

POPE'S ROAD BRIXTON

LONDON

TOWNSCAPE, HERITAGE AND VISUAL IMPACT ASSESSMENT ADDENDUM



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01

Introduction

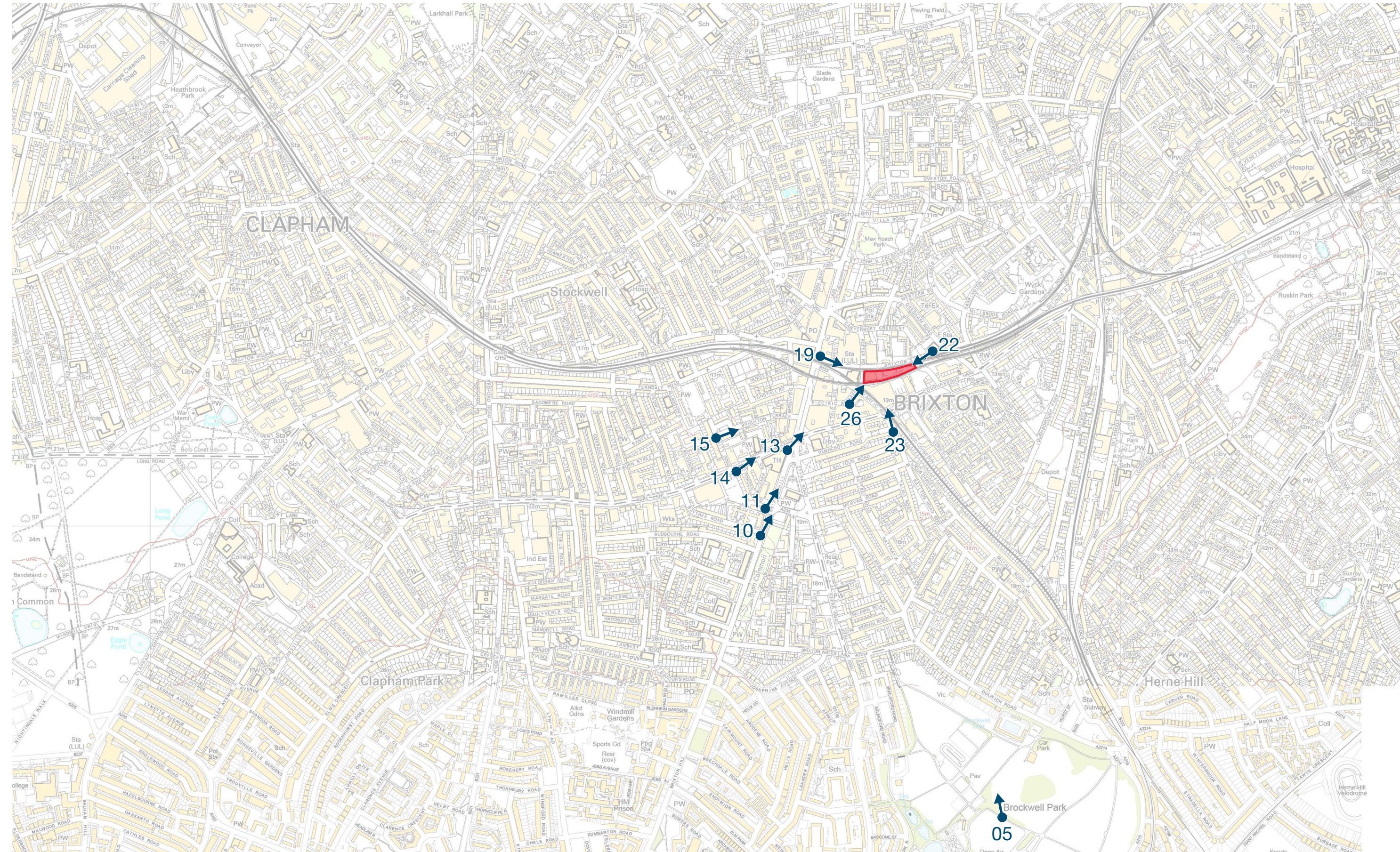
- 1.1 This report forms an Addendum to the Townscape, Heritage and Visual Impact Assessment (THVIA) submitted in support of the detailed planning application (ref. 20/01347/FUL) for Pope's Road, Brixton, (the 'Proposed Development') on behalf of AG Hondo Pope's Road BV (the 'Applicants') in June 2020 (NB. the June 2020 THVIA fully replaced the March 2020 THVIA).
- 1.2 The assessment in this report has been undertaken by the Tavernor Consultancy Ltd (Tavernor Consultancy) with reference to verified views prepared by Cityscape Digital (Cityscape), which are included in this report, and architectural drawings and the Design and Access Statement Addendum prepared by the architects, Adjaye Associates.
- 1.3 The Applicant, in consultation with the London Borough of Lambeth (LBL) is amending the planning application and the key changes relevant to this assessment are as follows:
- Adjustments to the bracing at ground level and addition of a feature seat at its central point;
 - The colour of the structural bracing has been lightened;
 - The outer frame at the top of the building has been reduced in breadth; and
 - Horizontal trays have been added to the upper level terraces.
- 1.4 These design amendments respond to comments made by LBL about the design of the top of the proposed tall building in local and wider views and about the pedestrian experience of the structural bracing at ground level. The changes are described in more detail in the Addendum to the Design and Access Statement prepared by Adjaye Associates.
- 1.5 In the light of the proposed amendments, all of the verified views in the June 2020 THVIA have been updated and are set out on the following pages. Through discussion with LBL, a dusk version of view 26 on Electric Avenue has been prepared (26A) and the photography of view 23 (Atlantic Road- Vining Street) has been updated, to aid the viewer's understanding of the Proposed Development in different lighting and weather conditions in key views.
- 1.6 Reference should be made to the assessment and conclusions set out in the June 2020 THVIA which remains fully valid and has not been duplicated in this document. The Tavernor Consultancy has reviewed the proposed design amendments and the updated verified views and has concluded that the proposed amendments improve the appearance of the Proposed Development in the views, however the overall effects on the views, townscape character and the significance of heritage assets found in June 2020 would remain the same. As in June 2020, all effects would be neutral or beneficial. No adverse impacts on townscape, heritage and views have been found.



Table of Views

View	Location	Page	Style	Render/Wireline	Verified	Ref	OS-E	OS-N	Height (AOD)	Heading	Lens	Field of View	Film	Date	Time
5	Brockwell Park	12	AVR-3	render	Y	D20869	531665.083	174078.686	36.723	38.32	35mm	74°	Digital	12/03/20	17:21
10	Brixton Hill - Baytree Road	14	AVR-1	render	Y	D18554	530888.854	174973.604	20.793	22.39	24mm	74°	Digital	22/03/19	14:51
11	Brixton Hill - St Matthew's Church	16	AVR-3	render	Y	D20254	530902.545	175032.526	19.857	21.46	24mm	74°	Digital	22/03/19	15:00
13	Brixton Hill - Lambeth Town Hall	18	AVR-3	render	Y	D19466	530975.176	175234.215	16.056	17.66	24mm	74°	Digital	13/09/19	11:59
13A	Brixton Hill - Lambeth Town Hall - dusk	20	AVR-3	render	Y	D20356	530975.176	175234.215	16.056	17.66	24mm	74°	Digital	30/11/19	16:20
14	Acre Lane south pavement	22	AVR-3	render	Y	D20354	530822.3324	175177.9532	19.8561	21.46	24mm	74°	Digital	02/12/19	12:37
15	Trinity Gardens - south	24	AVR-3	render	Y	D18589	530748.280	175275.706	19.522	21.12	24mm	74°	Digital	01/04/19	17:04
19	Brixton Road - Brixton Station Road - west	26	AVR-3	render	Y	D18587	531067.060	175513.742	11.544	13.14	24mm	74°	Digital	01/04/19	15:22
19A	Brixton Road - Brixton Station Road - west - dusk	28	AVR-3	render	Y	D20870	531067.060	175513.742	11.544	13.14	24mm	74°	Digital	12/03/19	18:32
22	Brixton Station Road East	30	AVR-3	render	Y	D18632	531403.582	175533.482	12.142	13.74	24mm	74°	Digital	03/04/19	10:45
23B	Atlantic Road - Vining Street	32	AVR-3	render	Y	D22173	531292.309	175295.271	15.39	336.59	24mm	74°	Digital	19/09/20	17:52
23N	Atlantic Road - Vining Street - dusk	34	AVR-3	render	Y	D20871	531292.309	175295.271	13.787	15.39	24mm	74°	Digital	12/03/19	18:19
26	Electric Avenue - west	36	AVR-1	render	Y	D20874	531152.595	175376.429	13.255	14.86	24mm	74°	Digital	15/03/20	12:49

Views map





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Brockwell Park



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Brixton Hill - Baytree Road



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Brixton Hill - St Matthew's Church



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Trinity Gardens - south



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Brixton Road - Brixton Station Road - west



19A
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Brixton Road - Brixton Station Road - west - dusk



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Brixton Hill - Lambeth Town Hall



13A
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Brixton Hill - Lambeth Town Hall - dusk



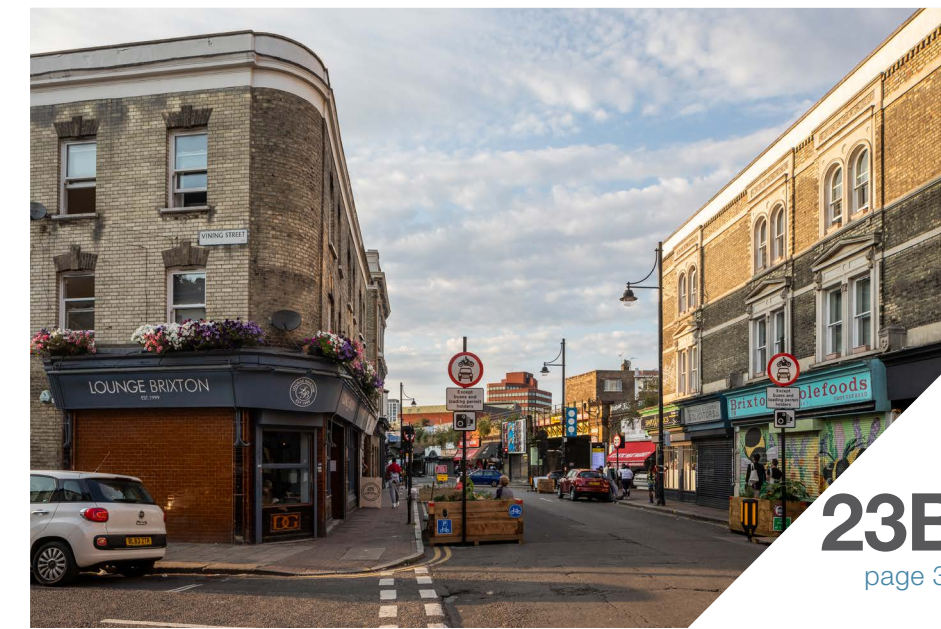
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Acre Lane south pavement



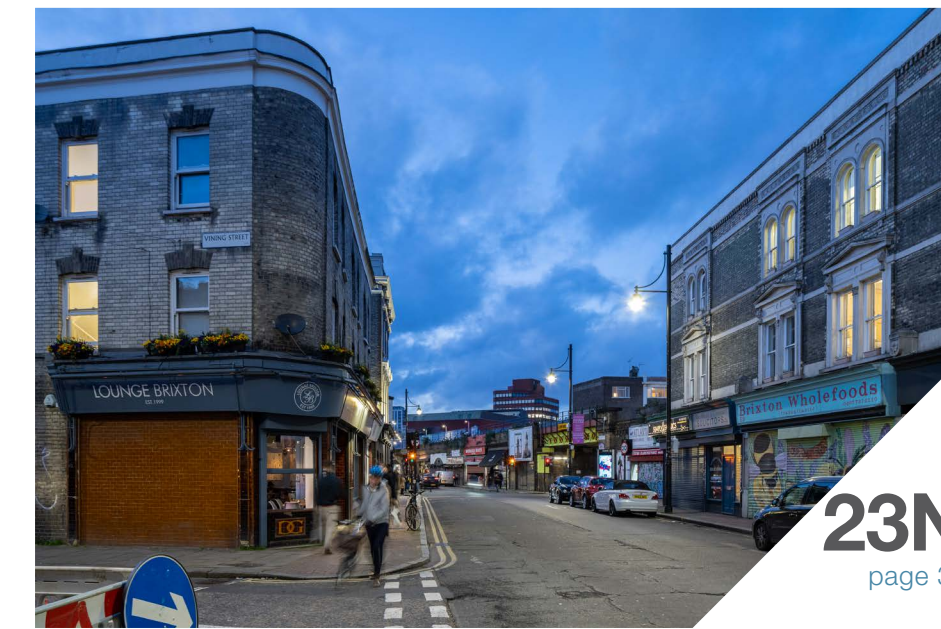
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Brixton Station Road - east



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Atlantic Road - Vining Street



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Atlantic Road - Vining Street - dusk



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Electric Avenue - west

05

Brockwell Park



Camera Location



View Location



Existing View



Proposed View



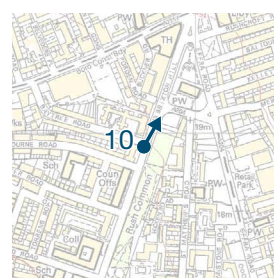
Cumulative view

10

Brixton Hill - Baytree Road



Camera Location



View Location



Existing View



Proposed View

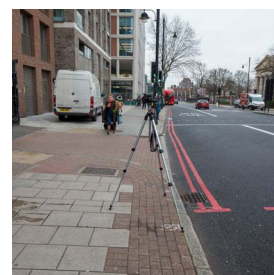
24mm - 37° 35mm - 31.5° 50mm - 20° 0° 50mm - 20° 35mm - 31.5° 24mm - 37°



Cumulative view

11

Brixton Hill - St Matthew's Church



Camera Location



View Location



Existing View



Proposed View

24mm - 37° 35mm - 31.5° 50mm - 20° 0° 50mm - 20° 35mm - 31.5° 24mm - 37°



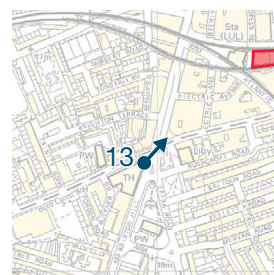
Cumulative view

13

Brixton Hill - Lambeth Town Hall



Camera Location



View Location



Existing View



Proposed View

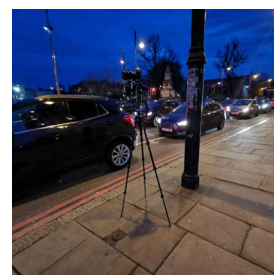
24mm - 37° 35mm - 31.5° 50mm - 20° 0° 50mm - 20° 35mm - 31.5° 24mm - 37°



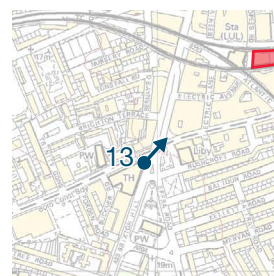
Cumulative view

13N

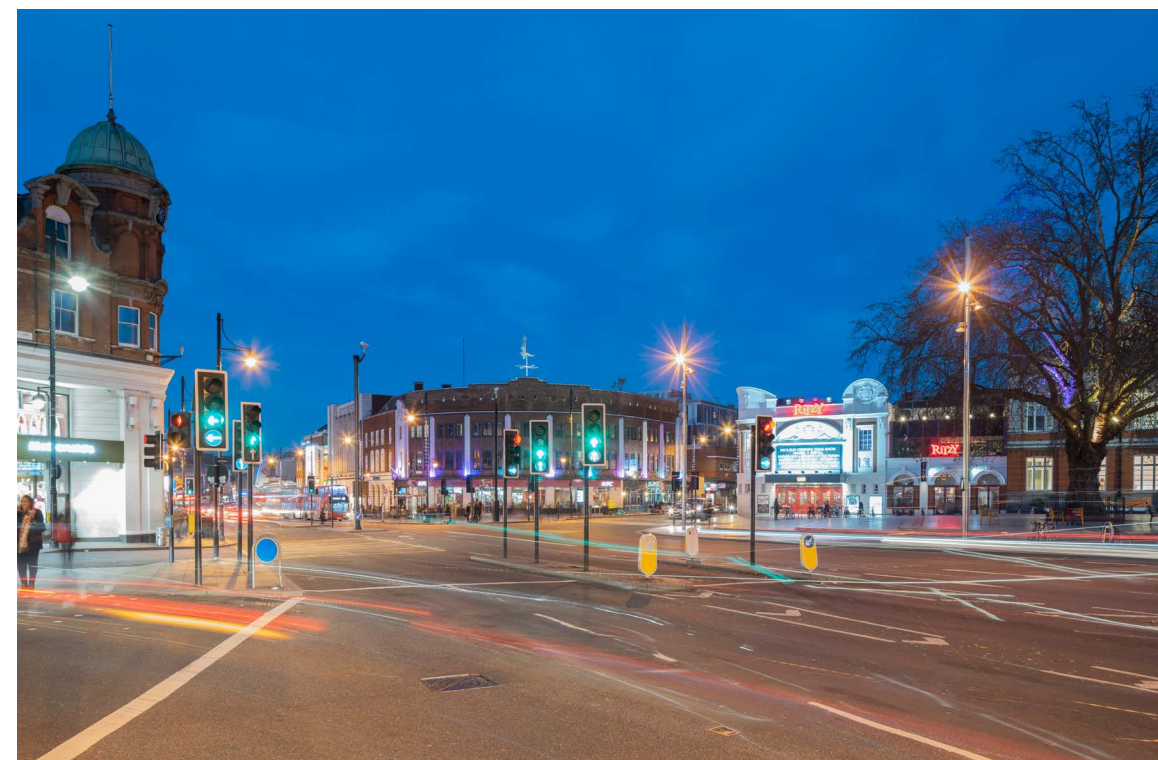
Brixton Hill –
Lambeth Town Hall
- dusk



Camera Location



View Location

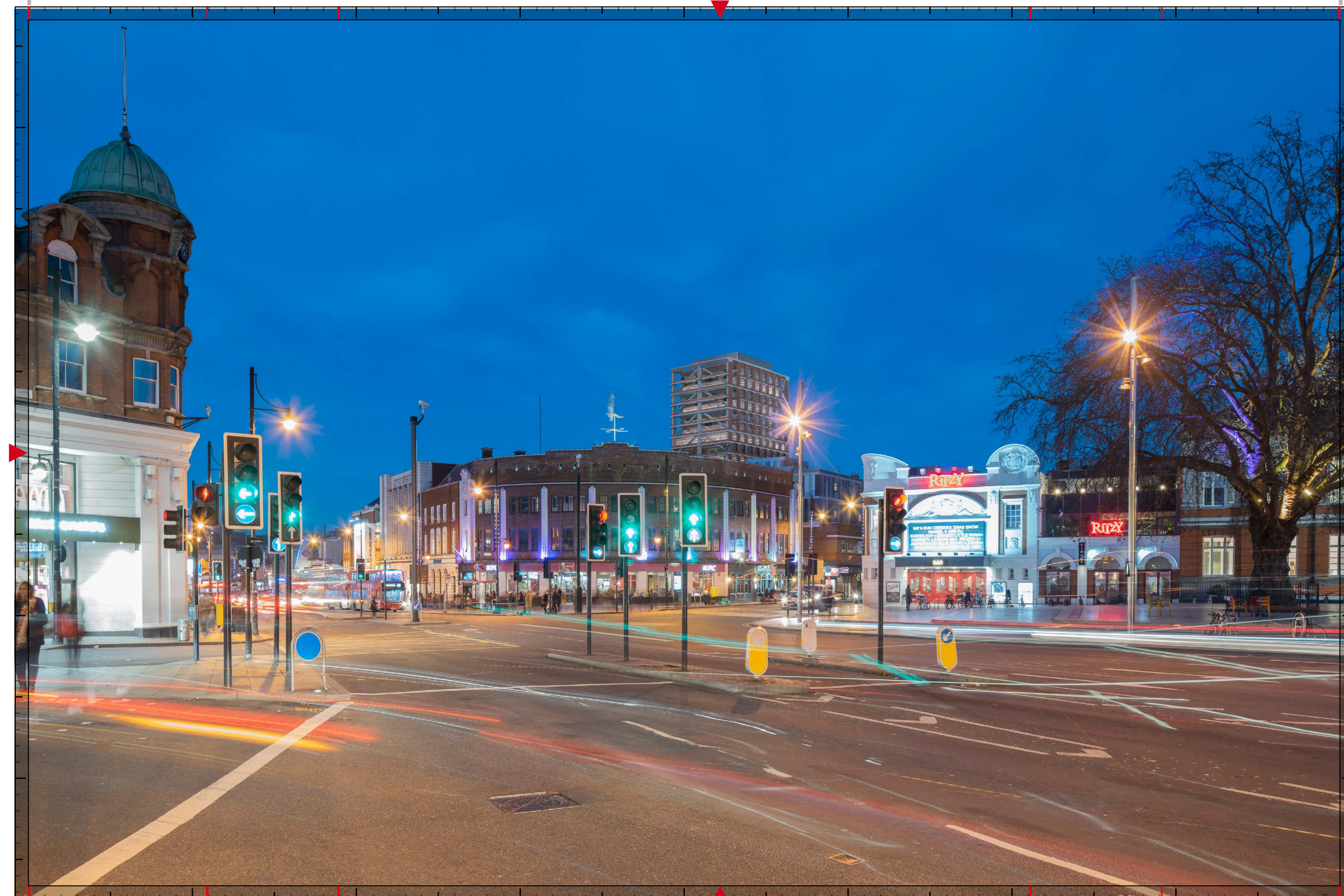


Existing View



Proposed View

24mm – 37° 35mm – 31.5° 50mm – 20° 0° 50mm – 20° 35mm – 31.5° 24mm – 37°



Cumulative view

14

Acre Lane south pavement



Camera Location



View Location



Existing View



Proposed View

24mm - 37° 35mm - 31.5° 50mm - 20° 0° 50mm - 20° 35mm - 31.5° 24mm - 37°



Cumulative view