

Draft Lambeth Site Allocations DPD

SA1 Royal Street, SE1

Evidence



January 2022

CONTENTS

Part	Content	Page
1	Introduction	2
2	Site Appraisal / Analysis	3
2.1	Site Overview	3
2.2	Site and Context Photographs	4
2.3	Site Character and brief History	11
2.7	Historical Maps	13
2.8	Site Context	14
2.16	Heritage Assets	15
2.27	Designated Views	16
2.29	Routes, Access, Servicing and Public Realm	16
2.31	Trees	17
2.33	Planning and Emerging Context	19
2.35	Site Constraints and Opportunities	19
3	Design Approach	21
3.1	Key Principles	21
4	Indicative Approach	23
4.1	Indicative Approach - Overview	23
4.2	Indicative Approach – Layout and Access	23
4.3	Indicative Approach – Massing and General Height	24
4.6	Indicative Approach – Daylight and Sunlight	25
5.	Appraisal of Indicative Approach	26
5.1	Townscape and Visual Impact Assessment	26
6	Conclusion	31
Appendix 1	Townscape and Visual Impact Assessment	33

1. INTRODUCTION

- 1.1 This evidence demonstrates the approach taken to understanding the design-led optimisation of the site to inform the content of the draft site allocation policy for this site.
- 1.2 This evidence is in several parts. Part 2 contains an assessment of the site and its context and analysis of the opportunities and constraints these present. That assessment has informed the key design principles for approaching development on the site as set out in Part 3. The detailed analysis has allowed an indicative approach to massing and height which is set out in Part 4. The indicative approach has been tested to ensure it meets the key design principles and this testing is explained in Part 5. Part 6 concludes the evidence with the identification of key design considerations to be included within the SADPD Policy itself.
- 1.3 The indicative approach included in this evidence is one way to achieve design-led optimisation of the site, assuming it is comprehensively redeveloped. The indicative approach is for testing purposes only and does not have the status of planning policy or guidance. It is not intended to be prescriptive. Applicants and their architects are expected to develop their own approaches to optimisation of capacity within the context of the parameters, constraints and opportunities set out in the site allocation policy.
- 1.4 The indicative approach massing, in combination with land use analysis, has informed the approximate land use quantum included within the draft site allocation policy. As the indicative approach does not include detailed floor plan designs, a number of standard assumptions have been used to approximate the potential number of residential units, including London Plan space internal standards, London Plan and Local Plan external amenity space standards, Local Plan requirements for dual aspect residential units, Local Plan policy for dwelling size mix, and best practice separation distances for that context. For this reason, the indicative quantum included in the draft allocation are approximate and should not be read as absolute minima or maxima. Applicants and their architects may be able to demonstrate a different figure based on alternative design solutions to the site. Detailed planning assessment of design proposals at pre-application and planning application stage may also result in a variation on the indicative figures included in the draft site allocation policy.
- 1.5 Building height definitions can be found in Local Plan Policy Q26 . As storey heights vary according to the building use, they are not an accurate means to gauge height. For that reason, building heights are expressed in metres rather than storeys. Additionally, above Ordnance Datum (AOD) height is used to aid understanding of site and context topography in those circumstances where the topography is varied.
- 1.6 The maps in this document are reproduced by permission of Geographers' A-Z Map Co. Ltd. Licence No. C0466

©Crown copyright and database rights 2021 Ordnance Survey 100017302

© Crown Copyright and database right 2021. Ordnance Survey 100019338

SITE APPRAISAL / ANALYSIS

Site Overview

2.1 Principal details of the site are outlined below:

Site Address	Land to north and south of Royal Street and to the east side of Lambeth Palace Road comprising Canterbury house, no. 10 Royal Street, former school and car park, Carlisle Lane; and Beckett House and Stangate House, Lambeth Palace Road
--------------	--



Figure 1 – Site allocation boundary.

Site and Context Photographs

2.2 The photographs in this section show the site and its context.



Figure 2 - View from northern end of Archbishop's Park looking northeast towards Lambeth Palace Road with St Thomas' Hospital (left) and the former Christ Church school (right).



Figure 3 - View from northern end of Archbishop's Park looking north towards the northern boundary adjoining the former Christ Church school (left) and Carlisle Lane car park (right).



Figure 4 – No. 10 Royal Street and the electronic billboard fronting Lambeth Palace Road



Figure 5 – Lambeth Palace Road looking north from the entrance of Archbishop's Park. St Thomas' Hospital campus is on the left. To centre is Park Plaza Hotel and to right is Stangate House.



Figure 6 – Lambeth Palace Road looking south towards the entrance into Archbishop's Park.



Figure 7 – former Christchurch School from Lambeth Palace Road



Figure 8 – Beckett House, Lambeth Palace Road



Figure 9 - Meanwhile use farm barn fronting Royal Street



Figure 10 – Canterbury House, Royal Street



Figure 11 - Rear of Canterbury House viewed from Upper Marsh



Figure 12 - Railway viaduct at Carlisle Lane / Royal Street intersection.



Figure 13 - Railway Viaduct at rear of Canterbury House

Site Character and Brief History

- 2.1 Upper Ground is an ancient route which once crossed the Thames marshlands and which connects through to Lower Marsh and The Cut. Royal Street was laid out in the 19th Century. The current alignment of Lambeth Palace Road's northern end dates from the 1960s. Carlisle Lane runs north south along and below the railway viaduct into Waterloo Station and connects to Westminster Bridge Road at the north. It provides the access into the car park and into the former Christ Church School site which lie along the northern boundary of Archbishops Park. At the school vehicular entrance, a small pocket park sits on the corner of Carlisle Lane and Royal Street. It is hard paved with a number of trees.
- 2.2 The properties / land comprises:

Former Christ Church School, Carlisle Lane	This is a mid Victorian school – low rise, single storey in stock brick and slate. It is deemed to make a positive contribution to the Lambeth Palace Conservation Area.
Temporary farm and office buildings in grounds of former school.	Timber framed structures – a barn and single storey offices.
Car park accessed off Carlisle Lane	Created on land cleared in the post-war period
Beckett House, Lambeth palace Road	A 1970s office by YRM in brown polished granite, including front lawn (sculpture) and rear area. This building is not considered to be a non-designated heritage asset.
Stangate House, Lambeth palace Road	A 1950s residential point block in stock brick. This building is not considered to be a non-designated heritage asset.
Canterbury House, Royal Street	A 1950s residential Corbusian - style slab block including front lawn and rear car park. This building is not considered to be a non-designated heritage asset.
No 10 Royal Street	An Edwardian former institute (much altered) on corner with Lambeth Palace Road. The building is deemed to make a positive contribution to the Lambeth Palace Conservation Area.



Figure 14 – Aerial view of the site from the south.

- 2.3 A realignment of Lambeth Palace Road in the 1960s was undertaken to allow the St Thomas' Hospital campus to expand eastwards to meet the new road. On the eastern side of Lambeth Palace Road post-war blocks were erected to the new road alignment –these are Stangate House (the name Stangate has long connections with this locality) and Beckett House (taking their names from Archbishops of Canterbury) which are all within the allocation boundary along Canterbury House, a number of contemporary meant-time timber structures (a farm barn and offices) on Royal Street.
- 2.4 The car park on the south side of Royal Street once contained Christ Church and its Vicarage but these were cleared post-war. A number of historic buildings still survive on the south side of Royal Street. No. 10 Royal Street is a two storey red brick Edwardian former institute on the corner of Royal Street and Lambeth Palace Road and the former Church of England Primary School, which is accessed off Carlisle Lane, dates from the 1850s. Both buildings stand within the Lambeth Palace Conservation Area along with the car park. In the planning appeal decision relating to the Founder's Place scheme dating from 2007, it was found that no. 10 Royal Street made a negative contribution to the special interest of the conservation area (due to its poor condition) whilst for former Primary School made a positive contribution. That decision allowed the demolition of both buildings. Since that time the Lambeth Palace Conservation Area Character Appraisal, 2017 has been produced. It concludes that both buildings make a positive contribution but is silent on the adjoining car park.
- 2.5 The school site and car park enclose the northern side of Archbishops Park and that boundary is lined by a mature trees standing within the park; these are subject to a Tree Preservation Order (TPO no 452).
- 2.6 On the corner of Royal Street and Lambeth Palace Road a large electronic billboard (portrait) stands against the flank of no. 10 Royal Street.

Historical Maps

2.7 The maps below illustrate the historic development of the locality.



Figure 15 - 1860s OS map – The open space to the south is today's Archbishop's Park. The national school can be seen to its north. Trinity Church and vicarage occupy the site of today's car park. At that time Carlisle Lane was known as Carlisle Street. The narrow, original railway viaduct to Waterloo can be seen on the right.

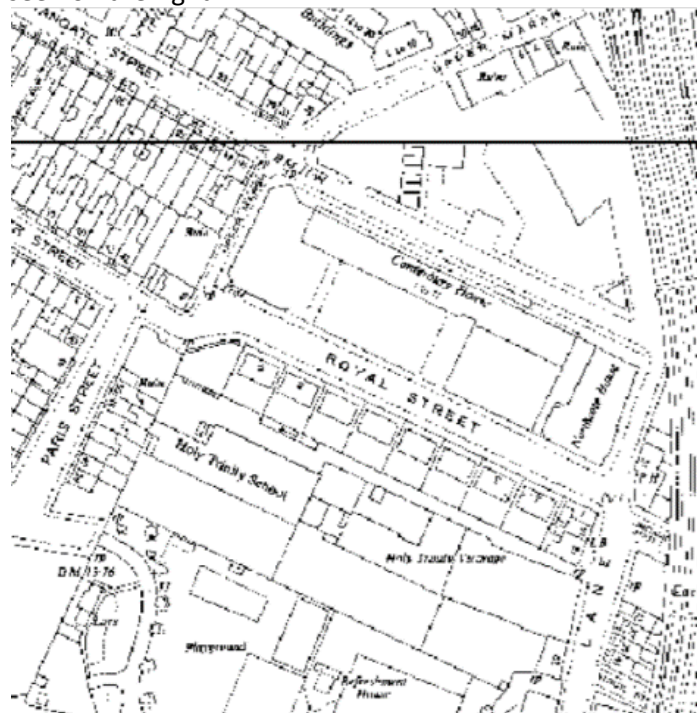


Figure 16 - late 1950s OS map – The terraced housing on Royal Street, the church, and vicarage were lost to enemy action and have been replaced by prefabricated housing and Canterbury House. Lambeth Palace Road has not yet been realigned to its current configuration

Site Context

Local Character

- 2.8 Lambeth Palace Road's northern end is wide and exposed and characterised almost completely by large buildings dating from the second half of the Twentieth Century. The site frontage buildings here are Stangate House and Beckett House.
- 2.9 To the south of the site, Archbishop's Park and the adjoining gardens of Lambeth Palace are within the Lambeth Palace Conservation Area. The entire St Thomas' Hospital campus to the west sits within the Albert Embankment Conservation Area. To the north, County Hall and the Park Plaza Hotel, Westminster Bridge Road site within the Southbank Conservation Area.
- 2.10 Whilst the architectural character is varied, the 1970s buildings on the St Thomas' Campus by Yorke Rosenberg Mardall (YRM) architects are clad in a pale tile which closely mimics the appearance of Portland stone in distant views (to complement County Hall and the character of the City of Westminster opposite). The use of Portland stone or tile / concrete which mimics its appearance is one of the locally distinctive characteristics of development in this part of central London.
- 2.11 The Lambeth Palace Conservation Area exhibits a different character which, like much of the wider locality moving away from the Central Activity Zone, is low rise and largely characterised by brick buildings. This can be seen in the buildings visible from Archbishop's Park including the recently completed Lambeth Palace Library. The exceptions, rightly, is Lambeth Palace's Blore Building (the main house) which is in ashlar stone, reflecting its high status function as the official London residence of an Archbishop.
- 2.12 The Palace of Westminster stands immediately across the River Thames from St Thomas' Hospital and its Victoria Tower can be glimpsed from Archbishop's Park. The Palace, along with Westminster Abbey and St Margaret's Church are a World Heritage Site. For ease it is referred to here as the Westminster World Heritage Site / WWHS.
- 2.13 The open landscape character of Lambeth Palace's gardens and Archbishop's Park are a key component of local distinctiveness and important open spaces within the Lambeth Palace Conservation Area.

Building Heights

- 2.14 Building heights vary greatly within the locality but in very general terms they are lower to the south of the site. For example, the heights within the Lambeth Palace Conservation Area are largely low – 6m (two storeys) to 12m (four storeys) although the new Lambeth Palace Library is a notable exception. Within the St Thomas' Hospital campus, the heights vary greatly too; with the surviving Victorian wings generally being 6 storeys. The tallest blocks are The North Wing and East Wing which stand at 57 m AOD. At the northern end of the hospital campus Gassiot House is 32m AOD. Opposite, within the Southbank Conservation Area County Hall stands at 43m and the County Hall South Block at 36m.

Building Uses

- 2.15 Beckett House is an office, Stangate House and Canterbury House are residential, the former school contains meanwhile employment uses and a community farm. There are also two areas of surface car parking – at Carlisle Lane and at rear of Canterbury House.

Heritage Assets

Designated Heritage Assets

- 2.16 The only designated heritage assets within the site allocation area is the ‘south of the river’ sculpture outside Becket House (Grade II listed). It is a large post-war piece which sits on a raised front lawn fronting Lambeth Palace Road. The setting and potential relocation of this designated heritage asset will be a key consideration.
- 2.17 The Lambeth Palace Conservation Area includes the part of the site on the south side and Royal Street and continues Southward to include Archbishop’s Park and Lambeth Palace gardens / complex. Detailed analysis can be found in the Lambeth Palace Conservation Area Character Appraisal, 2017. The former Christ Church School and no. 10 Royal Street are considered to be positive contributors to the conservation area.
- 2.18 Westminster World Heritage Site (WWHS) stands across the River Thames to the West. The Outstanding Universal Value of the WWHS is set out in ‘The Palace of Westminster and Westminster Abbey including St Margaret’s Church World Heritage Site Management Plan, 2007. Protected silhouette designations within London Plan views place a strict height limit on the site when viewed from Parliament Square (see designated views). The setting of this internationally recognised designated heritage asset will be a key consideration. Especially in views from the area encompassing Great George Street / Parliament Street / the northern side of Parliament Square.
- 2.19 The Albert Embankment Conservation Area adjoins to the west and includes the whole of the St Thomas’ Hospital campus. Detailed analysis can be found in the Albert Embankment Conservation Area Character Appraisal, 2017.
- 2.20 The Southbank Conservation Area stands a little distance to the north. The nearest building is the County Hall South Block on the corner of Westminster Bridge Road and York Road. Detailed analysis can be found in the Southbank Conservation Area Statement, 2007.
- 2.21 The Lower Marsh Conservation Area is a short distance away to the NE and linked to the site by Upper Marsh. Detailed analysis can be found in the Lower Conservation Area Statement, 2007.
- 2.22 The County Hall, Westminster Bridge Road, is a grade II* listed building with a formal front to the River Thames. That façade is the focus of a London Plan view designation (see later).
- 2.23 Lambeth Palace is a grade I listed complex of buildings located some distance to the south.
- 2.24 Lambeth Palace’s garden is on the register of historic landscapes.
- 2.25 The Victorian buildings of St Thomas’s Hospital are grade II listed and present an impressive frontage to the River Thames.

Non-Designated Heritage Assets

- 2.26 The following are on the Council’s Local heritage List:
1. County Hall South Block, York Road (structure)
 2. Shelter at S end of Archbishops Park (structure)

3. Archbishops Park (landscape)
4. North Lambeth Archaeological Priority Area (archaeological)

Designated Views

Strategic Views

- 2.27 The following London Plan views relate to the site:
- View 2A.2 – Parliament Hill to Palace of Westminster
 - View 2B.1 – Parliament Hill east of the summit
 - View 17A.2 – Hungerford Bridge Upstream Footbridge
 - View 18A.2 – Westminster Bridge: upstream at centre of bridge
 - View 18A.3 – Westminster Bridge: upstream close to Westminster Bank
 - View 19A.1 – Lambeth Bridge downstream
 - View 20A – Victoria Emb. between Westminster and Hungerford Bridges
 - View 23 – Bridge over the Serpentine to Westminster
 - View 27B – Parliament Square North Pavement looking east

Local Views

- 2.28 The site falls within two locally designated views as identified within Lambeth Local Plan Policy Q25. Panorama Views (c):
- i) (c) Brockwell Park N and NNE to the city
 - ii) Norwood Park to the city

Routes, Access, Servicing and Public Realm

- 2.29 The pedestrian entrance from Lambeth Palace Road into Archbishop's Park has generous public realm to Lambeth Palace Road and attractive and legible gateway into the Park. By contrast the pedestrian entrance from Archbishops Park onto Carlisle Lane is somewhat hidden and reflects historic, pre-war ownership lines that make no sense today. That said, it is this entrance which is popular with pedestrians travelling north south between Vauxhall and Waterloo as Archbishop's Park and Carlisle Lane are quiet and safe routes that connect northward to Lower Marsh. By contrast the alternative road route along Lambeth Palace Road is heavily trafficked and becomes more unfriendly to pedestrians as they progress northwards.
- 2.30 Whilst most of the adjoining railway viaduct is publicly accessible from Carlisle Lane, its northern part adjoining Canterbury House between Carlisle Lane and Lambeth Marsh is currently closed off.

Trees

- 2.31 The large, mature tree on the front lawn outside Canterbury House is considered to be of high amenity value.
- 2.32 The row of mature trees along the northern boundary of Archbishop's Park are subject to a Tree preservation Order.



Figures 17 and 18 - Summer and winter views of the northern boundary of Archbishop's Park from within the Park. Stangate House and Canterbury House are visible over the low slate roof of the former school. The boundary trees are TPO.

Context for Proposed Site 1: Royal Street SE1

Key

 Site Boundary	 Statutorily Listed Building	 Key Road
 Waterloo Opportunity Area	 Locally Listed Building	 Healthy Route
 Waterloo CAZ Retail Cluster	 Conservation Area	 Low Line
 Lower Marsh / The Cut / Leake Street Special Policy Area	 Positive contributor to Conservation Area	 Greenway
 Archaeological Priority Area	 Historic Park and Garden	 Cycle Route
 Site of Importance for Nature Conservation (SINC)	 Open Space	 Bus Stop
		 Underground Station

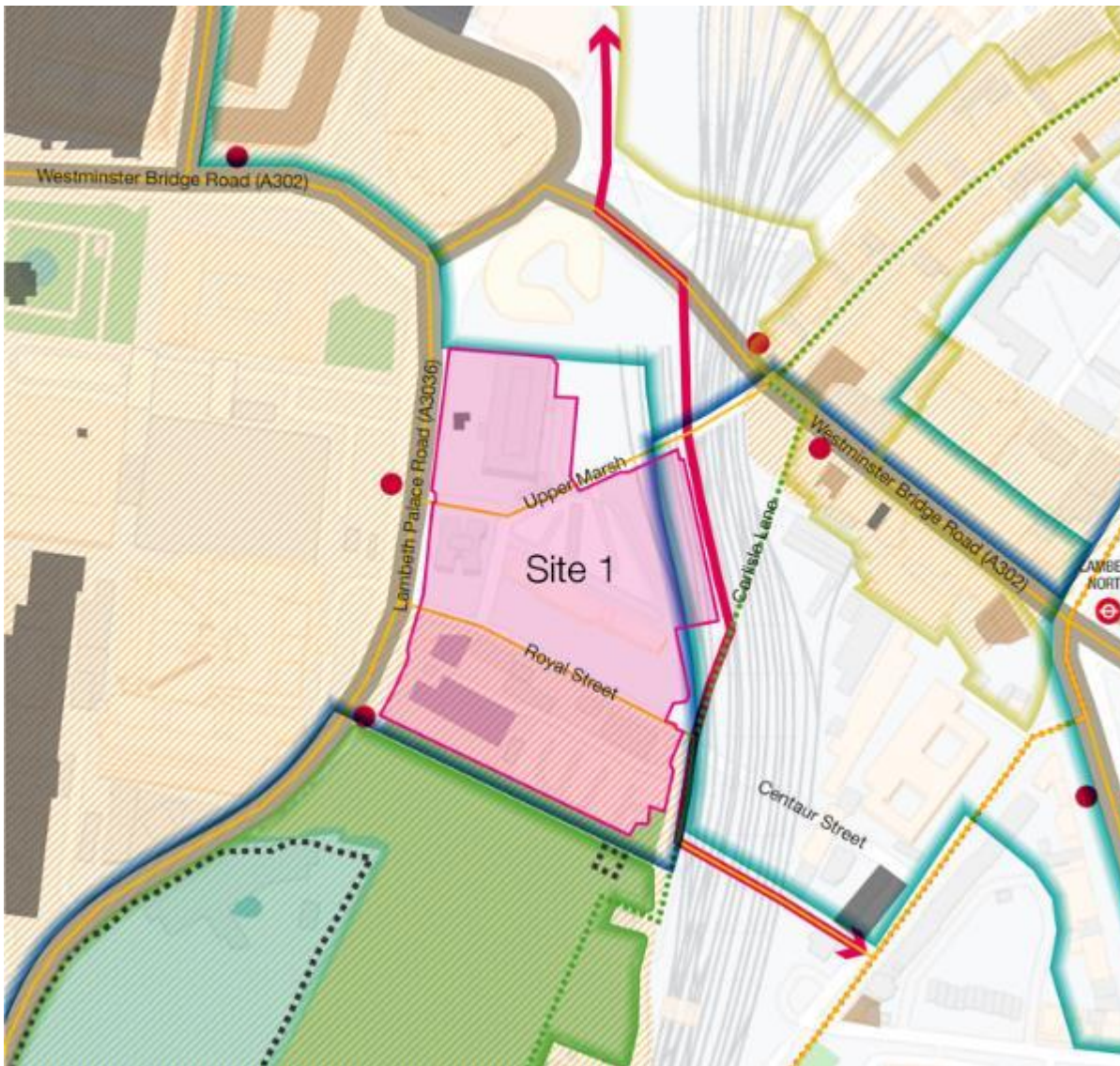


Figure 19 – Site Context Map

Planning and Emerging Context

- 2.33 Permission was granted on appeal for a 600 home redevelopment of the site designed by Sir Terry Farrell in 2007. That scheme entailed the demolition of all the buildings on the site. This permission has not been implemented and has since lapsed.



Figure 20 – Founders Place scheme as seen from Lambeth Palace Road

- 2.34 Policy PN1 ‘Waterloo and South Bank’ of the Lambeth Local Plan sets out the policy for the site locality. Annex 10 of the Lambeth Local Plan identifies locations appropriate for tall building development. It includes the locations of current Beckett House (Location 7 – Lambeth Palace Road / Upper Marsh – c60m AOD) , and current Stangate House / Canterbury House (Location 8 – Royal Street / Upper Marsh – c50m AOD). The land within the site on the south side of Royal Street was discounted as a location for tall buildings because of its location within a conservation area. The wider approach can be found in the [Waterloo Tall Buildings Study, 2018](#) and [Lambeth Topic Paper 8, Tall Buildings, 2020](#).

Site Constraints and Opportunities

- 2.35 The table below outlines the key constraints and opportunities:

CONSTRAINTS

Heritage Assets

The retention of positive contributor buildings within the Lambeth palace Conservation Area places a constraint on site redevelopment.

The settings of the Westminster World Heritage Site and the Lower Marsh Conservation Area constrains the building heights across much of the site

Trees

The root protection zones and canopies of the TPO trees at archbishop park place a constraint on building footprints

Park Entrance

OPPORTUNITIES

Heritage Assets

The relocation of the ‘South of the Border’ sculpture presents the opportunity for its significance to be sustained and explained.

Trees

The site presents opportunities for further tree planting as part of the urban greening strategy.

Park Entrance

The NE park entrance is not legible and the approach footway

Redevelopment presents the opportunity to make the NE park entrance more legible and with a more generous footway

Connectivity

Not all of the southern side of the railway viaduct is accessible to the public and much of the adjoining land is dominated by vehicle parking

Connectivity

A new route along the southern side of the railway viaduct presents the opportunity to create a 'low line' route linking Carlisle Lane with Upper Marsh.

Public Realm

The public realm within the site is generally poor quality and is hard standing dominated

Public Realm

Comprehensive redevelopment presents the opportunity to significantly improve the quality of the environment and the pedestrian experience.

Electronic Billboard

Redevelopment presents the opportunity to remove the billboard on the corner of Lambeth Palace Road and Royal Street.

Neighbour Amenity

Urbanest building to north of Beckett House has student residential occupants.

3. Design Approach

Key Principles

3.1 In seeking to achieve a design-led optimisation of the site, site -specific design drivers have informed the following design principles:

A Respect Heritage Assets

Cause no harm to the significance or setting of designated or non-designated assets:

- i) In relation to the setting of the WWHS this means to preserve or enhance its Outstanding Universal value. The greatest sensitivity comes in strategic view 27B. Here the general building height identified in Annex 10 of the Lambeth Local Plan is considered the optimum and has not been exceeded.
- ii) In relation to the settings of the Southbank, Albert Embankment and Lower Marsh Conservation Areas the tall building site allocation height identified in Annex 10 of the Local Plan has been considered the optimum
- iii) Retention of the positive contributors within Lambeth Palace Conservation Area - 10 Royal Street and former Christ Church School.
- iv) Within the Lambeth Palace Conservation Area new development is at a scale that preserves the character and appearance of the conservation area.
- v) Retain / relocate 'South of the River' sculpture in an appropriate, publicly accessible outdoor space.

B Respect established street character / alignment

- (i) Have a positive effect on the character of Lambeth Palace Road, avoiding a canyon effect.
- (ii) Retain Upper Marsh's existing alignment because of its historical importance as an ancient route across Lambeth Marsh and its role in connecting Lambeth Palace Road to Westminster Bridge Road.
- (iii) Retain Royal Street because of its important role for access and servicing.

D Routes are safe and legible

- (i) Redevelopment on the car park should improve the legibility of the Carlisle Lane entrance into Archbishops Park
- (ii) Provide increased permeability through a new publicly accessible route along the viaduct between Carlisle Lane and Upper Marsh.
- (iii) Building siting which activates all public routes, providing opportunity for good natural surveillance.

E Public Realm / Open Space

- (i) Retain the pocket park on the corner of Royal Street and Carlisle Lane.
- (ii) The lawn outside Canterbury House and the hard paving around Stangate House / Upper Marsh do not need to be retained in order to

ensure site optimisation . Redevelopment presents the opportunity to significantly improve the public realm with a new configuration.

F Retain Trees of Value

- (i) The footprint of development within the carpark should respect the root protection zone of the London Plane trees of high value (Category A and TPO 452).
- (ii) The large London Plane on the lawn outside Canterbury House is of high value (category A) should be retained.

G Neighbour Amenity

Cause no unacceptable effects on the amenity of neighbours (daylight, sunlight outlook etc.)

4. Indicative Approach

Indicative Approach - Overview

- 4.1 The Indicative Approach layout comprises the retention of the former Christ Church School and no. 10 Royal Street, the replacement of Beckett House, Canterbury House, and Stangate House and the erection of a new buildings on the sites of the temporary mean-time buildings and on the Carlisle Lane car park.

Indicative Approach - Layout and Access

- 4.2 The existing arrangement of roads is retained in the indicative approach as Carlisle Lane, Royal Street and Upper Marsh are important local routes. In addition, it is proposed to open up a new route along the viaduct linking Carlisle Lane to Upper Marsh. This new 'low line' has the potential for future connection on to Westminster Bridge Road.
- 4.3 The replacement building on the site of Canterbury House is re-aligned to ensure the retention of mature trees and to provide a public square for the re-located 'South of the River' sculpture. The undeveloped space on the former Carlisle Lane car park is considered suitable for residential amenity or for other open space uses.



Figure 20 – Indicative Approach – aerial view

Indicative Approach – Massing and General Building Height

- 4.3 The replacement building for Beckett House, is 60m tall and is considered a tall building. The replacement buildings for Canterbury House and Stangate House are c52m tall and are considered tall buildings. These heights are in accordance with the general heights identified for these locations in Annex 10 of the Lambeth Local Plan, 2021.
- 4.4 On the south side of Royal Street No. 10 Royal Street has been retained and extended upwards by one storey to c15m. To its east the temporary buildings (office and barn) have been replaced with buildings at c24m and c33m respectively. On the site of the Carlisle Lane car park the Indicative approach massing stands at c40m which is not considered to be a tall building.
- 4.5 The approach to height steps up from the lowest retained building (former Christ Church School) at the south of the site to the highest building at the north (site of Beckett House). This approach is primarily to ensure development preserves the character and appearance of the Lambeth Palace Conservation Area and the settings other local heritage assets; and also, to ensure no stark jumps or contrasts in building heights within the site.

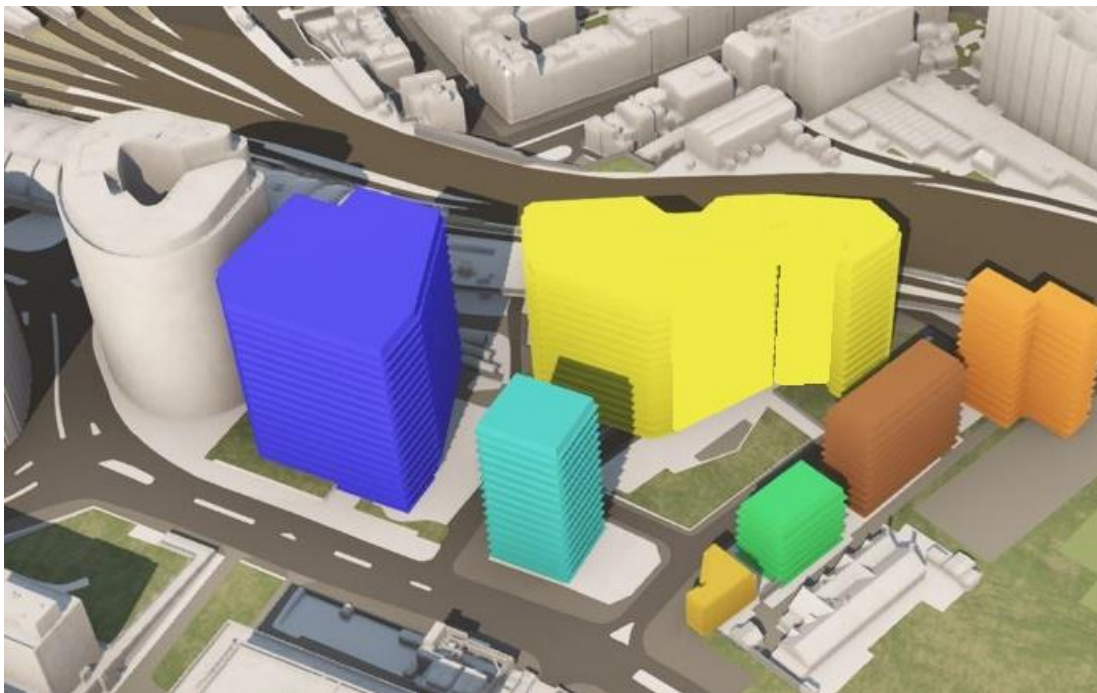


Figure 20 – Indicative Approach - 3D model

Address	Indicative Approach Model Colour	Explained Height	Use
Beckett House site	Dark blue	c60m	Office
Stangate House site	Mint green	c52m	Office
Canterbury House site	Yellow	c52m	Office

10 Royal Street (extended)	Gold	c15m	Office
Meanwhile office site	Green	c24m	Residential
Meanwhile barn site	Brown	c34m	Residential
Car park site	Orange	C40m	Residential

Indicative Approach – Approach to Daylight and Sunlight

- 4.6 In planning the Indicative Approach the objective has been to ensure that it is generally consistent with the established parameters for daylight and sunlight best practice for inner urban / urban locations, having regard in particular to sensitive residential neighbours (the locations of which are identified in the draft site allocation policy), and to the quality of new residential accommodation on the site.
- 4.7 Any scheme that comes forward would be required to demonstrate an acceptable response to daylight and sunlight constraints and overshadowing and will be independently tested at planning application stage in accordance with the BRE's publication: 'Site layout planning for daylight and sunlight: a guide to good practice (BR209)' and relevant Mayoral policy and guidance.

5. Appraisal of the Indicative Approach

Townscape and Visual Impact Assessment (TVIA)

- 5.1 A townscape and visual impact assessment has been undertaken with three principal objectives:
- firstly, to ensure that the impact on Strategic and Local views is acceptable in relation to view composition and appreciation,
 - secondly, to ensure that the townscape effects of the development are acceptable; in this regard the starting point has been that a degree of noticeable townscape change is inevitable but it should not be discordant or unduly dominant in its context; and
 - thirdly, to ensure no harm to the significance (including setting) of heritage assets.
- 5.2 In accordance with best practice there has been no presumption that change within the setting of heritage assets is automatically harmful. Instead, the contribution of setting to the significance of the asset has been at the forefront of assessments and thus how that significance might be influenced by changes to the context.
- 5.3 This height and massing exercise has informed conclusions about whether the site is an appropriate location for a tall building(s) as defined by Policy Q26 of the Lambeth Local Plan. The indicative approach is considered to constitute the optimum level of development capacity for the site. This does not preclude other possible approaches to optimisation coming forward, in different forms, through the planning process.
- 5.4 Seventeen views were tested to understand the impact of the Indicative Approach on its context. The detailed analysis on each view is contained in Appendix 1 and the findings are summarised below:

View No	View Name	Effect
1	Strategic View 2A.2 – Parliament Hill to Palace of Westminster	The Indicative approach is not visible in this view.
2	Strategic View 2B.1 – Parliament Hill east of the summit	The Indicative approach is not visible in this view.
3	Strategic View 17A.2 – Hungerford Bridge Upstream Footbridge	The Indicative approach is not visible in this view.
4	Strategic View 18A.2 – Westminster Bridge: upstream at centre of bridge	The indicative approach accords with the design guidance in the LVMF.
5	Strategic View 18A.3 – Westminster Bridge: upstream close to Westminster Bank	The indicative approach accords with the design guidance in the LVMF.
6	Strategic View 19A.1 – Lambeth Bridge downstream	The quality of the wider view is preserved. No harm to the OUV of the WWHS.
7	View 20A – Victoria Emb. between Westminster and Hungerford Bridges	The Indicative Approach has a neutral effect on view composition and a potentially beneficial effect on setting of County Hall and Southbank Conservation Area.

8	Strategic View 23 – Bridge over the Serpentine to Westminster	The indicative approach is not visible.
9	Strategic View 27B – Parliament Square North Pavement looking east	The effect on the OUV of the Westminster World Heritage Site will be neutral.
10	Lambeth Palace Terrace looking north across Lambeth Palace Garden	With pale, recessive architecture for the larger of the buildings the effect on the landscape and setting of the landscape and conservation area will be neutral.
11	Archbishop's Park (south side)	With pale, recessive architecture for the larger of the buildings visible over the tree tops the effect on the landscape and setting of the landscape and conservation area will be neutral.
12	Archbishop's Park Centre (centre, western side path)	With pale, recessive architecture for the larger of the buildings visible over the tree tops the effect on the landscape and setting of the landscape and conservation area will be neutral.
13	Archbishop's Park (northern end)	With a buff and red brick palette of materials for the buildings to the immediate north of Archbishop's Park the effect on the landscape and setting of the locally designated landscape and the character and appearance of conservation area will be neutral.
14	Royal Street / Carlisle Lane junction	The townscape effects are beneficial. Within the Lambeth Palace conservation area, using a brick palette and sympathetic architecture drawn from the conservation area character of the conservation area will enhance the conservation area here.
15	Lambeth Palace Road at Lambeth Palace Library	With pale, recessive architecture for the larger of the buildings the effect on the landscape and setting of the locally designated landscape and the setting of conservation area will be positive. The three visible buildings of the Indicative Approach which stand within the conservation area, using a brick palette drawn from the conservation area character of the conservation area will enhance its character and appearance.

16	Lower Marsh at junction with Frazier Street	The overall effect on the setting of the Lower Marsh Conservation Area is neutral.
17	Lower Marsh at junction with Baylis Road	With sympathetic palette and calm architectural aesthetic, the effect on the Lower Marsh Conservation Area setting will be neutral.

Effect on Heritage Assets

5.3 The Indicative Approach has been assessed for its effect on the significance (including setting) of heritage assets. This has required an understanding of the significance of each asset and especially the contribution that the setting makes to that significance. The objective has been to ensure no adverse effect on significance. The conclusions are set out in the below.

Asset and its significance

Approaches of the Westminster World Heritage Site (WWHS) The approaches are the environment which visitors to the WWHS pass thorough on their journey to and from it. Policy Q19 seeks to ensure an uncluttered, high quality and attractive environment.

Wider setting of the Westminster World Heritage Site (WWHS) The wider setting is essentially the backdrop of views of the WWHS. In this instance the site falls into the backdrop in views from the northern side of parliament square and relates to the blocks on the northern part of the site

Lambeth Palace Conservation Area(LPCA) The LPCA is characterised by the historic complex of Lambeth Palace, and associated historical development largely focused around Archbishop’s Park and Lambeth Palace’s Garden.

Effect of Indicative Approach

The public realm within the site (Upper Ground, Royal Street, Carlisle Lane in particular) is relatively poor present. A comprehensive redevelopment along the lines of the Indicative Approach would bring significant public realm improvements. The effect of development would be beneficial on the approaches to the WWHS. See views 1- 6 and 9 of the TVIA.

The Indicative Approach accords with heights identified in Annex 10 of the Lambeth Local Plan for this location. The Annex 10 heights were informed by extensive evidence for the Lambeth Local Plan. The improved quality of development visible in the wider setting, and the use of materials sympathetic (pale and recessive) materials would not be harmful to the wider setting of the WWHS. Indeed, high quality development has the potential to have a beneficial effect.

The retention and extension of 10 Royal Street will preserve the conservation area. The retention of the former Christ Church School will preserve the special interest to the conservation area. The new building on the car park site is of a height and massing which, whilst visible within the conservation area and especially from within Archbishop’s Park will have no detrimental effect. See views 10 – 15 of the TVIA.

'South of the River' sculpture (Grade II) The sculpture was commissioned for its current site at Beckett House but Beckett House has not been identified in the listing as having value to the setting of the piece. The list description states: *'Rosenberg [architect of Beckett House] believed that art was part of the enjoyment of everyday life and that buildings provided the perfect spaces in which to house art and sculpture. He believed that contemporary art and modern architecture were complimentary to each other, stating that "architecture is enriched by art and art has something to gain from its architectural setting" (Rosenberg, 1992)*

Albert Embankment Conservation Area (AECA) The adjoining St Thomas' Hospital campus is within the conservation area along with Westminster Bridge and Lambeth Bridge.

Lambeth Palace Gardens (registered landscape) These are the extensive private gardens of the Palace which have a number of distinct character areas. Like all landscape, the garden is appreciated as an immersive spatial experience and the layout encourages free movement within the spaces.

Dynamically composed sculptures of this nature benefit from being appreciated 'in the round' which is not something that is currently available to the viewer relocating the piece to the central space within the site allows for it to become the focal point of a landscaping scheme and to be appreciated 'in the round' for the first time. A new high quality context, close to the original location will not harm the significance of this piece. No harm will result.

In views from across the river and from Westminster bridge and Lambeth bridge the Indicative Approach is visible in the backdrop of the AECA and therefore has an effect on its setting. The effect of the Indicative Approach's massing and height on the setting of the AECA is considered not to harm the setting. Indeed, high quality architecture with sympathetic materials has the potential to have a beneficial effect through the general uplift in architectural and environmental quality. See TVIA views 4, 5, 6, 10 and 15)

The contribution made by the wider city backdrop and views out of the garden varies around its perimeter. For example, the views towards the WWHS are very important and are locally protected. Many of the views northwards are now terminated by the recently completed Lambeth Palace Library and, beyond, St Thomas' Hospital campus's post-war buildings some of which have a somewhat distracting effect. The Indicative Approach will be glimpsed through the trees in the distance when views look in a north-eastern direction. However, the effect should not be harmful if recessive architecture using locally distinct materials is employed.

Archbishop's Park (local list space)

This is a very important local amenity and a key contributory space within the LPCA. Like all landscape, the Park is appreciated as an immersive spatial experience and the layout encourages free movement. Views westward are across the Lambeth Palace's gardens and the River Thames allowing glimpse views of the WWHS when trees are not in leaf.

County Hall, Westminster Bridge Road

The northern part of the site falls within the setting of this landmark riverside building

County Hall South Block (local list)

This block is physically near Beckett House at the northern end of the site but separated by a busy road, the Urbanest building and the Park Plaza Hotel

South Wing at St Thomas' Hospital (Grade II)

These Victorian buildings front the River Thames and are separated from the Indicative Approach by the post-war hospital blocks

Lower Marsh Conservation Area

This conservation area is linear in nature with most views either in a northerly or southerly direction. The intimate nature of the townscape channels the views.

Because of the north-south arrangement of the Park views within the space are largely focused in northerly and southerly directions. The massing of the Indicative Approach will be visible through the trees in views north across the Park. The building proposed on the car park site will be particularly visible from the path running along the eastern side of the Park. Visibility itself should not be considered to result in harm and care has been taken with spacing between buildings and the stepping of heights. The Indicative approach is not unduly distracting nor dominant and thus preserves the setting of this non-designated heritage asset. The indicative approach appears to the right of County Hall when the viewer is directly opposite and viewing County hall as a symmetrical composition. The Indicative Approach sits comfortably in this important view and has a neutral effect. See View 7 of the TVIA. Given the distance and the physical environment of buildings between the site and this non-designated heritage asset the effect will be nil.

In views from Lambeth bridge and Westminster Bridge the Indicative Approach is visible as part of the wider city context to these listed buildings. The effect on these listed buildings is considered neutral. See views 4, 5 and 6 of the TVIA.

Views southwards are terminated by the Indicative Approach. The increase in massing will be noticeable in the setting but care has been taken in relation to height and with any future development using sympathetic materials and a recessive character the general effect on the LMCA will be neutral.

6.0 Conclusion

- 6.1 The indicative approach has been informed by site constraint analysis and has been tested at the level of general massing and height to ensure acceptable impacts in relation to daylight and sunlight, views, townscape, and heritage. This analysis has found the approach to successfully address the various opportunities and constraints identified. In light of this work, it is recommended that the site allocation policy includes the design points outlined in the table below.

Topic	Recommendation
Heritage	<p>Preserve the Outstanding Universal Value of the Westminster World Heritage site by complying with the building heights identified in Annex 10 of Lambeth Local Plan and</p> <ul style="list-style-type: none">• Having a calm and recessive approach to the architecture• Using a palette of materials which closely mimics the appearance of Portland stone. <p>Preserve or enhance the character of appearance of the Lambeth Palace Conservation Area by:</p> <ul style="list-style-type: none">• Retaining former School, Carlisle Line• Retaining former Institute at no. 10 Royal Street• Delivering a high quality building on the car park site which responds positively to the character of the conservation area <p>Preserve the setting of the Albert Embankment Conservation Area the Southbank Conservation Area and the Westminster World Heritage Site by:</p> <ul style="list-style-type: none">• Having a calm and recessive approach to the architecture• Using a palette of materials which closely mimics the appearance of Portland stone. <p>Preserve the setting of the Lower Marsh Conservation Area by:</p> <ul style="list-style-type: none">• Ensuring building heights are not unduly dominant• Ensuring an interesting roofline in views south along Lower Marsh• Carefully choosing a material palette that complements the character of the conservation area
Height and massing	<p>Integrate the building into its context sensitively by:</p> <ul style="list-style-type: none">• Complying with the heights identified in Annex 10 of the Lambeth Local Plan on the land north of Royal Street.• Limiting development to low rise and mid-rise on the part of the site within the Lambeth Palace Conservation Area.
Public realm	<p>Provide generous, good quality public realm across the site</p>

Ensure the route from the NE entrance of Carlisle Lane remains an attractive, safe, and overlooked one for pedestrians including:

- Urban greening
- Pocket parks / informal seating
- Generous footways

Maintain Upper Marsh

Open up a 'low line' route along the railway viaduct

Enhanced environment

Improve the public approach and visibility of the NE entrance to Archbishops Park (from Carlisle Lane).

Activation and natural surveillance.

Ensure streets and routes have good natural surveillance, are legible and have a good activation at ground level

Neighbour Relationships

Ensure no unacceptable impacts on adjoining residential neighbours.

Trees




Retain trees of value and allow sufficient space for them to thrive; and optimise opportunities for new tree planting.

APPENDIX 1




VIEWS / TOWNSCAPE ANALYSIS

Views Analysis

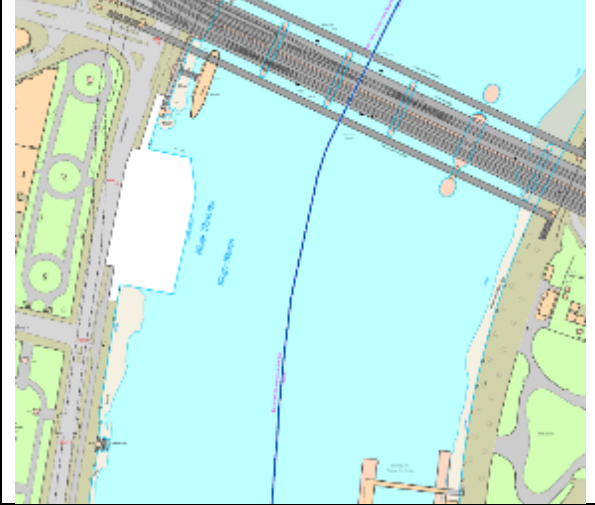
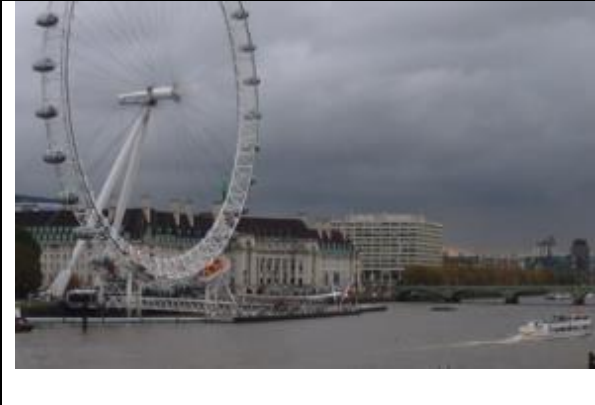

TVIA IMAGE 1 – Strategic View 2A.2 – Parliament Hill to Palace of Westminster

	<p>Parliament Hill forms part of the prominent east west ridge traversing Hampstead Heath. It is an open public area of the Heath consisting of fields, hedgerows, and woodland. There are a number of outlooks on the hill but some of the best panoramic views are from the summit, towards the City of London, St Paul’s Cathedral, and the Victoria Tower of the Palace of Westminster. All three of the towers of the Palace of Westminster can be seen from positions on the east side of the Viewing Place</p>
	
<p>The Palace of Westminster is positioned behind the Euston Tower and the BT Tower. Only the Central Lobby Lantern and the Victoria Tower are visible. The latter’s turrets and finials contrast with the simple housing blocks in the middle ground.</p>	<p>The Indicative approach is not visible in this view.</p>

TVIA IMAGE 2 – Strategic View 2B.1 – Parliament Hill east of the summit

	<p>This Viewing Location is on the east side of Parliament Hill, lower than the summit. Assessment Point 2B.1 is located at a position that provides one of the few publicly available views of all of the principal towers of the Palace of Westminster</p>
	
<p>All three towers of the Palace of Westminster are set against the distant hills. The scale and simple outline of existing tall buildings in the view frame the Palace of Westminster and contrast with its more delicate and intricate silhouette of towers.</p>	<p>The Indicative approach is not visible in this view.</p>

TVIA IMAGE 3 – Strategic View 17A.2 – Hungerford Bridge Upstream Footbridge

	<p>VIEW LOCATION NARRATIVE (view location direction etc, conservation area etc).</p>
	
<p>The view is a broad one up the River Thames with the Westminster World heritage Site on the right and Lambeth on the left. The London Eye and County Hall are particularly visible.</p>	<p>The Indicative approach is not visible in this view.</p>

TVIA IMAGE 4 – Strategic View 18A.2 – Westminster Bridge: upstream at centre of bridge










	<p>Centre of Westminster Bridge looking south.</p>
	
<p>The river forms the foreground of the view with the Westminster World Heritage Site to the right and Lambeth on the left.</p> <p>Whilst the Westminster World Heritage Site is the primary focus of the view, the Indicative Approach is located on the extreme left hand side of the view and therefore this image is focused on that direction. Here Beckett House can be seen behind Gassiot House at St Thomas' Hospital.</p>	<p>The yellow model on the right of the image is the Evelina Hospital extension approval. The Indicative Approach model for Beckett House is of a similar height to Urbanest and thus introduces a degree of welcome uniformity. The other, larger, blocks are lower in height. Such an approach, if in a pale and recessive palette akin to that seen at St Thomas' Hospital, would accords with the advice in the LVMF which states:</p> <p><i>The opportunity presented by any new development on the south side of the River in front of Lambeth Bridge to improve the quality of the view would need to be assessed against its impact on Lambeth Palace, the Victorian turrets of St Thomas's Hospital as well as on the Outstanding Universal Value of the World Heritage Site.</i></p>

IMAGE 5 – Strategic View 18A.3 – Westminster Bridge: upstream close to Westminster Bank

	<p>Westminster Bridge close to Westminster Bank</p>
	
<p>The river forms the foreground of the view with the Westminster World Heritage Site to the right and Lambeth on the left.</p> <p>Whilst the Westminster World Heritage Site is the primary focus of the view, the Indicative Approach is located on the extreme left hand side of the view and therefore this image is focused on that direction. Here Beckett House can be seen behind Gassiot House at St Thomas' Hospital.</p>	<p>The yellow model on the right of the image is the Evelina Hospital extension approval. The pale blue is the St Thomas' Core building which is under construction. The Indicative Approach model for Beckett House is of a similar height to Urbanest and thus introduces a degree of welcome uniformity. Such an approach, if in a pale and recessive palette akin to that seen at St Thomas' Hospital would accords with the advice in the LBVMF which states:</p> <p><i>The opportunity presented by any new development on the south side of the River in front of Lambeth Bridge to improve the quality of the view would need to be assessed against its impact on Lambeth Palace, the Victorian turrets of St Thomas's Hospital as well as on the Outstanding Universal Value of the World Heritage Site.</i></p>

TVIA IMAGE 6 – Strategic View 19A.1 – Lambeth Bridge downstream

	<p>View location is the centre of the bridge which is the furthest upstream of the bridges from which River Prospects have been designated.</p>
	
<p>This photograph focuses on the Lambeth side of the view. However, the view itself is wider and encompasses the River Thames and the Westminster World Heritage Site on the opposite bank which is the principal focus of the view.</p> <p>The Embankment trees largely screen the Victorian hospital buildings from view although the Block 9 campanile is prominent. Behind it, post-war buildings occupy the view. Beckett House is largely screened by the Evelina Hospital in the view, Stangate House and Canterbury House are glimpsed. None of the site buildings contribute positively to the view.</p>	<p>The trees have been switched off the model for clarity. In reality they will screen the lower parts of the Indicative Approach buildings. The large yellow block in the centre of the model is the Evelina Hospital extension approval. To its right the grey building is the Lambeth Palace Library. The indicative approach buildings will be on the extreme periphery of the view and their presence, subordinate to the Evelina extension and further away, is neutral. The quality of the wider view is preserved. No harm to the OUV of the WWHS.</p>

TVIA IMAGE 7 – View 20A – Victoria Emb. between Westminster and Hungerford Bridges



This River Prospect is a continual experience from Westminster Bridge to Waterloo Bridge. This assessment point is opposite County Hall






The horizontal emphasis and architectural symmetry are appreciable in the view with London Eye and Southbank Place / Shell Centre stepping up to the left. On the right the Urbanest building is roughly aligned with the roof ridge of County Hall and to its right, stepping down is Beckett House which is dark brown and draws the eye as a result.



The LVMF does not provide specific guidance on development to either side of County Hall. Indicative Approach model of Beckett House is of comparable height to the Urbanest building which is just out of sight in the model but visible in the photograph. The effect of height increase on the view is neutral. The effect on the setting of County Hall and the Southbank Conservation Area could be beneficial if the proposed building had a pale palette similar to that of Portland stone rather than the current dark treatment.

TVIA Image 8 – Strategic View 23 – Bridge over the Serpentine to Westminster

	<p>View location is the centre of the bridge, representing views eastward towards the far end of the lake and the townscape beyond.</p>
	
<p>The foreground and middle ground comprise the lake and the trees along its perimeter. The landscape, between sky and water, converges to a point at the far end of the lake, where certain elements of the Westminster World Heritage Site are visible. The Victoria and Central Lobby Towers of the Palace of Westminster and the western towers of Westminster Abbey form the distant focus of the view. The Victoria Tower is partially obscured by the Ministry of Justice building (formerly the Home Office). The Clock Tower is entirely obscured. Buildings are visible in the middle ground. The dense treescape in summer provides a buffer between the urban environment and the park. Buildings such as the Hilton Hotel and Knightsbridge Barracks, rising above the tree line in the middle ground, make the viewer aware of the city beyond.</p>	<p>The indicative approach is not visible.</p>

TVIA IMAGE 9 – Strategic View 27B – Parliament Square North Pavement looking east



From this Viewing Location, the full composition of the Houses of Parliament can be understood with the long horizontal mass of the buildings framed by the massive verticality of the Clock Tower and the Victoria Tower.






There is a protected silhouette in place for the Palace of Westminster. However, the silhouette does not extend to the left of the Elizabeth Tower. In the view to the left of the tower Westminster Bridge leads the eye across to Lambeth. Here the Park Plaza Hotel and Urbanest buildings terminate the view across the Bridge. The lower brown building to their right is Beckett House.

The Indicative Approach model of Beckett House matches the height of the Urbanest Building which sets the ‘no harm’ height limit for development in this view. The effect on the OUV of the Westminster World Heritage Site will be neutral. The Indicative Approach with the relevant LVMF guidance which states:

‘New development glimpsed in the background of views from this part of Parliament Square should be of appropriate height, scale, massing, and materials to allow full appreciation of the buildings forming the World Heritage Site. In the gap between the Palace of Westminster and Westminster Abbey, the existing skyline in these views do not define limits on the heights of new structures, any visible new development should be of the highest design quality and should sustain the Outstanding Universal Value of the World Heritage Site and its setting. Development should not detract from the clear separation between the major groups of buildings nor compromise the strong vertical emphases of the towers defining the extremities of the Palace of Westminster nor detract from the appreciation of Westminster Abbey and St Margaret’s Church’

IMAGE 10 – Lambeth Palace Terrace looking north across Lambeth Palace Garden

	<p>The garden of Lambeth Palace is a Registered Landscape and a key contributory space within the Lambeth Palace Conservation Area. The view location is on the terrace that runs parallel to the Palace on its north side</p>
	
<p>Visible in this view are the Evelina Hospital (dark glass over treeline on left) and the Urbanest building, Westminster Bridge Road (white horizontal stripes). This view from the terrace pre-dates the recent erection of Lambeth Palace Library. The library would block the Urbanest building from view.</p> <p>Large buildings are already visible from the gardens and their success in the backdrop is largely down to their materiality and treatment. The Lambeth Palace CA Character Appraisal identifies the large glass roof of the Evelina Hospital as having a negative effect. This adverse effect has been offset by the erection of the Lambeth Palace Library which is in a recessive brick.</p>	<p>For the purpose of clarity all the trees have been removed from the model. The large building on the left is the approved extension for the Evelina Hospital. The grey building is Lambeth Palace Library and the yellow building behind on its left the proposed Evelina Hospital. The small white drum is a folly within the garden.</p> <p>In this view the Lambeth Palace Library largely blocks the Beckett House replacement from view but its edge can be glimpsed and should the viewer move will to appear to the right of the Library. As intended the stepping up of the Indicative Approach massing from south to is appreciable here. The reality of the tree screening means that only the upper most parts of the buildings will be visible. As the viewer proceeds north the tree screening will increase.</p> <p>With pale, recessive architecture for the larger of the buildings the effect on the landscape and setting of the landscape and conservation area will be neutral.</p>

TVIA IMAGE 11 – Archbishop’s Park (south side)



The viewer is at the southern end of Archbishop’s Park, having entered from Lambeth Road, and is looking northwards.



Archbishops Park is an important local open space, designated on the Council’s Local List and a key contributory space to the Lambeth Palace Conservation Area.

The two visible structures in the view are the Urbanest building (white stripes) and the uppermost part of the current Beckett House (brown).

For the purposes of assessment, the trees have been switched off in the Vu-City model. In this instance is gives an artificial impression of the effect of the foreground landscape. In reality the dense planting within the Park will provide significant screening. The c60m height of the dark blue model (site of Beckett House) is of comparable to the Urbanest building which can be glimpsed in the photograph. This gives some indication of the effect of tree screening. In reality, only the upper most parts of the Indicative Approach will be glimpsed above the treetops.

With pale, recessive architecture for the larger of the buildings visible over the tree tops the effect on the landscape and setting of the landscape and conservation area will be neutral.

TVIA IMAGE 12 – Archbishop’s Park Centre (centre, western side path)



The viewer is on the western side of Archbishop’s Park looking north looking northwards.



Archbishops Park is an important local open space, designated on the Council’s Local List and a key contributory space to the Lambeth Palace Conservation Area. This location is where the oval path forks off left towards Lambeth Palace Road. Centre of the image, through the trees, the roof of the former Christ Church School can be glimpsed.



For the purposes of assessment, the trees have been switched off in the Vu-City model. Additionally, the high fence that encloses Lambeth Palace’s Garden is not within the VU City model. Its presence on the left of the path restricts much of the view on the left.

With pale, recessive architecture for the larger of the buildings visible over the tree tops the effect on the landscape and setting of the landscape and conservation area will be neutral.

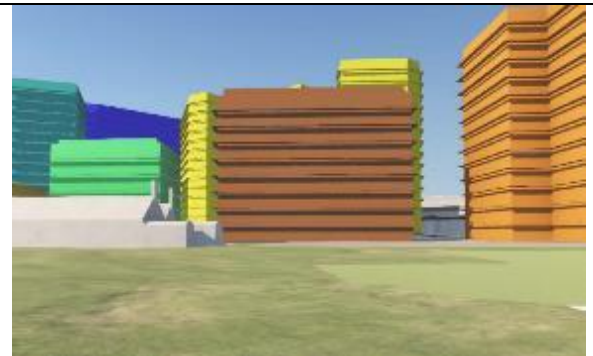
TVIA IMAGE 13 – Archbishop’s Park (northern end)



The viewer is at the northern end of the Park at the table tennis tables looking north



This is a winter view shot showing bare trees. Through the trees the low, slate roof of the former Christ Church School can be glimpsed on the left. Behind are Stangate House, Beckett House and Canterbury House. It should be remembered that, when the trees are in leaf, they provide a substantial screen.



The roof of the former school is the white foreground model on the left. Behind the heights step away to the highest building. Similarly, the height differences between the brown model and the yellow model allow an appreciation of the heights stepping away.

The artificial colours of Indicative Approach give a sense of discordance what won't exist in reality. With a buff and red brick palette of materials for the buildings to the immediate north of Archbishop's Park the effect on the landscape and setting of the locally designated landscape and the character and appearance of conservation area will be neutral.

TVIA IMAGE 14 – Royal Street / Carlisle Lane junction



This view location is on the northern boundary of the Lambeth Palace Conservation Area looking West.



The existing townscape quality is poor. The absence of enclosure and activation on the south (left) side of Royal Street and the poor quality boundary treatments generally adds to the sense that this is a dead back street.



The Indicative approach brings the building line on the northern (right) side closer to the street and new buildings lining the south (left) side of the street. This improves the sense of enclosure and will significantly help with animation and natural surveillance. In the middle ground an open space is created. This is where the mature tree is retained and the 'South of the River' sculpture would be erected. The townscape effects are beneficial.

On the left visible buildings of the Indicative Approach which stand within the conservation area, using a brick palette and sympathetic architecture drawn from the conservation area character of the conservation area will enhance its character and appearance here.

TVIA IMAGE 15 – Lambeth Palace Road at Lambeth Palace Library



The view location is within the Lambeth Palace Conservation Area on its boundary with the Albert Embankment Conservation Area (on left). The viewer is looking north.



The viewer is looking north beyond the conservation area which is characterised by the post-war buildings on the site and its modern neighbours. The Park Plaza Hotel and Urbanest buildings can be seen on the left of the view and the former Christ Church School is largely screened from view by foreground fencing and trees. The current townscape setting of the conservation area contributes nothing to its significance.



The tiering of heights up away from the conservation area is clearly appreciable here. The three models immediately behind the former Christ Church School do not unduly dominate it and their stepping from west to east helps integrate the retained no. 10 Royal Street (gold model) which has been extended by one storey.

With pale, recessive architecture for the larger of the buildings the effect on the landscape and setting of the locally designated landscape and the setting of conservation area will be positive. The three visible buildings of the Indicative Approach which stand within the conservation area, using a brick palette drawn from the conservation area character of the conservation area will enhance its character and appearance.

TVIA IMAGE 16 - Lower Marsh at junction with Frazier Street



Within the Lower Marsh Conservation Area



This is a view south down the main part of the Lower Marsh Conservation Area. The intimate, historic townscape has a very strong sense of enclosure. The existing Canterbury House can be glimpsed as a low, horizontal form at the very end of the street. The corner of the existing Beckett House is visible to right of centre.

The yellow building in the foreground is the approved scheme for the Lower Marsh Library site. The Indicative Approach model for Beckett House (dark blue) reinforces the sense of enclosure to right side of Lower Marsh and the yellow model on the site on Canterbury House frames to the left side. The gap between these buildings and the view through avoids a slab-like effect. The overall effect is neutral.

TVIA IMAGE 17 - Lower Marsh at junction with Baylis Road

	<p>Within the Lower Marsh Conservation Area</p>
<p>The intimate, historic townscape has a very strong sense of enclosure. The existing Stangate House can be glimpsed against the sky at end of the street. The existing Beckett House to its right.</p>	<p>The height of the Beckett House replacement accords with the heights identified in Annex 10 of the Local Plan. The three Indicative approach models visible are clearly discernible as individual, distant buildings which, with sympathetic palette and calm architectural aesthetic, should have a neutral effect on the setting of the conservation area.</p>