



Kensington Forum

QUEENSGATE
INVESTMENTS

Rockwell

TRIUM
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Kensington Forum Hotel – London

ENVIRONMENTAL IMPACT ASSESSMENT | APRIL 2019
TOWNSCAPE, VISUAL & HERITAGE IMPACT ASSESSMENT ADDENDUM | VOLUME 2

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INTRODUCTION

- 1.1
- A Townscape, Visual and Heritage Impact Assessment (TVHIA) formed Volume 2 of an ES submitted for the Kensington Forum scheme (the Proposed Development) in June 2018. The TVHIA assessed the effect of the submitted Proposed Development on views and townscape character areas (Part 1 of the overall assessment), and above-ground built heritage assets (Part 2 of the overall assessment).
- 1.2
- A number of design amendments are now proposed for the scheme ('Proposed Amendments') – the resulting design is referred to hereafter as the 'Amended Proposed Development.' The principal design changes of potential relevance to views, townscape and heritage are –

- The addition of two floors of accommodation above the residential component, set back from the Courtfield Road and Garden Square frontages;

- The joining of the base of the towers on their eastern and western frontages with a two storey element enclosing plant, above the podium;

- Revised elevations to the residential accommodation facing Courtfield Road; and

- Wind mitigation measures comprising perforated wind screens and a canopy around the entrance area to the hotel on Cromwell Road.
- 1.3
- This Volume of the ES Addendum assesses the potential impacts and likely effects of the Amended Proposed Development on views, townscape and above-ground heritage assets. The assessment considers whether the completed Amended Proposed Development would result in different effects compared to those of the submitted Proposed Development, as set out in Part 1 and Part 2 of the TVHIA within the June 2018 ES. In respect of demolition and construction effects, as no change is proposed to the information set out in 'Chapter 5: Construction' within the June 2018 ES, the effects at the demolition and construction stage on views, townscape and heritage would not change and they are not considered any further in this assessment.
- 1.4
- A total of 21 views provided in the June 2018 ES (out of a total of 37) have been updated to reflect the amended design. These updated views were selected on the basis that they are the views in which the changes to the design of the Amended Proposed Development compared to that of the submitted Proposed Development may be visible to a noticeable extent. These revised views are provided in Appendix 1 at the end of this Chapter. The assessment of the effect of the Amended Proposed Development overall has been informed by consideration of these updated views.
- 1.5
- In addition, the opportunity has been taken to provide all 37 views at an optimum size for on-site assessment (Appendix 2 at the end of this Chapter). These are either versions of the views as presented in the June 2018 ES (in cases where the Proposed Amendments are not expected to result in any noticeable change to the visibility or appearance of the Amended Proposed Development), or they are versions of the updated views presented in Appendix 1. Where on-site assessment images show versions of the views which have been revised for this ES Addendum, this is indicated by "Amended Proposed Development" under the

image.

- 1.6
- This ES Addendum Volume should be read in conjunction with the June 2018 ES Volume 2.

PLANNING POLICY CONTEXT

- 1.7
- In respect of changes to national policy since June 2018 which are relevant to townscape, views and heritage, a new version of the NPPF was published and became immediately effective in February 2019. None of the changes in the 2019 NPPF¹ affect the townscape, visual and heritage assessment contained within the June 2018 ES.
- 1.8
- In respect of Regional policy, the Mayor of London issued a further draft version of the new London Plan² in August 2018 with minor suggested changes. An Examination in Public (EiP) to consider the draft London Plan began in January 2019 and is ongoing at the time of writing. The draft policies most relevant to townscape, visual impact and the historic environment are broadly similar to those in the current London Plan.
- 1.9
- In respect of Local policy, there have been no updates or new policies relevant to the TVHIA since the June 2018 ES.
- 1.10
- None of the updates summarised above affect the scope or assessment methodology for the TVHIA of the Amended Proposed Development.

ASSESSMENT METHODOLOGY AND EFFECT SIGNIFICANCE CRITERIA

- 1.11
- The assessment methodology set out in the June 2018 ES (inclusive of the study area, method of baseline characterisation, method of assessment, and significance criteria) remains valid for the Amended Proposed Development.

BASELINE CONDITIONS

- 1.12
- There have been no significant changes to the baseline conditions that would alter the effect of the Amended Proposed Development compared to that set out in the June 2018 ES.

ASSESSMENT AND VIEWS

- 1.13
- The Proposed Amendments are minor in respect of the change that would result in the massing and appearance of the Amended Proposed Development. The assessment of the June 2018 TVHIA concerning the design quality of the submitted Proposed Development – in summary, that it would be of a high architectural quality, would provide a number of urban design benefits and would represent a substantial improvement on the current conditions on the site – would remain valid for the Amended Proposed Development.
- 1.14
- The revised views in Appendix 1 demonstrate that in many cases, there would be no change or a barely discernible change to the view in question as a result of

the revisions to the Amended Proposed Development. In those views in which the revisions would change the appearance of the Amended Proposed Development – most notably as a result of the two storey addition to the top of the podium and changes to the elevations of the residential component – this would not be to such an extent as to alter any of the assessments of the magnitude of change that were previously provided in the June 2018 ES, and consequently the significance of effects. Similarly, the qualitative nature of the effects in each view would remain unchanged as a result of the Proposed Amendments. The assessment of the effect of the Amended Proposed Development in respect of views would remain as set out in the June 2018 ES.

- 1.15
- The extent and nature of the changes to the design are not sufficiently great as to alter the overall effect of the Amended Proposed Development in respect of townscape character areas or built heritage assets, as set out in the June 2018 ES.
- 1.16
- The potential impacts and likely effects of the Proposed Development as set out in the June 2018 ES, in respect of views, townscape character areas and the settings of built heritage assets, would remain valid for the Amended Proposed Development.

MITIGATION AND MONITORING

- 1.17
- The effects of the completed Amended Proposed Development would remain beneficial or neutral, as set out in the June 2018 ES. The conclusion of the June 2018 ES that no mitigation is required would therefore remain valid for the Amended Proposed Development.

RESIDUAL EFFECTS AND CONCLUSIONS

- 1.18
- In conclusion, the Proposed Amendments would not result in any change to the assessments of the potential impacts and likely effects of the Amended Proposed Development with respect to views, townscape, and above-ground built heritage as presented in the June 2018 ES. As no mitigation is required, the residual effects set out in the June 2018 ES would remain valid for the Amended Proposed Development.
- 1.19
- It is therefore considered that there would be no change to the conclusions reached within the June 2018 ES with regard to individual receptors, and the overall conclusions in the June 2018 ES on townscape, views and heritage remain valid for the Amended Proposed Development.

CUMULATIVE EFFECTS ASSESSMENT

- 1.20
- No new cumulative schemes have come forward since the June 2018 ES. The effects of the Amended Proposed Development in the cumulative scenario would remain as set out in the June 2018 ES.

1

Ministry of Housing, Communities and Local Government, 2019. The National Planning Policy Framework, Department for Communities and Local Government, February 2019.

2

Mayor of London (2018): The London Plan – Spatial Development Strategy for Greater London, Draft with minor suggested changes. Greater London Authority, London.

Kensington Forum

Appendix 1 – Revised views

April 2019

This Appendix contains images from 21 viewpoints showing the Amended Proposed Development for Kensington Forum. The images have been updated to reflect changes to the design of the Proposed Development since the submission of an Environmental Statement (ES) in June 2018. They were selected from a total of 37 views previously provided in the June 2018 ES on the basis that they are the views in which the changes to the design of the Amended Proposed Development compared to that of the submitted Proposed Development may be visible to a noticeable extent. For each viewpoint, an 'as existing' baseline photograph and an 'as proposed' image showing the Amended Proposed Development are provided.

View 04 Winter

Cromwell Road, opposite Courtfield Gardens

Baseline



View 04 Winter
Cromwell Road, opposite Courtfield Gardens

Proposed



View 05 Summer

Collingham Road / Courtfield Gardens north

Baseline



Proposed



View 05 Winter

Collingham Road / Courtfield Gardens north

Baseline



Proposed



View 06 Summer
Collingham Road

Baseline



Proposed



View 06 Winter
Collingham Road

Baseline



Proposed



View 07 Summer

Collingham Road / Courtfield Gardens south

Baseline



View 07 Summer
Collingham Road / Courtfield Gardens south

Proposed



View 07 Winter

Collingham Road / Courtfield Gardens south

Baseline



View 07 Winter
Collingham Road / Courtfield Gardens south

Proposed



View 08 Winter
Courtfield Gardens

Baseline



Proposed



View 09 Winter
Courtfield Road, near Astwood Mews

Baseline



View 09 Winter
Courtfield Road, near Astwood Mews

Proposed



View 10 Summer
Courtfield Road, near Ashburn Gardens

Baseline



View 10 Summer
Courtfield Road, near Ashburn Gardens

Proposed



View 10 Winter
Courtfield Road, near Ashburn Gardens

Baseline



View 10 Winter
Courtfield Road, near Ashburn Gardens

Proposed



View 11 Summer
Harrington Gardens / Ashburn Place

Baseline



View 11 Summer
Harrington Gardens / Ashburn Place

Proposed



View 11 Winter
Harrington Gardens / Ashburn Place

Baseline



View 11 Winter
Harrington Gardens / Ashburn Place

Proposed



View 12 Summer

Wetherby Place / Ashburn Place

Baseline



View 12 Summer
Wetherby Place / Ashburn Place

Proposed



View 12 Winter
Wetherby Place / Ashburn Place

Baseline



View 12 Winter
Wetherby Place / Ashburn Place

Proposed



View 16 Winter

Courtfield Road, near Gloucester Road London Underground Station

Baseline



View 16 Winter
Courtfield Road, near Gloucester Road London Underground Station

Proposed



View 17 Summer
Gloucester Road

Baseline



Proposed



View 17 Winter
Gloucester Road

Baseline



Proposed



View 18 Summer
Cromwell Road, opposite Gloucester Arcade

Baseline



View 18 Summer
Cromwell Road, opposite Gloucester Arcade

Proposed



View 18 Winter

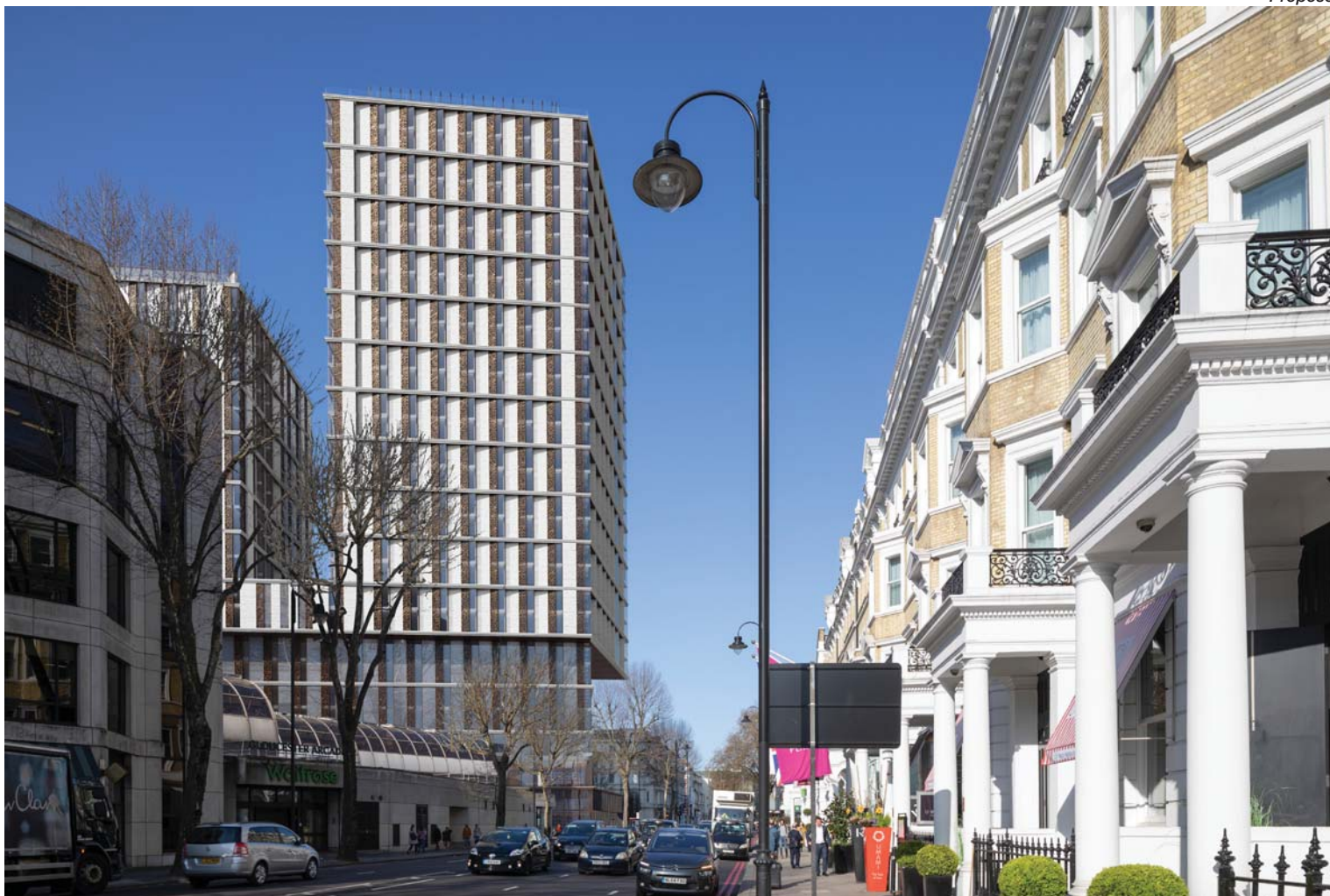
Cromwell Road, opposite Gloucester Arcade

Baseline



View 18 Winter
Cromwell Road, opposite Gloucester Arcade

Proposed



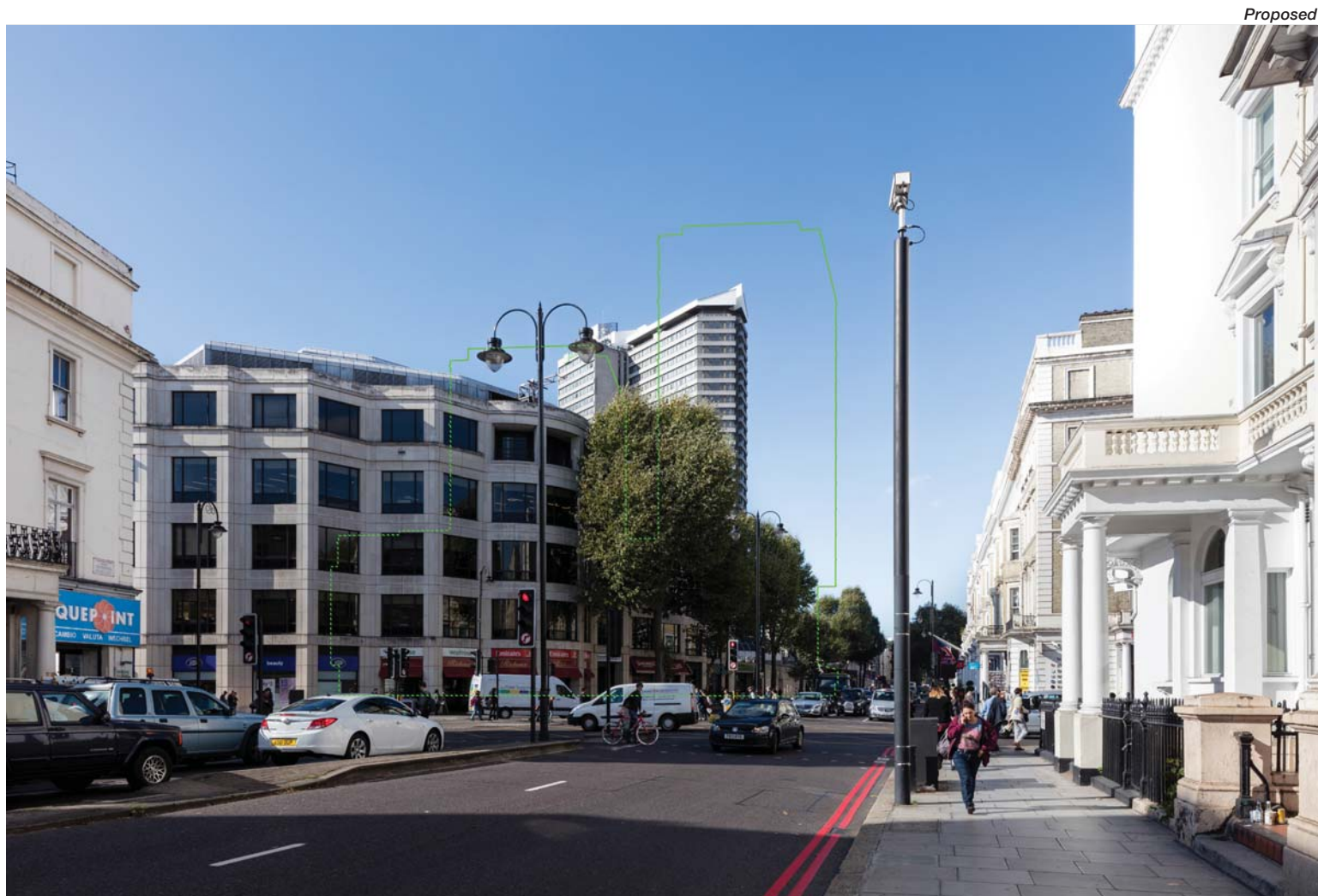
View 19 Summer

Cromwell Road, near junction with Gloucester Road

Baseline



View 19 Summer
Cromwell Road, near junction with Gloucester Road



View 19 Winter

Cromwell Road, near junction with Gloucester Road

Baseline



View 19 Winter
Cromwell Road, near junction with Gloucester Road

Proposed



View 20 Winter

Gloucester Road / Queen's Gate Gardens

Baseline



Proposed



View 21 Summer
Cromwell Road / Queen's Gate

Baseline



View 21 Summer
Cromwell Road / Queen's Gate

Proposed



View 21 Winter
Cromwell Road / Queen's Gate

Baseline

