

View 11 - EXISTING: Colombo Street, outside The Rose & Crown PH, looking south-west

Existing:

This view is taken from Colombo Street, looking south-west towards the Roupell Street and Waterloo Conservation Areas. This view features a tennis court at the centre, framed by two post-war office blocks on the left. To the right is the rear of a residential block featuring yellow brick and sashed windows, as well as the metal/iron columns at the bottom of the Paris Gardens IQ student accommodation building on the right edge of the frame. The site is located in the middle, to the right of the top of Windmill House, also visible from here, and behind the foreground townscape.

Receptors of this views would be students, local residents and office workers, as well as people visiting the Rose and Crown pub, located directly behind the camera.



Viewpoint map



View 11 - PROPOSED: Colombo Street, outside The Rose & Crown PH, looking south-west



Proposed:

The proposed development is depicted in a blue wireline here and is visible in the sky gap at the middle of the view. The stepped design and the serrated effect of the corner balconies are discernible from this angle. Overall, the townscape hierarchy in this view will be improved by the proposed development, the quality of which would be appreciated from this distance. The expected effect would be **beneficial** on the visual amenity of the townscape as experienced from here.

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View 11 - CUMULATIVE: Colombo Street, outside The Rose & Crown PH, looking south-west



Cumulative:

None of the relevant cumulative schemes identified will be visible in this view. There is therefore **no cumulative effect**.

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6. Conclusions

- 6.1 This TVIA was prepared by Savills Heritage and Townscape for Homes for Lambeth to assess the effects of the proposed development on the surrounding townscape and the visual amenity of people experiencing views surrounding the site.
- 6.2 The proposed development was described and independently assessed for its effects on the immediate and wider townscape and the visual amenity of people experiencing townscape views (see chapter 4.0). After incorporating several relevant mitigation measures during the pre-application process, including a considerable reduction in height from 13 to 10 storeys in order to reduce its visibility, it was found that it has been sensitively designed, taking into consideration, and mitigating against, most potential adverse effects on the setting of heritage assets, the most relevant of them being the Roupell Street Conservation Area. Overall, it is considered that the proposed development is of a high quality or architecture, which is contextual yet distinct, and an enhancement to the surrounding townscape.
- 6.3 In most of the 11 views assessed in chapter 5.0 it was found that the high quality contemporary design of the proposed development, which is respectful to its surroundings in terms of massing, scale and choice of materials, would have a beneficial effect on visual amenity, both in isolation and cumulatively with emerging development.
- 6.4 The only exceptions were: a few instances (views 2, 4 and 5) where the effect was found to be neutral, as a result of the distance, or the minimal visibility of the proposed development in views; and one instance of the three views tested from within the Roupell Street Conservation Area, located to the north of the site. In a view along Theed Street (view 10), it was considered that, despite the mitigation measures applied, including a reduction in height, the visibility of the proposed development in the largely unhindered backdrop of the conservation area's terraced houses would have a minor adverse effect on visual amenity. On balance, however, the proposed development is expected to be an overwhelmingly beneficial addition to the townscape of this part of Lambeth.
- 6.5 The proposed development is found to have been designed in compliance with policy and guidance in relation to townscape and visual impacts and is recommended by the consultants to receive a positive response from London Borough of Lambeth in this planning application.

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References

Borough of Lambeth, 2020. Conservation Area profiles
– guide: <https://www.lambeth.gov.uk/planning-and-building-control/building-conservation/conservation-area-profiles-guide> Accessed 18 September 2020

Borough of Lambeth, 2020. Local Heritage guide:
<https://www.lambeth.gov.uk/planning-and-building-control/building-conservation/locally-listed-buildings-guide>

Historic England List, 2020. Map search:
<https://historicengland.org.uk/listing/the-list/map-search?-clearresults=True>

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Appendix 1 - Additional views

Introduction

- A1.1 This appendix contains five additional viewpoints, shown as 3D model-shots produced by Miller Hare. Due to the minimum visibility of the proposed development, or to the distance between the viewpoint and the site, these views were discarded from the assessment set, but are presented here for illustration purposes.
- A1.2 The views included in this appendix, are presented on the following pages, each showing:
 - I. A 'baseline condition/existing view': shown by a photograph matching the position on the map of the existing condition; and
 - II. A 'proposed view': shown by a 3D computer model-shot matching the existing view.
- A1.3 Where occluded, the proposed development in these unverified 3D model-shots is depicted as blue wire line and, where partially visible, also by a simple massing in blue. For further details of the facade treatment or materiality, the reader is referred to chapter 4.0 of this report, or to the architects' Design and Access Statement.
- A1.4 The viewpoint locations are indicated as blue in the map at figure A1.1.

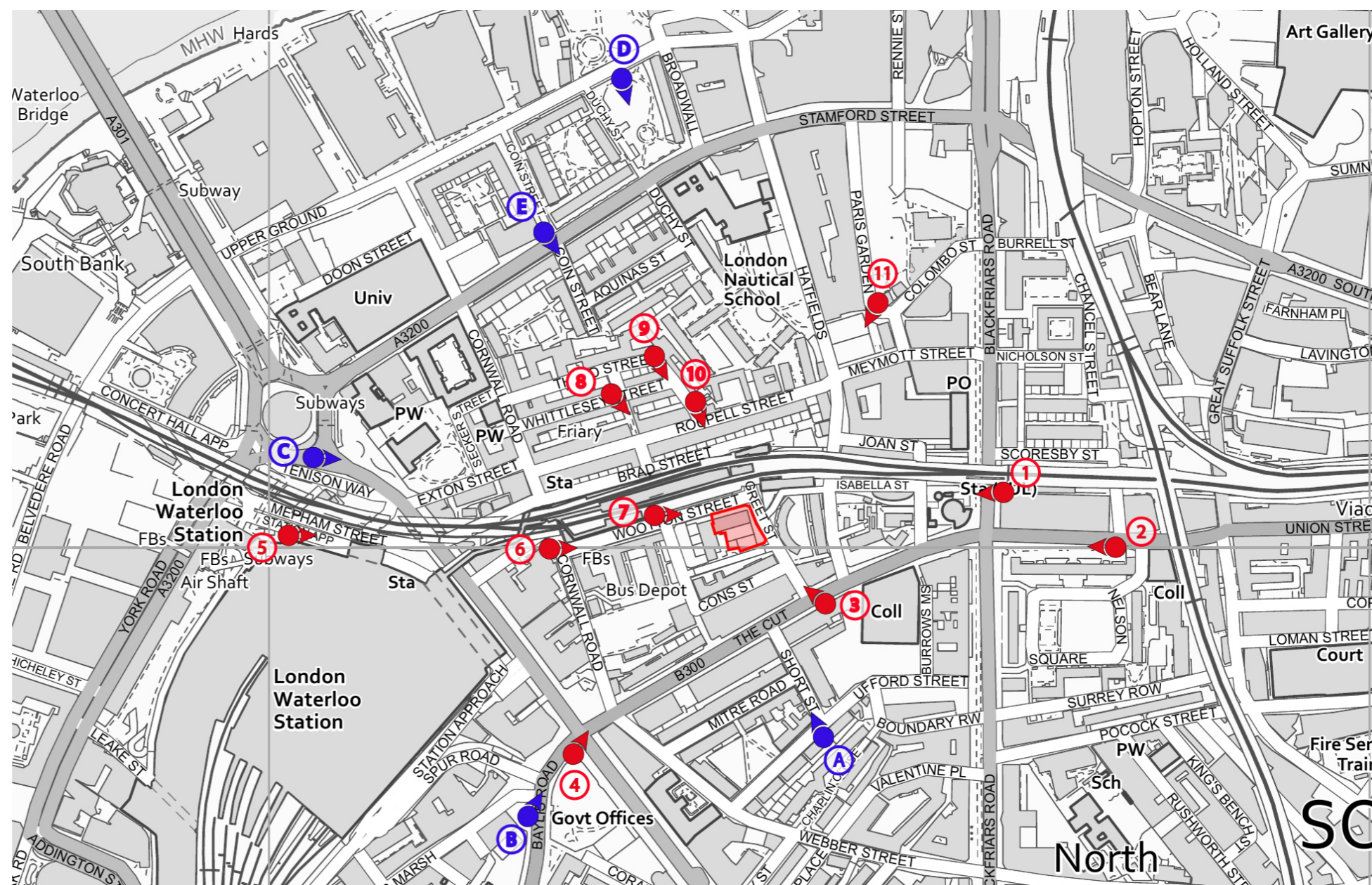


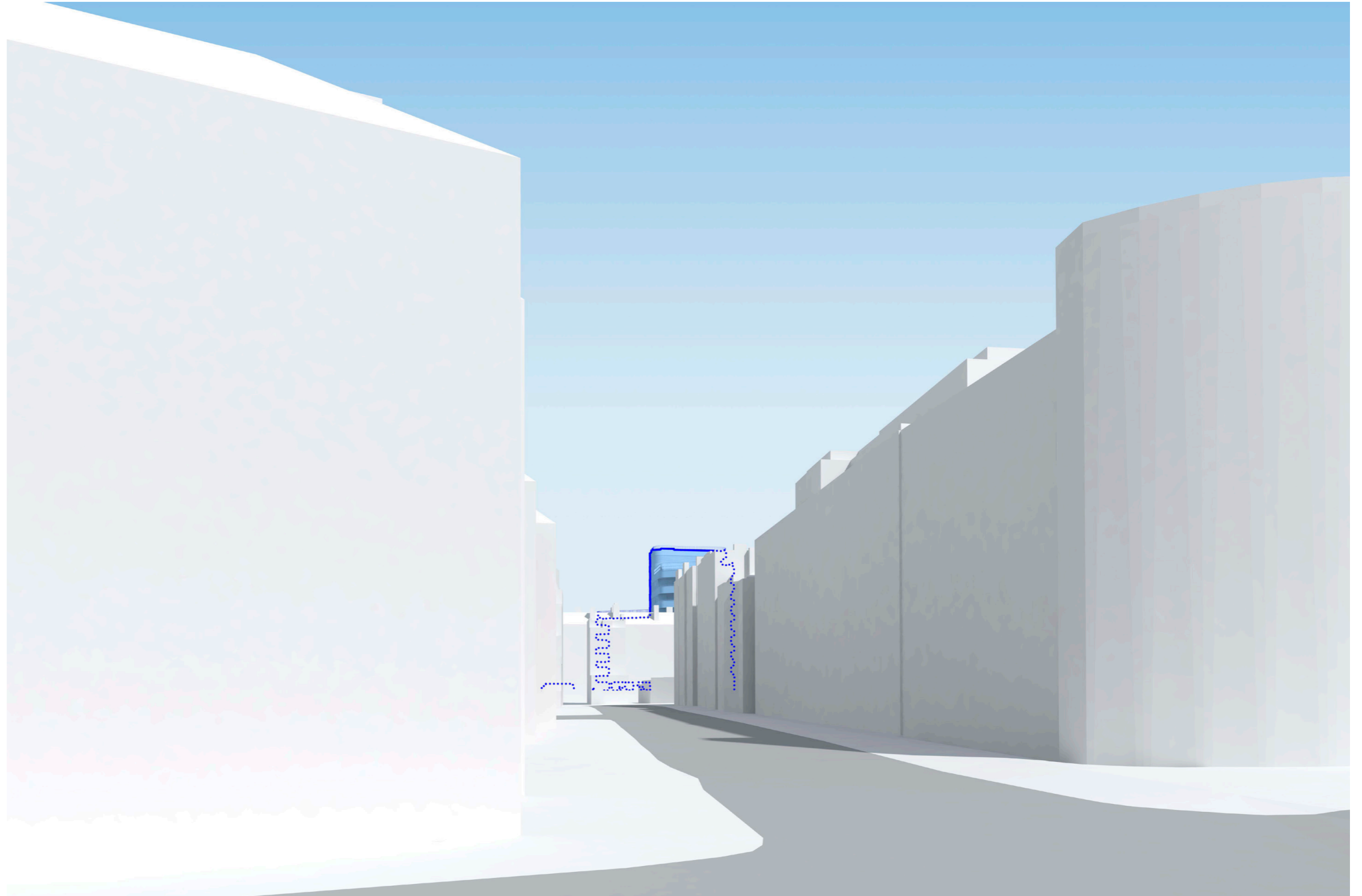
Figure A1.1: Views map with 16 viewpoints selected for assessment. The viewpoints in blue are included in this appendix. The site is highlighted in red.

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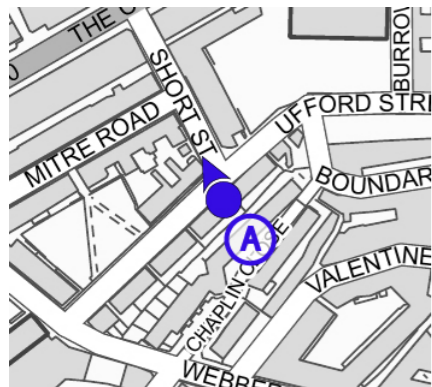
View A - PROPOSED: Ufford Street, between Nos. 20-21, looking north into Short Street



Existing condition



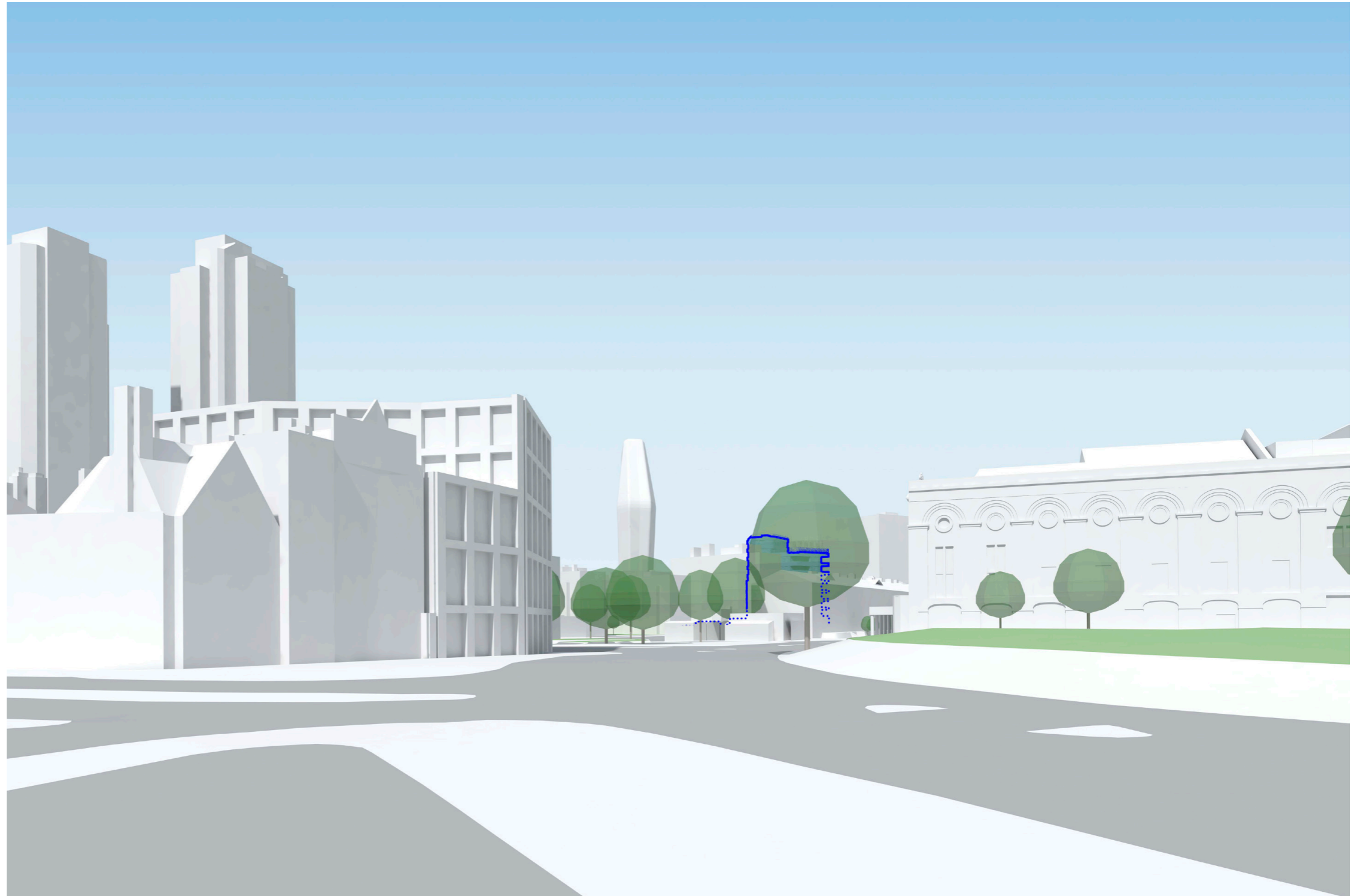
Viewpoint map



View B - PROPOSED: Baylis Road, by Cycle Hire Station opposite Waterloo Millennium Park, looking north-east



Existing condition



Viewpoint map



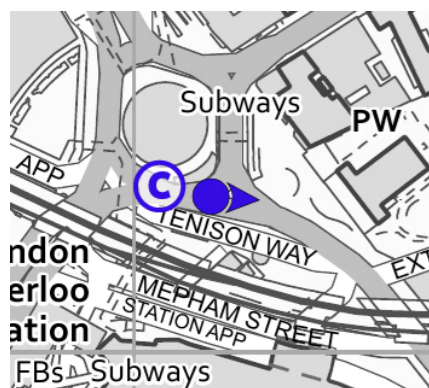
View C - PROPOSED: Traffic island between Tenison Way and Waterloo Road, looking south-east towards St John's Church, Waterloo



Existing condition



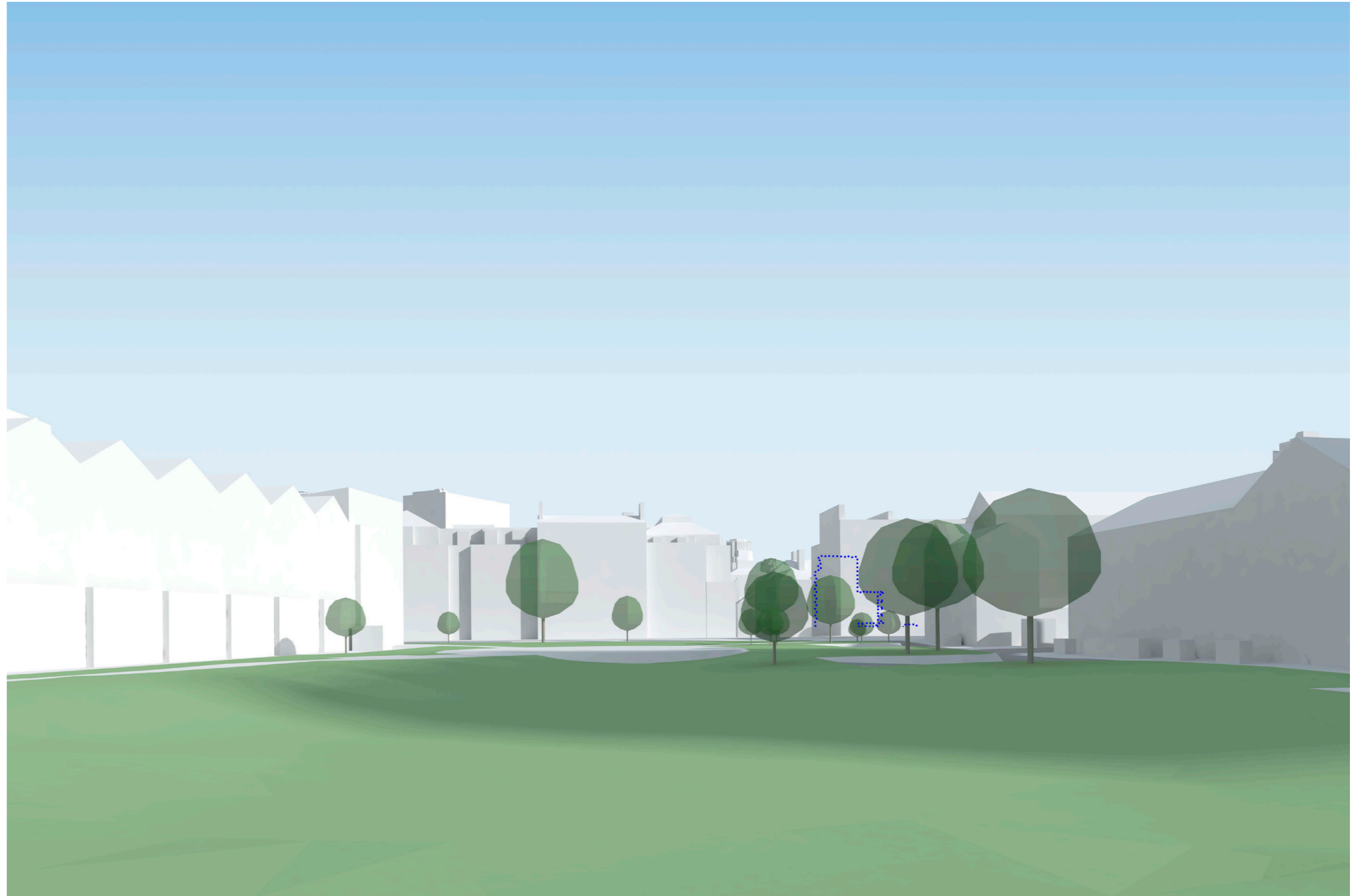
Viewpoint map



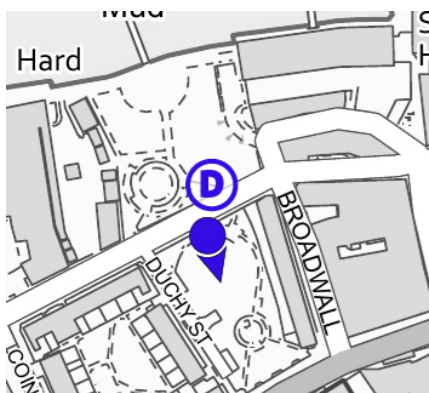
View D - PROPOSED: Upper Ground, at the northern entrance of Bernie Spain Gardens, looking south



Existing condition



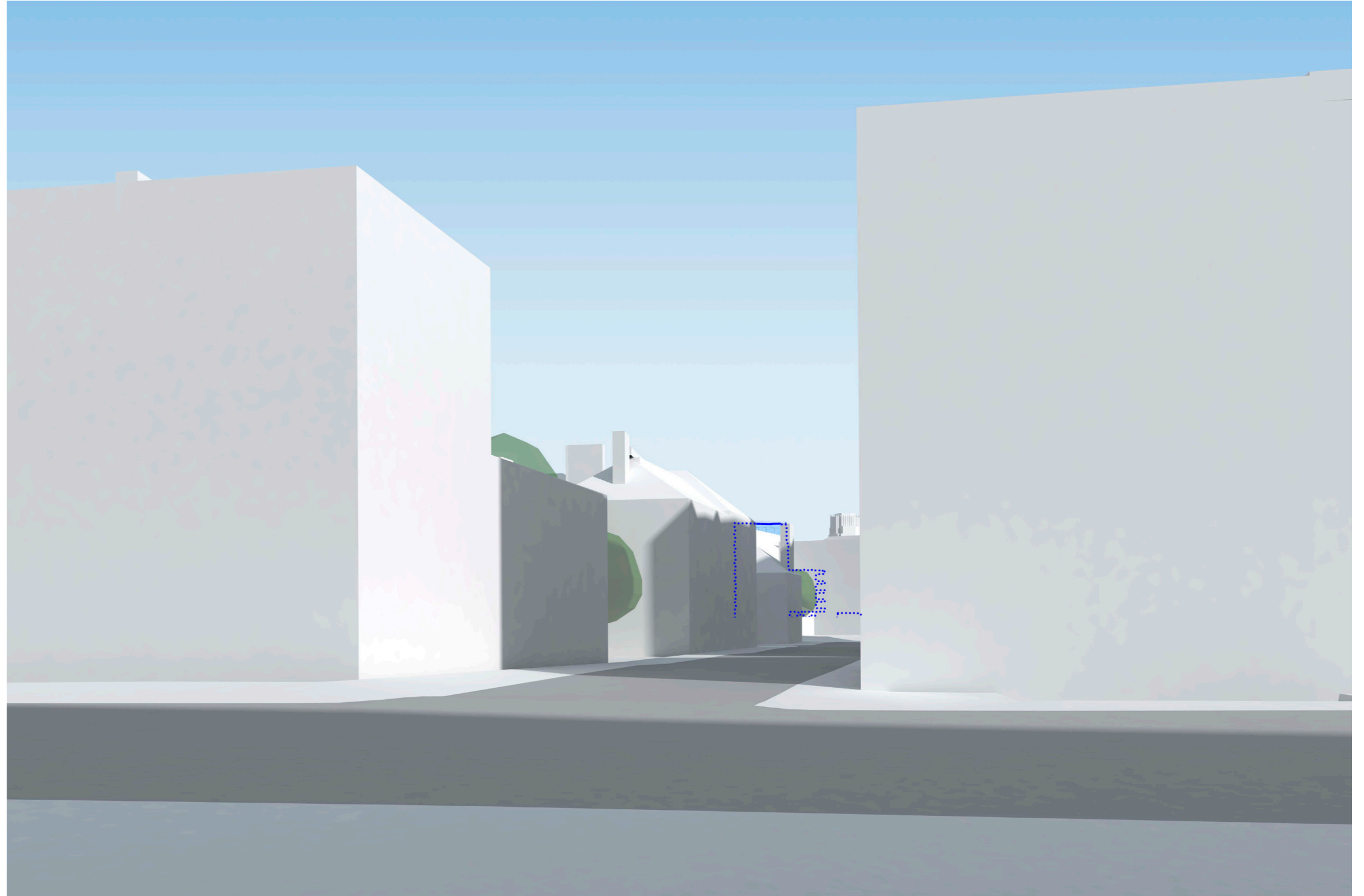
Viewpoint map



View E - PROPOSED: Stamford Street, outside No. 108, looking south into Coin Street



Existing condition



Viewpoint map

