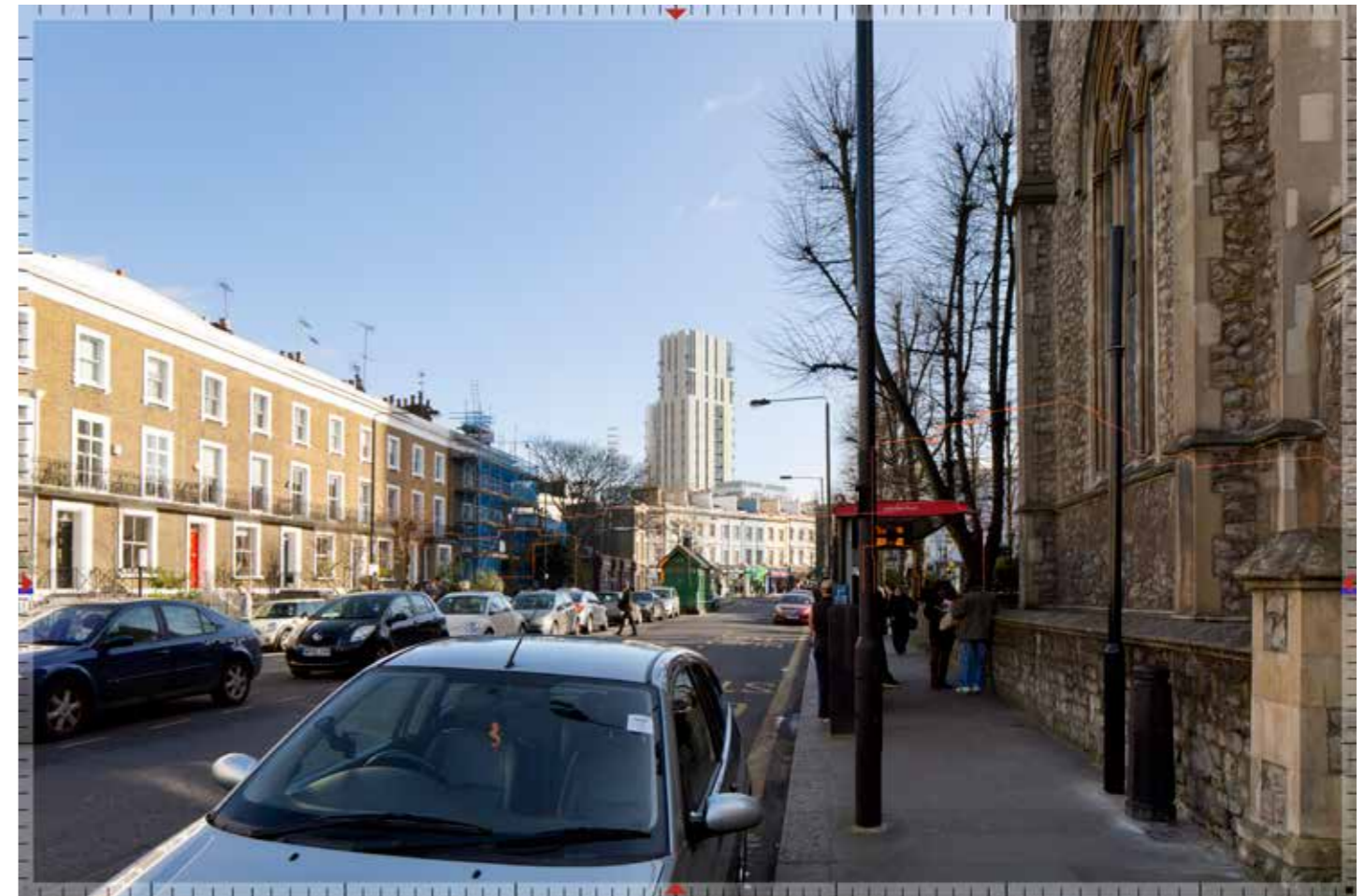


3704\_2905



3704\_2906

GLA 2018

GLA 2018 Cumulative

**Proposed 2018**

2.73 The increase in height of WPB3 will be perceptible and will slightly change the foreground silhouette of the Proposed Development. Changes to the fenestration pattern on the 4th, 5th and 6th floors of the Corner Building will not be perceptible at this distance. The tall Corner Building will remain the principal landmark element of the architectural composition, and the lower massing of WPB3 will be read in relation to the chimney stacks of the lower set urban forms in view, providing the corner building with an immediate contextual base.

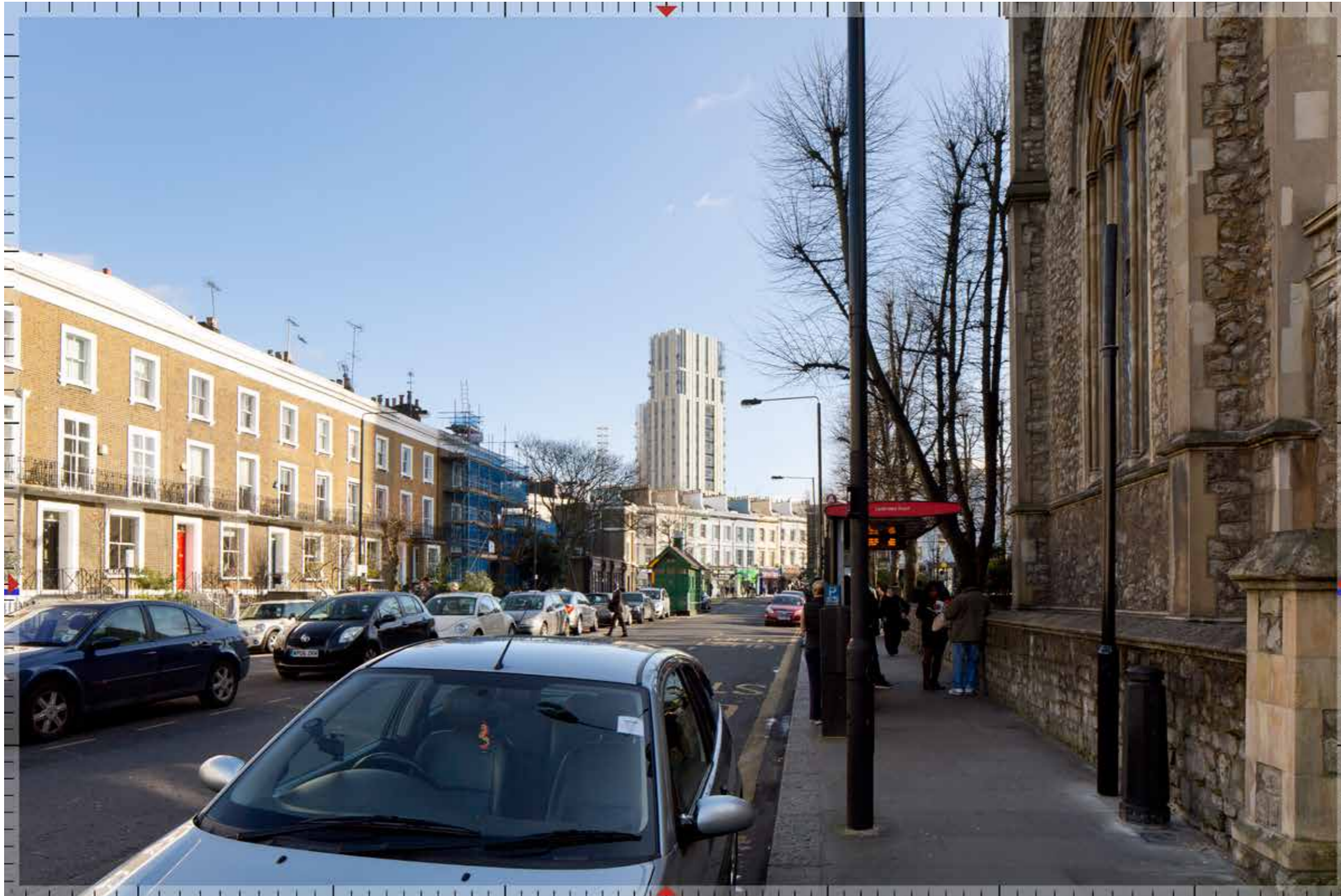
**Significance of impact:** major, beneficial

See also recent update of this view in Appendix A1, Supplementary View R17.

**Cumulative**

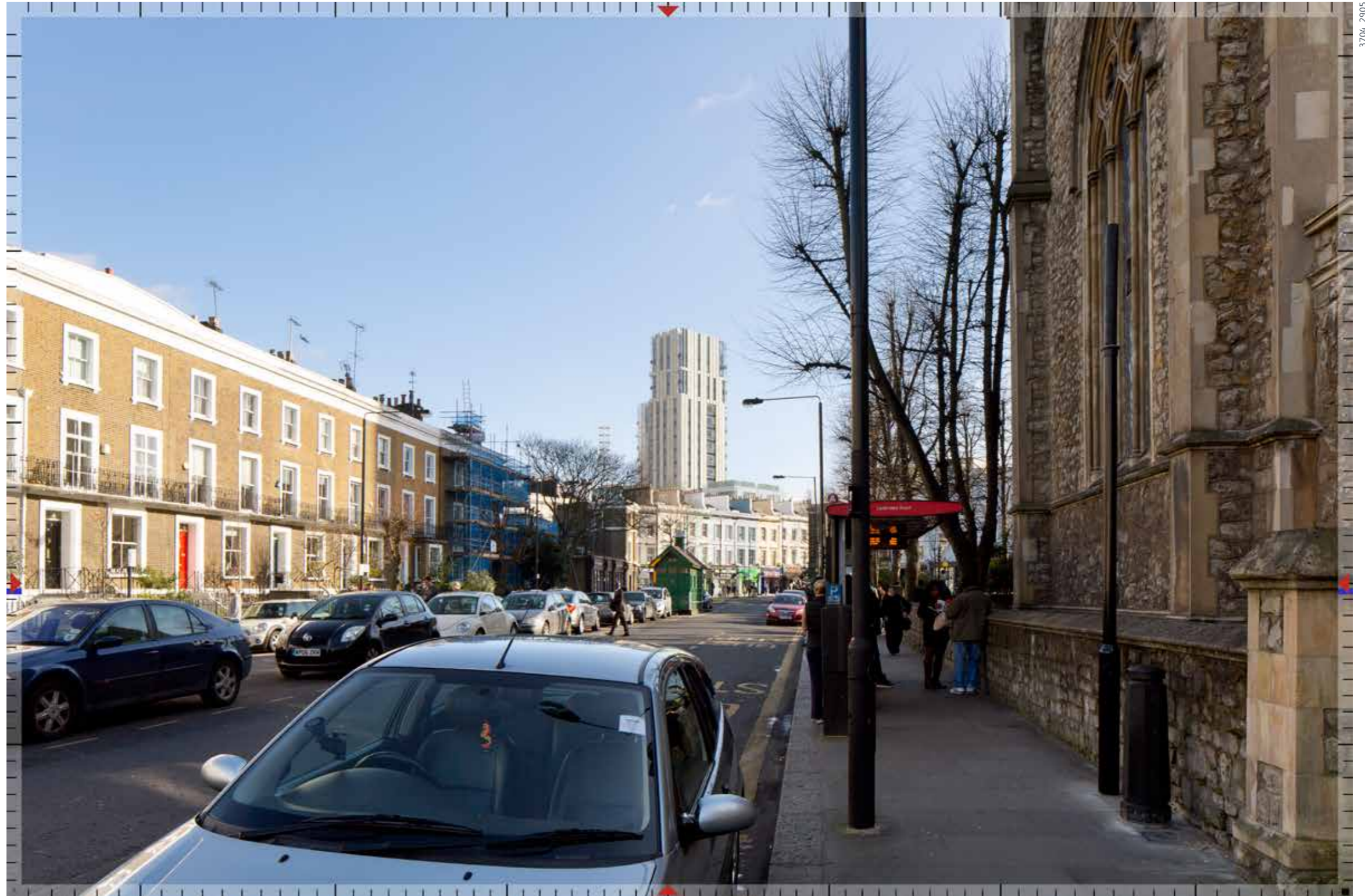
2.74 The eastern part of the consented 92-120 Notting Hill Gate development adjacent to Campden Hill Tower will be visible at the end of Pembridge Road – it will have a minor impact on the streetscape and heritage assets in view.

**Significance of impact:** major, beneficial



3704\_2908

September 2017



3704\_2905

GLA 2018



Existing

### Existing

- 2.75 The urban context is described in the day view above. At dusk, the street lights provide the brightest light source, with random subdued lighting from the residential interiors of the terraces and the church, which vary with occupancy.



September 2017

### Proposed 2017

- 2.76 The residential interiors of the Central and East forms of the Corner Building of the Proposed Development will emit low levels of light, complementary to that emanating from the properties in the foreground. The street lights will continue to provide the strongest levels of light. The settings of the heritage assets will be left unharmed.

**Significance of impact:** major, beneficial



3704\_2965

GLA 2018

**Proposed 2018**

2.77 No perceptible change as the uppermost windows of WPB3 will hardly be visible from here.

**Significance of impact:** major, beneficial



3704\_2966

GLA 2018 Cumulative

**Cumulative**

2.78 The eastern part of the consented 92-120 Notting Hill Gate development adjacent to Campden Hill Tower will be visible at the end of Pembridge Road – it will have a minor impact on the streetscape and heritage assets in view.

**Significance of impact:** major, beneficial



3704\_2968

September 2017



3704\_2965

GLA 2018



Existing

### Existing

- 2.79 This westerly view is through the Northern Corridor sub-area of the Kensington Conservation Area. Uxbridge Street is lined with two storey cottages of the late 18th/early 19th century with a mixture of later 19th and early 20th century buildings of a larger scale, including the stock brick rear of the listed Coronet and Gate Cinemas on the left. The top of Campden Hill Tower rises beyond on the left, with the west elevation of Newcombe House at the end of the street on the right. Uxbridge Street currently terminates in the vehicular undercroft of Newcombe House. As the Draft Kensington CAA 2016 (CD 8.5) opines: *“Due to the grid-like character of much of the street layout, there are numerous short views and vistas in the conservation area. Many streets terminate with a vista to houses in the next street often enhanced by street trees or garden planting. Such views give the area a coherent inward-looking character [...]”* (para 4.21). The earlier Proposals Statement (adopted 1995; CD 4.18) states in relation to Area 5, Hillgate Village, that Uxbridge Street is *“a useful transition zone between Notting Hill Gate and the Village [...] properties are varied, often representing the sides or backs of buildings with the main frontages elsewhere”*.



September 2017

### Proposed 2017

- 2.80 The lower set brick clad Doctors' Surgery (West Perimeter Building 3) will relate directly to the scale and materiality of the buildings in the street: part of the top of the Notting Hill Gate commercial building will be visible to the left. The Portland stone clad west elevation of the Corner Building of the Proposed Development will provide the local landmark that relates to Notting Hill Gate as a District Centre and the underground station and junction with Kensington Church Street set on either side of it. The townscape would be enhanced. The Proposed Development would not harm the significance of the conservation area – its 'coherent inward-looking character' would be maintained – or the settings of the listed buildings; the settings of the listed buildings would be enhanced.

**Significance of impact:** moderate, beneficial





3704\_1955

GLA 2018

**Proposed 2018**

2.81 The increase in height of WPB3 will be set in front of the Corner Building and the silhouette of the Proposed Development will not be changed. Changes to the fenestration pattern on the 4th, 5th and 6th floors of the Corner Building will not be perceptible at this distance. The tall corner building will remain the principal landmark element of the architectural composition.

**Significance of impact:** moderate, beneficial

See also recent update of this view in Appendix A1, Supplementary View R18.



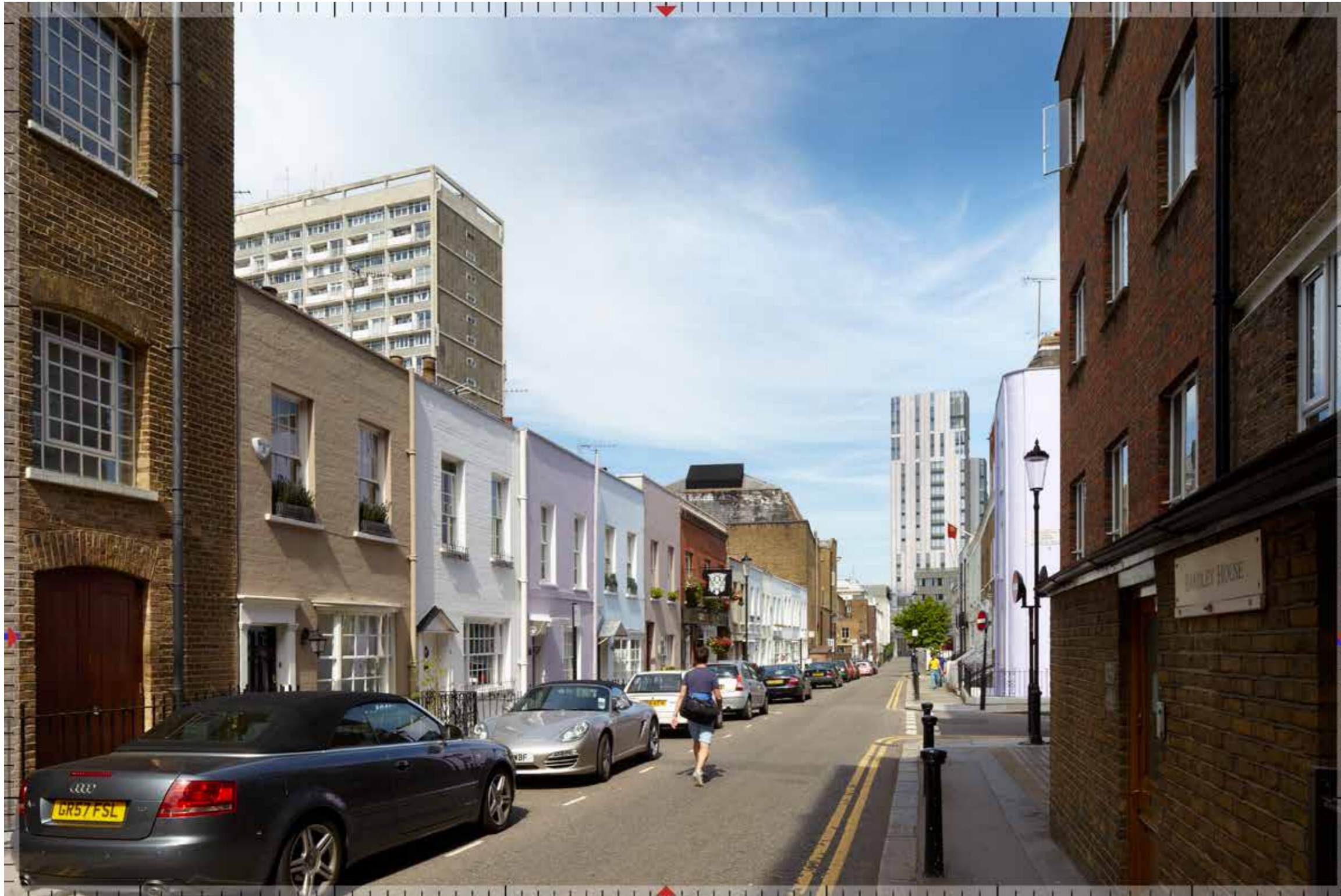
3704\_1956

GLA 2018 Cumulative

**Cumulative**

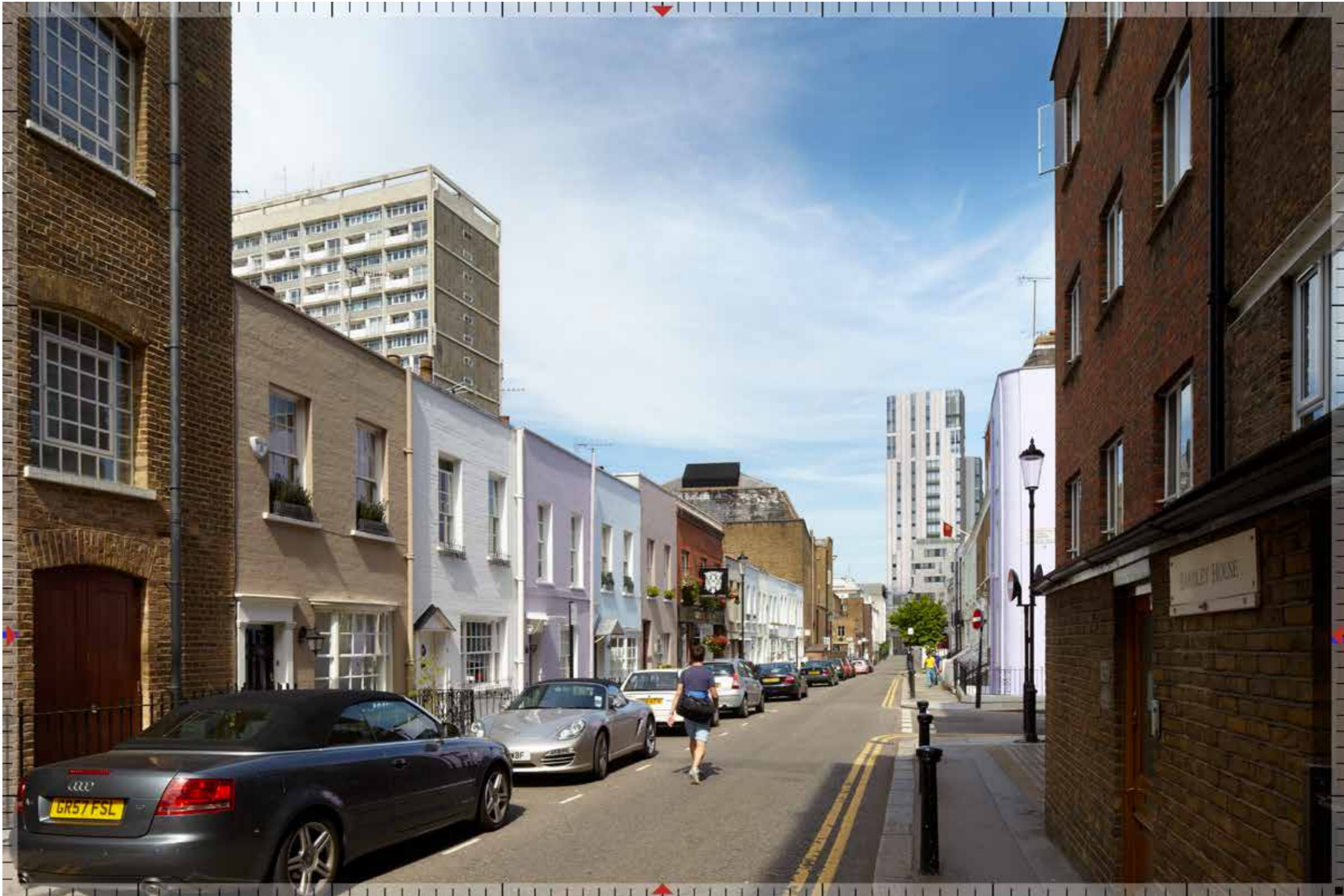
2.82 Part of the upper floors of David Game House will be visible to the foreground left of the Proposed Development: its impact on the street view will be minor, and will leave the heritage assets in view unharmed.

**Significance of impact:** moderate, beneficial



3704\_1958

September 2017



GLA 2018

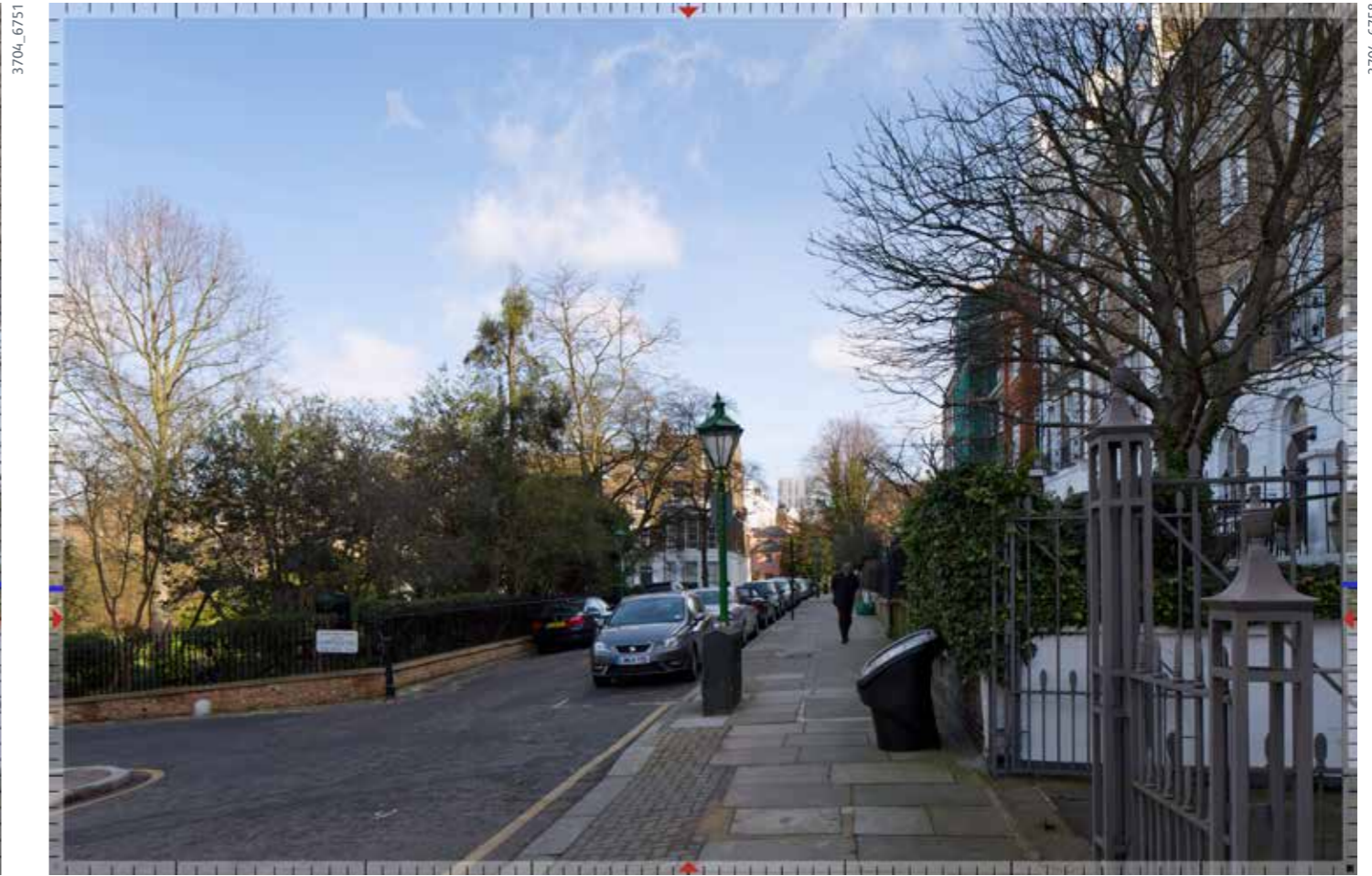
3704\_1955



Existing

### Existing

- 2.83 This view is from the SW corner of Campden Hill Square in the NW part of the Campden Hill sub-area of the Kensington Conservation Area. The verdant Square dominates the location, and there is a tall terrace to the right of upper G+3/4 storey buildings, with a terrace of eleven listed buildings partially out of shot and obscured by trees in the SE corner of the Square to the left, and two further listed buildings also concealed by trees to the right. Newcombe House, which is 0.5km distant, is not visible.

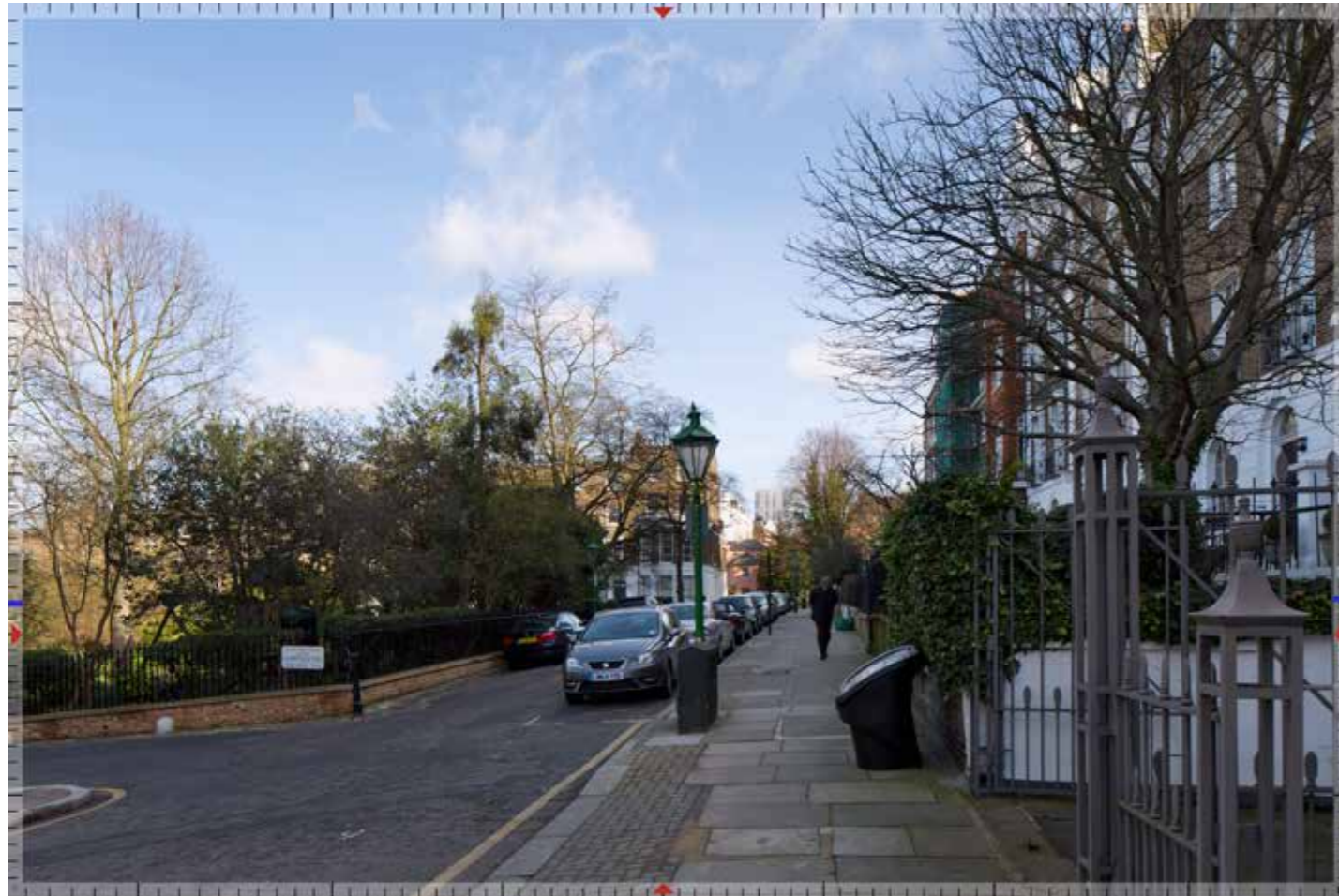


September 2017

### Proposed 2017

- 2.84 Only a small part of the upper storeys of the Corner Building of the Proposed Development would be visible in the distance between the trees. Its Portland stone facing articulated by vertical strips of glazing will insure it is a recessive form with minimal impact on this small part of the view. There is much else to draw the eye in the foreground. The Proposed Development would not harm the significance of the conservation area or the settings of the listed buildings.

**Significance of impact:** minor, neutral



3704\_6755

GLA 2018

**Proposed 2018**

2.85 No change

**Significance of impact:** minor, neutral

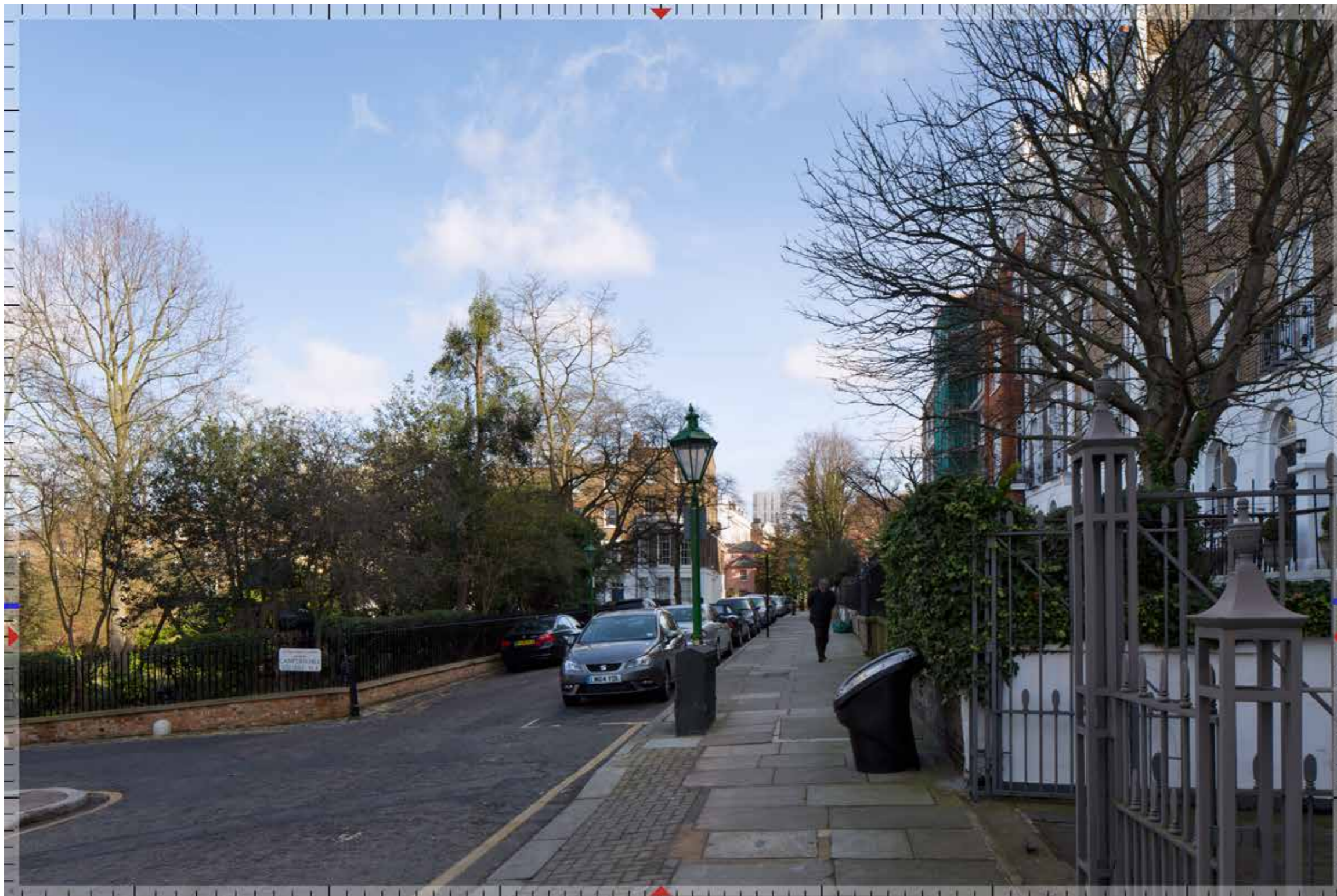


3704\_6756

GLA 2018 Cumulative

**Cumulative**

2.86 No change



3704\_6758

September 2017



3704\_6755

GLA 2018



Existing

### Existing

- 2.87 This view approaches the SE corner of Campden Hill Square in the NW part of the Campden Hill sub-area of the Kensington Conservation Area. The 6/7 late 18th/ early 19th century stepped residential buildings in view to the left are listed, as in the previous view, as are the two further listed buildings to the far right, just visible. Newcombe House is not visible.



September 2017

### Proposed 2017

- 2.88 The upper NW top of the Corner Building of the Proposed Development will potentially be visible, but it is obscured by tree branches even in winter. If noticed at all, it would be a recessive form and would not stand out from the mix of building forms and materials concealing its lower form. The Proposed Development would not harm the significance of the conservation area or the settings of the listed buildings.

**Significance of impact:** negligible





GLA 2018

**Proposed 2018**

2.89 No change

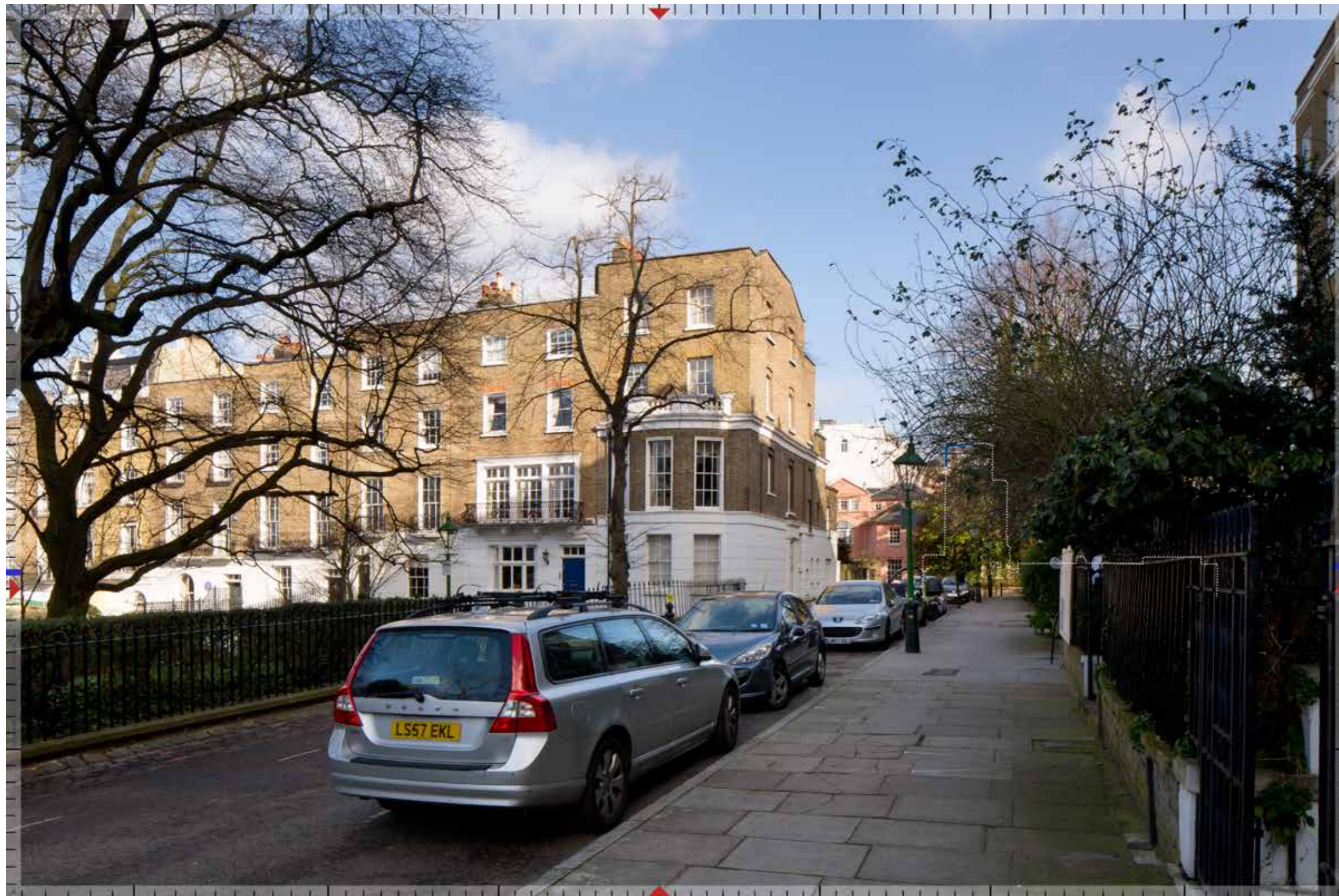
**Significance of impact:** negligible



GLA 2018 Cumulative

**Cumulative**

2.90 No change



September 2017



3704\_2255

GLA 2018



Existing

**Existing**

- 2.91 This view looks northwest from Holland Park within the Holland Park Conservation Area. No buildings are visible ahead through or above the trees.



September 2017

**Proposed 2017**

- 2.92 There will be no change to this view.

**Significance of impact:** neutral



3704\_6305

GLA 2018

**Proposed 2018**

2.93 No change

**Significance of impact:** no change

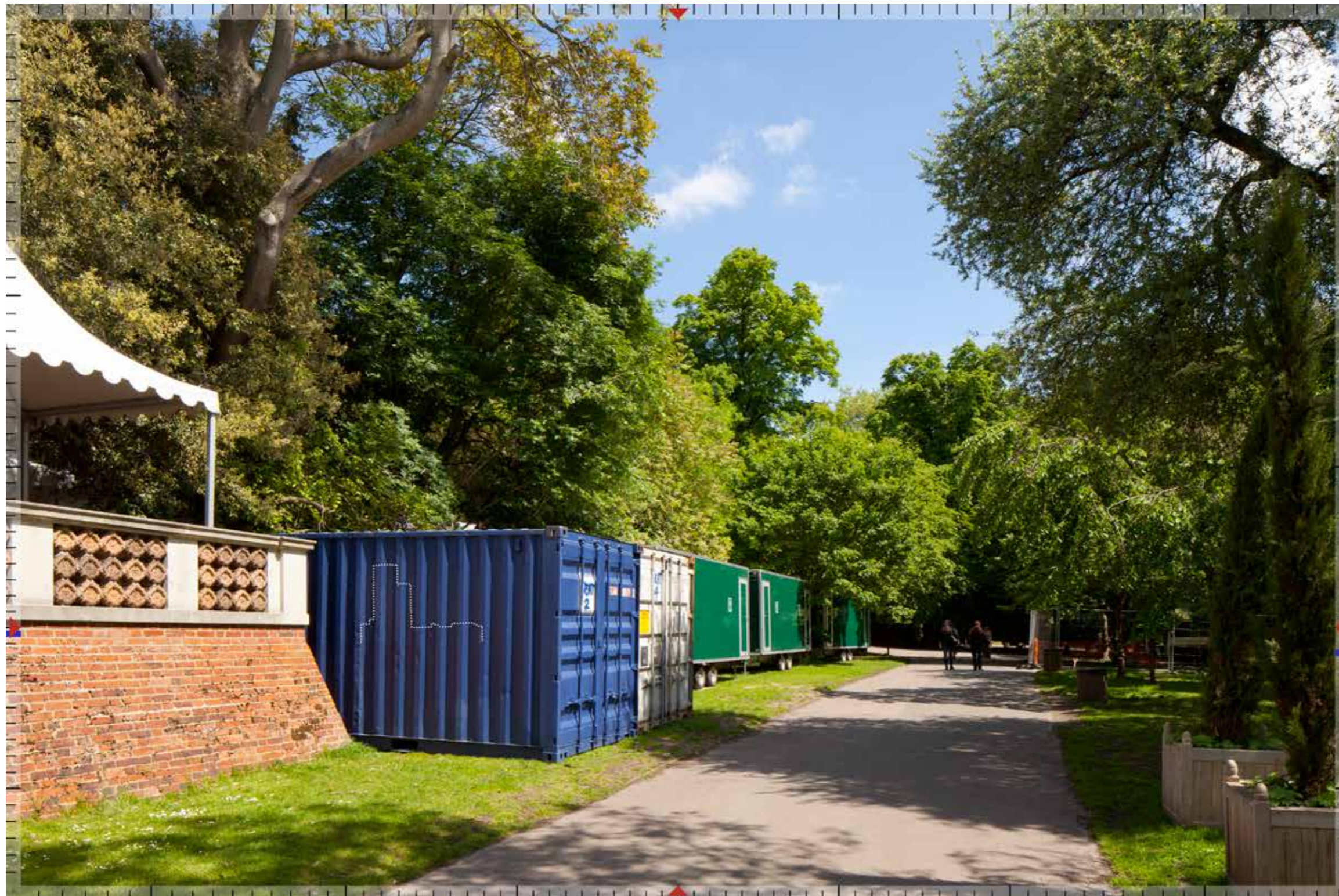


3704\_6306

GLA 2018 Cumulative

**Cumulative**

2.94 No change



3704\_6308

September 2017



3704\_6305

GLA 2018



Existing

**Existing**

- 2.95 This view is taken from within the heart of the Kensington Conservation Area and looks northwards. The late Georgian terraced houses at Nos. 36-46 to the right of the view – concealed by temporary scaffolding and netting – are Grade II listed. Newcombe House is not visible.



September 2017

**Proposed 2017**

- 2.96 There is unlikely to be a change to this view once construction work is completed.

**Significance of impact:** neutral





3704\_6455

GLA 2018

**Proposed 2018**

2.97 No change

**Significance of impact:** neutral

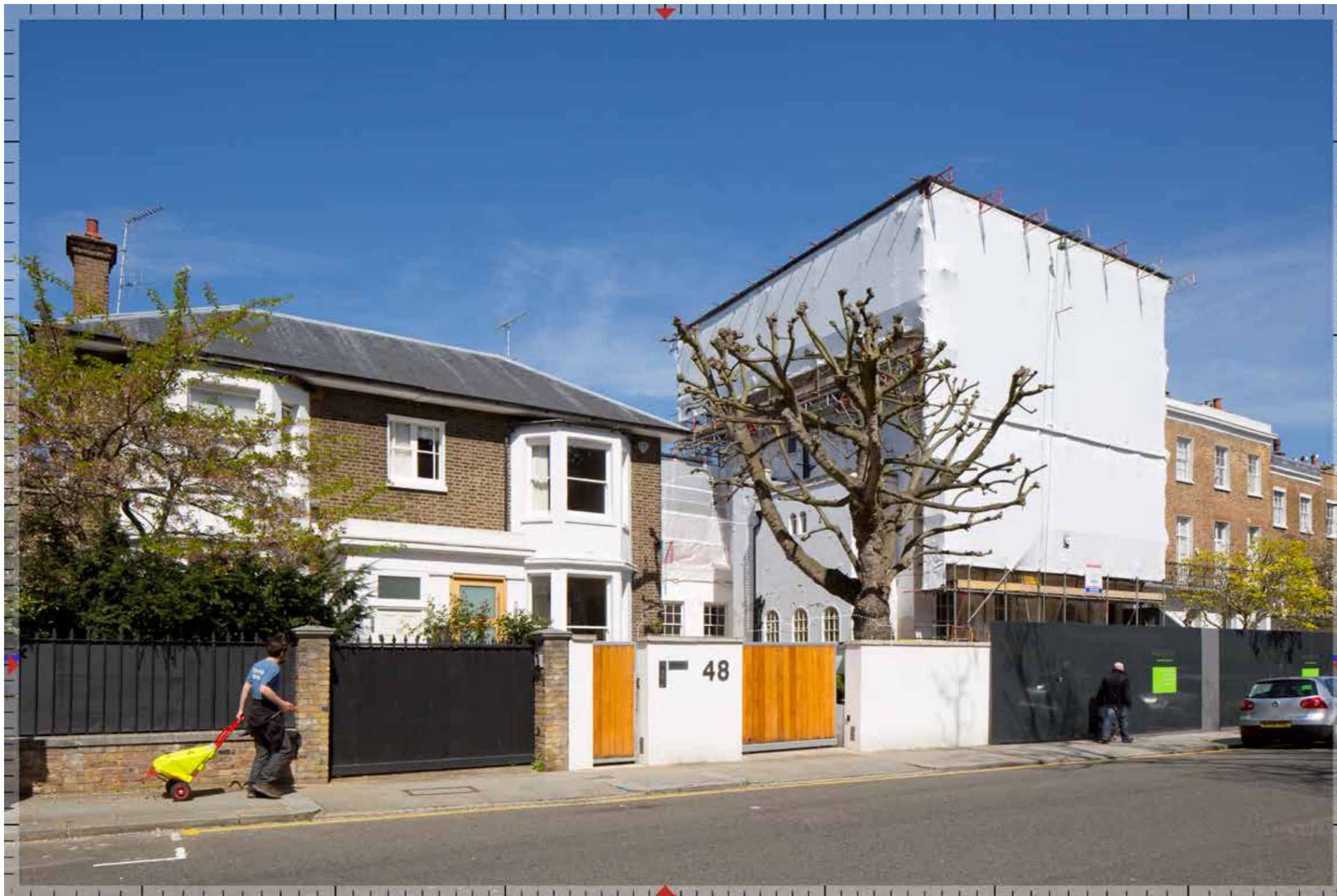


3704\_6456

GLA 2018 Cumulative

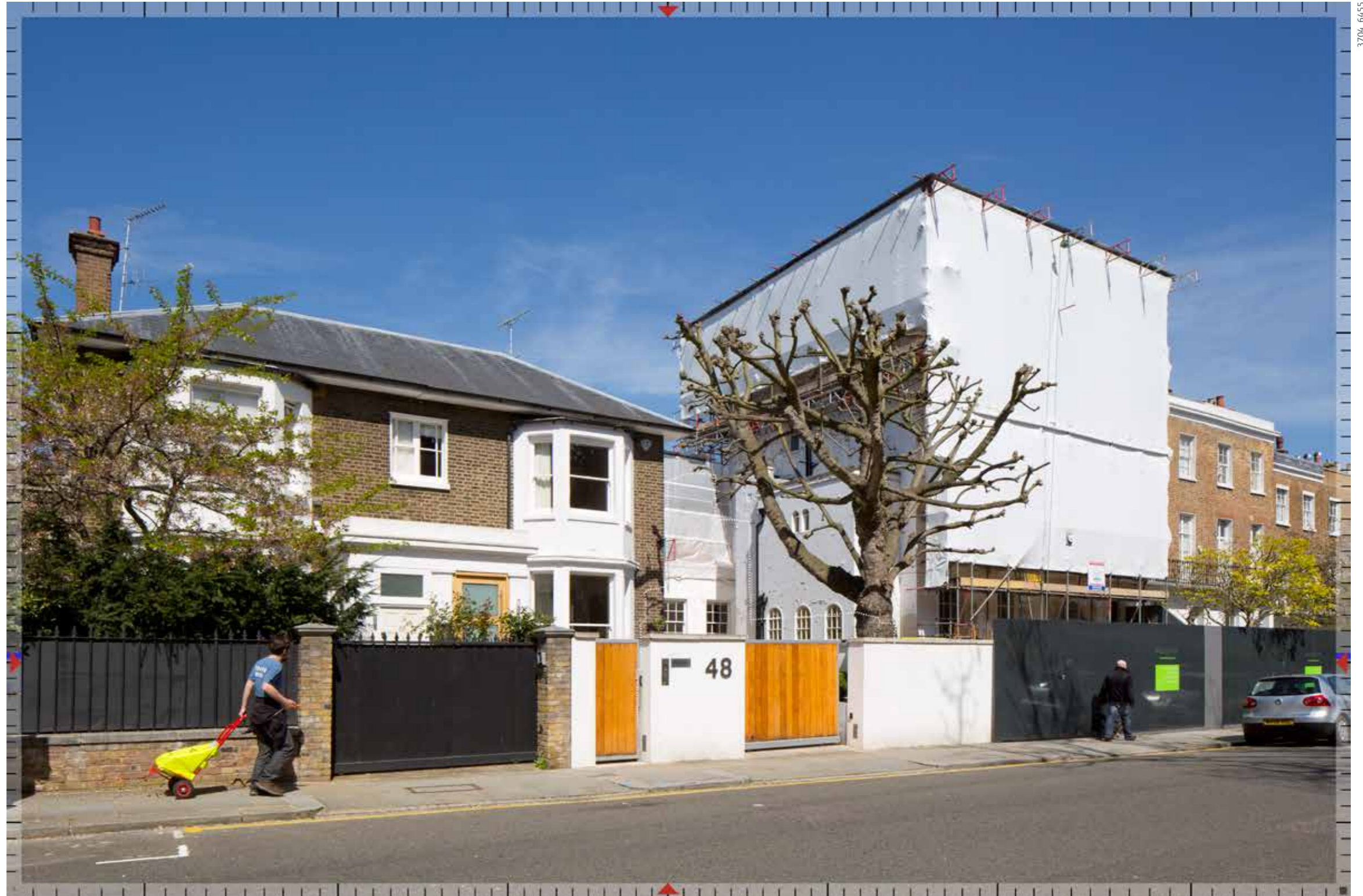
**Cumulative**

2.98 No change



3704\_6458

September 2017



3704\_6455

GLA 2018



Existing

### Existing

- 2.99 There are no listed buildings in this westerly view along Aubrey Walk in the Kensington Conservation Area, and there is a very mixed range of architectural styles at the junction with Campden Hill Tower ahead. Newcombe House is visible in the distance rising above the residential terraces of Kensington Place.



September 2017

### Proposed 2017

- 2.100 The west and south elevations of the Central and East forms of the Corner Building of the Proposed Development will be visible in the distance, providing the local landmark that relates to Notting Hill Gate as a District Centre and the underground station and junction with Kensington Church Street set on either side of it. More glazing would be apparent on the southern elevation of the Proposed Development than the western elevation, where the Portland stone is more evident, providing a recessive and relevant material backdrop to the rendered and painted building elevations in view. The townscape and local wayfinding would be enhanced. The Proposed Development would not harm the significance of the conservation area.

**Significance of impact:** moderate, beneficial



3704\_6605



3704\_6606

GLA 2018

**Proposed 2018**

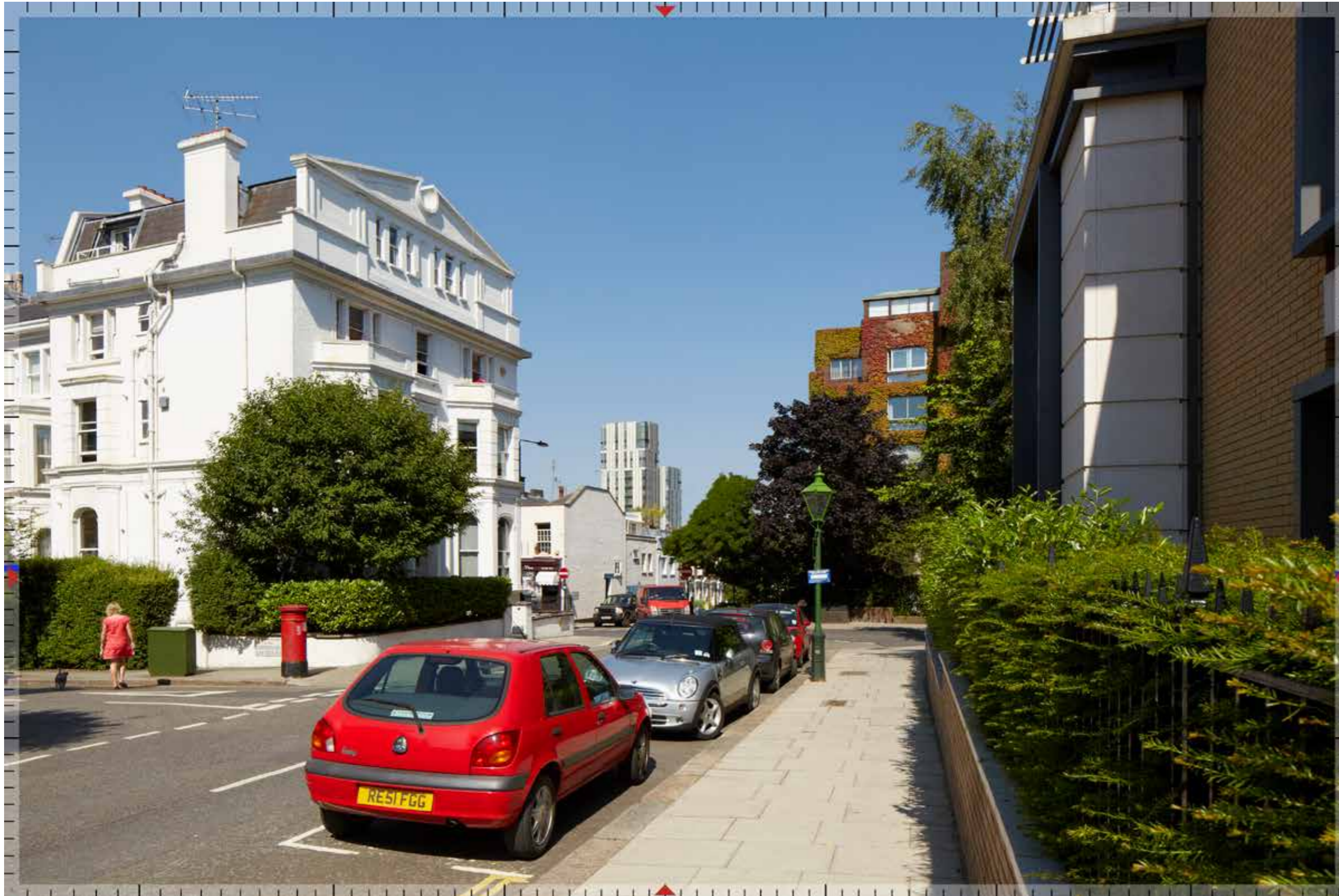
2.101 No change

**Significance of impact:** moderate, beneficial

GLA 2018 Cumulative

**Cumulative**

2.102 No change



3704\_6608

September 2017



3704\_6605

GLA 2018



Existing

**Existing**

- 2.103 The urban context is described in the day view above. At dusk, the street lights will emit the strongest light, with random subdued lighting from the residential interiors, which vary with occupancy.



September 2017

**Proposed 2017**

- 2.104 The residential interiors of the Corner Building of the Proposed Development will emit low levels of light, and it will clearly be a more distant and secondary part of the streetscape. The street lights will continue to provide the strongest levels of light. The settings of the heritage assets will be left unharmed.

**Significance of impact:** moderate, beneficial





3704\_6655

GLA 2018

**Proposed 2018**

2.105 No change

**Significance of impact:** moderate, beneficial

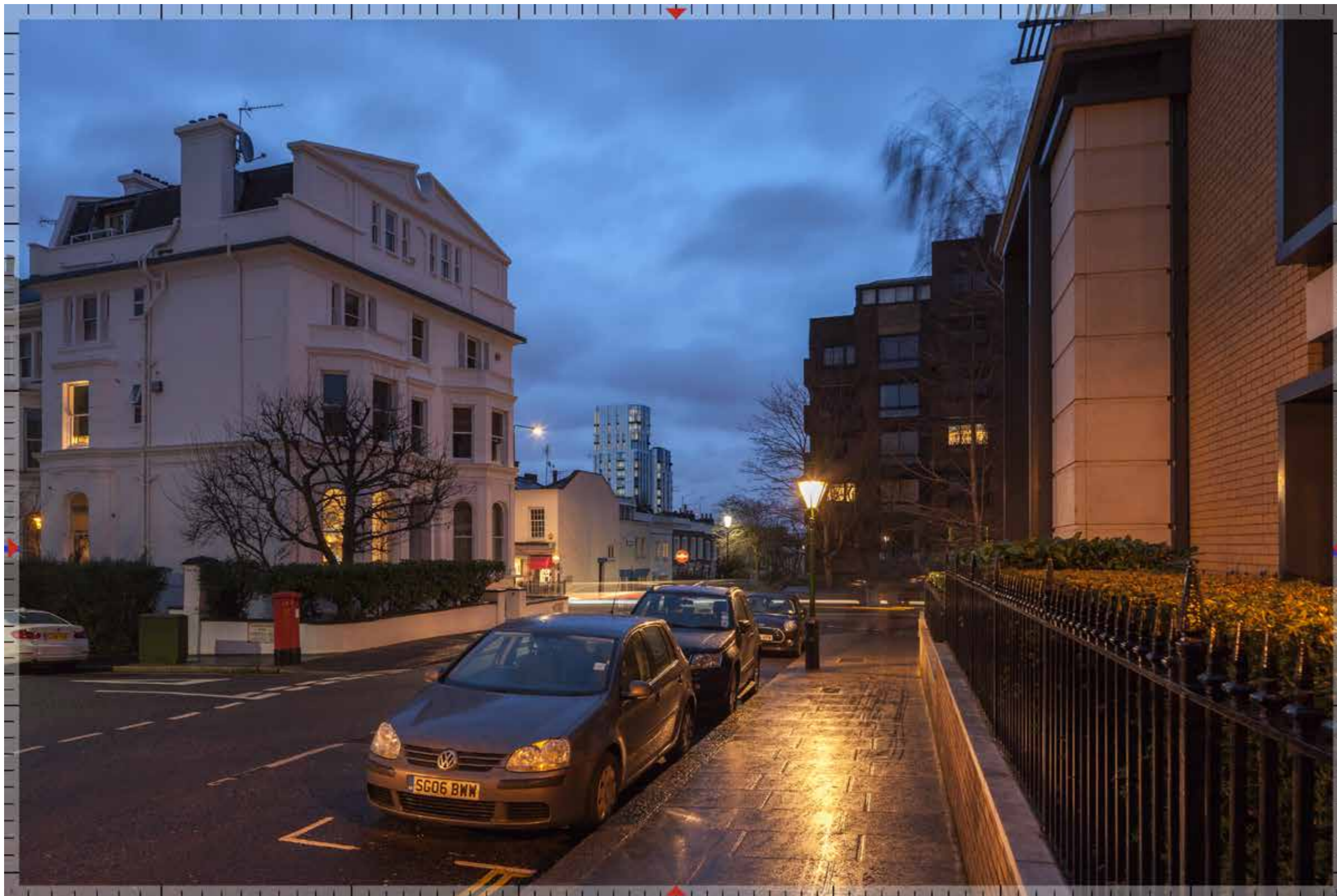


3704\_6656

GLA 2018 Cumulative

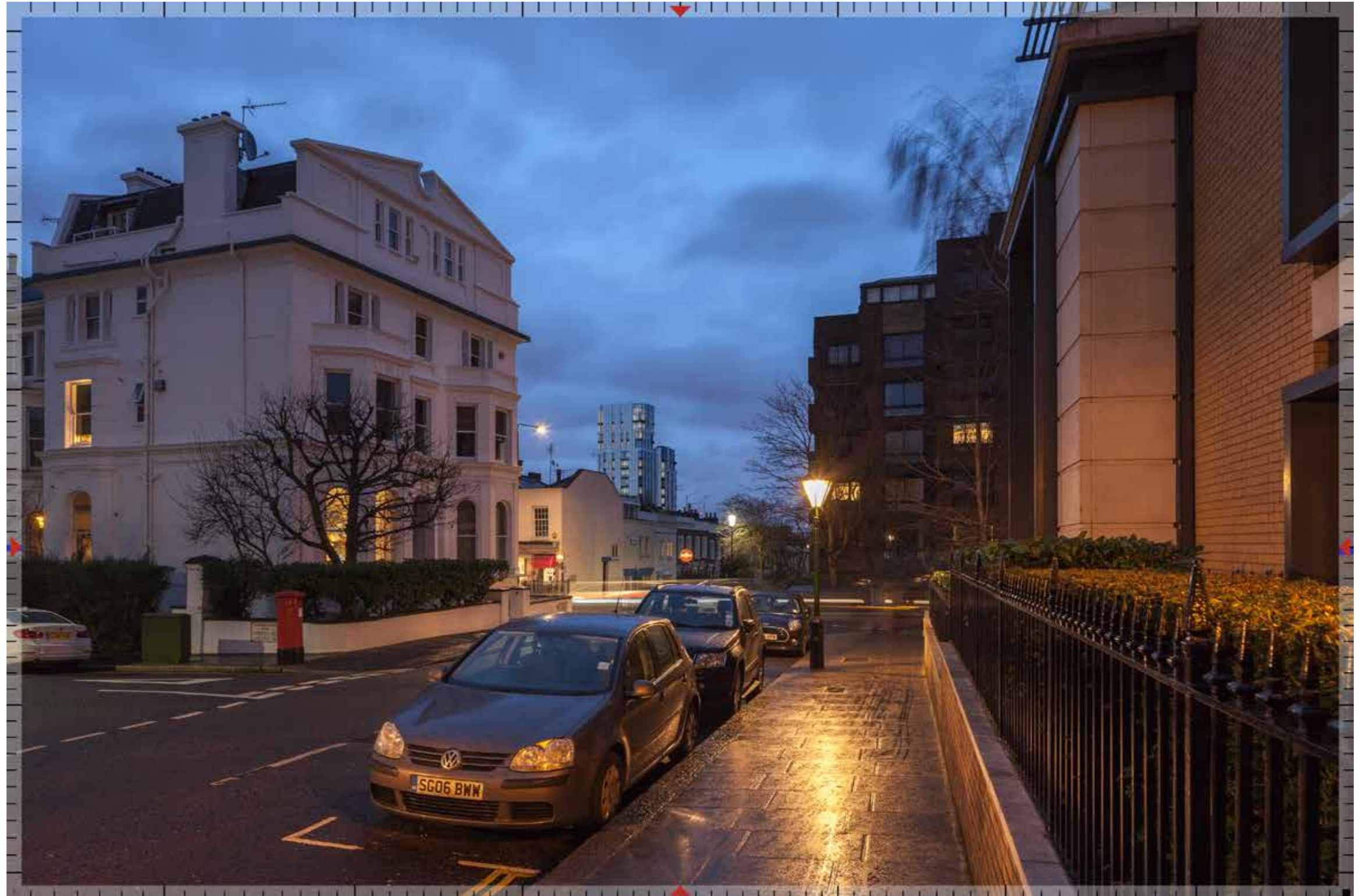
**Cumulative**

2.106 No change



3704\_6658

September 2017



3704\_6655

GLA 2018



Existing

### Existing

- 2.107 This north-westerly view is from the Hillgate Village sub-area of the Kensington Conservation Area and takes in the Classical 19th century terrace of Kensington Place terminated by the Tom Kay Architect's 1960s Grade II listed sculptural brickwork modernist house at 23 Kensington Place, with its turreted staircase return onto Hillgate Street. It demonstrates how high quality, but a very different architecture – here inspired by 1920s Dutch Expressionist precedents – can add qualitatively to the setting of existing historic buildings. On the opposite side of the road and further down is the late Victorian St George's Hall.



September 2017

### Proposed 2017

- 2.108 The very top of the Corner Building of the Proposed Development will be visible beyond the parapet of the listed brick house, its predominantly Portland stone facing will be closer in coloration to the rendered house frontages adjacent. Its top will be more visible a few steps to the west of this position, and invisible a few steps forward – from which position, at the junction with Hillgate Place, the southern elevation of Campden Hill Tower terminates the street vista to the north. The Proposed Development would not harm the significance of the conservation area.

**Significance of impact:** minor, neutral



GLA 2018

**Proposed 2018**

2.109 No change

**Significance of impact:** minor, neutral



GLA 2018 Cumulative

**Cumulative**

2.110 No change



3704\_7608

September 2017



3704\_7605

GLA 2018



Existing

### Existing

- 2.111 This north-westerly view in the Hillgate Village sub-area of the Kensington Conservation Area focuses on mid-19th century terraces of two and three storeys, mainly stucco rendered but with stock brick examples too. There is a strong orthogonal street plan which is highly legible. Newcombe House is visible rising beyond the terrace ahead, and out of shot to the left the southern elevation of Campden Hill Tower terminates the street vista to the north.



September 2017

### Proposed 2017

- 2.112 The west and south elevations of the Central and East forms of the Corner Building of the Proposed Development will be visible in the distance, providing the local landmark that relates to Notting Hill Gate as a District Centre and the underground station and junction with Kensington Church Street set on either side of it. More glazing would be apparent on the southern elevation of the Proposed Development than the western elevation, where the Portland stone is more evident, providing a recessive and relevant material backdrop to the rendered and painted building elevations in view. The townscape and local wayfinding would be enhanced. Tall buildings are already visible close to this part of the conservation area, and the Proposed Development would not harm its significance.

**Significance of impact:** major, beneficial





GLA 2018

**Proposed 2018**

2.113 The additional storey on KCS1 will have a very minor effect on the view, denoting the line of Kensington Church Street beyond. The increase in height of WPB3 will be perceptible at this distance but will not change the overall skyline silhouette of the Proposed Development. The small adjustment to the horizontal solid elements on the 4th, 5th and 6th floors of the Corner Building will not be perceptible at this distance.

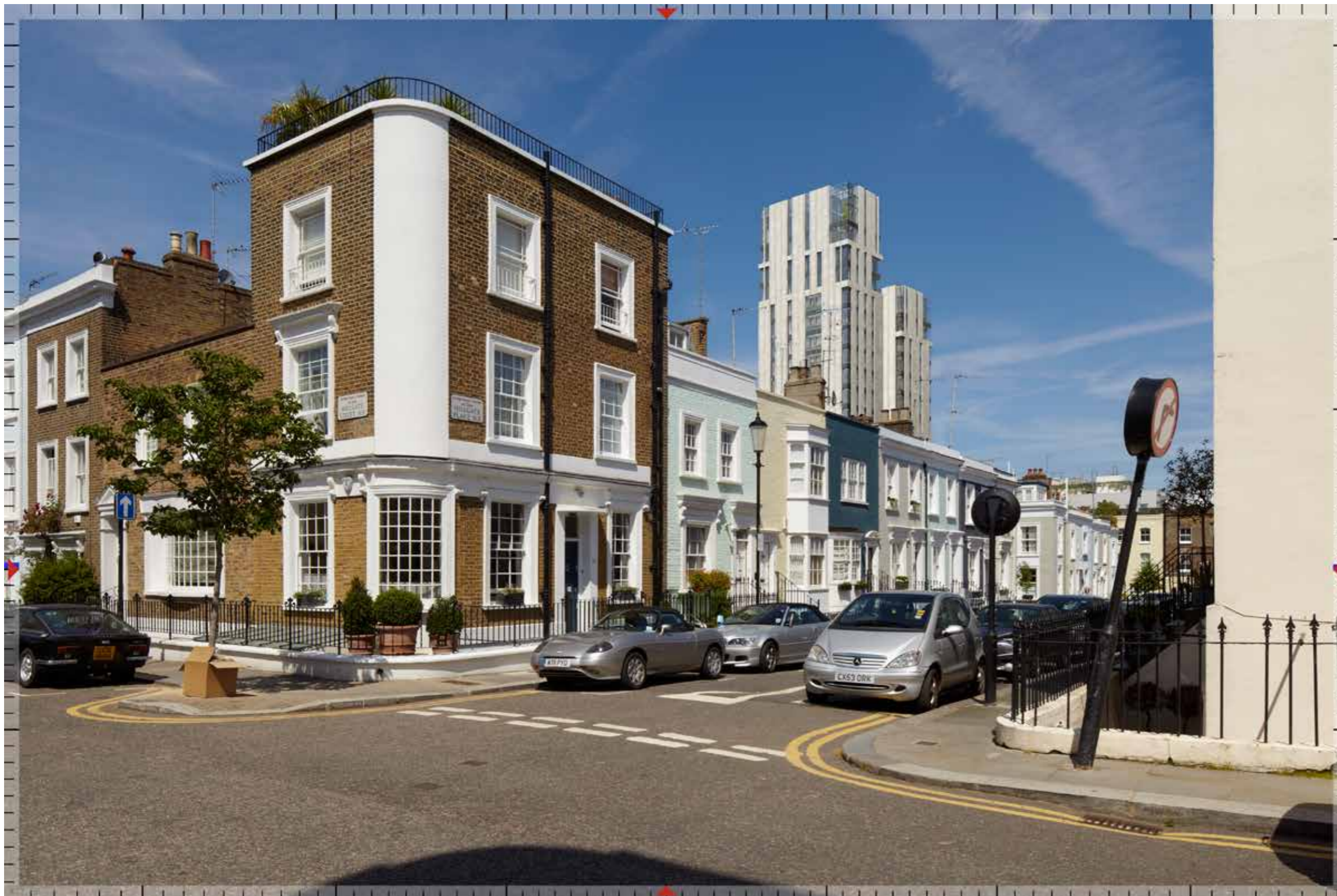
**Significance of impact:** major, beneficial



GLA 2018 Cumulative

**Cumulative**

2.114 No change



3704\_1608

September 2017



3704\_1605

GLA 2018



Existing

**Existing**

- 2.115 Slightly further east along Kensington Place from view 24, in the Kensington Conservation Area, the street is narrow and the view channelled eastwards along it. Newcombe House is not visible.



September 2017

**Proposed 2017**

- 2.116 The very top of the Corner Building of the Proposed Development will be visible beyond the parapet of the terrace, but barely so, and amidst the rooftop paraphernalia of TV aerials and chimney pots. The Proposed Development would not harm the significance of the conservation area.

**Significance of impact:** minor, neutral



3704\_6505

GLA 2018

**Proposed 2018**

2.117 The external elevation design refinements to Block KCS2 to accommodate internal layout changes will be minor and unlikely to be perceptible from here.

**Significance of impact:** minor, neutral

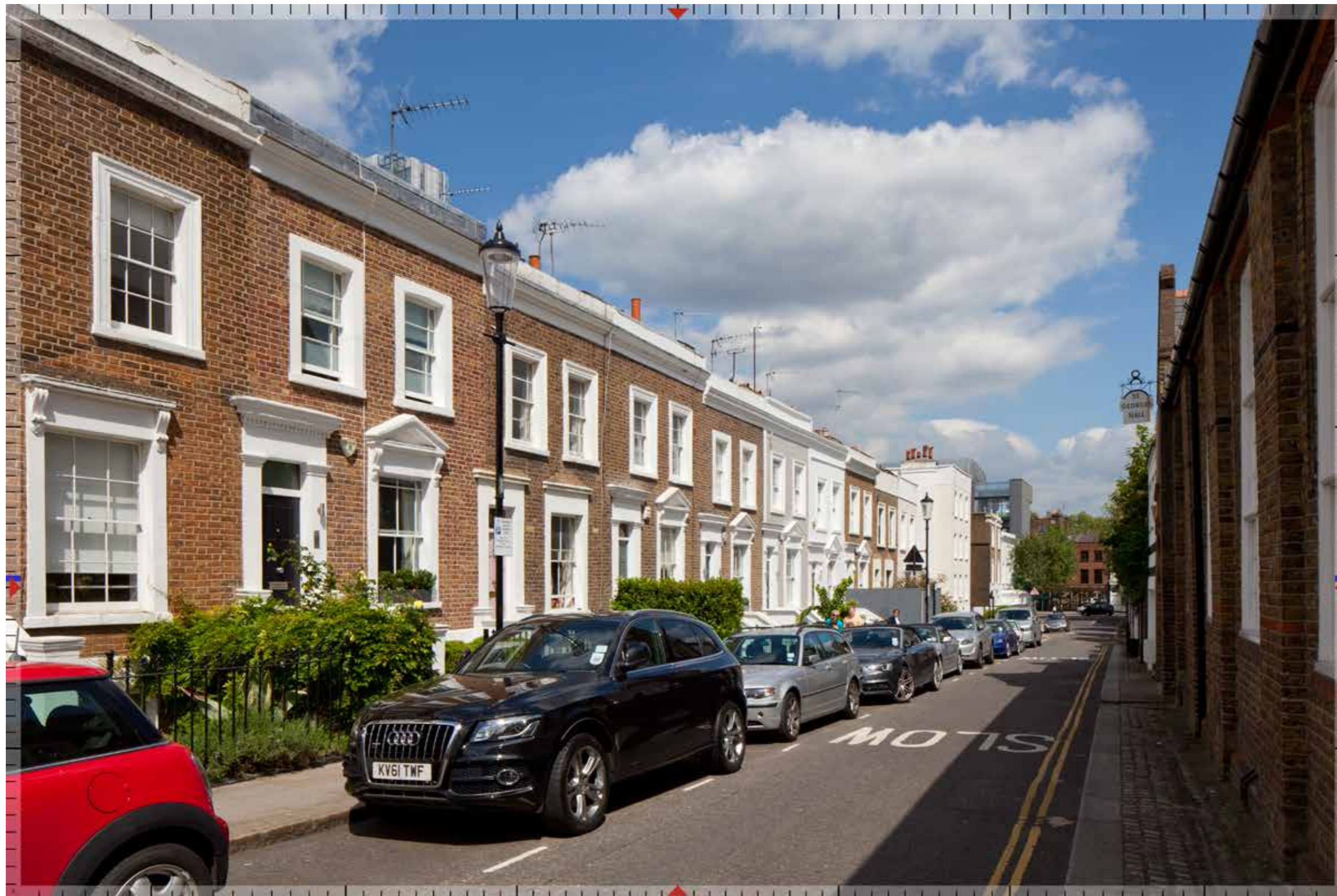


3704\_6506

GLA 2018 Cumulative

**Cumulative**

2.118 No change



3704\_6508

September 2017



3704\_6505

GLA 2018



Existing

**Existing**

- 2.119 This northerly view along Jameson Street in the Kensington Conservation Area is lined with Victorian terraces of various heights, interspersed with a three-storey 1930s brick house. Small trees line the eastern side of the street. The view is terminated by the rear elevation of David Game House. Newcombe House is not visible from here.



September 2017

**Proposed 2017**

- 2.120 The view will be left unchanged.

**Significance of impact:** neutral





3704\_7805

GLA 2018

**Proposed 2018**

2.121 No change

**Significance of impact:** neutral



3704\_7806

GLA 2018 Cumulative

**Cumulative**

2.122 Part of the southern elevation of David Game House will conclude the street vista: its impact on the street view will be moderate, its architectural character and quality will enhance the street. It will leave the heritage assets in view unharmed.

**Significance of impact:** moderate, beneficial



3704\_7808

September 2017



3704\_7805

GLA 2018



Existing

### Existing

- 2.123 This northerly view in the Hillgate Village sub-area of the Kensington Conservation Area along Jameson Street has a three storey early/mid-19th century brick-faced terrace, which backs onto the Notting Hill Gate railway station cutting, in the foreground. The rear of David Game House is at the end of the street on the left, and Newcombe House rising beyond at centre. The context of the terrace is clearly very urban.



September 2017

### Proposed 2017

- 2.124 The west and south elevations of the Central and East forms of the Corner Building of the Proposed Development will be visible beyond the terrace, providing the local landmark that relates to Notting Hill Gate as a District Centre and the underground station and junction with Kensington Church Street set on either side of it. The Portland stone elevations will provide a recessive material backdrop to the rendered and painted building elevations in view, and will be a high quality addition to the street scene. The corner winter garden at the SW corner of the top of the Central form, containing a tree, will be a visually interesting addition to the urban scene. The townscape and local wayfinding would be enhanced. Tall buildings are already visible close to this part of the conservation area, and the Proposed Development would not harm its significance.

**Significance of impact:** major, beneficial



3704\_1355

GLA 2018

**Proposed 2018**

2.125 No change

**Significance of impact:** major, beneficial



3704\_1356

GLA 2018 Cumulative

**Cumulative**

2.126 Part of the southern elevation of David Game House will conclude the street vista: its impact on the street view will be moderate. It will leave the heritage assets in view unharmed.

**Significance of impact:** major, beneficial



3704\_1358

September 2017



3704\_1355

GLA 2018



Existing

### Existing

- 2.127 The urban context is described in the day view above. At dusk, the street lights and the office interiors of David Game House emit the strongest light, with random subdued lighting from the residential interiors of the terrace, which vary with occupancy.



September 2017

### Proposed 2017

- 2.128 The residential interiors of the Central and East forms of the Corner Building of the Proposed Development will emit low levels of light, complementary to that emanating from the residential terrace in the foreground. The street lights and the office interiors of David Game House will continue to provide the strongest levels of light. The settings of the heritage assets will be left unharmed.

**Significance of impact:** major, beneficial





3704\_1365

GLA 2018

**Proposed 2018**

2.129 No change

**Significance of impact:** major, beneficial



3704\_1366

GLA 2018 Cumulative

**Cumulative**

2.130 Part of the southern elevation of David Game House will conclude the street vista: its modern office interiors are likely to emit a uniform level of light when occupied. It will leave the heritage assets in view unharmed.

**Significance of impact:** major, beneficial



3704\_1368

September 2017



3704\_1365

GLA 2018



Existing

### Existing

- 2.131 This view location in the Hillgate Village sub-area of the Kensington Conservation Area looks north from Kensington Place into Newcombe Street, the existing service access and yard of the Site. The Site is not within a conservation area. To the west (left) is the mid-19th century rendered Kensington Place Bethesda Baptist Chapel (established 1866), with a 1950s, mixed-use development of five storeys to the east: the entrance to Royston Court is in the foreground right. Past the backs of the retail units on the right, refuse bins and surface car park rises the broad south elevation of Newcombe House. The townscape and architectural value is low, except for the Victorian Chapel.



September 2017

### Proposed 2017

- 2.132 The Proposed Development will replace the buildings on the Site with a coherent urban quarter arranged around a new public square. The Perimeter Buildings on Kensington Church Street will have a constant height like that of Royston Court. However, unlike the existing buildings, their length will be interrupted by two pedestrian passageways, at approximately one-third intervals along its length. This will create three groups of buildings, Kensington Church Street (KCS) 2, 1 and the Corner Building at the junction with Notting Hill Gate. The Corner Building will form the landmark head of the new urban quarter, and – in this view – the lower East Form on the right steps up from the lower scale of the surroundings towards the taller Central Form. The new public square will extend from Kensington Place to the Corner Building, and will be lined with retail units on either side, with the West Perimeter Buildings (WPB1) to left, which have retail below and – like the Kensington Church Street Buildings (KCS 1 and 2), residential above. The Doctors' Surgery (WPB3) will occupy the NW corner of the new public square. There will be an undercover pedestrian route at its northern end leading first to Uxbridge Street, then Notting Hill Gate. Closer to the view-point, just north of the retained Baptist Chapel and tree, the

SE corner of the Cube (WPB2) will provide the SW corner of the main public space. It will be pure white in colour, faced with Corian – a very modern take on the white render of Baptist Chapel. It will contrast with handmade character of the bricks of the KCS blocks to the right (and the Doctors' Surgery out of shot in the NW corner), and the Portland stone of the Corner Building. A consistent paving will unite the different building characters arranged around the public space: the Saturday Farmer's Market will occupy the central part of this new high quality space. The setting of the Victorian Baptist Chapel will be enhanced considerably, as will the setting of the conservation area, which will be left unharmed.

**Significance of impact:** major, beneficial



3704\_5105

GLA 2018

**Proposed 2018**

2.133 The external elevation design refinements to Block KCS2 to accommodate internal layout changes will be minor and will not affect the character or quality of the whole.

**Significance of impact:** major, beneficial

See also recent update of this view in Appendix A1, Supplementary View R29.



3704\_5106

GLA 2018 Cumulative

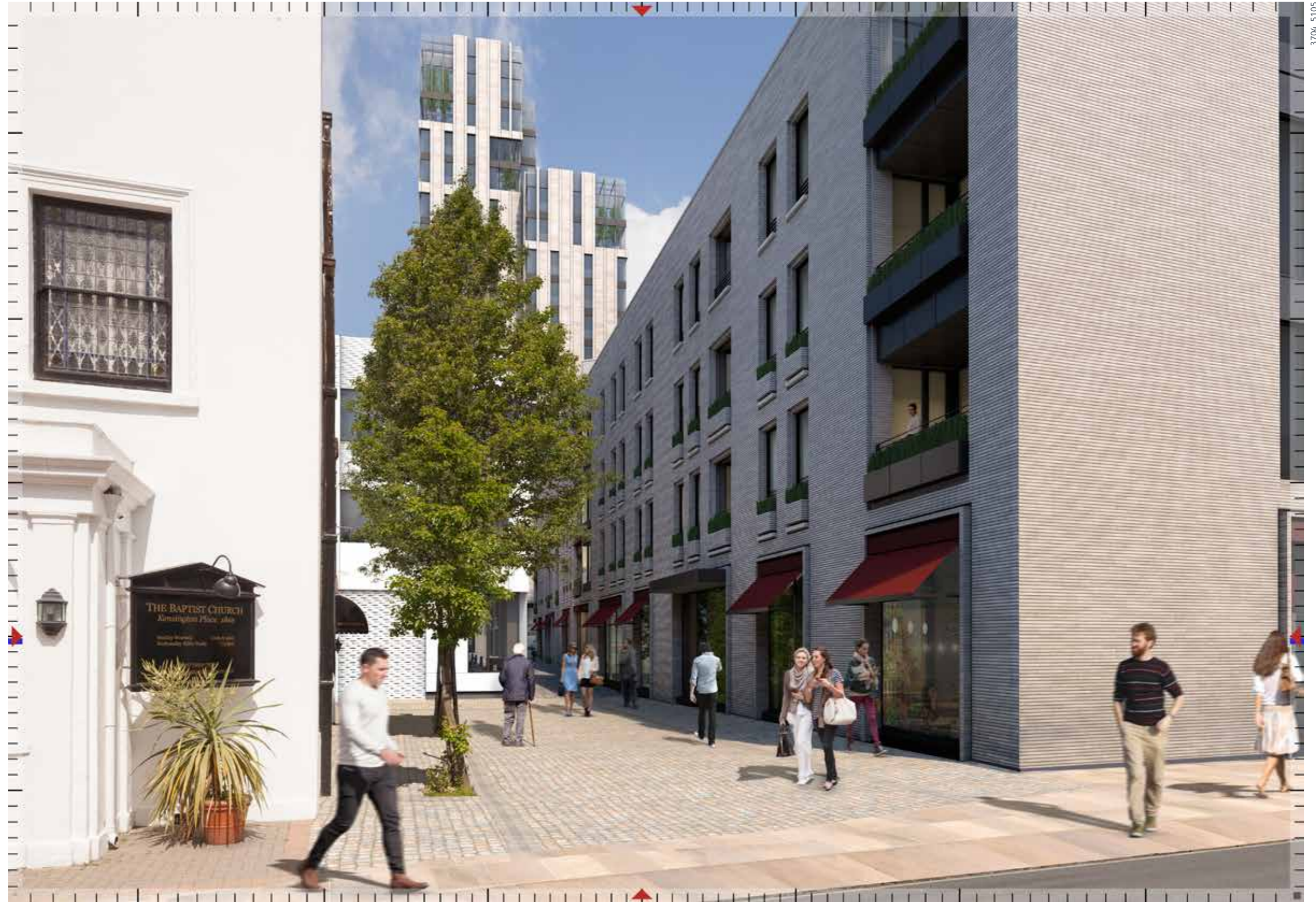
**Cumulative**

2.134 No change



3704\_5108

September 2017



3704\_5105

GLA 2018



Existing

**Existing**

- 2.135 This view looks southeast from within the Ladbroke Conservation Area, and is located to the north and west of the Site. The corner of a 1930s brick Neo-Georgian block, The Lodge, is on the left-hand side. The Grade II listed Church of St John Notting Hill is just behind the viewing location. The existing buildings are entirely hidden by the dense, mature tree planting within Ladbroke Square ahead.



September 2017

**Proposed 2017**

- 2.136 There would be no change to this view, even in winter, because of the density of trees and the distance from the Site.

**Significance of impact:** neutral





3704\_7205

GLA 2018

**Proposed 2018**

2.137 No change

**Significance of impact:** neutral

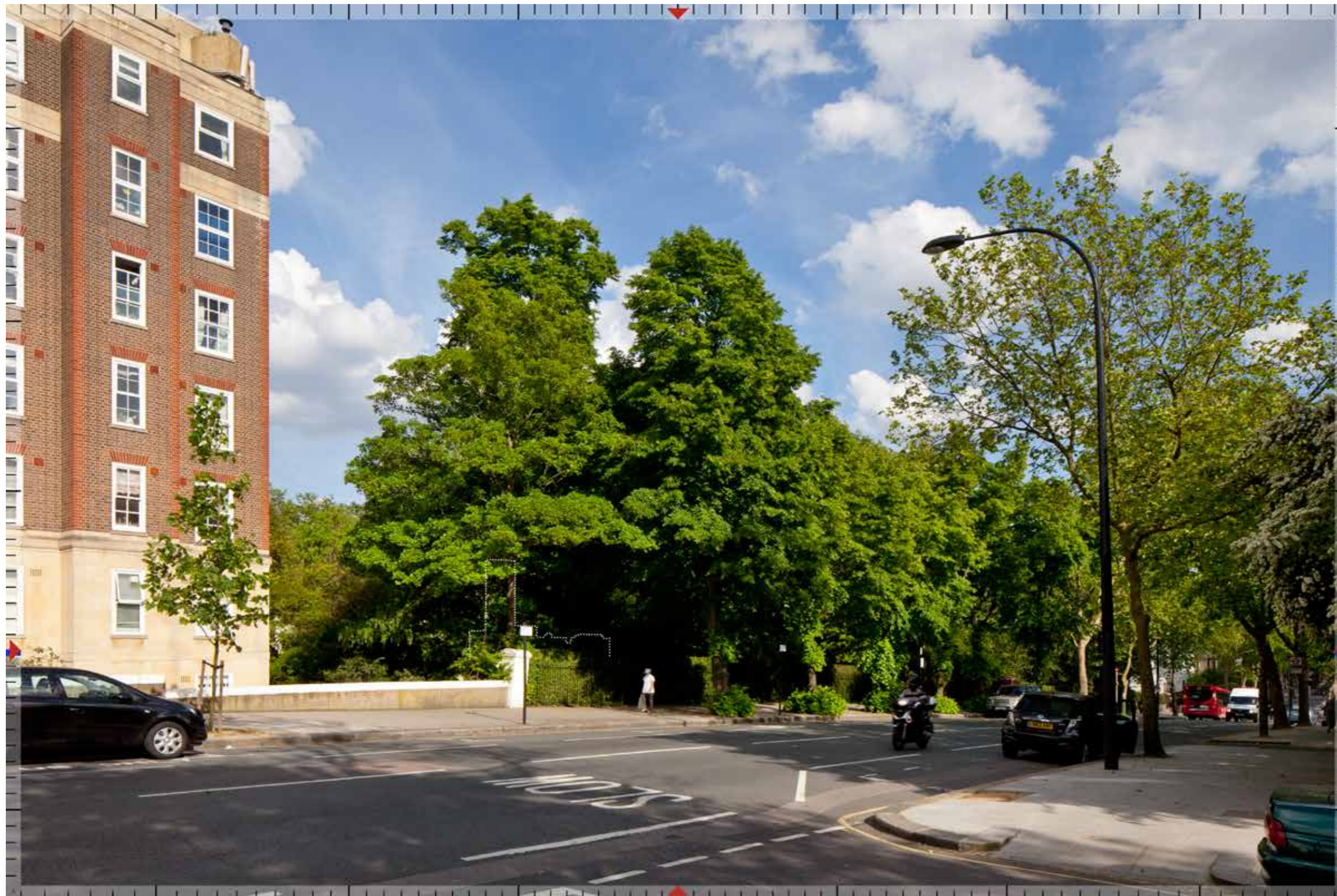


3704\_7206

GLA 2018 Cumulative

**Cumulative**

2.138 No change



3704\_7208

September 2017



3704\_7205

GLA 2018