

# Elephant Park H1 Development

## ENVIRONMENTAL STATEMENT, VOLUME 2 – TOWNSCAPE AND VISUAL AND ABOVE GROUND HERITAGE

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## 01

# Introduction

- 1.1 This Townscape, Visual and Above Ground Heritage Assessment (TVAGHA) forms Volume 2 of the Environmental Statement submitted as part of the planning application for Plot H1, Elephant Park ('the H1 Development') submitted on behalf of Lendlease (Elephant & Castle) Limited ('the Applicant'). This TVAGHA provides an assessment of the potential effects of the H1 Development on the character and quality of the surrounding townscape, distant, mid-distance and local views and on the heritage significance, or ability to appreciate the heritage significance, of built heritage assets in the vicinity of the Site.
- 1.2 The assessment was undertaken by the Tavernor Consultancy Limited ('Tavernor Consultancy') and is based on architectural drawings prepared by architects ACME, which form part of the planning application, and verified views by Cityscape, which are included within this volume. This document should be read in conjunction with Environmental Statement (ES) Volume 1 and the Design and Access Statement (DAS) produced by ACME.
- 1.3 In March 2013 Outline Planning Permission ('OPP') (reference: 12/AP/1092) was granted for a residential-led development known as Elephant Park (formerly referred to as the 'Heygate Masterplan'). The OPP comprised Plots H1 to H7, H10, H11a, H11b, H12, H13, PAV1 and The Park at its centre. Reserved Matters Applications (RMA) have been submitted and approved for all but Plot H1. As such, the 'Approved Development' comprises detailed permission for Plots H2 to H7, H10, H11a, H11b, H12, H13, and PAV1 and outline permission for Plot H1.
- 1.4 The Applicant intends to submit a stand-alone full 'drop-in' planning application (the 'Planning Application') in relation to land comprising Plot H1 of the OPP (the 'Site') for the office-led H1 Development, as an alternative to developing Plot H1 under the OPP. Whilst not forming part of the OPP, the H1 Development would become part of the Elephant Park development alongside the remainder of the Approved Development.



## 02

# Assessment Methodology And Significance Criteria

## Introduction

- 2.1 Townscape, built heritage and visual assessments are separate, although linked, procedures. The townscape and built heritage baseline analysis contributes to the scope of the baseline for the Visual Assessment – and the Visual Assessment of change to the content and character of views in turn contributes to the understanding of potential effects on townscape and built heritage assets. Although the assessment of townscape, heritage and views is inter-related, each topic is distinguished in this report. The assessment of townscape effects has considered how the H1 Development will affect the elements that make up the townscape, the aesthetic and perceptual aspects of the townscape and its distinctive character. The visual assessment has considered the composition and character of views, including both protected views and representative views likely to be experienced by people within the townscape. The effects on built heritage assets has been considered in proportion to the value of each heritage asset and the degree and nature of the effects on their heritage significance, or the ability to appreciate that significance.
- 2.2 This assessment has taken into account the nature of the existing physical fabric of the area, the settings of designated heritage assets in the vicinity of the Site, the appropriateness of the form of the H1 Development and the architectural character and quality of its design. Structured, informed and reasoned professional judgement has been used to take account of quantitative and qualitative factors. This is widely accepted as best practice and has been based on an analysis of desk research and field assessment. It is recognised that the character of London is one of contrasts, of historic and modern buildings, and that modern buildings of high design quality do not necessarily or by definition harm the settings of heritage assets or the character of historic townscape or views.

## Defining the Study Area

- 2.3 In accordance with standard practice, the study area has been defined in relation to the scale and massing of the H1 Development and the scale, character and layout of the existing townscape context around the Site. The study area is different to that used to assess the OPP because the Site is smaller. Three-dimensional view testing and site observation was used to determine the study area for each assessment topic within which significant effects could be expected on the identified townscape, built heritage or visual receptors. Testing of views in the 3-d model (including the test views modelled in Appendix B) has demonstrated that there would be potential for widespread noticeable visibility of the H1 Development within a radius of approximately 200m of the Site. Outside this close area, effects would not generally be significant, although there are more distant areas of potential significant visibility within 500m as a result of the particular alignment of streets and open spaces, for example from Penton Place, which vary in their potential for significant effects according to the sensitivity of the intervening townscape. This has informed the extent of the study area considered to be sufficient to understand the range of likely significant effects of the H1 Development for each assessment. Each study area is considered to be reasonable and proportionate in relation to the anticipated effects of the H1 Development and the sensitivity to change of its townscape, visual or built heritage context.

## Defining the Baseline Conditions

- 2.4 The baseline assessment of the TVAGHA will include an account of:
- The history of the Site and surrounding area;
  - The character of the townscape on and around the Site;
  - The significance and settings of relevant heritage assets;
  - The existing characteristics of the agreed verified views; and
  - The sensitivity of the townscape, heritage assets and views, based on an understanding of their 'value' and 'susceptibility'.



2.5 The baseline assessment of townscape character, built heritage and visual amenity is informed by an understanding of the history of the Site and its context. The baseline assessment includes all other elements of the Approved Development (i.e. the Approved Development except for Plot H1 in its outline consented form) as being completed and operational (known within the ES as the likely future baseline) because they will be complete and operational before Plot H1 is completed. It is noted that Plots H2, H3, H6, H10, H12 and H13 are already complete and occupied and Plots H4 and H5, and PAV1, are under construction. For Plots of the Approved Development not yet fully complete their consented RMA application form and massing has been included where relevant.

## Guidance for the Assessment of Effects

### Townscape and Visual Assessments

2.6 The available guidance for assessing the effects of a development on townscape and views is as follows:

- *Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA) (2013) (Ref 1-1)* produced jointly by the Landscape Institute and the Institute of Environmental Management and Assessment; and
- *London View Management Framework Supplementary Planning Guidance (LVMF SPG) (2012) (Ref 1-2).*

2.7 The GLVIA (Ref 1-1) provides advice on good practice in relation to the requirements of the EIA Regulations (Ref 1-3) and, although developed for the assessment of landscape impacts, is broadly applicable to all forms of landscape (including townscape). The GLVIA states that an assessment should address potential effects on the character and distinctiveness of the landscape and effects on observers through their experience of views. The methodology employed for this assessment is based on approaches recommended in the GLVIA. It should be noted that the guidance states that its methodology is not prescriptive in that it does not provide a detailed universal methodology that can be followed in every situation (para. 1.20); the assessment should be tailored to the particular circumstances in each case with an approach that is in proportion to the scale of the project that is being assessed and the nature of its potential effects. The guidance recognises that much of the assessment must rely on professional judgement (paras. 2.23-2.26).

The LVMF SPG (Ref 1-2) identifies and sets out policy to protect a number of strategic views within London and provides guidance on the qualitative visual assessment of the designated views. It is also applicable to the assessment of effects on undesignated views within London more generally.

### Built Heritage

2.8 The available guidance for assessing the effects of a development on the settings of built heritage assets is as follows:

- *Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) (Ref 1-21)*
- *The National Planning Policy Framework (NPPF) 2019 (Ref 1-3) and draft NPPF (2020) (Ref 1-3A)*
- *Planning Practice Guidance (PPG) (2019) (Ref 1-22)*
- *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017) (Ref 1-5)*, produced by Historic England; and
- *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011) (Ref 1-6)* produced by the International Council on Monuments and Sites (ICOMOS).

2.9 Chapter 16 of the NPPF (Ref 1-3) sets out the planning policy framework for conserving and enhancing the historic environment. Historic England's (HE) Conservation Principles (Ref 1-4 and 4A) provides guidance for assessing the heritage significance of heritage assets. Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Ref 1-5) advises on the management of change within the surroundings of heritage assets. Although the ICOMOS Guidance (Ref 1-6) was developed for assessing effects on World Heritage Sites (WHS) it also provides useful guidance for the assessment of effects on heritage assets more generally.

## General Approach to the Assessment of Effects

2.10 As required by the EIA Regulations (Ref 1-7), this assessment considers the likely significant effects that result directly from the H1 Development itself (direct) or from consequential change (indirect) and whether likely significant effects are caused by the H1 Development in isolation or in conjunction with other consented and submitted development, 'Cumulative Schemes'

2.11 Different detailed elements of methodology apply to each topic, but each assessment follows the same assessment sequence:

1. Identify the receptors;

2. For each receptor consider its value and susceptibility to change and combine those judgements to assess its **Sensitivity**;

3. For each receptor consider the size and scale of the change and its geographic extent to assess the **Magnitude of Change** as the result of the H1 Development;

4. Combine the judgements of Sensitivity of the receptor and Magnitude of Change as a result of the H1 Development to assess the **Scale of the Effect**; for effects that are minor in scale or greater also assess the **Nature of the Effect**.

2.12 Simple word scales are used as a means of summarising judgements at each stage of the assessment sequence described above, with detailed narrative describing the reasoning for each judgement in the

accompanying text.

**Assessment Criteria**

2.13 Sensitivity is summarised using the broad categories in Table 2.1.

Table 2.1: Sensitivity

Very Low	The receptor can accommodate considerable change without altering its character/significance/amenity
Low	The receptor can accommodate change without altering its character/significance/amenity
Medium	The receptor has some ability to accommodate change without altering its character/significance/amenity
High	The receptor has limited ability to accommodate change without altering its character/significance/amenity
Very High	The receptor has almost no ability to accommodate change without altering its character/significance/amenity

2.15 The scale of effect for townscape character, views and built heritage assets is summarised in a series of broad categories as set out in Table 2.3A. The matrix in Table 2.3A is weighted at both the upper and lower ends so that large changes would result in minor effects on a receptor of very low sensitivity, moderate effects of a receptor of low sensitivity, major effects of receptor or medium or high sensitivity and very major effects on a receptor of very high sensitivity. These broad categorisations are accompanied by a narrative that describes the effects in more detail. Effects judged to be minor, moderate, major or very major, are further categorised as beneficial, neutral or adverse as set out in Table 2.3B. ‘Very major’ effects are only applicable where a receptor is of ‘exceptional’ value with a ‘very high’ sensitivity. Effects that are negligible are considered ‘insignificant’. As outlined in ES Volume 1, Chapter 2: EIA Methodology, effects that are minor, moderate, major or very major are considered to be significant in ES terms.

2.16 A neutral effect is one where, regardless of the scale of the effect, the nature of the change has no qualitative effect on the receiving environment. This could mean, for example, that there is a change to the character or composition of a view, but that the quality of the visual experience is neither better nor worse than the existing condition or that there a balance of adverse and beneficial effects. This equates to the heritage significance or appreciation of heritage significance of a heritage asset being ‘sustained’ in NPPF (Ref 1-3) terms. Adverse effects are those that detract from the value of the receiving environment, for example through a removal of valuable characterising elements of the townscape or addition of new intrusive or discordant features; this would equate to ‘harm’ to the heritage significance or appreciation of heritage significance in NPPF terms when considering the effects on built heritage assets. Beneficial effects are those that contribute to the value of the receiving environment. This may be through the introduction of new, positive attributes; for example, through improvements to the setting of a heritage asset that would enhance the appreciation of the heritage significance of that heritage asset. Where the effect is minor, moderate, major or very major, good design can reduce or remove potential harm or provide enhancement and in some cases design quality may be the main consideration in determining the balance of positive and negative effects.

2.14 The magnitude of change is summarised using the broad categories in Table 2.2.

Table 2.2: Magnitude of Change

None	No change
Negligible	A change that would be barely perceptible.
Low	A change that would have a slight effect on the receptor that may not be immediately noticeable.
Medium	A clear change that would be noticeable but would not dominate the composition of a view, townscape character or setting of a heritage asset.
High	An immediately apparent change that would become the focal point of a view or area of townscape or dominate an aspect of the setting of a heritage asset.

Table 2.3A: Scale of Effect Significance Matrix

Sensitivity	Magnitude of Change				
	None	Negligible	Low	Medium	High
Very High	No effect	Minor	Moderate	Major	Very major
High	No effect	Insignificant	Minor	Moderate	Major
Medium	No effect	Insignificant	Minor	Moderate	Major
Low	No effect	Insignificant	Insignificant	Minor	Moderate
Very Low	No effect	Insignificant	Insignificant	Minor	Minor

Table 2.3B: Nature of Effect

Adverse	The quality of the environment is diminished or harmed.
Neutral	The quality of the environment is preserved or sustained or there is a balance of adverse and beneficial effects
Beneficial	The quality of the environment is enhanced.



## Built Heritage Assessment

2.17 The built heritage assessment provides an assessment of the likely significant effects of the H1 Development on the heritage significance or appreciation of the heritage significance of designated above-ground heritage assets. The ‘receptors’ are the identified ‘heritage assets’. HE’s database of listed structures, scheduled monuments and registered parks and gardens of special historic interest has been consulted. LBS’s interactive map of heritage assets and its draft local list has been consulted.

### The Built Heritage Study Area

2.18 In accordance with Step 1 of the methodology set out in The Setting of Heritage Assets (Ref 1-5), site inspection and testing has identified which heritage assets and their settings may experience potential significant effects as a result of the H1 Development. Accordingly, the following built heritage study area has been defined for assessment, as explained in para.2.3, and as shown in Figures 3.7 and 3.8:

- Conservation areas where all or part falls within approximately 250m of the centre of the Site; and
- Listed structures, registered landscapes and above ground Scheduled Monuments where all or part falls within approximately 250m of the centre of the Site.

2.19 Non-designated heritage assets have not been individually assessed in the built heritage assessment but are described in the assessment of relevant conservation areas, townscape character areas or views where appropriate.

2.20 Where testing demonstrates that designated heritage assets outside the study areas would be affected, for example due to the alignment of streets and open spaces in the intervening townscape these have been included in the assessment in addition to those in the defined study area.

## Baseline Assessment of Sensitivity of Heritage Assets

2.21 The baseline value of all designated heritage assets is set out in Table 2.4.

Table 2.4: Existing Heritage Value

Value	Criteria
Very high	A site of acknowledged international importance. Likely to be a World Heritage Site, an internationally recognised Grade I listed structure with exceptional cultural value; an internationally valued conservation area with exceptional coherence and integrity, exhibiting unity, richness and harmony, and an exceptionally strong sense of place and likely to contain a high proportion of Grade I listed buildings or a Grade I registered landscape with associated Grade I listed structures.
High	All nationally designated structures and landscapes not included in the Very High value category, and conservation areas.
Medium	Locally listed buildings; non-designated heritage assets.
Low	Undesignated buildings and townscapes.

2.22 Susceptibility to change of a heritage asset is considered through an understanding of the heritage significance of the heritage asset and the contribution of setting (if any) to its heritage significance, or to the appreciation of that heritage significance. Designated heritage assets of the same value may vary quite significantly in their susceptibility to change, or that of their settings.

2.23 A proportionate summary of the history and character, and an appraisal of the heritage significance of each heritage asset or group of listed structures is provided in Section 3. Appraisal of the significance of each heritage asset is based on Historic England (HE) listing descriptions (for listed buildings and registered landscapes) and local authority appraisals (for conservation areas) and, where appropriate, supplementary desk-based and archival research and site inspections. HE’s Conservation Principles (Ref 1-4 and 1-4A) provides a methodology for assessing heritage significance by considering the three ‘heritage values’: archaeological interest, architecture or artistic interest and historic interest. This assessment does not cover archaeology. An assessment of heritage

significance is made by considering the architectural/artistic interest and historic interest of the asset using professional judgement; the balance between the interests will vary. All designated heritage assets are considered to be of high value — or very high value where they are of international significance.

2.24 In accordance with Step 2 of the methodology set out in The Setting of Heritage Assets (Ref 1-5), a description of the existing setting and an appraisal of its contribution (if any) to the significance, or appreciation of the significance, of each heritage asset or group of listed buildings is provided in Section 3 based on the townscape and visual baseline assessments and site inspections of the existing settings. Setting is defined in the NPPF (Ref 1-3) as the “surroundings in which a heritage asset is experienced”. The setting of a heritage asset is not itself a heritage asset or a heritage designation, but its value lies in what it contributes, if anything, to the heritage significance of the relevant heritage asset or the appreciation of its heritage significance. Some aspects of a setting may contribute more than others to the heritage significance of an asset so there may also be variation across a setting in its capacity to accommodate change. Therefore, settings vary in their ‘susceptibility to change’, or capacity to accommodate change, without harm to the heritage significance of the asset or the appreciation of that heritage significance. The baseline assessment of susceptibility to change is therefore considered on a case by case basis focusing on “those elements of the setting that make a positive contribution to the asset (or which better reveal its significance)” (Ref 1-3, para. 200). The relevant aspects of setting in relation to the location of the Site will be considered in the assessment.

2.25 The value and susceptibility to change of each heritage asset are described in Section 3, Table 3.1. Those judgements are combined to assess its Sensitivity.

### Assessment of Magnitude of Change on Built Heritage

2.26 The magnitude of the change on the heritage significance or appreciation of the heritage significance of the asset as a result of the H1 Development is informed by the assessment of changes to key views of or from the heritage asset. In accordance with Step 3 of The Setting of Heritage Assets (Ref 1-5), it describes the degree to which the heritage asset or its setting would be changed by the removal of existing townscape elements or the addition of new ones and the resultant contribution that this change would make to the appreciation of the heritage significance of

the heritage asset. The assessment will vary for each individual heritage asset but will consider the location and siting, form and appearance and wider effects of the H1 Development in relation to the heritage asset including the more detailed potential attributes affecting setting listed in the Assessment Step 3 Checklist in The Setting of Heritage Assets (Ref 1-5, p.13)

*Assessment of Effects on Built Heritage Assets*

2.27 The separate judgements of the sensitivity of the heritage asset, and the magnitude of the change to the heritage significance or appreciation of heritage significance to the heritage asset (as a result of the changes to the setting of that heritage asset made by the H1 Development) are combined to allow a final judgement to be made of the likely scale and nature of the effect on the heritage significance or appreciation of the heritage significance of the heritage asset. As recommended by The Setting of Heritage Assets (Ref 1-5), the assessment is not carried out solely through the use of tables or matrices: the rationale for the judgement is clearly and transparently explained in the text to demonstrate how the final assessment has been derived and is summarised based on the broad categories set out in Tables 2.3A and 2.3B.

2.28 The qualitative judgement of the nature of the effect is further considered in relation to the NPPF (Ref 1-3, paras. 195 and 196) where appropriate. Any adverse effects on the heritage significance of designated heritage assets are further assessed as causing ‘substantial’ or ‘less than substantial’ harm to heritage significance or the appreciation of heritage significance. The Secretary of State has consistently found (in line with the Bedford High Court judgement (Ref 1-8)) that ‘substantial harm’ occurs only when much if not all of the heritage significance of a designated heritage asset is vitiated or very much reduced and is therefore a high test, particularly in relation to changes to settings. Where the scale of harm would be ‘less than substantial’ this is further assessed on a spectrum of low to high, with low being a very slight degree of harm and high being close to but lower than the almost total loss of significance consistent with ‘substantial harm’, at its upper end.

**Townscape Assessment**

*The Townscape Study Area*

2.29 As a result of testing, a townscape study area radius for assessment of approximately 250m from the Site boundary has been defined. This is an area within which it is judged that there may be significant townscape effects. Areas of designated townscape are also assessed separately in the Built Heritage Assessment.

*Baseline Assessment of Townscape Sensitivity*

2.30 Within the study area the existing townscape character has been appraised and divided into areas of broadly similar character and quality; these ‘townscape character areas’ (TCAs), are the townscape receptors for assessment.

2.31 The characterisation of the townscape character areas is based on desk top research and site survey. The TCAs are as the 2012 assessment of the OPP with very minor adjustments in response to the designation of new conservation areas since 2012, but the townscape study area has been regularised to a consistent radius from the Site boundary and with a scope appropriate to this smaller Site. LBS’s townscape characterisation document for the Elephant and Castle area (Ref 1-11A) has been consulted and drawn on where appropriate in the characterisation of the TCAs though much of this is now out of date. In Section 3, the extent of each character area has been identified in Figure 3.9 and its character described in Table 3.2. It should be noted that townscape character almost invariably forms part of a continuum and that character area boundaries are often not distinct.

2.32 Criteria for assessing townscape value are based on any designation of the townscape and individual features within it, and qualitative aspects of the townscape character. Attributes which are generally agreed to influence the aesthetic and perceptual quality of the townscape are described in the GLVIA (Ref 1-1, Box 5.1). Townscape value has been allocated to one of five categories in Table 2.5.

Table 2.5: Existing Townscape Value

Value	Criteria
Very high	A site of acknowledged international townscape importance likely to be designated as a World Heritage Site; an internationally recognisable designated conservation area with exceptional distinctiveness, coherence and integrity, exhibiting unity, richness and harmony, and an exceptionally strong sense of place and likely to contain a high proportion of Grade I listed buildings; or an internationally recognisable Grade I registered landscape with associated Grade I listed structures.
High	A designated conservation area of outstanding townscape interest with a strong townscape structure, considerable attractiveness and coherence and a high proportion of listed buildings.
Medium	Good quality townscape. Designated conservation areas or undesignated townscapes of local importance with notable coherence and integrity and listed or unlisted buildings that contribute to an attractive townscape with distinctive character and sense of place.
Low	Ordinary quality townscape; typical, unremarkable undesignated areas of townscape with distinguishable structure but modest integrity, architectural character or distinctiveness. That may include some individual buildings of local heritage interest, but also potentially detracting features.
Very low	Poor quality townscape of negligible architectural or historic merit, lacking legible townscape structure and coherence and likely to contain significant detracting or intrusive features.

2.33 As the GLVIA states, a highly valued designated townscape does not automatically or by definition have a high sensitivity. Townscape susceptibility to change, as defined in the GLVIA (Ref 1-1, paras. 5.40-5.42), is the ability of the townscape receptor to accommodate the H1 Development without “undue consequences for the maintenance of the baseline situation” (Ref 1-1, para. 5.40). In other words a judgement of whether the townscape could absorb the H1 Development without harming its baseline character and quality with specific reference to the particular type of development that is being proposed. Judgements of susceptibility to change are described for each townscape character area and recorded on a simple scale of High, Medium and Low.



The value and susceptibility to change of each townscape character area are described in Section 3, Table 3.2. Those judgements are combined to assess **Sensitivity**.

#### *Assessment of Magnitude of Change to Townscape*

- 2.34 For the townscape character area that includes the Site, the judgement of the size or scale of change as a result of the H1 Development is based on consideration of the extent to which existing townscape features within the Site boundary would be lost, the contribution of the features lost to the character of that townscape, and the urban design and architectural quality of the H1 Development that replaces them, how this integrates with the surrounding townscape within the character area — and the degree to which the aesthetic or perceptual aspects of the townscape would be altered as a result.
- 2.35 In character areas that do not include the Site, the judgement of the size or scale of the change is based on consideration of the change to the townscape character and quality as a result of changes to the wider setting of the specific character area. This is informed by the assessment of changes to representative views of or from the character area.
- 2.36 The geographical area over which the changes would be experienced, i.e. how widely the townscape character area would be affected by the H1 Development, is considered. In most cases the size or scale of change would not be experienced consistently across the extent of the character area. Where the changes to a character area a result of the H1 Development would be localised to one part of the townscape character area or would vary across the extent of the character area, this would result in the magnitude of change being expressed as a range for that character area.
- 2.37 For the assessment of the completed operational H1 Development, the duration of all change is assumed to be long term.

#### *Assessment of Townscape Effects*

- 2.38 The final assessment of the scale of the townscape effect on each of the townscape character areas is based on the combination

of the judgements of sensitivity of the character area and magnitude of change as a result of the H1 Development. The rationale for the judgement is clearly and transparently explained to demonstrate how the final assessment has been derived, and is summarised based on the broad categories set out in Tables 2.3A and B.

### Visual Assessment

#### *The Visual Assessment Study Area*

- 2.39 The visual assessment study area, which is informed by site observation and testing of visual changes as a result of the H1 Development, is not defined by a radius from the Site boundary because differences in the scale and alignment of the existing townscape result in variation in the distance from which the H1 Development would be visible, for example there is usually greater visibility along aligned routes and across open spaces.
- 2.40 17 verified views for assessment were selected in consultation with London Borough of Southwark (LBS) through scoping and pre-application discussion. Using the views agreed for assessment of the Approved Development as a starting point, an updated set of views was selected following testing of the developing proposal in the three-dimensional digital model. Additional viewing positions were considered in order to respond to the changes in scale and mass of the H1 Development in comparison to the Approved Development and to allow the architectural quality of the H1 Development to be considered as seen in close local views. All views assessed in this volume have been carefully selected in order to consider effects on specific designated views and representative and illustrative views that demonstrate the range of ways in which the H1 Development would be seen and the resultant visual effects on “*the general amenity experienced by people*” (Ref 1-1, paras. 2.21). The views selected allow a methodical 360 degree view analysis of near, middle and distant views of the H1 Development on representative visual receptors in the area likely to be affected by the visibility of the H1 Development. The visual assessment is not an exhaustive assessment of all potential visual effects but an assessment of a sufficient number of views from a variety of distances and directions that allow a proportionate assessment of changes to visual amenity. The detailed location of each viewpoint has been carefully considered to be typical or representative of the view likely to be experienced by a visual receptor in this location.

- 2.41 Public views are generally attributed greater value than views from private property because they are experienced by a greater number of people and therefore represent a greater proportion of the visual receptor community. All verified views have therefore been taken from publicly accessible land. The likely visual effects on views from inside buildings that are not publicly accessible or from private land have not been considered in this assessment.
- 2.42 Views have generally been assessed using photographs taken during the winter where foliage might obscure visibility towards the Site in spring, summer and autumn (photography dates are included in Table 4.6: photography data) and the baseline assessment describes how the composition and quality of the view would vary with seasonal change, and changes in atmospheric conditions where applicable. Views are often kinetic or sequential, therefore where appropriate, consideration and explanation of how a view would change as the observer moves around or through the viewing position is included in the baseline description.
- 2.43 The views in the visual assessment have been used to inform the assessment of effects on heritage assets and townscape, where relevant. Additional views originally used for the assessment of the Approved Development, tested during the design development process but not verified or assessed, are included in Appendix B. They have not been verified because the potential effects were not considered significant or because other viewing positions were selected in preference to demonstrate the likely visual or townscape effects or effects on the settings of built heritage assets, but they may be referred to in the assessments..

#### *Baseline Assessment of Sensitivity*

- 2.44 The baseline characteristics of each view, including the attributes described in the GLVIA (Ref 1-1, para. 6.24) and the LVMF SPG (Ref 1-2, p.8), and the contributions of any heritage assets to the view have been described where relevant. The value attached to a view takes account of any designation, the quality of the townscape seen in the view including heritage assets that may be visible in or from the viewing position, and the composition and scenic quality of the view.

Table 2.6: Existing Value of the View

Value	Criteria
Very high	Designated views of national or international importance: identified views into and out of a World Heritage Site; the Protected Vista or Protected Silhouette of a designated LVMF view.
High	Designated views of regional importance: LVMF or Borough views.
Medium	Valued local views noted in planning policy or conservation area appraisals; significant views of designated heritage assets or noted local landmarks; well composed representative views through townscape of good or high value.
Low	Representative views through townscape of ordinary or low value and incidental views through townscape of good or high value
Very Low	Incidental views through townscape of low or very low value

2.45 This assessment, as recommended in the GLVIA (Ref 1-1), considers the visual receptors to be the people experiencing each view. The susceptibility to change of the visual receptors to changes in their visual amenity, combined with the intrinsic value of the view, are combined to give a judgement of the view's sensitivity.

2.46 There are limitations to this approach: the GLVIA defines "visual effects" as "effects on specific views and on the general visual amenity experienced by people" (Ref 1-1, para. 2.21). The glossary of the GLVIA defines 'visual amenity' as "the overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area". It does not expand on what might amount to 'pleasantness' or what might be conducive to the 'enjoyment of activities', presumably because the measuring of psychological effects such as these are inevitably beyond the scope of the landscape/townscape professional. The 'pleasantness' of the view and 'enjoyment' of the viewer is influenced by individual perception and taste, which is hard to judge, may vary dramatically from person to person and therefore has limited validity.

2.47 The GLVIA advises that the baseline visual assessment should include "the type and relative number of people (visual receptors) likely to be affected, making clear the activities that they are likely to be involved in" (para. 6.24) and goes on to categorise the susceptibility to change of these types of people to changes in their visual amenity... (paras. 6.32-4). Furthermore, the assessment of susceptibility to change should consider the extent to which the attention of any likely visual receptors would be focussed on views and visual amenity. Assessing visual effects is not a quantitative process and in a busy urban townscape context it is not practical to provide even approximate numbers of visual receptors; the relative busyness of a viewing position is however described where appropriate.

2.48 Assumptions as to the susceptibility to change of various groups of visual receptors are described in Paras. 6.33-6.36 of the GLVIA. As described in para. 6.33, the visual receptors with the highest susceptibility to change are likely to include:

- "residents at home", though private visual amenity is not assessed within this document, so will rarely apply;
- "residents or visitors engaged in outdoor recreation... whose attention or interest is likely to be focused on the landscape and on particular views". This category would include, for example, walkers using local rights of way and is relatively rare in urban townscape assessments but may be relevant in considering visual effects on parks and other open spaces and recognised scenic routes such as the Thames Path;
- "Visitors to heritage assets or other visitor attractions where views of the surroundings are an important contributor to the experience" This also applies to visitors to designated viewpoints such as LVMF viewing positions;
- "Communities where views contribute to the landscape [or townscape] setting enjoyed by residents". This would also apply to residential areas of good townscape quality, likely to be designated conservation areas; and
- Travellers by road or rail along "recognised scenic routes, where awareness of views is likely to be particularly high". This is relatively rare in urban townscape contexts.

2.49 As set out in para. 6.34 the following visual receptors are likely to have the lowest susceptibility to change: "People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape" and "People at their place of work whose attention may be focused on their work or activity rather than their surroundings" The assumptions made in the GLVIA do not cover an exhaustive range of the visual receptors.

2.50 Judgements of susceptibility to change are described for each view and recorded on a simple scale of High, Medium and Low.

#### Lens Selection for Verified Views

2.51 As acknowledged by the Landscape Institute's Technical Guidance Note, Visual Representation of Development Proposals (Ref 1-9), in reality no static photography is able to fully capture the richness and depth of the human viewing experience. Only the central 6-10 degrees of a view is seen in detail by the human eye but the scene beyond this can be appreciated in peripheral vision without moving the eyes – or by moving the eyes or rotating the head the focal point of the view can be changed. Both the clarity of the focal point, or multiple focal points of a view, and the appreciation of the wider context, contribute to our appreciation of the environment and for most views both aspects need to be equally well understood for a view to be robustly assessed.

2.52 Perspective is uniquely determined by the viewpoint position and direction of view, so cannot be altered by the use of different camera lenses. The scale of the buildings in a photographic image is a factor only of the size of the print or the image on screen. The choice of lens used to photograph a view, and consequently the horizontal field of view (HfOV), is therefore made on the basis of the requirements for assessment, which may vary from view to view. The human eye has a HfOV of about 110°. 'Normal', or 'Standard' lenses (36–60mm in 35mm film format) cover between 62° and 40° so do not always provide the necessary context for a full appreciation of the human experience of the view.

2.53 Where the wider context of the view should be considered – and in most situations a viewer would naturally make use of peripheral vision in order to understand the whole – it is logical to use a wider angle lens (24–35mm in 35mm film format) which would cover a FoV between 84° and 64°. The Landscape Institute Technical Guidance Note (Ref 1-9) states that "A 'standard' lens (50mm FL on a FFS Camera) typically captures a HfOV



of just under 40 degrees. This may be suitable for some purposes, but a single-frame photograph based on this FoV may not convey the breadth of visual information required to represent a Development and relevant context... the general requirement is to capture enough of the scene to represent the landscape/townscape setting and the likely visibility of the proposal” (Ref 1-9, Appendix 4, paras. 4.2.3-4.2.5). Where the viewing point is studied at rest and the eye is free to roam over a very wide field of view and the whole setting of the view can be examined by turning the head, it may be appropriate to provide a panorama comprising a number of photographs placed side by side to cover an even wider field of view. It will also be necessary to provide a wider HFoV for close viewpoints in order to capture the entire proposal; as stated in the Landscape Institute guidance “Views should include the full extent of the site/development and show the effect that it has upon the receptor location” (Appendix 4, para. 4.1.5)

#### Assessment of Visual Magnitude of Change

2.54 In order to demonstrate the change to visual amenity as a result of the H1 Development, three separate images were prepared from each viewing location selected:

**1. Future Baseline** – the view as it exists currently, with consented RMA applications for the Approved Development Plots Pav1, H7, H11a and H11b inserted in black wireline.

**2. Proposed** – the Future Baseline view with the H1 Development inserted in render or blue wireline form; and

**3. Cumulative** – the Proposed view with Cumulative Schemes inserted as orange wirelines;

2.55 The H1 Development has been shown fully rendered or in a blue wireline. Where the H1 Development would not be visible, its position relative to the foreground of the future baseline view may be shown with a dashed outline, and a light fill where this helps to aid legibility. The methodology employed by the visualisation firm, Cityscape, to create the verified views is provided in Appendix C. The Visual Assessment, in Section 4 of this volume is based on the images prepared by Cityscape which are, in turn, based on the computer-generated model of the H1 Development prepared by ACME who have confirmed the accuracy of the visualisations in relation to their design proposals before the Tavernor Consultancy have assessed them.

2.56 The judgement of size and scale of change to a view is based on a professional appraisal of interrelated factors set out in para. 6.39 of the GLVIA (Ref 1-1), which are described in narrative accompanying the proposed view where relevant. The geographical extent of the of a visual effect reflects the distance of the viewing position from the visible parts of the H1 Development and any kinetic or seasonal changes to its visibility from this distance.

2.57 One rendered dusk view has been included to allow an assessment of the H1 Development after dark.

2.58 For the assessment of the completed and operational H1 Development the duration of all change is assumed to be long term. For the assessment of the Works (i.e. construction effects), the duration would be temporary and short term.

#### Assessment of Visual Effects

2.59 The final assessment of the scale and nature of the visual effect on each of the verified views is based on the combination of the judgements of sensitivity of the future baseline view and magnitude of change as a result of the H1 Development. The rationale for the judgement is clearly and transparently explained to demonstrate how the final assessment has been derived, and is summarised based on the broad categories set out in Tables 2.3A and B.

2.60 The views in the visual assessment have been used to inform the assessment of effects on heritage assets and townscape, where relevant.

#### The Works

2.61 The assessment of the effects of the Works has taken into account the works and processes set out in ES Volume 1, Chapter 6: The Works. The assessment has taken into account the same receptors as for the assessment of the completed and operational H1 Development. However, due to the complexity in accurately predicting the constantly evolving numerous different visual changes during the demolition and construction process, and the temporary nature of the effects, receptors have been assessed in broad qualitative terms. Potential construction effects would result from the visibility of machinery, cranes and other equipment used in construction works; the part construction of the H1 Development; and the hoarding and Site lighting which would be visible at street level. The scale of effects would vary according to the proximity of the receptor to the Site and would be adverse or neutral, reversible and short-term. Detailed assessment of the effects associated with the Works on the settings of built heritage assets, townscape character areas and views is not appropriate for the continuously changing effects over the entire construction period. The assessment is considered appropriate and proportionate in relation to the temporary and constantly changing nature of the potential effects.

#### Cumulative Assessment

2.62 The townscape, visual, and built heritage assessments place the H1 Development in its emerging urban context. The cumulative assessments consider Cumulative Schemes in the local and wider area that are likely to have a perceptible effect in combination with the H1 Development. The key agreed Cumulative Schemes relevant to this assessment are listed in Table 2.7. In the cumulative views, the Cumulative Schemes are distinguished by an orange wireline. They are named and their interaction with the H1 Development is described in the narrative accompanying the cumulative view where relevant to the assessment.

Table 2.7: Cumulative Schemes

Cumulative Scheme	Description of scale	Current status
Ref: 19/AP/0750 5-9 Rockingham Street & 2-4 Tiverton Street	21-storey building	Approved
Ref: 18/AP/4194 Skipton House, 80 London Road	Part retention, part demolition, reconfiguration and re-cladding of existing building and extension to create six additional storeys	Resolution to Grant
Ref: 16/AP/4458 Shopping Centre Site Elephant and Castle and London College Of Communications Site	Buildings of up to 35 storeys	Under Construction
Ref: 15/AP/1062 Manor Place Depot Site	Buildings of 2 to 7 storeys	Under construction
Ref: 17/AP/3910 and 19/AP/7564 136-142 New Kent Road	Buildings of 4 to 13 storeys	Approved
Ref: 13/AP/1122 Chatelain House, 182- 202 Walworth Road	Buildings of 4 to 6 storeys	Approved
Ref: 18/AP/0737 Kennington And Walworth Delivery Centre, 111-123 Crampton Street	A building of 4 to 7 storeys	Approved

2.63 As set out in GLVIA para. 7.3, the cumulative assessment is an assessment of the “additional changes caused by a development in conjunction with other similar developments” and is based on an assumption of high-quality design of each of the individual Cumulative Schemes. In more distant views, additional significant consented developments more distant from the Site than the Cumulative Schemes in Table 2.7 have also been included and are described in the text where relevant to the cumulative assessment of the H1 Development.

### Assumptions and Limitations

2.64 The cumulative assessment is an assessment of the likely effects of the Cumulative Schemes in combination with the H1 Development. It assumes that all Cumulative Schemes are of high quality because they have been approved or submitted following a period of design development in consultation with LBS officers (or the relevant LPA officers where Cumulative Schemes are located outside of the LBS).

2.65 The assessment of effects is informed by relevant policy and guidance and also by professional judgement. Judgements on the scale and nature of effects, while they follow the clear process of sub-assessments set out in this methodology, are always subjective to an extent, as acknowledged in the GLVIA (Ref 1-1, paras. 2.23-2.25). The assessment narratives in this volume have been set out as clearly and transparently as possible with descriptions of the factors and judgements that have informed the assessment.

### Consultation

2.66 A Candidate Views Study (CVS) prepared for the H1 Development was presented to LBS officers in April 2020. Confirmation of the effect on the view from Walcot Square assessed for the Approved Development was requested by officers; this is included in Appendix B as View A10. The CVS was presented to Historic England (HE) in January 2021. Confirmation of the effect on the view from Trinity Church Square assessed for the Approved Development was requested and is included in Appendix B as View A7.



## 03

# Relevant Baseline Conditions

## Introduction

- 3.1 The urban development of London has resulted from a combination of careful foresight and planning, and a pragmatic, sometimes expedient response to opportunities and events. Consequently, it is a city of many distinctive parts that have combined to create a rich urban environment. Through complex interactions, London's fabric has become highly stratified and is represented by a great variety of architectural styles and building types. These have been built over many centuries in response to changing opportunities, and to the expectations and demands of London's citizens.
- 3.2 London has not been defined physically by any single overriding architectural idea or stylistic era. It represents a blend of many architectural periods – Georgian, Victorian, Edwardian and Modern – which have all added to its building stock within an existing or altered framework of streets and public spaces. Moving outwards from London's early twin cities of the City of London and Westminster, each London Borough has its own recognisable character and its own architectural and stylistic high and low points.

## History and Development of the Site and its Local Context

- 3.3 The Roman road running from London to Chichester, broadly follows the line of Newington Causeway, Newington Butts and Kennington Park Road, to the west of the Site, but it is likely that the Site lay outside areas of Roman settlement. London Bridge was the only bridge across the Thames in London until the mid-18th century. In the Middle Ages, Southwark at its southern bridgehead, did not extend beyond Bankside and Borough High Street. Walworth was one of a number of outlying villages; the original Walworth Manor House is thought to have been located in the vicinity of Manor Place to the south of the Site. The plan of the Manor of Walworth, dated 1681, indicates the extent of the village of Walworth at this time. It shows a cluster of development on either side of Walworth Road (previously known as Walworth Street).

The land which now comprises the Site would have been fields at this time; the area was well known for growing fruit, vegetables and flowers.

- 3.4 Although there was a gradual increase in the volume of traffic passing along Walworth Road, the area of the Site remained rural until the middle of the 18th century. The construction of Westminster Bridge between 1739-50 and Blackfriars Bridge between 1760-69 opened up the land to the south of the Thames for development. The long straight route from Blackfriars Bridge to Newington Butts was laid out by Robert Mylne in 1769. Where it crossed the Turnpike, Mylne created St George's Circus from which Westminster Bridge Road, Blackfriars Bridge Road, Lambeth Road, London Road and Borough Road radiated. However, there was little building along the new roads until the early 19th century. John Rocque's map of 1746 (Fig 3.1) shows Newington Butts forming the eastern boundary to St George's Fields, and a cluster of buildings marking the junction that was to become Elephant and Castle. To the east of the junction are fields and orchards including Lock Fields to the south-east. The area of the Site itself is obscured by the map's title.
- 3.5 The additional bridges and new road system, plus the draining of the marshy land, were a catalyst for building, principally for residential use. New residents of Walworth were able to enjoy cleaner air and less congested streets, while being close enough to commute to the City. Horwood's map 1799-1819 (Fig 3.2) shows great intensification of development around Elephant and Castle. West Square to the west of the Site has been completed and buildings line the major routes, although undeveloped land is still in evidence behind the street frontages. New Kent Road, then called Greenwich Road, has been established to the north of the Site. Streets of terraced houses are visible in the area of the Site extending south from New Kent Road to approximately the location of what is now Heygate Street. Laurie's New Plan of London dated 1831 (Fig 3.3) illustrates the continuing urbanisation of the area; the name Elephant and Castle is used for the junction for the first time. By this time Elephant and Castle had developed into a vibrant town centre; many theatres and taverns were established, including the pub from which the area took its name.



There are a few remaining undeveloped areas, for example, to the south of the Site, the street pattern of the Larcom Street Conservation Area has yet to be established and is marked on the map as an open site called Walworth New Town.

- 3.6 By the mid to late 19th century the Site and its surroundings had been comprehensively and densely developed. The London Dover and Chatham railway line running parallel to Walworth Road was opened in the early 1860's and acted as a further catalyst for development. The OS map of 1872 (Fig 3.4) shows terraces on the Site lining New Kent Road and Walworth Road and a tight grid of streets covering the entire area of Elephant Park; only the alignment of Heygate Street now remains from the Victorian street layout. Development was mainly residential but also included two Baptist chapels and a synagogue, three schools, two pubs and a timber yard.
- 3.7 The Victorian street pattern changed little until World War Two (WWII), when the area was badly bombed between September 1940 and May 1941. Although the Site itself was not badly damaged, the Elephant and Castle junction and its immediate surroundings were seriously affected, with around a third of the buildings in the area damaged beyond repair (Fig 3.5). Much of the area was cleared for redevelopment during the 1950s and a series of masterplans for the redevelopment were prepared between 1944 and 1958 (Fig 3.6). Realignment of the roads to create two roundabouts and the system of pedestrian subways was based on the recommendations of the Abercrombie Plan of 1944 and its implementation began in the early 50's.
- 3.8 The first new structure to be completed at Elephant and Castle was the aluminium-clad electricity sub-station, known as the Faraday Memorial, on the northern part of the junction, completed in 1961; it is now Grade II listed. During the early 60's many of the cleared sites were redeveloped: Castle House at the southern end of the junction completed in 1962, (now itself demolished and replaced by the Strata Tower); the Draper Estate in 1962-65, with Draper House at 75m, the tallest residential tower in London at the time, designed as the dramatic focal point at the southern end of the roundabout; Alexander Fleming House, designed by Erno Goldfinger as government offices, was completed in 1963 (now known as Metro Central House and Grade II listed); the London College of Printing (now the London College of Communication) in 1964; and the Elephant and Castle Shopping Centre, featuring Europe's first American-style enclosed mall designed by Boissevan and Osmand, which was completed in early 1965. The OS map 1966 (Fig 4.7) shows
- the post-war redevelopment almost completed. The Recreation Centre by Southwark Architects Department was added in 1978-80 on the site north of St Mary's churchyard (now the site of One the Elephant).
- 3.9 WWII damage and clearance for residential redevelopment also had a major effect on the areas to the north and south of New Kent Road, where the Victorian street pattern was replaced by large scale local authority housing estates, leaving few pre-war buildings. The Heygate Estate, was built on the site now in the process of being redeveloped as Elephant Park between 1970 and 1974. Heygate Street and Rodney Road were retained but otherwise the historic street layout was replaced by a system of high level interconnecting walkways: *"The tall slabs with their long glazed balconies, make an impressive sight from a distance, an extension visually of the cluster of towers around the Elephant and Castle, but that is all one can say in their favour"* (Ref 1.10 p.596).
- 3.10 Elephant and Castle suffered continuing decline from the 1970's onwards, typical of many inner-city areas of London. In 1990 Elephant and Castle became a Regeneration Area and a series of regeneration initiatives and masterplans followed. The first landmark building to receive planning consent as part of the second wave of the Elephant and Castle post-war redevelopment was Castle House a 147-metre, 43-storey residential tower at the northern end of Walworth Road; now known as the Strata Tower, London's tallest residential building was completed in June 2010. In 2007, consent was granted for Rogers Stirk Harbour + Partners' 44 storey residential 360 Tower on the site of the London Park Hotel on Newington Butts, which was completed in 2018. Elephant One (formerly known as Oakmayne Plaza), to the north-west of the Site has been the subject of three planning applications, the most recent granted in December 2008 for a mixed-use scheme comprising three tall building elements with a maximum height of 87.5m, which was completed in 2016. Highways changes and removal of the subways under the northern and southern roundabout were carried out between 2012 and 2016. Part of the original Heygate Estate on Rodney Road, to the south-east of the main estate was developed as Trafalgar Place to the designs of dRMM and completed in 2015. One the Elephant, a 37 storey residential tower designed by Squire and Partners and the replacement Leisure Centre by John McAslan + Partners, to its west were completed in 2018 accompanied by relandscaping of St Mary's Gardens. Further to the north the 41 storey redevelopment of Eileen House, known as Two Fifty One and designed by Allies and Morrison, was completed in 2018. Proposals for the redevelopment of the Elephant and Castle Shopping Centre and London College of Communication and Skipton House, also by Allies and Morrison, were consented in 2019 and 2020.
- 3.11 The OPP for the redevelopment of the Heygate Estate by Make Architects was consented in 2013 and is being built out as 'Elephant Park' (the Approved Development). Plots H2, H3, H6, H10, H12 and H13 have been completed; Plots H11a, H4, H5 and PAV1 are under construction. Reserved Matters Applications (RMAs) for Plots H7 and H11b have received approval and will be completed before the H1 Development is completed. The RMA form and massing for Plots of the Approved Development not yet fully complete therefore form part of the 'Future Baseline' against which the H1 Development was assessed in Section 4 of this Volume.

Figure 3.1, Rocque's Map 1746

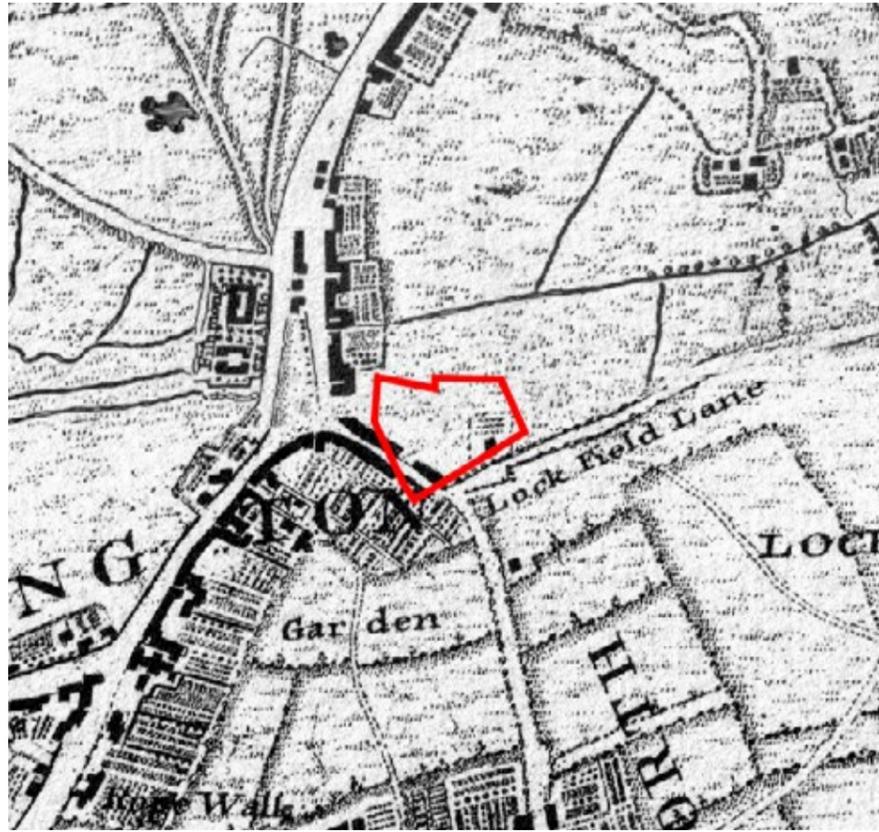


Figure 3.2, Horwood's Map 1799



Figure 3.3, Laurie's Map 1831

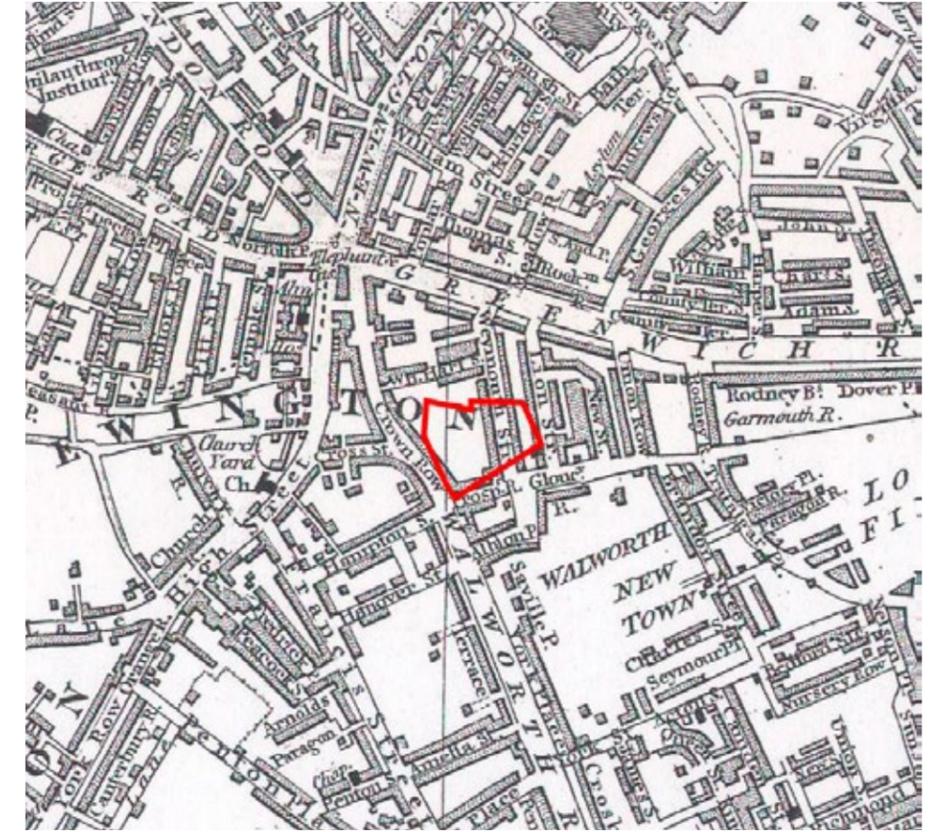


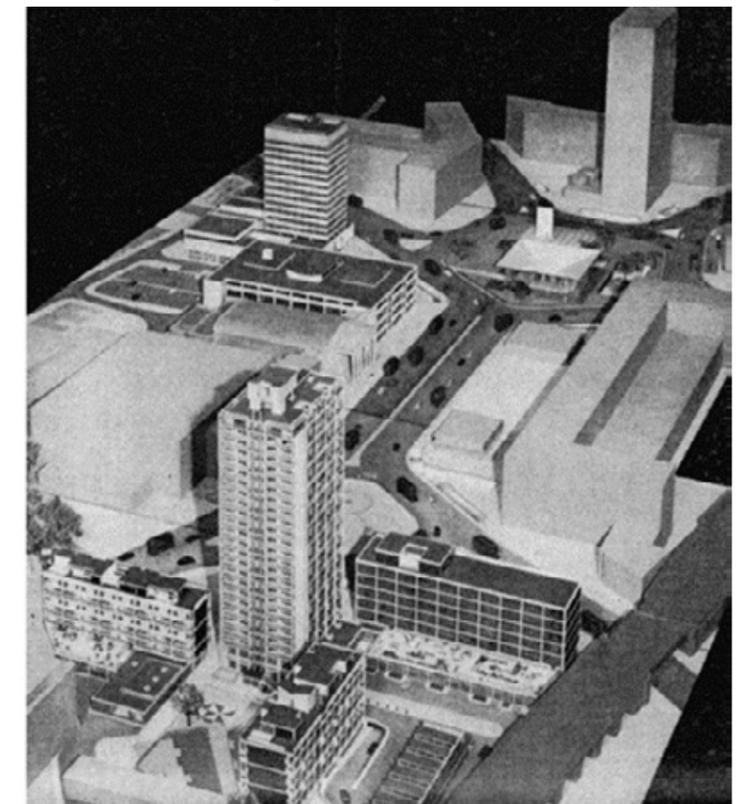
Figure 3.4, OS Map 1872



Figure 3.5, LCC Bomb Damage Map 1945



Figure 3.6, Model of the 1958 LCC Masterplan



## Built Heritage Baseline

3.12 The Site is not within a conservation area. There are a number of conservation areas in the wider context of the Site, shown in Figure 3.7, and are described in Table 3.1. There are no listed structures on the Site. Within the study area are a number of listed structures shown on Figure 3.8 and described in Table 3.2. The value of all the designated heritage assets, as nationally designated structures, is considered to be high. The susceptibility to change of each designated heritage asset is assessed in Tables 3.1 and 3.2. The judgements of value and susceptibility are combined to provide an assessment of sensitivity for each of the heritage assets in the study area.

3.13 Undesignated built heritage assets are assessed for their contributions to conservation areas, the settings of designated heritage assets, townscape character or views where relevant. No adopted local list exists at present in Southwark. The local authority has identified in the Elephant and Castle Opportunity Area Characterisation Study, (Ref 1.11A) a supporting document to the SPD (Ref 1.11), a number of buildings in the local area for possible local listing and a number of buildings of townscape merit. These are included on LBS's Draft Local List (Ref 1-12).

Figure 3.7 Conservation Areas

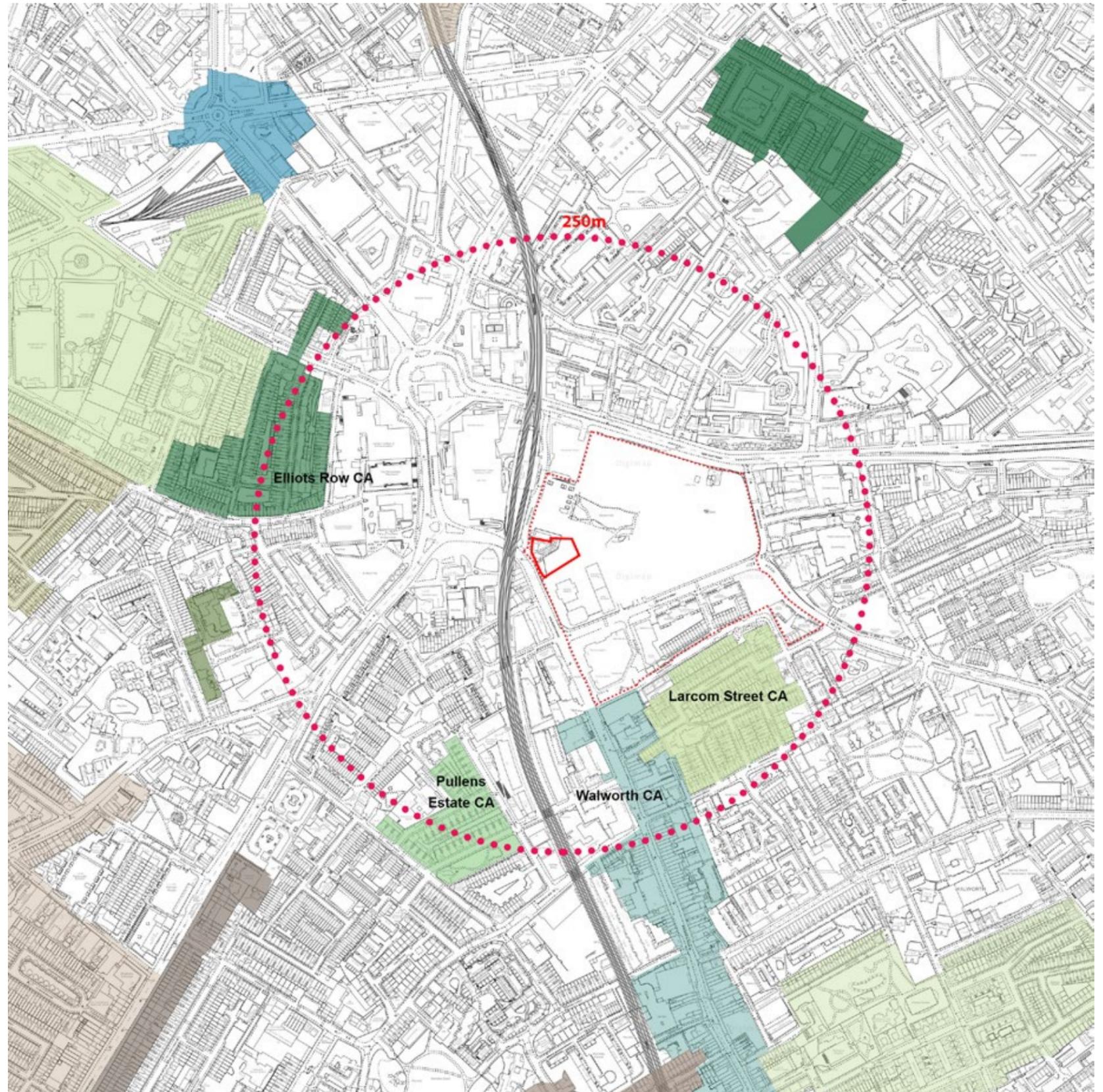
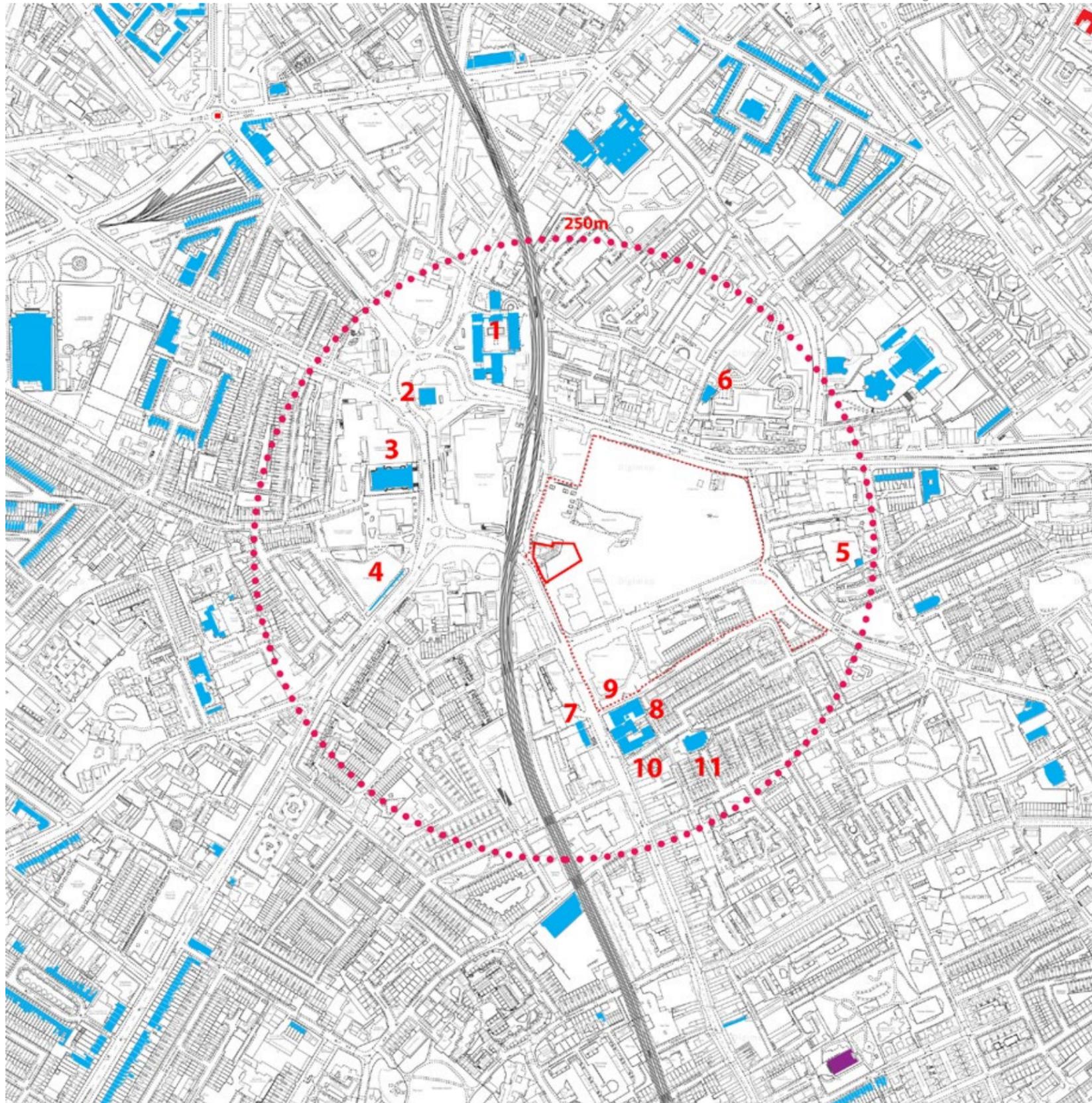


Figure 3.8 Listed Structures



Listed Structure	
1	Metro Central Heights (formerly Alexander Fleming House)
2	Michael Faraday Memorial, Elephant and Castle roundabout
3	Metropolitan Tabernacle
4	Railings, gates and piers to Old St Mary's Churchyard
5	Elephant House, 4 Victory Place
6	Star and Cross Church, Falmouth Road
7	Nos.140, 142, 150 & 152 Walworth Road (also known as John Smith House)
8	Southwark Municipal Offices and attached railings, Walworth Road
9	Southwark Central Library and Cumings Museum, Walworth Road
10	The Walworth Clinic, Walworth Road (Also Known As: 9 Larcom Street, Former Public Health Centre)
11	Church of St John the Evangelist, Larcom Street



Table 3.1: Built Heritage Baseline: Conservation Areas

CA	Conservation Area	Summary description	Heritage significance or special interest	Setting and contribution of setting to heritage significance or appreciation of heritage significance; resulting susceptibility to change	Sensitivity
1	Larcom Street	<p>The Larcom Street CA, immediately to the south of the Approved Development, was designated in 2012. A conservation area appraisal (CAA) was published in March 2013 (Ref 1-17).</p> <p>The CA remained undeveloped until the early 19th century when development began along Charles Street (now Charleston Street). By 1896, the street layout within the CA was much as it is now. By 1977 the area to the north of Wansey Street had been completely remodelled with the construction of the Heygate Estate (now demolished), dramatically altering the setting of the CA.</p> <p>Within the CA, relatively narrow streets are fronted by terraced houses and interspersed with buildings associated with St. John's Church. The area is fine grained with a predominance of dog legs and cul-de-sacs, which appear to have resulted from the need to accommodate a dense residential form between the pre-existing streets, church and school. Building heights across the area are generally uniform. The typical terraces are three-storey with canted ground floor bay windows. The church of St John is listed Grade II; the school is noted as a key unlisted building in the CAA and proposed for possible local listing (Ref 1-17, Fig 63). Other buildings within the boundary of the proposed conservation area (with the exception of the recently constructed Garland House on Wansey Street) are considered by LBS to be Buildings of Townscape Merit (Ref 1-17, Fig 63).</p>	<p>The core of the CA is Larcom Street and the Grade II listed Church of St John the Evangelist, the St John's primary school, which is proposed for possible local listing and St John's institute, all located on Larcom Street. The Larcom Street CA is notable as a surviving piece of well-enclosed mid to late 19th century urban fabric. The urban form exemplifies the pressure on land during the latter half of the 19th century to accommodate the increase in the urban population.</p>	<p>The dense pattern of development, relatively narrow streets and infrequent gaps between buildings have resulted in an enclosed townscape that does not afford many views out to the wider area. Although the Church of St John acts as a landmark in the local area, planned or significant views of it are not a characteristic of the CA. Outside of the CA, the Grade II listed civic complex on Walworth Road forms a complementary contemporary C19 setting at the NW edge. For many years, to the N, the Heygate Estate, now demolished, formed a major part of the setting of the CA. Phases 1 and 2 of Elephant Park now characterise the taller modern setting to the immediate N of the CA. Other tall buildings at Elephant and Castle are visible beyond Elephant Park to the NW. The susceptibility to other tall development in the NW setting of the CA is therefore low.</p> <p><b>Value: High;</b> <b>Susceptibility to change of N setting: Low</b></p>	Medium
2	Walworth Road	<p>The Walworth Road CA, covering the length of Walworth Road from the northern end of Burgess Park to the junction with Wansey Street to the south of Elephant and Castle, was designated in 2016 – after approval of Elephant Park in 2013. A CAA was published in 2016 (Ref 1-18).</p> <p>Walworth, as a village, has Saxon origins and was recorded in the Domesday survey (1086). Until the C19 Walworth remained a separate village to the south of London. As with much of this part of south London, the C19 witnessed large-scale change and suburban development following the construction of Westminster Bridge in 1750 and Blackfriars Bridge in the 1769. By the early C19 much of the length of Walworth Road was lined with development and by the middle of the C19 the CA and its hinterland was densely developed. WWII saw damage to parts of the streetscape and large pockets of the Victorian residential hinterland. Post-war reconstruction and slum clearance took place gradually in the decades following the war resulting in a mixed quality and character to the townscape of Walworth Road.</p> <p>The Walworth Road CA is linear in character, with roadside buildings (housing, retail and civic) from all stages of its historical development from the late C18 through to mid-C20. In contrast, the character of the streets off the Walworth Road and the northern section of the Camberwell Road are characterised by 19th and early C20 housing. The CAA (Ref 1-18) notes four sub-areas of character in the CA: the Walworth Historic Village Centre, at the northern end closest to the H1 Development, the Extended Village Centre, Westmoreland Road and Queen's Row, and The Promenade.</p>	<p>The CAA notes that <i>"The area's significance lies in the historic development of two small medieval settlements from the 18th century, when periods of prosperity and growing international trade saw London expand considerably...The proposed [sic] Walworth Road Conservation Area embodies the change from a wealthy Georgian suburb to a densely developed working class area...The area draws particular aesthetic significance from the architectural qualities of many of these buildings and the wide palate of historic styles and materials."</i> (Ref 1-18, para.3.1.1)</p>	<p>The Walworth Road CA abuts other designated historic areas including the Sutherland Square, Liverpool Grove, Pullens Estate and Larcom Street CAs. Outside of these designated areas are large swathes of post-war housing and former industrial areas, which is generally low to mid-rise with some tall buildings. The rail corridor forms the western boundary to the CA; in recent years there has been residential redevelopment of former industrial plots along the rail line with new taller mid-rise blocks. To the north of the CA the post-war and C21 tall buildings of Elephant and Castle terminate N views within the CA. Formal planned views are not a notable feature of the CA. Key views are described in the CAA as those north to south along the Walworth Road and Camberwell Road. Junctions onto Walworth and Camberwell Roads facilitate the only long frontal views of prominent historic terraces within the CA. The collection of Grade II listed buildings at the N end of the CA frame views out of the CA towards Elephant and Castle. Existing tall buildings at Elephant and Castle including completed buildings at Elephant Park provide a taller modern setting to the immediate N of the CA. The susceptibility to other tall development in the N and NE setting of the CA is therefore low.</p> <p><b>Value: High;</b> <b>Susceptibility to change of NE setting: Low</b></p>	Medium

Table 3.1: Built Heritage Baseline: Conservation Areas

CA	Conservation Area	Summary description	Heritage significance or special interest	Setting and contribution of setting to heritage significance or appreciation of heritage significance; resulting susceptibility to change	Sensitivity
3	Elliott's Row	<p>The Elliott's Row CA, adopted in 2013, is approximately 300m to the west of the site and adjoins the much larger West Square CA to its west. A CAA was published in March 2013 (Ref 1-19).</p> <p>The CA is located on part of St George's Fields. Horwood's map of 1799 shows that Gibraltar Row (now Hayles Street) and Elliott's Row had been developed by the end of the C18. Though the C19 development continued following the arrival of the railway in 1862, the OS map of 1863-1873 still shows the terraced houses on the western side of Elliott's Row set back behind long front gardens and terraced houses fronting the eastern side, and Gaywood Street and Princess Street have been fully developed to the north. Along with the new housing many street trees were also planted at this time. Much of the Georgian housing was replaced by Victorian terraces, notably in Elliott's Row. Following bomb damage during WWII, sites immediately adjacent to the CA were cleared and had been redeveloped by the late 1970s with large-scale buildings not following the historic plot pattern.</p>	<p>The CA is considered to have special interest for its cohesive townscape character comprising mainly of C19 and early C20 buildings set within the original C18 street layout. The area is largely residential with the Two Eagle pub and corner shops providing focal features of views within the conservation area.</p>	<p>Views of the tall buildings at Elephant and Castle closer to the E boundary locate the CA in its wider modern context. Its susceptibility to other tall development at a greater distance, in the wider E setting of the CA is therefore low.</p> <p><b>Value: High;</b> <b>Susceptibility to change of E setting: Low</b></p>	Medium
4	Pullens Estate	<p>The Pullens Estate CA is located approximately 200m to the south-west of the site at its closest point. It was designated by LBS in 2005. A CAA was published in 2006 (Ref 1-20).</p> <p>The CA is a discrete entity comprising tenement buildings with attached rear workshops, developed in the late C19. None of the buildings in the CA are listed, but all are considered Buildings with Townscape Merit in the Elephant and Castle SPD Characterisation Study (Ref 1.11A). The estate was developed by James Pullen, a local builder, between 1886 and 1901. The original estate comprised 684 dwellings in 12 four-storey blocks. Attached to the rear of the dwellings were two-storey workshops arranged around four yards. The estate also included a small number of shops, mostly located at the entrances to the yards. Although the development took several years to complete, the design principles and their execution appear to have remained consistent throughout. During WWII, the buildings suffered some bomb damage but were repaired and restored. However, during the 1980s the buildings between Manor Place and the south side of Amelia Street were demolished by the council due to their deteriorating condition.</p>	<p>The Pullens Estate is considered to be of special interest as a good example of a later Victorian speculative development that combines both tenement housing and workshop units, with some shops. The provision of working class housing in the later C19 is usually associated with the philanthropic movement but Pullen's motivation seems to have been strictly commercial; the provision of workspace is untypical. A significant proportion of the estate survives, with much of its original detailing intact, to form a coherent and distinctive whole.</p>	<p>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. As such, the boundary of the conservation area is clearly identifiable and its hinterland marks a sharp contrast. While the CA itself is largely original, modern buildings seen beyond, particularly the emerging cluster of taller buildings at Elephant and Castle to the NE, characterise its distinctly C20 and C21 setting. Tall buildings at Elephant and Castle are visible beyond the CA to the north and NE. The susceptibility to other tall development in the NE setting of the conservation area is therefore low.</p> <p><b>Value: High;</b> <b>Susceptibility to change of NE setting: Low</b></p>	Medium



Table 3.2: Built Heritage Baseline: Listed Structures

Ref	Designated structure	Grade	Summary description	Heritage significance	Setting and contribution of setting to heritage significance or appreciation of heritage significance; resulting susceptibility to change	Sensitivity
1	Metro Central Heights (formerly Alexander Fleming House)  Approx. 150m to the NW	II	Metro Central Heights, formally known as Alexander Fleming House was built as offices for the Ministry of Health in 1959-67, designed by Ernő Goldfinger. The complex of four connecting blocks of 7 to 17 storeys around a small central courtyard was constructed in two phases: Blocks A-C (1959-62); Block D (1964-66). The interior, which was designed as an open flexible space within the structural shell, was converted to residential use in 1997-2002. A further 15-storey residential tower, completed in 2008, on what was formerly the site of the Odeon Cinema, to the south-east of the original complex, was designed to mimic the appearance of blocks A-D. Neither this nor the four storey Block E, above the Elephant and Castle public house are included in the listing.	Architectural interest: designed by Ernő Goldfinger, a major exponent of the European Modern Movement in Britain and an architect of international standing, this building is the largest by Goldfinger and was acclaimed at the time, receiving the RIBA Bronze Award in 1964 and described by Pevsner as “ <i>austerely detailed but with fine proportions</i> ” (Ref 1-10); it is significant for the deeply modelled facades created by forward and recessed window bays within the grid, carefully considered materials with high quality external (where they survive) and internal finishes and a high level of external intactness. Planning interest: designed as part of the wider post-war redevelopment of Elephant and Castle and representative of Goldfinger’s post-war philosophy of city planning.	The listed building is located on the Elephant and Castle junction and its immediate setting comprises the post-war highway infrastructure of the northern roundabout and buildings of the post-war redevelopment masterplan, within a evolving fragmented, highways dominated townscape context. As an integral part of the post-war redevelopment of Elephant and Castle, the post-war highway infrastructure and other buildings of the post-war redevelopment within the setting contribute to its architectural and historic significance. Its relationship to the contemporary post war developments at Elephant and Castle are best demonstrated in views across the Peninsula from the western side of the northern junction, where the composition of the four blocks is clearly demonstrated and the listed building can be appreciated in relation to the listed Faraday Memorial. It is separated from the Approved Development by the elevated railway viaduct and the completed Elephant One. Tall buildings at Elephant and Castle are visible in the setting of the listed structure to the SE. The susceptibility of the SE setting is therefore low.  <b>Value: High</b> <b>Susceptibility to change in relation to SE setting: Low</b>	Medium
2	Michael Faraday Memorial, Elephant and Castle roundabout  Approx. 200m to the NW	II	Transformer station for London Transport and memorial to physicist and chemist Michael Faraday. Designed by Robert Gordon while he was in the employment of the London County Council. Designed in 1959 and built 1960-61 with a black-painted steel structural supports and square stainless steel dished panels cladding enclosure.	Architectural interest: a building of architectural quality and panache; an early British example of the use of stainless steel as a cladding skin and a building which looks forward in its language and materials to the ‘high tech’ of the 1970s and 1980s. It was the first structure to be constructed as part of the post-war masterplan for the regeneration of Elephant and Castle and has group value with the contemporary listed Metro Central Heights completed in 1962-66.	As an integral part of the post-war redevelopment of Elephant and Castle, its setting is appropriately dominated by the post-war highway infrastructure and large-scale buildings of the post-war redevelopment that surround it. Its relationships to the contemporary post war developments at Elephant and Castle are significant in particular to the Grade II listed Metro Central Heights. The existing Skipton House forms the backdrop to the listed structure in views of it from the south and appears above its roofline in all but very close views. The visibility of the listed structure is partly screened by later advertising hoardings on the edges of the island. It is separated from the Approved Development by the elevated railway viaduct, the post-war shopping centre and the completed Elephant One. Tall buildings at Elephant and Castle are visible in the setting of the listed structure to the SE. The susceptibility of the SE setting is therefore low.  <b>Value: High</b> <b>Susceptibility to change in relation to SE setting: Low</b>	Medium
3	Metropolitan Tabernacle  Approx. 200m to the W	II	Only the giant Corinthian portico from the original church (WW Pocock, 1859-61) remains set within the eastern facade, reconstructed by Searle and Hayes following a fire in 1898. The eastern façade is of 2 storeys, 11 bays wide in coursed ragstone with ashlar dressings topped by entablature with dentil and modillioned cornice. The ground floor outer bays are exterior through-ways. The central giant hexastyle Corinthian portico with pediment and coffered ceiling is raised to the street on a rusticated stone plinth. The frieze to the front of the portico is inscribed with the name of the building. Extensive WWII damage led to complete reconstruction behind this facade in c.1959.	Architectural and historic interest: one of few remaining pre-war buildings in the centre of Elephant and Castle, the development of the building reflects the history and growth of the Elephant and Castle area. The church was built for the popular and prolific Baptist preacher Charles Haddon Spurgeon (1843-1892) who regularly preached to a congregation of up to 6000 in the Tabernacle. The church was one of the largest and most popular of its day. The Tabernacle is listed for the eastern façade and the rear parts of the building rebuilt after WWII are not of special interest.	The setting of the church has been considerably altered by the post-war highway infrastructure and tall buildings of the post-war redevelopment and more recent early C21 regeneration at Elephant and Castle that surround it. The existing setting of the Tabernacle is characterised by tall post war and early C21 buildings in close proximity. Key views that contribute most to the observer’s appreciation of the eastern façade are those from the east side of Newington Butts on axis with the portico. It is separated from the Approved Development by the elevated railway viaduct, the post-war shopping centre. Tall buildings at Elephant and Castle are visible in the close setting of the listed structure to the SE. The susceptibility of the SE setting is therefore low.  <b>Value: High</b> <b>Susceptibility to change in relation to SE setting: Low</b>	Medium

Table 3.2: Built Heritage Baseline: Listed Structures

Ref	Designated structure	Grade	Summary description	Heritage significance	Setting and contribution of setting to heritage significance or appreciation of heritage significance; resulting susceptibility to change	Sensitivity
4	Railings, gates and piers to Old St Mary's Churchyard  Approx. 200m to the W	II	The structure runs the length of the old churchyard, along Newington Butts, 25 bays in all, with 2 gates and a short return to Churchyard Row. Built in about 1873 when the medieval church was rebuilt on a site further south, along Kennington Park Road, and the churchyard became a public garden.	Architectural and historic interest: one of few remaining pre-war structures in the centre of Elephant and Castle, it reflects the history and growth of the Elephant and Castle area. The structure and adjacent churchyard mark the site of the Church of St Mary Newington; until it was rebuilt on Kennington Park Road, there had been a church on this site since at least C13.	The relationship of the structure to the open space that is the old churchyard is of major importance to its significance. The setting of the boundary structure has otherwise been considerably altered by the post-war highway infrastructure and tall buildings of the post-war redevelopment and more recent early C21 regeneration at Elephant and Castle, in particular One The Elephant immediately to its north. It is separated from the Approved Development by the elevated railway viaduct, and the Strata Tower. Tall buildings at Elephant and Castle are visible in the close setting of the listed structure to the E. The susceptibility of the SE setting is therefore low.  <b>Value: High</b> <b>Susceptibility to change in relation to SE setting: Low</b>	Medium
5	Elephant House, 4 Victory Place  Approx. 130m to the E	II	Isolated single 3-storey house built in about 1840, originally as chambers for single men, now 3 flats. Painted stock brick with a slate roof and end chimney gables.	Architectural and historic interest: has sociological interest as an early example of the type of housing for single men which became increasingly popular later in the century; a rare example of the type south of the Thames. The development of the building reflects the history and growth of the Elephant and Castle area.	Until WWII the house was set within a complete streetscape of houses and warehouses to the northern side of Victory Place and between Victory Place and Paragon Row. Although the remainder of the C19 streetscape along Victory Place has been lost, the physical proximity and intervisibility of other isolated surviving C19 buildings on Balfour Place and the Victory Primary School, and the tree lined character of Victory Place, which screens much of the post-war redevelopment around it, make a contribution to the appreciation of the heritage significance of the listed building. The most significant views of the listed building are those from very close range on Victory Place looking northwards. To the S is the early C21 Trafalgar Place development and to the W completed buildings in Elephant Park. Tall buildings at Elephant and Castle are visible in the setting of the listed structure to the W. The susceptibility of the W setting is therefore low.  <b>Value: High</b> <b>Susceptibility to change in relation to W setting: Low</b>	Medium
6	Star and Cross Church, Falmouth Road  Approx. 75m to the N	II	Presbyterian chapel, dated 1888. The church frontage is in English brick with rubbed brick and stone dressings; London stocks on right return and rear, where the architectural embellishment is less robust. Gable facing roofs of slate with metal-roofed cupola. The style is a mix of Queen Anne and Romanesque revivals.	Architectural interest: the church is a good example of the work of notable late C19 church architects and craftsmen. The combination of different features and materials produces a picturesque composition and is an early instance of the Queen Anne manner applied to a church or chapel.	The character of the setting of the church has changed considerably during the C20. When constructed, Falmouth Road was a well-defined street of C19 terraces. However, the setting is now dominated by large-scale inter-war and post war residential development. The townscape quality of its immediate context is judged to be ordinary or poor quality and the existing C20 built form in the setting of the church makes a very limited contribution to the appreciation of its heritage significance. Large mature London plane trees on Falmouth Road screen and soften views of the modern townscape to the south. The best views of the church are those looking north to its entrance on Falmouth Road and those of its west elevation from close range on Falmouth Road. To the S of New Kent Road in the northern edge of the Approved Development (Phase 3) under construction. Tall buildings at Elephant and Castle are visible in the setting of the listed structure to the S and W. The susceptibility of the S setting is therefore low.  <b>Value: High</b> <b>Susceptibility to change in relation to S setting: Low</b>	Medium



Table 3.2: Built Heritage Baseline: Listed Structures

Ref	Designated structure	Grade	Summary description	Heritage significance	Setting and contribution of setting to heritage significance or appreciation of heritage significance; resulting susceptibility to change	Sensitivity
7	Nos.140, 142, 150 & 152 Walworth Road (also known as John Smith House)  Approx. 175m to the SW	II	Terrace of 7 houses built in 1793-1799 by Francis Hurlblatt, architect/surveyor, and remodelled as unified composition in 1978 by Russell Diplock Associates as Labour party Headquarters. Yellow stock brick and stucco dressings with slate mansard roof with dormers.	Architectural and historic interest: the only surviving example of the late C18 residential terraces that originally lined parts Walworth Road, it reflects the history and growth of the area.	Originally integrated within an elegant Georgian streetscape, its setting has changed considerably. The relationship of the terrace to the cluster of listed public buildings contributes to the heritage significance of the terrace as part of a coherent pre-war streetscape to Walworth Road, which is included in the Walworth Road CA. The emerging Elephant and Castle tall building cluster characterises the setting in views from the S. The susceptibility of the N setting to further large-scale development is therefore low.  <b>Value: High</b> <b>Susceptibility to change in relation to N setting: Low</b>	Medium
8	Southwark Municipal Offices and attached railings, Walworth Road  Approx. 170m to the SW	II	Two-storey former vestry hall, in brick in Flemish bond, with white brick trim and stone dressings and slate mansard roofs with fishscale tiles to end pavilions. Built in 1864-65 to a design by Henry Jarvis and extended c1900. The style is a subtle blend of French Second Empire and High Victorian Gothic. From 1900-1965 it served as the Town Hall for the Borough of Southwark; after 1965 it housed municipal offices and the registry office. From 2006 it has been occupied by the Cuming Museum. The building was restored after a serious fire in 2013.	Architectural and historic interest: the vestry hall to St Mary Newington is the second oldest of its kind surviving in London. The rear addition is an interesting and noteworthy example of a late Victorian architect matching a mid-Victorian design. The structure forms a group with its neighbouring municipal buildings.	Originally integrated within a coherent Georgian and Victorian streetscape, its setting has changed considerably. Other municipal buildings joined it to form a cluster on Walworth Road during the late C19 and early C20. To the east are the well-preserved Victorian streets of the proposed Larcom Street CA, and to the S is the Walworth Road CA, which contribute the appreciation of heritage significance. Until recently its setting to the north was dominated by the Heygate Estate, now demolished and replaced by completed buildings in Elephant Park to the immediate N and NE. The emerging Elephant and Castle tall building cluster characterises the setting in views from the S. The susceptibility of the N setting to further large-scale development is therefore low.  <b>Value: High</b> <b>Susceptibility to change in relation to N setting: Low</b>	Medium
9	Southwark Central Library and Cumings Museum, Walworth Road  Approx. 175m to the SW	II	Former public library and museum built between 1892-1906 to designs by architect Edward l'Anson. The building of 4 storeys plus basement is in red brick in Flemish bond, with stone and terracotta dressings and slate roofs in Dutch Renaissance Revival style with a central gable. A single storey section projects forward onto Walworth Road. The museum moved to the adjacent former town hall in 2006. In 2013 following a serious fire in the adjacent building, the library stood empty and since 2017 has been occupied by the Art Academy.	Architectural and historic interest: the library has group value with the adjacent former vestry hall and clinic which reflect the history and growth of the area; the museum was the gift of Henry Syer Cuming, in memory of his father Richard.	Originally integrated within a coherent Georgian and Victorian streetscape, its setting has changed considerably. Its immediate setting consists of neighbouring listed municipal buildings, which are included in the Walworth Road CA, and to the east are the well-preserved Victorian streets of the Larcom Street CA, which all contribute the appreciation of heritage significance. Until recently its setting to the north was dominated by the Heygate Estate, now demolished and replaced by the completed buildings of Elephant Park to the immediate N and NE. The emerging Elephant and Castle tall building cluster characterises the setting in views from the S. The susceptibility of the N setting to further large-scale development is therefore low.  <b>Value: High</b> <b>Susceptibility to change in relation to N setting: Low</b>	Medium

Table 3.2: Built Heritage Baseline: Listed Structures

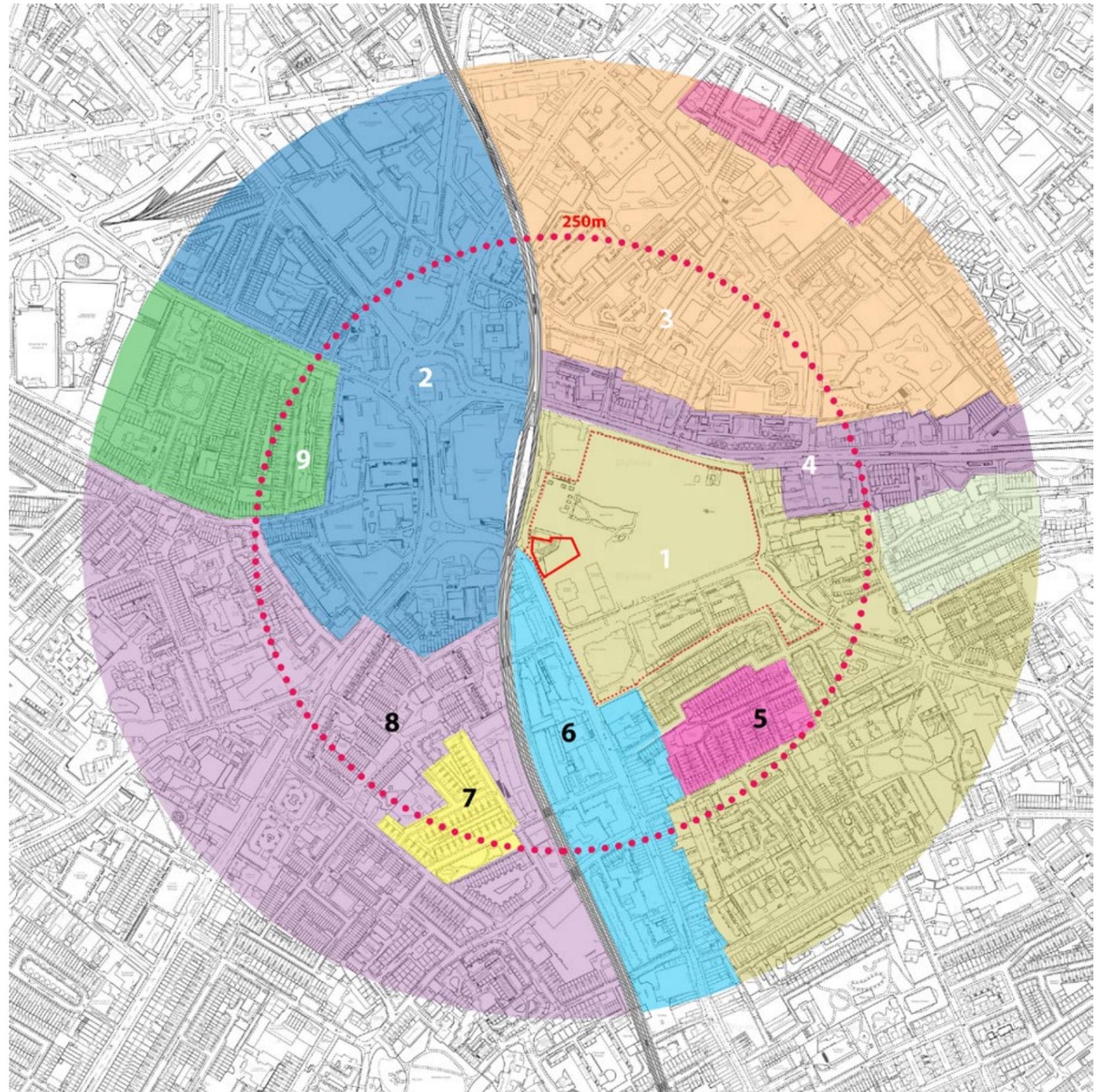
Ref	Designated structure	Grade	Summary description	Heritage significance	Setting and contribution of setting to heritage significance or appreciation of heritage significance; resulting susceptibility to change	Sensitivity
10	The Walworth Clinic, Walworth Road (Also Known As: 9, Larcom Street, Former Public Health Centre)  Approx. 180m to the SW	II	Purpose-built clinic from 1936-37, designed by Borough Engineer Percy Smart for the Metropolitan Borough of Southwark. The building has 3 storeys, with an advancing single-storey section on the Walworth Road elevation. The Moderne-style building is constructed of red brick with artificial stone dressings and a flat asphalt-covered roof. The windows were originally steel but have been replaced in uPVC.	Architectural and historic interest: the clinic is a good example of early C20 Art Deco architecture; the clinic focused on mothers and children in what was a deprived part of London in the interwar years and was built before the founding of the NHS in 1948, predating its integrated, cradle-to-grave ethos; the clinic has group value with its neighbouring municipal buildings.	Originally integrated within a coherent Georgian and Victorian streetscape, its setting has changed considerably. To its immediate north are neighbouring listed municipal buildings within the Walworth Road CA and to the east are the well-preserved Victorian streets of the Larcom Street CA, which all contribute the appreciation of heritage significance. Until recently its setting to the north was dominated by the Heygate Estate, now demolished and replaced by the completed buildings of Elephant Park to the immediate N and NE. The emerging Elephant and Castle tall building cluster characterises the setting in views from the S. The susceptibility of the N setting to further large-scale development is therefore low.  <b>Value: High</b> <b>Susceptibility to change in relation to N setting: Low</b>	Medium
11	Church of St John the Evangelist, Larcom Street  Approx. 200m to the S	II	Gothic Revival, Anglican church dating from 1859-60; in ragstone with slate roofs. Designed by Henry Jarvis, with a later vestry of 1912 by Greenaway and Newberry. Internal fittings by Comper, including rood screen and rails date from 1928.	Architectural interest: the church is a good example of the work of notable late C19 church architects and craftsmen; the development of the building reflects the history and growth of the Elephant and Castle area.	The immediate setting remains largely 19th century. The church is tightly enclosed by the buildings of the Larcom Street Conservation Area with the Walworth Road Conservation Area adjacent to the W, which contribute the appreciation of heritage significance. From N of the church on Larcom Street are views of the top of Strata Tower and completed buildings in Elephant Park. Views of the church from the south along Walcord Avenue are heavily screened by mature street trees but the top of the completed Plot H2 of Elephant Park can be glimpsed through winter trees before receding below the roof line in closer views. The emerging Elephant and Castle tall building cluster characterises the wider N setting of the church. The susceptibility of the N setting to further large-scale development is therefore low.  <b>Value: High</b> <b>Susceptibility to change in relation to N setting: Low</b>	Medium



### Townscape Baseline

3.14 The townscape that forms the setting of the Site can be considered as a series of broad character areas. The extent of each townscape character area (TCA) has been identified on Figure 3.9 and the character and quality each TCA is described in Table 3.3. The value and susceptibility to change of each TCA are assessed in Table 3.3. These judgements are combined to provide an assessment of sensitivity for each TCA. It should be noted that townscape character invariably forms part of a continuum and that the character area boundaries are not always distinct. As outlined above, the townscape Future Baseline assessment includes all other elements of the Approved Development (i.e. the Approved Development except for Plot H1 in its outline consented form) as being completed and operational.

Figure 3.9 Townscape Character Areas



Townscape Character Area	
1	Walworth
2	Elephant and Castle Town Centre
3	Rockingham
4	New Kent Road Corridor
5	Larcom
6	Walworth Road Corridor
7	Pullens
8	Newington Butts
9	Kennington

Table 3.3: Townscape Baseline

Ref	Character Area	Description	Value and susceptibility to change	Sensitivity
1	Walworth	<p><i>Townscape designations:</i> none</p> <p><i>Designated structures:</i> Elephant House (Grade II)</p> <p><i>Relevant views:</i> Views 14, 15</p> <p>This character area covers a broad swathe of mostly post-war residential redevelopment, to the south-east of Elephant and Castle, stretching from Walworth Road eastwards and from New Kent Road southwards. The TCA is characterised by low and mid-rise post-war and more recent, generally taller denser residential redevelopment. It includes the Site and completed and consented buildings and landscape in Elephant Park; the remainder of Elephant Park is a construction site.</p> <p>The introduction of a coarse grain of large scale post-war estates, which replaced the C19 street pattern following bomb damage and slum clearance, resulted in limited permeability, connectivity and legibility throughout this character area. However this aspect is in the process of change and improvement as a result of redevelopment in parts of the character area. Large areas of simply landscaped open space are provided within the remaining post-war estates. Public open spaces in the character area were generally created as a result of post-war clearance and are not well defined by built form. At the north-western end of the character area, the area formerly occupied by the Heygate Estate is currently undergoing comprehensive redevelopment and includes the western end of a new public open space currently defined in large part by hoardings. The open space of Nursery Row Park to the SE of the site, includes a raised hillock which provides panoramic views towards Elephant and Castle and north-eastwards towards the cluster of tall buildings in the City of London. Mature London plane trees are a feature of the streets and open spaces in the area. The townscape quality of the character area is generally ordinary to poor. The townscape structure of the post-war estates is coarse grained, weak and disjointed with frequent discordant and detracting features and little recognisable sense of place. There are no conservation areas in the character area and generally the sensitivity of this townscape to change is very low. There are some buildings worthy of conservation, which are more sensitive to change in the quality of their settings, including the Grade II listed Elephant House, and the Victory Primary School, which is proposed for possible local listing in the Elephant and Castle SPD Characterisation Study (Ref 1-11A), both to the east of the Site. LBS have noted No 116 New Kent Road (the Crown and Anchor Public House) as a building for possible local listing (Ref 1-11A). The Peabody Estate on Rodney Road to the south-east of the Site is also proposed for possible local listing (Ref 1-11A). These are isolated fragments of the pre-existing C19 townscape and their townscape setting has been altered considerably during the post-war redevelopment of the character area and its subsequent early C21 regeneration.</p>	<p><i>Value:</i> unremarkable undesignated townscape of 'ordinary' quality that includes some individual buildings of heritage interest: <b>low</b></p> <p><i>Susceptibility to change:</i> the TCA includes the completed tall buildings in Elephant Park. The susceptibility to change of the TCA to additional tall buildings on the Site is therefore judged to be <b>very low</b>.</p>	Very low to low
2	Elephant and Castle Town Centre	<p><i>Townscape designations:</i> none</p> <p><i>Designated structures:</i> Michael Faraday Memorial; Metro Central Heights; Metropolitan Tabernacle; railings, gates and piers to Old St Mary's Churchyard (all Grade II)</p> <p><i>Relevant views:</i> Views 13,17</p> <p>Comprehensive post-war redevelopment of this character area has resulted in a highways-dominated public realm and a resulting poor pedestrian environment. The introduction of large footprint, single use buildings in the post-war redevelopment have created a large urban grain that allows limited pedestrian permeability and connectivity and does not stitch in successfully with the remaining pockets of its finer grained C19 context. The railway viaduct creates a physical and visual barrier between the Central Area and residential areas to its east. An improvement in pedestrian legibility has followed the replacement of the subways to the roundabouts with at-grade crossings.</p> <p>The architecture of the post-war buildings is bold and confident but of varying quality. There is little consistency in architectural approach or materiality within the built form. At street level there are few areas of well-defined active frontage. There is great variation in scale, and tall buildings including Draper House, Metro Central Heights (Grade II), Strata SE1 and One The Elephant encircle the junction. These tall buildings act as landmarks in views towards Elephant and Castle, and collectively enhance its legibility from a distance.</p> <p>The townscape quality of the character area is generally poor. The post-war townscape structure as a whole is weak and disjointed, with frequent discordant and detracting features, and generally the sensitivity of this townscape to change is low. However, there are some features and buildings worthy of conservation and recent developments are beginning to enhance the public realm of the junction and improve the appearance and legibility of the character area. Few pre-war buildings remain; the most notable remnant is the eastern elevation of the Metropolitan Tabernacle, which is Grade II listed. Also listed Grade II are the Michael Faraday Memorial on the northern part of the junction and Metro Central Heights (Erno Goldfinger, 1963), to its north east. The Bakerloo Line tube station entrance to the north of the northern roundabout is proposed for possible local listing by LBS. Draper House (LCC Architects 1965) is considered a Building with Townscape Merit (Ref 1-11A). There are no conservation areas within the Central Area but the Elliott's Row Conservation Area adjoins it to the north-west. The only open space of significance to the character in the TCA is St Mary's Churchyard, which contains Grade II listed railings, gates and piers to Old St Mary's Churchyard. The surviving C19 structures are isolated fragments of the pre-existing C19 townscape and their townscape setting has been altered considerably during the post-war redevelopment of the character area and its subsequent early C21 regeneration. The surviving post-war townscape is characterised by large scale buildings, a coarse urban grain and highways infrastructure in an evolving environment.</p>	<p><i>Value:</i> undesignated highways-dominated townscape of poor quality, lacking legible townscape structure and coherence but that includes some individual buildings of heritage interest: <b>low to very low</b>.</p> <p><i>Susceptibility to change:</i> the TCA includes several tall buildings of equivalent height to the H1 Development; its setting to the east includes the completed tall buildings in Elephant Park. The susceptibility to change of the setting of the TCA to additional tall buildings on the Site is therefore judged to be <b>very low</b>.</p>	Very Low



Table 3.3: Townscape Baseline

Ref	Character Area	Description	Value and susceptibility to change	Sensitivity
3	Rockingham	<p><i>Townscape designations:</i> none  <i>Designated structures:</i> Star and Cross Church on Falmouth Road (Grade II)  <i>Relevant views:</i> View 5</p> <p>The area to the north of New Kent Road is characterised by inter-war and post-war housing development of a mid-rise scale, predominantly in brick, much of which is known as the Rockingham Estate. The introduction of large-scale estates, which replaced the C19 street pattern without always establishing coherent urban design principles through and between estates, has resulted in reduced permeability, connectivity and legibility to this character area. Over-scaled, poorly defined streets dominate the public realm between estates. Large areas of simply landscaped open space are provided within the estates. Mature London Plane trees are a feature of Falmouth Road and New Kent Road and within some of the estate open spaces. The townscape quality of the character area is generally poor. The townscape structure as a whole is weak and disjointed, with some detracting features and little that is worthy of conservation, and generally the sensitivity of this townscape to change is very low. However there are some features and buildings worthy of conservation: some isolated survivals of the pre-existing 19th century development remain including the Grade II listed Star and Cross Church built in 1888 and the Joseph Lancaster School of 1875. Mansion blocks on Bath Terrace are noted as buildings for possible local listing in the Elephant and Castle SPD Characterisation Study (Ref 1-11A, Fig 55). Tall buildings at Elephant and Castle form an established modern setting to the S and SW of the TCA and are prominently visible where streets align.</p>	<p><i>Value:</i> unremarkable undesignated townscape of 'ordinary' quality that includes some individual buildings of heritage interest: <b>low</b>.</p> <p><i>Susceptibility to change:</i> the setting of the TCA includes tall buildings of equivalent height to the H1 Development, including the completed tall buildings in Elephant Park. The susceptibility to change of the setting of the TCA to additional tall buildings in the area of the Site is therefore judged to be <b>low</b>.</p>	Low
4	New Kent Road Corridor	<p><i>Townscape designations:</i> none  <i>Designated structures:</i> none  <i>Relevant views:</i> View 6</p> <p>New Kent Road was laid out in 1751 when the Turnpike Trust upgraded a local footpath to a 13m wide road as part of local road improvements that followed the building of Westminster and Blackfriars Bridges. An example of the original terraced housing that lined New Kent Road in the late C18 can be seen at the Grade II listed terrace at Nos.154-170 New Kent Road. New Kent Road became part of the London Inner Ring Road proposed as part of the Abercrombie Plan in 1944 and its capacity was increased with the construction of the Bricklayers Arms flyover in 1970. There are no conservation areas adjoining the street. Outside the 250m study area, Driscoll House and 154-170 New Kent Road are Grade II listed. Within the study area Nos. 81-83 New Kent Road are noted for possible local listing (Ref 1-11A, Fig 55).</p> <p>Overall the linear TCA presents an incoherent townscape judged to be of generally poor townscape quality. It is dominated by the fast moving four lane urban highway. It is lined by buildings of a mixture of dates and scales, of generally poor or unremarkable quality – with some exceptions described above – and a narrow poor quality, highways dominated public realm. Views W are characterised by the expanding cluster tall buildings at Elephant and Castle junction, including Strata Tower, Elephant One and completed tall buildings in Elephant Park. Mature London Plane trees along the street edge are an important feature of the public realm beyond Harper Road softening views of Elephant and Castle from the E.</p>	<p><i>Value:</i> undesignated highways-dominated townscape of poor quality, lacking coherence but that includes some individual buildings of heritage interest: <b>low to very low</b>.</p> <p><i>Susceptibility to change:</i> the setting of the TCA includes tall buildings of equivalent height to the H1 Development, including the completed tall buildings in Elephant Park. The susceptibility to change of the setting of the TCA to additional tall buildings on the Site is therefore judged to be <b>very low</b>.</p>	Very Low
5	Larcom	<p><i>Townscape designations:</i> Larcom Street CA  <i>Designated structures:</i> none  <i>Relevant views:</i> none</p> <p>The Larcom TCA covers the small coherent area of well-preserved Victorian housing of the Larcom Street CA which adjoins the approved development to the south. Much of the TCA remained undeveloped until the early C19 when development began along Charles Street (now Charleston Street). By 1896, the street layout was much as it is now. The TCA includes some non-designated heritage assets including the school which is proposed for local listing and other 'Buildings of Townscape Merit' noted in the Larcom Street Conservation Area CAA (Ref 1-17). The townscape quality of the TCA is good; it has a recognisable townscape structure, buildings worthy of conservation, and a distinct sense of place. The emerging cluster of tall buildings at Elephant and Castle including the completed parts of Elephant Park immediately to the north of the TCA have a notable impact on its N setting. The Larcom Street CA is separately assessed in the built heritage assessment.</p>	<p><i>Value:</i> designated historic townscape of local interest with coherence and integrity, with many buildings worthy of conservation and some individually designated structures: <b>medium</b>.</p> <p><i>Susceptibility to change:</i> the setting of the TCA includes tall buildings of equivalent height to the H1 Development, including the completed tall buildings in Elephant Park. The susceptibility to change of the setting of the TCA to additional tall buildings on the Site is therefore judged to be <b>low</b>.</p>	Low to medium

Table 3.3: Townscape Baseline

Ref	Character Area	Description	Value and susceptibility to change	Sensitivity
6	Walworth Road Corridor	<p><i>Townscape designations:</i> Walworth Road CA</p> <p><i>Designated structures:</i> Group at the northern end: Nos.140, 142, 150 &amp; 152 Walworth Road, Southwark Municipal Offices Southwark Central Library and Cuming Museum, The Walworth Clinic</p> <p><i>Relevant views:</i> Views 7, 16, A9</p> <p>The TCA includes development fronting Walworth Road; its western edge is defined by the railway viaduct. Walworth Road is a historic arterial route into London and development along its length began in the late C18. Walworth Road remains a local high street and is characterised by active use at street level. The townscape is varied: Nos.140, 142, 150 &amp; 152 Walworth Road is the only surviving example of the late C18 residential terraces that originally lined much of Walworth Road. Short lengths of Victorian and Edwardian frontages of modest architectural quality of two to four storeys survive particularly on the E side of Walworth Road, though most of these have projecting modern shop fronts that dominate the character of the streetscape. Post-war and early C21 buildings of up to 10 storeys characterise the W side and northern end of Walworth Road. A coarser urban grain of former industrial sites, many of which have been redeveloped with early C21 mid-rise residential development, exists between Walworth Road and the railway viaduct. Walworth Road and the viaduct both also channel movement and views towards the north and south along their lengths, northwards towards the tall buildings of the emerging Elephant and Castle cluster or southwards towards Camberwell. The townscape quality is generally 'ordinary': although much of the townscape is within the Walworth Road CA, there is a distinguishable townscape structure and Walworth Road is well defined by built form, there are prominent detracting features, including post-war development of mediocre architectural quality, poorly maintained buildings and poor-quality shop fronts and public realm. The late C19 terrace 82-96 Walworth Road at the northern end of the street opposite the Site is considered as a Building with Townscape Merit (Ref 1-11A, Fig 39). 178 Walworth Road (The Tankard Public House) at the junction with Amelia Street is proposed for local listing. The majority of the buildings lining the street between Browning Street and East Street are considered Buildings with Townscape Merit (Ref 1-11A, Fig 71). The Walworth Road CA is separately assessed in the built heritage assessment.</p>	<p><i>Value:</i> designated townscape of 'ordinary' quality that has some local heritage interest and individual buildings of heritage interest but many detracting features: <b>low</b>.</p> <p><i>Susceptibility to change:</i> the setting of the TCA includes tall buildings of equivalent height to the H1 Development, including the completed tall buildings of Elephant Park. The susceptibility to change of the setting of the TCA to additional tall buildings in the area of the Site is therefore judged to be <b>low</b>.</p>	Low
7	Pullens	<p><i>Townscape designations:</i> Pullens Estate CA</p> <p><i>Designated structures:</i> none</p> <p><i>Relevant views:</i> View 9</p> <p>The Pullens TCA covers the small coherent area of well-preserved Victorian housing of the Pullens Estate CA west of the railway viaduct and SW of Elephant Park. The TCA is a discrete entity comprising four-storey tenement buildings with attached rear workshops, developed by James Pullen, a local builder, between 1886 and 1901. The original estate comprised 12 blocks but during the 1980s blocks to the south of Amelia Street were demolished. None of the buildings in the TCA are listed, but all are considered Buildings with Townscape Merit in the Elephant and Castle SPD Characterisation Study (Ref 1-11A). The townscape quality is good; the TCA has a recognisable townscape structure, buildings worthy of conservation, and strong coherence and sense of place. The area is almost entirely surrounded by post-war development and the TCA boundary is clearly identifiable and its hinterland marks a sharp contrast. Views from Iliffe Street, which is aligned towards Elephant and Castle, are terminated by the emerging cluster of taller buildings at Elephant and Castle to the NE. The Pullens Estate CA is separately assessed in the built heritage assessment.</p>	<p><i>Value:</i> distinctive designated historic townscape of local interest with coherence and integrity, with many buildings worthy of conservation and a strong sense of place: <b>medium</b>.</p> <p><i>Susceptibility to change:</i> the setting of the TCA includes tall buildings of equivalent height to the H1 Development, including the completed tall buildings in Elephant Park. The susceptibility to change of the setting of the TCA to additional tall buildings in the area of the Site is therefore judged to be <b>low</b>.</p>	Low to medium
8	Newington Butts	<p><i>Townscape designations:</i> none</p> <p><i>Designated structures:</i> none</p> <p><i>Relevant views:</i> Views 9, 10</p> <p>The area is broadly characterised by undistinguished post-war housing development of a low to mid-rise scale, predominantly in brick. In contrast to the Rockingham and Walworth TCAs however the grain is tighter and the scale of the 19th century street pattern has been partly retained along with some fragments of the C19 townscape. However, between the historic arterial routes leading to Elephant and Castle of Kennington Park Road, Kennington Lane and Brook Drive, the separation of pedestrians and vehicles, lack of clear street hierarchy and connectivity and poorly defined streets have reduced the permeability and legibility of the character area. A historic lack of connectivity across the former Lambeth Workhouse site has exacerbated this. The townscape quality of the character area is generally 'ordinary': while the historic arterial routes leading to Elephant and Castle are well defined and legible and include some listed buildings on the edges of the TCA, they are traffic dominated, lined with buildings of varying quality and have poor quality public realm; between them the townscape structure as a whole is weak and disjointed. There are buildings worthy of conservation in this TCA but many mediocre post-war developments and some discordant and detracting features. The Renfrew Road CA and listed structures within it: Water Tower to Former Lambeth Workhouse, Administrative block to Former Lambeth Workhouse, Former Lambeth Magistrates Court, Former Fire Station are outside the study area.</p>	<p><i>Value:</i> unremarkable predominantly undesignated townscape of 'ordinary' quality that includes a small isolated pocket of designated historic townscape: <b>low</b>.</p> <p><i>Susceptibility to change:</i> the setting of the TCA includes tall buildings of equivalent height to those in the Approved Development, including the completed tall buildings of Elephant Park. The susceptibility of the TCA to additional tall buildings in the area of the Site is therefore judged to be <b>low</b>.</p>	Low



Table 3.3: Townscape Baseline

Ref	Character Area	Description	Value and susceptibility to change	Sensitivity
9	Kennington	<p><i>Townscape designations:</i> Elliot's Row CA  <i>Designated structures:</i> none  <i>Relevant views:</i> 10, 11, A10</p> <p>This TCA includes the Elliott's Row CA. Its predominant character is one of well-preserved late C18 and early C19 townscape forming well defined streets and squares. The land that forms the TCA was originally part of St George's Fields. After the creation of St George's Circus various landowners of plots on St George's Fields began to develop their land for profit. One of the largest plots located to the south of St George's Road belonged to the West family. In 1791, the family granted building leases for the site of West Square. The terraces to the north of Lambeth Road and St George's Road date from the mid-19th century. Hayles Street and Elliott's Row had been developed by the end of the C18 but much of the Georgian housing in the E part of the TCA was replaced by Victorian terraces. Although the townscape is well enclosed there are aligned views of the tall buildings at Elephant and Castle in particular One The Elephant and the 360 development, which are close to the E, where roads align with it, for example, along Brook Drive. The townscape quality of the TCA is good: it has a recognisable townscape structure, buildings worthy of conservation, and a distinct sense of place. The emerging cluster of tall buildings at Elephant and Castle to the east of the TCA have a notable impact on its E setting. The Elliott's Row CA is separately assessed in the built heritage assessment. The West Square CA and Nos.1, 3,5 and 7, 6-19, 20-24, 25-28, 29-45 West Square; Nos.63-83 St George's Road (all Grade II) are outside the study area.</p>	<p><i>Value:</i> designated historic townscape of local interest with coherence and integrity, with many buildings worthy of conservation and some individually designated structures: <b>medium.</b></p> <p><i>Susceptibility to change:</i> the setting of the TCA includes tall buildings of equivalent height to the H1 Development, including the completed tall buildings in Elephant Park. The susceptibility to change of the setting of the TCA to additional tall buildings in the area of the Site is therefore judged to be <b>low.</b></p>	Low to medium

## Visual Baseline

### Designated London Views

- 3.15 The LVMF SPG (Ref 1-2) was updated and published in March 2012. It was created to provide additional clarity and detail to the sections of The London Plan (Ref 1-13) that deal with the management of important London views. The LVMF SPG includes 13 Protected Vistas - of St Paul's Cathedral, the Palace of Westminster and the Tower of London. The Protected Vistas are geometrically defined and place additional consultation and referral requirements on development which exceeds the defined threshold plane. The Protected Vistas are included within views from a total of 27 Viewing Places identified in the LVMF SPG. The views are separated into four categories: 'London Panoramas', 'River Prospects', 'Townscape Views' and 'Linear Views'. All of the views in the LVMF SPG are subject to Qualitative Visual Assessment, as outlined in the Management Plan for each designated view provided in the Framework.
- 3.16 The H1 Development would rise above the Threshold Plane of the background Wider Setting Consultation Area of the Protected Vista of the Palace of Westminster in the Townscape View from the Bridge over the Serpentine, Hyde Park (Assessment Point 23A.1). The view from Assessment Point 23A.1 and a series of agreed positions on the Serpentine Bridge to its north are assessed in Section 4. The H1 Development would be technically visible in LVMF SPG London Panoramas from Alexandra Place to St Paul's Cathedral (Assessment Point 1A.2); Parliament Hill to the Place of Westminster (Assessment Point 2A.2); Kenwood to St Paul's Cathedral (Assessment Point 3A.1); and Primrose Hill to the Palace of Westminster (Assessment Point 4A.2). However, testing has shown that changes to the composition of the views as a result of the H1 Development would be barely discernible and effects would not be significant. These views are included in Appendix B.

### Designated Southwark Borough Views

- 3.17 Adopted LBS policy (Refs 1-14, 1-15) does not protect Borough views. In the New Southwark Plan: Submission Version (Ref 1-16), Policy P20 – Borough views states that development must “*preserve and where possible enhance*” borough views of significant landmarks and townscape. Annex 1 sets out the viewing locations and view geometry that relates to the borough views. The following views are protected by this policy:

View 1: London Panorama from One Tree Hill;  
 View 2: Linear view from Nunhead Cemetery;  
 View 3: Linear view from Camberwell Road;  
 View 4: River prospect from Kings Stairs Gardens; and  
 View 5: Townscape view from the Millennium Bridge.

Due to the alignment of these views in relation to the Site, none of the views would be affected by the H1 Development.

### Local Views

- 3.18 Important local views are described in some conservation area statements and appraisals. The baseline characteristics of the existing valued views agreed for assessment are described and their value, susceptibility to change and resulting sensitivity are assessed in Section 4.

### Future Baseline

- 3.19 As outlined above the Future Baseline assessment includes all other elements of the Approved Development (i.e. the Approved Development except for Plot H1 in its outline consented form) as being completed and operational. These are shown in black wireline in the future baseline images.



## 04

# Likely Effects of The H1 Development And Their Significance

## The Works

- 4.1 The Works proposed are set out in detail in ES Volume 1, Chapter 6: The Works
- 4.2 The likely magnitude of change to townscape character, views and settings of built heritage assets would vary according to the nature of the enabling and construction works over time, with certain operations having more perceptible effects than others. The likely scale and nature of effects identified as part of this assessment represent a precautionary worst-case when enabling and construction activities are at their peak. The construction of the H1 Development would have the potential to affect townscape character, views and the settings of built heritage assets as a result of the following processes:
- Ground work and basement excavations, including construction of foundations, and cut and fill activities;
  - Movement of heavy plant and material both within, to and from the Site;
  - Erection of construction infrastructure e.g. scaffolding, application site lighting and siting of workers welfare facilities; and
  - Construction of the buildings.
- 4.3 In accordance with standard practice, mitigation measures relevant to effects on townscape character and views would be employed, including hoarding and other measures set out in a Construction Environmental Management Plan (CEMP) which would be agreed with LBS. An outline of these measures is presented in ES Volume 1, Chapter 6: The Works
- 4.4 Due to the transient nature of construction activities, all construction related effects are considered to be temporary and short-term, lasting for the duration of the Works only.
- 4.5 The scale of effects of the Works would vary from none to major according to the magnitude of change and the sensitivity of the affected view or townscape and would depend on the proximity of the receptor. The nature of all effects in the local area would be adverse. In more distant views and townscape areas, where cranes and part-construction of the taller buildings on the Site are likely to be visible, the scale of effect is likely to range from negligible to moderate and would be adverse. As for the completed H1 Development there would be no effects on the heritage significance or the ability to appreciate the heritage significance of any of the designated heritage assets in the study area.
- 4.6 The Works would change the character of the Site itself. The comprehensive nature of redevelopment proposed means that the Works would be visually prominent from the Site's boundaries. The effects would be greatest in the areas adjoining the Site, with the exception of areas to the north-west of the Site where the existing viaduct would screen views of the Works at the lower level from Elephant and Castle. In streets in the surrounding area that align with the Site, construction activity would be visible locally, but the level of change to the majority of the townscape that forms the Site's urban context would be insignificant. In the absence of mitigation, the effects of the Works on townscape character, is considered to be **direct, temporary, short-term, local, minor to moderate** in scale and **adverse** in nature; the effects of the Works would therefore be **significant**.
- 4.7 Visible construction activities would in many instances be seen in combination with other local construction activities in this Opportunity Area. They are not, therefore, considered to be incongruent or unusual features within the existing urban context. In views from positions close to the Site in which the Works would be clearly visible (for example, View 14 from the Elephant Road to the north of the Site, View 16 from Walworth Road to the south-west, and View 17 from the southern end of Elephant and Castle junction) the localised visual effects would be **direct, temporary, short-term, local, moderate** in scale and potentially **adverse** in nature; the effects of the Works would therefore be **significant**. Moving further from the Site the likely visual effects on medium distance local views channelled along streets that align with



the Site in which the lower parts of the Works would be screened (for example, View 9 from Penton Place, View 10 from Brook Drive and View 15 from Rodney Place) would be **direct, temporary, short-term, local, minor** in scale and potentially **adverse** in nature; the effects of the Works would therefore be **significant**. In distant views, including the LVMF Townscape View from Hyde Park (Assessment Point 23A.1), and other views to its north on the Serpentine Bridge the likely visual effects would be **insignificant**.

- 4.8 There is potential for overlap in Works relating to the H1 Development and construction works relating to Plots PAV 1, H7, H11a and H11b, in particular Plot H7 which is closest to the H1 Development. Should this happen the effects on townscape and visual amenity of the Works with the H7 construction works may be slightly increased but this would not alter the scale or nature of the effects assessed for the Works relating to the H1 Development in isolation.

## Completed and Operational H1 Development

- 4.9 All likely effects from the completed and operational H1 Development would be **long-term**.

## BUILT HERITAGE ASSESSMENT

- 4.10 The assessment considers the magnitude of potential changes to the heritage significance or appreciation of heritage significance of each heritage asset (as a result of the changes to the setting of that heritage asset made by the H1 Development) and the resulting effect on heritage significance or appreciation of heritage significance, when the magnitude of change is combined with the sensitivity of that heritage asset (as assessed in Section 3). The potential effects on conservation areas within the study area of 250m are assessed in Table 4.1 and the potential effects on listed structures within the study area of 250m are assessed in Table 4.2.
- 4.11 In summary, while there would be noticeable visual changes to the settings on some of the heritage assets assessed, no resulting changes or significant effects are assessed on the heritage significance or appreciation of heritage significance of any designated heritage assets in the study area. The effects on built heritage would not be significant. There would be no 'harm' in NPPF terms to any of the heritage assets assessed.

Table 4.1: Built Heritage Assessment: Effects on Conservation Areas

CA	Conservation Area	Sensitivity	Change to setting of conservation area	Resulting effects on heritage significance or appreciation of heritage significance	Magnitude of change	Effect	Cumulative effect
1	Larcom Street	Medium	<p>The proximity of the H1 Development to the CA would result in a slight change to the N setting of the CA. The dense pattern of development, relatively narrow streets and infrequent gaps between buildings in the CA have resulted in an enclosed townscape that does not afford many views out to the wider area. The H1 Development may be fleetingly glimpsed where longer views allow. The H1 Development would be seen in relation to existing tall buildings at Elephant and Castle, including the Approved Development, parts of which are closer to the CA than the H1 Development, and would not therefore alter the existing and emerging taller modern character of the N setting of the CA.</p> <p><i>Cumulative:</i> Mid-rise Cumulative Schemes on the Manor Place Depot, Chatelain House and the Kennington and Walworth Delivery Centre to the W of the CA would also make a slight change to the setting of the CA but in the context of the established mid-rise townscape between the rail line and the N end of Walworth Road, would not alter the character of the SW setting of the CA.</p>	<p>The visual change to the setting of the CA would be negligible and would not change the ability of an observer to appreciate the heritage significance of the CA. The effect would be insignificant.</p> <p>The change to the setting of the CA as a result of the Cumulative Schemes would be negligible and would not result in any change to an observer's ability to appreciate the heritage significance of the CA. The cumulative effect would be insignificant.</p> <p>The appreciation of heritage significance would not be harmed in NPPF terms by the H1 Development assessed in isolation or cumulatively.</p>	Negligible	Insignificant	Insignificant
2	Walworth Road	Medium	<p>As demonstrated by Views 7 and 16, the H1 Development would consolidate the taller close setting to the N of the CA established by the completed buildings of the Approved Development, making a noticeable additional visual change to the setting seen beyond the completed Plots H2 and H3 of the Approved Development in close views from the very N edge of the CA. Although the scale of built form along Walworth Road would be increased, the quality of the setting would be enhanced by the continuation of a well-defined active new street frontage at the northern end of Walworth Road. As the rendered View 16 demonstrates, the H1 Development would be a distinctive contrasting piece of architecture that would mark Castle Square and the gateway into Elephant and Castle town centre seen from the south with a landmark building.</p> <p><i>Cumulative:</i> The mid-rise Cumulative Scheme on Manor Place Depot would make a slight change to the character and appearance of the CA. Cumulative Schemes, Chatelain House and the Kennington and Walworth Delivery Centre to the W of the CA, would make a slight change to the close W setting of the CA but in the context of the established mid-rise townscape between the rail line and the N end of Walworth Road, and would not alter the character of the SW setting of the CA. The Elephant and Castle Shopping Centre redevelopment would further consolidate the taller setting to the N of the CA at Elephant and Castle junction but would not alter its character.</p>	<p>The visual change to the setting of the CA as a result of the H1 Development seen from the very N end of the CA would be noticeable but seen in the context of closer existing tall buildings in the Approved Development. The most significant close views of the listed building group at the N end of the CA would not be altered by the H1 Development and the tall modern character of the N setting of the CA would not be altered by the H1 Development. The H1 Development would not materially change an observer's ability to appreciate the heritage significance of the CA. The effect would be insignificant.</p> <p>The change to the setting of the CA as a result of the Cumulative Schemes would be negligible and would not result in any change to an observer's ability to appreciate the heritage significance of the CA. The cumulative effect would be insignificant.</p> <p>The appreciation of heritage significance would not be harmed in NPPF terms by the H1 Development assessed in isolation or cumulatively.</p>	Negligible	Insignificant	Insignificant



Table 4.1: Built Heritage Assessment: Effects on Conservation Areas

CA	Conservation Area	Sensitivity	Change to setting of conservation area	Resulting effects on heritage significance or appreciation of heritage significance	Magnitude of change	Effect	Cumulative effect
3	Elliot's Row	Medium	<p>As demonstrated by View 10, parts of the H1 Development would be glimpsed between the closer taller One The Elephant and Strata Tower. The H1 Development would make a slight change to the wider E setting of the CA. The H1 Development would contribute to an emerging taller modern urban backdrop to the CA and would not alter the character of its wider E setting.</p> <p><i>Cumulative:</i> The Cumulative Scheme for the Elephant and Castle Shopping Centre redevelopment would further consolidate the taller setting to the E of the CA at Elephant and Castle junction but would not alter its character.</p>	<p>As demonstrated by View 10, where visible, the visual change to the setting of the CA would be low and the H1 Development would be seen in the context of closer existing tall buildings at Elephant and Castle. The H1 Development would not materially change an observer's ability to appreciate the heritage significance of the CA. The effect would be insignificant.</p> <p>The change to the setting of the CA as a result of the Cumulative Schemes would be negligible and would not result in any change to an observer's ability to appreciate the heritage significance of the CA. The cumulative effect would be insignificant.</p> <p>The appreciation of heritage significance would not be harmed in NPPF terms by the H1 Development assessed in isolation or cumulatively.</p>	Negligible	Insignificant	Insignificant
4	Pullens Estate	Medium	<p>The dense pattern of development, scale of the buildings and the alignment of streets does not afford many views towards the Site and the H1 Development would be fleetingly glimpsed where streets align for example along Iliffe Street shown in View 9. Due to the street alignment of the CA, the H1 Development would not be visible from the majority of the CA. As demonstrated by View 9, where visible the H1 Development would make a noticeable change to the N setting of the CA, but seen in relation to the emerging urban backdrop of varying heights that forms the N setting of the CA, would not change the character of the N setting.</p> <p><i>Cumulative:</i> Mid-rise Cumulative Schemes at the Manor Place Depot, Chatelain House and the Kennington and Walworth Delivery Centre would make a slight change to the close SE setting of the CA but in the context of the established mid-rise townscape between the rail line and the N end of Walworth Road, and would not alter the character of the SE setting of the CA. The Elephant and Castle Shopping Centre redevelopment would further consolidate the taller setting to the N of the CA at Elephant and Castle junction but would not alter its character.</p>	<p>The visual change to the setting of the majority of the CA would be negligible. Where visible, the H1 Development would make a noticeable change to the visual setting of the CA, but seen in the context of existing tall buildings at Elephant and Castle. The most significant coherent street views of the tenements in the CA would not be altered by the H1 Development and the tall modern character of the N setting of the CA would not be altered by the H1 Development. The H1 Development would not materially change an observer's ability to appreciate the heritage significance of the CA. The effect would be insignificant.</p> <p>The change to the setting of the CA as a result of the Cumulative Schemes would be negligible and would not result in any change to an observer's ability to appreciate the heritage significance of the CA. The cumulative effect would be insignificant.</p> <p>The appreciation of heritage significance would not be harmed in NPPF terms by the H1 Development assessed in isolation or cumulatively.</p>	Negligible	Insignificant	Insignificant

Table 4.2: Built Heritage Assessment: Effects on Listed Structures

LS	Designated structure	Sensitivity	Change to setting of designated structure	Resulting effects on heritage significance or appreciation of heritage significance	Magnitude of change	Effect	Cumulative effect
1	Metro Central Heights (formerly Alexander Fleming House)	Medium	<p>As demonstrated by Views 5 and 14, the H1 Development would not be a noticeable feature of the S setting of the listed building. Existing tall buildings: Hannibal House on the Elephant and Castle Shopping Centre, Albert Barnes House to the N of New Kent Road, and Elephant One completed in 2016 are located between the listed building and the H1 Development. The H1 Development would add a further layer of variety and interest to the skyline in the setting of the listed structure to its S seen in relation to existing tall buildings at Elephant and Castle junction but would not change the tall varied modern character of the evolving setting. The H1 Development would not be visible in important views of the listed structure looking northwards to it from the N roundabout of Elephant and Castle junction.</p> <p><i>Cumulative:</i> Cumulative Schemes at 5-9 Rockingham Street, the redevelopment of Skipton House and the tall redevelopment of the Elephant and Castle Shopping Centre would further consolidate the taller close setting of the listed structure but would not alter its character.</p>	<p>The H1 Development would make a slight visible change to the setting of the listed structure. The H1 Development would not change the most significant views of the listed structure. It would be peripheral to the listed structure in views from the N roundabout which demonstrate the significance of the relationship of the listed building to the highway infrastructure and buildings of the post-war reconstruction and which best display the composition, varied skyline and exterior modelling that contribute to the special interest of its architecture and external appearance. Its relationship to the remaining elements of the original mid C20 regeneration of Elephant and Castle would not be altered. The listed structure and the H1 Development would read as distinct and very different townscape elements juxtaposing the layers of Elephant and Castle's post-war redevelopment. Where visible the H1 Development would be seen in relation to an existing tall modern townscape setting including closer tall buildings. The visual change to the setting of the listed building would not materially change the ability of an observer to appreciate its heritage significance. The effect would be insignificant.</p> <p>The visual change to the close setting of the listed structure as a result of the Cumulative Schemes would be noticeable but would not materially change the ability of an observer to appreciate its heritage significance. The cumulative effect would be insignificant.</p> <p>The appreciation of heritage significance would not be harmed in NPPF terms by the H1 Development assessed in isolation or cumulatively.</p>	Negligible	Insignificant	Insignificant
2	Michael Faraday Memorial, Elephant and Castle roundabout	Medium	<p>As demonstrated by Views 13 and 17, the H1 Development would change the setting of the the listed structure but would be seen in relation to the existing existing tall buildings: Hannibal House on the Elephant and Castle Shopping Centre, and Elephant One completed in 2016, located between the listed building and the Site. The H1 Development would add a further layer of variety and interest to the skyline in the setting of the listed structure but would not change the tall varied modern character of the evolving setting.</p> <p><i>Cumulative:</i> Cumulative Schemes at 5-9 Rockingham Street and the mid-rise redevelopment of Skipton House would alter the setting to the N. The redevelopment of the Elephant and Castle Shopping Centre would further consolidate the taller close setting of the listed structure and would increase the visibility of the H1 development in views S towards the listed structure from the north as shown in View 13.</p>	<p>The H1 Development would change to the S setting of the listed structure. The spacious highway setting of the listed structure would be preserved and the relationship of the listed structure to other buildings dating from the mid C20 regeneration of Elephant and Castle for example the listed Metro Central Heights, and Perronet House to the north, and Draper House to the south, would not be altered. The listed structure and the H1 Development would read as distinct and very different townscape elements juxtaposing the layers of Elephant and Castle's post-war redevelopment. Where visible the H1 Development would be seen in relation to an existing tall modern townscape setting including closer tall buildings. The visual change to the setting of the listed building would not materially change the ability of an observer to appreciate its heritage significance. The effect would be insignificant.</p> <p>The visual change to the close setting of the listed structure as a result of the Cumulative Schemes would be noticeable but would not materially change the ability of an observer to appreciate its heritage significance. The cumulative effect would be insignificant.</p> <p>The appreciation of heritage significance would not be harmed in NPPF terms by the H1 Development assessed in isolation or cumulatively.</p>	Negligible	Insignificant	Insignificant



Table 4.2: Built Heritage Assessment: Effects on Listed Structures

LS	Designated structure	Sensitivity	Change to setting of designated structure	Resulting effects on heritage significance or appreciation of heritage significance	Magnitude of change	Effect	Cumulative effect
3	Metropolitan Tabernacle	Medium	<p>As demonstrated by View 17, the H1 Development would be visible beyond the Elephant and Castle Shopping Centre and to the north of the closer taller Strata Tower in views from the west side of the Elephant and Castle junction close to the listed façade. The H1 Development would provide stronger enclosure to the SE part of the junction beyond the viaduct, and the contrasting tall modern character of the setting of the Tabernacle to its SE would not be altered.</p> <p><i>Cumulative:</i> The Cumulative Scheme for the redevelopment of Elephant and Castle Shopping Centre would further consolidate the taller close setting of the listed structure and would partly conceal the H1 Development as shown in View 17.</p>	<p>The original C19 setting of the church has been considerably altered by the post-war redevelopment at Elephant and Castle. Views of the listed facade from the east side of the junction would not be altered by the H1 Development. The existing setting of the church otherwise makes a limited contribution to the appreciation of its heritage significance. The visual change to the setting of the listed building would not materially change the ability of an observer to appreciate its heritage significance. The effect would be insignificant.</p> <p>The visual change to the close setting of the listed structure as a result of the Cumulative Schemes would be noticeable but would not materially change the ability of an observer to appreciate its heritage significance. The cumulative effect would be insignificant.</p> <p>The appreciation of heritage significance would not be harmed in NPPF terms by the H1 Development assessed in isolation or cumulatively.</p>	Negligible	Insignificant	Insignificant
4	Railings, gates and piers to Old St Mary's Churchyard	Medium	<p>As demonstrated by View 17, the H1 Development would be visible beyond the Elephant and Castle Shopping Centre and to the north of the closer taller Strata Tower in views from the west side of the Elephant and Castle junction and St Mary's Churchyard. The H1 Development would provide stronger enclosure to the SE part of the junction beyond the viaduct.</p> <p><i>Cumulative:</i> The Cumulative Scheme for the redevelopment of the Elephant and Castle Shopping Centre would further consolidate the taller close setting of the listed structure and would partly conceal the H1 Development as shown in View 17.</p>	<p>The original 19th century setting of the churchyard has been considerably altered by the post-war redevelopment of Elephant and Castle. The open space of the former churchyard that is enclosed by the listed structures contributes to its heritage significance; the visual and physical relationship between the open space and the railings, gates and piers would be left unaltered by the change to their setting that will result from the H1 Development. The visual change to the setting of the listed building would not materially change the ability of an observer to appreciate its heritage significance. The effect would be insignificant.</p> <p>The visual change to the close setting of the listed structure as a result of the Cumulative Schemes would be noticeable but would not materially change the ability of an observer to appreciate its heritage significance. The cumulative effect would be insignificant.</p> <p>The appreciation of heritage significance would not be harmed in NPPF terms by the H1 Development assessed in isolation or cumulatively.</p>	Negligible	Insignificant	Insignificant
5	Elephant House, 4 Victory Place	Medium	<p>Because of its small scale and the dense tree cover along Victory Place, the listed building can only be properly viewed at very close range from Victory Place and Balfour Road. Due to the alignment of the Site in relation to the listed building, the H1 Development would not be visible in relation to Elephant House in close range views from Victory Place. The H1 Development would make a slight change to the peripheral setting to the NW which may be discernible in winter, but it would not change the taller modern character of the NW setting, which includes Future Baseline completed buildings at the E end of the Approved Development.</p> <p><i>Cumulative:</i> The Cumulative Scheme at Nos. 136-142 New Kent Road would change the closer setting of the listed building to the N.</p>	<p>The original C19 setting of Elephant House has been comprehensively altered by the post-war redevelopment at Elephant and Castle. The physical proximity and intervisibility of other isolated C19 buildings in the vicinity and the tree lined character of Victory Place, would not be altered by the H1 Development. Close views of the listed building from Victory Place would not be altered by the H1 Development; changes to the wider setting would be peripheral to these significant views. The visual change to the setting of the listed building would not materially change the ability of an observer to appreciate its heritage significance. The effect would be insignificant.</p> <p>The visual change to the close setting of the listed structure as a result of the Cumulative Schemes would be noticeable but would not materially change the ability of an observer to appreciate its heritage significance. The cumulative effect would be insignificant.</p> <p>The appreciation of heritage significance would not be harmed in NPPF terms by the H1 Development assessed in isolation or cumulatively.</p>	Negligible	Insignificant	Insignificant

Table 4.2: Built Heritage Assessment: Effects on Listed Structures

LS	Designated structure	Sensitivity	Change to setting of designated structure	Resulting effects on heritage significance or appreciation of heritage significance	Magnitude of change	Effect	Cumulative effect
6	Star and Cross Church, Falmouth Road	Medium	<p>The visual change to the setting of the listed building would be very slight. The existing and Future Baseline completed intervening tall and mid-rise buildings on the New Kent Road frontage of the Approved Development would obscure views of the H1 Development from the listed building. Due to the alignment of the Site, the H1 Development would not be seen in views of the listed building from the south, looking towards the primary SW facing entrance elevation.</p> <p><i>Cumulative:</i> Cumulative Schemes would not noticeably change the setting of the listed building.</p>	<p>The original C19 setting of the church has been considerably altered by comprehensive interwar and post-war residential redevelopment around it; the modern setting makes a very limited contribution to the appreciation of its heritage significance. The picturesque composition of the church is best appreciated in views of the front of the church from its south on Falmouth Road; this would not be affected by the H1 Development. The visual change to the setting of the listed building would not materially change the ability of an observer to appreciate its heritage significance. The effect would be insignificant.</p> <p>The Cumulative Schemes would not materially change the ability of an observer to appreciate the heritage significance of the listed building. The cumulative effect would be insignificant.</p> <p>The appreciation of heritage significance would not be harmed in NPPF terms by the H1 Development assessed in isolation or cumulatively.</p>	Negligible	Insignificant	Insignificant
7	Nos.140, 142, 150 & 152 Walworth Road (also known as John Smith House)	Medium	<p>As demonstrated by Views 7 and 16, the H1 Development would consolidate the taller close setting of the listed terrace established by the completed buildings of the Approved Development, making some additional change to its NE setting. Although the scale of built form along Walworth Road would be increased by the H1 Development, it would be seen from the listed building in relation to the closer tall and mid-rise buildings of the completed Plots H2 and H3 of the Approved Development. The quality of the setting would be enhanced by the continuation of a well-defined active new street frontage at the northern end of Walworth Road and the high-quality distinctive architecture of the H1 Development, as shown in the rendered views, that would mark Castle Square and the gateway to Elephant and Castle town centre with a landmark building.</p> <p><i>Cumulative:</i> Mid-rise Cumulative Schemes at the Manor Place Depot, Chatelain House and the Kennington and Walworth Delivery Centre to the S of the listed building would make a slight change to its S setting in the context of the established mid-rise townscape between the rail line and the N end of Walworth Road, and would not alter the character of the S setting. The Elephant and Castle Shopping Centre redevelopment would further consolidate the taller setting to the N of the listed building at Elephant and Castle junction but would not alter its character.</p>	<p>The relationship of the terrace to the cluster of listed public buildings on the E side of Walworth Road, which contributes to the heritage significance of the terrace as part of a coherent pre-war streetscape to Walworth Road would not be altered by the H1 Development. The most significant close views of the terrace from directly opposite on the E side of Walworth Road would not be altered by the H1 Development. The visual change to the setting of the listed building would not materially change the ability of an observer to appreciate its heritage significance. The effect would be insignificant.</p> <p>The visual change to the close setting of the listed structure as a result of the Cumulative Schemes would be noticeable but would not materially change the ability of an observer to appreciate its heritage significance. The cumulative effect would be insignificant.</p> <p>The appreciation of heritage significance would not be harmed in NPPF terms by the H1 Development assessed in isolation or cumulatively.</p>	Negligible	Insignificant	Insignificant



Table 4.2: Built Heritage Assessment: Effects on Listed Structures

LS	Designated structure	Sensitivity	Change to setting of designated structure	Resulting effects on heritage significance or appreciation of heritage significance	Magnitude of change	Effect	Cumulative effect
8	Southwark Municipal Offices (Town Hall) and attached railings, Walworth Road	Medium	<p>As demonstrated by Views 7 and 16, the H1 Development would consolidate the taller close setting of the listed building established by the completed buildings of the Approved Development, making some additional change to its NE setting. Although the scale of built form along Walworth Road would be increased by the H1 Development, it would be seen from the listed building in relation to the closer intervening tall and mid-rise buildings of the completed Plots H2 and H3 of the Approved Development. The quality of the setting would be enhanced by the continuation of a well-defined active new street frontage at the northern end of Walworth Road and the high-quality distinctive architecture of the H1 Development, as shown in the rendered views, that would mark Castle Square and the gateway to Elephant and Castle town centre with a landmark building.</p> <p><i>Cumulative:</i> Mid-rise Cumulative Schemes at the Manor Place Depot, Chatelain House and the Kennington and Walworth Delivery Centre to the S of the listed building would make a slight change to its SW setting in the context of the established mid-rise townscape between the rail line and the N end of Walworth Road, and would not alter the character of the SW setting. The Elephant and Castle Shopping Centre redevelopment would further consolidate the taller setting to the N of the listed building at Elephant and Castle junction but would not alter its character.</p>	<p>The relationship of the listed building to the neighbouring listed public buildings on the E side of Walworth Road, and to Nos.140, 142, 150 &amp; 152 Walworth Road opposite on the W side, which contribute to the heritage significance of the listed building as part of a notable listed building group and a coherent pre-war streetscape to Walworth Road to the S, would not be altered by the H1 Development. The H1 Development would be peripheral to the most significant close views of the listed building group from directly opposite on the W side of Walworth Road. The visual change to the setting of the listed building would not materially change the ability of an observer to appreciate its heritage significance. The effect would be insignificant.</p> <p>The visual change to the close setting of the listed structure as a result of the Cumulative Schemes would be noticeable but would not materially change the ability of an observer to appreciate its heritage significance. The cumulative effect would be insignificant.</p> <p>The appreciation of heritage significance would not be harmed in NPPF terms by the H1 Development assessed in isolation or cumulatively.</p>	Negligible	Insignificant	Insignificant
9	Southwark Central Library (the Newington Library) and Cuming Museum, Walworth Road	Medium	<p>As demonstrated by Views 7 and 16, the H1 Development would consolidate the taller close setting of the listed building established by the completed buildings of the Approved Development, making some additional change to its NE setting. Although the scale of built form along Walworth Road would be increased by the H1 Development, it would be seen from the listed building in relation to the closer intervening tall and mid-rise buildings of the completed Plots H2 and H3 of the Approved Development. The quality of the setting would be enhanced by the continuation of a well-defined active new street frontage at the northern end of Walworth Road and the high-quality distinctive architecture of the H1 Development, as shown in the rendered views, that would mark Castle Square and the gateway to Elephant and Castle town centre with a landmark building.</p> <p><i>Cumulative:</i> Mid-rise Cumulative Schemes at the Manor Place Depot, Chatelain House and the Kennington and Walworth Delivery Centre to the S of the listed building would make a slight change to its SW setting in the context of the established mid-rise townscape between the rail line and the N end of Walworth Road, and would not alter the character of the SW setting. The Elephant and Castle Shopping Centre redevelopment would further consolidate the taller setting to the N of the listed building at Elephant and Castle junction but would not alter its character.</p>	<p>The relationship of the listed building to the neighbouring listed public buildings on the E side of Walworth Road, and to Nos.140, 142, 150 &amp; 152 Walworth Road opposite on the W side, which contribute to the heritage significance of the listed building as part of a notable listed building group and a coherent pre-war streetscape to Walworth Road to the S, would not be altered by the H1 Development. The H1 Development would be peripheral to the most significant close views of the listed building group from directly opposite on the W side of Walworth Road. The visual change to the setting of the listed building would not materially change the ability of an observer to appreciate its heritage significance. The effect would be insignificant.</p> <p>The visual change to the close setting of the listed structure as a result of the Cumulative Schemes would be noticeable but would not materially change the ability of an observer to appreciate its heritage significance. The cumulative effect would be insignificant.</p> <p>The appreciation of heritage significance would not be harmed in NPPF terms by the H1 Development assessed in isolation or cumulatively.</p>	Negligible	Insignificant	Insignificant

Table 4.2: Built Heritage Assessment: Effects on Listed Structures

LS	Designated structure	Sensitivity	Change to setting of designated structure	Resulting effects on heritage significance or appreciation of heritage significance	Magnitude of change	Effect	Cumulative effect
10	The Walworth Clinic, Walworth Road (Also Known As: 9, Larcom Street, Former Public Health Centre)	Medium	<p>As demonstrated by Views 7 and 16, the H1 Development would consolidate the taller close setting of the listed building established by the completed buildings of the Approved Development, making some additional change to its NE setting. Although the scale of built form along Walworth Road would be increased by the H1 Development, it would be seen from the listed building in relation to the closer intervening tall and mid-rise buildings of the completed Plots H2 and H3 of the Approved Development. The quality of the setting would be enhanced by the continuation of a well-defined active new street frontage at the northern end of Walworth Road and the high-quality distinctive architecture of the H1 Development, as shown in the rendered views, that would mark Castle Square and the gateway to Elephant and Castle town centre with a landmark building.</p> <p><i>Cumulative:</i> Mid-rise Cumulative Schemes at the Manor Place Depot, Chatelain House and the Kennington and Walworth Delivery Centre to the S of the listed building would make a slight change to its SW setting in the context of the established mid-rise townscape between the rail line and the N end of Walworth Road, and would not alter the character of the SW setting. The Elephant and Castle Shopping Centre redevelopment would further consolidate the taller setting to the N of the listed building at Elephant and Castle junction but would not alter its character.</p>	<p>The relationship of the listed building to the neighbouring listed public buildings on the E side of Walworth Road, and to Nos.140, 142, 150 &amp; 152 Walworth Road opposite on the W side, which contribute to the heritage significance of the listed building as part of a notable listed building group and a coherent pre-war streetscape to Walworth Road to the S, would not be altered by the H1 Development. The H1 Development would be peripheral to the most significant close views of the listed building group from directly opposite on the W side of Walworth Road. The visual change to the setting of the listed building would not materially change the ability of an observer to appreciate its heritage significance. The effect would be insignificant.</p> <p>The visual change to the close setting of the listed structure as a result of the Cumulative Schemes would be noticeable but would not materially change the ability of an observer to appreciate its heritage significance. The cumulative effect would be insignificant.</p> <p>The appreciation of heritage significance would not be harmed in NPPF terms by the H1 Development assessed in isolation or cumulatively.</p>	Negligible	Insignificant	Insignificant
11	Church of St John the Evangelist, Larcom Street	Medium	<p>The proximity of the H1 Development to the listed building would result in a slight change to the N setting. The dense pattern of development, relatively narrow streets and infrequent gaps between buildings have resulted in an enclosed townscape around the listed building that does not afford many views out to the wider area. The H1 Development may be fleetingly glimpsed where longer views allow, seen in relation to existing tall buildings at Elephant and Castle, including the existing and Future Baseline Completed buildings in the Approved Development, parts of which are closer to the listed building than the H1 Development. The H1 Development would not therefore alter the existing and emerging taller modern character of the N setting of the listed building. Due to the alignment of the Site, in views of the primary elevation of the church from the N, and views of the E gable elevation from Charleston Street, the H1 Development would not be visible.</p> <p><i>Cumulative:</i> Mid-rise Cumulative Schemes at the Manor Place Depot, Chatelain House and the Kennington and Walworth Delivery Centre to the S of the listed building would make a slight change to its SW setting in the context of the established mid-rise townscape between the rail line and the N end of Walworth Road, and would not alter the character of the SW setting. The Elephant and Castle Shopping Centre redevelopment would further consolidate the taller setting to the N of the listed building at Elephant and Castle junction but would not alter its character.</p>	<p>The relationship between the church and the C19 townscape of the Larcom Street CA, in particular the adjacent school, which contributes to the appreciation of the heritage significance of the listed building would not be altered. The most significant views of the church would not be altered by the H1 Development. The slight visual change to the N setting would be seen in relation to existing tall modern development. The visual change to the setting of the listed building would not materially change the ability of an observer to appreciate its heritage significance. The effect would be insignificant.</p> <p>The visual change to the close setting of the listed structure as a result of the Cumulative Schemes would be noticeable but would not materially change the ability of an observer to appreciate its heritage significance. The cumulative effect would be insignificant.</p> <p>The appreciation of heritage significance would not be harmed in NPPF terms by the H1 Development assessed in isolation or cumulatively.</p>	Negligible	Insignificant	Insignificant



## TOWNSCAPE ASSESSMENT

- 4.12 The potential changes to the character and quality of the townscape on the Site and in its surrounding context and the resulting effects of the H1 Development on each of the townscape character areas within the study area of 250m are described in Table 4.3.
- 4.13 In summary the H1 Development would have significant effects on the character and quality of the Walworth TCA, in which it is located. There would be a high magnitude of change to the settings of parts of the Elephant and Castle Town Centre TCA and the Walworth Road Corridor TCA, both to the immediate west on the Site, resulting in significant effects on the settings of parts of these TCAs. Changes to the settings of the remaining TCAs, more distant from the Site, with the H1 Development obscured by or seen beyond intervening development, would be less noticeable and would not result in significant effects on the settings of these TCAs.
- 4.14 The effects on townscape character areas would be direct and local and range from insignificant to moderate in scale and would be beneficial in nature. The greatest effects would be on TCA 1: Walworth, TCA 2: Elephant and Castle Town Centre, TCA 6: Walworth Road Corridor and TCA 7: Pullens, where the H1 Development would have localised moderate effects on parts of each of the TCAs or their settings that would be beneficial in nature; effects would be significant. There would also be effects on TCAs 8: Newington Butts and 9: Kennington which would range from insignificant to minor in scale, and would be beneficial in nature; effects would be significant. The effects of the H1 Development on TCAs 3: Rockingham and 4: New Kent Road Corridor would be insignificant.

Table 4.3: Townscape Assessment

TCA	Character Area	Sensitivity	Magnitude of change	Scale and nature of effect	Effect	Cumulative effect
1	Walworth	Very low to low	<p>There will be high levels of change to the NW part of the TCA, which includes the H1 Development, due to the proximity and scale of the H1 Development, and the relatively low scale of much of the built form within the TCA outside the Site. The H1 Development will make an immediately noticeable change to the townscape character of the Site, which is a prominent site in the NW part of the TCA. The magnitude of change to townscape character and quality within this TCA is therefore considered to be high at its upper end close to the Site. As demonstrated by Views 14 and 15, from TCA relatively close to the Site, the magnitude of change will range from low to high varying with the alignment and openness of the townscape and the scale of any intervening development. Moving further from the Site, from the more distant parts of the TCA, changes to the townscape character and quality will generally be low or negligible.</p> <p><b>Magnitude of change: Negligible to high</b></p>	<p>As the sensitivity of the TCA is <b>Very low to low</b>, the scale of effect will therefore range from <b>Insignificant</b> in more distant parts of the TCA to <b>Moderate</b> close to the NW corner of the TCA, where the impact will be greatest.</p> <p>The redevelopment of this prominent site, which forms part of the wider ongoing Approved Development, would contribute to enhanced permeability and connectivity through the NW part of the TCA; well-defined well-activated building frontages to the edges of the H1 Development where it interfaces with the existing townscape of Walworth Road and the landscape of Castle Square and The Park; and fine grained architectural richness and distinctiveness of the architecture that will create a strong sense of place. The high urban design and architectural quality of the H1 Development would enhance the existing predominantly low townscape quality of the area. The nature of the effect would therefore be <b>Beneficial</b>.</p> <p>Cumulative: Mid-rise Cumulative Schemes on the Manor Place Depot, Chatelain House and the Kennington and Walworth Delivery Centre to the W of the TCA would make a slight change to the W setting of the TCA in the context of the established mid-rise townscape between the rail line and the N end of Walworth Road, and would not alter the character of the W setting of the TCA. The Elephant and Castle Shopping Centre redevelopment would further consolidate the taller setting to the N of the TCA at Elephant and Castle junction but would not alter its character. The Cumulative Schemes would not alter the scale of the effect on the TCA.</p>	<p>Scale: Insignificant to moderate Nature: Beneficial</p>	<p>Scale: Insignificant to moderate Nature: Beneficial</p>
2	Elephant and Castle Town Centre	Very Low	<p>There will be high levels of visibility of the H1 Development in south-easterly views within the SE part of the TCA and therefore a high magnitude of change to the close setting of the TCA to the SE of the railway viaduct. The H1 Development would be seen in the approaches along St George's Road and Brook Drive beyond existing closer tall buildings with visibility increasing with proximity to the junction, and in views from and across the southern end of the junction. In views from the western edges of the TCA the visual change to the setting of the TCA will be reduced by distance and the intervening townscape. The magnitude of change to the setting of the TCA will therefore range from low to high across the TCA.</p> <p><b>Magnitude of change: Low to high</b></p>	<p>As the sensitivity of this TCA is <b>Very Low</b> and the change is to the setting of the TCA only, the effect will range from <b>Insignificant to Moderate</b>.</p> <p>The visibility of high-quality tall buildings in the close setting of the TCA would complement the existing tall modern townscape character of the TCA. The composition of buildings would add variety and interest to the skyline seen from the TCA. The H1 Development would mark the approaches into the TCA along Walworth Road, Castle Square and The Park, the new public open space at the heart of the Approved Development, contributing positively to townscape legibility and hierarchy. To the east of the viaduct the H1 Development would enhance the immediate setting of the TCA by providing a new well-defined active street frontage to the eastern side of Elephant Road. The nature of the effect would therefore be <b>Beneficial</b>.</p> <p>Cumulative: The Cumulative Scheme for the redevelopment of the Elephant and Castle Shopping Centre would further consolidate the tall modern character and definition of the Elephant and Castle junction within the TCA itself but would not alter its character. The Cumulative Schemes would increase the minimum scale of the effect on the TCA.</p>	<p>Scale: Insignificant to moderate Nature: Beneficial</p>	<p>Scale: Moderate Nature: Beneficial</p>
3	Rockingham	Low	<p>As View 5 from Newington Gardens demonstrates, the visible change to the setting of the TCA would be low. Even where views align, the H1 Development would be obscured or seen in relation to existing tall buildings at Elephant and Castle including those on the N edge of the Approved Development. The magnitude of change to the setting of the TCA will range from negligible to low.</p> <p><b>Magnitude of change: Negligible to low</b></p>	<p>As the sensitivity is <b>Low</b> the scale of the effect would be <b>Insignificant</b>.</p> <p>Cumulative: The Cumulative Scheme, 136-142 New Kent Road would be visible close to the S edge of the TCA and the Elephant and Castle Shopping Centre redevelopment would further consolidate the tall modern character of the Elephant and Castle junction to the SW of the TCA. The Cumulative Schemes would increase the maximum scale of the effect on the TCA.</p>	<p>Insignificant</p>	<p>Scale: Insignificant to moderate Nature: Beneficial</p>



Table 4.3: Townscape Assessment

TCA	Character Area	Sensitivity	Magnitude of change	Scale and nature of effect	Effect	Cumulative effect
4	New Kent Road Corridor	Very low	<p>As demonstrated by View 6, the H1 Development would be visible from the TCA well integrated within the existing tall building cluster at Elephant and Castle. From the E end of the TCA it would not be visible but seen from the W end of the TCA it would have a low magnitude of change to the S setting of the TCA helping to strengthen the concluding focus to New Kent Road where it terminates at Elephant and Castle.</p> <p><b>Magnitude of change: Negligible to low</b></p>	<p>As the sensitivity of the TCA is <b>Very Low</b>, the scale of the effect would be <b>Insignificant</b>.</p> <p>Cumulative: The Cumulative Scheme 136-142 New Kent Road would be visible close to the S edge of the TCA and the Elephant and Castle Shopping Centre redevelopment would further consolidate the tall modern character of the Elephant and Castle junction to the SW of the TCA. The Cumulative Schemes would increase the scale of the effect on the TCA.</p>	Insignificant	<p>Scale: Moderate</p> <p>Nature: Beneficial</p>
5	Larcom	Low to medium	<p>As a result of the tight urban grain and scale of the TCA, there would only be potential fleeting glimpses of the H1 Development where longer views are available. Where visible the H1 Development would be seen in relation to closer completed buildings in the Approved Development and the change to the character and composition of the townscape setting of the TCA would be negligible.</p> <p><b>Magnitude of change: Negligible</b></p>	<p>As the sensitivity is <b>Low to medium</b> the effect would be <b>Insignificant</b>.</p> <p>Cumulative: Mid-rise Cumulative Schemes at the Manor Place Depot, Chatelain House and the Kennington and Walworth Delivery Centre would make a slight change to the close W setting of the TCA but in the context of the established mid-rise townscape between the rail line and the N end of Walworth Road, and would not alter the character of the SW setting of the TCA. The Elephant and Castle Shopping Centre redevelopment would further consolidate the taller setting to the N of the CA at the Elephant and Castle junction but would not alter its character. The Cumulative Schemes would not increase the scale of the effect on the TCA.</p>	Insignificant	Insignificant
6	Walworth Road Corridor	Low	<p>As demonstrated by Views 7 and 16, the H1 Development would make a change to the close N setting of the TCA with a very localised high magnitude of change as shown in View 16 that would quickly reduce to low where the H1 Development is obscured and seen in relation to the completed Plots H2 and H3 of the Approved Development. From the S end of the TCA the change would be negligible.</p> <p><b>Magnitude of change: Negligible to high</b></p>	<p>As the sensitivity is <b>Low</b> the scale of the effect would be <b>Insignificant to moderate</b>.</p> <p>The quality of the setting of the TCA would be enhanced by the continuation a well-defined active new street frontage at the northern end of Walworth Road. As the rendered View 16 demonstrates, the H1 Development would be a distinctive contrasting piece of architecture that would mark Castle Square and the gateway into Elephant and Castle town centre seen from the south with a landmark building and a <b>Beneficial</b> effect.</p> <p>Cumulative: Mid-rise Cumulative Schemes on the Manor Place Depot, Chatelain House and the Kennington and Walworth Delivery Centre would contribute to the character and quality of the TCA in the context of the established mid-rise townscape between the rail line and the N end of Walworth Road, and would not alter the character of the TCA. The Elephant and Castle Shopping Centre redevelopment would further consolidate the taller setting to the N of the TCA at the Elephant and Castle junction but would not alter its character. The Cumulative Schemes would not increase the scale of the effect on the TCA.</p>	<p>Scale: Insignificant to moderate</p> <p>Nature: Beneficial</p>	<p>Scale: Insignificant to moderate</p> <p>Nature: Beneficial</p>

Table 4.3: Townscape Assessment

TCA	Character Area	Sensitivity	Magnitude of change	Scale and nature of effect	Effect	Cumulative effect
8	Pullens	Low to medium	<p>From the majority of the TCA the H1 Development would not be visible and the change to the setting of the TCA would be negligible. As demonstrated by View 9, the H1 Development would be visible where longer aligned views from the TCA are available. Where visible it would be seen in relation to Strata Tower and the completed buildings in the Approved Development, in particular Plot H2, consolidating the taller backdrop to the TCA and would not alter the character and quality of the setting of the TCA.</p> <p><b>Magnitude of change: Negligible to medium</b></p>	<p>As the sensitivity is <b>Low to medium</b> the scale of the effect would be <b>Insignificant to moderate</b>.</p> <p>Where visible from a limited number of locations the visibility of an additional high quality tall building would consolidate the northerly backdrop of the TCA. As the rendered View 9 demonstrates, the H1 Development would be a distinctive high quality piece of architecture that would mark Castle Square and the gateway into Elephant and Castle town centre seen from the south with a landmark building and a <b>Beneficial</b> effect.</p> <p>Cumulative: Mid-rise Cumulative Schemes at the Manor Place Depot, Chatelain House and the Kennington and Walworth Delivery Centre would make a slight change to the close SE setting of the CA but in the context of the established mid-rise townscape between the rail line and the N end of Walworth Road, and would not alter the character of the SE setting of the TCA. The Elephant and Castle Shopping Centre redevelopment would further consolidate the taller setting to the N of the TCA at the Elephant and Castle junction but would not alter its character. The Cumulative Schemes would not increase the scale of the effect on the TCA.</p>	<p>Scale: Insignificant to moderate Nature: Beneficial</p>	<p>Scale: Insignificant to moderate Nature: Beneficial</p>
9	Newington Butts	Low	<p>Due to the scale of the townscape and the alignment of streets in relation to the H1 Development the visible change to the setting of the TCA would be negligible to low. Intervening townscape including the closer tall buildings in the Elephant and Castle Town Centre TCA: 360 development, Strata Tower and One the Elephant would limit the visibility of the H1 Development.</p> <p><b>Magnitude of change: Negligible to low</b></p>	<p>As the sensitivity is <b>Low</b> the scale of the effect would be <b>Insignificant</b>.</p> <p>Cumulative: Mid-rise Cumulative Schemes at the Manor Place Depot, Chatelain House and the Kennington and Walworth Delivery Centre would make a slight change to the edge of the TCA and its close E setting in the context of the established mid-rise townscape between the rail line and the N end of Walworth Road, and would not alter the character of the SE setting of the TCA. The Cumulative Schemes would not increase the scale of the effect on the TCA.</p>	<p>Scale: Insignificant to minor Nature: Beneficial</p>	<p>Scale: Insignificant to minor Nature: Beneficial</p>
10	Kennington	Low to medium	<p>As demonstrated by Views 10, 11 and A10, due to the scale of the townscape and the alignment of streets in relation to the H1 Development the visible change to the setting of the TCA would be negligible to low. Intervening townscape including the closer tall buildings in the Elephant and Castle Town Centre TCA: 360 development, Strata Tower and One the Elephant would limit the visibility of the H1 Development.</p> <p><b>Magnitude of change: Negligible to low</b></p>	<p>As the sensitivity is <b>Low to medium</b> the scale of the effect would be <b>Insignificant to minor</b>.</p> <p>Where seen the visibility of additional high-quality tall buildings would consolidate the E backdrop of the TCA and enhance the richness of the skyline with a <b>Beneficial</b> effect but would not noticeably change the existing character of the E setting of the TCA.</p> <p>Cumulative: The Cumulative Scheme for the redevelopment of the Elephant and Castle Shopping Centre closer to the TCA would further consolidate the taller setting to the N of the TCA at Elephant and Castle junction. It would not alter its character but would increase the maximum scale of the effect on the TCA.</p>	<p>Scale: Insignificant to minor Nature: Beneficial</p>	<p>Scale: Insignificant to major Nature: Beneficial</p>



**VISUAL ASSESSMENT**

4.15 Table 4.4 sets out 17 views selected following extensive views testing during the design development phase. Views 1 to 12 were assessed as part of the Visual Assessment for the OPP application and those same views have been re-assessed for the proposed H1 Development; Views 13 to 17 have been added following testing of the H1 Development. All viewing positions were selected and agreed in February 2021 following consultation with LBS officers. Correspondence confirming this is included in ES Volume 3, Appendix 2.3.

4.16 Accurate wireline (outline) and rendered (detailed) representations of the H1 Development have been inserted into the existing view photography to enable an assessment of the likely effects. Accurate wirelines of relevant cumulative schemes have also been inserted in the views to enable assessment of likely cumulative effects. The split of render and wireline views is based on the proximity and sensitivity of the views and was also agreed with officers in February 2021.

4.17 Table 4.5 sets out 12 additional views tested during the design development phase. They have not been included in the main assessment due to the non-significant visual effect of the H1 Development in the views or assessment of other view points nearby. These 12 views are included in Appendix B of the volume to aid understanding of the extent of the visibility and defined study areas for the H1 Development and to inform the built heritage and townscape assessments. For the LVMF views in Appendix B, the H1 Development is modelled in wireline in verified photography. In the non-designated views in Appendix B, the H1 Development is shown in accurate 3-d computer model views with an accompanying 2020 baseline photograph.

Table 4.4: Table of Assessed Views

View	Viewing position	Wireline/ Render
1	Serpentine Bridge, Hyde Park (LVMF Townscape View 23A.1)	W
2	Serpentine Bridge Kinetic Sequence position 2	W
3	Serpentine Bridge Kinetic Sequence position 3	W
4	Serpentine Bridge Kinetic Sequence position 4 (Winter)	R
5	Newington Gardens	W
6	New Kent Road	W
7	Walworth Road at the Junction with Manor Place	R
8	Pasley Park (Surrey Gardens)	W
9	Penton Place	R
10	Brook Drive	W
11	St George's Road	W
12	St George's Circus	R
13	London Road	W
14	Elephant Road	R
15	Heygate St, junction with Rodney Place	R
16	Walworth Road, junction with Steadman Street	R
16N	Walworth Road, junction with Steadman Street (dusk)	R
17	St Mary's Churchyard	R

Table 4.5: Table of Tested and Appended Views (Refer to Appendix B)

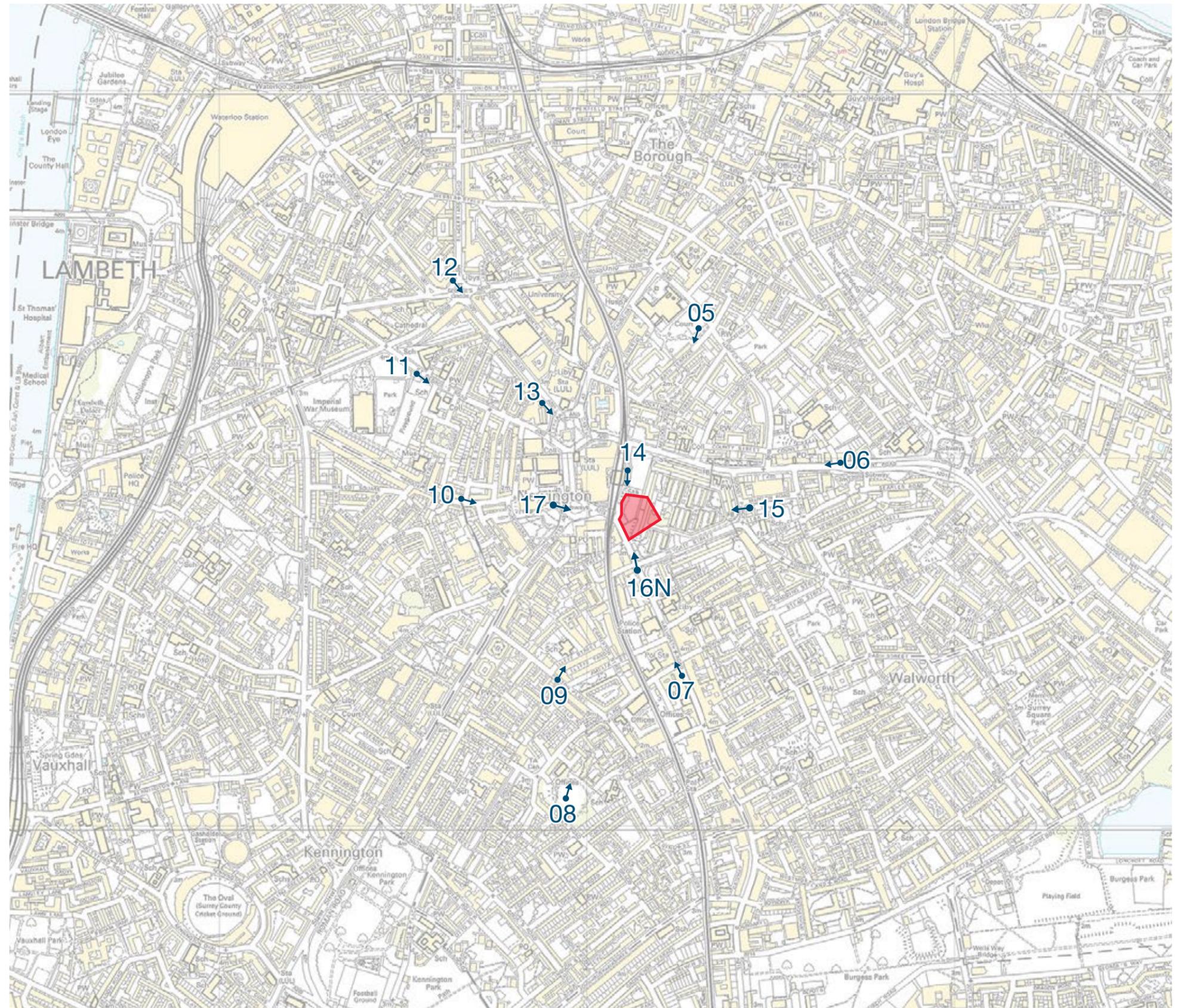
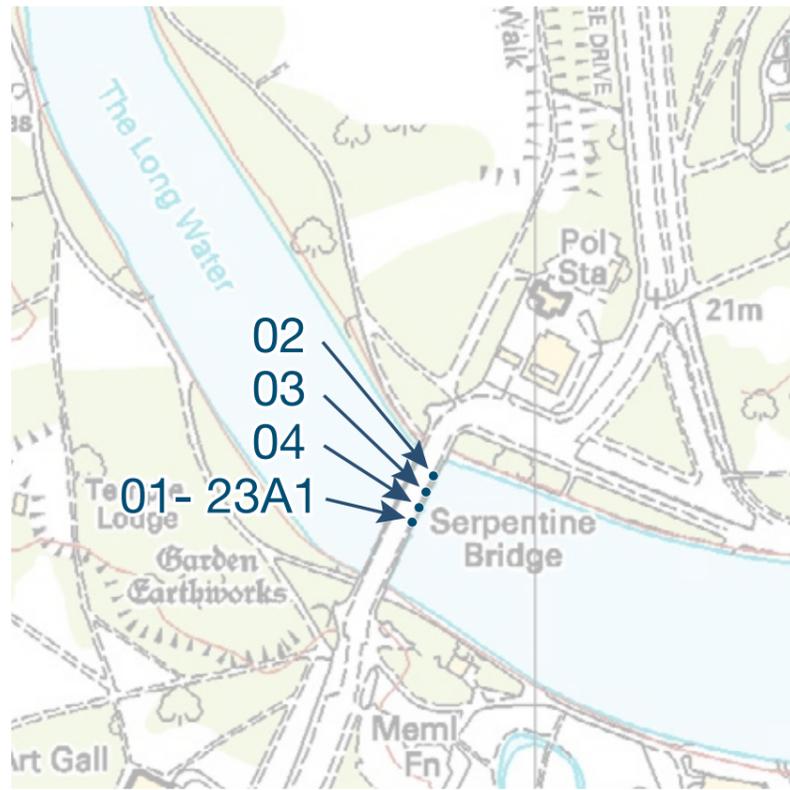
View	Viewing position
A1	Alexandra Palace (LVMF London Panorama 1A.2)
A2	Kenwood (LVMF London Panorama 3A.1)
A3	Parliament Hill (LVMF London Panorama 2A.2)
A4	Primrose Hill (LVMF London Panorama 4A.2)
A5	Waterloo Bridge (LVMF River Prospect LVMF15b.1)
A6	Borough High Street, junction with Newcommen Street
A7	Trinity Church Square
A8	Camberwell Road South (LBS designated view)
A9	Walworth Road at the junction with Browning Street
A10	Walcot Square
A11	Westminster Bridge Road
A12	Waterloo Road



Table 4.6: View Photography data

View	Location	Page	Style	Render/ Wireline	Verified	Ref	OS-E	OS-N	Height (AOD)	Heading	Lens	Field of View	Film	Date	Time
1	Serpentine Bridge, Hyde Park (LVMF Townscape View 23A.1)	56	AVR-1	Wireline	Y	D18147	526926.96	180167.28	22.00m	103.89°	50mm	40°	Digital	19/2/2019	12:17
2	Serpentine Bridge, Kinetic Sequence position 2	58	AVR-1	Wireline	Y	D16304	526935.6	180185.67	21.93m	103.89°	70mm	29°	Digital	30/1/2018	14:12
3	Serpentine Bridge, Kinetic Sequence position 3	60	AVR-1	Wireline	Y	D16305	526932.8	180179.61	21.92m	104.26°	70mm	29°	Digital	30/1/2018	14:28
4	Serpentine Bridge, Kinetic Sequence position 4 (Winter)	62	AVR-3	Render	Y	D16306	526929.8	180173.56	21.91m	103.84°	70mm	29°	Digital	30/1/2018	14:55
5	Newington Gardens	64	AVR-1	Wireline	Y	D20234	532324.35	179353.68	5.01m	204.46°	24mm	74°	Digital	14/11/2019	15:33
6	New Kent Road	66	AVR-1	Wireline	Y	D22582	532695.74	178989.41	3.97m	252.83°	24mm	74°	Digital	20/12/2020	09:26
7	Walworth Road at the junction with Manor Place	68	AVR-3	Render	Y	D19423	532251.93	178435.44	5.52m	345.11	24mm	74°	Digital	22/8/2019	11:00
8	Pasley Park (Surrey Gardens)	70	AVR-1	Wireline	Y	D22606	531958.16	178046.76	4.92m	3.01°	24mm	74°	Digital	4/1/2021	10:32
9	Penton Place	72	AVR-3	Render	Y	D22583	531900.52	178410.58	4.70m	28.59°	24mm	74°	Digital	20/12/2020	15:22
10	Brook Drive	74	AVR-1	Wireline	Y	D19425	531661.99	178881.27	4.16m	93.78°	24mm	74°	Digital	22/8/2019	11:48
11	St George's Road	76	AVR-1	Wireline	Y	D20536	531523.53	179242.04	5.46m	123.58°	24mm	74°	Digital	19/1/2020	14:58
12	St George's Circus	78	AVR-3	Render	Y	D20538	531639.01	179465.94	6.09m	141.91°	24mm	74°	Digital	19/1/2020	13:47
13	London Road	80	AVR-1	Wireline	Y	D20539	531876.02	179164.95	5.05m	138.23°	24mm	74°	Digital	19/1/2020	12:29
14	Elephant Road	82	AVR-3	Render	Y	D22584	532109.85	178985.73	4.71m	176.89	24mm	74°	Digital	20/12/2020	10:16
15	Heygate St, junction with Rodney Place	86	AVR-3	Render	Y	D22589	532427.98	178865.06	4.20m	258.93°	24mm	74°	Digital	20/12/2020	09:40
16	Walworth Road, junction with Steadman Street	88	AVR-3	Render	Y	D20540	532130.87	178704.96	4.80m	1.33°	24mm	74°	Digital	19/1/2020	11:29
16N	Walworth Road, junction with Steadman Street (dusk)	90	AVR-3	Render	Y	D22795	532130.87	178704.96	4.80m	1.00°	24mm	74°	Digital	17/1/2021	16:48
17	St Mary's Churchyard	92	AVR-3	Render	Y	D22588	531938.94	178878.30	4.60m	99.14°	24mm	74°	Digital	20/12/2020	15:10

Figure 4.1: Map of Viewing Positions





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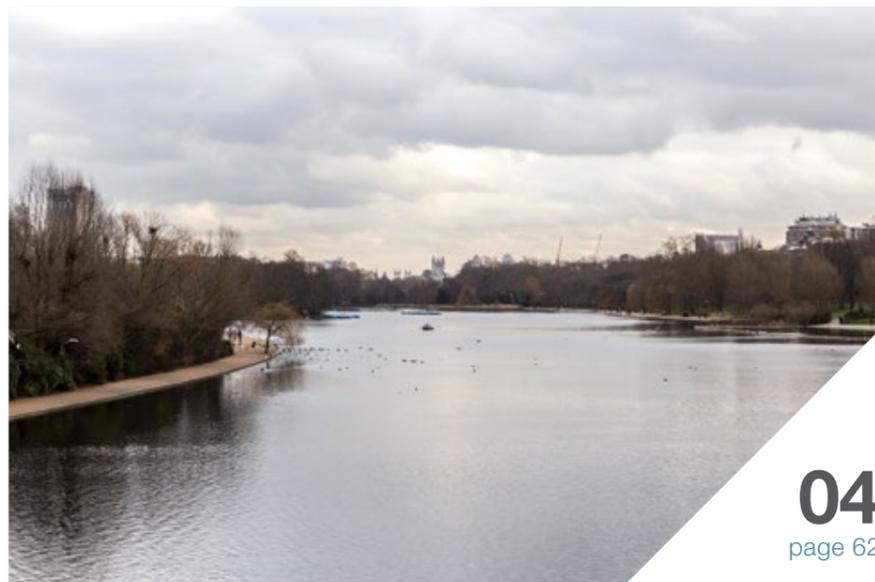


**03**  
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*Serpentine Bridge, Hyde Park (LVMF Townscape View 23A.1)*

*Serpentine Bridge, Kinetic Sequence position 2*

*Serpentine Bridge, Kinetic Sequence position 3*



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**05**  
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*Newington Gardens*



**06**  
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*New Kent Road*



**07**  
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*Walworth Road at the Junction with Manor Place*



**08**  
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*Pasley Park (Surrey Gardens)*



**09**  
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*Penton Place*



**10**  
page 74

*Brook Drive*



**11**  
page 76

*St George's Road*



**12**  
page 78

*St George's Circus*



**13**  
page 80

*London Road*



**14**  
page 82

*Elephant Road*



**15**  
page 86

*Heygate St, junction with Rodney Place*



**16**  
page 88

*Walworth Road, junction with Steadman Street*



**16N**  
page 90

*Walworth Road, junction with Steadman Street (dusk)*



**17**  
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*St Mary's Churchyard*





# 01

## LVMF Townscape View Serpentine Bridge, Hyde Park to Westminster (Assessment Point 23A.1)



Camera Location

View Location

Future Baseline

Proposed View

The view was assessed as View 5 for the Approved Development.

### Future Baseline

The view is one of four Townscape Views designated as part of the LVMF SPG (Ref 1-2). Hyde Park is included on the English Heritage Register of Parks and Gardens of Special Historic Interest at Grade I. The Assessment Point is located on the eastern footway at the centre of the Serpentine Bridge looking eastward towards the far end of the lake and the townscape of the Palace of Westminster beyond, which is set within a Protected Vista. Much of the Elephant and Castle Opportunity Area lies within the background Wider Setting Consultation Area of the Protected Vista. The LVMF SPG states that “New buildings in the background of the view must be subordinate to the World Heritage Site” and “Buildings that exceed the threshold plane of the Wider Setting Consultation Area in the background should preserve or enhance the viewer’s ability to recognise and appreciate the Palace of Westminster” (para. 381). The dense foliage around the lake in summer provides a visual buffer between the park and the urban environment beyond but some buildings, including the Hilton Park Lane Hotel on the left and The Park Tower, Knightsbridge and Portland House, Victoria on the right, rise above the tree line in the middle ground. The very tops of tall buildings at Elephant and Castle: Two Fifty One to the left, and Strata Tower and the 360 development to the right, are visible through and above the winter tree line well away from the framed view of the Palace of Westminster; One The Elephant is obscured by winter trees, lower to the left of Strata Tower. Elephant

One is just visible through the winter treeline between the towers of Westminster Abbey and the Ministry of Justice.

*Value attached to the view:* A designated LVMF SPG view of generally high value; the part of the view within a Protected Vista is **very high**. The Site is in the background Wider Setting Consultation Area of the Protected Vista.

*Visual receptors affected:* Low numbers of visitors to the scenic viewpoint focusing their full attention on the view and moderate numbers of visitors and local residents engaged in outdoor recreation, whose attention would not be solely focused on the view.

*Susceptibility to change of visual receptors:* This view contributes fundamentally for those visiting the scenic viewpoint to experience the view and is a point of orientation within the park more widely. Susceptibility to change overall is therefore judged to be **high**.

Sensitivity: **high to very high**

### Proposed

While the H1 Development would rise above the Threshold Plane of the background Wider Setting Consultation Area of the LVMF Protected Vista from Assessment Point 23A.1, it would be entirely concealed by intervening buildings and foreground trees on the perimeter of Hyde Park in winter and summer. The H1 Development would not be visible in relation to the Westminster WHS from this designated viewing position.

Magnitude of change: **none**

**Effect: no effect**

### Cumulative

There would be no cumulative effects on the view. The effect would remain as for the H1 Development in isolation.

**Cumulative effect: no effect**

50mm - 20°

0°

50mm - 20°



Cumulative view



# 02

## Serpentine Bridge Kinetic Position 2



Camera Location



View Location



Future Baseline



Proposed View

The view was assessed as View 5.2 for the Approved Development.

### Future Baseline

Moving southwards along the bridge from its northern end towards the LVMF Assessment Point at the centre of the bridge, the Palace of Westminster emerges from the trees on the eastern edge of Hyde Park that frame the view from the centre of the bridge and becomes visible with Strata Tower and One the Elephant visible close to its right. The top of the Grade I listed 55 Broadway is just visible at a lower level in front of them. From this viewing position, the viewer's eastern focus is split between the Victoria Tower and the more distant cluster of tall buildings at Elephant and Castle to its right. From this position the silhouette of the gilded statue of Winged Victory on top of the Grade I listed Queen Victoria Memorial at the western end of the Mall is visible against open sky, to the right of the Victoria Tower; this is not one of the most significant views of the monument, which does not have a designed relationship to the Palace of Westminster. Closer tall modern buildings to the south of the park are visible above the tree line further to the right.

*Value attached to the view:* a non-designated view of the Westminster WHS from within the Grade I listed landscape: **medium**

*Visual receptors affected:* low numbers of visitors to the scenic viewpoint focusing their full attention on the view and moderate numbers of visitors and local residents engaged in outdoor recreation, whose attention would not be solely focused on the view.

*Susceptibility to change of visual receptors:* although the park is often used for outdoor recreation that does not depend on appreciation of views, the unfolding view of the Palace of Westminster from the length of the bridge contributes to visual amenity and the bridge is a point of orientation within the park. Susceptibility to change overall is therefore judged to be **high**.

Sensitivity: **medium to high**

### Proposed

The very top of the H1 Development would be glimpsed through the top of the tree line to the right of the Victoria Tower in winter and summer seen at a distance of more than 5km. The H1 Development would be significantly lower than 55 Broadway to its right, well integrated with the layering of various non-landmark elements of the backdrop of the view between the Victoria Tower and One The Elephant. The H1 Development would slightly increase the height of the backdrop to the top of the Queen Victoria Memorial but would be barely noticeable in reality and would not affect the legibility of the memorial; the silhouette of Winged Victory, which tops the monument, would still be clearly seen against open sky.

The H1 Development would make no material change to an observer's ability to 'recognise and appreciate' the skyline of the Westminster WHS to its left. The change to the composition of the view would be barely discernible.

Magnitude of change: **negligible**

**Effect: insignificant**

### Cumulative

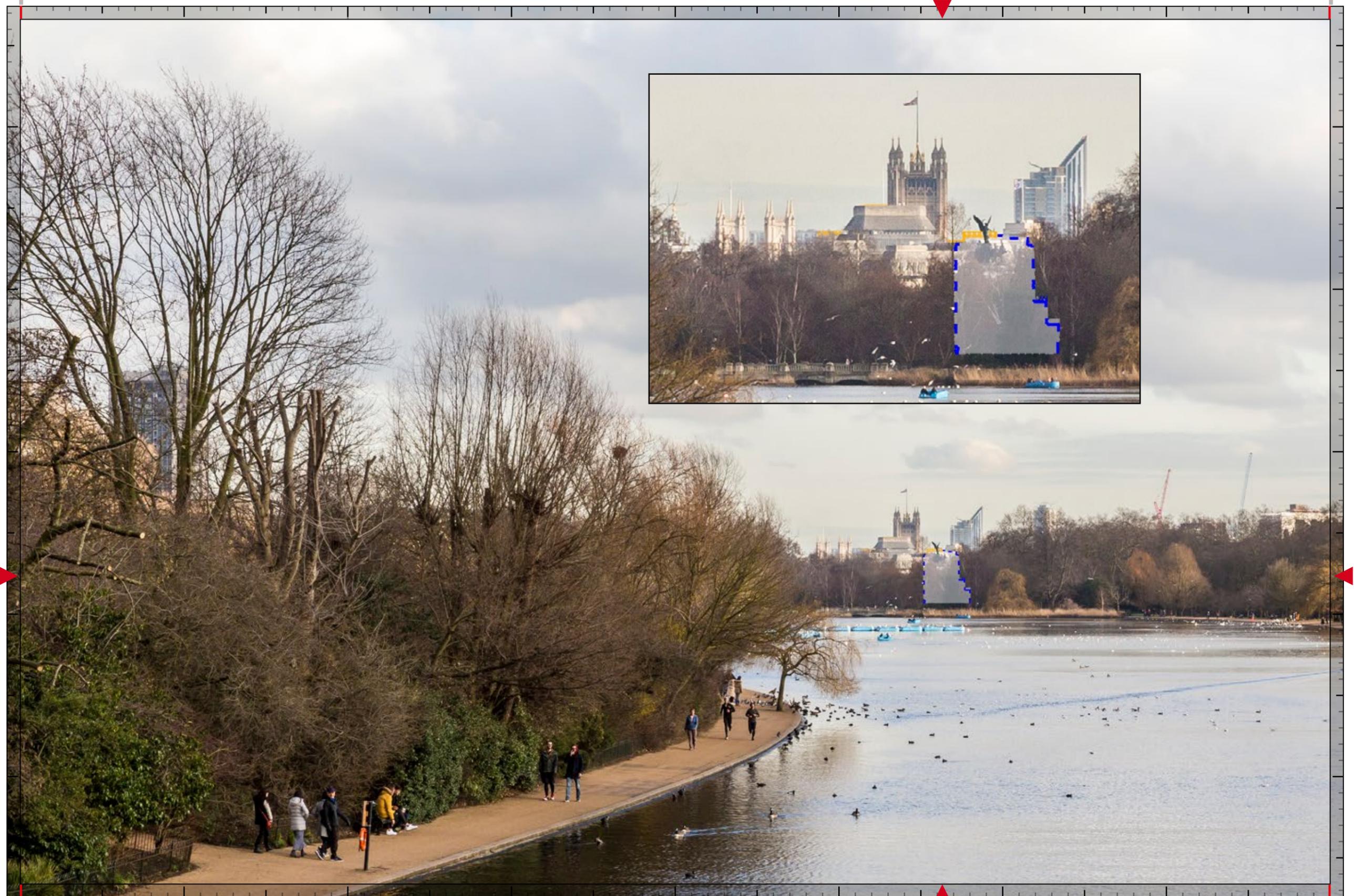
Parts of the Elephant and Castle Shopping Centre Cumulative Scheme would be visible to the left and right of the Ministry of Justice, obscuring the H1 Development and also making a barely discernible change to the composition of the view.

**Cumulative Effect: insignificant**

70mm - 17°

0°

70mm - 17°

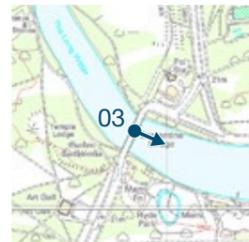


Cumulative view



# 03

## Serpentine Bridge Kinetic Position 3



Camera Location

View Location



Future Baseline



Proposed View

The view was assessed as View 5.3 for the Approved Development.

### Future Baseline

From the third kinetic viewing position, although not as complete a view of the WHS as is available from the centre of the bridge, the Palace of Westminster and Westminster Abbey are clearly visible and recognisable. The top of Strata Tower is at this point partly concealed by the middle ground foliage, and the chamfered form reflects the incline of the foliage framing the Palace of Westminster, but it remains clearly visible in the view clustered with the lower form of One The Elephant to its left. As in View 2, the viewer's eastern focus is split between the Victoria Tower and the tall buildings at Elephant and Castle. The Grade I listed Queen Victoria Memorial at the western end of the Mall is again visible against open sky, to the right of the Victoria Tower. The very tops of tall buildings at Elephant and Castle: Two Fifty One to the left, and the 360 development to the right, are visible through and above the winter tree peripheral to the framed view of the Palace of Westminster. Closer tall modern buildings to the south of the park are visible above the tree line further to the right.

*Value attached to the view:* a non-designated view of the Westminster WHS from within the Grade I listed landscape: **medium**

*Visual receptors affected:* low numbers of visitors to the scenic viewpoint focusing their full attention on the view and moderate numbers of visitors and local residents engaged in outdoor recreation, whose attention would not be solely focused on the view.

*Susceptibility to change of visual receptors:* although the park is often used for outdoor recreation that does not depend on appreciation of views, the unfolding view of the Palace of Westminster from the length of the bridge contributes to visual amenity and the bridge is a point of orientation within the park. Susceptibility to change overall is therefore judged to be **high**.

Sensitivity: **medium to high**

### Proposed

The very top of the H1 Development would be glimpsed to the right of the Victoria Tower in winter and summer, seen at a distance of more than 5km. The H1 Development would be significantly lower than the Ministry of Justice, well integrated with the layering of various non-landmark elements of the backdrop of the view between the Victoria Tower and One The Elephant; it would slightly increase the height of the backdrop to the Queen Victoria Memorial but the distinctive silhouette of its top would still be clearly seen against open sky.

The H1 Development would make no material change to an observer's ability to 'recognise and appreciate' the skyline of the WHS to its left. The change to the composition of the view would be barely discernible.

Magnitude of change: **negligible**

**Effect: insignificant**

### Cumulative

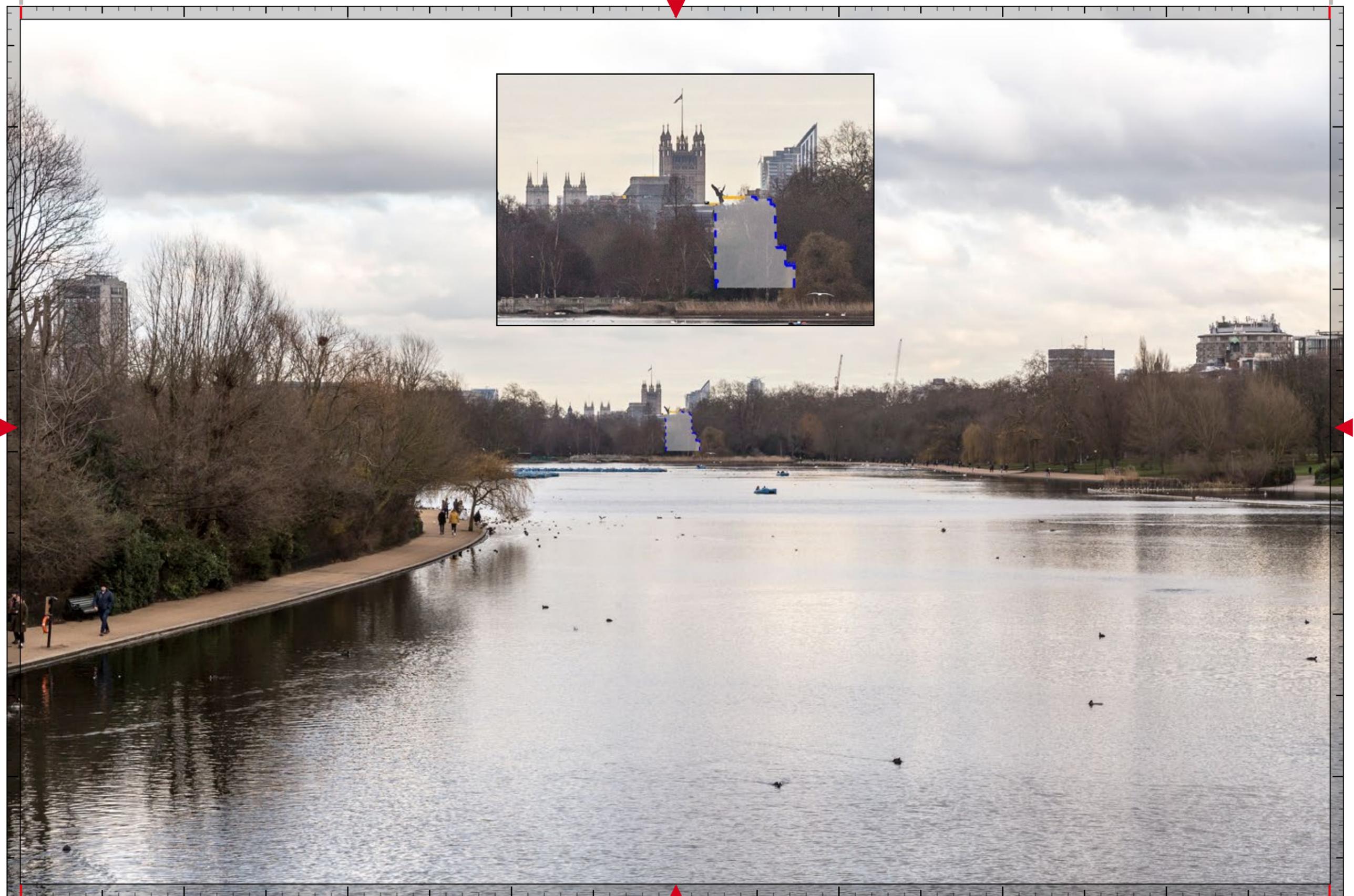
Parts of the Elephant and Castle Shopping Centre Cumulative Scheme would be visible to the left and right of the Ministry of Justice, obscuring the H1 Development and also making a barely discernible change to the composition of the view.

**Cumulative Effect: insignificant**

70mm - 17°

0°

70mm - 17°



Cumulative view



# 04

## Serpentine Bridge Kinetic Position 4



Camera Location

View Location



Future Baseline



Proposed View

The view was assessed as View 5.4 for the Approved Development.

### Future Baseline

The fourth kinetic viewing position is just to the north of the LVMF Assessment Point. From here the top of Strata Tower is screened by the middle ground trees and One The Elephant is just visible but not a noticeable feature of the view. In summer both buildings would be concealed by foliage. The viewer's eye is directed eastwards along the lake and the distinctive silhouette of the roofline of the Palace of Westminster is the main focus of the distant view. In winter the very top of Elephant One is just visible to the left of the Ministry of Justice but is again concealed by foliage in summer. The very tops of Two Fifty One to the left and the 360 development to the right are visible through and above the tree line well away from the framed view of the Palace of Westminster. Closer tall modern buildings to the south of the park are visible above the tree line further to the right.

*Value attached to the view:* a non-designated view of the Westminster WHS from within the Grade I listed landscape, but one which is very close to the LVMF Assessment Point at the centre of the bridge with a full view of the WHS: **high**

*Visual receptors affected:* low numbers of visitors to the scenic viewpoint focusing their full attention on the view and moderate numbers of visitors and local residents engaged in outdoor recreation, whose attention would not be solely focused on the view.

*Susceptibility to change of visual receptors:* although the park is often used for outdoor recreation that does not depend on appreciation of views, the unfolding view of the Palace of Westminster from the length of the bridge contributes to visual amenity and the bridge is a point of orientation within the park. Susceptibility to change overall is therefore judged to be **high**.

Sensitivity: **high**

### Proposed

The very top of the H1 Development would be glimpsed through the top of the tree line to the right of the Victoria Tower in winter. As the rendered view demonstrates, seen at a distance of more than 5km through the branches of foreground winter trees, the change to the view as a result of the H1 Development would be negligible. In summer the H1 Development would be concealed by the foreground foliage on the eastern edge of Hyde Park. The H1 Development would make no material change to an observer's ability to 'recognise and appreciate' the skyline of the WHS to its left. The change to the composition of the view would in reality not be discernible.

Magnitude of change: **none in summer to negligible in winter**

**Effect: no effect to insignificant**

### Cumulative

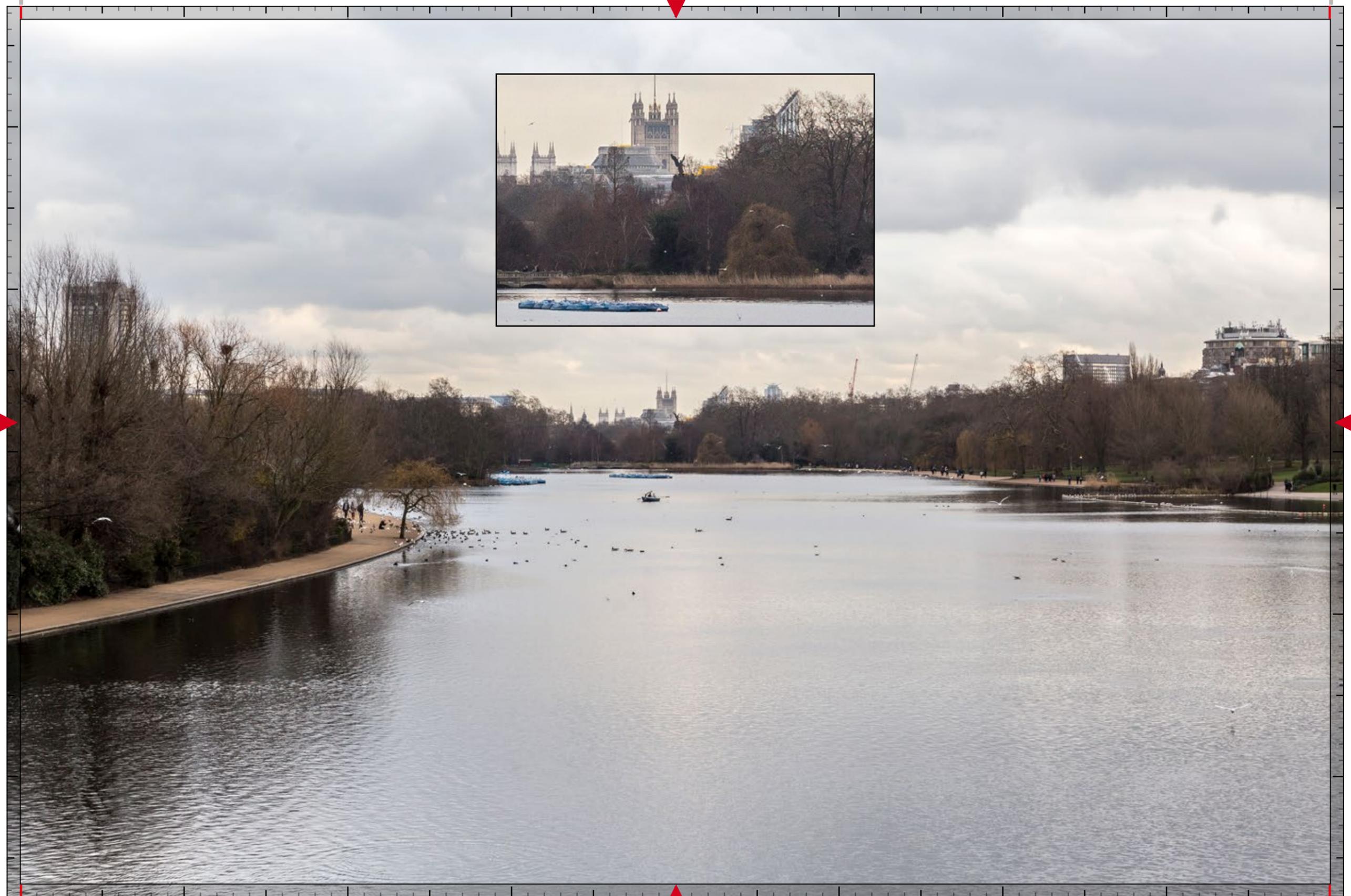
Parts of the Elephant and Castle Shopping Centre Cumulative Scheme would be visible to the left and right of the Ministry of Justice, obscuring the H1 Development but also without making a discernible change to the composition of the view.

**Cumulative Effect: insignificant**

70mm - 17°

0°

70mm - 17°



Cumulative view



# 05

## Newington Gardens



Camera Location



View Location



Future Baseline



Proposed View

The view was assessed as View 17 for the the Approved Development.

### Future Baseline

Newington Gardens is a Victorian open space created in the late 19th century on the site of the Surrey County Gaol, demolished in 1881. This view is taken from within the gardens close to the junction of Harper Road and Bath Terrace. The Grade II listed Inner London Sessions Court is out of view to the right and views from the north-eastern part of the gardens are obscured by a dense tree canopy. However, the tree cover is lighter from this viewing position in the north-east corner allowing views southwards towards the Site. This view looks across the foreground of the park towards the mid-rise blocks of the Rockingham Estate on the eastern side of Bath Terrace. Above it the growing cluster of taller buildings at Elephant and Castle is visible including the tops of the 18-storey residential block Albert Barnes House built in 1964, with the taller Elephant One, One The Elephant and Strata Tower, most prominent in the centre of the view. Plot H2 of the Approved Development is also just visible through the foreground tree to the left.

*Value attached to the view:* Although noted in LBS Elephant and Castle SPD and OAPF (Ref 1-11) this is not a valued view point of recognised importance but rather a representative view from Newington Gardens outside any conservation area and its value is **low**.

*Visual receptors affected:* Moderate numbers of park visitors engaged in outdoor exercise or recreation.

*Susceptibility to change of visual receptors:* Most park visitors will be more focused on their activity than on their surroundings and their susceptibility to change is judged to be **low**.

Sensitivity: **low**

### Proposed

The H1 Development would be largely concealed by the foreground post-war housing but its top would be visible to the left of Elephant One, at a lower scale. The magnitude of change to the composition of the wider scene, in the context of an established taller modern backdrop to the park, would be low. The H1 Development would contribute to the articulation and variety of the cluster that forms the focus of the view.

Magnitude of change: **low**

**Effect: insignificant**

### Cumulative

Part of the Elephant and Castle Shopping Centre Cumulative Scheme visible through winter trees to the right and left of Bath Terrace. The additional change would be slight and the scale of effect would not change from that assessed for the H1 Development considered in isolation.

**Cumulative Effect: insignificant**

24mm – 37°

35mm – 31.5°

50mm – 20°

0°

50mm – 20°

35mm – 31.5°

24mm – 37°

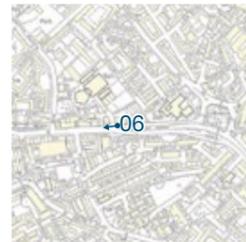


Cumulative view



# 06

## New Kent Road



Camera Location

View Location



Future Baseline



Proposed View

The view was assessed as View 18 for the Approved Development.

### Future Baseline

New Kent Road was laid out in 1751 as part of local road improvements that followed the building of Westminster and Blackfriars Bridges. This view looks westwards and is terminated by a growing cluster of tall buildings at Elephant and Castle. The Strata Tower is prominent as the focus to this view with completed tall buildings in the Approved Development to its left and right (Plot H2 and Plots H4 and H5 respectively). Closer to the viewing position consented development on Plot H11b of the Approved Development will be visible at a taller scale to the left of Strata Tower and Plot H2 and consented development on Plot H11a of the Approved Development will be visible to the right of and partly concealing Strata Tower. At the lower level mature London plane trees at the western end of New Kent Road partly screen the view of the Approved Development under construction. In the foreground on the left of the view forming part of the southern frontage to New Kent Road are Driscoll House and a section of the original Georgian terraced housing that once lined much of the street, 154-170 New Kent Road, which are both Grade II listed. On the right of the view, lining the northern side of New Kent Road, are poor quality buildings of varying age, scale and form, which do not form a coherent streetscape. The environment of New Kent Road is traffic dominated and generally of poor townscape quality.

*Value attached to the view:* Although noted in LBS Elephant and Castle SPD and OAPF (Ref 1-11) this is not a valued view point of recognised importance but rather a representative view from New Kent Road outside any conservation area; the existing visual and environmental impact of the traffic on street views is extremely high. Views from New Kent Road are more commonly experienced at speed from a vehicle. The value of the view is **very low**.

*Visual receptors affected:* High numbers of workers and travellers.

*Susceptibility to change of visual receptors:* Workers and travellers generally have a low susceptibility to change.

Sensitivity: **very low to low**

### Proposed

The H1 Development would be largely concealed by intervening tall and mid-rise development at the north-east edge of the Approved Development, but its stepping top would be partly visible in front of Strata Tower, at a lower scale. The

magnitude of change to the composition of the wider scene, in the context of an established taller modern backdrop to the view, would be low.

The H1 Development would contribute to the articulation and variety, and legibility, of the cluster of taller new development at the southern end of Elephant and Castle that forms the focus of the view.

Magnitude of change: **low**

**Effect: insignificant**

### Cumulative

Nos.136-142 Old Kent Road would conceal the H1 Development and Strata Tower in the view. The Cumulative Scheme would increase the change to the view and the scale of the effect would increase from that assessed for the H1 Development considered in isolation..

**Cumulative Effect: moderate in scale; beneficial in nature**

24mm – 37°

35mm – 31.5°

50mm – 20°

0°

50mm – 20°

35mm – 31.5°

24mm – 37°



Cumulative view



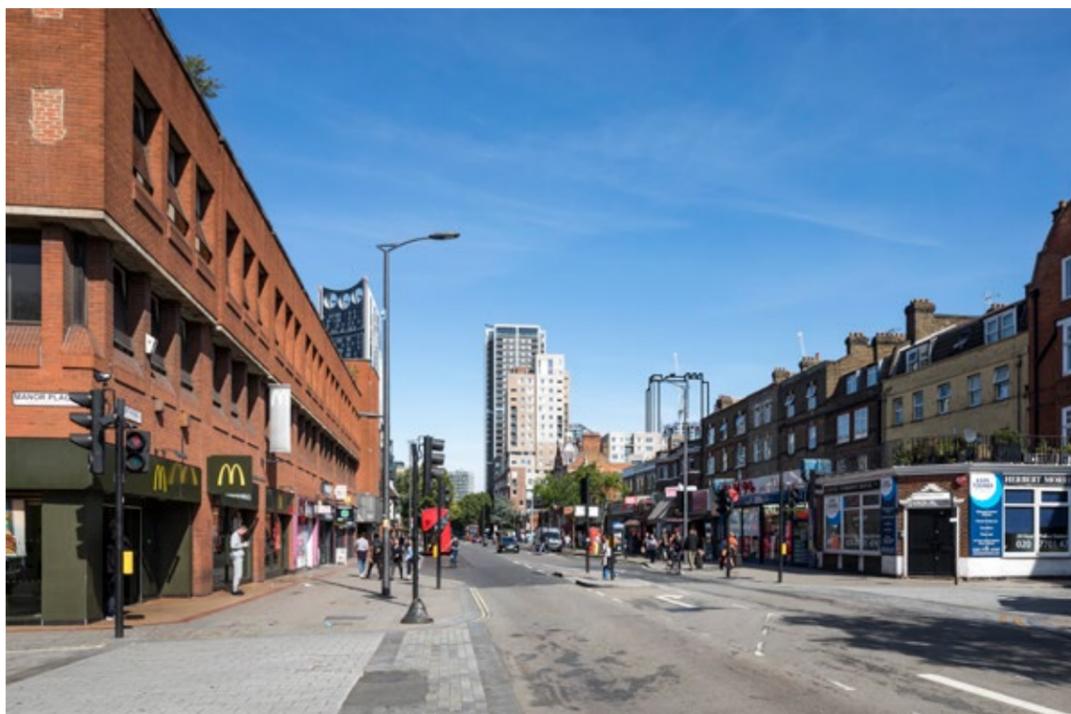
# 07

## Walworth Road, junction with Manor Place



Camera Location

View Location



Future Baseline



Proposed View

The view was assessed as View 27 for the Approved Development.

### Future Baseline

The modern townscape at the northern end of the street, within the Walworth Road Conservation Area, is varied; in this view the fine grained Victorian and Edwardian frontage to the street of two to four storeys is visible on the eastern side of the street, including the listed cluster of municipal buildings to the north of the viewing position between the Larcom Street and Wansey Street junctions. A larger footprint late 20th century brick building defines the street edge to the left. Taller buildings at Elephant and Castle are visible, including the top of the Strata Tower, just visible on the left and the completed Plots H2 and H3 of the Approved Development, which forms the majority of the frontage to Walworth Road, which is to the north of the conservation area. Consented Plot H7 of the Approved Development will be visible to the right of Plots H2 and H3.

*Value attached to the view:* this is a valued well composed and characterising view from a conservation area, noted in LBS Elephant and Castle SPD and OAPF; its value is therefore **medium**.

*Visual receptors affected:* High numbers of workers and travellers.

*Susceptibility to change of visual receptors:* Workers and travellers generally have a **low** susceptibility to change.

Sensitivity: **low to medium**

### Proposed

The H1 Development would be largely concealed by the completed Plot H2 on the western edge of the Approved Development, with a sliver of its Walworth Road frontage visible to the left of Plot H2 and a glimpse of its south-east corner to the right of Plot H3. The magnitude of change to the composition of the wider scene, in the context of an established taller modern backdrop to the conservation area, would be low. The H1 Development would contribute to the articulation and variety, and legibility, of the cluster of taller new development at the southern end of Elephant and Castle that forms the focus of the view, with a beneficial effect.

Magnitude of change: **low**

**Effect: minor in scale; beneficial in nature**

### Cumulative

To the left of the H1 Development part of the Elephant and Castle Shopping Centre Cumulative Scheme would be visible, more distant and with its lower levels screened by the street trees on Walworth Road. The Cumulative Scheme would consolidate and strengthen the visual gateway to Elephant and Castle from the south and the scale of the effect would increase from that assessed for the H1 Development considered in isolation.

**Cumulative Effect: moderate in scale; beneficial in nature**

24mm – 37°

35mm – 31.5°

50mm – 20°

0°

50mm – 20°

35mm – 31.5°

24mm – 37°



Cumulative view

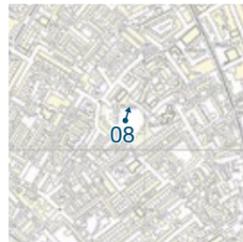


# 08

## Pasley Park (Surrey Gardens)



Camera Location



View Location



Future Baseline



Proposed View

The view was assessed as View 29 for the Approved Development.

### Future Baseline

Surrey Zoological Gardens opened in 1837 as the home for a menagerie of exotic animals which provided a setting for lavish outdoor ‘spectaculars’. The land was sold in 1877 and completely redeveloped for residential use. A smaller public park on the same site was created following post-war clearance. It was refurbished and reopened in the 1980’s as Pasley Park. This view looks across the level grassed lawn towards an intermittent perimeter of trees and low-rise post-war development on the edge of the park, with a number of well spaced tall modern buildings in its secondary backdrop. In the centre of the view the Strata Tower is the focus of the view, with the 360 development slightly taller to its left, with One the Elephant also to the left, screened by trees. To the right of Strata Tower is the more distant completed Plot H2 of the Approved Development and more distant still the distinctive form of the Shard. Consented Plots H7 and H11b of the Approved Development will be visible, though partly screened by trees, to the right of Plot H2.

*Value attached to the view:* Although noted in LBS Elephant and Castle SPD and OAPF (Ref 1-11) this is not a valued view point of recognised importance but rather a representative view from Pasley Park outside any conservation area and its value is therefore **low**.

*Visual receptors affected:* Moderate numbers of park visitors engaged in outdoor exercise or recreation.

*Susceptibility to change of visual receptors:* Most park visitors will be more focused on their activity than on their surroundings and their susceptibility to change is judged to be **low**.

Sensitivity: **low**

### Proposed

The top of the H1 Development would be visible on the secondary skyline to the left of Plot H2 of the Approved Development. The magnitude of change to the composition of the wider scene, in the context of an established taller modern backdrop to the park, would be low. As the rendered views demonstrate, the top of the H1 Development would be legible as a distinctive contrasting piece of architecture that would mark Castle Square and the closet point of the Approved Development to the Elephant and Castle town centre with a landmark building of non-residential use.

The H1 Development would contribute to the articulation and variety, and legibility, of the cluster of taller new development at the southern end of Elephant and Castle that forms the focus of the view, with a beneficial effect.

Magnitude of change: **low**

**Effect: insignificant**

### Cumulative

To the left of the H1 Development parts of the Elephant and Castle Shopping Centre Cumulative Scheme would be visible, consolidating the emerging tall building cluster marking Elephant and Castle from the south. The Cumulative Scheme would increase the scale of the effect from that assessed for the H1 Development considered in isolation.

**Cumulative Effect: minor in scale; beneficial in nature**