

## View 9 - EXISTING: Theed Street, outside No. 10, looking south

### Existing:

Located in Roupell Street Conservation Area, this is the first of two kinetic views looking south along Theed Street. This view is taken from outside No. 10 and is enclosed by a number of Grade II listed cottages from the early-mid 19<sup>th</sup> century; these are of two storeys in height and feature multiple chimney stacks and stock brick façades. The development site is not visible in this view, but lies in the middle of the view, behind the cottages at the intersection of Theed Street and Roupell Street. The platform walls at Waterloo East Station create a backdrop to the gabled cottages at the end of Theed Street, which also includes the top of the newly completed tall building at No. 251 Southwark Bridge Road, in Elephant and Castle.

Visual receptors here would primarily comprise local residents of Theed Street and visitors to the conservation area.



### Viewpoint map



## View 9 - PROPOSED: Theed Street, outside No. 10, looking south

**Proposed:**

The proposed development is shown fully rendered in this view. Only the balconies on the north-eastern corner of the site will be fully visible, with their softly curved design and horizontal bandings addressing the view. The proposed development will add a new, high quality element to the already layered backdrop of the view, which, while taller, will fit comfortably with the height of the foreground, without appearing overly imposing. Considering that the backdrop of the small scale terraced houses in the foreground is already layered and portrays elements of the wider townscape, as seen from this particular distance, the addition of another element of high quality is considered to have a **beneficial** effect on the visual amenity of this view.

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## View 9 - CUMULATIVE: Theed Street, outside No. 10, looking south



### Cumulative:

The only cumulative scheme that will interact with the proposed development in this view is the Skipton House tower on Southwark Bridge Road, which is depicted as an orange wireline here. Assuming that this scheme will come forward with a high level of design quality, its addition to the already layered backdrop to the view of the conservation area would result in the cumulative effect remaining of a **beneficial** nature.

## View 10 - EXISTING: Theed Street, outside No. 3, looking south

### Existing:

This is the second view in the kinetic experience moving south along Theed Street, taken from outside No. 3. The view is enclosed by the two-storey stock brick cottages of the Roupell Street Conservation Area, looking at the gabled terraced houses on the southern side of Roupell Street. From this closer distance, compared to the previous view 9, the roofscape in the view is mostly unhindered by backdrop elements, except for a slither of the platform wall which is seen between the gables, and some of the rooftop clutter on Windmill House, to the right. The site lies in the middle of this view, though the existing building on the site cannot be seen as it is hidden behind the foreground houses.

Visual receptors here are the same as in the previous view, including residents and visitors to the conservation area.



### Viewpoint map



## View 10 - PROPOSED: Theed Street, outside No. 3, looking south

**Proposed:**

This view directly informed the maximum height of the proposed development, which was reduced during the pre-application process in order to ensure that what is visible from here would be subservient to the foreground in terms of relative scale. While testing various heights as mitigating measures, including an option of up to 13 storeys, it was agreed with LBL's officers that a height where the proposed development was at a similar level as the chimney stacks would be acceptable. It was noted that this measure would reduce the visual dominance of the proposed development over the smaller scale of the conservation area, while a taller building in this view could appear overbearing. Another important mitigating factor was the choice of architectural expression and the texture and colours of the façade proposed. The choice of a clearly modern horizontal banding, coupled with the brown/grey brick palette, were selected on the basis that the result would be clearly different from the foreground, while at the same not too contrasting to avoid competing for attention.

As seen in the fully rendered view, only the top three floors of the 10 storey block can be seen here behind the roofline of the houses on Roupell Street. While the mitigating factors explained above are successful in ensuring the acceptability of the proposed development in design terms, the fact that the existing view has a relatively unhindered backdrop (unlike in the previous view) means that the resulting change is relatively large, despite the reduction in height from previous iterations. As such, and in spite of the high quality of architectural design proposed, the proposed development is considered to have a **minor adverse** effect on this particular view of the conservation area.

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## View 10 - CUMULATIVE: Theed Street, outside No. 3, looking south



**Cumulative:**

There is **no cumulative effect** in this view, as none of the relevant cumulative schemes identified will be visible.