features. The layouts of the two complexes are both aligned in a NW/SE Direction.

- 3.35 The urban structure of the neighbouring streets in the immediate context of the Site is a mixture of terraced streets on a strong grid pattern, and looser structured estate blocks with associated landscape. The built form in the immediate context is relatively low level (between 1 and 4 storeys). The Site sits directly outside of the boundary of the Elephant and Castle Opportunity Area (to the east of Site). There is a clear step change in massing within the Opportunity Area where building heights are significantly increased. The closest of these developments is the UNCLE development (80 Newington Butts), which sits approximately 170m to the south east of the Site, and has a storey height of 46 storeys.
- 3.36 Although the site is outside of the Elephant and Castle opportunity area, it does sit at its edge, which gives credence to the proposals for a tall tower in this location due to its proximity to the cluster of tall towers within the opportunity area. Outside of the opportunity area, the three towers associated with the Cotton Gardens Estate (Hurley House, Ebenezer House and Fairford House) which sit to the west of the site are 23 storeys in height and also contribute to the presence of tall buildings in this area.

Townscape Character Areas

- 3.37 The townscape character of the area surrounding the Site is not uniform, and there exists a mix of different uses and also diversity in the age, form, scale and architectural character of existing buildings and building groups and spaces.
- 3.38 TCAs are local areas of local townscape which share common qualities and characteristics. The review of townscape elements, existing landscape and townscape studies, and conservation area boundaries has informed our identification of TCAs. For the townscape character assessment we have identified four local TCAs with potential to be affected by the proposed development which are illustrated at **Appendix 4**:
- TCA 1 – Major town centre - Elephant and Castle
 - TCA 2 – Mid 20th Century Residential Area
 - TCA 3 – Terraced residential streets
 - TCA 4 – Parkland - Imperial War Museum grounds
- 3.39 The key characteristics of each area TCA are summarised below. Further detail on the heritage characteristics of these areas is provided in **Section 2** of this report.

TCA 1 – Major town centre - Elephant and Castle

- 3.40 *'TCA 1 – Major town centre – Elephant and Castle'* comprises the retail and commercial led area around the major road junction of Walworth Road and Newington Butts (A3). The area is characterised by large scale retail and commercial units, situated around a series of busy road networks. At the centre of this area, the TCA includes the Elephant and Castle Shopping Centre, London underground and overground stations and the Castle Centre; a leisure and community facility.



Figure 3.4: Typical view within TCA 1 – Major town centre - Elephant and Castle

- 3.41 Green space is limited within this TCA, with Saint Mary's Churchyard (**Figure 3.5**) providing the only area of publicly accessible green space. This amenity space includes areas of open lawn, soft landscape, play area and water features.



Figure 3.5: St Mary's Churchyard amenity space and Castle Centre

- 3.42 The area falls within the adopted Elephant and Castle opportunity area, and has undergone major growth in terms of new development in the last ten years. This includes the Strata SE1 building (Completed in 2010) One The Elephant (Completed in 2016) and Newington Butts (Completed in 2018). In summary, the area comprises of the following townscape features:

- The land use within the area is a mix of retail, office, community and residential uses. The Elephant and Castle shopping centre and its associated buildings are a major townscape element within this character area. Built in 1965, the centre comprises a three storey shopping arcade with 11 storey office block and provides access to the overground train line;

- The townscape area is a key infrastructure hub; comprising of the junctions of Newington Butts and Walworth Road as well as the Elephant and Castle roundabout which serves as a junction for many south London roads. The TCA includes the stations for the London Underground Bakerloo and Northern lines, as well as a separate overground train station (Elephant and Castle);
- The topography of the area is relatively flat and low lying. Built form is of a high density and continual building lines enclose the network of streets, limiting views out;
- The skyline and roovescape is irregular, with varying roof profiles and a variety of rooftop features (chimneys, plant, rooftop gardens elements etc.) major built form and tall buildings punctuate the skyline and appear dominant in views from various places within the area, including Strata SE1, One the Elephant and UNCLE;
- Building styles and quality are varied within the area including limited older buildings of architectural and heritage interest (the exception to this being the Grade II listed Metropolitan Tabernacle) and a large number of utilitarian twentieth century buildings of little or no architectural interest which make up the main proportion of style of buildings within the TCA, as well as newer twenty first century developments. Shop fronts create a cluttered and poor quality appearance to parts of the townscape. The dominant building material is cladding and glass with the Metropolitan Tabernacle providing one of the only examples of stone façade in the area;
- Saint Mary's Churchyard provides pedestrianised access to the Castle Centre and there are high levels of activity throughout this area;
- Vehicular use, including a regular flow of buses, throughout the gyratory, adds to the busyness of the area which is the confluence of many routes;
- Vegetation and open space is limited to within the Saint Mary's Churchyard open space which has a positive influence by breaking up the urban realm; and
- Views are typically focused along the internal network of streets with long distance views contained by the high levels of development in the area.

3.43 TCA 1 is considered to be a townscape receptor of **Low (Average) Value** based on the generally low-medium quality of the townscape and the limited number of designated heritage assets within the area.

TCA 2 – Mid 20th Century Residential Area



Figure 3.6: Typical view from within TCA 2 – Mid 20th Century Residential Area

3.44 This area is occupied by residential blocks predominantly built in the mid-20th century. Built form is commonly 3-6 storeys high with some tall buildings including the Cotton Gardens Estate (23 Storeys). Key characteristics of the area include:

- The principal land use in this TCA is residential. The area is defined by clusters of estates built around networks of streets and green spaces, associated with each individual estate. The majority of residential units in this area appear to be flats or maisonettes accessed from communal cores. Within the area are some subsidiary building uses such as community facilities, pubs, schools and retail units, which are largely focused around the major road network;
- The moderate density of this area is created by mid-rise dwellings around generous green spaces which are located at the centre of each estate, away from larger roads, providing amenity space primarily for the use of residents;
- As with the wider study area, the topography of this area is flat and low lying, with limited perception of any wider level change due to the density and height of built development;
- Due to the mixture of ages of building, the roofscape is irregular, with varying roof profiles and a variety of rooftop features (chimneys, plant etc.) Both pitched and flat roofs are evident within the study area with limited design commonality between the different estates;

- Building style, age, materiality and condition in the TCA varies and there is limited unity of design between the individual estates. Some of the main estates in the TCA have been listed below:
 - **Cotton Garden Estate;** this estate includes a mixture of low rise brick dwellings (1-4 storeys) and three tall buildings of concrete construction (23 storeys). The estate was constructed in 1968 with the towers built from pre-fabricated sections. The various buildings within the estate are linked together by residential streets and green space.
 - **Cottington Estate;** the estate sits to the south of the Site. Residential blocks range in age between the 1930's and 1958. The buildings within the estate range between 4 and 9 storeys. The materiality of the blocks comprises of reddish-brown brick at the ground floors and buff coloured brickwork to the upper levels.
 - **Penwith Manor Estate;** built in the 1970's this estate is predominantly brick built with heights ranging up to 5 storeys.
- The main green spaces within this area are the communal gardens within the estates. These vary in size and design, with Cotton Gardens Estate and Cottington Estate having the largest areas of green space. Cotton Gardens Estate has a large irregular, sprawling shaped green space running through the centre of the estate with large mature trees, lawn areas and play space. Corrington Estate has more formal squares which are contained by the perimeter residential blocks; and
- Long distance views are limited from within the area, due to the urban, built-up nature of the TCA. The longest vistas are along Kennington Lane and Kennington Park Road, which have long views towards Elephant and Castle.

3.45 TCA 2 – Mid 20th Century Residential Area' is considered to be a townscape receptor of **Low (Average) Value** based on the generally low to moderate quality of the townscape and the low number of designated heritage assets.

TCA 3 – Terraced residential streets

3.46 This area is made up of residential streets which are predominantly terraced housing. It includes several conservation areas; Renfrew Road, Kennington, West Square, Kennington Park Road and Walcot. Key characteristics of the area include:

- The primary land use in this area is residential with some secondary uses such as pubs, retail and office spaces. The area comprises of terraced streets and a series of town squares, which create respite from the rhythm of the terraced townscape, and includes mature tree planting;
- As with the wider area, the topography of this TCA is low lying and flat. Due to the tight urban grain of the terraced streets, it is difficult to perceive any substantial change in topography in the wider city context;

- The majority of buildings in this area are 2-4 storeys, in a traditional pitched roof style. The roofscape of this area is the most consistent of the TCA's within the study area. Due to the lower height of buildings in this TCA, tall, more modern buildings associated with other TCA's are visible from various parts of this area. This is more noticeable within the town squares where the break in regimented urban grain of the streets means a wider view of the townscape is possible;
- The style of architecture within this TCA has a strong uniformity, although there are variations in styles between the different neighbourhoods. The main building material is brick, in a variety of colours, with stone detailing around door frames and windows;
- The main areas of vegetation within this TCA are the town squares which include large areas of open, managed lawn with mature tree planting and some shrub planting. The squares are generally contained by wrought iron fencing with decorative finials. Access and uses of these squares varies; and
- Views within this TCA are limited in terms of scope and distance due to the tight urban grain of the streets. Longer views within the streetscape of this TCA are focused along the line of the streets. Wider views above roofscapes are more visible from the squares where there are breaks in the dense urban grain.



Figure 3.7: Typical view from within TCA 3 – Terraced residential streets

- 3.47 TCA 3 – Terraced residential streets' is considered to be a townscape receptor of **High Value** based on the area covering several Conservation Areas and the buildings of interest included within them.

TCA 4 –Parkland - Imperial War Museum grounds



Figure 3.8: Typical view from within TCA 4 –Parkland - Imperial War Museum grounds (showing the frontage of the IWM)

3.48 This area consists of the park area associated with Imperial War Museum also known as Geraldine Mary Harmsworth Park. The building, which is Grade II listed was built between 1812 and 1814 and extended in 1835 and 1844-46. The building was originally built for the Bethlehem Royal Hospital, being converted to a museum circa 1936 which has a much smaller footprint. The TCA sits within the West Square Conservation Area. Key characteristics of this area include:

- The Majority of the TCA is open parkland, which includes managed lawn areas, mature trees, ornamental shrub planting, paths and play areas. The Imperial War Museum sits at the centre of the park with a northern entrance which is accessed via a series of pedestrian paths;
- The main access to the park and the museum is from the north on Lambeth Road, with secondary access points from the south west on Kennington Road, north east on St Georges Road (A302) and east onto Geraldine Street;
- The openness of the park provides longer views of the wider London skyline, which are less perceptible from other parts of the Study Area. In particular, to the east of the museum building, long views can be seen to the skyline and tall buildings of Elephant and Castle;



Figure 3.9: Image looking across the park to the Elephant and Castle Opportunity Area including tall buildings

- There is limited change in topography throughout this TCA. The park is predominantly flat with straight and direct paths which provide long local views within the park (**Figure 3.9**);
 - Large mature trees provide some enclosure to the park, particularly in spring/summer months when the trees are in leaf. Built form from outside of the TCA is visible from all areas of the park, giving the sense of being within an inner city park, as opposed to an unspoilt natural landscape. This is particularly noticeable from the eastern side of the museum building as described above;
 - The built form within this TCA is limited to the museum building and its subsidiary buildings. The museum is constructed of brick with stone details and hipped slate roof. The frontage of the museum includes colonnades in a Romanesque style with a domed roof (**Figure 3.8**);
 - The vegetation within the park includes managed lawns, ornamental shrub planting and mature trees. A large number of mature London Plane trees are focused around the north and east of the TCA, which limits views in spring/summer months towards the Site from Lambeth Road and St George's Road; and
 - The TCA falls within the West Square Conservation Area.
- 3.49 TCA 4 – Parkland - Imperial War Museum grounds' is considered to be a townscape receptor of **High Value** due to the amenity value of this space as well as the TCA falling

within the West Square Conservation area. The TCA contains the Grade II listed Imperial War Museum, which also contributes to the value of this area.

Table 3.1: Townscape and Landscape Receptors

Townscape / Landscape Character Receptor	Value
TCA 1 – Major town centre – Elephant and Castle	Low (Average)
TCA 2 – Mid 20 th Century Residential Area	Low (Average)
TCA 3 – Terraced residential streets	High
TCA 4 – Parkland – Imperial War Museum Grounds	High

- 3.50 The northern half of the Site is located within ‘*TCA 2 – Mid 20th Century Residential Area*’ and the southern part is located within ‘*TCA 3 – Terraced residential streets*’. The value of these areas has a significant contrast between Low (average) and High, suggesting the northern half of the Site is likely to have a lower sensitivity to change. This will be further explored within the assessment of effects section of this report.

4. Visual Baseline

Introduction

- 4.1 An assessment of the local visual context and visual amenity was undertaken on site in July 2018 to understand the existing extent of visibility of the Site and key views and local visual receptors likely to be affected by the proposed development. In this context, the term 'Site' is used to refer to the full extent of the site and the existing features within it.
- 4.2 Key 'representative views' were identified which reflected the character and quality of typical views from the key receptors and to form the baseline against which the visual effect of the proposed development could be assessed. The selection of representative views to be included within the HTVIA has been discussed and agreed with officers at London Borough of Lambeth as part of the pre-application process and the effect of the proposed development within these views has been tested during the design process.

Extent of visibility

- 4.3 The visibility of the Site has been established through a desktop analysis of the surrounding area and by on-site confirmation of the localised screening effect of built form and vegetation. In summary, it is considered that the views of the Site, as existing, are largely contained by the surrounding built form and consequently, visibility of the Site is restricted to roads in the immediate vicinity.
- 4.4 The visibility of the Site is limited by the relatively flat topography and the surrounding presence of existing built form. As the Site currently comprises of low level buildings, there are limited features that would extend its visibility in the wider area. At present views of the Site are limited to the following locations
- Renfrew Road (junction with Dugard Way);
 - Dugard Way;
 - George Mathers Road;
 - Dante Road (most notably the northern spur road which runs up to the boundary of the Site); and
 - Castlebrook Close.
- 4.5 Within the adjoining residential areas, views are generally prevented by the immediate framework of streets. The Site is well contained by high boundary walls which further preclude views towards the Site from the immediate streets.

Local Visual Amenity

- 4.6 Currently, the two halves of the Site provide both beneficial and detrimental visual amenity contributions. Overall there is a lack of connection between the Site and the

wider townscape context, limiting the ability for these elements of the Site to contribute to the visual amenity of receptors.

- 4.7 The Cinema Museum, which is housed in the Administrative Block to the Former Lambeth Workhouse and former Lambeth Hospital provides positively to the visual amenity of the area. The building comprises of a brick structure, with a symmetrical layout, designed in a Venetian Gothic manner. The building provides a visual link to the Site's history, being one of a few buildings and structures that remain from this time.
- 4.8 Woodlands Nursing Home, to the north of the Site contributes less to the local visual amenity; the Site is currently vacant, showing signs of disrepair owing to a lack of maintenance. The architecture of the building is contemporary in style but has a lack of presence within the townscape. Due to the single point of access to this part of the Site, the nursing home feels disconnected with the wider townscape.

Protected Views and Key Local Views

- 4.9 Consideration has been given to protected views identified in the London View Management Framework SPD (LVMF) and important 'local views' identified in conservation area audits within the wider area. The Site is located within the view cones for the following views, which will be assessed as part of the visual impact assessment:

London Views Management Framework SPD 2012

- LVMF View 4A.1 – London Hill Primrose Hill: the summit
- LVMF View 15A.2 – River Prospect: Waterloo Bridge: upstream
- LVMF View 17A.2 – River Prospect: Golden Jubilee/Hungerford Footbridges: upstream
- LVMF View 18A.3 - Westminster Bridge: upstream
- LVMF View 20A.1 - Victoria Embankment: between Westminster and Hungerford Bridges

Lambeth Local Views Study 2014

- LLVS - Views of Lambeth Palace from Westminster WHS and Victoria Tower Gardens
- LLVS - View SE and SSE along Westminster Bridge Road to Lincoln Tower

Visual Receptors

- 4.10 Visual receptors are the people who may be affected by changes in views and visual amenity. They include people passing through an area (e.g. by foot, car, bicycle or public transport), people working in an area and people visiting or engaged in recreational activities. Residents living in an area are also a receptor group but views from private residential properties are not considered within this assessment as the impact of development on private views is not a planning consideration⁴⁹. The key visual receptors which have been identified within the study area with potential to be affected by the proposed development are set out in **Table 4.1** below.

⁴⁹ Aldred's Case in 1610 established the principle that private individuals do not have a legal right to a view.

Table 4.1: Key visual receptors

Receptor	Commentary
Pedestrians and road users within Renfrew Road	This residential area falls within part of the Renfrew Road Conservation Area. Due to the tight grid of buildings which sit directly to the back of pavement, only glimpsed views of the current Site are possible (Most noticeably at the gateway entrance to Dugard Way).
Pedestrians, road users and open space users within Walcot Square and St Mary's Garden	These residential squares are located within the Walcot Conservation Area and contain several listed buildings. Views of the Site are currently not possible from these locations; however the water tower which sits to the east of the Site is clearly visible from parts of these squares.
Pedestrians and road users within Hayles Street	This residential area falls partly within the Elliot's Row Conservation Area. Due to low heights of development within the Site and the medium density of this area, there is currently a lack of visibility towards elements within the Site.
Open space users within Geraldine Mary Harmsworth Park and visitors to the Imperial War Museum Grounds	The park and Imperial War Museum fall within the West Square Conservation Area, with the museum building being listed. The receptor is a key heritage asset and open space, and has a large footfall of visitors. The view towards the Site, already includes several tall buildings associated with the Elephant and Castle Opportunity area, however the Site itself is currently not visible from this area.
Open space users within Victoria Tower Gardens (Westminster)	This open space sits within the Westminster Abbey and Parliament Square Conservation Area. Unobstructed views across the river towards Lambeth Palace are possible from this park, and views from this park are identified within the Lambeth Local Views Study 2014.
Pedestrians and road users on Kennington Park Road (A3)	Kennington Road is a main thoroughfare from the south of London, leading to the Elephant and Castle gyratory. The road includes some listed buildings and part of the Kennington Park Road Conservation Area. The view along the road is constrained by development on either side, which makes views towards the Site limited.
Pedestrians and road users within Elephant and Castle Walworth Road interchange	The junction of Elephant and Castle and Walworth Road is a major interchange of road networks in south London. A substantial amount of traffic including a number of bus routes pass through this area, and it is experienced by a large volume of the general public on a daily basis. This receptor falls within the Elephant and Castle opportunity area, and several tall buildings have been built within and close to this receptor in the last ten years. There is currently a lack of visibility to the Site from this receptor.

Pedestrians, road users and open space users within West Square	West Square is located at the centre of the West Square Conservation Area, and includes several listed buildings. The views from this area are limited by the close grain of the terraced streets, and mature trees within the square itself. Views beyond the square would be more noticeable in winter when the trees are not in leaf. There is currently a lack of intervisibility between this receptor and the Site.
Pedestrians and road users on Kennington Lane/Kennington Road junction	This receptor is associated with the junction of Kennington Lane and Kennington Road, and falls within part of the Kennington Conservation area. Views are constrained by the built form facing onto the street, which is largely retail units, restaurants and pubs. Towards the Site, the view along Kennington Lane is largely dominated by the Cotton Garden Estate Towers, of which the Site sits behind.
Pedestrians and road users on Elephant and Castle gyratory	This receptor covers the Elephant and Castle gyratory, which is a large interchange within the south London road network. It contains the Michael Faraday Memorial which is a Grade II listed building. This area has a large footfall of both vehicular traffic and pedestrians. The visual experience of this area is already dominated by views of tall towers including Strata SE1, One the Elephant, UNCLE and the University of the Arts London, London College of Communication.

Representative Viewpoints

4.11 Twenty Representative Viewpoints (RVs) were identified to represent typical views from the key visual receptors and illustrate views from within the local townscape character areas. These were presented to officers as part of the pre-application discussions and were tested during design development. **Appendix 6** provides plans of the representative viewpoint locations not included in the LVMF, which is also summarised in the table below (**Table 4.2**). The representative views appraisal in **Section 6** of this HTVIA provides a detailed description of the views baseline characteristics alongside a description of the effects arising from the proposed development.

Table 4.2: Representative Viewpoint Locations and type of Visual Material to be used in assessment.

No.	Location	Type	Commentary
1	Views of Lambeth Palace from Westminster WHS and Victoria Tower Gardens	AVR1	This viewpoint is identified as a locally significant view within the Lambeth Local Views Study (Final July 2014). The view is a sequential view (1a, 1b, 1c).
2	View SE and SSE along Westminster Bridge Road to Lincoln Tower	AVR1	This viewpoint is identified as a locally significant view within the Lambeth Local Views Study (Final July 2014).

3.	Geraldine Mary Harmsworth Park Entrance (Imperial War Museum Gardens)	AVR 3	Typical view from the entrance of the Geraldine Mary Harmsworth Park within the West Square Conservation Area. Typical view showing parkland - Imperial War Museum Grounds Townscape Character Area.
4.	Geraldine Mary Harmsworth Park (Imperial War Museum Gardens)	AVR 3	Typical view from within Geraldine Mary Harmsworth Park within the West Square Conservation Area. Typical view showing parkland - Imperial War Museum Grounds Townscape Character Area.
5.	West Square A (5A)	AVR 1	Typical pedestrian view from the pavement within the town square and within the West Square Conservation Area. Typical view showing Terraced Residential Street Townscape Character Area.
	West Square B (5B)	AVR3	Typical pedestrian view from the northern entrance of the central square/green space within the West Square Conservation Area. Typical view showing Terraced Residential Street Townscape Character Area.
6.	Walcot Square A (north western pavement)	AVR 3	Typical view from pavement within the residential town square. This is a view from within the Walcot Conservation Area. Typical view showing Terraced Residential Street Townscape Character Area.
	Walcot Square B (southern pavement of central green space)	AVR 3	Typical view from pavement within the residential town square. This is a view from within the Walcot Conservation Area. Typical view showing Terraced Residential Street Townscape Character Area.
7.	St Mary's Garden	AVR3	Typical view from pavement within the residential town square. This is a view from within the Walcot Conservation Area. Typical view showing Terraced Residential Street Townscape Character Area.
8.	Hayles Street	AVR3	Typical view from the western pavement of this residential street. This is a view from within the West Square Conservation Area. Typical view showing Terraced Residential Street Townscape Character Area.
9.	Renfrew Road	AVR 3	Typical view from residential street. This is a view from the Renfrew Road Conservation area from the Terraced Residential Street Townscape Character Area.
10.	Kennington Lane Junction	AVR 1	Pedestrian view from main vehicular interchange at Kennington Lane and Kennington Road, within the Kennington Conservation Area. Typical view showing Terraced Residential Street Townscape Character Area.
11.	Northern extent of Kennington Park Road Conservation area	AVR 1	Typical view taken from frontage of St Mary's Church within Kennington Park Road Conservation area and in the context of the listed Red Lion Pub. Typical view showing Mid-20th Century Residential Area Townscape Character Area.

12.	Elephant and Castle Walworth Road interchange	AVR 1	Typical pedestrian view from crossing at Elephant and Castle/Walworth Road Interchange. Typical view showing Major Town Centre - Elephant and Castle Townscape Character Area.
13.	Elephant and Castle Roundabout	AVR 1	Pedestrian view from adjacent to the listed Michael Faraday Memorial. Typical view showing Major Town Centre - Elephant and Castle Townscape Character Area.
14.	LVMF SPG London Panorama from Assessment Point 4A.1	AVR1	Strategic View taken from LVMF: Primrose Hill to St Paul's
15.	LVMF SPG London Panorama from Assessment Point 15A.2	AVR1	Strategic View taken from LVMF: Waterloo Bridge looking upstream from the Westminster bank
16.	LVMF SPG River Prospect from Assessment Point 17A.2.	AVR1	Strategic View taken from LVMF: Hungerford Footbridge looking upstream from the Westminster bank
17.	LVMF River Prospect from Assessment Point 18A.3	AVR1	Strategic View taken from LVMF: Westminster Bridge looking upstream from the Westminster bank
18.	LVMF River Prospect River Prospect from Assessment Point 20A	AVR1	Strategic View taken from LVMF: Victoria Embankment between Westminster and Hungerford Bridges

5. Heritage, Townscape and Visual Amenity Appraisal of Impacts

Approach to Assessment

- 5.1 The assessment of potential impacts of the application proposals on heritage, townscape and visual receptors was undertaken in May 2019 following design freeze of the application proposals. The assessment is based on the scheme as set out in the architectural and landscape design information produced by Rolfe Judd architects and FHA landscape architects, including package of drawings and visualisations, Design and Access Statement (DAS), together with the accurate visual representations (AVRs) produced for the scheme by AVR London (included in **Section 6**).
- 5.2 As previously outlined, the methodology and approach in undertaking this impact assessment for each of these related disciplines is summarised in **Appendix 2** and is based upon informed and reasoned professional judgement, taking into account a combination of quantitative and qualitative factors. The ability to combine an analysis of built heritage, townscape and visual impacts within one document is an aid and advantage to the determination of this application; in articulating the likely effects of development more widely. However, best practice guidance with regard to setting and views highlights the required differences in approach and methodology between each of these professional disciplines (built heritage, landscape / townscape and visual impact). For example, recognising that change to heritage significance (and setting) brought about by new uses and development is not solely a visual consideration; but can have a wider historical and experiential aspect. It is recognised therefore that modelling / accurate visualisation of a limited number of selected representative views is a useful tool to assist in understanding likely built heritage impacts, but only part of a much wider appreciation of change.
- 5.3 This assessment of impacts related to the development scheme should be read in conjunction with the full application material submitted, including in particular the overarching Planning Statement, prepared by T P Bennett planning consultants, which pulls together each of the different strands of the proposals in planning terms (including heritage significance, townscape character and visual amenity considerations) as part of a wider and appropriately and proportionately balanced judgement. This complementary statement describes the policy rationale for the scheme overall, including a list of the significant wider public benefits (social, environmental and economic) that could be delivered.

Overview of Proposed Development

- 5.4 The proposed development for application submission is described as:

“Redevelopment of the former Woodlands and Masters House site retaining the Masters House and associated ancillary buildings; demolition of the former care home; the erection of a single tall building of 29 storeys and peripheral lower development of 3/ 4 storeys, to provide 258 residential units, together with servicing, disabled parking, cycle parking, landscaping, new public realm, a new vehicular and pedestrian access, and associated works.”



Figure 5.1: View from Pedestrian Square (Rolfe Judd)



Figure 5.2: View from Dante Road Entrance (Rolfe Judd)

5.5 The supporting Design and Access Statement (DAS) prepared by Rolfe Judd Architects provides a comprehensive description of the scheme design and its approach. This includes a review of how the proposals have responded to the particular constraints and opportunities of the Site and wider surrounding area, as well as the scheme evolution during an extensive process of pre-application engagement. The key components of the revised design proposals are:

- The architectural design is proposed to include the following elements:

- The proposed development will include two blocks; Block A is proposed as an L shaped perimeter block of 3 to 4 storeys; Block B is proposed as the tallest element of the Site, which is to be expressed as a tower of 29 storeys;
 - The tower is proposed to have a stepped form, with two distinct forms comprising of a 5 storey difference in height. This would have the effect of creating an identifiable feature to the skyline;
 - Architectural detailing of the tower which takes inspiration from the history of cinematography in the area by emulating hanging film strips. This would take the form of layering of detail and materiality of the building which would play on the grid ratio of film strips and colour tones created by strips;
 - Materiality of the buildings would be further inspired by the existing architectural vernacular; the surrounding streets are dominated by the warm colours of buff bricks and accents of rich red terracotta and red brick detailing. Red/ brown brick buildings are common along Renfrew Road to the west; throughout the area there is the common theme of white frame detailing around windows and entrances; and
 - The crown of the building is designed to include a raised rail which would allow the building to be recognisable in longer views.
- External areas are proposed to include the following elements:
 - A series of public and semi-private spaces comprising of the Entrance Yard; Museum Court; Museum Gardens; Central/Social Yards; Residential Gardens; and Private Gardens;
 - The ‘Museum Court’ which provides a setting to the Cinema Museum through the proposal of a multifunctional public realm space;
 - Two new entrance spaces at the south west and north east edges of the Site which separate vehicular and pedestrian movement;
 - Semi-private residential areas to the north of the Site, located away from the main public thoroughfare have been designed to include greater areas of green space, and playable landscape; and
 - Proposed play elements would take precedent from the historical character of the Site to emphasise the identity of this area.



Figure 5.3: View from Masters House (Rolfe Judd)



Figure 5.4: View of Block A Entrance (Rolfe Judd)

Operational effects

5.6 The key aspects of the proposed development once complete and operational, which are likely to affect the heritage assets and townscape and visual receptors, have been identified in the application material as:

- A change in the type, mix and intensity of uses on the Site, with a resultant increase in vibrancy and activity levels in and around the buildings and the adjoining streets;
- The replacement of existing vacant nursing home site with a new buildings and streets / spaces of high quality architectural and landscape design – considering opportunities to contribute positively to local and wider views with new interest, as well as established townscape character, through new built form, roofline, elevational articulation and detailing, and materials choice;

- An increase in the height and volume of the built form on Site with new built form as two defined blocks ranging from 3 to 29 storeys in height, including distinctive tower within the eastern part of the Site as a new marker for this newly regenerated Site and the Cinema Museum;
- Creation of new active external space which provides a pedestrian route through the Site and also connecting through to wider network of surrounding streets and public / green spaces; and,
- Public realm improvements including new landscaping, planting and amenity space.

Construction effects

5.7 The key aspects of the construction phase which have potential to affect the heritage assets and townscape and visual receptors have been identified as: groundworks associated with removal of existing development; construction machinery (including tower cranes), material stock piles, scaffolding, vehicle movements, contractor site offices and compounds, and the incremental appearance of the building itself during the construction process.

5.8 Any effects arising during the construction phase are regarded as short term or temporary effects and have therefore not been separately described. However, in general terms, the construction effects of the proposed development would be no greater in magnitude than those described below for the completed development but would generally be considered to be either Neutral or Adverse effects. The exception to this is effects associated with the tower cranes associated with the development. These would be visible from a wider area than the completed building itself and would form a noticeable skyline feature in views from the surrounding area.

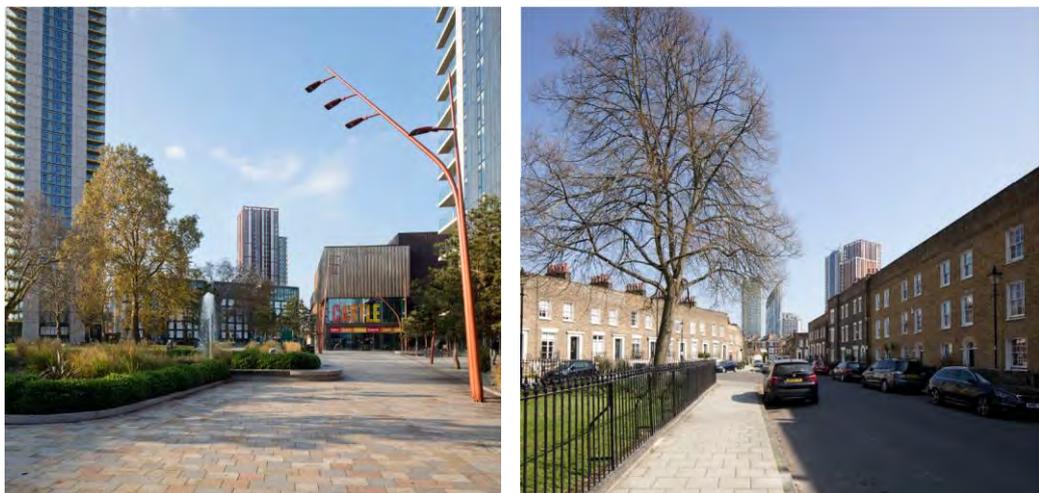


Figure 5.5: Mid-range Views from Newington Butts (L) and Walcot Square (R) (Rolfe Judd)

Night-time effects

5.9 A separate night-time assessment was not undertaken as it was considered that effects after dark would be no greater in magnitude than those described for the completed development. However, in general terms, the proposed development would be visible

after dark as a result of internal lighting and external lighting in the surrounding public realm. This lighting would be seen in the context of other lighting in the surrounding urban area and would not be an incongruent feature.

Built Heritage Impacts

- 5.10 As informed by our baseline built heritage appraisal work; as set out in our Initial Scoping Built Heritage, Townscape and Visual Impact Appraisal report, and also as further informed by discussions with officers at LBL and other stakeholders as part of a first stage of pre-application engagement, our assessment identifies that the development scheme on Site would likely have a combination of direct and or indirect (through change to setting and views) impacts on the significance of a number of designated and or non-designated heritage assets within the Study Area. The likely affected heritage assets include designated listed buildings (various grades) and conservation areas, and also buildings identified by the LBL as locally listed.
- 5.11 Accordingly a description of the potential heritage impacts of proposed change on Site brought about by new development has been informed by this baseline appraisal of the particular significance of each of the identified affected heritage assets, or groups, within the defined Study Area, and also the contribution of their settings, as found today. This has been set out in full in Section 3 of this report. The relevant heritage legislation and planning policy and guidance relating to change affecting heritage assets is also set out in full in **Appendix 1**. Together these sections and appendices provide a proportionate baseline and appropriate context for the consideration of the likely heritage impacts of the development proposals on Site.
- 5.12 Within this section of the report the likely impacts on the understanding and appreciation of heritage significance resulting from the proposed development is described for each of the identified heritage assets. This will generally commence with those heritage assets most closely related to the Site and or likely most affected by proposed change, followed by a description of heritage impacts where the effects of development are likely to be more limited and closely comparable; and so heritage assets may also be grouped together (albeit assessed individually) for ease of use by the reader.
- 5.13 Our assessment of heritage impacts employs best practice advice provided by Historic England, including Historic Environment Good Practice Advice (GPA) in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment 2015, which sets out the importance of good design and its response to local distinctiveness within the historic environment. Historic England's Historic Environment Good Practice Advice (GPA) in Planning Note 3 (2nd Edition): The Setting of Heritage Assets 2017 is of particular relevance, given that the far greater number of heritage impacts through this scheme would be indirect and through change to setting and views. This advice note therefore also been employed as a guide to assessment; following the recommended step by step approach. Firstly identifying the likely affected heritage assets (step 1) then demonstrating understanding and appreciating of how setting contributes to the significance of heritage assets (step 2) (i.e. establishing a built heritage baseline). Step 3 is to assess how the positive, negative and or neutral effects of a proposed development on heritage significance can be understood, appreciated and described. Step 4 encourages exploration of ways to maximise enhancement and avoid or minimise harm, and then lastly step 5 is for the local planning authority to take and document a decision on the application submission, and also monitor outcomes.

- 5.14 Finally, the heritage impacts of the proposed scheme as a whole are reviewed in light of the relevant statutory duties of the Planning Act 1990, national policy within the NPPF 2019 and supporting NPPG, and local planning policy and guidance to be applied with regard to change within the historic environment (Greater London and LBL authority areas). Again reference to the full application submission material, including the overarching Planning Statement, is made here to draw in the wider planning considerations.

Assessment of Heritage Impacts

Heritage Assets

Grade II Listed Building: Administrative Block to Former Lambeth Workhouse

- 5.15 The Site (red line) boundary includes this listed building; also known as Masters' House, within the south area, which is also included within the boundary of the Renfrew Road Conservation Area designation. Accordingly, the future use and development of this historic building and the present day Cinema Museum that it accommodates would be linked to the proposed redevelopment of the wider Site. No works of physical alteration or extension to the listed building are proposed as part of this application. Change would occur within the immediate setting of the building through the introduction of a new mix of uses with the north area of the Site and also new architecture / built form and landscape design.
- 5.16 The Cinema Museum is a key partner in this scheme, and the current needs and also future aspirations of this important cultural resource for the Borough have been fully considered as part of the design process leading up to application. It is recognised that the main building of the Cinema Museum is currently in need of considerable investment to support necessary repairs and ongoing maintenance. As a museum it can currently only afford to be open only intermittently; with guided tours having to be booked in advance and led by volunteers when available. Therefore this important collection of cinema memorabilia; the ability to continue to conserve this resource, and also facilitate wider public access and engagement, is very limited. The leasing arrangements of the building from SLAM to the museum group has been a further limitation to their mission; having been renewed on a yearly basis, which has constrained access to external sources of funding, instead to date relying on private donors and public goodwill.
- 5.17 The proposed development of the wider Site offers the opportunity to change the existing situation and begin to realise the ambitions of the Cinema Museum as a more financially secure, more publicly accessible, and better presented collection of importance to the history of cinema. This would be for the benefit of not just the Borough but also the wider city, even nationally. Principally, the applicant is proposing to offer the Cinema Museum a new 999 year lease for the buildings with the terms of the agreement between the applicant and the museum to be secured through a planning obligation. This will allow the Cinema Museum to access funds and carry out more comprehensive development and improvement works to the buildings to assist in enhancing their offer to visitors and, in turn, supporting the long term financial sustainability of the museum as a local community asset. Not only would this be a public (and heritage) benefit in planning terms and with regard to future of this cultural

resource, but would also beneficially help to secure the viable use and future conservation of this listed building and important heritage asset, and removing the risk of redundancy. It is to be noted that this identified public benefit has been strongly supported by the GLA during the pre-application engagement process.

- 5.18 The proposed development would also support the future of the Cinema Museum / Master's House in other ways. Proposed new high quality public realm and other landscape design within the immediate setting of the listed building would be an enhancement that would better reveal the significance of the host listed building in local views. In particular through the use of appropriate and high quality hard landscape on the approach to the main entrance (west side) from the south and north. Also new soft landscape and planting within the flanking garden areas to either side of the entrance range. This would be a heritage benefit for the listed building.
- 5.19 Not only would this heritage asset be better presented and experienced within its immediate setting in this way, but also the creation of new public realm (including the proposed central / social yard to the north and at the heart of the Site) would allow and encourage greater appreciation of the distinctive architecture and history of this building from within these newly animated and quality spaces. Within the wider townscape surroundings of this building and the Site the proposed development also looks to improve pedestrian (and vehicular) connections / permeability and also wayfinding, through creating a new route into the Site from Dante / Longville Road from the east (and from the Elephant and Castle centre), and also using the proposed new tall building within the north area as a marker to the new uses and other activities (including the Cinema Museum as a key destination) within this Site. These are further heritage benefits, which are also described alongside the more extensive list of other public and planning benefits offered by the scheme as a whole in the accompanying Planning Statement.
- 5.20 It has been assessed that the existing former Woodlands Nursing Home is a group of modern buildings and spaces within the north area of the Site that make no positive contribution to the significance of the listed building (or indeed that of other nearby heritage assets, including the listed building former Water Tower and Renfrew Road Conservation Area) as part of its setting. These buildings are proposed to be demolished as part of the redevelopment scheme; an action which in itself would as a matter of principle therefore have no adverse impact on the significance of these heritage assets, but instead presents an opportunity for positive change. It is here that new uses and associated replacement built form and new routes / spaces would be created as part of the wider application scheme, the impact of which on heritage significance would be a key consideration.
- 5.21 The supporting Design and Access Statement (DAS), including key input from the landscape architects, describes how the new architectural and landscape design of this development scheme has sought to respond positively and imaginatively to the particular history and character of the Site; most importantly the former workhouse and hospital use and more recent arrival of the Cinema Museum at the Masters' House. For example, using study of the historic (and now largely lost) layout of the different pavilion buildings of the former hospital and the defined works yards or other spaces between them as an inspiration of the strategy for a series of linked private and

public spaces and routes; each their own characters, through the Site and around / between retained historic and new buildings. Allied to this, the new comparably low rise (3-4 storeys) buildings within the Site (known as Block A) have been designed as a contemporary interpretation of the lost 19th century built complex; positively integrating the surviving historic buildings as part of a new scheme on Site and also with its wider townscape pattern. Study of elevational proportions, rhythm and articulation, roof and parapet forms, and materials and details, of the former hospital / workhouse buildings have also directly informed the design of Block A. This approach demonstrates how this aspect of the design responds to its context and the particular character and history of this Site and local area.

- 5.22 Building B is the proposed separate taller built element as part of the new scheme for the Site. Again the application DAS describes the evolution and rationale for the different design approach for this tall building. A key principle is for this 29 storey building to defer in height to the concentration of other tall buildings within the Elephant and Castle centre to the east. The form of Building B is expressed as two elements; one taller to the south and east (addressing the nearby Cinema Museum use and more distant Elephant and Castle centre) and one lower to the north and west (towards the more intact areas of historic townscape identified by Walcot, West Square and Elliot's Row Conservation Areas). The elevational design and cladding materials; and how they are used differently, look to respond to these characteristics of the wider context of the Site, and also considering longer views of the tall building from each of these areas. For example, the taller elevations recognise the positive role to be played in visually marking the location of the Cinema Museum use within the surrounding area; in particular from the Elephant and Castle transport node and along the newly extended route into the Site along Longville Road. The distinctive pattern of cinema film is used to inspire the elevational design here. Where the form of Building B steps down towards the north and west these lower elevations use materials to reflect the colour and tone of more traditional materials found within local 19th century townscape areas, whilst also continuing to share a clear family resemblance as part of the overall design approach. High quality design that contributes to local character can qualify as a public benefit.
- 5.23 As part of the integrated landscape design for this scheme, the use of materials for the new hard surfaces, street furniture and boundary treatments has also been chosen to reflect the past use of the Site as part of a once much larger hospital complex within this characteristically urban area. A commitment to high quality landscape design, and also new planting, that will be accessible, useable, add interest and better connect within its surroundings is demonstrated here.
- 5.24 It has already been established that the introduction of a new mix of uses and intensification of activity within the Site and around, including new public and private spaces to a high quality design, would likely have a beneficial effect on the understanding and appreciation of the significance of the listed building and also the Cinema Museum that its current houses. However, there would clearly be a significant change in the existing and also historic character of the setting of the listed building within the Site as a result of replacement built form of a greater scale, new form and design approach. In particular the new tall building within the north area would become a new and prominent feature within local and also wider views within the

surrounding townscape and the context of this listed building. New built form at such a scale would become prominent a number of views to, from or otherwise experienced within the immediate setting of, the listed building and former workhouse / hospital building. In turn this would also create an opportunity for the distinctive form, use of materials and architectural design of the new tower and townscape marker to be appreciated within a newly connected layout of routes and spaces.

- 5.25 It should be recognised how changed the historic setting of this listed building has been in the later 20th century with the demolition of much of the once very expansive built hospital complex to the north, south and also adjoining to the east, and also extensive residential (and nursing home) redevelopment of the surrounding area including the creation in part of a new pattern of streets and spaces (as with the relatively recent Bellway Homes development neighbouring). Change in the wider urban area in the modern period has also included an increasing concentration of taller or tall buildings within the nearby Elephant and Castle centre to the east (as well as the post war residential point blocks of the Cotton Gardens Estate to the south west) which can also be appreciated in some wider views within the context of this listed building. This has overall reduced the sensitivity of the setting of this listed building to further change where a modern condition now prevails, although there are still areas of the immediate setting of the listed building where a greater sense of the historic context and heritage significance of the Masters' House can be appreciated. These positive elements of setting include the visual approach to the main entrance of the listed building from the south in conjunction with the closely associated gate piers, former lodge and receiving ward or reception buildings (locally listed buildings) as part of that once larger hospital complex. And also views of the Masters' House and its north range in the foreground from what is now Dugard Way with the historically associated but now detached and more isolated, and residential converted, former Water Tower (listed building) as part of the backdrop.
- 5.26 Within this context it is assessed that the proposed introduction of a new building of 29 storeys and of such an increased height and scale to the north of this listed building; however well-designed, would in some views draw the eye away from the principal feature of the entrance range to the Masters' House as currently experienced, and also change the current appreciation of its physical and visual relationship with other former hospital buildings and structures (both listed and locally listed buildings) within the local area. This indirect impact; through the introduction of a new more prominent and contrasting taller built presence nearby, would result in a degree of harm to significance of this listed building through change to how it is currently understood and appreciated within what is left of its historic setting. Consideration of heritage harm in planning terms is discussed further in the later part of this section with regard to the impact of the scheme as a whole on the significance of this and the other identified heritage assets.

Grade II Listed Building: Water Tower to Former Lambeth Workhouse

- 5.27 This other listed building does not fall within the boundaries of the Site, although the Site does itself fall within the immediate setting of this designated heritage asset. The former Water Tower is included within the boundary and norther eastern arm of the Renfrew Road Conservation Area, and is also closely associated historically and architecturally with the nearby listed building Masters' House all as part of the once

more extensive complex of workhouse / hospital buildings before redevelopment in the later 20th century. It has been described in the baseline appraisal how the historic context and setting of the listed former Water Tower has changed very significantly as a result of changing uses, including its own conversion and extension for residential, and also the extensive redevelopment of much of the surrounding townscape area after the war. This is also true for the other historic buildings that remain of the former hospital (as also described above for Masters' House).

- 5.28 As found today the listed building former Water Tower is detached from what remains of the wider built complex of the former hospital, stands within its own newly created domestic curtilage, and also in local views from the public realm is experienced within a largely modern street pattern of George Mathers Road (Belway residential development) and more glimpsed from part of Dugard Way leading to the nursing home on Site. Historically the Water Tower would have been more closely contained within the hospital complex and its boundaries, only seen at close quarters from the enclosed yard to its north and screened by a large hospital range to its south (now all demolished). George Mathers Road has created a new view rather than being an historic aspect of the townscape. However, the very function of the tower necessitated height and therefore when built as part of a subsequent phase of the workhouse complex it became; and remains, an incidental landmark feature within some views within the wider local area. Comparable to the situation for the nearby Masters' House, this listed building is today viewed in a much altered setting that reduces its sensitivity to some degree to further change. However, where both these listed buildings can be seen in conjunction and as they could have been appreciated historically, i.e. in views from Dugard Way to the west, this aspect of its setting contributes to the understanding and appreciation of heritage significance.
- 5.29 The indirect impacts of proposed new development on Site and within the setting of the listed building Water Tower are also to some degree comparable with those for the Masters' House. Careful consideration has been given to the design, materials and planting of the landscape area and also boundary treatment for the Site immediately to the north of the listed building, in order to appropriately manage the transition between this structure and the taller built development proposed. The creation of new public space and route to the south side (and undercroft) of the new tall building would also provide a new setting from where the distinctive form and architecture of the former Water Tower could be appreciated by users; in some ways reflecting the hospital yard space that once existed here. This has the potential to be a heritage benefit; better revealing the significance of this listed building in views from the north.
- 5.30 Again, the proposed introduction of a much taller building to the north of this other listed building would compete and in some local views draw the eye away from the Water Tower. This would begin to challenge its local landmark role as part of a once more extensive hospital complex. This change would occur within more historically important views from Dugard Way looking east within the immediate context of the associated Masters' House, but have a greater effect in some other comparably less important local views from within the newly created context of George Mathers Road where the new tall building would become a more prominent part of the backdrop and so change how the silhouette of the tower is appreciated. Within wider or longer distance views within the surrounding Study Area new built form on Site would in some

cases obscure, or otherwise compete with, the expression of the upper parts of the tower on the skyline. That said, it should again be recognised that the local landmark status of this listed building is currently experienced intermittently and still maintained within the context of taller modern buildings within the wider area as one moves through the surrounding townscape.

- 5.31 Although the design quality of the new tall building and how it relates to its new setting of public spaces and routes through Site has been established as a positive change, the indirect impact of introducing such a greater new built presence within the immediate setting of the listed building Water Tower would in this way result in a degree of harm to the significance and local landmark status of this designated heritage asset.

Grade II Listed Building: Former Lambeth Magistrates' Court

- 5.32 This listed building is located to the south of the Site and within the boundary of the Renfrew Road Conservation Area. The Site forms part of the wider townscape setting of this designated heritage asset, including the Masters' House in the south area nearest and then further away the north area where the redevelopment proposals would be largely focussed.

- 5.33 The effects of the application scheme on the significance of this listed building would be indirect in nature through change to a part of its wider setting and some shared views as a result of new uses and built development on the Site. The AVR of the scheme prepared for representative viewpoint (RV) 9 indicates the likely visual effects of proposed development on the current appreciation of the principal public street frontage of this listed building from Renfrew Road (within the conservation area). Here the proposed tall building on the north area of the Site would appear as a prominent new feature on the skyline and as part of the wider backdrop of this frontage and building silhouette in this and other comparable views.

- 5.34 Such proposed change should be considered in the wider context of this and other views of the listed building from Renfrew Road which are as existing characterised by taller and tall buildings within the nearby Elephant and Castle centre forming part of the background and skyline. The new tall building on Site would add to that still evolving context of more intensive and larger scale development in and around that centre to the east. The impact of proposed change on the understanding and appreciation of what makes this historic former public building significant would be limited; as the distinctive architecture and legibility of the former use would remain clearly appreciable. However, given the contrasting scale and proximity of new built form, and the more modest height of the former courthouse itself, such change would distract to a degree from the existing positive appreciation of the significance of this listed building in some local views. This effect would be considered to result in a degree of harm to heritage significance.

Grade II Listed Building: Former Fire Station

- 5.35 There is a relatively close relationship between this listed building and the nearby former Magistrates' Court (also a listed building) as part of a wider group of former public / civic buildings on Renfrew Road and at the core of this small conservation area. The Site again forms part of the wider townscape setting of this designated heritage asset, albeit even more distant relative to the former Magistrates' Court to its north.

- 5.36 Again the effects of the application scheme on the significance of this listed building would be indirect in nature through change to a part of its wider setting and some shared views. The proposed tall building on the north area of the Site would appear as a new feature on the skyline and as part of the wider backdrop to the relatively taller, varied and more confidently designed public frontage of this listed building and its distinctive roofline / silhouette in some limited views from Renfrew Road and also from Kennington Lane. Overall there would be limited change to the understanding and appreciation of the particular significance of this large listed building as a relatively intact and highly representative example of this building type from this period, and its relationship with the other more modest listed building former Magistrates' Court would remain legible in the street scene. However, there would be some visually distracting effect within the background to some views of this listed building group as a result of the proposed development, which would be considered to result in a minor degree of harm to heritage significance.

Conservation Area: Renfrew Road

- 5.37 The Site falls part within the boundary of this conservation area (south area, including listed building Masters' House) and part within its immediate setting (north area). The impact of proposed development has the potential therefore to be both direct and indirect in nature through change to part of the character and appearance of the conservation area itself and also change to its setting and some shared views.
- 5.38 It has been described previously in this section; in particular in relation to the listed building Masters' House, that the application scheme would bring with it heritage (and public) benefits through the provision of much needed support for the existing Cinema Museum use of this listed building into the future, the creation of high quality public spaces and routes through the Site that would significantly improve the character and appearance of the immediate setting of the listed building, and also introduce new activity to further enhance the use, understanding and appreciation of this listed building and its wider complex of surviving listed and locally listed buildings within this part of the conservation area. These heritage benefits would therefore in turn enhance and or better reveal the significance of this conservation area directly.
- 5.39 Accordingly, it is the north area of the Site that is outside the conservation area boundary where the redevelopment proposals would largely be focussed. As has been described previously, the existing modern nursing home on this part of the Site makes no positive contribution to the significance of the nearby listed buildings as part of their settings, or in this case that of the conservation area. The adopted Renfrew Road Conservation Area Statement (LBL) dated 2007 specifically identifies that the nursing home site actually makes a "... *negative contribution*" and is "... *of no architectural or historic interest*" (section 2.8 page 16). In its vacant state this part of the Site presents a real opportunity for replacement built development that could optimise the use of this accessible urban site. Again, proposed demolition of these buildings within the setting of the conservation area would not adversely affect its significance, but could be the gateway to improvement. Consideration should then relate to the impacts of replacement uses and built development proposed.
- 5.40 The poor quality of the north area of the Site, and wider context of a much change and still changing townscape (including existing taller and tall buildings), reduces the

sensitivity of this part of the setting of the conservation area, and its incorporated listed and locally listed buildings, to further change. However, as described in relation to the setting of the historic buildings within the conservation area boundary in this section, the greater and contrasting scale and proximity of the new tall building would distract to a degree from the existing understanding and appreciation of the significance of these other heritage assets in some views. Accordingly such an effect would also be considered to result in a degree of harm to the significance of this conservation area, albeit to a more limited degree in light of the indirect nature of these impacts and also the larger scale and relatively lower sensitivity of this designated area to change as a whole.

Locally Listed Building Group: Gate Piers; North Lodge and N 'Reception' Buildings; and South Lodge and S 'Reception' Buildings to Former Lambeth Hospital Site

- 5.41 This group of locally listed buildings (non-designated heritage assets for the purposes of the NPPF) are closely associated with the nearby listed building Masters' House as historically ancillary elements of a once much more extensive workhouse / hospital complex that still survive. They are also included within the designation of the Renfrew Road Conservation Area, together this Masters' House, listed building Water Tower and other historic former public / civic buildings along Renfrew Road to the south.
- 5.42 Some of the impacts of proposed new development on Site and within the setting of this locally listed building group would to some degree be comparable with those already described for the principal listed building Masters' House in this section. The high quality and appropriate choice of materials and planting for the new landscape areas immediately to the west of the Masters' House and also as part of the immediate setting of each of these locally listed buildings (former hospital entrance approach and yard) would help to unify this wider group and also provide an improved setting from where their history and architecture could be appreciated. This would be a heritage benefit; better revealing the significance of these non-designated heritage assets and also their relationship with the large historic (listed) building complex.
- 5.43 However, the proposed introduction of a new tall building of such prominence within the Site in relatively close proximity to the north would have a potentially distracting effect on existing views to, from and of this group of historic buildings. Such change would therefore result in a degree of harm to significance of each, and this group of, non-designated heritage assets.

Locally Listed Building: 42 Renfrew Road, Former Court Tavern PH

- 5.44 This other locally listed building is located to the west / south west of the Site and again within the boundary of the Renfrew Road Conservation Area. The Site forms part of the local townscape setting of this non-designated heritage asset, in particular including the Masters' House (listed building) across Dugard Way close by the east.
- 5.45 The effects of the application scheme on the significance of this former public house and locally listed building would be indirect in nature. The AVR for RV9 indicates the likely visual effects of proposed development on Site on the current appreciation of the principal street frontages of this building on its corner site along Renfrew Road. Here the proposed tall building would appear as a prominent new feature on the skyline and as part of the wider backdrop above the roofline of this building in this and some other

comparable views from this street. Although the visual impact of a new tall building on the understanding and appreciation of the former public house use and characteristic architecture as it commands this corner would overall be relatively limited, such change would be distracting and a clear contrast to the existing scale of its existing immediate context. This effect could therefore be considered to result in a more limited or minor degree of harm to local heritage significance.

Grade II Listed Building Group: Walcot Square

- 5.46 This is a defined and largely intact group of listed buildings and comparable historic terraced townhouses that enclose the urban space of Walcot Square and also contribute strongly to the townscape character of this part of the surrounding Walcot Conservation Area. This listed building group is located to the west of the Site, and the Site forms part of the wider and more diverse urban setting of this group beyond the defining line of the Walcot Conservation Area boundary. The Site has no positive historical, functional and or visual relationship with these listed buildings, although the listed building Water Tower (also part of the former hospital complex) beyond the Site boundary does appear in some eastward views as an incidental feature of a later 19th century development on the skyline. Externally, the significance of these historic houses and as a complete group is best appreciated in views from the central gardens and along its perimeter streets. It should be recognised that the character and appearance of such views from within the square are characterised in part by the existing presence of modern taller and tall buildings rising above the rooflines of the enclosing listed terraces, in particular the growing cluster focused at Elephant and Castle centre to east and just beyond the Site itself.
- 5.47 The effects of the application scheme on the significance of these listed buildings would be indirect in nature through change to a part of their shared wider urban setting, and also limited to a number of longer distance views looking east / south east, as a result of a new tall building arising on the Site. Two AVRs of the scheme have been prepared – at RV6a and 6b – to help illustrate the likely visual effects of proposed development on the current appreciation of the historic architecture and group value of these listed buildings in the square (within the surrounding conservation area). These visualisations indicate that the proposed tall building on the Site would appear as a prominent new feature on the skyline and as part of the wider backdrop to these terraces, albeit in each case observed within the established context of other tall buildings (of various heights, shapes and forms, and architectural design or use of materials) clustering further to the east around Elephant and Castle centre. From these two selected viewpoints perspective means that the new tall building on the Site could appear to be larger or taller than the existing UNCLE tower further away and closer into the Elephant and Castle hub, although its true scale would be lesser. The positive moves of the deliberate stepping down of the tall building in its two-part form, and comparable tones of its materiality, as it faces towards this square, can also be appreciated in these views.
- 5.48 The new tall building on Site would add to that already established and still evolving context of more intensive and larger scale development in and around that centre to the east of the square and conservation area. In that context the impact of such proposed change on our current understanding and appreciation of what makes these listed buildings significant individually and as a group would be relatively limited; as

this square would otherwise remain intact as it addresses and encloses the square and the legibility of the historic use and design would also remain. However, given the contrasting scale and proximity of the proposed tall building on Site, its effect of further emphasising the existing distinction and balance between the more intact and consistent historic townscape of this part of the conservation area and its wider more diverse urban setting to the east would not be a positive shift. Such change could be seen to further distract from the positive aspects of the current experience of the significance of these listed buildings as a complete historic garden square in some views from within this space. This would be considered to result in a degree of harm to heritage significance.

Grade II Listed Building Group: St Mary's Walk and St Mary's Gardens

5.49 These other groups of listed buildings are closely comparable to the townhouse terraces that also define and complete Walcot Square to the north, in terms of historical development and architectural character. Again they contribute positively to the distinctive townscape character of this other part of the surrounding Walcot Conservation Area. Again views from within this other square looking eastwards and also towards the Site are characterised in part by the existing presence of tall buildings rising above the rooflines of the terraces at Elephant and Castle centre.

5.50 Again the effects of the new tall building on Site on the significance of these listed buildings would be indirect in nature through change to a part of their shared wider urban setting, and also limited to a number of longer distance views looking east. The AVR for RV7 indicates that this proposed tall building would again appear as a new feature on the skyline and as part of the wider backdrop to the listed terraces and their rooflines. However, such change would be observed within, and as part of, an established context of other tall buildings as part of this background further to the east and centred on Elephant and Castle. In this view perspective again means that the new tall building on the Site could appear to be larger and taller than other existing tall buildings at Elephant and Castle. Again the deliberate stepping down of the tall building in its two-part form, and comparable tones of its materiality, can be appreciated in this views from the square.

5.51 The character and appearance of this part of the wider setting of this listed building group would change as a result of the proposals; reinforcing the existing contrast between the more intact historic townscape of this part of the conservation area and still evolving urban areas outside its boundaries to the east. Given the noticeably greater scale and proximity of this new element on the skyline such change and further visual distraction would result in a degree of harm to the current understanding and appreciation of the significance of these listed buildings within this setting.

Grade II Listed Building Group: Walnut Tree Walk; and Bishop's Terrace

5.52 These other defined groups of listed buildings enclose and characterise both principal and secondary streets within the Walcot Conservation Area, and are predominantly near continuous terraces of historic townhouses along Walnut Tree Walk and Bishop's Terrace (as well as part of Kennington Road between) which together with the both Walcot Square and St Marys Gardens help to define the significance of this designated area. Unlike the more open urban spaces described previously, the established street pattern, the effects of further distance, and or the scale and orientation of these

streets and also that of these and nearby buildings, provides greater constraints to the number and extent of views to, from and within the context of these listed buildings and the Site. This is clearly demonstrated by the prepared ZTV for this area. Again the presence of modern tall buildings to the east can be observed in some glimpsed or otherwise incidental longer views looking east from the locale of these other listed building groups, which has become an established part of their wider urban settings.

- 5.53 There is the potential for the character and appearance of some views to or from these listed building groups to be affected by proposed taller built development on Site. However the number and extent of such views would be much more limited relative to the squares east of Kennington Road, and such change would not significantly alter the established character and contrast between the more historically intact townscape within this part of the surrounding conservation area and its wider, more diverse and changing urban setting further away to east. As a result the current understanding and appreciation of the particular significance of these listed building groups would not be harmed.

Conservation Area: Walcot

- 5.54 Through previous discussion of the likely effects of the application scheme on Site on the significance of listed building groups within this conservation area designation, it is again our assessment that the indirect impacts of new built development on the significance of this conservation area would be relatively limited. The Site forms part of the wider mixed urban setting of this conservation area, and there would be a number of views from within this area that would observe the proposed change of the new tall building within the established context of other modern tall buildings further to the east at Elephant and Castle centre.

- 5.55 From within both the historic squares at the centre of this designated area the contrasting scale and proximity of that new tall building would exacerbate rather than improve that existing townscape relationship within its contrasting wider setting in some eastward views. However, it must also be recognised that from within other parts, and the greater part, of the conservation area the visual appreciation of such change would be much more limited or absent. In considering the significance of this conservation area as a whole, this is a large designated heritage asset and area of historic townscape set appreciably within a much more diverse and dynamic wider urban area beyond its clear boundaries. As such this area has a relatively low sensitivity to further change outside these lines. Proposed change to the current experience of the historic townscape from within certain parts of the designated area (both eastern garden squares) have been considered to be harmful to heritage significance, and accordingly the significance of this conservation area would also be harmed but to a more limited and relatively minor degree overall.

Grade II Listed Building Group: Imperial War Museum

- 5.56 This singular listed building (former hospital and now national museum) has a very strong visual presence within Mary Harmsworth Park, which forms the most important part of its historic and present day setting, and also within many other local views from surrounding routes such as Lambeth Road and Kennington Road. This presence is derived primarily from its large scale and architectural grandeur, and its domed central tower also appears as a local landmark on the skyline within incidental views across the

surrounding townscape area. Externally, the best place to appreciate its wider significance as a heritage asset is from the north and in local views looking directly towards its main entrance / portico and crowning tower, also in the context of its associated gate lodge (listed building) and also later installed guns. Other views can be gained all around the building from within the park. This building also falls within the West Square Conservation Area designation.

- 5.57 The character and appearance of views towards the Site from within the park, and to, from and or in the context of this listed building, are in part characterised by the existing presence of modern tall buildings in the distance and rising above a more modest scale of built form / tree line to the edges of this park. Existing tall buildings exhibit different heights, shapes and materials and included those around Elephant and Castle centre to the south east and also the residential Cotton Gardens Estate further to the west of the Site. Mature vegetation within and around the park edge serves to screen and or filter these views as one moves through this public space (also subject to seasonal change). The two AVRs for RV3 and 4 indicate the likely visual effect of the proposed tall building on Site from within this space and context of the museum, which would appear as a prominent new feature on the skyline alongside the clear expression of other existing towers within the built background of this urban park. In height the new building would appear lower, and therefore visually deferential, to the UNCLE tower closer towards the Elephant and Castle centre and hub. Its proposed distinctive shape and the quality of the architectural design would also be appreciable in these more open views.
- 5.58 Clearly the wider urban setting and views to and from this listed building beyond the park would change as a result of the application scheme. However, the change of a new tall building would be observed within, and as part of, an established context of other taller and tall buildings within the background to highly open views out from the park. This would reinforce the contrast between the open green character of the park setting for the listed building and that of the wider urban area (including the still emerging centre for further intensification at Elephant and Castle) but not to a degree that would be significant or adverse in effect relative to the existing experience. The sheer scale and boldness of the architecture of this listed building as a local landmark is powerful within these views and as such would not be undermined by this change within its wider setting and distant views. Overall the understanding and appreciation of the significance of this listed building would not be harmed.

Grade II Listed Building Group: West Square; and Orient Street

- 5.59 These defined groups of listed buildings enclose and characterise this square within the eponymous West Square Conservation Area, and are near continuous terraces of historic townhouses which together help to define the significance of the eastern side of this designated area (beyond the park). The established orientation, pattern and proportions of this square and its feeder streets, and the screening effects of distance, intervening buildings and in particular the dominating presence of mature vegetation within the central gardens, all comes together to constrain the number and extent of views to, from and within the context of these listed buildings and the Site (and the proposed new tall building). Where observable above the roofline of enclosing terraces and also through the screen or filter of trees (subject to seasonal change) modern taller or tall buildings already exist as an established part of the visual experience wider

setting of these listed buildings and the surrounding conservation area designation.

- 5.60 Accordingly, the two AVRs prepared for RV5a and 5b indicates that the proposed tall building on Site would again appear as a new feature on the skyline and as part of the wider backdrop to these views of the listed terraces within the square. Where seen such change would also be observed within the established context of other tall buildings as part of this background (including that emerging cluster centred on Elephant and Castle). From these two selected viewpoints, the new tall building on the Site would appear comparable in height and scale to the existing UNCLE tower further to the east and closer into the Elephant and Castle hub. The positive design moves of the stepping down of this tall building in its two-part form, and comparable tones of its materiality, as it faces towards this square, can again be appreciated in these views. The layout and proportions of this square, and in particular the screening / filtering effects of trees within its central gardens, would however constrain the appreciation of this visual impact in conjunction with these listed buildings.
- 5.61 In the context of other existing tall buildings observed from within the square as part of its wider urban setting or backdrop, the new tall building on Site would have a relatively limited effect on our current understanding and appreciation of what makes these listed buildings significant individually and as a group within this largely intact historic garden square. This indirect impact would further shift the balance / contrast between the largely intact and more consistent historic garden square at the heart of this conservation area and its wider and more diverse, dynamic urban setting. Such change to heritage significance would overall be minor, but would not be positive, or indeed neutral, in effect, but adverse for the existing townscape relationship. Such change would therefore be considered to cause a relatively limited degree of harm to the significance of this heritage asset grouping.

Grade II Listed Building: Nos 63-83 St George's Road; and Charlotte Sharman School

- 5.62 These are a more isolated groups of listed buildings; a London Board school and nearby historic domestic terrace, both addressing the main route of St George's Road north of West Square (and both inside its eponymous conservation area designation). Externally, the significance of this school and also terrace is best appreciated from the north and in views of their public street frontages, and also to a lesser degree in longer views along St George's Road. Although there is some screening or filtering effects provided by mature street trees, a number of modern tall buildings can be clearly observed rising above the roofline of each of these buildings and as part of the established backdrop to their views from the street. This is now part of the character of the wider setting of these listed buildings, in particular views of the upper parts of tall buildings clustered around Elephant and Castle centre to the east and south east.
- 5.63 The uppermost parts of the proposed tall building on Site would also likely be observable as part of the backdrop to some of these views of these listed buildings – a comparable distance away to the south relative to other tall buildings closer the Elephant and Castle centre, and therefore no higher or significantly more prominent than these other towers. In this context the new tall building would have little overall effect on our current understanding and appreciation of what makes either of these listed buildings significant in heritage terms. This indirect impact would otherwise underline the established distinction between this historic school or nearby domestic

terrace and their more diverse and dynamic wider urban setting to the south and east. Such minor change would not be become adverse relative to the existing condition, and would therefore be considered to avoid harm to the significance of either of these heritage assets.

Grade II Listed Building Group: Gladstone Street and Colnbrook Street

- 5.64 These other defined groups of listed buildings within the northern part of the West Square Conservation Area enclose and characterise these secondary streets with near continuous terraces of historic townhouses. The orientation, pattern and proportions of these streets, and also the screening effects of distance and intervening buildings / vegetation, severely limits the number and extent of views to, from and within the context of these listed buildings and the Site (and the proposed new tall building). It is only from the southern end of these streets and junction with St George's Road where existing tall modern buildings can be seen in longer distance views as part of the wider setting of these listed building groups and this part of the conservation area; to the south and south east.
- 5.65 The indirect impacts of the application scheme (including new tall building) on the significance of these listed buildings would therefore be negligible, in light of the lack of association between these buildings and that Site, the screening effects of distance and built form between them, and the existing presence of tall buildings as a characteristic part of their wider setting where glimpsed. Overall, the understanding and appreciation of the particular significance of these listed building groups would not be harmed by change arising from the application scheme.

Grade II Listed Building Group: Colnbrook Street Schools; and Former Church of St Jude

- 5.66 These individual listed buildings together form a group to the north side of St George's Road, and integrated with the historic townscape of the listed terraced of the Gladstone Street and Colnbrook Street area - within the West Square Conservation Area. Each has a strong visual presence on St George's Road and or Colnbrook Street as a result of their distinctive architectural forms (including church corner tower), style and use of materials, which communicates their historic uses as either a religious or educational building. Externally the best way to appreciate the particular significance of both of these listed buildings (and as a group) in local views is from the south or east; looking away from the Site. Again the character and appearance of views looking away towards the Site from this area, and within the context of these listed buildings, are characterised already by the existing presence of modern tall buildings rising above the more modest scale of other buildings along St George's Road.
- 5.67 The new tall building on Site would likely be glimpsed in some limited views to or from this listed building group as part of their much wider urban settings. However, the indirect impacts of the application scheme on the understanding or appreciation of the significance of these listed buildings would be negligible. They would each maintain their distinctive presence in the street scene and local landmark status, and overall significance of each of these listed buildings would not be harmed.

Conservation Area: West Square

- 5.68 Through previous discussion of the likely effects of the application scheme on Site on the significance of listed building groups within this conservation area designation, it

has been established that the indirect impacts of new built development on the significance of this conservation area as a whole would be limited. Although the proposed new tall building on Site would be seen in longer distance views from the open green space of Mary Harmsworth Park (a larger west portion of the conservation area designation), such change would be observed within the clearly established context of other modern tall buildings further to the east, on the skyline and beyond the park edge, including at Elephant and Castle centre. This would not be harmful to the understanding or appreciation of how the park (and the landmark Imperial War Museum listed building) contributes to the significance of this conservation area.

- 5.69 From within the smaller eastern part of this conservation area the effect of proposed change on the current visual relationship between the more intact historic streets of terraces and main square with its wider urban setting would be different. As previously described in part in relation to the listed buildings and groups within this part of the conservation area, the orientation of streets and the screening effects of distance, interposing built form and mature vegetation would highly constrain the number and extent of shared views with the new tall building on Site. However, from within West Square itself the proportions of this space and its nearness to the Site directly south would allow for a number views (subject to seasonal change) of more dominating built form to further add to the existing contrasting effect of tall buildings seen above rooflines to the east and south east. From this square in particular this change would equate to a degree of harm to the significance of this part of the heritage asset.
- 5.70 In assessing impacts we should consider the significance of this conservation area as a whole, and its large size and shifting townscape / landscape character within, as well as the established character of a much more diverse and dynamic wider urban area setting observed beyond its boundaries. Overall proposed change to the current experience of the significance of the historic townscape from within this designated area would not be positive as a result of the application scheme, however any harm would overall be very minor.

Conservation Area: Elliott's Row

- 5.71 This conservation area adjoins the West Square Conservation Area immediately to its west and is located to the north of the Site beyond the line of Brook Drive. This area has a more mixed built character and contains no statutory listed buildings, also characterised by a series of north-south aligned streets generally enclosed by terraces. The Site forms part of this designated area's even more diverse and dynamic urban setting, and the boundaries of the conservation area are tightly drawn to exclude or otherwise differentiate this historic townscape area from the predominately 20th redeveloped areas to its south and east, also including the many taller and tall buildings of the nearby Elephant and Castle centre. The Site itself is separated by further modern redevelopment along Brook Drive and does not contribute positively to the significance of this conservation area as part of this wider setting.
- 5.72 The established orientation of streets and the scale and form of intervening buildings limits the number and extent of views from within the conservation area as a whole to the Site. However, the particular alignment of Hayles Street (part within this conservation area designation) means that the new tall building proposed for the Site would be clearly observed as a terminating new feature within the wider townscape

setting of the conservation area looking south along this particular street. Also from within a small part of this street the top of the Water Tower near to the Site can currently be glimpsed again looking south. The AVR prepared for RV8 illustrates the likely visual effects of proposed development from this street location.

- 5.73 Within the context of this conservation area and designated heritage asset as a whole the new tall building would be seen in the context of other existing modern tall buildings at its very edge, including the still emerging cluster of towers at Elephant and Castle centre that can be seen at relatively close quarters southwards along Elliot's Row and Oswin Street, and east along Brook Drive. This contrasting immediate relationship between this townscape area of more historic housing and the much larger scale and more modern development of its urban setting to the south and east is now an established part of the experience from within many parts of this conservation area. There is a relatively low sensitivity for this heritage asset to further change within its setting as a result.
- 5.74 In this context the proposed new tall building on the nearby Site would have a relatively limited effect on our current understanding and appreciation of what makes this conservation area significant as a whole. The indirect impact this new building would further shift the balance / contrast between the more historic townscape of these streets and its more diverse, dynamic urban setting immediately outside the boundary; in particular in clearly dominating south facing views along Hayles Street with a further tower. Such change to heritage significance would overall be minor for this particular designated area, but would be adverse / harmful.

Grade II Listed Building: Michael Faraday Memorial

- 5.75 This listed structure is located on the traffic island within the very heart of the Elephant and Castle urban centre. It has some very local landmark status within this public space and from surrounding roads, and is experienced within a close context of frenetic vehicular and pedestrian activity and a significant number of post war or more recent taller and tall buildings grouped around this and linked junctions. Its heritage significance as both a transformer station and memorial (even artwork) is best appreciated within closer views given its scale relative to the surrounding buildings and roads. The Site itself has no positive association or link with this relatively distant listed building, and new development here would have no effect on the quality of character of these closer views of this asset.
- 5.76 The AVR prepared for RV13 indicates that the proposed tall building on the Site would be visible as a new feature on the skyline and as part of the wider backdrop to the listed building on the traffic island. The uppermost part of this tall building would be observed in the distance to the south west beyond the form and mass of existing post war buildings facing the island that screen its lower sections, and also in conjunction with other existing taller or tall buildings around Elephant and Castle centre that dominate the skyline. The character and appearance of some south-westward views to and from, and part of the wider urban setting of this listed building, would change as a result of these proposals. However, such change would be very minor within the established context and also how the structure is currently best appreciated, and would not result in harm to the understanding or appreciation of its significance.

Grade II Listed Building: Metropolitan Tabernacle

- 5.77 This listed building is a rare pre-war structure now integrated within the largely later 20th century redeveloped Elephant and Castle urban centre. It has local landmark status within views from the traffic island / public space, surrounding roads and the modern shopping centre, and is again experienced within a context of frenetic vehicular activity and a centre characterised by post war or more recent taller and tall buildings. Although its historic setting has change dramatically, this listed building retains a confident visual presence within this centre, which is derived primarily from its large scale and architectural grandeur. Externally, the best place to appreciate its heritage significance is from the east looking directly towards its main entrance / portico. The Site itself is relative distant to the south west and has no positive association with this listed building as part of its wider urban setting,
- 5.78 Again the AVR prepared for RV13 is helpful. It indicates that the proposed tall building on the Site would be visible as a new feature on the skyline and as part of the wider backdrop to this listed building. The uppermost part of the new tall building would be observed in the distance in this and other views from the centre; beyond the form and mass of existing post war buildings and also in conjunction with other closer existing taller or tall buildings that dominate the current visual experience. The character and appearance of some views in context with this listed building would change as a result of the application proposals. However, such change would again be very minor within the established urban and more modern built context, the building's scale and distinctive form would have the strength to maintain its local landmark status, and so its heritage significance would not be harmed.

Conservation Area: Pullens Estate

- 5.79 This conservation area is located to the south east of the Site beyond the main routes of Kennington Lane and Park Road and so the Site forms part of this designated areas much wider, diverse and dynamic urban setting. The conservation area is an enclave of surviving historic tenements of a relatively consistent scale and character, which is quite different in character to its surroundings outside the boundary – characterised by a more mixed, fragmented and predominately later 20th century townscape. The Site itself does not contribute positively to the significance of this conservation area as part of its wider setting.
- 5.80 The established street pattern, and the effects of distance and the scale and form of intervening buildings, limits the number and extent of views along the defining streets of this area towards the Site. However, it is likely that the new tall building proposed for the Site would be observed as a new feature on the skyline within a number of views from the edge of this conservation area (Iliffe Street / Peacock Street) or its buildings. This is demonstrated by the prepared ZTV for this area. As existing, the very top of the Water Tower near to the Site can be glimpsed from some very specific viewpoints. The new tall building would be seen in the wider context of other existing modern tall buildings on the skyline out form this area, including the emerging cluster at Elephant and Castle centre. All now an established part of the wider urban setting and experience from within this conservation area.
- 5.81 Proposed change would not significantly alter the established character and distinctive contrast between this more historically intact piece of townscape (conservation area)

and its more diverse and still changing urban setting (including the Site). As a result the current understanding and appreciation of the particular significance of this heritage asset would not be harmed.

Grade II Listed Building: Old Red Lion PH

5.82 This listed building is located some distance to the south of the Site along the main route of Kennington Park Road. The Site forms part of the extended townscape setting of this designated heritage asset, and does not otherwise contribute to the understanding or appreciation of its significance as part of that wider setting or any shared views.

5.83 The indirect impacts of the application scheme (including new tall building) on the significance of this listed building would be negligible or none, in light of the lack of association between these sites, the relative distance between them, and the screening effects of intervening vegetation and built development, including larger scale modern residential blocks around Opal Street. The AVR for RV11 indicates that the likely visual effects of the proposed development from this road and within the immediate context of this listed building would indeed be negligible or none. Within this view (and also others along this main road as it continues to the north east) the visual presence of the existing and still emerging cluster of taller and tall buildings within the nearby Elephant and Castle centre can be clearly appreciated as part of the wider townscape character. Overall, the understanding and appreciation of the particular significance of this listed building would not be harmed by change arising from the application scheme.

Grade II Listed Building: Kennington Underground Station

5.84 Similarly this listed building is located some distance to the south of the Site along the main route of Kennington Park Road, and forms part of the extended townscape setting of this designated heritage asset. There is no positive historical, functional and or visual relationship between the Site and this heritage asset. The significance of this asset is best appreciated internally and on entering and exiting, and also in street scene views looking south east (away from the direction of the Site) to its public frontage and along this road.

5.85 It is our assessment that the indirect impacts of the application scheme on the significance of this listed building would be negligible or none, in light of that lack of association with the Site, and the screening effects of distance and intervening vegetation and built development. The AVR for nearby RV11 further support this assessment in visual terms. Overall, the particular significance of this listed building would not be harmed by change arising from the application scheme.

Grade II Listed Building: Tower and Portal of Church of St Mary

5.86 Again this listed building is located some distance to the south of the Site, but still forms part of its wider townscape setting. There is no positive historical, functional and or visual relationship between the Site and this heritage asset. And again the significance and local landmark status of what remains of this church is best appreciated in street scene views looking south east (away from the direction of the Site) and along this road.

5.87 It is our assessment that the indirect impacts of the application scheme on the

significance of this listed building would be negligible or none, in light of that lack of association with the Site, the screening effects of distance and intervening vegetation and built development, and the ability of the listed building to maintain its local landmark status through the scale of its tower and distinctive architectural expression. The particular significance of this listed building would therefore not be harmed.

Grade II Listed Building: Nos.87-121 Kennington Park Road

- 5.88 This relatively large listed building group of historic terraced townhouses is located some distance to the south of the Site, and is a defining characteristic of the Kennington Park Road Conservation Area within which it is located. The Site forms part of the much wider townscape setting of this group and has no positive historical, functional and or visual relationship. Externally, the significance of these houses is best appreciated in street scene views looking south east to their continuous frontages (away from the direction of the Site) and also as one progresses along this main road.
- 5.89 It is our assessment that the indirect impacts of the application scheme on the significance of this listed building would be negligible or none, in light of that lack of association with the Site, and the screening effects of distance and intervening mature vegetation and or built development. The particular significance of this listed building group would therefore not be harmed.

Conservation Area: Kennington Park Road

- 5.90 Through previous discussion of the likely effects of the application scheme on Site on the significance of listed buildings within or otherwise at the edge of this conservation area designation, it is also our assessment that the indirect impacts of the scheme on the significance of this conservation area would be negligible or none. This is also demonstrated by the prepared ZTV for this area with regard likely visual effects.
- 5.91 Although the Site does form part of the wider urban context and setting of this conservation area and there could be some limited views gained from this area towards the Site and its new built development, the lack of association between the conservation area and the Site, the context of the seen established tall building cluster at Elephant and Castle centre, and the greater screening effects of distance and intervening mature vegetation and or built development, would severely constrain the power of such impacts. The understanding and appreciation of the particular significance of this conservation area would similarly not be harmed by the application proposals.

Grade II and II* Listed Building Group: Kennington Lane

- 5.92 This large defined group of listed building and groups of predominantly historic terraced townhouses contributes strongly to the built character of this part of the surrounding Kennington Conservation Area and the street scene along this main urban route. This group of listed buildings is located some distance to the south west of the Site, and although the Site forms part of the much wider urban setting of this group there is a clear separation between these areas in terms of historical development and townscape character. The Site has no positive historical, functional and or visual relationship with these listed buildings (or indeed its conservation area surroundings). Externally, the significance of these historic houses is best appreciated in street scene views looking south east directly at their principal frontages (away from the direction

of the Site) and also in longer enclosed views as one progresses along this main road to the north east or south west. The character and appearance of views towards the Site from these listed buildings are characterised in part by the existing presence of modern taller and tall buildings rising above the more modest scale of other buildings or vegetation directly addressing Kennington Lane. The two key clusters of tall buildings seen in these views are the postwar residential point blocks of the Cotton Gardens Estate close by to the north, and the evolving hub at Elephant and Castle further to the north east.

- 5.93 It is our assessment that the indirect impacts of the application scheme (including new tall building) on the understanding and appreciation of the particular significance of this listed building grouping would be extremely limited within this context. Particularly in light of the lack of association between the Site and this local area and these buildings, the various screening and or filtering effects of distance and intervening mature vegetation and built development, and the established presence and defining contrast of other tall buildings as part of the wider skyline to the east. As guided by the ZTV the selected AVR for RV10 is positioned deeper within the conservation area designation to the south west of these listed buildings, and where views of the new tall building could more likely be gained. This AVR does still help to illustrate the likely visual effects of the proposed development from Kennington Lane. Within this view (and also some others from along this main road as it continues to the north east) part of the new tall building on Site would be seen and would add to the existing and or still emerging clusters of tall buildings. Although change would occur to the character and appearance of such views, this would be minor and the established character and contrast between the more historically intact townscape within the conservation area and its wider urban setting to the north east would not be significantly altered or upset. Overall, the understanding and appreciation of the particular significance of these listed buildings within this area would not be harmed by change arising from the application scheme.

Grade II Listed Building: Durning Library

- 5.94 This singular listed building has a strong visual presence on Kennington Lane; with its distinctive architectural form, roofscape, style and use of materials that also communicates its historic use as a public building. This building also falls within the Kennington Conservation Area designation, near to the group of listed buildings describe previously to its north east along this main road. Again the character and appearance of views towards the Site from Kennington Lane, from or in the context of this listed building, are characterised in part by the existing presence of modern tall buildings rising above the more modest scale of other buildings addressing the road, including the Cotton Gardens Estate and more distant Elephant and Castle cluster.
- 5.95 Again the indirect impacts of the application scheme (including new tall building) on the understanding and appreciation of the particular significance of this listed building would be very limited within this context. Particularly in light of the lack of any positive association between the Site and this listed building, the various screening and or filtering effects of distance and intervening mature vegetation and built development, the established presence of other tall buildings as part of the wider skyline, and also given the highly confident architectural character of the building itself in maintaining its presence within the local street scene. The AVR for RV10 better indicates the likely

visual effects of the proposed development on Site within the area near to this listed building. Within this and some other views along the road part of the new tall building on Site would be seen and would add to the existing and or still emerging clusters of tall buildings in the distance / skyline. Although change would occur to the character and appearance of such views, this would be minor and the established character and contrast between the more historically intact townscape within the surrounding conservation area and its wider setting would not be significantly altered. The understanding and appreciation of the particular significance and also distinctive local landmark status of this listed building would also not be undermined or harmed by such change.

Grade II Listed Building Group: Kennington Road

5.96 This other large group of listed building and comparable historic terraced townhouses helps to define the townscape character of this part of the Kennington Conservation Area and main road to the north. Again this group is located some distance away from the Site, and this Site has no positive historical, functional and or visual relationship with these listed buildings. Externally, the significance of these historic houses is best appreciated in views looking directly east at their principal frontages and also in longer views as one progresses along this main road north or south. The established street pattern, the effects of distance, and the scale and orientation of this main road and both these and nearby buildings, overall constrains the number and extent of views to, from and within the context of these listed buildings and the Site. This is clearly demonstrated by the prepared ZTV for this area. Again the presence of modern tall buildings is also an established part of wider setting of this group to the east and further north east – as glimpsed more occasionally.

5.97 To some degree closely comparable to the likely effects on the heritage assets within the Kennington Lane area, we again assess that the indirect impacts of the application scheme (including new tall building) on the understanding and appreciation of the particular significance of this listed building grouping would be extremely limited. Although there is the potential for the character and appearance of some views to or from these listed buildings to be affected by taller built development on Site, such change would be minor and also be seen in the existing context of other taller buildings in the wider area. Again the established character and contrast between the more historically intact townscape within this conservation area and its wider setting to the north east would not be significantly altered, and the particular significance of these listed buildings would not be harmed.

Grade II Listed Building Groups: Cleaver Square; Denny Street; Denny Crescent; and Chester Way

5.98 These defined groups of listed buildings enclose and characterise secondary residential streets and or squares within the Kennington Conservation Area, and are predominantly continuous terraces of historic townhouses which together help to define the significance of this designated area. The established street pattern, the effects of distance, and the scale and orientation of these streets and space and also both these and nearby buildings, overall constrains the number and extent of views to, from and within the context of these listed buildings and the Site. This is clearly demonstrated by the prepared ZTV for this area. Again the presence of other existing modern taller or tall buildings can be occasionally glimpsed from the areas of each of

these listed building groups as an established part of their wider settings (to the north) and that of the conservation area designation.

- 5.99 Again there is the potential for the character and appearance of some views to or from these listed building groups to be affected by proposed taller built development on Site. However the number and extent of such views or glimpses would be very limited, and such change would not significantly alter the established character and contrast between the more historically intact townscape within the surrounding conservation area and its wider and more diverse setting. As a result the current understanding and appreciation of the particular significance of these listed building groups would not be harmed.

Conservation Area: Kennington

- 5.100 Through previous discussion of the likely effects of the application scheme on Site on the significance of listed buildings within this conservation area designation, it is also our assessment that the indirect impacts of this scheme on the significance of this conservation area as a whole would be very limited. The Site does form part of the wider urban context and setting of this conservation area and there would be a limited number and extent of views from within this area towards the Site to observe the change of the new tall building here. However, the lack of positive association between the conservation area and the Site, the screening or filtering effects of interposing built form and vegetation, and also the established presence of modern tall buildings as part of its wider setting, would ensure again that the current understanding and appreciation of the particular significance of this conservation area and large designated heritage asset as a whole would not be harmed by the proposals.

Review of Heritage Legislation and Policy

Statutory Duties

Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.101 The Planning Act 1990 requires that special regard should be paid to the desirability of preserving the special interest and setting of listed buildings. The Act also requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas in determining proposals within such a designated area, however the setting of a conservation area is not protected by statute.
- 5.102 Accordingly, considerable importance and weight has been given to these statutory duties as relevant⁵⁰ as part the design development process leading to this application scheme for this Site. This is described in this report, and also in more detail in the accompanying DAS, which sets out how an understanding and appreciation of the historical development and distinctive architectural character of the Site and its local area (including both listed buildings and conservation areas) has directly influenced the approach and this design. This has included taking opportunities to deliver heritage benefits, such as enhancing or better revealing aspects or elements of the setting of listed buildings - through securing the viable future use of the Cinema Museum its host listed building, new high quality architectural and landscape design, and appropriate

⁵⁰ Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) English Heritage (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18 February 2014

new uses and supporting activity / animation of the Site as it would better integrate with the surrounding townscape.

- 5.103 It has been identified through the assessment of impacts in this report, however, that aspects of the proposed scheme (in particular the introduction of a tall building on the north area of the Site) would likely cause a degree of harm to the setting (and special interest) of a number of listed buildings within the Site and its surrounding area.
- 5.104 The meaning of preservation under the relevant duties of the Act for listed buildings is taken to be the avoidance of harm. However, our interpretation of recent appeal decisions and also case law is that any such presumption is not overriding or irrebuttable, and that there have been and will again be cases for new development where such harm would be outweighed by other material considerations powerful enough to do so. This weighing of the balance is discussed further in the context of national planning policy later in this section (and also in the accompanying Planning Statement).
- 5.105 Noting that it has been established that this statutory duty, and the appropriate weight to be afforded to it, must be at the forefront of the decision makers mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy. Importantly recent decisions have confirmed that the phrase ‘considerable importance and weight’ is not synonymous with ‘overriding importance and weight’⁵¹.
- 5.106 For the Renfrew Road Conservation Area, which includes the south area of the Site but not the north area where new buildings would be constructed, the relevant statutory duty for this other designated heritage asset would be satisfied. Here, new development within the boundary of the conservation area (including again securing the viable future use of the Cinema Museum its host listed building, and new landscape design and planting of high quality) would both preserve and enhance the character and appearance of this area. Again, it is our interpretation of the relevant legislation that the setting of a conservation area is not protected by statute. Consideration of the impacts of development on the significance of this and other conservation areas through change to their settings is set out in the context of national planning policy later in this section accordingly.

National Policy and Guidance

NPPF 2019 and NPPG

- 5.107 In accordance with the requirements of paragraph 189 of the NPPF the significance (and also contribution of the setting to that significance) of each of the identified likely affected heritage assets has been described in this report in an appropriately proportionate manner. This was first established through a scoping exercise and setting of a Study Area for analysis, which was also shared with LBL as part of pre-application discussions. Our then expanded built heritage baseline appraisal has been fed into the design process during this period, and now provides an appropriately informed basis upon which the likely heritage impacts of the development proposals on Site can be

⁵¹ Land at Razor’s Farm, Chineham, Basingstoke RG24 8LS. Appeal Reference: APP/H1705/A/13/2205929, Secretary of State for Communities and Local Government letter 22nd September 2014, paragraph 21

considered. This also complies with best practice set out in Historic England's Historic Environment Good Practice Advice (GPA) in Planning Note 3 (2nd Edition): The Setting of Heritage Assets 2017 –identifying the likely affected heritage assets (step 1) then demonstrating understanding and appreciation of how setting contributes to the significance of these heritage assets (step 2).

- 5.108 The full supporting material to this application submission – not only including this report but also the package of drawings, visualisations, DAS etc. – demonstrate how due account has taken in developing the design approach for this scheme for the Site of the key conservation principles set out in paragraph 192 of the NPPF. This paragraph encourages development proposals to consider the desirability of sustaining and also enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation – in this case most relevant to the future use of the listed Master's House and its Cinema Museum; supporting the positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality; and, also the desirability of new development making its own positive contribution to local character and distinctiveness – again demonstrated by the proposed architectural and landscape design of a high quality and how it has sought to respond to the characteristics of its context.
- 5.109 With regard to the identified affected designated heritage assets of the listed buildings and conservation areas, paragraph 193 sets out that great weight should be given to their conservation. Helpfully, Annex 2 of the NPPF defines the term “conservation” as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance. In our view this is not intended by national planning policy to be a process that looks to prevent change or arrest development, particularly where new development has been shown to be well-considered and well-designed in light of its particular context, has made efforts to try to avoid or minimise harm through the design process and pre-application discussions with the key stakeholders, and also has the potential to deliver significant public (including heritage) benefits.
- 5.110 The NPPF sets out at paragraph 194 that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. The assessment of impacts in this report has identified that harm would likely be caused to the significance of a number of listed buildings and conservation areas (albeit to varying degrees) as a result of the indirect effects of new development on Site and within their settings and shared views (principally the visually prominent effect of the introduction of a newly tall building within the north area of the Site). This report has made reference to the overarching Planning Statement (and other information with regard to viability assessment) as part of the full application submission, which demonstrates that the proposed quantum, type and mix of residential units within the new built form on Site (including the tall building element) is that which is considered necessary to enable the viable reuse of the Site as a whole. It should also be recognised that it is the delivery of new residential development within the north area of the Site which would then effectively unlock new resources to support the continued and future use of the Cinema Museum and its host listed building, which has been identified as a heritage (and public) benefit in NPPF terms.

- 5.111 The DAS provides further description of the design process and how the scheme has evolved over time from initial exploratory option testing and through to further refinement in response to feedback from officers at the LBL (as well as other key stakeholders such as the GLA) as part of the pre-application stage. This extensive process is set out in section 3.0 of that other document. For example, it is described how an earlier layout and massing options for the new development were rejected for a number of technical and functional reasons; ultimately leading to the application scheme for the elegant form of a single tall building with lower blocks also helping enclose new public and private spaces on site. Overall, this demonstrates the efforts made to try to minimise heritage harm and also improve design quality during this process; all within the wider context of the other constraints and considerations driving the developability of the Site.
- 5.112 This described process again aligns with best practice set out in Historic England’s GPA3 on the setting of heritage assets (2017), which recommends a step by step approach to assesses how the positive, negative and or neutral effects of a proposed development on heritage significance can be understood, appreciated and the described (step 3). The following step 4 that encourages exploration of ways to maximise enhancement and avoid or minimise harm.
- 5.113 With regard to determining the level of any harm caused to the significance of designated heritage assets by the development proposals, NPPG sets out that ‘substantial harm’ is a high test; so it may not arise in many cases. It is advised for example that in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. It is recognised that harm may arise from works to the heritage asset itself or from development within its setting⁵².
- 5.114 Recent case law and appeal decisions has also given some attention to the meaning of the term harm; holding the judgement that for harm to be substantial the impact on the significance of a heritage asset would be required to be serious, such that very much if not all of that significance would be drained away⁵³. In the cited Nuon judgement; focusing on the setting of heritage assets, the Inspector originally identified that *“There is no specific guidance as to the level at which harm might become substantial but on a fair reading, it is clear that the author(s) must have regarded substantial harm as something approaching demolition or destruction.”* (paragraph 22) In this case with regard to the designated heritage asset of a conservation area, substantial harm was consider to be a degree of harm sufficient to challenge its statutory designation.
- 5.115 While it was queried whether this was setting too high a bar for substantial harm, Mr Justice Jay identified that the above statement; given that the harm under consideration was indirect and based on change to setting, was clearly intended to be appended by the words ‘to significance’. J Jay therefore concluded that *“What the*

⁵² NPPG, Paragraph: 017 Reference ID: 18a-017-20140306

⁵³ Bedford Borough Council v Secretary of State for Communities and Local Government and NUON UK Ltd [2013] (‘Nuon’)

Inspector was saying was that for harm to be substantial, the impact on significance was required to be serious such that very much, if not all, of the significance was drained away. Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of nonphysical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced” (paragraphs 24-25)

5.116 In this context it is important to understand that when looking at the likely impacts of development proposals as a whole on the significance of each of the identified affected heritage assets, these are complex, varied, even competing, in their nature and extent. As has been described in this section of the report, proposed change has the potential to bring about positive benefits through better revealing significance, as well as harmful impacts on the understanding and appreciation of significance.

5.117 It is also key to recognise that any identified harmful impacts of the proposed development on the significance of heritage assets would be indirect in nature; relating to change to part of the wider townscape setting and views of an asset or assets rather than a direct impact. It has also been described in detail in this section of the report that such impacts on the particular significance of a number of listed buildings and conservation areas would primarily derive from the more visually prominent effect of the introduction of a tall building within the north area of the Site, and that such impacts would vary by degree relative to each of the heritage assets. It is our assessment that in this context such proposed change could not reasonably be considered to meet that high test of ‘substantial harm’ in NPPF terms.

5.118 This assessment is further informed by the adopted Tall Buildings Study (2014) for LBL, which advises that the settings of both listed buildings and conservation areas can be sensitive to large or tall building development, but also acknowledges that such change does not necessarily equal harm in all cases. For conservation areas it is set out that:

“Given the dense urban nature of the northern part of borough it is not unusual for existing tall building development to be visible from within conservation areas there. Some conservation area statements, such as those for Roupell Street (2007) and Kennington (2009) identify tall building development in the setting of the area to be harmful; others do not. This area may require further work in order to ensure a consistent approach for future assessment. Visibility itself should not, in most cases, denote harm; form, materials, scale, etc. all need to be considerations.

Some people consider that tall buildings illustrate the evolution of the wider city beyond; others consider their visibility from conservation areas to be unacceptable in principle. A balanced approach is required—the impact of existing or proposed tall development on the setting of the conservation is very much dependent on the quality of the tall building, its orientation and materials as well as the character of the conservation area”. (paragraphs 4.100-4.101)

5.119 Importantly, the assessment that the proposed scheme would result in harm through indirect impacts to a number of heritage assets at the level of ‘less than substantial’ (and not ‘substantial’) has been confirmed in discussion with officers through the

process of pre-application engagement.

5.120 Paragraph 196 of the NPPF is therefore relevant where this concerns development proposals which would lead to ‘less than substantial’ harm to the significance of a designated heritage asset or assets. This paragraph states that under these circumstances any such harm should be weighed against the ‘public benefits’ of the proposals, including where appropriate securing the optimum viable use of the asset(s).

5.121 The term ‘public benefit’ is defined in NPPG as anything that delivers economic, social and environmental progress as described in the NPPF. It is advised that public benefits should flow from a proposed development and they should be of a scale to be of benefit to the public at large. However, such benefits do not always have to be visible or accessible to the public in order to be genuine public benefits⁵⁴. They may also include ‘heritage benefits’ which are again defined in the NPPG, as:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation*

5.122 The supporting Planning Statement, prepared by T P Bennett, for this application describes in full the wider public benefits that could be delivered by the proposed development on Site. This section of this report (HTVIA Statement) has a more specific purpose, and so only identifies those that can be defined as ‘heritage benefits’ in planning terms. As also described in this report in the context of each of the heritage assets these benefits could include:

- Supporting the continued, and securing the viable, use of the listed building Master’s House as Cinema Museum in the interests of long term conservation of this heritage asset and cultural resource for the Borough;
- Improvements to the local setting of the listed building Master’s House through significant public realm improvements and new pedestrian links to and through the Site. This would include creating more legible, accessible and attractive routes and spaces from where to better understand and appreciate the significance of this heritage asset. Related to this could be greater footfall that would in turn expand the heritage assets group related to the former workhouse / hospital use to a greater public appreciation;
- Improvements to part of immediate setting of listed building Water Tower through creating landscape / space to its northern boundary that would be more attractive and or functional from where to appreciate the significance of this other heritage asset;

⁵⁴ NPPG, Paragraph: 020 Reference ID: 18a-020-20140306

- Delivery of quality architectural design through new built development; contributing to the visual attractiveness, functioning, inclusion / accessibility, vitality / vibrancy etc. of the Site and local area. Also design informed and inspired by the distinctive history and character of the Site as part of good place-making. The new tall building would also act as a visual marker to assist wayfinding / legibility within the wider area; drawing users to this new place and focus of activity, advertising the Cinema Museum (and its related heritage assets); and
- Similarly, delivery of quality landscape design and planting that would not only improve the setting to Masters House but also better integrate with the wider public realm of the local area. Materials would be used that are sensitive to, and draw from, the specific history of this Site. New pedestrian / vehicular links or connections between the Site and the surrounding streets would also improve wider townscape permeability and movement;

5.123 It should also be noted that officers at the GLA provided their written endorsement of the potential offered by a number of these heritage benefits during pre-application discussions – supporting the principle of a tall building on the Site and also recognising how exemplary new design could contribute to the wider townscape, and also new public space and high quality public realm providing an improved and sensitive setting to the listed Master’s House. The beneficial opportunity here to help secure the future use of the local community asset of the Cinema Museum on Site was also strongly supported by the GLA in discussions.

5.124 Paragraph 197 recognises that the impact of development on non-designated heritage assets (such as locally listed buildings), both directly and or indirectly, is a material planning consideration. It has been described in this section of the report that the proposed development would also have a harmful effect on the significance of a number of locally listed buildings near to the Site as a result of a new tall building within their shared townscape settings. Accordingly a balanced judgement has to be made with regard to the scale of any such harm (as has been described) and also the significance of these heritage asset (again as described); as part of the decision making process considering all the planning merits of this application.

5.125 Drawing this together; it is one of the key conclusions of the overarching Planning Statement supporting this application submission that any less than substantial harm caused to the significance of the identified designated heritage assets (and also any harm to the significance of non-designated heritage assets) within the Site and surrounding area as a result of new development would be outweighed by the significant wider public benefits (including specific heritage benefits) that this scheme could deliver, in the terms of the NPPF and also in light of the overarching statutory duties of the Act 1990.

5.126 Paragraph 200 for the NPPF also encourages local planning authorities to look for opportunities for new development within conservation areas and or within the setting of heritage assets, such listed buildings, to enhance or better reveal their significance. It states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal, the significance of a heritage asset should be

treated favourably. Accordingly, where such heritage benefits have the potential to be delivered by this scheme, they have been described in this report (including as listed above).

Local Policy and Guidance

London Plan 2016

5.127 The assessment of impacts set out in this section of the report commences with the appropriate identification of the heritage assets that would likely be affected by the application proposals on Site, and then describes that consideration has been given to the requirements to value, conserve, re-used and or incorporate these assets where appropriate. This accordingly gives due regard to Policy 7.8 of the London Plan with regard to built heritage and new development.

Local Plan 2015

5.128 Due regard has also been given to Local Plan policies with regard to new development and built heritage assets; including Policy Q20, which supports development that conserves and avoids harm to the significance and setting of statutory listed buildings, Policy Q22, which supports development that preserves or enhances the character or appearance of conservation areas and protects their settings including views, and Policy Q23, which supports development that sustains or enhances the significance of locally listed buildings.

Townscape Impacts

5.129 The assessment of townscape impacts likely to arise from the development comprised initially, an assessment of the likely changes to the key townscape elements and then an assessment of the impact of these changes on townscape character.

Changes to Townscape Elements

Land Use

5.130 The proposals represents a change in the type of uses within the Site with the removal of the vacant nursing home site and implementation of a residential led development with associated public realm, which extends to the south of the Site, within the forecourt of the Cinema Museum which is retained as part of the proposals.

5.131 The proposed land use changes are considered to be appropriate to the emerging character of this area, of greater density residential areas and would have a positive effect on the local townscape character by creating a focus for the Cinema Museum and residential development of high quality architecture.

Topography

5.132 Beyond the perimeter of the Site, ground levels would be broadly the same as existing. The proposed changes to topography within the Site are not considered likely to have a significant effect on townscape character.

Urban Structure and Built Form

5.133 The Proposed Development involves the construction of a 29 storey block with peripheral lower buildings of 3/4 storeys. The tallest block at the eastern side of the Site (29 storeys) is to be expressed architecturally as a tower, and marker for the newly regenerated scheme and Cinema Museum. The buildings around the periphery of the Site would be lower, where neighbouring developments would be more sensitive to height. The new buildings would be of high quality design and construction adding to the visual interest of the area and assisting with wayfinding. This contrasts with the existing built form and dead-end route which makes very limited contribution to the character of the townscape.

5.134 The tall building has been designed to respond to the immediate and wider context, to reinforce the spatial hierarchy of the area and aid legibility and wayfinding. The introduction of a tall building within the Site responds to the surrounding features of the emerging nearby Elephant and Castle Opportunity Area (to the immediate east of the Site), where densities and heights are comparable. The Site is not located within this area, but its proximity provides an appropriate context for for tall buildings in this area.

5.135 The proposed changes to urban structure and built form are likely to have an impact on the local townscape character; the proposed buildings would have a noticeable presence in the townscape, introducing a stronger and more positive feature within the wider area than that of the existing Site, and also adding new interest to the skyline.

Vegetation and Open Space

- 5.136 The Proposed Development would introduce new areas of public realm and soft landscape / planting within a Site which currently has limited areas of quality vegetation. The landscape strategy associated with the Proposed Development is described as part of the application material; including consideration of the design of public realm and semi-private areas, which would be designed to reflect the character and uses within the individual areas.
- 5.137 Where possible, existing trees would be retained with removed trees being replaced with high quality semi-mature tree planting. The proposed tree planting would represent a substantial increase in tree canopy cover in the townscape when compared with the existing Site. As the planting matures it is likely to have a beneficial effect on the local townscape character, particularly enhancing the experience within the 'Museum Court'.
- 5.138 The proposals would use a mix of trees, shrubs and groundcover to provide structure, height and layers of colour and texture within the landscape, define spaces and provide pleasant areas to be in and to view from above.

Movement and Connectivity

- 5.139 The proposals would open up what is currently a negative, dead-end space into a new, active pedestrian thoroughfare. This would improve the permeability of the local area and encourage greater movement through the Site and wider area resulting in an associated increase in the vibrancy of the area. The proposed opening up of this route, would enable new routes to the Cinema Museum, with more direct links to Elephant and Castle. The proposed tower would support way-finding in the wider area by contributing to the wider skyline, while the treatment of landscape areas and architectural detailing would support wayfinding within the Site.

Materials

- 5.140 The architectural design takes inspiration from the materiality of the surrounding streets; the surrounding streets are dominated by the warm colours of buff bricks and accents of rich red terracotta and red brick detailing. Red/ brown brick buildings are common along Renfrew Road to the west; throughout the area there is the common theme of white frame detailing around windows and entrances.
- 5.141 The external materials are proposed to include a simple palette which reflects the heritage of the Site and respects the materiality of the Masters House and Water Tower. The palette would include warm, neutral tones which complement the existing Site materials including granite, concrete block, self-binding gravel and composite decking.
- 5.142 The tower element has been designed to incorporate reference to the heritage of the Site, through the proposed façade design which references the simple patterning of film strips. This is described within the DAS as:

The concept for facades of the taller element of the building take inspiration from imagery of hanging film strips, variations in film format (size and shape) and film gauge (width). The familiar colours of film negatives (light / greys, blacks and sepia) are

interpreted in the façade design. The concept pays homage to the rich history of cinematography in the area; the facades 'point' to the Cinema Museum.

- 5.143 The Design and Access Statement describes how study of the history and character of the wider area has influenced the proposed elevational detailing and choice of materials. For example, reflecting the existing materials found within the local townscape and the recognised industrial heritage of the wider area.

Impacts on Townscape Character Areas

TCA 1 – Major town centre - Elephant and Castle

- 5.144 The Proposed Development would indirectly impact on 'TCA1-Major town centre – Elephant and Castle' by introducing further development to the outer edge of the evolving Elephant and Castle Opportunity Area. The TCA as a whole is experiencing a period of transition and the proposed development would integrate with this developing character.
- 5.145 The high quality architecture would add interest to the more local views and would be read in conjunction with the surrounding existing and under construction development within the opportunity area. The proposals would strengthen the character of this area.
- 5.146 Negative effects which could arise from the proposals, would include potential competition created by an additional tall building in this area, which could detract from the more focused cluster of tall buildings around the Elephant and Castle hub.
- 5.147 The influence of the proposed development on the townscape is demonstrated by Representative Views 12 and 13.
- 5.148 The value of this TCA is variable on account of the mixed land uses and varied architectural quality, condition and layout of the area, which is heavily dominated by its function as a major transport hub. The area is located partly within the Elephant and Castle Opportunity Area, but contains limited townscape features of note or heritage assets. The townscape area has a close relationship with the type of development proposed and the characteristics of this receptor would be largely retained following the proposed development therefore is assessed as being of **Low Susceptibility to change**. The TCA is therefore considered to be of **Low Sensitivity**. At a local level, the change to the townscape character arising from the development would be a **Beneficial Effect of Low Magnitude**.

TCA 2 – Mid 20th Century Residential Area

- 5.149 The Proposed Development would affect the townscape character of 'TCA2 – Mid 20th Century Residential Area' by introducing a contemporary tall building into an area which is predominantly made up of mid-rise buildings of 3-6 storeys. There are some examples of taller buildings within the area, most notably at Cotton Garden Estate, where the taller towers extend up to 23 storeys, however the proposed development would become the tallest building within this area at 29 storeys. The character of this area is however already mixed, and considered to be of average value owing to the moderate quality of the townscape and low number of designated heritage assets within the area.

- 5.150 The proposed land use is consistent with the predominantly residential area, and lower buildings within the proposed development are of a similar scale to that of the surrounding townscape. The proposed external areas would relate well to the wider townscape by introducing a further pedestrian link into the area to complement existing estate routes, and improved public realm and landscape proposals.
- 5.151 Some potential adverse effects have been identified including a potential overshadowing to the areas north of the Site and a reduction in the amount of open sky visible.
- 5.152 The TCA is identified as having **Medium Susceptibility** to change, due to the relationship between the TCA, and the residential uses of the proposed development. The area therefore has a **Low-Medium Sensitivity**. The change to the townscape character arising from the development would be a **Neutral Effect of High Magnitude** owing to the change in scale of development within this part of the TCA and the combination of both beneficial and adverse effects.

TCA 3 – Terraced residential streets

- 5.153 There would be no direct change to the coherent characteristics of the residential townscape; the Site does sit over part of this TCA, but the proposed building works are located to the north of the TCA, with only landscape and public realm changes occurring within TCA 3.
- 5.154 Where experienced, the Proposed Development would be read as appearing close to the edge of the Elephant and Castle Opportunity Area, and being part of the group of tall buildings which are already visible from large parts of this TCA.
- 5.155 Within the areas closest to the development beneficial effects would be experienced through the enhancement of the streetscape and the additional activity and vibrancy associated with the development and the area around it.
- 5.156 Some potential adverse effects have been identified including a potential overshadowing to the areas north of the Site and a reduction in the amount of open sky visible.
- 5.157 The high quality architecture would add interest to the more local views and would be read in conjunction with the surrounding existing and under construction development within the neighbouring Elephant and Castle Opportunity area. Although notably larger in scale than the residential townscape, the proposed development would only appear in localised views throughout this TCA.
- 5.158 TCA3 is identified as having **Medium Susceptibility** to change due to the residential nature of the area. The TCA is therefore considered to be of **High-Medium Sensitivity**. At a local level, the change to the townscape character, arising from the development would be a **Neutral Effect of High-Medium Magnitude** owing to the combination of both positive and negative effects which are experienced within limited but focused areas of the TCA. In more distant parts of the TCA, the change to the townscape character, arising from the development would be an **Adverse Effect of Low-Negligible Magnitude**, with the proposed development likely to have a lack of visibility owing to

the tight street pattern which would generally preclude the ability to experience the Site from large parts of the TCA.

TCA 4 – Parkland - Imperial War Museum grounds

- 5.159 There would be no direct change to the townscape character of 'TCA 4 - Parkland - Imperial War Museum grounds'. Indirect effects would include an increased presence and visibility of large scale built form in views from this TCA. This would wholly relate to the presence of the tower which would be visible in views from the open space. This change would be seen in the context of a number of other existing taller buildings within the Elephant and Castle Opportunity Area and would have little effect on the existing use, character or experience of the public space from this particular location.
- 5.160 The influence of the proposed development on the townscape is demonstrated by Representative Views 3 and 4. The TCA is identified as having **High Susceptibility** to change, due to the sensitivities of this receptor being within West Square Conservation Area. Overall, the TCA is identified as being **High Sensitivity**. The change to the townscape character arising from the development would be **Neutral Effect** of **Medium Magnitude** owing to the existing presence of tall building within views from this open space.

Visual Impacts

5.161 The assessment of visual impacts likely to arise from the development comprised initially, an assessment of the likely extent of visibility of the proposed development and the receptors likely to be affected and secondly an assessment of the impacts on the views from each of the representative viewpoints (contained within **Section 6**). This assessment should be read in conjunction with the AVRs of the proposed scheme contained within this report, and also other visualisations of the scheme prepared by the architects and contained within the Design and Access Statement.

Extent of Visibility of the Proposed Development

5.162 The visibility of the Proposed Development was initially informed by the production of a computer generated Zone of Theoretical Visibility (ZTV) produced in GIS using available Lidar data to model the existing terrain, vegetation and built form. The indicated potential visibility, shown in **Appendix 5** is based on the tallest block to an eaves height of approximately 120m AOD (whereas the final application scheme proposes 29 storeys for the tall building element at +101.2m AOD). The ZTV demonstrates the anticipated worst case scenario and has been verified by on-site confirmation of the localised screening effect of built form and vegetation. It identified the potential area from which the proposed development was likely to be visible and helped to inform the identification of key visual receptors.

5.163 In addition to the ZTV modelling, regional and locally designated views were reviewed; London Views Management Framework (LVMF) 2012 and Lambeth Local Views Study 2014 respectively.

5.164 With the proposed increase in height of the built form within the Site, as demonstrated by the ZTV, the visibility of the Site would increase within the wider context of London. This is on account of the potential height of the tallest proposed block rising above intervening built form in the views. The ZTV shows that it is likely to be visible in long distance views from as far afield as Farringdon Street in the north, Burgess Parkin the east, Brixton Hill in the south and Victoria Tower Gardens in the west. This is similar to the extent of visibility of the other tall buildings within the Elephant and Castle area

Assessment of Effects on Visual Receptors

5.165 **Table 5.1** below provides a summary assessment of the likely key effects of the proposed development on the visual receptors identified during the baseline study. This draws on the representative viewpoint assessment described in **Section 6**.

Table 5.1: Key visual receptors

Receptor	Value attached to views	Susceptibility to change	Sensitivity	Commentary
Pedestrians and road users within Renfrew Road	High	Medium	High-Medium	<p>From the approach into Renfrew Road, the proposed development would be visible as a significant skyline feature, becoming larger and more prominent in the view moving to the north. The proposed development would be seen above the existing roofline of buildings to the east of this street, which contains some heritage assets. The proposed development would be an eye-catching feature in views from this street, and would serve as a wayfinding tool towards the residential development and Cinema Museum.</p> <p>Magnitude of change: Medium-High</p> <p>Type of Effect: Adverse</p> <p>Representative Views: 9</p>
Pedestrians, road users and open space users within Walcot Square and St Mary's Garden	High	Medium	High-Medium	<p>Additional built form (taller element) would be visible within the background of views from this location. The proposed development would be largely seen alongside the cluster of tall buildings focused around the Elephant and Castle Opportunity Area. There would be an indirect impact on the appreciation of designated heritage assets associated with these squares albeit highly moderated by the now well established visual relationship between the historic townscape to the front and the taller and larger scale development still emerging to the back towards Elephant and Castle Opportunity Area.</p> <p>Magnitude of change: Medium to High-Medium</p> <p>Type of Effect: Adverse</p> <p>Representative Views: 6A, 6B and 7</p>
Pedestrians and road users within Hayles Street	High-Medium	Medium	High-Medium	<p>The tower element of the proposed development would have a commanding presence in views from this street. Forming a new terminating element to the street and increasing the presence of built form in views from this area. The light materials and detailing of the tower would help to increase the elegance of the building in views from this street. The framed parapet detailing helps to soften its appearance on the skyline. The tower would become a landmark feature of the view; which would serve as a wayfinding tool and announce the location of the Site and Cinema Museum complex.</p> <p>Magnitude of change: High</p> <p>Type of Effect: Adverse</p> <p>Representative Views: 8</p>
Open space users within Geraldine Mary Harmsworth Park and visitors to the Imperial War Museum Grounds	High	High-Medium	High-Medium	<p>A new taller element would be visible to the background / skyline of views, particularly from the eastern side where clearer panoramas are possible. This change would be seen in the context of a number of other existing taller buildings and would have little effect on the existing use, character or experience of the public space from this particular location. The established character of the wider setting of this conservation area and listed building would change, but not to a degree that would not compromise the understanding or appreciation of the particular designated heritage assets as seen from different areas of the park.</p> <p>Magnitude of change: Medium to Medium-Low</p> <p>Type of Effect: Neutral</p> <p>Representative Views: 3,4</p>
Open space users within Victoria Tower Gardens (Westminster)	Very High	High	Very-High	<p>The taller element would appear as a new background feature in views from the Gardens. Within this context, the townscape composition and character of views from within this open space would change only to a very minor degree as a result of the introduction of new built form. In terms of Policy Q25, the proposed tall building would not harm the silhouette of the palace or church. The proposed changes would be seen in the wider townscape context of a number of other existing taller buildings to the distant background, which also sit within the distinctive form and roofline of this historic complex within the centre of the view. The palace and church, which comprises of an open riverine foreground, would retain their existing prominence and defining contribution to the quality and character of views from this area.</p>

				<p>Magnitude of change: Low</p> <p>Type of Effect: Neutral</p> <p>Representative Views: 1(A-C)</p>
Pedestrians and road users on Kennington Park Road (A3)	High-Medium	Medium	High-Medium	<p>Additional built form would be largely screened from views along this street by intervening built form and vegetation. It is unlikely that the proposed development would have a significant impact on views from the road; where glimpsed the building is likely to form a minor part of the backdrop of views and would be seen in the context of the established cluster of tall buildings around Elephant and Castle.</p> <p>Magnitude of change: Negligible</p> <p>Type of Effect: Neutral</p> <p>Representative Views: 11</p>
Pedestrians and road users within Elephant and Castle Walworth Road interchange	Low	High-Medium	Medium	<p>The taller element of the development would be visible within the background of views from this road interchange. This change would be read in the context of other tall buildings forming a new feature on the skyline and adding visual interest. The taller element would benefit wayfinding by marking the location of both the new residential development and Cinema Museum site from this busy area.</p> <p>Magnitude of change: Medium</p> <p>Type of Effect: Beneficial</p> <p>Representative Views: 12</p>
Pedestrians, road users and open space users within West Square	High	High-Medium	High-Medium	<p>Additional built form would be visible from various areas of this square, rising above the terraced buildings which frame the square. The extent to which the proposed development would be seen, varies from different parts of the square, owing to the localised screening effect of trees and shrub planting within the garden space of the square. The proposed development would not affect the overall ability to appreciate the character or use of the square, but would increase the presence of built form in the background of views from the square.</p> <p>Magnitude of change: Medium-Low to Medium</p> <p>Type of Effect: Neutral</p> <p>Representative Views: 5A and 5B</p>
Pedestrians and road users on Kennington Lane/ Kennington Road junction	High-Medium	Medium	High-Medium	<p>The proposed taller building would be marginally glimpsed above the roofline of the buildings from this major road junction. The change would be barely discernible to day-to-day users of the roads, and would not affect the overall townscape character of the street.</p> <p>Magnitude of change: Negligible</p> <p>Type of Effect: Neutral</p> <p>Representative Views: 5A and 5B</p>
Pedestrians and road users on Elephant and Castle gyratory	Low	Medium	Medium-Low	<p>Additional built form would be visible in the background of views from around the gyratory. The proposed tall building has a good relationship with large scale built form around the Elephant and Castle hub; the proposed development therefore would be complimentary to the townscape character of this area.</p> <p>Magnitude of change: Low</p> <p>Type of Effect: Beneficial</p> <p>Representative Views: 13</p>

6. Representative Views Appraisal

Introduction

- 6.1 The baseline visual appraisal, set out in **Section 4** of this HTVIA, identified a number of representative views. These have been agreed as part of pre-application discussions with officers at LBL. A series of AVRs have been prepared from these viewpoints.
- 6.2 None of the views are static, being kinetic and variable in nature when experienced within the townscape. The AVRs provide two-dimensional representations of a complex scenic experience and as such are indicative. However, they have been chosen to give an impression of the maximum effect of the proposed development in the viewing experience.
- 6.3 Whilst the AVRs are provided for appraisal, the image is no substitute for the actual visual experience from a representative viewpoint or visual receptor. It is essential when considering these views that the individual is aware of the viewing experience at each location, that is to say, to be aware of traffic noise, weather, the surrounding buildings and any other similar matters. It is therefore recommended that this document is taken on site to fully appreciate the nature of the viewing experience in each representative viewpoint location.
- 6.4 The selection of representative views (**Appendix 6**) has taken into account the location and characteristics of the surrounding townscape and landscape, including heritage assets. The methodology for choosing these representative views and the associated impact appraisal is set out in **Appendix 2**. In determining the effects of the Scheme Proposal a judgement is made regarding the design quality of the completed scheme. This is informed by the AVR's and the supporting planning application information.
- 6.5 For each of the representative views the following has been provided:
- Existing photography;
 - Existing photography, plus proposed scheme as either a green wireline or render; and
 - Existing photography, plus proposed scheme as either a red wireline or render and cumulative schemes in different coloured wirelines for each scheme.

Representative views - type

- 6.6 In order to assess the likely effects of the proposed development on the representative views two different types of AVRs have been prepared:
- Wireline AVRs (1) – defined as images that illustrate the location, scale and degree of visibility within each identified viewpoint; or,
 - Rendered AVRs (3) – defined as images that illustrate the location, scale, degree of visibility, visual description of architectural form and use of materials.

- 6.7 The rationale behind why some AVRs are fully rendered and some are wireline is based on the viewpoint's distance from the Site; the identified sensitivity of the view; and, whether the inter-visibility between the Site and the representative view is prevented by built form or vegetation. Within the wireline AVR's the Scheme Proposal mass has been shown with a green outline. Where the buildings fall behind built form, or significant vegetation the outlines are indicated with a dashed line demonstrating that they are unlikely to be seen within the view.



Existing



Proposed

© AV2 LONDON Preliminary Alignment 1.6 m above ground 14:35 01 April 2019

© AV2 LONDON Preliminary Alignment 1.6 m above ground 14:35 01 April 2019

REPRESENTATIVE VIEWPOINT 1:

Views of Lambeth Palace from Westminster WHS and Victoria Tower Gardens - Viewpoint 1A



Existing



Proposed

© AV2 LONDON Preliminary Alignment 1.6 m above ground 14:27 01 April 2019

© AV2 LONDON Preliminary Alignment 1.6 m above ground 14:27 01 April 2019



Existing



Proposed

REPRESENTATIVE VIEWPOINT 1: Views of Lambeth Palace from Westminster WHS and Victoria Tower Gardens - Sequential Viewpoint 1C

Existing Baseline Situation

- 6.8 Existing Baseline Situation
- 6.8 The focus of this view, as set out in local policy and in the Lambeth Local Views Study, is the river fronting built forms of the grade I listed Lambeth Palace complex including St Mary's Church (grade II*) and other associated historic buildings and structures, within the context of the surrounding conservation area and also partial registered park and garden designations. It is experienced as a kinetic view looking east and then south east travelling south to north along the river wall of the gardens and Members' Terrace. This is illustrated by the sequence of sequential views 1A, 1B and 1C. The foreground is characterised by the strong horizontal lines of the river and embankment, and also partial screen of mature trees that shield or otherwise filter elements of the built frontage and also roofline or silhouette of the listed buildings (subject to seasonal change).
- 6.9 At the centre / middle ground of the view, the picturesque composition of these multi-phase historic buildings has created a complex and varied skyline; characterised by the key features of the tower of St Marys Church and the hexagonal lantern of the central Hall of the palace, and other features such as crenellations and chimneystacks along the varied heights and massing of the complex.
- 6.10 Subject to the effects of seasonal change to the partial treed foreground, the distinctive silhouette of these historic buildings can be appreciated clearly in many places against a sky backdrop. This is important in understanding the historic role and context, and landmark status, of this complex along the river and near to the Palace of Westminster across the water.
- 6.11 The background of this view of the silhouette of these buildings

does not remain intact as that of its historic context, as more modern and taller or larger scale buildings have been introduced within areas to the east. The effect of this ongoing evolution of the townscape of the city is the appearance of a number of tall buildings within the backdrop of the palace, which clearly break and rise behind and above the skyline of this complex. In particular the still emerging cluster of tall buildings at Elephant and Castle centre. Importantly, this cluster is located outside the defined viewing area of this Local View, as does that part of the Site proposed for taller development. As the view moves along the river wall there is a changing interplay between these tall buildings and the roofline features of the palace fronting the river; now grounding this historic complex with the townscape context of this dynamic and visually diverse modern city.

- 6.12 The Local View Study specifically describes the Strata SE1 Tower as part of this kinetic view within the backdrop of the palace, and as "... an elegant vertical silhouette". This perhaps suggests that some value has been attributed to the interplay of this modern and establish historic forms in this view. It should also be noted that an additional number of tall building now appear as part of the background to this view; having been constructed post preparation of this supplementary planning document (2014).

Predicted Effects – Proposed Sensitivity

- 6.13 This viewpoint is identified within the Lambeth Local Views Study (2014) and is located within the Palace of Westminster, Westminster Abbey and St Margaret's Church World Heritage Site and is therefore identified as being of **Very High Value**. The experience of views and visual amenity is likely to be of high importance to users, with this area being a key draw for tourists.

It therefore has a **High Susceptibility to Change** and is of **Very High Sensitivity**.

Effect on View

- 6.14 The sequence of views indicates the likely proposed change as a result of the introduction of new built form and tall building on Site. New built form would appear above the roofline silhouette of the palace complex in two of these views (1B and 1C), however what is most noticeable is that the buildings proposed would also be seen against the more immediate backdrop of tall building within the UNCLE Elephant & Castle development, which rises higher than the proposed development at 44 storeys.
- 6.15 From viewpoint 1A the tower is screened by intervening buildings along Albert Embankment and would have no effect on the view. From viewpoint 1b the building extends marginally out from the envelope or parameters of the silhouette of the UNCLE building behind, which is also the case for viewpoints C; albeit shifting from the left to the right as the view moves northwards.
- 6.16 The outline of these buildings shift away from each other to a greater degree when seen towards the southern and northern edges of the defined viewing area. It is just at the point that the UNCLE building and proposed new building falls behind the lantern of the Hall within the centre of this historic complex that the width of these buildings fully aligns within the view.
- 6.17 Within this context, the townscape composition and character of this kinetic view would change only to a very minor degree as a result of the introduction of new built form. In terms of Policy Q25⁵⁵, the proposed tall building would not harm the silhouette of the palace or church within this defined Local View. Proposed change would be seen in the wider townscape context of the number of other existing taller buildings to the distant background,

and the distinctive form and roofline of this historic complex within the centre of the view; as it addresses an open riverine foreground, would retain its existing prominence and defining contribution to the quality and character of this view.

- 6.18 The purpose of this policy is to specifically protect the silhouette of this landmark, but does not otherwise explicitly preclude new development that could be seen in the backdrop to the palace (either within the viewing area or outside and further to the east as the Site). The test is not simply if a proposal effects the silhouette or not, but if such proposed change causes harm. Analysis indicates that the new tall building would sit only marginally outside of the parameters of the silhouette of the taller UNCLE building behind when seen above the skyline of the palace complex, and then only from some viewpoints from along the river wall. Again this would not harm the appreciation of its silhouette as part of this townscape view.
- 6.19 The overall character of this view would be retained; the proposed development would marginally affect the ability to appreciate the silhouette of the buildings within the Lambeth Palace which are already impacted by existing structures within Elephant and Castle. This effect would be most noticeable in view 1b and 1c which would have a **Low Magnitude of Change of Neutral Effect**. Due to the screening effect of intervening built form within the foreground of the development, view 1a would constitute a **Negligible Magnitude of Change of Neutral Effect**.



Existing

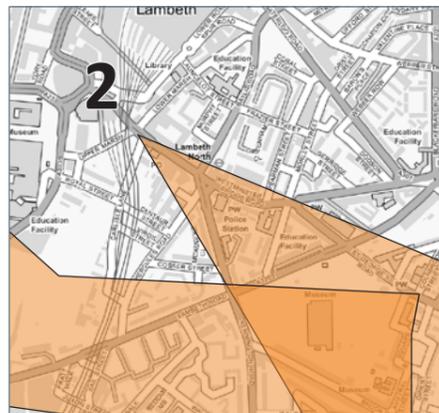


Proposed

© AR LONDON Preliminary Alignment 1.6 m above ground 15:45 01 April 2019

© AR LONDON Preliminary Alignment 1.6 m above ground 15:45 01 April 2019

REPRESENTATIVE VIEWPOINT 2: View SE and SSE along Westminster Bridge Road to Lincoln Tower



Existing Baseline Situation

- 6.20 This Local View looks south east along Westminster Bridge Road towards the local landmark tower of former Christchurch and Upton Chapel, and the Site. This major transport route (fore and middle ground) is defined and enclosed in this view by mid to high rise built development of various ages, forms and architecture. Tall buildings within the Elephant and Castle centre can be observed to the background and orientation along this road. This viewpoint falls within the Lower Marsh conservation area and also the context of a number of isolated listed buildings (including the tower).
- 6.21 The view is identified within the Lambeth Local View Study (2014), and is noted for being 'One of the few pure silhouette views in Waterloo—of a landmark tower with unharmed silhouette against the sky.' Policy Q25 of the Local Plan protects these Landmark Silhouettes and states that 'no foreground development obscures an appreciation of, and no background development harms the silhouette.'

Predicted Effects – Proposed

Sensitivity

- 6.22 This viewpoint is identified within the Lambeth Local Views Study (2014) and is located within the Lower Marsh Conservation Area therefore is identified as being of **High Value**. The experience of views and visual amenity is likely to be of moderate importance to users, therefore has **Medium Susceptibility to Change** and is of **High-Medium Sensitivity**.

Effect on View

- 6.23 Additional built form proposed would not be seen in this view, but would be screened by existing built form along the road. The designated heritage assets as appreciated in this one view would therefore not be affected by this change, and the townscape character would remain unchanged; this would result in an impact of **Negligible Magnitude of Change of Neutral Effect**.



Existing

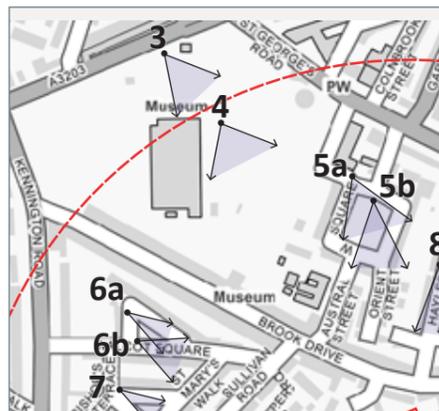


Proposed

REPRESENTATIVE VIEWPOINT 3: Geraldine Mary Harmsworth Park (Imperial War Museum Gardens) Entrance

Existing Baseline Situation

- 6.24 This view looks south/south east from within the entrance of the Geraldine Mary Harmsworth Park adjacent to the Grade II listed lodge. This viewpoint falls with the West Square Conservation Area, and in the foreground of this view is part of the listed building Imperial War Museum (former hospital). The fore and middle ground to this view is the public open green space, including pathway, ornamental garden area and mature trees, which screen parts of the view to the park beyond.
- 6.25 To the background, glimpsed views are possible of the built edge to the park area which is largely defined by mid-rise, traditional buildings. Glimpsed views of taller buildings at Elephant and Castle can be seen through the tree canopies. This screening effect will be greater in summer months when the trees are in leaf.



Predicted Effects – Proposed

Sensitivity

- 6.26 This viewpoint is located within the West Square Conservation Area, and the Imperial War Museum is recognised as an important landmark within the area therefore is identified as being of **High Value**. The experience of views and visual amenity is likely to be of moderate to high importance to users due to the gardens being an important amenity space, and the museum being a draw for visitors therefore has **High-Medium Susceptibility to Change** and is of **High-Medium Sensitivity**.

Effect on View

- 6.27 Glimpses of a new taller element would be visible to the background / skyline of this view. This change would be seen in the context of a number of other existing taller buildings and would little affect the existing use, character or experience of the public space from this particular location. The existing mature trees would screen a large part of the proposed development; this effect of screening would be greater in summer months when the trees are in leaf.
- 6.28 The established character of the wider setting of this conservation area and listed building would change to a small extent, but not to a degree that would compromise the understanding or appreciation of the particular designated heritage assets as seen from this one viewpoint. It should be noted however that this view is one of a number of existing possible viewpoints / views of these designated heritage assets that could be affected, and in different ways
- 6.29 The composition and character of this view would remain largely unchanged following the completion of the proposed development. The parkland view is already seen within the context of larger buildings in Elephant and Castle, of which the proposed development has a similar scale and massing. The resultant changes would therefore introduce a **Medium-Low Magnitude of Change** and **Neutral Effect**. In summer views the experience of the proposed development from this view would be further reduced.



© AR LONDON Preliminary Alignment 1.6 m above ground 16:10 01 April 2019

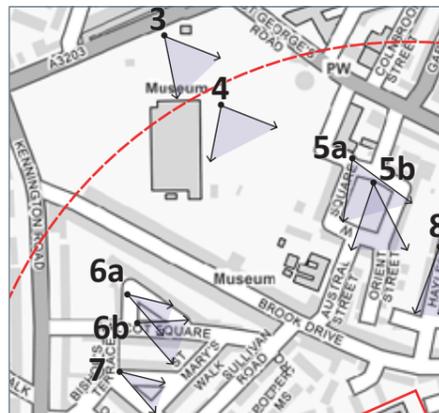
Existing



© AR LONDON Preliminary Alignment 1.6 m above ground 16:10 01 April 2019

Proposed

REPRESENTATIVE VIEWPOINT 4: Geraldine Mary Harmsworth Park (Imperial War Museum Gardens)



Existing Baseline Situation

6.30 This view looks south from within Geraldine Mary Harmsworth Park towards the Site. This is taken from a park area near to the Imperial War Museum. This viewpoint falls within the West Square Conservation Area, and in the foreground of this view is part of the listed building Imperial War Museum (former hospital). The fore and middle ground to this view is the public open green space, including a number of mature trees. To the background, the built edge of the park area is defined by mid-rise and generally more traditional buildings, beyond which the skyline is characterised in part by taller and tall buildings of the post war period and late twentieth/early twenty-first century. This indicates past and ongoing intensification of development in and around Elephant and Castle centre further south.

Predicted Effects – Proposed

Sensitivity

6.31 This viewpoint is located within the West Square Conservation Area, and the Imperial War Museum is recognised as an important landmark within the area therefore is identified as being of **High Value**. The experience of views and visual amenity is likely to be of moderate to high importance to users due to the gardens being an important amenity space, and the museum being a draw for visitors therefore has **High-Medium Susceptibility to Change** and is of **High-Medium Sensitivity**.

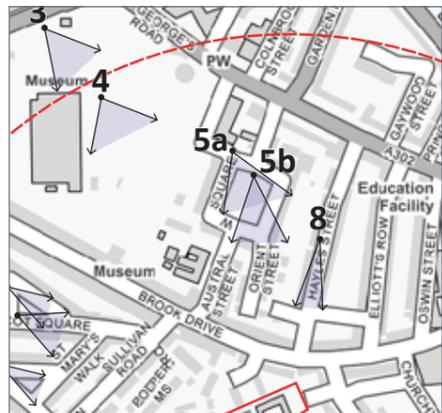
Effect on View

- 6.32 A new taller element would be visible to the background / skyline of this view. This change would be seen in the context of a number of other existing taller buildings and would little affect the existing use, character or experience of the public space from this particular location. The established character of the wider setting of this conservation area and listed building would change, but not to a degree that would compromise the understanding or appreciation of the particular designated heritage assets as seen from this one viewpoint. It should be noted however that this view is one of a number of existing possible viewpoints / views of these designated heritage assets that could be affected, and in different ways.
- 6.33 The parkland view is already seen within the context of larger buildings in Elephant and Castle, of which the proposed development has a similar scale and massing. From this viewpoint, the proposed tower element would be a prominent feature on the skyline, but would appear complimentary to other tall buildings which are already constructed; the resultant changes would therefore introduce a **Medium Magnitude of Change and Neutral Effect**.



© AR LONDON Preliminary Alignment 1.6 m above ground 15:52 21 November 2018

REPRESENTATIVE VIEWPOINT 5A: West Square A



Existing Baseline Situation

6.34 This view looks south from the north corner of West Square across the central gardens (public space) towards the Site. This viewpoint falls with the West Square Conservation Area and also within the context on a number of listed buildings and listed building groups facing the square. The fore and middle ground is dominated by mature vegetation within the gardens, and traditional mid-rise terraced buildings define and enclose this square. Subject to seasonal change, the view filtered by vegetation could include a background characterised in part by taller and tall buildings rising above the roofline of the square.

Existing



© AR LONDON Preliminary Alignment 1.6 m above ground 15:52 21 November 2018

Proposed

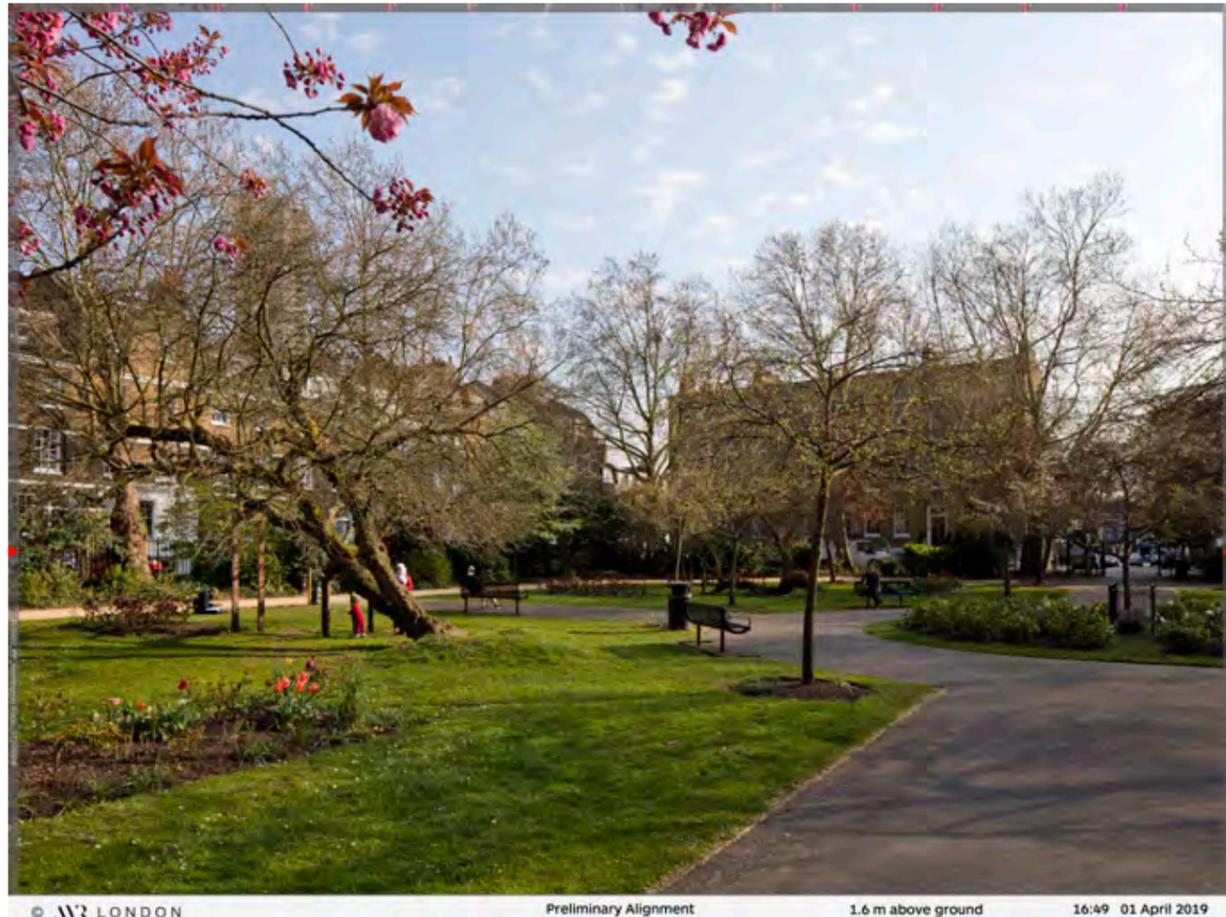
Predicted Effects – Proposed

Sensitivity

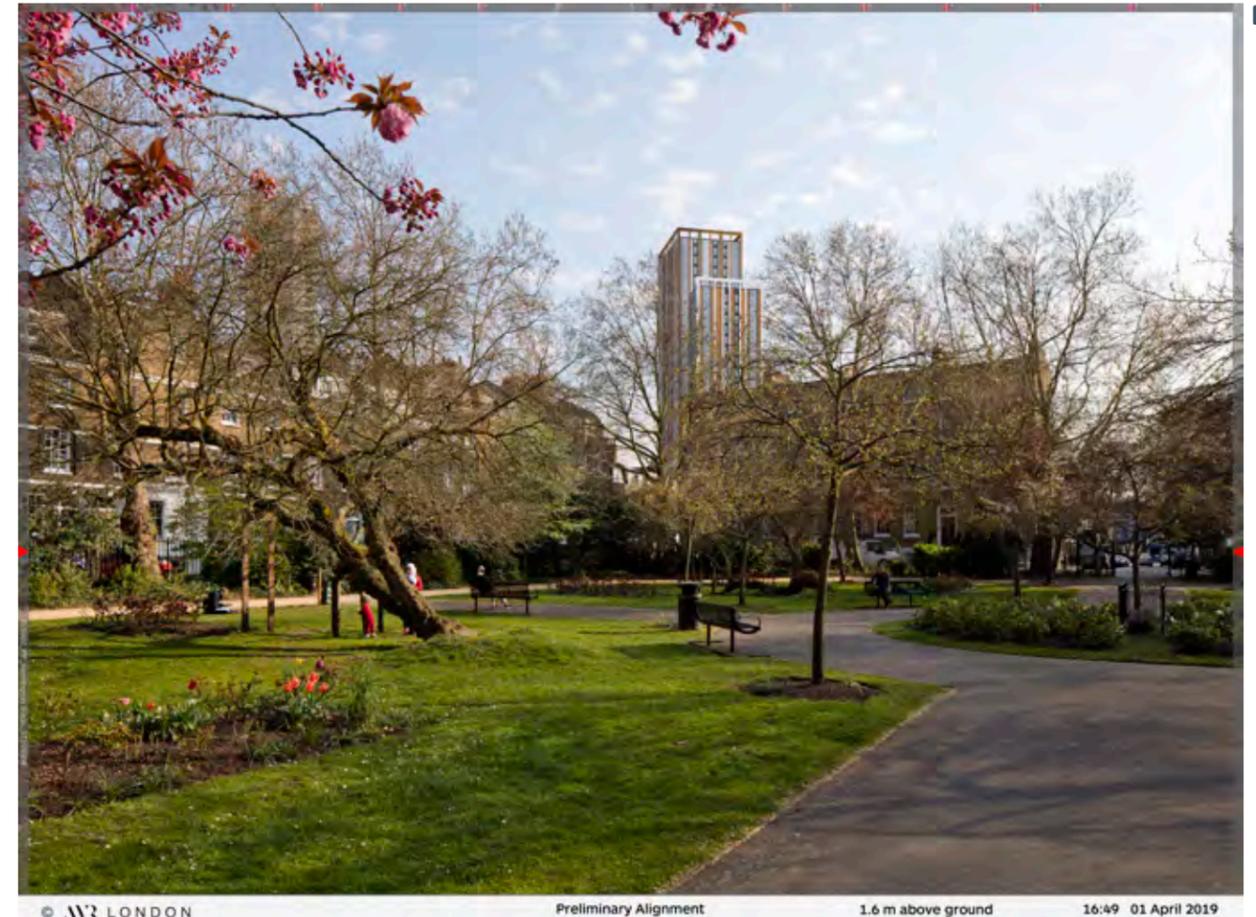
6.35 This viewpoint is located within the West Square Conservation Area, and within the context of several listed buildings therefore is identified as being of **High Value**. The experience of views and visual amenity is likely to be of moderate importance users therefore has **Medium Susceptibility to Change** and is of **High-Medium Sensitivity**.

Effect on View

- 6.36 Glimpsed views of the tower element of the proposed development would be seen above the lower shrub line in this view, and upper elements of the building would be seen beyond the tree canopy which makes up the foreground of the view. The representative viewpoint photography illustrates that even in winter months when the trees are not in leaf, a substantial amount of the proposed development would be screened. The view is already experienced within the context of taller buildings within the Elephant and Castle area, most notably the UNCLE scheme, of which the proposed development would have a similar scale.
- 6.37 In summer months the screening effect of the trees would limit any views of the proposed development from this access point to the square. Where the tower is visible the high quality architectural detailing would add positively to the urban scene and have a good relationship in terms of scale in relation to other tall buildings around the square. The overall effect of the proposed development would constitute a **Medium-Low Magnitude of Change** of **Neutral Effect**.

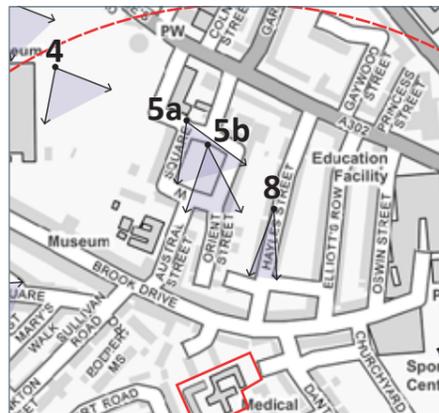


Existing



Proposed

REPRESENTATIVE VIEWPOINT 5B: West Square B



Existing Baseline Situation

- 6.38 This viewpoint is located at the northern entrance to the gardens within the central area of West Square. The foreground comprises of the ornamental garden space which is surrounded by a peripheral road, with edges defined by traditional mid-rise terraced buildings. The garden area includes lawns, shrub planting, paths and mature trees which provide some screening to the buildings in the background of this view.
- 6.39 Glimpsed views of the UNCLE development can be seen through the canopy of these trees beyond the roof line of terraced mid-rise buildings. Subject to seasonal change, the view filtered by vegetation could appreciate a background characterised in part by taller and tall buildings rising above the roofline of the square.

Predicted Effects – Proposed

Sensitivity

- 6.40 This viewpoint is located within the West Square Conservation Area, and within the context of several listed buildings therefore is identified as being of **High Value**. The experience of views and visual amenity is likely to be of moderate to high importance to users utilising this amenity space therefore has **High-Medium Susceptibility to Change** and is of **High-Medium Sensitivity**.

Effect on View

- 6.41 Additional built form would be visible through the foliage of the existing trees, rising above the terraced buildings which frame the square. This effect would be reduced in summer months when the trees are in leaf and provide a greater level of screening. Overall, the change would have little or no effect the existing use and character of this historic square and gardens, and would not compromise the designated heritage assets as appreciated in this one view. Negative effects would include the dominance of the proposed tall building on the square and increase in built form within the view, which is already affected by the presence of the UNCLE building.
- 6.42 Overall, the proposed development would constitute a **Medium Magnitude of Change of Adverse Effect**.

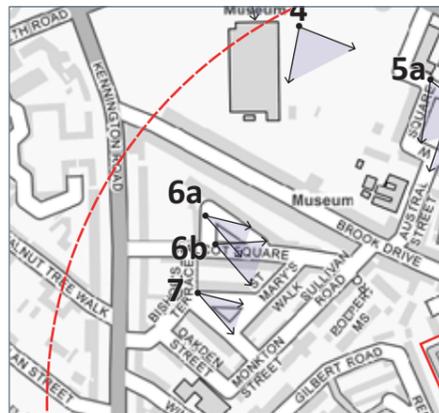


Existing



Proposed

REPRESENTATIVE VIEWPOINT 6A: Walcot Square



Existing Baseline Situation

- 6.43 This view looks south east from the northern corner of Walcot Square along the street and across the central gardens towards the Site. This viewpoint falls within the Walcot Conservation Area and also within the context of a number of listed buildings and listed building groups addressing the square. The foreground and middle ground is characterised by mature vegetation within the gardens, and the traditional low to mid rise terraced buildings that front the street and enclose this square. Part of the background to this view includes the existing UNCLE building rising above the roofline of the square. The upper part of the listed building former Water Tower also appears in the background; as an incidental distant feature here rising just above the roofline of the far terrace.
- 6.44 As further context, study of archival information indicates that post war redevelopment has replaced a large part of the historic townscape (including part of the once much larger Lambeth Workhouse complex) in the area between Walcot Square and the Water Tower with new development at a lower density and reduced scale. It is likely therefore that views of the late 19th century Water Tower from this square have changed over that period, and may have previously been further obscured (at least in part).

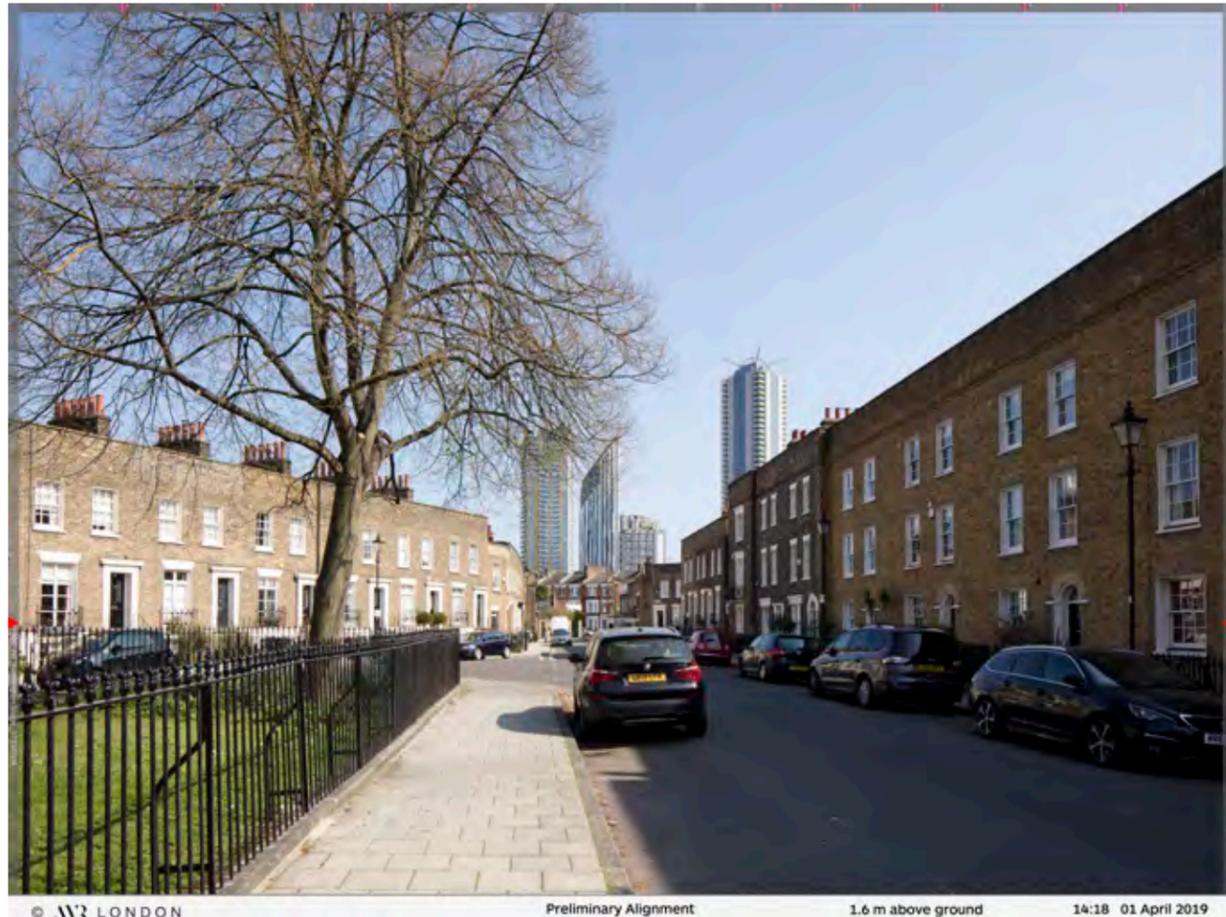
Predicted Effects - Proposed

Sensitivity

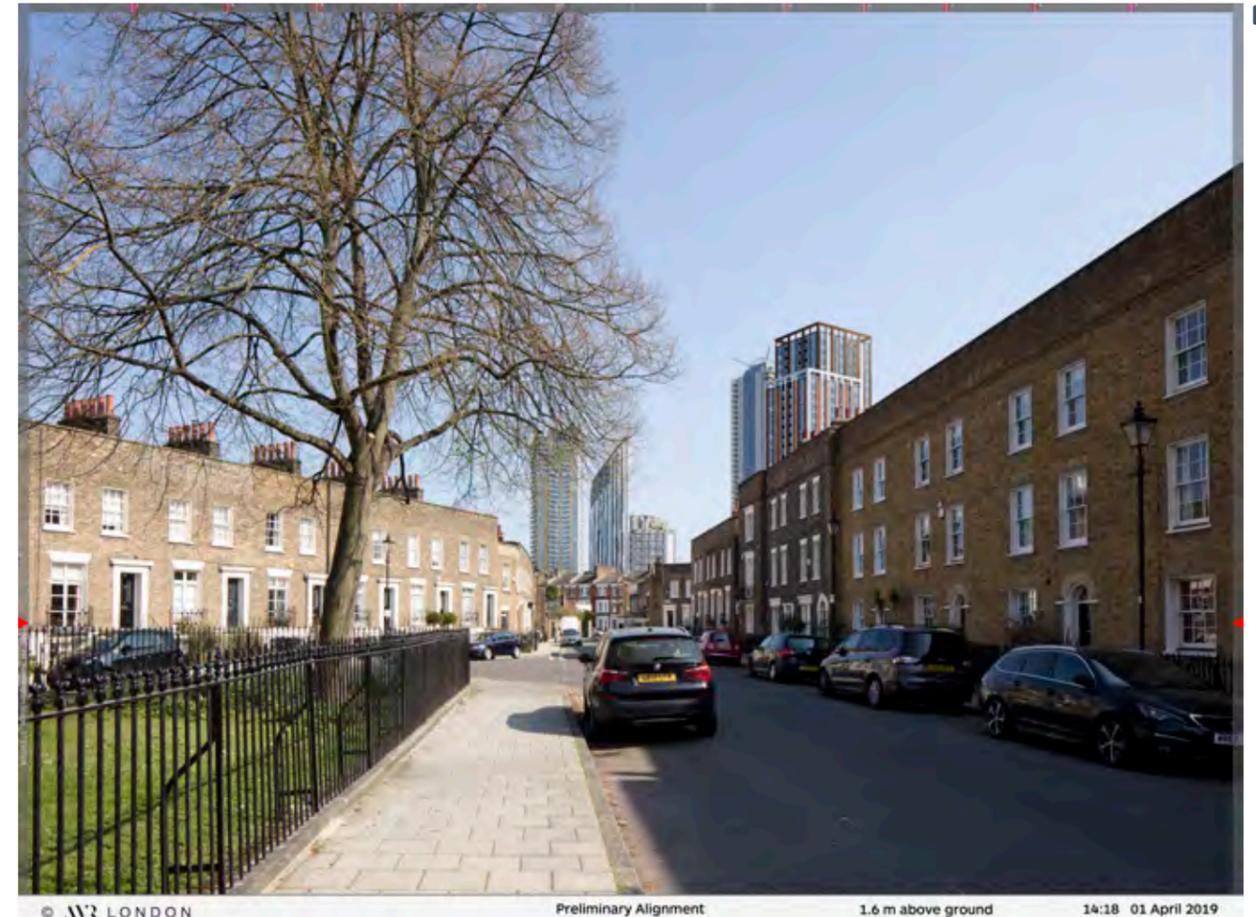
- 6.45 This viewpoint is located within the Walcot Conservation Area, and within the context of several listed buildings therefore is identified as being of **High Value**. The experience of views and visual amenity is likely to be of moderate importance to users therefore has **Medium Susceptibility to Change** and is of **High-Medium Sensitivity**.

Effect on View

- 6.46 Additional built form (taller element) would be visible to the background of this view, and would rise above the existing roofline of the square. This would not be observed in isolation but be seen alongside the nearby tall UNCLE building, and so this change would be seen in this now established, and still changing, context of taller/ more intense development in and around Elephant and Castle Opportunity Area.
- 6.47 The taller element would contribute to townscape legibility in relation to the new uses on Site. Such change would obscure the silhouette of the Water Tower as seen in this particular view and itself also have a commanding presence in views from within and across the square. This view is one of a number of existing views of these designated heritage assets that could be affected, and in different ways. This does show however how the indirect impact of new development on Site would change how the designated heritage assets are currently experienced and appreciated to a degree. The taller building would be a focus of the view from this location.
- 6.48 Overall, the proposed development would constitute a **High-Medium Magnitude of Change** of **Adverse Effect**.

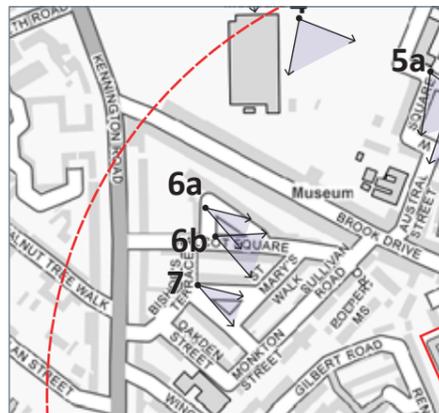


Existing



Proposed

REPRESENTATIVE VIEWPOINT 6B: Walcot Square



Existing Baseline Situation

6.49 This view has been selected to accompany Viewpoint 6A to represent the dynamic and changing nature of views experienced from within Walcot Square and this part of the Walcot Square Conservation Area. It looks east from the south side of the square along the street towards the Site. Again the fore and middle ground is characterised by vegetation within the gardens and along the street, and the traditional low to mid rise terraced buildings that enclose this square. The background to this additional view is strongly characterised by a number of tall buildings rising above the roofline of the square (again including the relatively recent tall building of the UNCLE development as seen in Viewpoint 6). It is to be noted that the listed building former Water Tower near to the Site no longer can be observed from this part of the square

Predicted Effects – Proposed Sensitivity

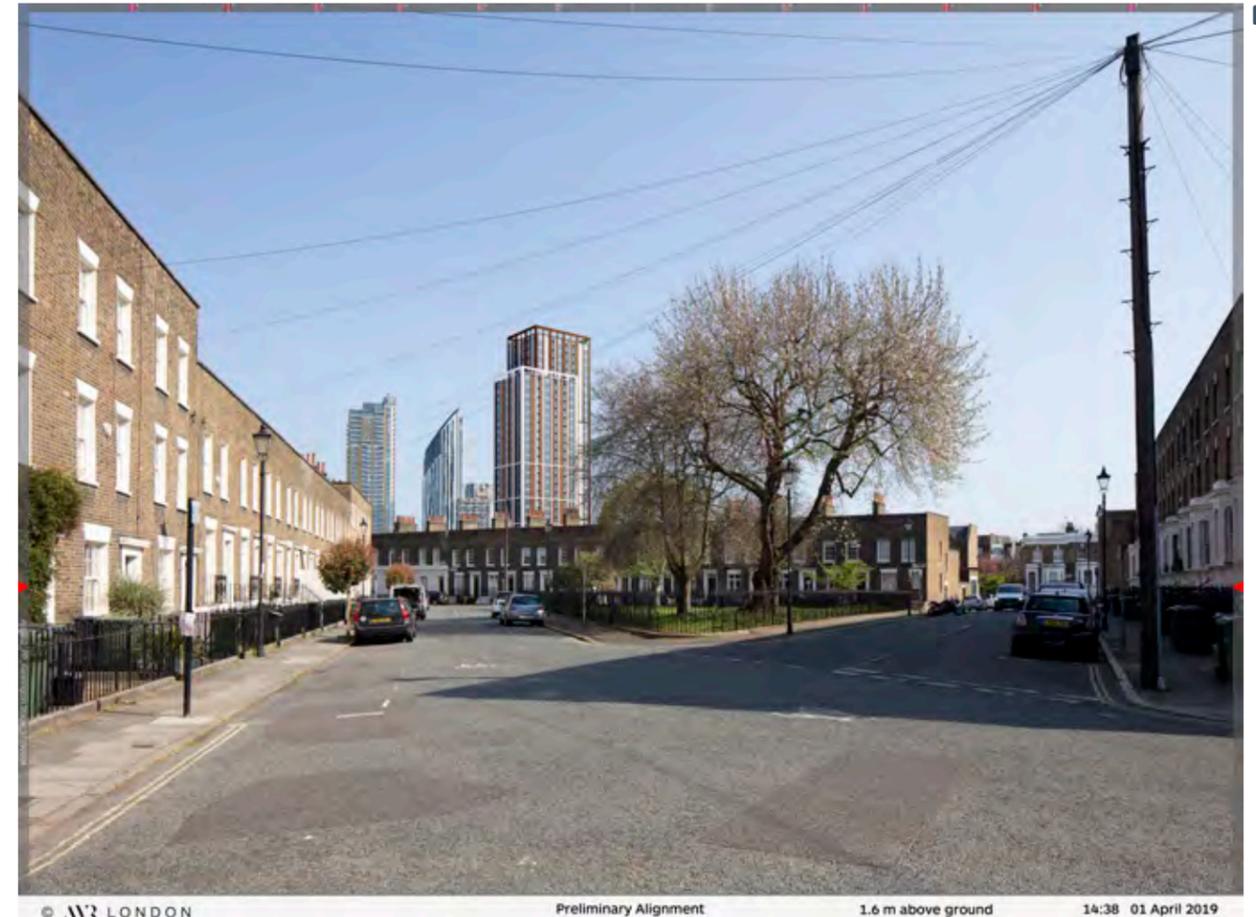
6.50 This viewpoint is located within the Walcot Conservation Area, and within the context of several listed buildings therefore is identified as being of **High Value**. The experience of views and visual amenity is likely to be of moderate importance to users therefore has **Medium Susceptibility to Change** and is of **High-Medium Sensitivity**.

Effect on View

- 6.51 Additional built form (taller element) would be visible to the background of this view, and would again rise above the existing roofline of the square. This would be observed alongside and effectively as part of a cluster of nearby existing tall buildings focused around Elephant and Castle centre. This additional view from within Walcot Square shows how such change would affect views from within the square in different ways depending on location and movement. It would result in an indirect impact on the appreciation of these designated heritage assets, albeit highly moderated by the now well established visual relationship between the historic townscape to the front and the taller and larger scale development still emerging to the back towards Elephant and Castle Opportunity Area.
- 6.52 Negative effects would include the prominence of the proposed tall building on the square and increase in built form within the view, which is already affected by the presence of these buildings within the Elephant and Castle Opportunity Area. From this location, the proposed tall building would not be the focus of the view, however the proposals would bring the presence of development closer to the viewpoint location, increasing the dominance of tall buildings within this view.
- 6.53 Overall, the proposed development would constitute a **Medium Magnitude of Change of Adverse Effect**.

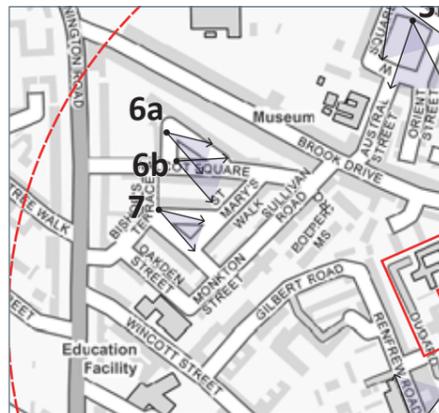


Existing



Proposed

REPRESENTATIVE VIEWPOINT 7: St Mary's Garden



Existing Baseline Situation

- 6.54 This viewpoint is located to the north west corner of St Mary's Garden. The view is focused towards the central garden space of this traditional town square. The foreground of this view is dominated by the wide carriageway which runs along either side of the gardens. The view is framed on both sides by low to mid rise terraced houses which contain the square.
- 6.55 The background to this view is strongly characterised by a number of tall buildings rising above the roofline of the square which includes the UNCLE, Strata SE1 and One the Elephant Developments. Existing buildings within the Site are not visible from this viewpoint.

Predicted Effects – Proposed

Sensitivity

- 6.56 This viewpoint is located within the Walcot Conservation Area, and within the context of several listed buildings therefore is identified as being of **High Value**. The experience of views and visual amenity is likely to be of moderate importance to users therefore has **Medium Susceptibility to Change** and is of **High-Medium Sensitivity**.

Effect on View

- 6.57 Additional built form (taller element) would be visible to the background of this view, and would rise above the existing roofline of the square. This would be observed in front of and effectively as part of a cluster of nearby tall buildings focused around Elephant and Castle Opportunity Area. There would be an indirect impact on the appreciation of the designated heritage assets in the foreground of the view, albeit highly moderated by the now well established visual relationship between the historic townscape to the front and the taller and larger scale development still emerging to the back towards Elephant and Castle Opportunity Area.
- 6.58 Negative effects would include the dominance of the proposed tall building on the square and increase in built form within the view, which is already affected by the presence of these buildings within the Elephant and Castle Opportunity Area.
- 6.59 Overall, the proposed development would constitute a **Medium Magnitude of Change** of **Adverse Effect**.



© AAR LONDON Preliminary Alignment 1.6 m above ground 17:11 01 April 2019

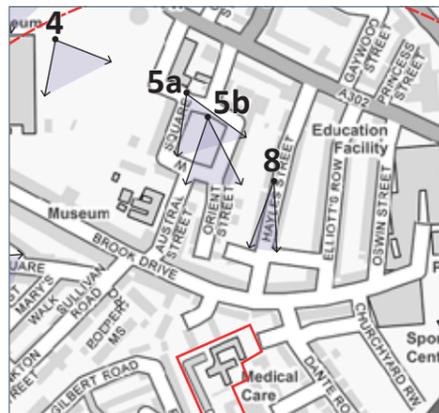
Existing



© AAR LONDON Preliminary Alignment 1.6 m above ground 17:11 01 April 2019

Proposed

REPRESENTATIVE VIEWPOINT 8: Hayles Street



Existing Baseline Situation

- 6.60 This view looks south along Hayles Street to the north of the Site. The linear view is focused along this residential street which is located within the Elliot's Row Conservation Area. The view is framed by a relatively consistent frontage of mid-rise residential buildings set back from the street by narrow front garden spaces.
- 6.61 The view lacks focus, with the end of the street having limited definition, comprising of low-rise buildings of moderate visual interest. From viewpoints on the left side of the road the former Water Tower building can be seen within the background of the street.

Predicted Effects – Proposed

Sensitivity

- 6.62 This viewpoint is located within the Elliot's Row Conservation Area therefore is identified as being of **High-Medium Value**. The experience of views and visual amenity is likely to be of moderate importance to users therefore has **Medium Susceptibility to Change** and is of **High-Medium Sensitivity**.

Effect on View

- 6.63 The tower element of the proposed development would introduce a significant feature to the terminus of this street, appearing beyond modern buildings which sit outside of the conservation area. The tower is significantly taller than the terraced housing which makes up the foreground of this view and would dominate views along the street.
- 6.64 The proposed development would introduce a contemporary quality to the view that is distinct from the buildings within the foreground. The light materials and detailing of the tower would help to increase the elegance of the building in this view. The framed parapet detailing helps to soften its appearance on the skyline. The tower would become a landmark feature of the view; which would serve as a wayfinding tool and announce the location of the Site and Cinema Museum complex.
- 6.65 Some potential adverse effects have been identified including the introduction of a tall building in a view which currently comprises of low density development, and potential overshadowing created by the tower element.
- 6.66 It should be noted that the alignment of Hayles Road focuses on the location of the tower element. Due to the linear urban grain of streets in the wider Elliot's Row Conservation Area, it is likely that views of this tall building would be screened from other streets within the Conservation Area, where alignment focuses on other tall buildings within the Elephant and Castle Opportunity Area.
- 6.67 Overall, the proposed development would constitute a **High Magnitude of Change of Adverse Effect**.



© AR LONDON Preliminary Alignment 1.6 m above ground 11:52 01 April 2019

REPRESENTATIVE VIEWPOINT 9: Renfrew Road



Existing Baseline Situation

6.68 This view looks north along and across Renfrew Road towards the Site. The view extends partly across the Renfrew Road Conservation Area and is also within the setting of a number of listed buildings and locally listed buildings addressing the street, in the fore and middle ground. In this view the fore and middle ground is characterised by more traditional low to mid rise buildings that front the street and exhibit architectural variety, including the listed former Lambeth Magistrates Court. Part of the background and skyline to this view includes an existing tall building rising above the roofline (UNCLE development towards Elephant and Castle). The listed buildings Masters House and Water Tower (each once part of the larger Lambeth Workhouse complex, also within this conservation area) cannot not be directly observed from this viewpoint but are obscured by the surrounding townscape (both historic and renewed in the post war period).

Existing



© AR LONDON Preliminary Alignment 1.6 m above ground 11:52 01 April 2019

Proposed

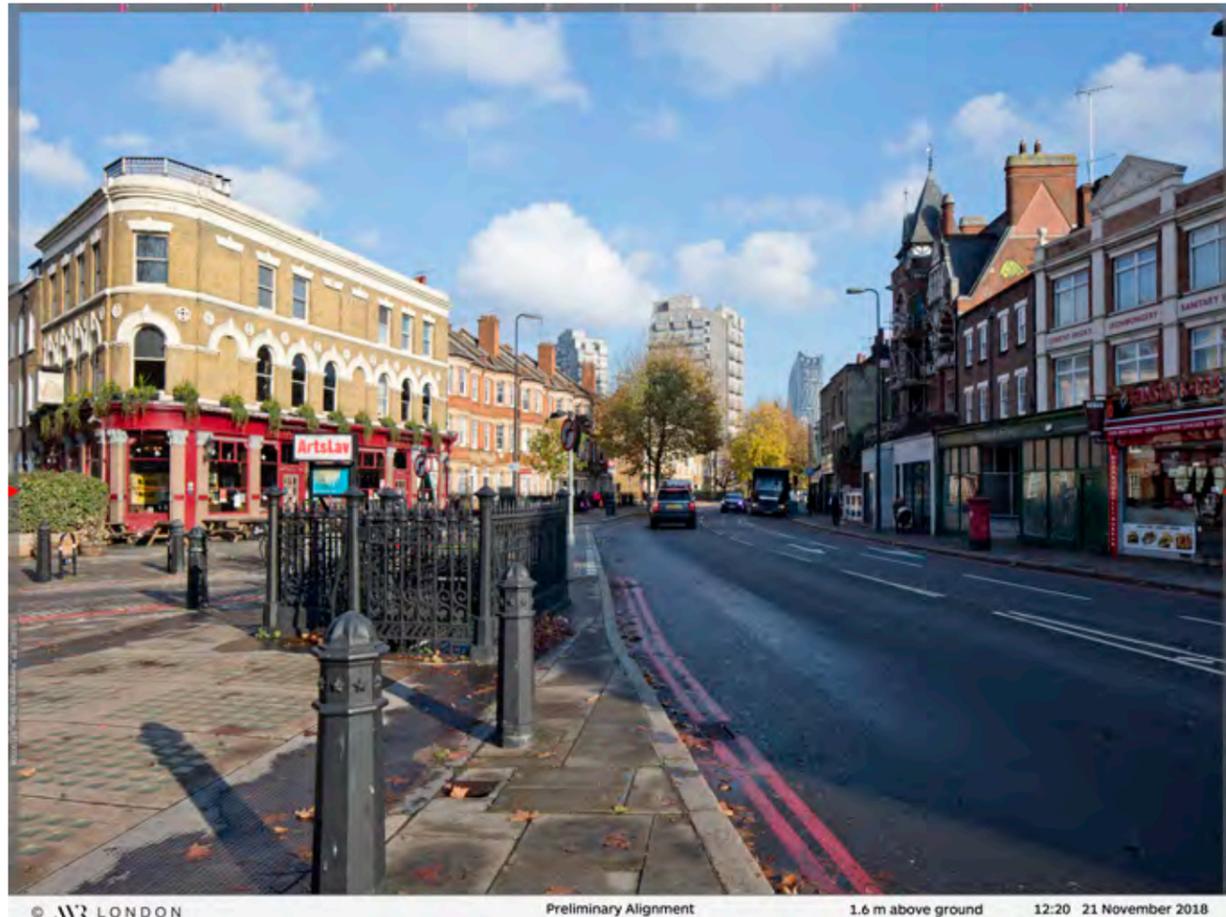
Predicted Effects – Proposed

Sensitivity

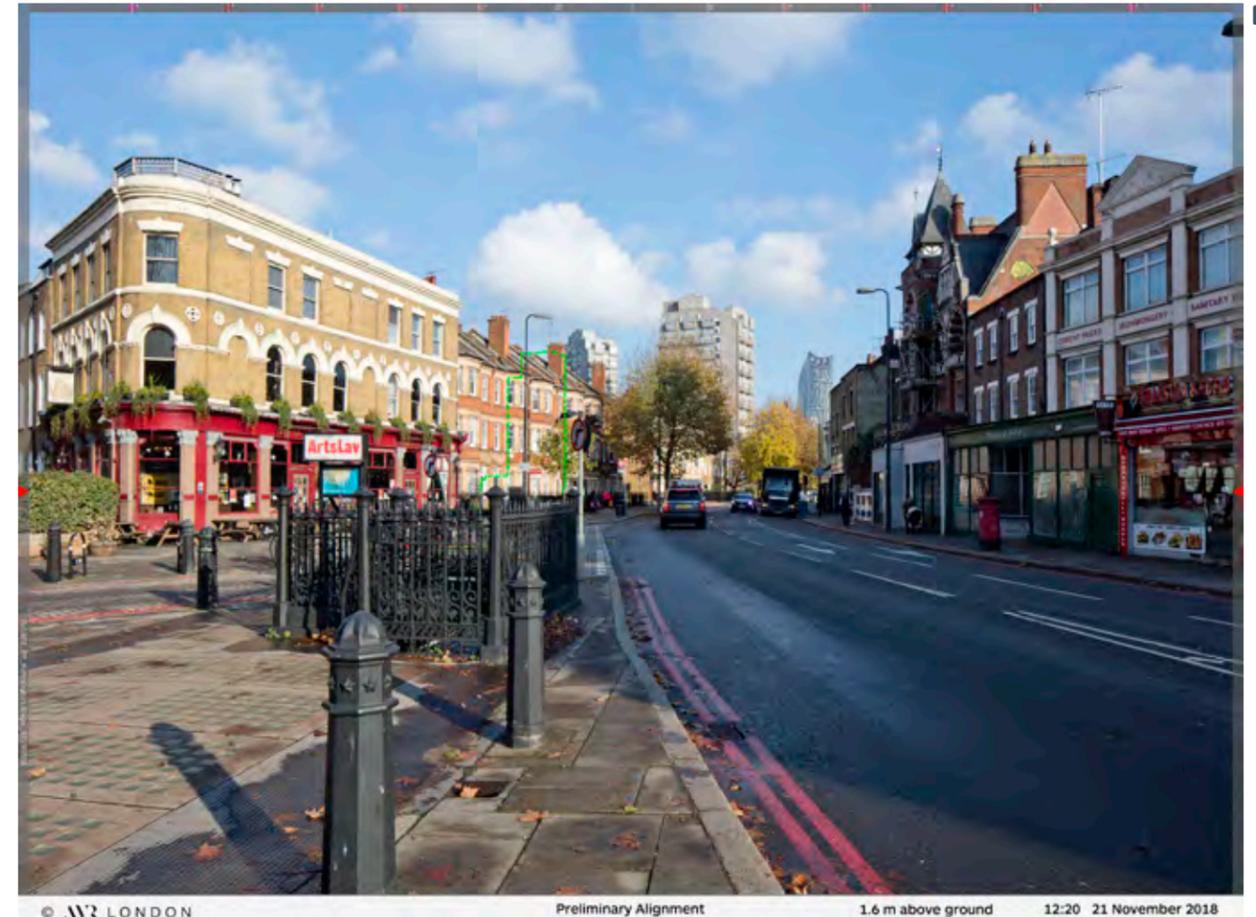
6.69 This viewpoint is located within the Renfrew Road Conservation Area, and within the context of several listed and locally buildings therefore is identified as being of **High Value**. The experience of views and visual amenity is likely to be of moderate importance to users therefore has **Medium Susceptibility to Change** and is of **High-Medium Sensitivity**.

Effect on View

- 6.70 Additional built form (taller element) would be visible to the background of this view, and would rise above the existing roofline of the former courthouse (listed building). This would be seen alongside the nearby tall building of the UNCLE development and so this change would again be seen in a now established, and still changing, context of taller / more intense development in that area. Such change would alter the silhouette of the listed former courthouse as seen in this view and he tower would form a prominent feature in views from this part of the street. Again this view is one of a number of existing views of these designated heritage assets that could be affected, and in different ways. This does show however how the indirect impact of new development on Site would change how the appreciation of these designated heritage assets is currently experienced.
- 6.71 The proposed development would positively affect the view by providing a way-finding tool to the new residential development, pedestrian link and Cinema Museum. Overall, the proposed development would constitute a **High Magnitude of Change of Adverse Effect** due to the balance of beneficial and adverse changes arising from the development.



Existing



Proposed

REPRESENTATIVE VIEWPOINT 10: Kennington Junction



Existing Baseline Situation

6.72 This view looks north east from the junction of the key transport routes of Kennington Road and Kennington Lane, and along Kennington Lane, towards the Site. This viewpoint falls within the Kennington Conservation Area, and in the fore and middle ground of this view is a number of listed buildings and listed building groups. Traditional mid-rise terraced buildings define and enclose the line of the road and also this junction area. The view also includes a number of mature trees along the line of the street. To the background, beyond and above the roofline of terraced built forms, the skyline is characterised in part by taller and tall buildings of the post war period; including the Cotton Gardens Estate and Elephant and Castle centre (including the Strata SE1 tower).

Predicted Effects – Proposed

Sensitivity

6.73 This viewpoint is located within the Kennington Conservation Area, and within the context of several listed and locally buildings therefore is identified as being of **High-Medium Value**. The experience of views and visual amenity is likely to be of moderate importance to users therefore has **Medium Susceptibility to Change** and is of **High-Medium Sensitivity**.

Effect on View

6.74 A new taller element would be marginally glimpsed above the roofline of buildings within the foreground of this view. Albeit the change would be barely discernible to the everyday users of this road. The conservation area as appreciated in this one view would therefore not be affected by this change, and the townscape character would remain unchanged; this would result in an impact of **Negligible Magnitude of Change** of **Neutral Effect**.



Existing

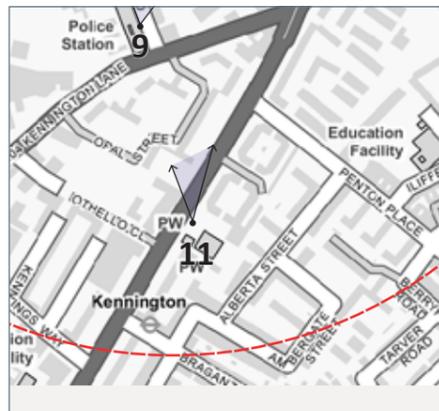


Proposed

© A/R LONDON Preliminary Alignment 1.6 m above ground 11:47 21 November 2018

© A/R LONDON Preliminary Alignment 1.6 m above ground 11:47 21 November 2018

REPRESENTATIVE VIEWPOINT 11: Northern extent of Kennington Park Road Conservation Area



Existing Baseline Situation

6.75 This view looks north from the south side of Kennington Park Road; a major transport corridor, towards the Site. This viewpoint looks out from the very edge of the Kennington Park Road Conservation Area, and in the foreground of this view is part of the listed building The Old Red Lion PH. The middle ground across / along the road is characterised by mature tree planting as part of a mid to high rise built post war residential estate, and to the background observed the tall building development at St Marys / Newington Butts.

Predicted Effects – Proposed

Sensitivity

6.76 This viewpoint is located within the Kennington Park Road Conservation Area, and within the context of several listed and locally buildings and therefore is identified as being of **High-Medium Value**. The experience of views and visual amenity is likely to be of moderate importance to users therefore has **Medium Susceptibility to Change** and is of **High-Medium Sensitivity**.

Effect on View

6.77 Additional built form proposed for the Site would not be seen in this view, but would be screened by existing built form. The appreciation of these designated heritage assets as seen in this one view would therefore not be affected by this change, and the townscape character would remain unchanged. The proposed development would result in an impact on this view of **Negligible Magnitude of Change** of **Neutral Effect**.



© AV2 LONDON Preliminary Alignment 1.6 m above ground 10:57 01 April 2019

REPRESENTATIVE VIEWPOINT 12: Elephant and Castle Walworth Road interchange



Existing Baseline Situation

6.78 This representative view looks west on the approach from Elephant and Castle centre towards the Site. This is taken from the main transport corridors of Newington Butts and junction with Walworth Road. There are no designated heritage assets in this view. The foreground to this view is the public space associated with the recent leisure centre and One The Elephant development scheme. The middle and background is characterised in part by taller and tall buildings within the UNCLE development, and a mixed mostly post war architecture.

Existing



© AV2 LONDON Preliminary Alignment 1.6 m above ground 10:57 01 April 2019

Proposed

Predicted Effects – Proposed

Sensitivity

6.79 This viewpoint is not located within any designations therefore is identified as being of **Low Value**. The experience of views and visual amenity is likely to be of moderate to high importance as the space provides a recreational space for visitors including playground and seating areas therefore has **High-Medium Susceptibility to Change** and is of **Medium Sensitivity**.

Effect on View

6.80 Additional built form (taller element) would be visible to the background of this view as a result of the proposed development on Site. This change would be seen in the context of other existing taller buildings and would little affect the existing use and experience of the public open space. It would be similar in character to the existing buildings within the foreground of the view and would be complimentary to the existing character and appearance of the view. The new taller element would however benefit wayfinding by marking the location of the proposed development within the wider townscape, in particular the Cinema Museum use, the associated new open space, and proposed new access and route eastwards beyond Churchyard Row, across Dante Road and in continuation of Longville Road into the Site and urban block.

6.81 The articulation of the architectural design, and materiality complements the buff tones which exist within the development in the foreground of this view, and the proposed development has a good relationship with the contemporary architecture of development around Elephant and Castle, therefore the change to this view would comprise of a **Medium Magnitude of Change of Beneficial Effect**.



Existing



Proposed

REPRESENTATIVE VIEWPOINT 13: Elephant and Castle Roundabout



Existing Baseline Situation

6.82 This view looks west from Elephant and Castle roundabout and centre towards the Site. This is taken from an area of public square at the meeting of a number of main transport routes. The viewpoint is located close to the listed building Faraday Memorial and in the middle ground of the view is the portico of the listed building Metropolitan Tabernacle. The foreground to this view is the public square, middle ground medium and higher rise post war buildings addressing key highways, and again the background is characterised in part by taller and tall buildings. There is a lack of containment within the view, with the sprawling group of buildings leaving the space feeling exposed. The space is largely used as a thoroughfare and means of access to the underground station which has an entrance to the left of this view, creating a transient and changeable space. The volume of vehicular movement on the Elephant and Castle Roundabout detracts from the amenity value of this location.

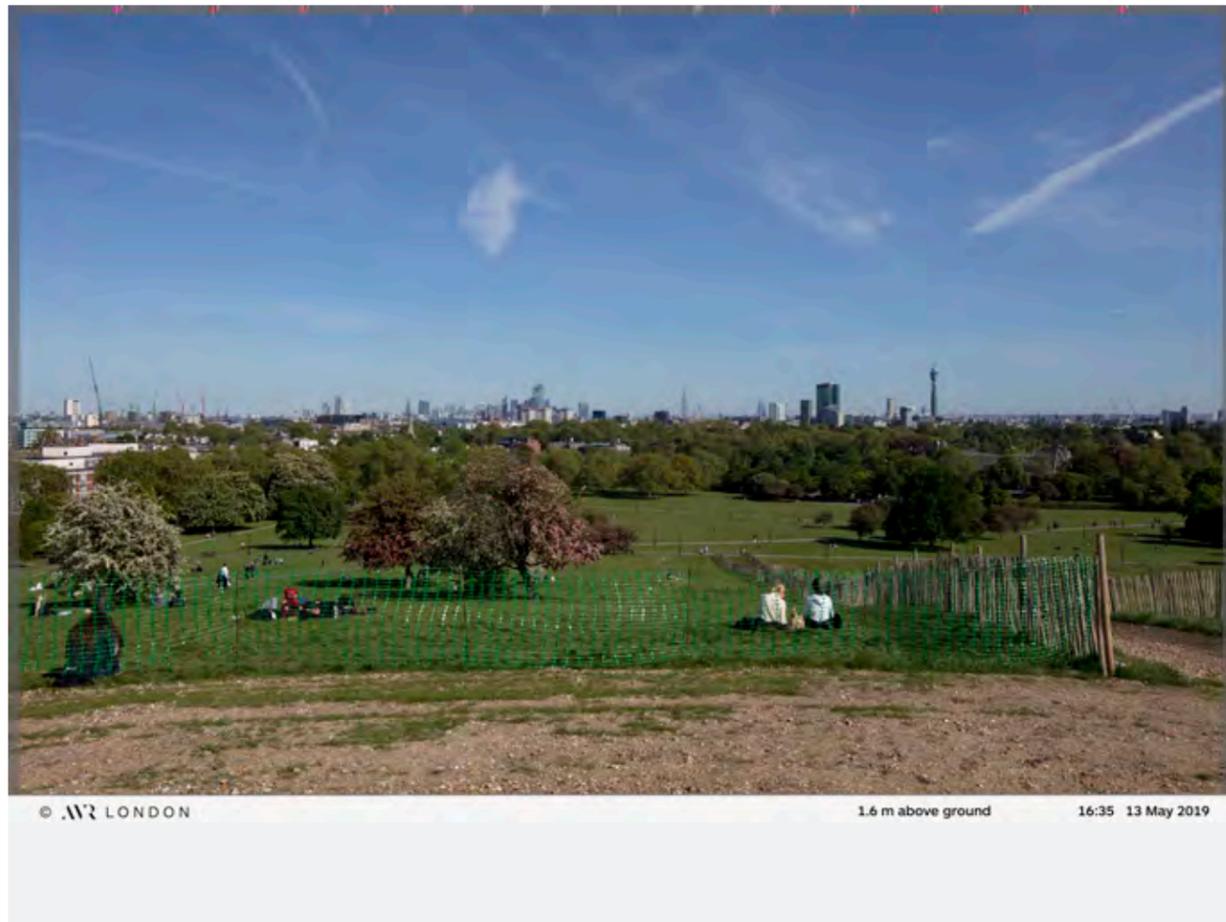
Predicted Effects – Proposed

Sensitivity

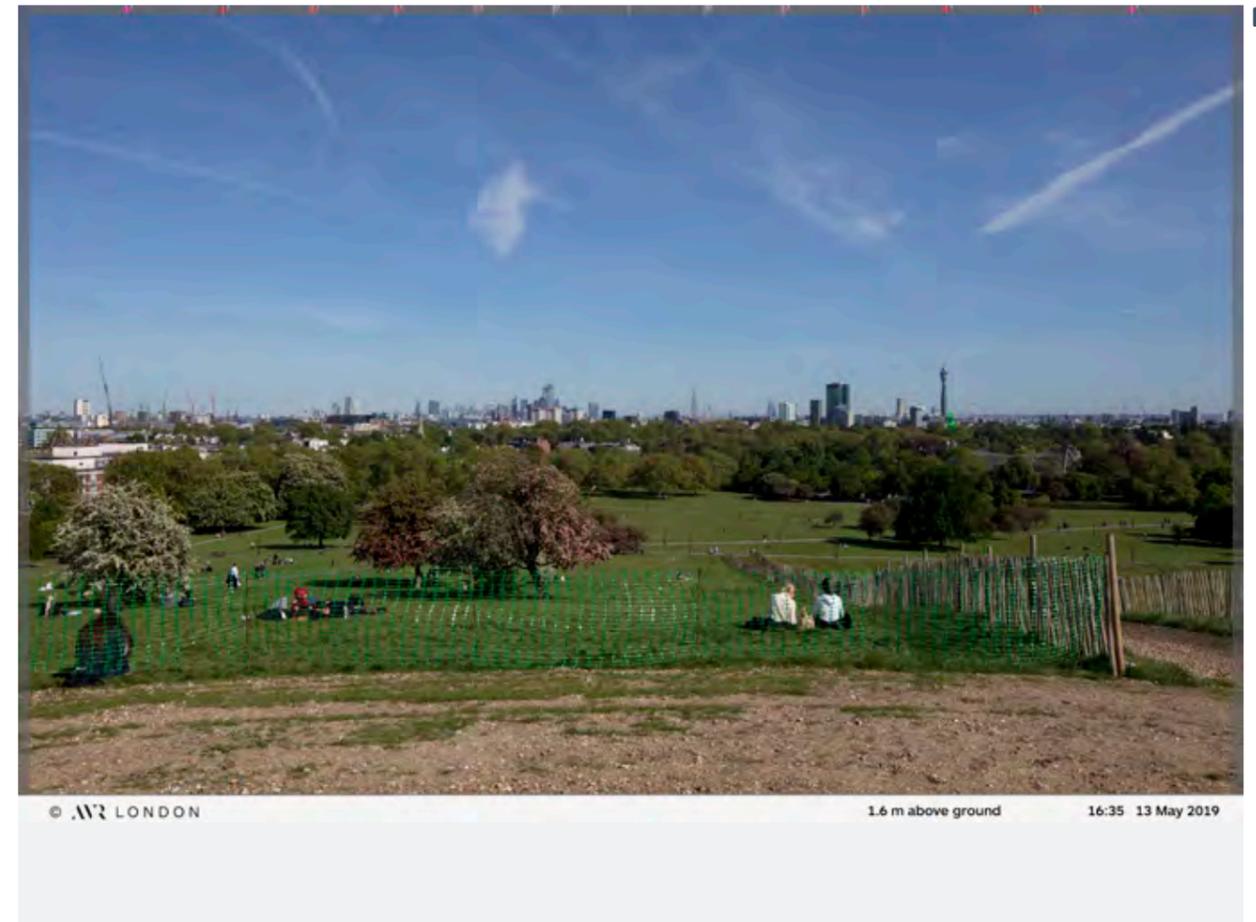
6.83 This viewpoint is not located within any designations therefore is identified as being of **Low Value**. The experience of views and visual amenity is likely to be of moderate importance to receptors moving through the space therefore has **Medium Susceptibility to Change** and is of **Medium-low Sensitivity**.

Effect on View

- 6.84 Additional built form (upper storeys of the taller element) would be visible to the background of this view, above the UAL building. This change would be seen in the context of other existing taller buildings and would little affect the existing use and experience of the public space or character of the view. As demonstrated by this view, the established character of the setting of the listed building would change little and this would not compromise any understanding or appreciation of the particular significance of the designated heritage asset within this view (Metropolitan Tabernacle). Again the taller element would look to contribute to townscape legibility and as a wayfinding tool to the new development and Cinema Museum.
- 6.85 The proposed architectural form of the building has a good relationship with more contemporary features within the foreground of this view, most notably One Elephant and Castle which has a similar stepped design. The change to this view arising from the proposed development would constitute **Low Magnitude of Change** of **Beneficial Effect**.



Existing



Proposed

REPRESENTATIVE VIEWPOINT 14: LVMF SPG London Panorama from Assessment Point 4A.1

Existing Baseline Situation

6.86 This LVMF Strategic View / London Panorama from Assessment Point 4A.1 looks south from Primrose Hill to St Paul's Cathedral. The Site falls within the distant backdrop and broad skyline of the modern city beyond the distinctive open green space and mature trees of the hill and Regents Park. Protected Vista is focused on the Strategically Important Landmark of St Paul's Cathedral.

Predicted Effects – Proposed

Sensitivity

6.87 This viewpoint is designated as a Protected Vista within the London Views Management Framework (2012) and therefore is identified as being of **High Value** due to its regional importance. The view is likely to be of high experience, as receptors will likely be focused on the important landmarks of London's skyline, therefore has **High Sensitivity to Change** and is of **High Sensitivity**.

Effect on View

- 6.88 New built form proposed would not be readily discernible but otherwise integrated with the existing varied and layered silhouette of buildings within this part of the panorama. The distinctive profile of St Pauls, the BT Tower and the London Eye would remain clearly appreciable as prominent features within this part of the view.
- 6.89 The top of the proposed development (tall building) would just be visible to the right of the BT Tower in this view, but would constitute a **Very Low Magnitude of Change** of **Neutral Effect**.



Existing



Proposed

REPRESENTATIVE VIEWPOINT 15: LVMF SPG London Panorama from Assessment Point 15A.2

Existing Baseline Situation

6.90 This LVMF Strategic View River Prospect from Assessment Point 15A.2 looks south from the vantage point of Waterloo Bridge upstream from the Westminster bank of the River Thames. The LVMF SPG describes the important features of this view:

Buildings on the Embankment in this view are of consistent height, material and mass. They form the middle ground either side of Hungerford Bridge and strengthen the broad outer curve of the river. These buildings – including the Palace of Westminster, Portcullis House, Ministry of Defence, Whitehall Court and Embankment Place, Adelphi, and Shell Mex House, produce a varied skyline that adds visual richness to the view, as do the pylons of the Hungerford Footbridges. Trees on the Embankment soften the relationship between the river and the built fabric.

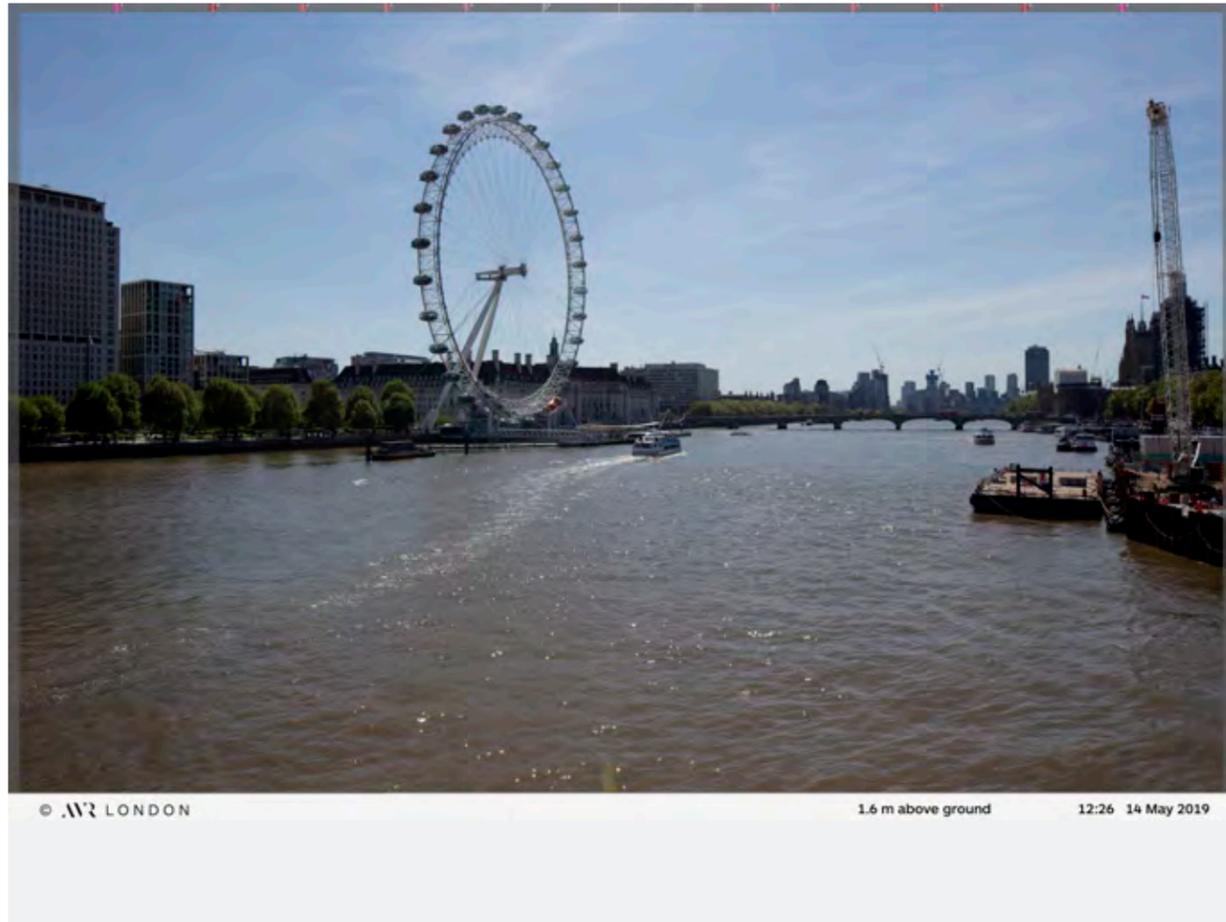
Predicted Effects – Proposed

Sensitivity

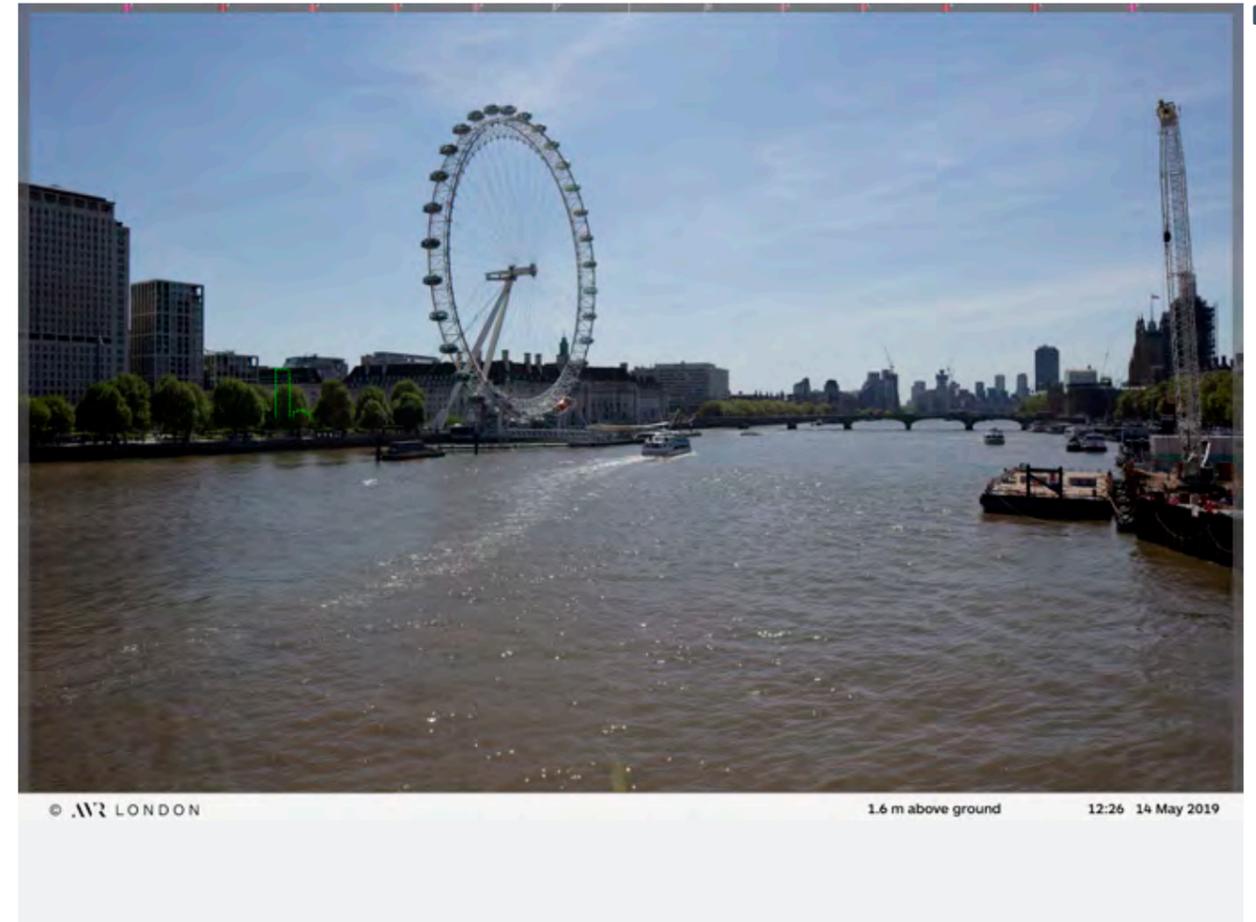
6.91 This viewpoint is designated as a River Prospect within the London Views Management Framework (2012) and therefore is identified as being of **High-Medium Value** due to its regional importance. The view is likely to be of high experience, as receptors will likely be focused on the important landmarks of London’s skyline, therefore has **High Sensitivity to Change** and is of **High-Medium Sensitivity**.

Effect on View

6.92 New built form proposed would not be seen in this view, but would be screened by existing built form on the opposing bank. The proposed development would result in an impact on this view of **Negligible Magnitude of Change** of **Neutral Effect**.



Existing



Proposed

REPRESENTATIVE VIEWPOINT 16: LVMF SPG River Prospect from Assessment Point 17A.2

Existing Baseline Situation

6.93 This LVMF Strategic View River Prospect from Assessment Point 17A.2 looks south from Hungerford Footbridge upstream from the Westminster bank of the river. The LVMF SPG describes the important features of this view:

The river dominates the foreground. In the middle ground the London Eye and Embankment trees form distinctive elements. The visible buildings on Victoria Embankment comprise a broad curve of large, formal elements of consistent height and scale, mostly of Portland stone. They form a strong and harmonious building line.

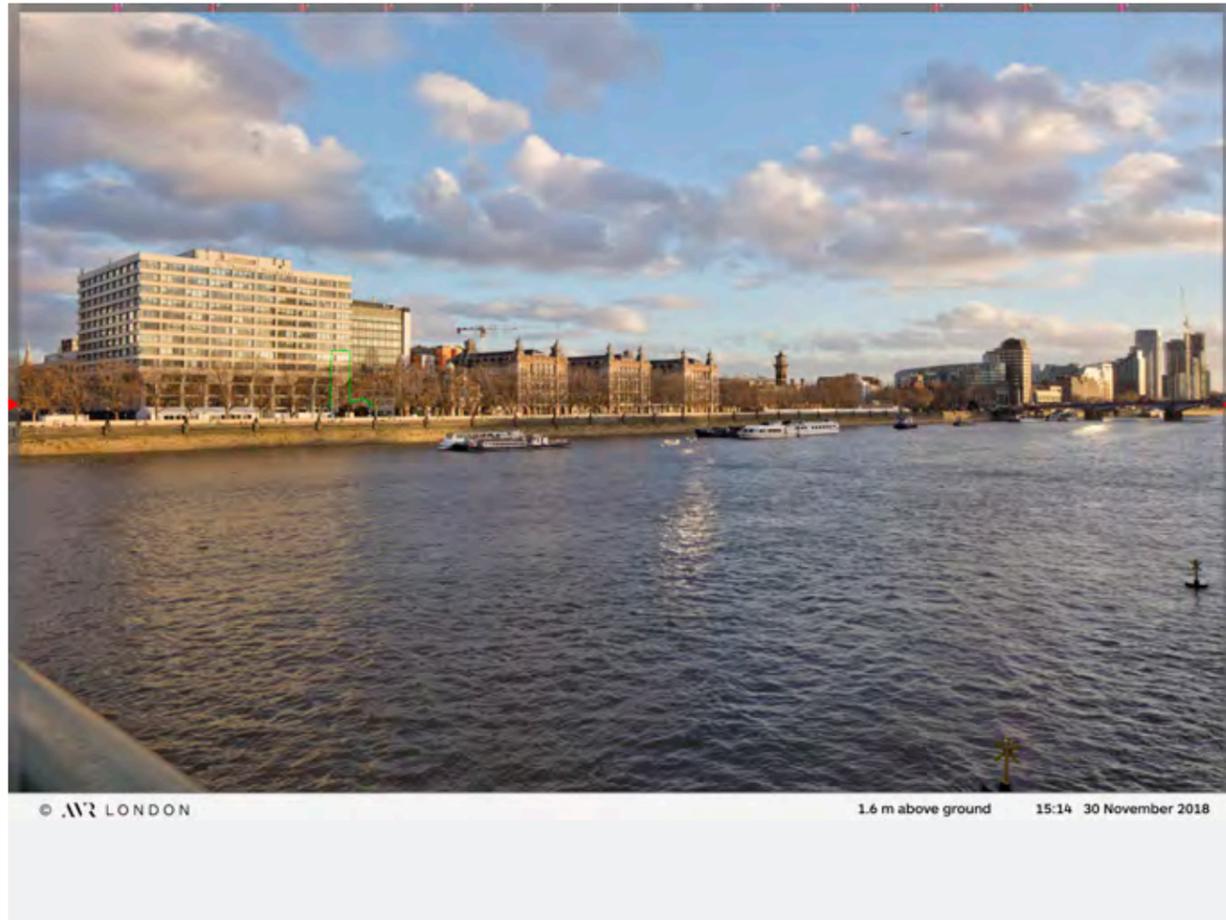
Predicted Effects – Proposed

Sensitivity

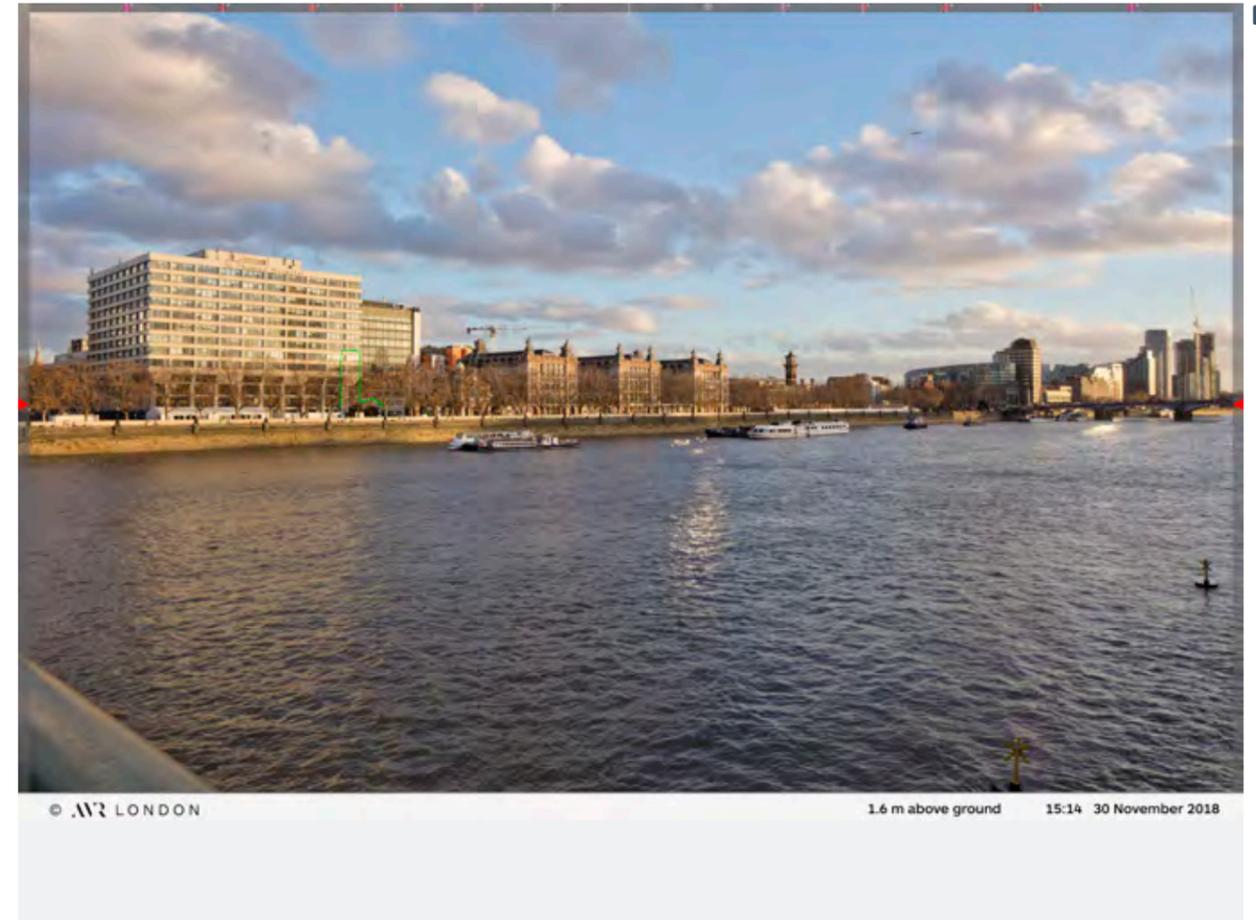
6.94 This viewpoint is designated as a River Prospect within the London Views Management Framework (2012) and therefore is identified as being of **High-Medium Value** due to its regional importance. The view is likely to be of high experience, as receptors will likely be focused on the important landmarks of London’s skyline, therefore has **High Sensitivity to Change** and is of **High-Medium Sensitivity**.

Effect on View

- 6.95 New built form proposed would not be seen in this view, but would be screened by existing built form on the opposing bank.
- 6.96 The proposed development would result in an impact on this view of **Negligible Magnitude of Change** of **Neutral Effect**.



Existing



Proposed

REPRESENTATIVE VIEWPOINT 17: LVMF River Prospect from Assessment Point 18A.3

Existing Baseline Situation

6.97 This LVMF Strategic View / River Prospect from Assessment Point 18A.3 looks south east from Westminster Bridge upstream from the Westminster bank. The LVMF SPG describes the important features of this view:

Looking towards the Lambeth bank from just beyond the front wall of the Palace of Westminster, the Victorian turrets of St Thomas's Hospital are clearly seen against the sky. As in the view from the centre of the bridge, Lambeth Palace can also be seen. The prominence of St George's Wharf, Vauxhall, indicates how important the further development of this area will be to the composition of the view as a whole.

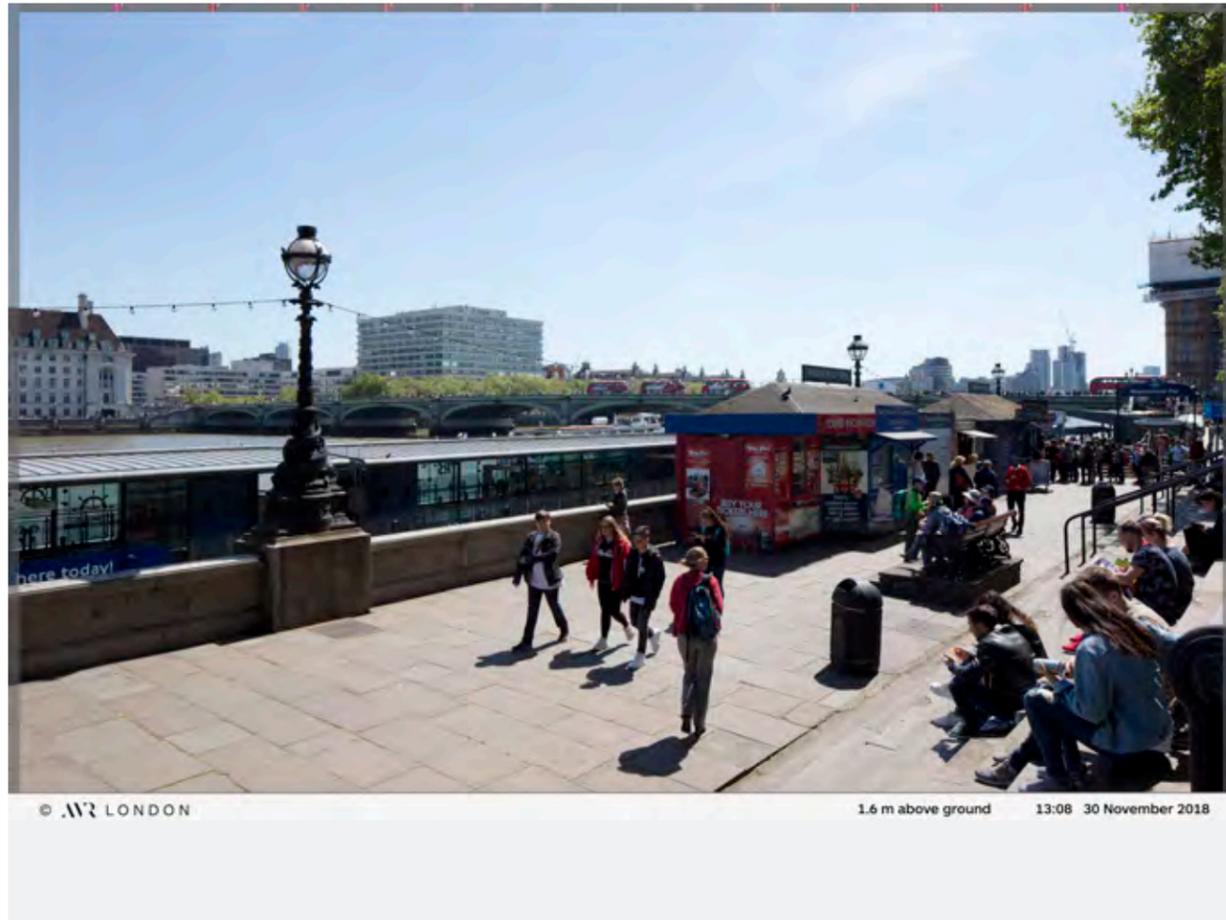
Predicted Effects – Proposed

Sensitivity

6.98 This viewpoint is designated as a River Prospect within the London Views Management Framework (2012) and therefore is identified as being of **High-Medium Value** due to its regional importance. The view is likely to be of high experience, as receptors will likely be focused on the important landmarks of London's skyline, therefore has **High Sensitivity to Change** and is of **High-Medium Sensitivity**.

Effect on View

6.99 New built form proposed would not be seen in this view, but would be screened by existing built form on the opposing bank. The proposed development would result in an impact on this view of **Negligible Magnitude of Change** of **Neutral Effect**.



Existing



Proposed

REPRESENTATIVE VIEWPOINT 18: LVMF River Prospect River Prospect from Assessment Point 20A.1

Existing Baseline Situation

6.100 This LVMF Strategic View River Prospect from Assessment Point 20A.1 looks south east from Victoria Embankment between Westminster and Hungerford Bridges across the river. A description of this viewpoint is provide within the LVMF SPG:

The river dominates the foreground. The view is of a series of buildings, which have visual strength as separate objects, rather than continuity. The principal elements are the former County Hall, the Shell Centre, the London Eye and the two bridges. At various positions, prominent background buildings of varying quality appear, including Guy's Hospital, the Shard and, momentarily, St Paul's Cathedral (see also the Linear View from Westminster Pier).

6.101 The SPG recognises that new development may become visible within the background of this view, but goes on to state that 'New development should contribute to the juxtaposition between the vertical elements around the Shell Centre and the horizontal elements of County Hall.'

Predicted Effects – Proposed

Sensitivity

6.102 This viewpoint is designated as a River Prospect within the London Views Management Framework (2012) and therefore is identified as being of **High-Medium Value** due to its regional importance. The view is likely to be of high experience, as receptors will likely be focused on the important landmarks of London's skyline, therefore has **High Sensitivity to Change** and is of **High-Medium Sensitivity**.

Effect on View

6.103 New built form proposed would not be readily discernible but otherwise integrated with the existing varied and layered silhouette of buildings within this part of the view. The distinctive profile and larger scale of St Thomas's Hospital on the near riverside would remain clearly appreciable as prominent features within the middle ground of this part of the view. Part of the cluster of tall buildings at nearby Elephant and Castle centre would appear alongside within the background / distant skyline of this part of the view also.

6.104 The top of the proposed development (tall building) would be visible to the right of the UNCLE tower in this view, but would constitute a **Very Low Magnitude of Change** of **Neutral Effect**.

Review of Townscape / Views Policy

National Policy and Guidance

The Framework (NPPF 2019) and NPPG

- 6.8 The Scheme Proposal provides a strong sense of place through the provision of an attractive building of high quality architecture and enhanced public realm. The new built form takes account of the local context in terms of land use type, scale and materials. This approach addresses the requirements of the Framework in relation to good design and place making.
- 6.9 With regards to paragraph 003 and 007 of the NPPG, the undertaking of this HTVIA has fulfilled the requirement to evaluate and understand the defining characteristics of an area in order to identify appropriate design opportunities and policies and to consider views into and out of a site as part of the design process.

Local Policy and Guidance

The London Plan 2016 (further alterations)

- 6.10 The Scheme Proposal has regard to the emerging form, function, and structure of the townscape and contributes to enhancing the character of the area and thus responds to 'Policy 7.4 - Local Character'. The use of materials also responds to the industrial heritage of the Site and wider context. 'Policy 7.5 - Public Realm' and 'Policy 7.6 - Architecture' are addressed with the Scheme Proposal making a positive contribution to the public realm and streetscape through both a high quality building and landscape proposals which are an integral part of the design. A thorough urban design analysis has been undertaken as part of the design development, satisfying 'Policy 7.7 – Location and design of tall and large building'. This demonstrates that the mass of the Scheme Proposal relates to the emerging form and density of surrounding development within the townscape context and considers the Site's location adjacent to the Elephant and Castle Opportunity Area.

London View Management Framework SPG 2012

- 6.11 The adopted London View Management Framework SPG provides further guidance on policies in The London Plan for the protection of strategically important views in London. The Site has the potential to fall within one Protected Vista (LVMF View 4A.1) and four River Prospect views (LVMF 15A.2, 17A.2, 18A.3 and 20A.1).

Lambeth Local Plan 2015

- 6.12 Policy Q25 relates to Views within the borough and states the following principles:

(a) The council will resist harm to the significance of strategic views (Panoramas, Linear Views, River Prospects and Townscape Views defined in the LVMF and listed in Annex 7) and secure improvements within them.

(b) The council will maintain a list of views of local interest and seek to protect their composition and character from harm. Particular regard has been paid to the identification of views of the Westminster World Heritage Site. The following views are considered to be of local interest:

- 6.13 The proposed development has the potential to effect two of the Lambeth views:
- Views of Lambeth Palace from Westminster WHS and Victoria Tower Gardens (viewpoint 1).
 - View SE and SSE along Westminster Bridge Road to Lincoln Tower (viewpoint 2).
- 6.14 The proposed development has been identified as introducing no visual impact in relation to ‘View SE and SSE along Westminster Bridge Road to Lincoln Tower.’
- 6.15 In terms of ‘Views of Lambeth Palace from Westminster WHS and Victoria Tower Gardens’, the proposed tall building would not harm the silhouette of the palace with church within this defined Local View. Proposed change would be seen in the wider townscape context of the number of other existing taller buildings to the distant background, and the distinctive form and roofline of this historic complex within the centre of the view; as it addresses an open riverine foreground, would retain its existing prominence and defining contribution to the quality and character of this view.
- 6.16 The purpose of this policy is to specifically protect the silhouette of this landmark, but does not otherwise explicitly preclude new development that could be seen in the backdrop to the palace (either within the viewing area or outside and further to the east as the Site). The test is not simply if a proposal effects the silhouette or not, but if such proposed change causes harm. Analysis indicates that the new tall building would sit only marginally outside of the parameters of the silhouette of the taller UNCLE building behind when seen above the skyline of the palace complex, and then only from some viewpoints from along the river wall. Again this would not harm the appreciation of its silhouette as part of this townscape view.
- 6.17 Policy Q26 relates to proposals for tall buildings. Due regard has also been given to the Siting of the tall building within the proposed development, which has been positioned to limit the degree of impact experienced of the proposed development.

Table 6.1: Representative Viewpoint Summary

Representative Viewpoint	Value	Susceptibility to change	Sensitivity	Effect	Magnitude
Representative Viewpoint 1– Views of Lambeth Palace from Westminster WHS and Victoria Tower Gardens (Sequential Viewpoints 1A, 1B, 1C)	Very High	High	Very High	Neutral	Low to Negligible
Representative Viewpoint 2 - View SE and SSE along Westminster Bridge Road to Lincoln Tower	High	Medium	High-Medium	Neutral	Negligible
Representative Viewpoint 3 - Geraldine Mary Harmsworth	High	High-Medium	High-Medium	Neutral	Medium-Low

Park (Imperial War Museum Gardens) Entrance						
Representative Viewpoint 4	High	High-Medium	High-Medium	Neutral	Medium	
Geraldine Mary Harmsworth Park (Imperial War Museum Gardens)						
Representative Viewpoint 5A	High	Medium	High-Medium	Neutral	Medium-Low	
West Square A						
Representative Viewpoint 5B	High	High-Medium	High-Medium	Adverse	Medium	
West Square B						
Representative View 6A	High	Medium	High-Medium	Adverse	High-Medium	
Walcot Square						
Representative View 6B	High	Medium	High-Medium	Adverse	Medium	
Walcot Square						
Representative Viewpoint 7	High	Medium	High-Medium	Adverse	Medium	
St Mary's Garden						
Representative Viewpoint 8	High-Medium	Medium	High-Medium	Adverse	High	
Hayles Street						
Representative Viewpoint 9	High	Medium	High-Medium	Adverse	High	
Renfrew Road						
Representative Viewpoint 10	High-Medium	Medium	High-Medium	Neutral	Negligible	
Kennington Junction						
Representative Viewpoint 11	High-Medium	Medium	High-Medium	Neutral	Negligible	
Northern extent of Kennington Park Road Conservation Area						
Representative Viewpoint 12	Low	High-Medium	Medium	Beneficial	Medium	
Elephant and Castle Walworth Road interchange						
Representative Viewpoint 13	Low	Medium	Medium-Low	Beneficial	Low	
Elephant and Castle Roundabout						
Representative Viewpoint 14	High	High	High	Neutral	Very Low	
LVMF SPG London Panorama from Assessment Point 4A.1						
Representative Viewpoint 15	High-Medium	High	High-Medium	Neutral	Negligible	
LVMF SPG London Panorama from Assessment Point 15A.2						
Representative Viewpoint 16	High-Medium	High	High-Medium	Neutral	Negligible	
LVMF SPG River Prospect from Assessment Point 17A.2						

Representative Viewpoint 17 - LVMF River Prospect from Assessment Point 18A.3	High-Medium	High	High-Medium	Neutral	Negligible
Representative Viewpoint 18 - LVMF River Prospect from Assessment Point 20A.1	High-Medium	High	High-Medium	Neutral	Very Low

7. Summary

Introduction

- 7.1 This HTVIA report has been founded on a thorough study of the application Site and its built heritage, townscape and visual context, and through understanding and appreciating these features and resources, a robust impact appraisal of the development proposals has been undertaken.
- 7.2 In accordance with relevant legislation, national and local planning policies and guidance, the pre-application proposal is of high quality architectural / landscape design, and would respond appropriately to the townscape characteristics and its wider context, including built heritage assets, as part of good place-making.

Built Heritage Assessment

- 7.3 In summary, this statement provides an appropriate and proportionate description of the significance (and also any contribution of the setting) of the heritage assets that would likely be affected by the proposed development at the application Site. This analysis establishes a robust baseline that has then been used to inform the overall scheme design through the pre-application process, and also upon which to assess the heritage impacts of proposed change. Accordingly, it is recognised that the Site and its surroundings include a number of individual and different heritage asset designations, which in many cases are also overlapping and interrelated physically, visually and historically as part of definable groups and or the wider townscape of this highly urban area. Our founding heritage baseline analysis is set out in **Section 2** and supporting appendices.
- 7.4 **Section 5** describes the application scheme proposals / design and the impacts of these proposed changes on the significance (and setting) of the identified affected heritage assets; again recognising the cross-cutting nature of these impacts on the different assets and also definable groups for descriptive purposes. These heritage impacts are then brought together with a review of the proposed development on Site as a whole in light of the relevant legislation, national and local policy and guidance for change within the historic environment.
- 7.5 One of the key findings of the heritage impact assessment in **Section 5** is that the application proposals could deliver a number of heritage (and public) benefits in national planning policy (NPPF) terms. In summary only, such benefits would include:
- Supporting the continued, and securing the viable, use of the listed building Master's House as Cinema Museum in the interests of long term conservation of this heritage asset and cultural resource for the Borough;
 - Improvements to the local setting of the listed building Master's House through significant public realm improvements and new pedestrian links to and through the Site. This would include creating more legible, accessible and attractive routes and spaces from where to better understand and appreciate the significance of this heritage asset. Related to this could be greater footfall that

would in turn expand the heritage assets group related to the former workhouse / hospital use to a greater public appreciation;

- Improvements to part of immediate setting of listed building Water Tower through creating landscape / space to its northern boundary that would be more attractive and or functional from where to appreciate the significance of this other heritage asset;
- Delivery of quality architectural design through new built development; contributing to the visual attractiveness, functioning, inclusion / accessibility, vitality / vibrancy etc. of the Site and local area. Also design informed and inspired by the distinctive history and character of the Site as part of good place-making. The new tall building would also act as a visual marker to assist wayfinding / legibility within the wider area; drawing users to this new place and focus of activity, advertising the Cinema Museum (and its related heritage assets); and
- Similarly, delivery of quality landscape design and planting that would not only improve the setting to Masters House but also better integrate with the wider public realm of the local area. Materials would be used that are sensitive to, and draw from, the specific history of this Site. New pedestrian / vehicular links or connections between the Site and the surrounding streets would also improve wider townscape permeability and movement;

7.6 It has also been identified through our assessment of any direct and or indirect impacts that a degree of harm (“less than substantial” in NPPF terms for designated heritage assets) would likely be caused to the significance of a number of heritage assets within the Site boundary and also the wider surrounding townscape area. Such adverse effects relate principally to the introduction of a new tall building on the north area of the Site, which would have the potential to have a markedly changed visual impact on the established setting of historic buildings and or areas, and so detract from some of the existing positive townscape characteristics of the area.

7.7 It is one of the key conclusions of the supporting Planning Statement that clear and convincing justification has been provided for the proposed scheme and its heritage impacts, and also that any less than substantial harm caused indirectly through change to setting and views to the significance of designated heritage assets (and also any harm to non-designated heritage assets of local importance) would be decisively outweighed by the significant wider public (including heritage) benefits that this scheme could deliver, in the terms of the NPPF and also in light of the overarching statutory duties of the Act.

7.8 In conclusion, and as required, this report as part of the full application submission demonstrates that considerable weight and importance has been given to the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 in relation to development affecting the identified listed buildings, their settings, and conservation areas. Overall, the application scheme would also accord with the key requirements of the NPPF 2019 and supporting NPPG with regard to the conservation of heritage assets, and the sustaining and or enhancing of their significance (including paragraphs 189, 192, 193, 194, 196, 200 and 201). Local policy for change affecting the

historic environment has also been given due consideration, including the London Plan 2016 and London Borough of Lambeth Local Plan 2015.

Townscape and Visual Assessment

7.9 A townscape and visual assessment has been undertaken based on site survey and analysis, as set out in **Sections 5-6**. The assessment included:

- A review of relevant policy and guidance;
- Identification of the baseline quality and characteristics of the local townscape character and local views and identification of key visual receptors and representative viewpoints; and,
- Assessment of the impact of the proposed development on townscape character and key views.

7.10 The Site is located within the London Borough of Lambeth, and partly within Renfrew Road Conservation Area. Further Conservation Areas which are located within 500m of the Site include; Kennington Park Road Conservation Area (Southwark); Kennington Conservation Area (Lambeth); Walcot Conservation Area (Lambeth); Elliott's Row Conservation Area (Southwark); and West Square Conservation Area (Southwark). The Site lies close to the Elephant and Castle Opportunity Area, which is within London Borough of Southwark. Key issues arising from the review of policy and guidance documents of relevance to the Site were:

- *Renfrew Road Conservation Area Statement 2007* – the Conservation Area is a heritage asset of importance to the character of this area of Lambeth. The Site falls partly within the Conservation Area, and the proposed development will affect views from within the wider designation;
- *Elephant and Castle Supplementary Planning Document (SPD) and Opportunity Area Planning Framework (OAPF)*- The Site is located outside of this Opportunity Area, but would play a role in the relationship of tall buildings within the area and surrounding townscape and provide a transitional feature between the height of buildings in the Opportunity Area and the wider townscape; and
- *Other Conservation Area Appraisals within 500m of the Site*- the Site falls close to several conservation areas, both within the boroughs of Lambeth and Southwark. The proposed development would be likely to indirectly affect the character and views within these various designations.

7.11 The assessment of townscape context identified that the northern nursing home section of the Site itself currently detracts from the character and quality of the surrounding townscape; the Cinema Museum provides positive contributions to the visual and townscape character of the area, but this ability to perceive this feature is limited due to the lack of access into the Site or through movement. The townscape character of the north of the Site was therefore identified as being of Low-Medium Sensitivity (TCA 2 – Mid 20th Century Residential Area) with the southern area, which

forms part of Renfrew Road Conservation Area being of High-Medium Sensitivity (TCA 3 – Terraced residential streets).

- 7.12 A Zone of Theoretical Visibility (ZTV) for the proposed development was produced which illustrated the maximum extent of area from which the proposed development was likely to be visible. This was used to identify key visual receptors and key views with potential to be affected by the proposed development and to inform the selection of representative views. It was noted that the Site falls within the viewing corridors of 5 LVMF views, and 2 Lambeth Local Views Study (2014) views.
- 7.13 Key visual receptors with existing views towards the Site were identified. These included:
- Pedestrians and road users within surrounding streets: Renfrew Road; Kennington Park Road (A3); Elephant and Castle Walworth Road interchange; Kennington Lane/ Kennington Road junction; Elephant and Castle gyratory; and Hayles Street;
 - Pedestrians, road users and open space users within surrounding squares: Walcot Square; West Square; St Mary's Garden; and Victoria Tower Gardens (Westminster);
 - Open Space users within surrounding open spaces: Geraldine Mary Harmsworth Park and visitors to the Imperial War Museum Grounds
- 7.14 Eighteen representative viewpoints were identified to reflect these receptors and an assessment made of the character and quality of the existing view from these viewpoints.
- 7.15 The assessment of effects noted that the proposed development comprised of the erection of a single tall building of 29 storeys and peripheral lower development of 3/4 storeys and associated public realm improvements including the introduction of new street trees.
- 7.16 The assessment of townscape impacts identified that the proposed development would result in a combination of beneficial, adverse and neutral effects on townscape character due to the redevelopment of vacant land within the north of the Site, which is accompanied by new public realm spaces and a pedestrian route through the Site. Negative impacts would include indirect effects to the more sensitive townscape character areas around the Site, through the introduction of new built form of a substantial scale and massing in an area which currently comprises of lower density built form.
- 7.17 The impact of the proposed development on the surrounding townscape character areas was assessed as:
- TCA 1 – Major town centre - Elephant and Castle – Beneficial Effect of Low Magnitude
 - TCA 2 – Mid 20th Century Residential Area – Neutral Effect of High Magnitude

- TCA 3 – Terraced residential streets - Adverse Effect of Low-Negligible Magnitude
- TCA 4 – Parkland - Imperial War Museum grounds – Neutral Effect of Medium Magnitude

- 7.18 The assessment of visual impacts identified that the principal townscape area from which the proposed development would be visible was from the short distance views within the local town squares at West Square, Walcot Square, St Mary’s Gardens as well as local streets which are aligned to the Site including Renfrew Road and Hayles Street. Beyond this, the development would appear in the background of views to varying degrees of visibility.
- 7.19 The assessment identified that the impact of the proposed development on views from the surrounding open spaces and town squares would generally be of Adverse to Neutral Effect of High Magnitude. Mature vegetation in the squares and open spaces would screen large parts of the development; the visibility of the proposed development would also be limited to views of the tower itself, with the lower Block A elements being largely screened from the wider townscape by the density of built form around the Site.
- 7.20 The view from Westminster at Victoria Gardens would be affected by the development by introducing new built form to the background of views towards Lambeth Palace. A series of sequential views were taken from this open space, which concluded that this view is already heavily altered by development within the Elephant and Castle Opportunity Area. From this location, the development critically falls behind the buildings of Lambeth Palace, at a point where the silhouette of this building is already aligned with the silhouette of the UNCLE building, therefore the proposed development would have limited effect on the already altered perception of the palace structures.
- 7.21 The proposed development would have low to negligible effects on the LVMF views; where visible, the proposed development would constitute a small addition to the views, and would not noticeably alter the character of the view.
- 7.22 In conclusion, and in relation to townscape and visual effects, the application scheme has given due consideration to the key requirements of the NPPF 2019 and supporting NPPG, and also relevant local policy and guidance, including the London Plan 2016 and London Borough of Lambeth Local Plan 2015.

Appendix 1: Legislation, Planning Policy and Guidance

Statutory Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a general duty as respects listed buildings in the exercise of planning functions. Subsection (1) provides that:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Recent case law⁵⁵ has confirmed that Parliament’s intention in enacting Section 66(1) was that decision-makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings, where “preserve” means to “to do no harm” This duty must be borne in mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy.

It is statutory duty for the decision maker when determining applications for planning permission within conservation areas that (Section 72(1)):

“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

It has been confirmed that Parliament’s intention in enacting section 72(1) was that decision-makers should give “considerable importance and weight” to the statutory duty in respect of conservation areas also⁵⁶. This duty, and the appropriate weight to be afforded to it, must be at the forefront of the decision makers mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy. It has been confirmed⁵⁷ that ‘considerable importance and weight’ is not synonymous with ‘overriding importance and weight’.

For conservation areas, character not only relates to physical characteristics but also to more general qualities such as uses or activity within an area. Appearance relates to the visible physical qualities of the area. The setting of a conservation area is not enshrined in legislation and does not, therefore, attract the weight of statutory protection and should, as in this case, be assessed in respect of relevant national and local planning policies.

Section 72(2) confirms that the provisions referred to in subsection (1) of the Planning Act 1990 are the planning Acts; Part I of the Historic Buildings and Ancient Monuments Act 1953; and, sections 70 and 73 of the Leasehold Reform, Housing and Urban Development Act 1993.

⁵⁵ HMSO (1990) Planning (Listed Buildings and Conservation Areas) Act
Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) English Heritage (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18 February 2014

⁵⁶ The Forge Field Society v Sevenoaks District Council [2014] EWHC 1895 (Admin); North Norfolk District Council v Secretary of State for Communities and Local Government [2014] EWHC 279 (Admin)

⁵⁷ Land at Razor’s Farm, Chineham, Basingstoke RG24 8LS. Appeal Reference: APP/H1705/A/13/2205929, Secretary of State for Communities and Local Government letter 22nd September 2014, paragraph 21

European Landscape Convention 2000

The European Landscape Convention (ELC) provides a basis for closer co-operation on landscape issues across Europe and was signed and ratified in the UK. This recognition to landscape matters raises the profile and the ELC has been set out to improve approaches to the planning, management and protection of landscapes throughout Europe.

The ELC defines landscape as “*an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*” and it includes ‘townscape’, as well as all forms of rural landscape.

National Policy

National Planning Policy Framework (NPPF) 2019

The National Planning Policy Framework (NPPF) was introduced in March 2012 as the full statement of Government planning policies covering all aspects of the planning process. The revised National Planning Policy Framework was published in July 2018 and further amended in February then July 2019 which replaced the previous version.

Chapter 12 of the Framework outlines the Government's guidance regarding a requirement for good design. Within this, paragraph 124 establishes that the Government attaches great importance to the design of the built environment. It states that *‘Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.’*

Paragraph 127 states ‘Planning policies and decisions should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit
- (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Chapter 16 of the NPPF outlines the Government's guidance regarding conserving and enhancing the historic environment in more detail.

The glossary of the NPPF (Annex 2) defines conservation as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Paragraph 189 requires the significance of the heritage assets, which may be affected by the proposals to be described as part of any submission, ideally as part of a Heritage Statement report. The level of detail should be proportionate to the importance of the assets and sufficient to understand the potential impact of the proposals on their significance.

Paragraph 190 sets out that local planning authorities should also identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 192 states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of all heritage assets and putting them into viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 193 further outlines that local planning authorities should give great weight to the asset's conservation when considering the impact on a proposed development on the significance of a designated heritage asset. The more important the heritage asset, the greater the weight should be.

Paragraph 194 specifies that any harm to, or loss of, significance of a designated heritage asset should require clear and convincing justification.

Paragraph 195 outlines that local planning authorities should refuse consent where a proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied.

Paragraph 196 concerns proposals which will lead to less than substantial harm to the significance of a designated heritage asset. Here harm should be weighed against the public benefits, including securing the optimum viable use.

Paragraph 197 confirms that the effect of an application on the significance of a non-designated heritage asset should be taken in account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 200 states that proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance), should be treated favourably. It outlines that local planning authorities should also look for opportunities for new

development within conservations areas and the setting of heritage assets to enhance or better reveal their significance.

Paragraph 201 then states that not all elements of a conservation area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the area should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole.

Local Policy and Guidance (the Development Plan)

The Development Plan for the London Borough of Lambeth comprises the London Plan (further revisions 2016); the Lambeth Local Plan 2015; and other relevant supplementary planning documents and guidance for these authority areas.

GLA London Plan 2016 (further alterations)

The London Plan was adopted by the Greater London Authority in July 2011 and sets out the Spatial Development Strategy for all Boroughs within Greater London. It replaces the London Plan (consolidated with alterations since 2004), which was published in February 2008. The Plan has been subsequently revised to ensure consistency with the Framework and other changes since 2011.

The plan has been amended through the publication of Revised Early Minor Alterations (October 2013) and Further Alterations to the London Plan (FALP) (January 2014 and March 2015). In May 2015 two sets of Minor Alterations to the London Plan (MALPs) – Housing Standards and Parking Standards – were published for public consultation. These were prepared to bring the London Plan in line with new national housing standards and the Government’s approach to car parking policy. An Examination in Public considered the MALPs in October 2015, and they were formally published as alterations to the London Plan in March 2016. The Draft London Plan was published for consultation in December 2017.

Policy 7.1(D) - Building London’s Neighbourhoods and Communities, establishes the Mayor’s strategic objective for new development within London. It states that the design of all new buildings and the spaces they create should help reinforce or enhance the character, legibility, permeability and accessibility of the neighbourhood.

Policy 7.4 – Local Character, sets out the Mayor’s requirements for reinforcing the physical character of a place.

“Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area’s visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area.”

Policy 7.6 states that architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape and should utilise the highest quality materials and be of a design appropriate to its context. A number of specific design criteria are also set out and those relevant to this assessment are:

- be of the highest architectural quality;
- be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm;
- comprise details and materials that complement, not necessarily replicate, the local architectural character;
- not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings; and
- provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces.

Policy 7.7 relates to tall buildings and states that:

“Tall and large buildings are those that are substantially taller than their surroundings, cause a significant change to the skyline or are larger than the threshold sizes set for the referral of planning applications to the Mayor..”

The policy states:

“Applications for tall or large buildings should include an urban design analysis that demonstrates the proposal is part of a strategy that will meet the criteria below. This is particularly important if the site is not identified as a location for tall or large buildings in the borough’s LDF.

Tall and large buildings should:

- generally be limited to sites in the Central Activity Zone, opportunity areas, areas if intensification or town centres that have good access to public transport;
- only be considered in areas whose character would not be affected adversely by the scale, mass or bulk of a tall or large building;
- relate well to the form, proportion, composition, scale and character of surrounding buildings, urban grain and public realm (including landscape features), particularly at street level;
- individually or as a group, improve the legibility of an area, by emphasising a point of civic or visual significance where appropriate, and enhance the skyline and image of London;
- incorporate the highest standards of architecture and materials, including sustainable design and construction practices;
- have ground floor activities that provide a positive relationship to the surrounding streets;
- contribute to improving the permeability of the site and wider area, where possible;

- incorporate publicly accessible areas on the upper floors, where appropriate;
- make a significant contribution to local regeneration

Policy 7.8 of the London Plan states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Policy 7.11 on the London View Management Framework designates strategically important views. The Mayor will keep the list of designated views under review. The site does not fall within defined London Panoramas, Linear Views and Townscape Views. The Mayor will assess development proposals where they fall within the assessment areas of designated views against general principles of good design set down in The London Plan.

Elephant and Castle Opportunity Area

Elephant and Castle is a fast developing area of London in terms of tall buildings and major infrastructure. The Site itself falls outside of the Elephant and Castle Opportunity area but should take into consideration the changing townscape in this area in order to inform a more strategic approach to the townscape design in line with The London Plan. Policy 7.7a, states that:

‘... tall and large buildings should be part of a strategic approach to changing or developing an area, and should not have an unacceptably harmful impact on their surroundings.’

A new London Plan has been issued in draft by the GLA for consultation (1 December 2017 - 2 March 2018). However, this emerging planning policy is in its very earliest stages and should be afforded limited weight at this time.

Draft Policy HC1 of the new London Plan relates to reconciling heritage conservation and growth. Policies HC3 and HC4 provide policy advice with regard to strategic and local views, and the London View Management Framework, respectively.

Lambeth Local Plan 2015

The Lambeth Local Plan highlights that one of the Borough’s key spatial planning issues is that of ‘Creating and maintaining attractive, distinctive places’:

“... Lambeth needs to shape and maintain distinctive places across the borough, drawing on each community’s heritage and contributing to the development of local community identity and to quality of life.

Lambeth has many heritage assets which play a significant role in creating a local sense of place, but many of these are currently underused. Distinctive places can be shaped through investment in the historic built and natural environment and cherished local landmarks, alongside excellent new design in buildings, public spaces and art in the public realm, to provide a unique environment of which Lambeth’s communities can be proud and which will attract new businesses and visitors. New design can draw on Lambeth’s cultural diversity.

Place shaping will need to take place in the context of Lambeth's listed buildings, conservation areas, protected strategic views (see Annex 7), local views and landmarks, historic registered parks and gardens and archaeological priority zones."

The creation and maintenance of attractive, distinctive places is also one of the Borough's Strategic Objectives, and aims to:

"15 Create and sustain distinctive local places through excellent design of buildings and the public realm, valuing heritage, identity, cultural assets, the River Thames and the natural environment.

16 Conserve and enhance the historic environment, the setting and Outstanding Universal Value of the Westminster World Heritage Site and strategic views by working in partnership with Historic England, neighbouring boroughs and community groups.

17 Support the regeneration and renewal of the London Plan Opportunity Areas at Waterloo and Vauxhall/Nine Elms/Battersea to reflect their role in central London, working in close partnership with the neighbouring boroughs of Southwark and Wandsworth and all key stakeholders.

18 Maintain and develop Lambeth's strength in arts and culture and the role of the South Bank as one of London's leading international cultural and tourist destinations reflecting its status as part of the South Bank/Bankside Strategic Cultural Area."

Policy Q5 (Local Distinctiveness):

(a) *"The local distinctiveness of Lambeth should be sustained and reinforced through new development.*

(b) *Proposals will be supported where it is shown that design of development is a response to positive aspects of the local context and historic character in terms of:*

urban block and grain, patterns of space and relationship, townscape/landscape character;

(i) *built form (bulk, scale, height and massing) including roofscapes;*

(ii) *siting, orientation and layout and relationship with other buildings and spaces;*

(iii) *materials; and*

(iv) *quality and architectural detailing (including fenestration and articulation).*

(c) *Where development proposals deviate from locally distinct development patterns, applicants will be required to show in their design/heritage statements that:*

(i) *the proposal clearly delivers design excellence; and*

(ii) *will make a positive contribution to its local and historic context."*

Policy Q7 (Urban Design: New Development):

“New development (new buildings and conversion schemes) will generally be supported if:

(i) it is of a quality design which is visually interesting, well detailed, well-proportioned with adequate detailing/ architectural interest (which can include accent colour, decoration and ornamentation);

(ii) it has a bulk, scale/mass, siting, building line and orientation which adequately preserves or enhances the prevailing local character; or, in the case of regeneration and opportunity areas where the context is changing, it respects and contributes towards the intended future character of the area.

(iii) it is built of durable, robust, low maintenance materials and is designed to be flexible and adaptable for different uses;

(iv) it includes well-considered windows and doors/entrances in street and other public frontages, so that all entrances are attractive, safe and legible. Designers should ensure that features such as canopies and letter boxes, doorbells and intercoms, external lighting etc are integrated effectively into the design, and that naturally-lit entrance halls, corridors and circulation spaces are provided where possible;

(v) plant and equipment (for example: meter boxes, pipes, cables, electronic communications antenna, and air conditioning units) is not placed on important elevations – where possible it should be fully integrated into the building or located in visually inconspicuous locations within effective and robust screened enclosures;

(vi) it creates attractive roofscapes/roof tops where plant and equipment is fully integrated and completely screened from public view;

(vii) it would not create unattractive, canyon-like development along railway lines; and

(viii) any vehicular access, parking (particularly in undercrofts or basements) or servicing is designed so as to be well-related to the adjacent area, not prejudice or preclude active frontages, minimise impact on amenity and be visually attractive.”

Policy Q18 (Historic Environment Strategy):

“In order to ensure that heritage assets continue to play a key role in the quality of Lambeth’s environment, the council will prepare an Historic Environment Strategy, which will assist developers and other interested parties in understanding the justifications behind its approach to development management policies Q19, Q20, Q21, Q22, Q23, Q24, Q25 and Q26 and the wider local issues relating to the historic environment.”

Policy Q20 (Statutory Listed Buildings):

Development affecting listed buildings will be supported where it would:

- “(i) conserve and not harm the significance/ special interest;*
- (ii) not harm the significance/setting (including views to and from); and*
- (iii) not diminish its ability to remain viable in use in the long term.”*

Policy Q22 (Conservation Areas):

- (a) “Development proposals affecting conservation areas will be permitted where they preserve or enhance the character or appearance of conservation areas by:*
 - (i) respecting and reinforcing the established, positive characteristics of the area in terms of the building line, siting, design, height, forms, materials joinery, window detailing etc;*
 - (ii) protecting the setting (including views in and out of the area).*
- (b) Façade retention with the demolition of the remaining building is generally not considered appropriate in conservation areas as it results in the loss of historic structures. Development involving demolition in a conservation area will only be supported if:*
 - (i) the structure proposed for demolition does not make a positive contribution to the character or appearance of the area;*
 - (ii) a suitable replacement has been granted planning permission; and*
 - (iii) a planning condition and/or section 106 agreement has been made that the building shall not be demolished until a contract for the replacement building has been made.”*

Policy Q23 (Undesignated Heritage Assets: local heritage list):

- (a) “The council will maintain a list of undesignated heritage assets which it considers to be of local (or greater) significance. It will be known as the ‘local heritage list’. It will include:*
 - (iv) archaeology (archaeological priority areas);*
 - (v) buildings and structures (local list); and*
 - (vi) designed spaces and landscapes (local landscape register).*
- (b) The objectives of maintaining the local heritage list are to:*
 - (vii) raise awareness of these assets and foster a greater appreciation of them;*
 - (viii) sustain or enhance their significance; and*
 - (ix) protect their settings.*
- (c) The council will:*

- (x) *resist the destruction of assets on the local heritage list and expect applicants to retain, preserve, protect, safeguard and where desirable enhance them when developing proposals that affect them;*
- (xi) *require proper investigation and recording of archaeological remains and publication and archiving of results to advance understanding.”*

Policy Q25 (Views):

- (a) *“The council will resist harm to the significance of strategic views (Panoramas, Linear Views River Prospects and Townscape Views defined in the LVMF and listed in Annex 7) and secure improvements within them.*
- (b) *The council will maintain a list of views of local interest and seek to protect their composition and character from harm. Particular regard has been paid to the identification of views of the Westminster World Heritage Site. The following views are considered to be of local interest: ... [which include locally listed Panoramas, Landmark Silhouettes and Roofscape Views]”*

Policy Q26 (Tall and Large Buildings):

- (a) *“Proposals for tall buildings will be supported where:*
 - (xii) *they are not located within areas identified as inappropriate for tall buildings in Annex 11;*
 - (xiii) *there is no adverse impact on the significance of strategic or local views or heritage assets including their settings;*
 - (xiv) *design excellence is achieved (in terms of form, silhouette, materials, detailing etc.);*
 - (xv) *the proposal makes a positive contribution to the townscape and skyline either individually to form a distinctive landmark or as a contribution to a group; they are of the highest standards of architecture and materials; and it does not have an unacceptably harmful impact on its surroundings including microclimate, wind turbulence, noise, reflected glare, aviation, navigation and telecommunication or broadcast interference.*
- (b) *Where tall buildings are identified (through area appraisals, characterisations or other similar studies) as negative elements in strategic or locally significant views or in relation to the setting of heritage assets the council will support proposals which reduce the adverse impact through demolition, height reduction or re-cladding.”*

Supplementary Planning Documents, Guidance or Other

GLA London View Management Framework 2012

The adopted London View Management Framework SPG provides further guidance on the above policy in The London Plan for the protection of strategically important views in London.

The Site does not fall within any identified LVMF views.

GLA Shaping Neighbourhoods: Character and Context Supplementary Planning Guidance 2014

This guidance sets out an approach and process to help understand the character and context of a place to help inform the planning and design process, and guide change in way which is responsive to individual places and locations.

Lambeth Tall Building Study 2014

Key planning policy context which will be considered as part of the townscape analysis includes the Lambeth Tall Building Study (2014). This sets out the existing status of tall buildings in the borough, good design principles for tall buildings, and identifies area sensitivities in terms of proposed locations of tall buildings in the borough.

The study describes the existing situation in terms of the siting of tall buildings in the borough:

Existing large and tall building development is relatively common in Lambeth but generally clustered in the north of the borough (north of the South Circular road). There is a combination of stand-alone blocks and clusters.

The site at Dugard way falls within the Study zone A for topography and is describe as follows:

'The flat area to the north of the borough (A), especially along the River Thames is generally considered sensitive to tall building development.'

The Lambeth Tall Building Study (2014), sets the principles of siting tall buildings in close proximity to open space, and is described as follows: *'Open spaces are inappropriate locations for new tall and large buildings. The settings of open spaces are considered to be sensitive.'*

The site at Dugard Way is not in close proximity to any public open spaces within the borough (Closest POS at Lambeth Walk Doorstep Green is approximately 500m from the site. The setting of the building onto the POS at St Marys Churchyard (Within London Borough of Southwark) should be considered as part of the townscape study (within 200m of the site).

Accessibility within the Lambeth Borough is generally good as identified in the Lambeth Tall Building Study (2014). Dugard Way falls within an area with good transport links that can support the development of a tall building.

Lambeth Local Views Study 2014

Lambeth Local Views Study 2012 (revised as Final – July 2014) sets out views of local value with a specific objective of identifying the best for recognition within the emerging Local Plan. The study was carried out in response to Policy 41 of the Lambeth Unitary Development Plan (2007) which committed to the protection of the Mayor's strategic views, their backdrops and other views.

Lambeth Renfrew Road Conservation Area Statement 2007

The Conservation Area Statement for this Conservation Area was adopted by the Lambeth Council in 2007. It describes the historic development and character and appearance of the area and provides guidance on the alteration of different aspects. The management strategy provides a range of guidance on how change within the conservation area can be managed to preserve or enhance its character or appearance.

Lambeth Building Alterations and Extensions SPD 2015

This supplementary planning document (SPD) provides further assistance for those preparing to alter or extend their properties, and assists with the interpretation of local planning policies relevant to building alterations and extensions.

Other Material Considerations

National Planning Policy Guidance (NPPG)

National Planning Practice Guidance (NPPG) was first issued in 2014 by the Government as a web based resource and living document. This is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the Framework.

In the Design guidance category of the NPPG, paragraph 003 supports the need to evaluate and understand the defining characteristics of an area in order to identify appropriate design opportunities and policies. Paragraph 007 goes on to state that views into and out of larger assessment sites should be carefully considered from the start of the design process.

In the Natural Environment guidance category of the NPPG, paragraph 001 supports the use of Landscape Character Assessment as a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. Paragraph 003 of this guidance category notes the duty for local planning authorities to *'have regard'* to the purposes of National Parks and AONBs when considering development proposals within these areas and also in areas outside, *'but which might have an impact on the setting of, and implementation of, the statutory purposes of these protected areas'*.

NPPG reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle⁵⁸. It states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach⁵⁹. The PPG notes that where changes are proposed to heritage assets, the Framework sets out a clear basis for decision-taking to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development⁶⁰.

PPG confirms that setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage⁶¹. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not⁶². The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by understanding of the historic relationship between places⁶³. The contribution that setting makes to the significance of the heritage asset does not

⁵⁸ Paragraph: 003 Reference ID: 18a-003-20140306

⁵⁹ Paragraph: 003 Reference ID: 18a-003-20140306

⁶⁰ Paragraph: 003 Reference ID: 18a-003-20140306

⁶¹ Paragraph: 017 Reference ID: 18a-017-20140306

⁶² Paragraph: 013 Reference ID: 18a-013-20140306

⁶³ Paragraph: 013 Reference ID: 18a-013-20140306

depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance⁶⁴.

Harm may arise from works to the heritage asset or from development within its setting. A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it. When assessing any application for development which may affect the significance of a heritage asset through change in its setting, local planning authorities may need to consider the implications of cumulative change⁶⁵.

Public benefits are defined as anything that delivers economic, social or environmental progress as described in the Framework (paragraph 7)⁶⁶. Guidance confirms that public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. It is noted that public benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

Public benefits may include heritage benefits⁶⁷, such as:

- *Sustaining or enhancing the significance of a heritage asset and the contribution of its setting;*
- *Reducing or removing risks to a heritage asset; and*
- *Securing the optimum viable use of a heritage asset in support of its long term conservation.*

Department of Culture, Media and Sport Circular: Principles of Selection for Listing Buildings 2018

The Principles of Selection for listing buildings sets out the general criteria for assessing the special interest of a building in paragraph 16, as below:

“Architectural Interest. To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;

Historic Interest. To be of special historic interest a building must illustrate important aspects of the nation’s social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.

⁶⁴ Paragraph: 013 Reference ID: 18a-013-20140306

⁶⁵ Paragraph: 013 Reference ID: 18a-013-20140306

⁶⁶ Paragraph: 020 Reference ID: 18a-020-20140306

⁶⁷ Paragraph: 020 Reference ID: 18a-020-20140306

When making a listing decision, paragraph 17 sets out that the Secretary of State may also take into account:

“Group value: The extent to which the exterior of the building contributes to the architectural or historic interest of any group of buildings of which it forms part, generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between the buildings. Sometimes group value will be achieved through a co-location of diverse buildings of different types and dates.

Fixtures and features of a building and curtilage buildings: The desirability of preserving, on the grounds of its architectural or historic interest, any feature of the building consisting of a man-made object or structure fixed to the building or forming part of the land and comprised within the curtilage of the building.

The character or appearance of conservation areas: In accordance with the terms of section 72 of the 1990 Act, when making listing decisions in respect of a building in a conservation area, the Secretary of State will pay special attention to the desirability of preserving or enhancing the character or appearance of that area.”

General principles for selection are also set out in this advice, in paragraphs 18-23. These include: Age and rarity; Buildings less than 30 years old; Aesthetic merits; Selectivity; and National interest, although State of repair will not usually be a relevant consideration.

In addition to the criteria and general principles set out in the guidance, a number of Selection Guides for different building types have been re-published by Historic England from 2017. These Selection Guides provide further information regarding each building type, and demonstrate what features are considered significant and likely to make a building of special architectural or historic interest when assessing each building type.

Historic England: Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment 2015

GPA Note 2 provides information to assist in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guidance (NPPG). These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, and marketing. It provides a suggested staged approach to decision-making where there may be a potential impact on the historic environment:

- 1. Understand the significance of the affected assets;*
- 2. Understand the impact of the proposal on that significance;*
- 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the Framework;*
- 4. Look for opportunities to better reveal or enhance significance;*
- 5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;*
- 6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the*

important elements of the heritage assets affected.

With particular regard to design and local distinctiveness, advice sets out that both the NPPF (section 7) and NPPG (section ID26) contain detail on why good design is important and how it can be achieved. In terms of the historic environment, some or all of the following factors may influence what will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context:

- *The history of the place*
- *The relationship of the proposal to its specific site*
- *The significance of nearby assets and the contribution of their setting, recognising that this is a dynamic concept*
- *The general character and distinctiveness of the area in its widest sense, including the general character of local buildings, spaces, public realm and the landscape, the grain of the surroundings, which includes, for example the street pattern and plot size*
- *The size and density of the proposal related to that of the existing and neighbouring uses*
- *Landmarks and other built or landscape features which are key to a sense of place*
- *The diversity or uniformity in style, construction, materials, colour, detailing, decoration and period of existing buildings and spaces*
- *The topography*
- *Views into, through and from the site and its surroundings*
- *Landscape design*
- *The current and historic uses in the area and the urban grain*
- *The quality of the materials*

Historic England: Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets 2017 (2nd Edition)

GPA Note 3 provides information to assist in implementing historic environment policy with regard to the managing change within the setting of heritage assets, and also now views analysis. This also provides a toolkit for assessing the implications of development proposals affecting setting and views. A series of stages are recommended for assessment, these are:

- *Step 1: identifying the heritage assets affected and their settings*
- *Step 2: assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)*
- *Step 3: assessing the effect of the proposed development*
- *Step 4: maximising enhancement and minimising harm*
- *Step 5: making and documenting the decision and monitoring outcomes.*

In adopting this staged approach, the guidance notes that consideration of the contribution of setting to the significance of heritage assets, and how it can enable that significance to be appreciated, will almost always include the consideration of views. It also notes that settings of heritage assets change over time and that understanding this history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by setting to the significance of the heritage asset. In particular, in

considering the contribution made by setting to the significance of a heritage asset, the guidance notes that in those instances where existing setting closely resembles the setting at the time the asset was constructed or formed, they are likely to contribute particularly strongly to heritage significance.

Historic England: Advice Note 1: Conservation Area Designation, Appraisal and Management 2019 (2nd Edition)

This Historic England Advice Note supports the NPPF and NPPG, and is intended to set out ways to manage change in a way that conserves and enhances historic areas through conservation area designation, appraisal and management. It seeks to offer advice to all those involved in managing conservation areas so that the potential of historic areas worthy of protection is fully realised, the need for community and owner consultation examined, and the benefits of management plans to manage change, and achieve regeneration and enhancement, fully exploited. Advice on appraisal of conservation areas is also given, as assistance in demonstrating special interest and articulating character, guiding investment, and in developing a management plan.

Historic England: Advice Note 2: Making Changes to Heritage Assets 2016

This advice note provides general advice according to different categories of intervention in heritage assets, including repair, restoration, addition and alteration, as well as on works for research alone. This covers different types of heritage assets, including buildings and other structures; standing remains including earthworks; buried remains and marine sites; as well as larger heritage assets including conservation areas, registered landscapes, and World Heritage Sites.

Historic England: Advice Note 4: Tall Buildings 2015

This Historic England Advice Note updates previous guidance by English Heritage and CABE produced in 2007. It seeks to guide people involved in planning for and designing tall buildings so that they may be delivered in a sustainable and successful way through the development plan and development management process. It states that the advice is for all relevant developers, designers, local authorities and other interested parties. Advice on making a planning application for a tall building, as well as assessing the impact of development proposals is set out.

Historic England: Advice Note 7: Local Heritage Listing 2016

Historic England have published a comprehensive guide to local heritage listing in England, which highlights good practice in the development of local heritage lists, and presents a set of commonly applied set of selection criteria used to assess the suitability of heritage assets for local listing.

Historic England, Conservation Principles: Policies and Guidance, 2008

This guidance document sets out Historic England's approach to making decisions and offering guidance about all aspects of England's historic environment. The contribution of elements of a heritage asset or within its setting to its significance may be assessed in terms of its "heritage values":

"Evidential Value: the potential of a place to yield evidence about past human activity.

Historical Value: the ways in which past people, events and aspects of life can be connected through a place to the present.

Aesthetic Value: the ways in which people draw sensory and intellectual stimulation from a place.

Communal Value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.’ (Paras. 30-60)”

Historic England has recently consulted on a revision to this document (Conservation Principles: For the sustainable management of the historic environment). The revision is more closely aligned with the terms used in the NPPF and is in the interests of consistency, and to support the use of the Conservation Principles in more technical decision-making.

Appendix 2: Built Heritage, Townscape and Visual Impact Appraisal Methodology

Built Heritage Methodology

Assessment of the heritage significance (and setting) of the identified built heritage assets is undertaken in accordance with paragraph 189 of the NPPF 2019, which sets out that local planning authorities should require an applicant to describe the significance of the affected heritage assets proportionate to the potential impact of proposed development. Assessment is also in accordance with national guidance and advice from the Department of Culture Media and Sport and Historic England.

The NPPF (Annex 2) defines the significance of a heritage asset as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

Designated heritage assets are those which possess a level of heritage interest that justifies designation and are then subject to particular procedures in planning decisions that involve them. The NPPF also identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing).

Listed buildings are defined as designated heritage assets that hold special architectural or historic interest. The principles of selection for listed buildings are published by the Department of Culture Media and Sport and supported by English Heritage’s Listing Selection Guides for each building type. Conservation areas are designated on the basis of their special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Historic England has published guidance in respect of conservation areas (Advice Note 1: Conservation Area Designation, Appraisal and Management 2019, 2nd Edition) and this provides a framework for the appraisal and assessment of the special interest and significance of a conservation area. For locally listed buildings Historic England provides further advice (Advice Note 7: Local Heritage Listing 2016). All alongside Historic England’s Conservation Principles: Policies and Guidance 2008 document which has earlier set out Historic England’s approach to assessing significance and making decisions about all aspects of the wider historic environment.

Historic England provides further information to assist in implementing historic environment policy in the NPPF and the related NPPG (Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment 2015). This advice includes; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing, and good design and local distinctiveness for new development.

The setting of a heritage asset is defined by the NPPF (Annex 2) to comprise:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

Historic England has published guidance to assist in implementing historic environment policy with regard to managing change within the setting of heritage assets (Historic England Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets 2017, 2nd Edition. This also provides a toolkit for assessing the implications of development proposals affecting setting. This advice note not only updates the first edition but also replaced the Historic England guidance document “Seeing the History in the View: A Method for Assessing Heritage Significance within Views” from 2011, in particular in the light of recent planning cases and to provide further advice on views. It looks to reiterate existing advice that the heritage interest in views is a matter of the contribution of views to the significance of heritage assets, which aligns views in these terms closely with setting. It is also sought to underline the importance of consideration of views under Guidelines for Landscape and Visual Impact Assessment (Landscape Institute and Institute of Environmental Management and Assessment, 2013), while highlighting the distinction between analysis of setting and landscape analysis.

Within the HTVIA our assessment of the particular significance (including contribution of setting to that significance) for each of the likely affected designated or non-designated heritage assets (and also where defined as groups for descriptive purposes) will be proportionate to the importance of each of the affected assets and provide a sufficient level of description to understand the likely effects of the proposed development on Site. It has also been recognised that historic, functional and or visual inter-relationships exist between a number of the identified heritage assets, for particular example where a conservation area provides the key element of the setting of a statutory listed building or locally listed building or group that contributes to their significance. Accordingly the sometimes complex and overlapping nature the heritage values of these assets is acknowledged; principally by grouping closely related heritage assets together where possible when undertaking more detailed analysis.

Our analysis also then identifies that the proposed development on Site would have both direct impacts on the significance of a number of heritage assets within the Study Area, and also indirect impacts on that significance through change to a part of their settings and also shared views.

Our assessment of impacts for each of the heritage assets within the combined HTVIA employs best practice guidance / advice provided by Historic England (and also DCMS) as an appropriate framework. This assessment recognises that the impact of development could be beneficial or harmful (i.e. adverse) to the significance of a heritage asset or assets, on the ability to understand or appreciate that significance, or could be a combination of both factors, or could also be neutral. The overall effects of proposed change on the significance of each of the heritage assets will also reviewed in light of the relevant statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy within the NPPF and supporting NPPG and other national guidance / advice, and the relevant local planning policy and guidance for change within the historic environment.

Proper and full assessment of impacts for the application submission is informed by information on the architectural and landscape design of the proposed development; sufficient in detail and illustration to indicate the likely quality of such proposals. This is set out in the package of drawings, visualisations and also the Design & Access Statement, prepared by the scheme architects (and landscape architects).

It has also been noted in this HTVIA that the ability to combine an analysis of built heritage, townscape and visual impacts within one document is an aid and advantage to the determination of the final application; in articulating the likely effects of development more widely. However, best practice guidance with regard to setting and views highlights the required differences in approach / methodology between each of these professional disciplines (built heritage, landscape / townscape and visual impact). For example, recognising that change to heritage significance (and setting) brought about by new uses and development is not solely a visual consideration; but can have a wider historical and experiential aspect. Modelling / accurate visualisation of a limited number of selected representative views is a useful tool to assist in understanding likely built heritage impacts, but only part of a much wider appreciation of change. The methodology for the related disciplines of townscape and visual impact appraisal follows accordingly.

Townscape and Visual Assessment Methodology

Assessment methodology

The methodology for townscape and visual appraisal is based on current best practice as set out in:

- *Guidelines for Landscape and Visual Impact Assessment, 3rd edition, 2013 (Landscape Institute and Institute for Environmental Management and Assessment) (GLVIA3);*
- *Landscape Character Assessment, 2017 (Landscape Institute Technical Information Note 05/2017);*
- *Townscape Character Assessment, 2017 (Landscape Institute Technical Information Note 05/2017);*
- *Visual representation of development proposals (Landscape Institute Technical Information Note 02/2017); and,*
- *Photography and photomontage in landscape and visual impact assessment (Landscape Institute Technical Information Note 01/2011)*

The Guidelines for Landscape and Visual Impact Assessment (GLVIA) states that this type of appraisal provides a tool for identifying and assessing the “*the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people’s views and visual amenity*” (Para. 1.1). It goes on to emphasise that the appraisal has two interlinked elements of: landscape, as a resource; and visual amenity, including views. The effects of both must be addressed in the assessment.

The definition of landscape in the European Landscape Convention, which the UK has signed and ratified, includes villages and towns and cities and the GLVIA states that ‘townscape’ refers to areas where the built environment is dominant. It goes on to state that townscape includes the buildings and the different types of urban spaces, and the relationship between the two.

Baseline townscape appraisal methodology

The baseline townscape appraisal included a mixture of desk study and field work to identify and record the character of the townscape within the study area. A preliminary desk study of Ordnance Survey (OS) maps and aerial photography was undertaken to establish the physical components of the Site and its surroundings. A review of the wider townscape character context of the Site was undertaken which referenced the current published townscape character studies relating to the study area at national, regional and local level. This was followed by fieldwork to assess the key characteristics of the local townscape character. This has included a summary of associated elements, features and aesthetic and perceptual factors which contribute to the townscape.

Once these factors were established the local townscape character areas (townscape receptors) with potential to be affected by the proposed development and their associated key characteristics were identified. A judgement was then made on the Value of each of these based on the approach set out in GLVIA3 and as described below.

The Value of each of the identified townscape character areas was assessed with reference to the following criteria and the definitions of level of value set out in **Table 2.1**:

- *Any designations or policies (both national and local) which may be present; and,*
- *The presence or absence of other attributes which contribute to townscape value such as townscape condition, scenic quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects or associations e.g. with writers, artists or historic events*

Table 2.1 Value of Townscape Receptors

Value	Typical Level of Designation/ Rarity	Typical Examples
Very High	International, National	World Heritage Sites, and/or key features of World Heritage Sites. No potential for substitution.
High	National, Regional	National Parks or AONBs and/or key features of these, Scheduled Monuments, some Conservation Areas, and townscape areas with typically a significant number of Grade I/II* listed buildings, and/or Registered Historic Park and Gardens. No or limited potential for substitution.
Medium	Regional, Local	Townscape areas designated at local level e.g. Special Landscape Areas, some conservation areas and other undesignated areas or features of notable scenic quality or recreational value with value perhaps expressed through non-official publications or demonstrable use. Limited potential for substitution.
Low	Local	Townscape features or character areas which are not related to designated, or non-designated heritage assets, or a planning designation; and/or mentioned in guidebooks or

		on tourist maps; and/or referenced in art and literature; and/or is of little scenic or townscape importance. Considerable potential for substitution.
Very Low	Local	Townscape features or local character areas in poor condition or quality and/or identified for recovery.

Baseline visual appraisal methodology

The baseline visual appraisal established the area in which the Site, and emerging scheme proposals, may be visible; the different groups of people who may experience the views of the development (defined as visual receptors); and, the nature of these views. These factors interrelate, but for the purpose of the assessment are dealt with in that order.

The visibility of the Site was first established via the preparation of a computer generated zone of theoretical visibility (ZTV) which identified the area from which the proposed development was likely to be visible and allowed the identification of potential visual receptors and supporting representative viewpoints. The visibility was then verified by a walkover survey which established the area within the study area from which the Site is currently visible. The key visual receptors within this area were then identified (i.e. groups of people within this area who experience (or may experience) views of the Site).

In most assessments, unless specifically requested by the LPA, visual receptors are restricted to groups of people in publically accessible places. Normally, views from private residential properties are not included as changes to private views are not a planning consideration⁶⁸ unless the development is likely to be so overbearing or dominating that they could result in unacceptable living conditions. Where this is possible, a separate residential visual amenity assessment is undertaken. In this case it was agreed with Brent Council, as part of the pre-application process, that impacts on views from private residential properties was not required.

Following identification of the key visual receptors, representative viewpoints were identified to reflect typical views from the key visual receptors. The number and location of representative viewpoints was agreed with officers at Brent Council as part of the pre-application process. A description and evaluation of the identified views was then undertaken which took into account the following:

- *type and relative numbers of people, and their occupation or activity*
- *location, nature and characteristics*
- *nature, composition and characteristics of the views (including directions)*
- *elements which may interrupt, filter or otherwise influence the views*
- *seasonal changes in the view*

⁶⁸ Aldred's Case in 1610 established in English law that views from private property cannot be protected.

Assessment of Townscape Effects

Townscape effects include:

- *Changes to, and/or complete or partial loss of features, elements, characteristics or perceptual aspects that contribute to the character and distinctiveness of the Landscape/local Landscape area; and/or,*
- *Introduction of new elements or features that influence the character and distinctiveness of the townscape/local townscape area;*

The assessment of townscape effects considered the sensitivity of the townscape receptor and the magnitude of the predicted effect.

The sensitivity of townscape receptors relates to the value attached to that receptor (which was established as part of the baseline assessment) and the susceptibility of the receptor to the type of change or development proposed. GLVIA3 defines susceptibility as “*the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the Proposed Development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies*” (Para. 5.40).

Judgements on the susceptibility to change of each of the identified townscape receptors were made based on the scale set out in **Table 2.2**.

Table 2.2 Susceptibility to change of townscape receptors

Susceptibility change	Description
High	Townscape receptor ⁶⁹ would be unlikely to accommodate the type of development proposed without undue negative consequences for the maintenance of the baseline townscape character and/or the achievement of townscape planning policies and strategies. Townscape receptor has little or no relationship to the type of development proposed and/or would be difficult to replace or substitute if lost e.g. ancient woodland, veteran trees and historic parkland. Characteristics of the townscape which contribute to the townscape character are highly sensitive and would be fundamentally altered by the type of development proposed.
Medium	Townscape receptor would be compromised by the type of development proposed and/or the achievement of townscape planning policies and strategies would be compromised. Townscape receptor has some relationship to the type of development proposed and/or could be partially replaced or substituted if lost. Townscape receptor is moderately sensitive and characteristics of the receptor would be altered by the type of development proposed. The general townscape character would remain but would be weakened by the type of development proposed.
Low	Townscape receptor would be likely to accommodate the type of development

⁶⁹ Includes townscape character areas, townscape elements or features and particular aesthetic or perceptual aspects of the townscape.

Susceptibility to change	Description
	proposed without undue negative consequences for the maintenance of the baseline townscape character and/or the achievement of townscape planning policies and strategies. Townscape receptor has a close relationship to the type of development proposed and could be easily replaced or substituted if lost. Townscape receptor is of low sensitivity and characteristics of the townscape would not be significantly altered by the type of development proposed. The general townscape character is resilient to change.

A judgement on the overall sensitivity of each townscape receptor (ranging from Very High to Very Low) was made based on the combined evaluation of susceptibility and value attached to the receptor together with informed professional judgement and guidance provided in GLVIA3.

The magnitude of townscape effect considered the size or scale of the effect, the geographical extent of the effect and the duration and reversibility of the effect.

Judgements on the magnitude of townscape effect were broadly based on the descriptions of magnitude set out in **Table 2.3** below.

Table 2.3 Magnitude of Townscape Effects

Magnitude of Effect	Definition
High	Permanent loss of all or most of the key characteristics of a townscape receptor and/or addition of major new elements which would be dominant features with little or no relationship to the townscape receptor. Changes would substantially alter the character of a large area.
Medium	Permanent partial loss or change to some of the key characteristics of a townscape receptor and/or addition of new elements which would be prominent features. Changes would result in a large change to the character of a small area or a noticeable change to a larger area.
Low	Permanent limited/localised loss or change to common characteristics of a townscape receptor and/or addition of new elements which would be noticeable features but largely in keeping with the existing character. Changes would result in a small change to the character of a large area or a noticeable change to a small area. Also includes temporary and/or reversible changes of larger scale or extent.
Very Low	Small scale changes to common characteristics of a townscape receptor and/or small scale additions of new elements which are in keeping with the existing character. Changes would not noticeably alter the character of the area. Also includes temporary and/or reversible changes of small or medium scale and extent.
Negligible / None	No, or barely discernible, change to townscape receptor

Consideration was also given to the Type of Effect in terms of whether it is Adverse, Beneficial or Neutral. Often, effects will include a combination of both beneficial and adverse effects.

However, a judgement is made on the nature of the overall effect which is based on the following terms:

- **Adverse:** overall harm to townscape character/feature
- **Beneficial:** overall improvement to townscape character/feature
- **Neutral:** a combination of both adverse and beneficial effects with no overall harm or improvement to townscape character/feature

Assessment of Visual Effects

Visual effects include:

- Changes to, and/or complete or partial loss of features, elements, characteristics or perceptual aspects that contribute to the character and distinctiveness of the view; and/or,
- Introduction of new elements or features that influence the character and distinctiveness of the view;

The assessment of visual effects considered the sensitivity of the visual receptor and the magnitude of the predicted effect.

The sensitivity of the visual receptor comprised a judgement on the value attached to the views and an assessment of the susceptibility of each receptor to the type of change proposed.

A judgement on the value attached to the views was made with reference to the following criteria and the definitions of value set out in Table 2.4.

- Planning designations e.g. Designated Views or Protected Vistas identified in local or regional planning policy'
- Other designations relating to landscape features or heritage assets e.g. key views identified in conservation area appraisals or recorded in citations for listed buildings or registered parks and gardens; and,
- Indicators of the value attached to views by visitors e.g. views identified in guidebooks or on tourist maps, official viewpoints (often with sign boards and interpretive material) or views referenced in literature or art

Table 2.4: Value attached to views

Value	Typical level of designation / Rarity	Typical Examples
Very High	International, National	Views associated with sites of international importance e.g. World Heritage sites
High	National, Regional,	Designated views of national or regional importance e.g. views of noted importance to sites of national importance e.g. Scheduled

		Monuments, AONBs, Grade I/Grade II* listed buildings, and/or Registered Historic Park and Gardens
Medium	Regional, Local	Views identified or protected at local level e.g. identified in local planning policy or guidance and views associated with heritage or townscape features of regional or local importance e.g. some Conservation Areas and Grade II/II* listed buildings. May also include views which are undesignated but value perhaps expressed through non-official publications or its contribution to enjoyment of a designated or non-designated heritage asset.
Low	Local	The view from the identified visual receptor is not related to designated, or non-designated, heritage assets, or a planning designation; and/or mentioned in guidebooks or on tourist maps; and/or referenced in art and literature; but contributes positively to the visual amenity experienced by the receptor.
Very Low	Local	The view from the identified visual receptor does not make a positive contribution to local visual amenity.

The assessment of susceptibility of visual receptors was based on the approach set out in para 6.32 of GLVIA3 which notes that:

‘the susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:

- *The occupation or activity of people experiencing the view at particular locations: and,*
- *The extent to which their attention or interest may therefore be focussed on the views and the visual amenity they experience at particular locations’.*

Judgements on the susceptibility of a visual receptor to change are broadly based on the descriptions of susceptibility set out in **Table 2.5** below.

Table 2.5 Susceptibility to change of visual receptors

Susceptibility	Description
High	Receptors for whom the view and visual amenity is of high importance to the experience or activity including: people engaged in outdoor recreation whose attention or interest is likely to be focused on the landscape and on particular views e.g. waymarked walks through the landscape; and visitors to heritage assets or other attractions where views of the surroundings are an important contributor to the experience.
Medium	Receptors for whom the view and visual amenity is of moderate importance to the experience or activity including: Travellers on most road or rail routes
Low	Receptors for whom the view and visual amenity is of low importance to the experience or activity including: people engaged in outdoor sport or recreation which

Susceptibility	Description
	does not involve or depend upon appreciation of views of the landscape; and, people at their place of work whose attention may be focussed on their work, not on their surroundings, and where the setting is not important to the quality of working life.

A judgement on the overall sensitivity of each visual receptor (ranging from Very High to Very Low) was made based on the combined evaluation of susceptibility and value attached to the receptor together with informed professional judgement and guidance provided in GLVIA3.

The magnitude of visual effect considered the size or scale of the effect, the geographical extent of the effect, and the duration and reversibility of the effect.

Judgements on the magnitude of visual effect were broadly based on the descriptions of magnitude set out in **Table 2.6** below.

Table 2.6 Magnitude of Visual Effects

Magnitude of Effect	Definition
High	Permanent loss of all or most of the key characteristics of a view and/or addition of major new elements which would be dominant features. Changes would substantially alter the character of the view.
Medium	Permanent partial loss or change to some of the key characteristics of the view and/or addition of new elements which would be prominent features. Changes would result in a large change to the character of a small part of the view or a noticeable change to a larger part of the view.
Low	Permanent limited/localised loss or change to a view and/or addition of new elements which would be noticeable features but largely in keeping with the existing character of the view. Changes would result in a small change to the character of a large part of the view or a noticeable change to a small part of the view. Also includes temporary and/or reversible changes of larger scale or extent within the view.
Very Low	Small scale changes to common characteristics and/or small scale additions of new elements to the view. Changes would not noticeably alter the character of the view. Also includes temporary and/or reversible changes of small or medium scale and extent.
Negligible / None	No, or barely discernible, change to the view.

Consideration is also given to the Type of Effect in terms of whether it is Adverse, Beneficial or Neutral. Often, effects will include a combination of both beneficial and adverse effects. However, a judgement is made on the nature of the overall effect which is based on the following terms:

- **Adverse:** overall harm to the character/quality of the view and loss of visual amenity

- **Beneficial:** overall improvement to the character/quality of the view and improvement of visual amenity
- **Neutral:** no overall harm or improvement to the view or visual amenity (likely to be the result of a combination of both adverse and beneficial effects or very small changes)

Appendix 3: Heritage Asset Plan and Gazetteer



Copyright of Turley
 This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.
 Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right (2018). All rights reserved. Ordnance Survey Licence number 1000204491

- LB Ref No
- Site
- Application site
- Study Area 500m
- Conservation Areas
- Listed Buildings
- I
- II*
- II
- Locally Listed Buildings

CLIENT:
 Anthology Deptford Foundry Limited

PROJECT:
 Woodlands Nursing Home, Dugard Way, SE11

DRAWING:
 HAP

PROJECT NUMBER:
 ANTH3004

DRAWING NUMBER: GIS_100 CHECKED BY: RB

REVISION: 1.1 STATUS: Draft

DATE: July 2018 SCALE: 1:5,000 @ A3

Ref	Conservation Area Name
4	Renfrew Road
5	St Georges Circus
13	Kennington
21	Walcot
22	Lambeth Walk & China Walk
34	Elliot's Row
35	West Square
36	Pullens Estate
37	Kennington Park Road
40	Walworth Road

Ref	Scheduled Monument Name
1	Baynard's Castle, 78m south-west of St Benet Metropolitan Welsh Church
2	Roman riverboat, 136m west of Greenwood Theatre
3	Abbey buildings, Bermondsey
4	Queenhithe dock
5	Smiths' Wharf
6	Remains of Winchester Palace, Clink Street and waterfront
7	The Chapter House and Pyx Chamber in the abbey cloisters, Westminster Abbey
8	The Jewel Tower
9	The Rose Theatre, Rose Court, Southwark
10	The Globe Theatre
11	Romano-British bath house and medieval remains at 11-15 Borough High Street
12	The Hope Playhouse, and the remains of three further bear gardens, Bankside

Ref	Locally Listed Building Name
1	Gate Piers to former Lambeth Hospital Site
2	North Lodge to Lambeth Hospital Site
3	South Lodge to Lambeth Hospital Site
4	N 'Reception' Buildings to Lambeth Hospital Site
5	S 'Reception' Buildings to Lambeth Hospital Site
6	42 Renfrew Road, Former Court Tavern PH

Ref	Listed Building Name
1	THE OLD RED LION PUBLIC HOUSE
2	14-32, WALCOT SQUARE SE11
3	52, 54 AND 56, WALCOT SQUARE SE11
4	25, WALCOT SQUARE SE11
5	RAILINGS AT END OF ROAD IN NORTH WEST CORNER OF SQUARE
6	1-10, ST MARY'S WALK SE11
7	11-13, ST MARY'S WALK SE11
8	123 AND 125, KENNINGTON ROAD SE11
9	127 AND 129, KENNINGTON ROAD SE11
10	155-161, KENNINGTON ROAD SE11
11	189 AND 191, KENNINGTON ROAD SE11
12	193, KENNINGTON ROAD SE11
13	114 AND 116, KENNINGTON ROAD SE11
14	124,126 AND 128, KENNINGTON ROAD SE11
15	113, 113B, 115, 115A, 117, 117B, 119, 119A AND 121, KENNINGTON LANE SE11
16	127, KENNINGTON LANE SE11
17	137-147, KENNINGTON LANE SE11
18	1-20, DENNY STREET SE11
19	10, 11 AND 12, CHESTER WAY SE11
20	37, 38 AND 39, CHESTER WAY SE11
21	54 AND 55, WALNUT TREE WALK SW11
22	64 AND 65, WALNUT TREE WALK SE11
23	66, WALNUT TREE WALK SE11
24	9-23, WALCOT SQUARE SE11
25	46, 48 AND 50, WALCOT SQUARE SE11
26	50,51 AND 52, CLEAVER SQUARE SE11
27	123, KENNINGTON LANE SE11
28	129-135, KENNINGTON LANE SE11
29	131 AND 133, KENNINGTON ROAD SE11
30	139,141 AND 143, KENNINGTON ROAD SE11
31	177-187, KENNINGTON ROAD SE11
32	118 AND 120, KENNINGTON ROAD SE11
33	162,164 AND 166, KENNINGTON ROAD SE11
34	K2 TELEPHONE KIOSK
35	K2 TELEPHONE KIOSK, OUTSIDE MAGISTRATES COURT
36	K6 TELEPHONE KIOSK, OUTSIDE 3 WINCOTT PARADE
37	STABLES IMMEDIATELY TO SOUTH WEST OF NUMBER 10-11
38	FORMER LAMBETH MAGISTRATES' COURT
39	NUMBERS 10-11 AND ATTACHED WALLS AND OUTBUILDINGS
40	104-112, KENNINGTON ROAD SE11
41	CHESTER HOUSE
42	WALL, GATE PIERS, RAILINGS AND GATE TO FRONT GARDEN OF NUMBER 121
43	155 AND 157, KENNINGTON LANE SE11
44	1-16, DENNY CRESCENT SE11
45	27-81, WALCOT SQUARE SE11
46	5-13, ST MARY'S GARDENS SE11
47	18-28, ST MARY'S GARDENS SE11
48	14, ST MARY'S WALK SE11
49	BOUNDARY STONE TO SIDE OF NUMBER 66

Ref	Listed Building Name
50	53, WALNUT TREE WALK SE11
51	56-63, WALNUT TREE WALK SE11
52	9, 10 AND 11, WALNUT TREE WALK SE11
53	1, 2 AND 3, CHESTER WAY SE11
54	163-169, KENNINGTON ROAD SE11
55	233-291, KENNINGTON ROAD SE11
56	122, KENNINGTON ROAD SE11
57	125, KENNINGTON LANE SE11
58	DURNING LIBRARY
59	121, KENNINGTON ROAD SE11
60	135 AND 137, KENNINGTON ROAD SE11
61	FORMER FIRE STATION
62	NUMBERS 2-18 AND ATTACHED RAILINGS
63	COLNBROOK STREET SCHOOLS
64	MICHAEL FARADAY MEMORIAL
65	NUMBERS 3-11 AND ATTACHED RAILINGS
66	ALBERT TERRACE AND RAILINGS
67	NUMBERS 13-35 AND ATTACHED RAILINGS
68	NUMBERS 87-121 AND ATTACHED RAILINGS
69	KENNINGTON UNDERGROUND STATION
70	TOWER AND PORTAL OF CHURCH OF ST MARY, NEWINGTON
71	IMPERIAL WAR MUSEUM
72	LODGE TO IMPERIAL WAR MUSEUM
73	METROPOLITAN TABERNACLE
74	RAILINGS, GATES AND PIERS TO OLD ST MARYS CHURCHYARD
75	NUMBER 1 AND ATTACHED RAILINGS
76	NUMBERS 3, 5 AND 7 AND ATTACHED RAILINGS
77	63-83, ST GEORGES ROAD
78	FORMER CHURCH OF ST JUDE
79	NUMBERS 6-19 AND ATTACHED RAILINGS
80	NUMBERS 20-24 AND ATTACHED RAILINGS
81	NUMBERS 25-28 AND ATTACHED RAILINGS
82	NUMBERS 29-45 AND ATTACHED RAILINGS
83	CHARLOTTE SHARMAN SCHOOL, BLOCK FRONTING GERALDINE STREET
84	WATER TOWER TO FORMER LAMBETH WORKHOUSE
85	ADMINISTRATIVE BLOCK TO FORMER LAMBETH WORKHOUSE
86	Metro Central Heights

ADMINISTRATIVE BLOCK TO FORMER LAMBETH WORKHOUSE

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1392740

Date first listed: 04-Sep-2008

Statutory Address: ADMINISTRATIVE BLOCK TO FORMER LAMBETH WORKHOUSE, RENFREW ROAD

Map



© Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2018. All rights reserved. Licence number 102006.006.

Location

Statutory Address: ADMINISTRATIVE BLOCK TO FORMER LAMBETH WORKHOUSE, RENFREW ROAD

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Lambeth (London Borough)

National Grid Reference: TQ 31651 78747

Summary

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

The former administrative block to Lambeth Workhouse has been designated for the following principal reasons:

* Of special interest for the architectural quality of the exterior, whose principal elevations are virtually intact and highly ornate for a workhouse building of the time, especially so for London; * The chapel has special interest for its decorative treatment, which echoes that of the façade, and its unusual and elaborate roof; * Of rarity value in London as the principal building of a Victorian metropolitan workhouse, of which only few examples survive; * Historic interest as one of the earliest metropolitan workhouses to be rebuilt following the Metropolitan Poor Act (1867); * Historic interest for the Charlie Chaplin association, and the Doulton connection; * Group value with the water tower, and the courthouse and fire station in Renfrew Road (qv), altogether a good ensemble of Victorian public/institutional buildings.

History

Legacy Record - This information may be included in the List Entry Details.

Details

963/0/10177 RENFREW ROAD 04-SEP-08 Administrative block to former Lambeth Workhouse

II Former administrative block and chapel to Lambeth Workhouse, later part of Lambeth Hospital. Built 1871-3 by the Parish of St Mary, Lambeth (foundation stone dated 3 April 1871 laid by John Doulton, the pottery manufacturer, Chairman of the Board of Guardians). Architects R Parris and TW Aldwinckle. Extended 1880.

MATERIALS: Yellow stock brick with red brick and stone dressings; some blue brick detail; terracotta decoration. Slate hipped roofs.

PLAN: The workhouse was aligned NW/SE, laid out symmetrically on the 'pavilion plan' principle, comprising a central administrative block, dining halls and service buildings to the rear, flanked on either side by two long 2-storey pavilion ward blocks, the whole linked by a long lateral corridor on each floor and a 2-storey covered way between the blocks. The pavilion blocks and rear buildings have been demolished.

The surviving block comprises a central corridor with rooms to either side, including the former committee room to the left, and a cross corridor at the rear with a stair to either end. The upper floor is a large open-plan chapel. The building is flanked by lower, set-back 2-storey wings (originally the master's office to the N and living

quarters to the S); these in turn have set-back wings of 1880 when the workhouse was extended. The flat-roofed structure to the rear of the administrative block is not of special interest.

EXTERIOR: Unified, symmetrical composition. Principal block in ornate Venetian Gothic manner with polychrome brickwork, contrasting stone, and narrow horizontal terracotta panel in dog-tooth pattern above ground-floor openings and to upper-floor window aprons.

Front (W) elevation of 3 bays divided by pilasters, with angle pilasters to returns. Central bay has a triple-arched recessed porch with carved stone capitals, those to piers are zig-zagged and crocketed; central arch is carried on doubled cast-iron columns. Arches are round-headed with a pointed extrados accentuated by a band of blue brick, finely gauged red-brick heads, and flush keystones (these details are repeated in the arches to the upper-floor windows to chapel). Behind porch is the main entrance flanked by round-headed windows, with gauged brick arches. Narrow paired windows to outer bays of front. Upper-floor central bay has triple windows with detail to complement porch beneath, but with stone engaged columns to the central arch. Tall windows to either side, and those to first-floor side elevations, have stone upper sections with inset roundels, and moulded brackets beneath forming a Caernarvon arch above tall sash windows below. Cills have dog-tooth moulding to lower edge. Moulded brick and stone dentilled cornice between storeys and to eaves. Side elevations, up to abutment with lower wings, have 1 and 3 bays separated by a pilaster. The pilasters disguise ventilation flues serving the chapel; each terminates in a low square stack. Ground-floor windows to main block and side wings have segmental gauged-brick arches with dentilled intrados and slightly pointed extrados; stone shoulders. Side wings are identical with 2 inner bays, a full height canted bay, a single stepped back bay and pavilion behind. The façade follows some of the decorative treatment of the main block with red brick and terracotta detail and a dentilled cornice. Single windows to ground floor and paired narrower windows to upper floor; those to 2 inner first-floor bays have arrow loop between. Timber sash windows to all elevations. Section of covered way to NW is two storeys, the upper one open to the sides, with a double-pitched roof carried on cast-iron columns. Decorative wrought-iron balustrades to upper walkway.

INTERIOR: The essential plan survives; ground floor modernised with suspended ceilings and lacks visible features of interest. Stairs have simple iron balustrades. First-floor chapel of 5 bays; the 2 easternmost bays (where the chapel abuts the side wings) are blind; the lower sections of the 5 rear windows are blocked. The decorative treatment reflects that of the façade: polychrome brickwork, terracotta ornament and gauged-brick window arches. Unusual partly-ceiled hammerbeam roof with pierced metal discs to spandrels of arch braces. The 3 perforated zinc panels in the timber-boarded ceiling provided ventilation through vertical flues in the walls; a gas burner being placed in each panel to create an upward current of the vitiated air. Interiors of side wings not inspected.

The lodges and former receiving wards to either side of the entrance to the site are not of special interest.

HISTORY: The first parish workhouse of St Mary, Lambeth was built in 1726 near

Lambeth Butts (now the west end of Black Prince Road). A workhouse is shown on Horwood's map of 1799 on Workhouse Lane (later Princes and then Black Prince Road) near to Lambeth Butts, probably the same buildings as the above. The Lambeth Poor Law Parish, formed in 1835 after the Poor Law Amendment Act of 1834, retained and expanded this building. Lambeth gained some notoriety when an undercover exposé: 'A Night in a Workhouse', by journalist James Greenwood, who spent a night in the casual ward at Lambeth Workhouse disguised as a vagrant and witnessed its filthy and overcrowded conditions, was published in the Pall Mall Gazette in 1866. Lambeth was one of several workhouses rebuilt in the wake of the Metropolitan Poor Act (1867), which established separate infirmaries for workhouses. The new building in Renfrew Road was designed by R Parris and TW Aldwinckle following a limited architectural competition. It housed 820 inmates. The plan followed the 'pavilion' principle, based on current hospital design. Lambeth Workhouse was the first to adopt the pavilion plan in London, and was one of the earliest nationally to do so. Its most famous inmate was the seven-year old Charlie Chaplin, who stayed there briefly in 1896 with his mother when his father fell into debt. An infirmary was built on the adjacent site to the NW of the workhouse to the design of Fowler and Hill, completed in 1877. In 1922, the workhouse and infirmary were amalgamated and renamed Lambeth Hospital. Of the infirmary, only the water tower (qv) survives; this structure also served the workhouse.

Thomas William Aldwinckle (1843/4-1920) designed other workhouses, including Wandsworth and Clapham Union Workhouse, 1886, now demolished, as well as hospitals, asylums and public baths.

SOURCES: The Builder, 24 January 1874, pp 69-70 Royal Commission on Historical Monuments of England, unpublished report on Lambeth Workhouse NMR 101038 (1996) Kathryn Morrison, The Workhouse, English Heritage (1999) www.workhouses.org.uk

REASONS FOR DESIGNATION: The former administrative block to Lambeth Workhouse is listed for the following principal reasons: * Of special interest for the architectural quality of the exterior, whose principal elevations are virtually intact and highly ornate for a workhouse building of the time, especially so for London; * The chapel has special interest for its internal decorative treatment, which echoes that of the façade, and its unusual and elaborate roof; * Of rarity value as the principal building of a Victorian metropolitan workhouse, of which only few examples survive in London; * Historic interest as one of the earliest metropolitan workhouses to be rebuilt following the Metropolitan Poor Act (1867); * Historic interest for the Charlie Chaplin association, and the Doulton connection; * Group value with the former workhouse/infirmary water tower, and the courthouse and fire station in Renfrew Road (qv), altogether a good ensemble of Victorian public/institutional buildings.

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 503403

Legacy System: LBS

Sources

Books and journals

Morrison, K, *The Workhouse - A Study of Poor Law Buildings in England*, (1999)
'The Builder' in 24 January, (1874), 69-70

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

WATER TOWER TO FORMER LAMBETH WORKHOUSE

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1392739

Date first listed: 04-Sep-2008

Statutory Address: WATER TOWER TO FORMER LAMBETH WORKHOUSE,
RENFREW ROAD

Map



© Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2018. All rights reserved. Licence number 102006.006.

Location

Statutory Address: WATER TOWER TO FORMER LAMBETH WORKHOUSE,
RENFREW ROAD

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Lambeth (London Borough)

National Grid Reference: TQ 31673 78779

Summary

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

The water tower to the former Lambeth Workhouse and Infirmary is designated for the following principal reasons: * of special architectural interest as an imposing and distinctive water tower in the Venetian Gothic style, constituting a rare feature in inner London; * historic associations with Lambeth Workhouse and Infirmary; * group value with the former workhouse administrative block, whose style it complements, and with the nearby former courthouse and fire station in Renfrew Road (qv); a good ensemble of Victorian public buildings.

History

Legacy Record - This information may be included in the List Entry Details.

Details

963/0/10180 RENFREW ROAD 04-SEP-08 Water Tower to former Lambeth Workhouse

II Water tower. Built 1877 to the design of Fowler and Hill, as part of Lambeth Workhouse and Infirmary, latterly Lambeth Hospital.

MATERIALS: Yellow stock brick with red brick dressings and banding; Portland stone dressings; clay tile roof.

EXTERIOR: Monumental structure in a striking Venetian Gothic style. Rectangular on plan. 3 stages of equal height and tall fourth stage with corbelled cornice, plain top stage. Diagonal buttresses with pointed stone heads. Lower 4 stages have narrow rectangular openings with stone lintels and cills, framed in giant arcades (triple on the N and S sides; double on the E and W) with moulded stone imposts continuing around buttress heads, pointed gauged-brick heads and oculi, and brick drip-moulds. Similar openings to otherwise plain top storey. The large iron water tank is covered by a hipped tiled roof with a gablet.

HISTORY: The provision of separate workhouse infirmaries was a key requirement of the Metropolitan Poor Act (1867) following the outcry at workhouse conditions in the mid 1860s, which prompted the rebuilding of several London workhouses, and a proliferation of new workhouse infirmaries. Lambeth Workhouse was rebuilt 1871-3 in Renfrew Road to the design of R Parris and TW Aldwinckle, housing 820 inmates. The new pavilion-plan infirmary was built on the adjacent site to the north west of the workhouse, and completed in 1877. Casual wards were added in 1877 at the south of the

infirmery, and a water tower at the north-east of the former workhouse administration block. The water tower served both workhouse and infirmery. The remainder of the infirmery buildings, and most of the workhouse blocks, have been demolished.

Metropolitan workhouse infirmaries of this period were often architecturally very plain compared to other hospitals, but this water tower is imposing by most standards, probably a deliberate response to the particularly ornate Venetian Gothic style of the former workhouse administrative block.

SOURCES: Royal Commission on the Historical Monuments of England (RCHME), unpublished report on Lambeth Workhouse NMR 101038 (1996) RCHME, English Hospitals 1660-1948 (1998)

REASON FOR DESIGNATION: The water tower of the former Lambeth Workhouse and Infirmery is designated for the following principal reasons: * of special architectural interest as an imposing and distinctive water tower in the Venetian Gothic style, constituting a rare feature in inner London; * historic associations with Lambeth Workhouse and Infirmery; * group value with the former workhouse administrative block, whose style it complements, and with the nearby former courthouse and fire station in Renfrew Road (qv); a good ensemble of Victorian public buildings.

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 505263

Legacy System: LBS

Sources

Books and journals

Richardson, Harriet (editor), English Hospitals 1660-1948: A Survey of their Architecture and Design, (1998)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

District: Lambeth (London Borough)

National Grid Reference: TQ 31630 78681

Summary

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

The following building shall be added:

RENFREW ROAD TQ 3198 (east side) 963-/5/10018 Former Lambeth Magistrates' Court

II

Former Criminal Magistrates court. Built in 1869 by Thomas Charles Sorby, 1836-1924, in Gothic style. Some heightening to north front in 1930s. Built of red brick in Flemish bond with stone dressings and slate roof. Asymmetrical building, varying between 1 and 3 storeys with irregular fenestration of mainly mullioned and transomed casements. Comprises Magistrates Court and Offices to north and Cell Block to south. Entrance front to west is mainly of one storey with brick parapet containing three bands of arched fretted balustrading. To north is one bay of two storeys. Ground floor has three mullioned and transomed casements with arched heads. Northernmost window is linked by tiled panel and hood moulding with boss to first floor window with mullioned and transomed window of two lights. Dogtooth cornice above and gable with stone kneelers. Centre of ground floor projects with "18 AD 69" above central window and Royal Coat of Arms in gabled surround above. On each side of the central window are an arched doorcase with two arched fanlights. Plank doors with elaborate hinges. to the extreme north is an arched doorcase with fretted balustrading above. North front has a second floor mainly heightened in the 1930s. 4;7;5 mullioned windows, some with Caernarvon arches. One storey vestibule of one bay to the north east. East front has three double cinquefoil-headed lights to Court. To the south is a two storey cell block with four small mullioned windows. Interior has Entrance Hall with chamfered oak beams to roof and well staircase and original panelled doors. Court has hipped boarded roof and retains all the original fittings including wooden canopy, dock and panelled benches. Subsidiary staircase with turned balusters to rear. Half-tiled corridors. Some C19 fireplaces. Unaltered cells, some with Victorian sanitary fittings. This is the earliest surviving example of a Criminal Magistrates Court in the Metropolitan area. (Pevsner Ed BOE London South P369.)

Listing NGR: TQ3163078681

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 433889

Legacy System: LBS

Sources

Books and journals

Cherry, B, Pevsner, N, The Buildings of England: London 2: South, (1994), 369

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

FORMER FIRE STATION

Overview

Heritage Category: Listed Building

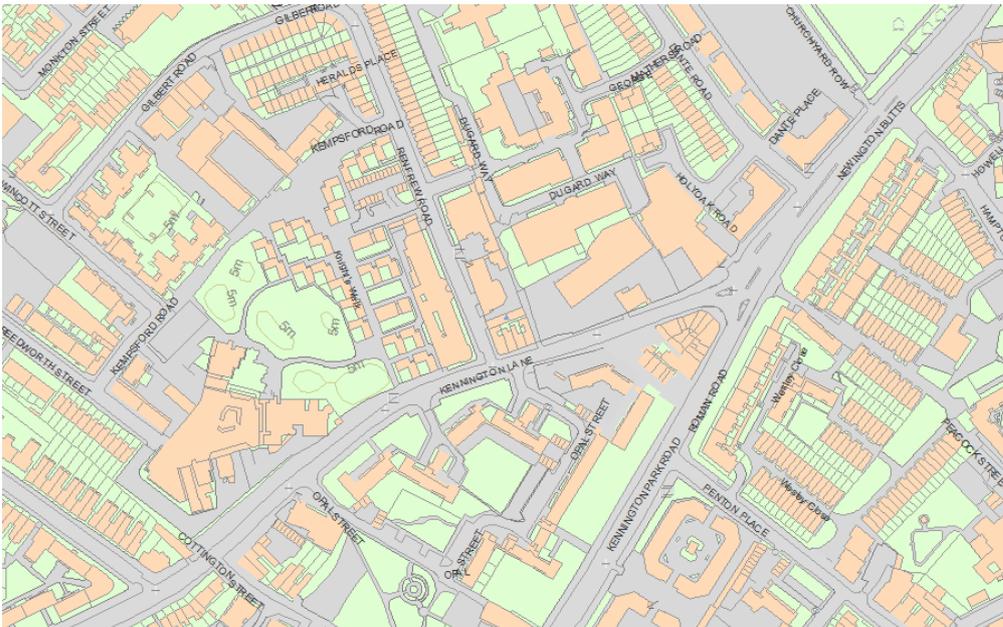
Grade: II

List Entry Number: 1379962

Date first listed: 10-Jan-2000

Statutory Address: FORMER FIRE STATION, RENFREW ROAD

Map



© Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2018. All rights reserved. Licence number 102006.006.

Location

Statutory Address: FORMER FIRE STATION, RENFREW ROAD

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Lambeth (London Borough)

National Grid Reference: TQ 31649 78621

Summary

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

TQ 3178 RENFREW ROAD (East side) 963/5/10092 Former Fire Station

GV

II

Former fire station. 1868 for the Metropolitan Fire Brigade, architect Edward Cressy, and 1896 for the London County Council, architect Robert Pearsall and his assistants. Stock brick and red brick, with red brick and stone banding and red brick dressings; the 1896 section with elaborate stone decorations. Slate roofs. This is a complex of three main sections. The centrepiece of 1896 contained the engine room, with watch room to left, recreation room to right and rear stables, with accommodation for the Superintendent and Foreman above, facing Renfrew Road, and rear first-floor dormitory for single firemen, with sets of three rooms (living kitchen, scullery and bedroom) for married firemen. The block to left, of 1868, has similar accommodation for married firemen throughout, with coach house containing similar suites for married coachmen attached to rear. To the right the former fire station was adapted as storage for long ladders and vans, with a first-floor wash house and drying room.

This tripartite composition is well expressed externally. Centrepiece is characterful and strong, in the neo-Jacobean style that makes fire stations of this period so distinctive in London. Four storeys and high attic. The central engine house denoted by two round-arched openings, sympathetically blocked with casement windows and with small door to left. Banding links these to small round-headed windows with voussoirs to right; sashes above with six small lights in upper sash, a single glazing bar to lower sash, all with aprons below. The first floor has a heavy band, the second storey has keystones and the third storey elaborate round-arched tops, from which the centrepiece rises between volutes, with Diocletian window and pedimented gable. Tall stacks. The hose hoist and watchtower behind repeats the spirit of this banded decoration, with volutes as it steps from square to octagonal form, and a round moulding as it steps again from octagonal to round at the top. To left, the accommodation block has its ground-floor windows set in arcaded surrounds with keystones and gauged brickwork, with round-arched sashes set in slightly pointed brick surrounds on first floor, while the sashes to the second floor have small panes in the top sash under gauged brick heads. Moulded brick cornice, bands of red brickwork to upper floors, and stone bands to first and ground floors. One round window to right of this block. The side and rear elevations simpler, but with similar fenestration. To the right, the long ladder and van store has

coach entrance, now blocked with windows and double door, with blocked windows in gable above, and sash windows in side elevation to yard.

Interiors not inspected, but noted to retain original fireplaces and doors. Ladder access to tower/ hose hoist.

This is a rare example of a fire station of 1868 in London, given added interest by its recasting with a fine Jacobean-style centrepiece and tower. It is a distinctive, strong example of a London fire station. It also forms a strong group with the adjoining former court house.

Sources London Metropolitan Archives, LCC/MISC.P/74/1-7 The Builder, 22 November 1890, p.406 Andrew Saint, The Architecture of the London Fire Brigade, RIBA exhibition 1981.

Listing NGR: TQ3164978621

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 479428

Legacy System: LBS

Sources

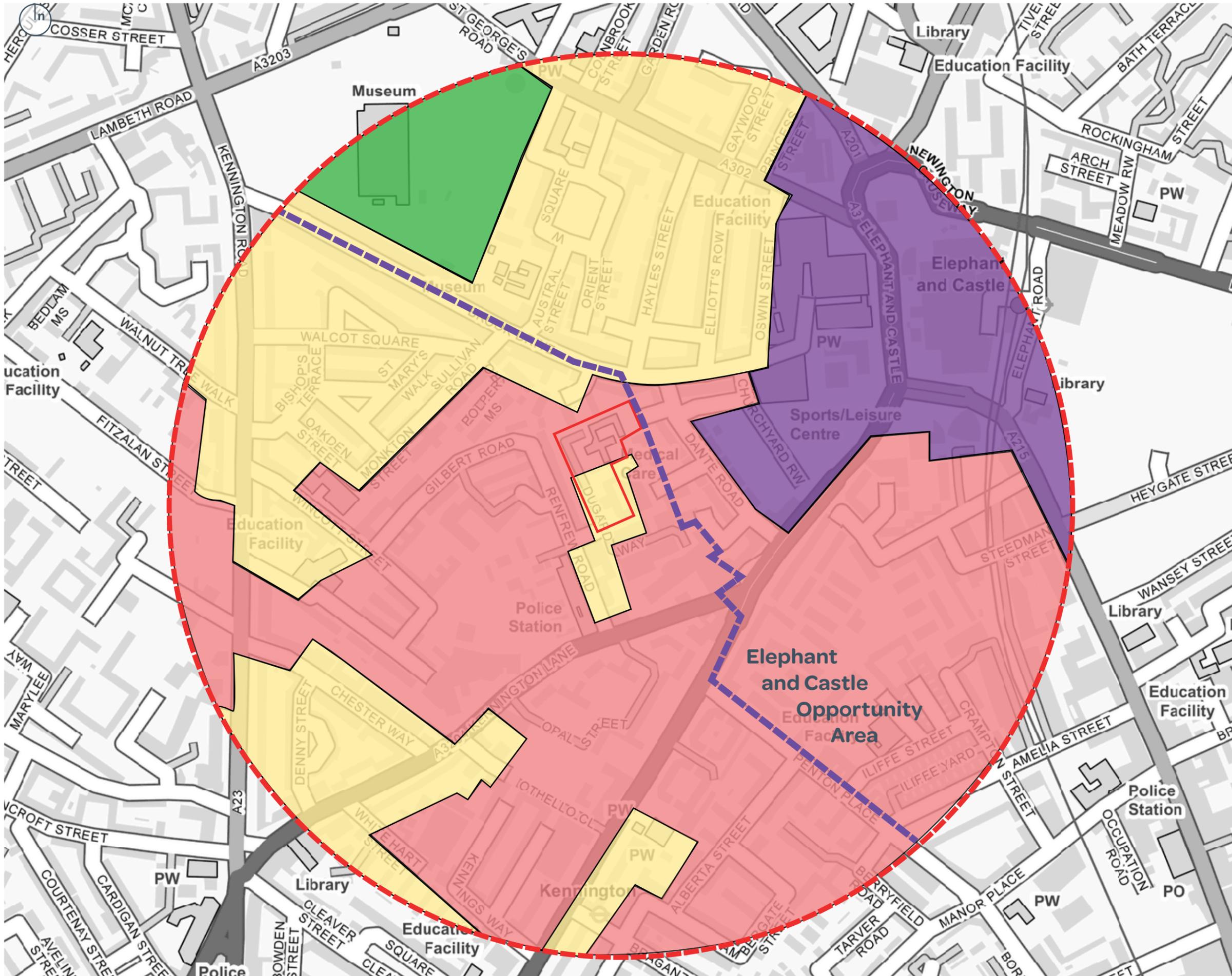
Books and journals

Saint, A, The Architecture of the London Fire Brigade, (1981)
'The Builder' in 22 November, (1890), 406

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Appendix 4: Townscape Character Areas Plan



Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right (2018). All rights reserved. Ordnance Survey Licence number 100020449

- Site Boundary
 - - - 500m study area
 - Elephant and Castle Opportunity Area
- TOWNSCAPE CHARACTER AREAS**
- Major town centre - Elephant and Castle
 - Mid 20th Century Residential Area
 - Terraced Residential Streets
 - Parkland - Imperial War Museum Grounds

CLIENT:
Anthology Limited

PROJECT:
Woodlands Nursing Home & The Master's House, Dugard Way, London Borough of Lambeth

DRAWING:
Townscapes Character Areas

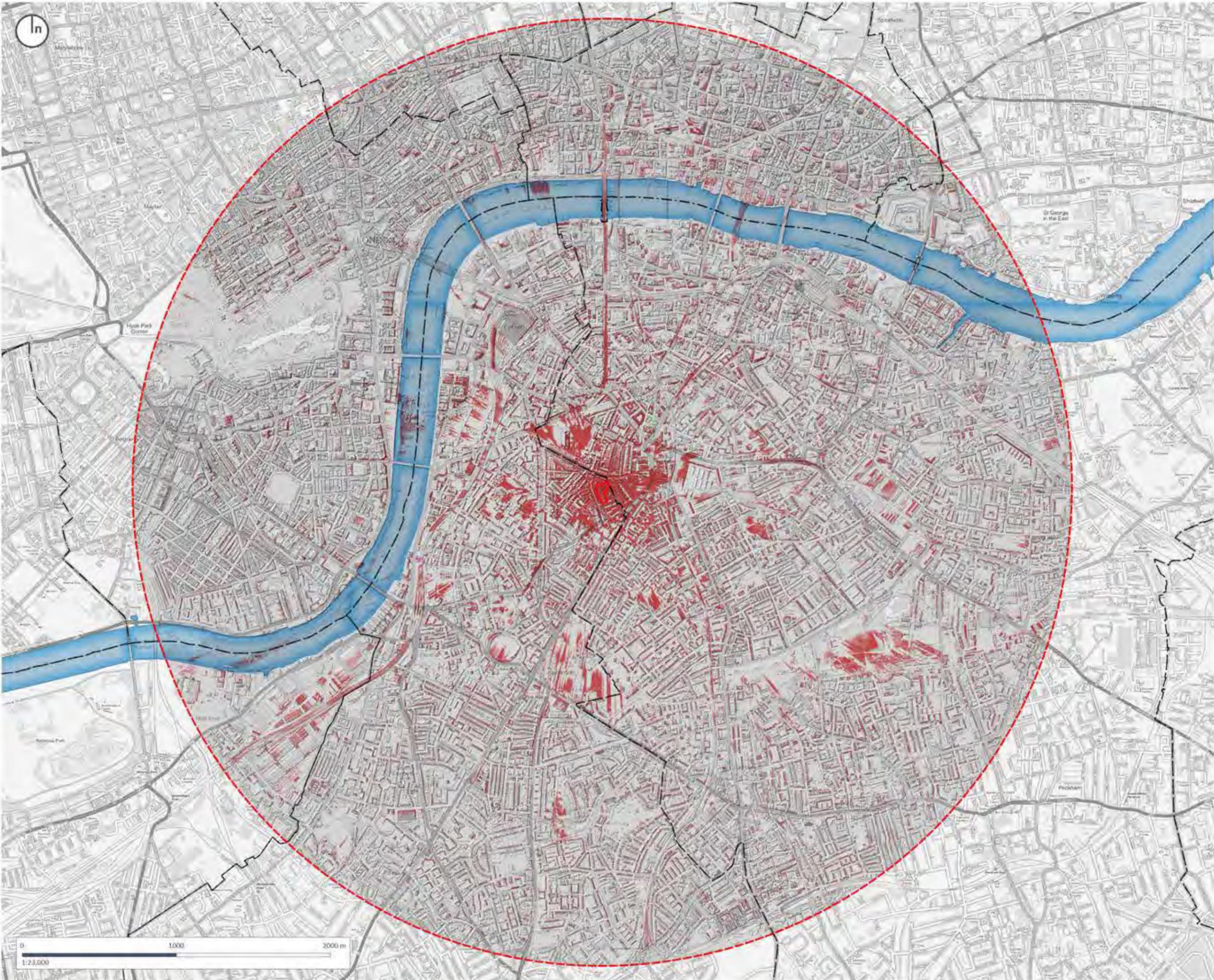
PROJECT NUMBER:
ANTH3004

DRAWING NUMBER: 03
CHECKED BY: Initial

REVISION: 00
STATUS: Final

DATE: April 2019
SCALE: NTS@A3

Appendix 5: Zone of Theoretical Visibility Plans



Copyright of Turley
 This drawing is for illustrative purposes only and should not be used for any construction or information purposes. It is scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.
 Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right (2018). All rights reserved. Ordnance Survey Licence number 100020449

- Application Site
- 15 March 2018 ZTV**
- Potentially not visible
- Potentially visible

CLIENT:
 Anthology Deptford Foundry Limited

PROJECT:
 Woodlands Nursing Home, Dugard Way, SE11

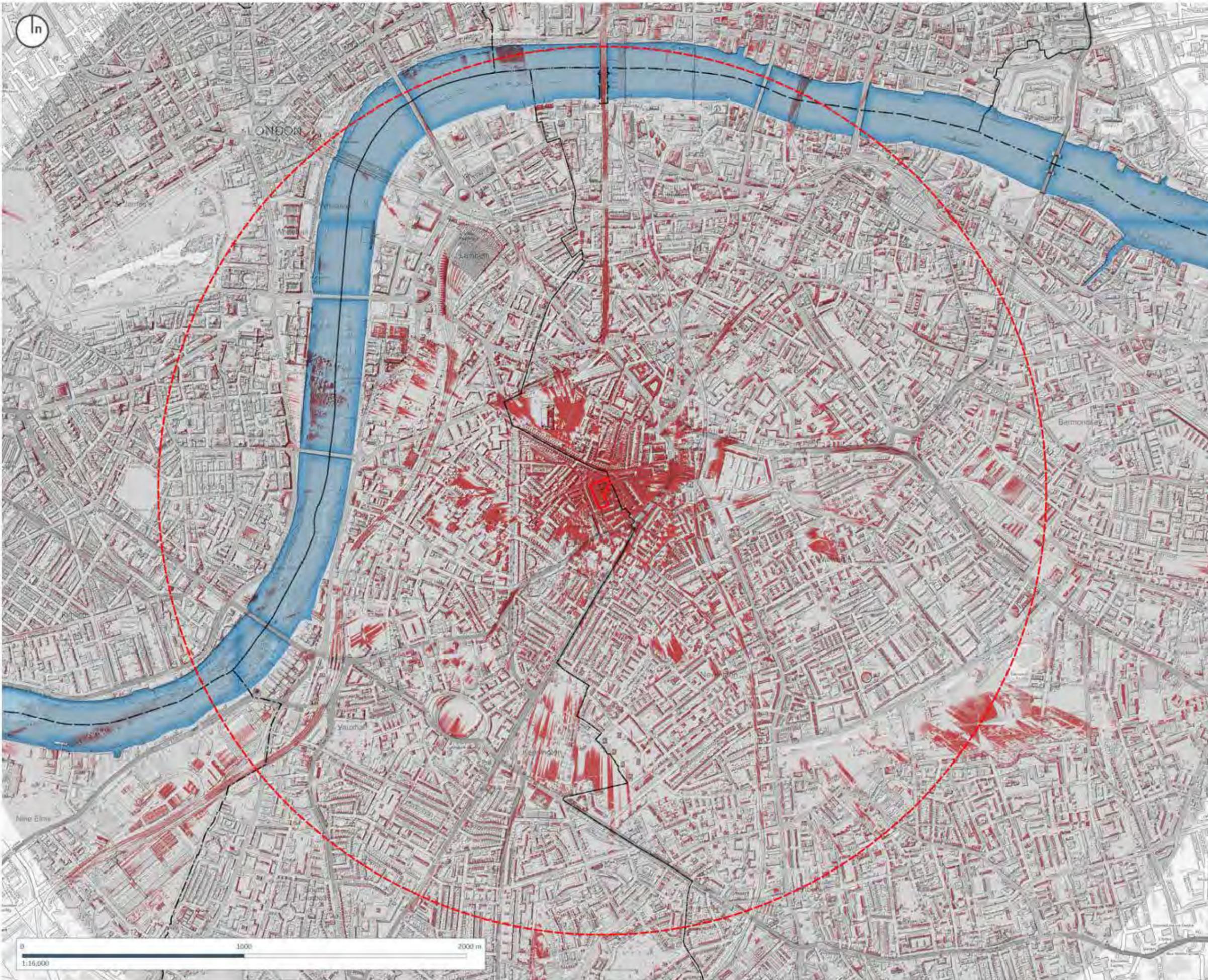
DRAWING:
 Proposed Scheme - ZTV as of 15 March 2019

PROJECT NUMBER:
 ANTH3004

DRAWING NUMBER: GIS_103 **CHECKED BY:** RB

REVISION: 1.0 **STATUS:** Draft

DATE: July 2018 **SCALE:** 1:23,000 @ A3



Copyright of Turley
 This drawing is for illustrative purposes only and should not be used for any construction or information purposes. It is scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.
 Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right (2018). All rights reserved. Ordnance Survey Licence number (100020449)

- Application Site
- 15 March 2018 ZTV**
- Potentially not visible
- Potentially visible

CLIENT:
 Anthology Deptford Foundry Limited

PROJECT:
 Woodlands Nursing Home, Dugard Way, SE11

DRAWING:
 Proposed Scheme - 2km ZTV as of 15 March 2019

PROJECT NUMBER:
 ANTH3004

DRAWING NUMBER: GIS_104 **CHECKED BY:** RB

REVISION: 1.0 **STATUS:** Draft

DATE: July 2018 **SCALE:** 1:16,000 @ A3



Copyright of Turley
 This drawing is for illustrative purposes only and should not be used for any construction or information purposes. It is scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.
 Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right (2018). All rights reserved. Ordnance Survey Licence number 100020449

- Application Site
- 15 March 2018 ZTV**
- Potentially not visible
- Potentially visible

CLIENT:
 Anthology Deptford Foundry Limited

PROJECT:
 Woodlands Nursing Home, Dugard Way, SE11

DRAWING:
 Proposed Scheme - 1km ZTV as of 15 March 2019

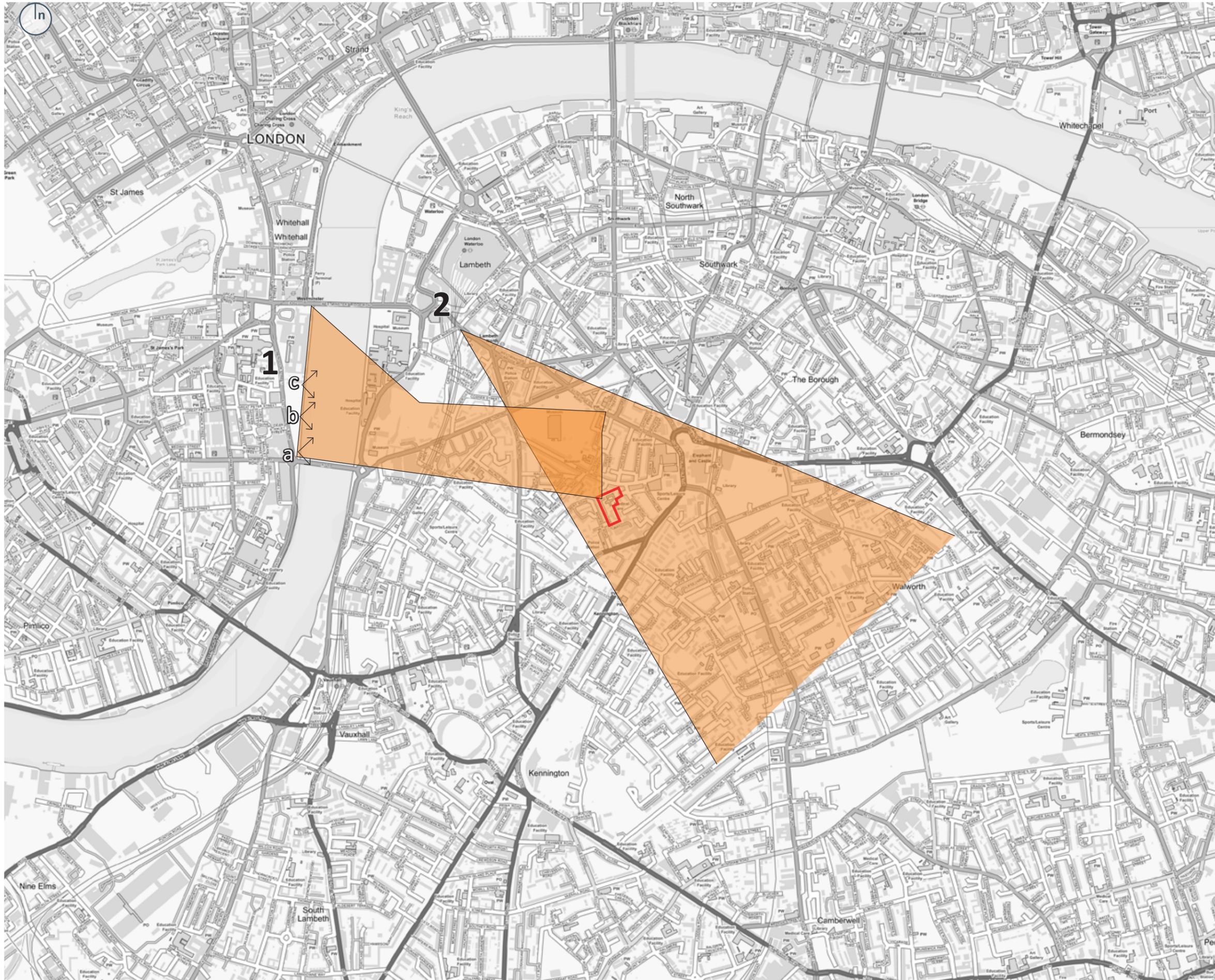
PROJECT NUMBER:
 ANTH3004

DRAWING NUMBER: GIS_105
CHECKED BY: RB

REVISION: 1.0
STATUS: Draft

DATE: July 2018
SCALE: 1:10,000 @ A3

Appendix 6: Viewpoint Location Plan



Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2018]. All rights reserved. Ordnance Survey Licence number [100020449]

Site Boundary

Local Views

1. Views of Lambeth Palace from Westminster WHS and Victoria Tower Gardens
2. View SE and SSE along Westminster Bridge Road to Lincoln Tower

CLIENT:

Anthology Limited

PROJECT:

Woodlands Nursing Home & The Master's House, Dugard Way, London Borough of Lambeth

DRAWING:

Lambeth Local Views

PROJECT NUMBER:

ANTH3004

DRAWING NUMBER:

07

CHECKED BY:

Initial

REVISION:

00

STATUS:

Final

DATE:

March 2019

SCALE:

NTS@A3