

**Draft Lambeth Site Allocations DPD**

**SA 24            King's College Hospital, Denmark Hill, SE5**

**Evidence**



**January 2022**

## CONTENTS

<b>Part</b>	<b>Content</b>	<b>Page</b>
<b>1</b>	<b>Introduction</b>	<b>3</b>
<b>2</b>	<b>Site Appraisal / Analysis</b>	<b>4</b>
2.1	Site Overview	5
2.3	Site Character and brief History	7
2.8	Historical Maps	8
2.9	Site Context	9
2.13	Heritage Assets	9
2.16	Designated Views	11
2.18	Routes, Access, Servicing and Public Realm	11
2.19	Planning and Emerging Context	11
2.20	Site Constraints and Opportunities	11
<b>3</b>	<b>Design Approach</b>	<b>13</b>
3.1	Key Principles	13
<b>4</b>	<b>Indicative Approach</b>	<b>15</b>
4.1	Indicative Approach - Overview	15
4.3	Indicative Approach – Layout and Access	17
4.4	Indicative Approach – Massing and General Building Height	17
4.8	Indicative Approach – Daylight and Sunlight	19
<b>5.</b>	<b>Appraisal of Indicative Approach</b>	<b>20</b>
5.1	Townscape and Visual Impact Assessment	20
5.5	Effect on Heritage Assets	23
<b>6</b>	<b>Conclusion</b>	<b>25</b>
<b>Appendix</b>	<b>Townscape and Visual Impact Assessment</b>	<b>27</b>

## 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 to be developed 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 References to building heights should be read in the context of the definitions 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.
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## 2 SITE APPRAISAL / ANALYSIS

### Site Address

#### 2.1 King's College Hospital, Denmark Hill, SE5



Figure 1 – Site Plan

## Site Context Photographs

2.2 The photographs in this section are indicative of the buildings on the site.



Figure 1 - The main building, fronting BessemerRoad is locally listed.



Figure 2 – The majority of the older buildings within the hospital campus are much-altered and of little or no heritage interest.



Figure 3 – The architectural quality across the campus lacks coherence



Figure 4 – Prefabricated buildings occupy prominent location on the Denmark Hill frontage

### **Current Site Character and Brief History**

- 2.3 Kings College Hospital was established in the 1840s and moved to the current in 1909. The campus occupies part of the western side of Denmark Hill just north of Ruskin Park. The campus's western side extends to a frontage on Coldharbour Lane. The principal road within the campus is Bessemer Road. Cutcombe Road and Caldecot Road provide access to Coldharbour Lane to the north.
- 2.4 The principal buildings of the first phase of development remain. The largest is the main building situated between Bessemer Road and Ruskin Park which includes the historic ward wings and much subsequent infill.
- 2.5 The majority of the buildings on the campus date from the mid to late 10<sup>th</sup> Century and include post-war slab blocks to Denmark Hill including the Ruskin Wing in the SE corner the Dental Institute at the northern end of the frontage.
- 2.6 Much of the development on the campus since the mid the 20<sup>th</sup> Century has been piecemeal, often infill in places, and as a result the campus has an eclectic mix of building types and architecture. Although the most recent buildings have been of high quality and the quality of soft landscaping and planting is increasing with each new scheme, the general character is one of architectural discord although there are elements of genuine character and quality. This is particularly the case along Denmark Hill where numerous incursions and additions have significantly eroded the original soft landscaped character of the frontage.
- 2.7 The public realm on the campus is generally poor and traffic dominated and the environment on the western side of the campus in particular is illegible.

## Historical Maps

2.8 The maps below show the historical development of the site

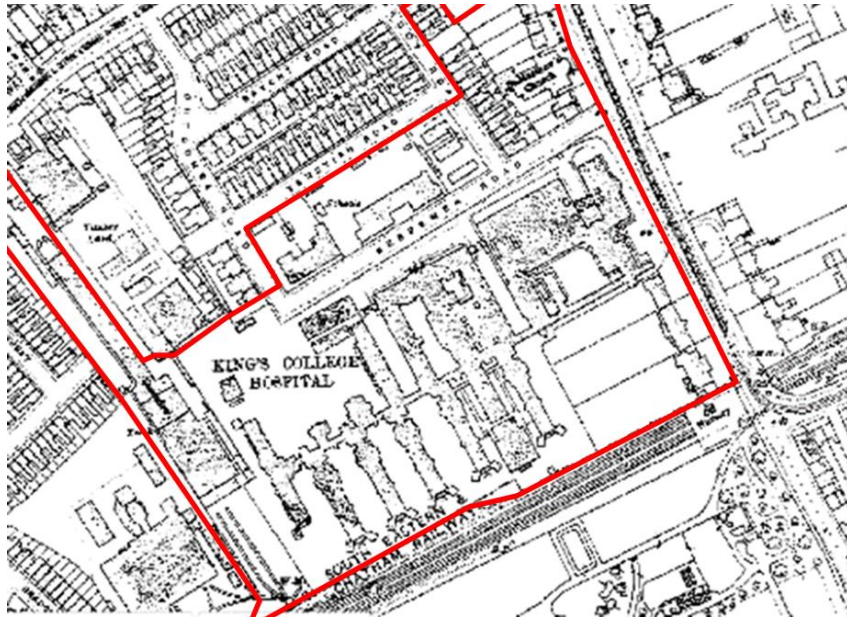


Figure 5 - 1912 OS map – The original hospital can be seen occupying land between Bessemer Road and Ruskin Park. To the northern side of Bessemer Road are two schools. Note how the building line and character of Lambeth side of Denmark Hill has villas in gardens that mirror the development on the Southwark side of the road.



Figure 6 - 1948-53 OS map – The campus has expanded eastwards to include properties fronting Denmark Hill and a cleared site on that frontage will subsequently be occupied by the Dentistry Institute. Gradually commercial sites to the west of Cutcombe Road are being subsumed into the campus.



## Site Context

- 2.9 Denmark Hill forms the borough boundary with Southwark and immediately across the road to the east is the Maudsley Hospital Campus. To the south is the railway line and beyond is Ruskin Park which is a public park and registered landscape. The western side of the campus adjoins the rear of properties on the eastern side of Northlands Road and the northeastern end of Southwell Road. The campus has an irregular northern boundary. At Denmark Hill the most northerly building is the Dental Institute. The Caldecot Centre, Caldecot Road forms part of the campus and then Venetian Road but west of Caldecot Road the campus extends to Coldharbour Lane with the Rayne Institute and Institute of Hepatology fronting that main road.

## Local Character

- 2.10 The wider locality is largely a product of arrival of the railways in the 1860s. Denmark Hill Station opened in 1865 and the locality developed as a suburb. The nearest village, Camberwell to the north, subsequently developed into a town centre. The prevailing character is that of Victorian residential development. However, both local hospital campuses have large modern buildings and the wider area is dotted with blocks of flats and 20<sup>th</sup> Century housing estates.

## Building Heights

- 2.11 The majority of residential Victorian and Edwardian properties in the locality are two and three storeys. The tallest building on the campus is the Ruskin Wing, the rooftop of which accommodates a landing pad for the London Air Ambulance. The Ruskin Wing, including the helipad stand at c45m. the nearest residential properties to the campus are those on Venetian Road which are c8m in height (two storeys plus roof).

## Building Uses

- 2.12 The two hospitals contain healthcare uses and the wider area is largely residential. Camberwell town centre is a short distance to the north.

## Heritage Assets

- 2.13 There are no designated heritage assets in the site. The following non-designated heritage assets are on Lambeth's Local heritage List:

Main entrance frontage block (Hambleton Block and Bessemer Wing), Bessemer Road	Imposing, symmetrical block in early 18 <sup>th</sup> C Classical style in stock brick with red brick and stone detailing. 4 storeys with mansard, ornamental central entrance bay with Doric columns to porch. Includes chapel with barrel vaulted ceiling and side aisles.
Entrance building to Guthrie Block, Denmark Hill	The result of a competition. Architect William A Pite. Foundation stone laid 1909. Frontage tower only is covered by the listing. 1937 by Messrs. Colcutt and Hamp. The wing

Statue to Dr Robert Bentley Todd, Bessemer Road	was erected to commemorate Giles Guthrie's victory in the 1936 Portsmouth-Johannesburg Air Race. Tower is in brick with neo-Georgian elements. Entrance, with cantilevered hood, flanked by four stone panels carved with medicinal flowers. Marble on drum plinth. Dr Robert Bentley Todd, 1809–60, who was Professor of Physiology at the hospital.
Gates and railings to Kings College Hospital	Pair of massive Portland stone piers with finials carrying ornamental iron gates. Matching railings to either side.

2.14 Not on the Council's local list but considered to meet the tests to be considered a non-designated heritage asset, are the railings to Venetian Road and the gate piers at the entrances to Caldecot Road and Cutcombe Road which are very similar to the examples on Denmark Hill.

2.15 The following designated heritage assets are in the vicinity of the site:

Ruskin Park (registered landscape)	This is an early 20 <sup>th</sup> Century public park formed from the gardens of 19 <sup>th</sup> century villas. It includes heritage assets including shelters, a band stand and portico.
Camberwell Grove Conservation Area	This extensive conservation area in Southwark includes much of the Maudsley Hospital campus and runs along the Denmark Hill frontage opposite the site.
Camberwell Green Conservation Area	This Southwark Conservation Area lies to the north of the campus and has a frontage to Denmark Hill and Coldharbour Lane.
Nos. 93, 95 and 97 Denmark Hill (grade II)	19 <sup>th</sup> Century villas standing opposite the site and within the Camberwell Grove Conservation Area
Nos 99 and 103 Denmark Hill (grade II)	19 <sup>th</sup> Century villas standing opposite the site and within the Camberwell Grove Conservation Area
Maudsley Hospital Administration Block, Denmark Hill (grade II)	Edwardian buildings standing opposite the site and within the Camberwell Grove Conservation Area
Nos 111 Denmark Hill (grade II)	19 <sup>th</sup> Century villa standing opposite the site and within the Camberwell Grove Conservation Area
Railings to the Maudsley Hospital, Denmark Hill (grade II)	Ornamental iron railings running along the Denmark Hill frontage and within the Camberwell Grove Conservation Area

## **Designated Views**

### Strategic Views

- 2.16 The site falls within the background of Panorama View 4A.2 'Primrose Hill: the summit to the Palace of Westminster'.

### Local Views

- 2.17 Policy Q25 of the Lambeth Local Plan identifies views of local importance. The site lies within the following local views :

- Q25(c) Panorama (i) (c) Brixton Panorama – View N and NNE to the city
- Q25 (c) Panorama (ii) Norwood Park NNE to city

## **Routes, Access, Servicing and Public Realm**

- 2.18 The campus is accessed off Denmark Hill and from Coldharbour Lane via Cutcombe Road and Caldecot Road. The Accident and emergency department is accessed directly from Denmark Hill. The public realm within the campus is vehicle dominated and not particularly pedestrian friendly.

## **Planning and Emerging Context**

- 2.19 Local Plan Policy PN10 contains the neighbourhood policies for the locality.

## **Site Constraints and Opportunities**

- 2.20 The table below sets out the key site constraints and opportunities.

<b>Constraints</b>	
Neighbour Amenity	Due to their proximity to the campus, the residential properties adjoining to Caldecot Road, Cutcombe Road, Venetian Road, Cutcombe Road, Southwell Road and Northlands Road present a constraint.
Strategic View	View 4A.2 'Primrose Hill: the summit to the Palace of Westminster' presents a significant height constraint on development on the site.

Heritage Context

The heritage sensitivity of Ruskin Park to the South and the Camberwell Grove Conservation Area to the east (along with the numerous designated heritage assets within these designations) present a significant heritage constraint.

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**Opportunities**

Non-designated Heritage Assets within the site

The retention of non-designated heritage assets within the site presents an opportunity to continue to celebrate and acknowledge the history and significant role the Hospital has played. It will also ensure a degree of continuity as a campus evolves over time.

Architectural Character / Quality and Heritage Context

A more coherent approach to campus master planning, the adoption of a design code and the selection of an appropriate material palette presents the opportunity to significantly improve upon the current disjointed character of the campus. This in turn is likely to see an enhancement to the setting of adjoining heritage assets. Especially the Maudsley Hospital campus within the Camberwell Grove Conservation Area.

Public Realm

A coherent approach to campus planning should seize every opportunity to make the campus more accessible and legible for visitors.

Urban Greening

There is significant scope for development to enhance urban greening across the campus with a particular focus to Denmark Hill and the southern elevation to Ruskin Park.

### 3. Design Approach

#### Key Principles

3.1 In seeking to achieve a design-led optimisation of the site, site -specific design drivers include:

#### **A**

##### **Respect Heritage Assets**

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

Within the site the retention of locally listed structures will have an important role in providing continuity and context for new development:

- Hambleton Block / Bessemer Wing (Main Entrance), Bessemer Road
- Bessemer Wing, Bessemer Road
- Guthrie Block Entrance, Denmark Hill
- King's College Hospital Entrance Gates, Denmark Hill
- Piers and railings to Denmark hill
- Piers and railings to Venetian Road frontage

There is opportunity along the eastern and southern sides of the campus to improve on the quality of architecture and thus on the setting of a number of heritage assets including:

- Grade II landscape at Ruskin Park
- Grade II listed railings to Maudsley Hospital (LB Southwark)
- Grade II listed no 93-99 Denmark Hill (LB Southwark)
- Grade II listed no 103 Denmark Hill (LB Southwark)
- Grade II listed no 111 Denmark Hill (LB Southwark)
- Grade II listed Maudsley hospital administration block (LB Southwark)
- Camberwell Grove Conservation Area (LB Southwark)
- Camberwell Green Conservation Area (LB Southwark)

#### **B**

##### **Strategic and Local Views**

Cause no harm to strategic and local views.

- Strategic View 4A.2 'Primrose Hill: the summit to the Palace of Westminster'
- Q25 ( c ) panorama (i) ( c ) View form Brockwell Park N and NNE to the City
- Q25 ( c ) panorama (ii) Norwood Park NNE to the city

#### **C**

##### **Enhance Denmark Hill frontage**

The strong building line and soft landscaped frontage of the campus along Denmark Hill has been significantly eroded over the last century. An opportunity presents itself to stop and reverse this change.

- D**                    **Maintain established routes in and out of the campus and improve them**
  
- E**                    **Neighbour occupier amenity**  
Ensure that the effects on all neighbours are not unacceptable.
  
- F**                    **Raise architectural standards so that the physical environment contributes to the wellbeing of all hospital users**

#### 4. Indicative Approach

##### Indicative Approach - Overview

- 4.1 The indicative approach is a holistic one which, in the absence of a Masterplan for the KCH campus, makes no assumptions about phasing or need but instead explores the optimising of the whole site within a set of clear parameters.

##### Retained Buildings

- 4.2 The locally listed buildings have been retained within the Indicative Approach along with the railings and piers to Venetian Road.



Figure 7 - Frontage block of the main building (local list) is retained.



Figure 8 - The railings gates and piers to Denmark Hill (local list) are retained.



Figure 9 - The frontage block of the Guthrie Wing (local list) is retained.

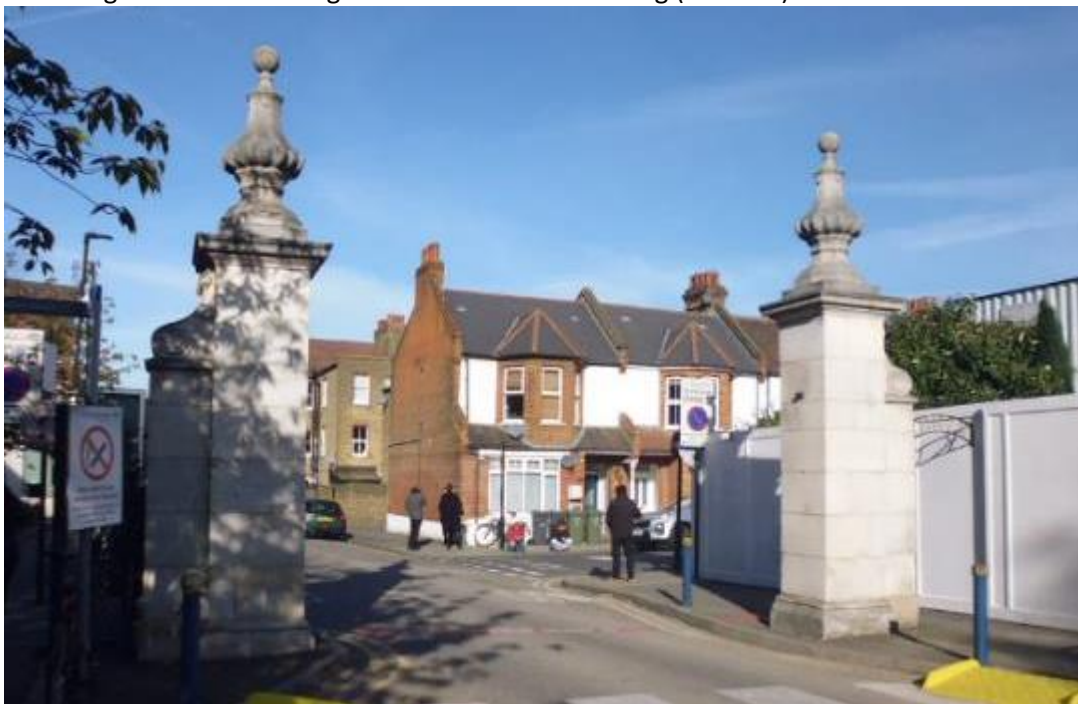


Figure 10 - The gate piers and railings to Venetian Road frontage (non-designated heritage asset) are retained.





Figure 11 - The statute of Dr Bentley Todd (local list) is retained in current location.

#### **Indicative Approach - Site Layout and Access**

- 4.3 Redevelopment within the campus is likely to continue to be needs based and piecemeal. Therefore, the Indicative Approach layout seeks to retain the existing road network into and within the campus. No new routes are proposed.

#### **Indicative Approach Massing and General Building Height**

- 4.4 The strategic view and the local Panorama view from Brockwell Park have had a significant effect on the upper heights that can be achieved across the campus. Additionally, sensitive relationships with existing residential properties have necessitated the stepping down of heights further along Venetian Road and the western side of the campus at Northlands Street. It is for this reason also that greater height has not been explored along the Coldharbour Lane frontage.
- 4.5 The campus's current relationship with Ruskin Park is a poor one and the Indicative Approach proposes a unified approach to bulk, height, and massing than currently exists. It is considered that the effect of a noticeable uplift in development along this southern frontage can be a positive one if principles such as a unified palette of locally distinct materials and a calm and recessive architectural treatment are followed.

- 4.6 To Denmark Hill the Indicative Approach again seeks to optimise development envelopes but in a manner which seeks to return a degree of built for unity to the Denmark Hill frontage. This is achieved by (i) retaining the locally listed railings, (ii) re-establishing a building line (the historic one is lost to piecemeal development) set back approximately 12m from the railings on Denmark Hill, and (iii) identifying a shoulder height of approximately 8m storeys in order to better respond to the setting of the Maudelsey Hospital’s historic buildings and that of the Camberwell Grove Conservation Area. Such an approach will be beneficial also in pure townscape terms.
- 4.7 The greatest height, at 40m is placed the southern and eastern boundary of the site and height general reduces to the north and west where existing residential neighbours present constraints.



Figure 12 Indicative approach as viewed from above

<b>Block colour and location</b>	<b>General height</b>
Pink blocks parallel t Northlands Street	Approximately 12m
Orange block parallel to Venetian Road	Approximately 9m
Orange block to Bessemer Road	Approximately 15m
Blue blocks to Ruskin Park	Approximately 40m
Green block behind main building	Approximately 40m

Yellow block to east of main building	Approximately 30m
Green block to west on main building	Approximately 30m
Pink block fronting Denmark Hill	Approximately 40m
Pale blue block fronting Denmark Hill	Approximately 40m
Mauve block fronting Denmark Hill	Approximately 40m



Figure 13 The indicative approach massing as viewed from the southeast.

### **Indicative Approach - Daylight and Sunlight**

- 4.8 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. That said, 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 Visual Impact Assessment

- 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 Fifteen 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:

TVIA IMAGE 1 - Panorama View 4A.2  
'Primrose Hill: the summit to the Palace of Westminster'

The Indicative approach can be glimpsed a low, linear form immediately behind the Elizabeth tower. It does not interfere with the silhouette of the World Heritage Site. No harm results to the view or to the OUV/ Setting.

TVIA IMAGE 2 – Local Panorama View (i)  
(c) Brockwell Park to the City

The southern side of the indicative approach can be glimpsed on the horizon. It should be noted that trees have been removed from the model. In reality a tree screen will effectively obscure the massing. The effect on the view is neutral. It will not block the viewers ability to appreciate the wider city. No harm.

TVIA IMAGE 3 – Local View – Panorama  
(iii) Norwood Park to the City

The upper most parts of the indicative approach can be glimpsed in the middle ground roofscape. However, in reality the presence of trees. Negligible effect. The indicative approach accords with the view management guidance. No harm to the view.

TVIA IMAGE 4 – De'Crespigny Park at Michael Rutter Centre

The increase in massing clearly changes the townscape setting of the conservation area.

TVIA IMAGE 5 – Denmark Hill St junction with Daneville Road	<p>However, high quality design and careful selection of materials will ensure a neutral effect on setting.</p> <p>The increase in massing announces the King’s College Hospital campus from the north. The increase in massing clearly changes the townscape setting of the conservation area. However, high quality design and careful selection of materials will ensure a neutral effect on setting and beneficial effect on the campus character.</p>
TVIA IMAGE 6 – Denmark Hill near no. 132	<p>The increase in massing clearly changes the townscape setting of the conservation area. However, high quality design and careful selection of materials will ensure a neutral effect on setting and a positive one on the appearance of the Hospital campus. Especially given the retention of the locally listed railings and the 12m set-back.</p>
TVIA IMAGE 7 – Windsor Walk outside Denmark Hill Station	<p>The increase in massing clearly changes the townscape setting of the conservation area. However, high quality design and careful selection of materials will ensure a neutral effect on setting and a beneficial effect on the campus character.</p>
TVIA IMAGE 8 – Denmark Hill at Champion Hill	<p>There is great potential to use urban greening (living walls) and a pale and recessive architectural approach to deliver design excellence.</p>
	<p>The increase in massing clearly changes the townscape setting of the conservation area. However, high quality design and careful selection of materials will ensure a neutral effect on setting of Ruskin Park registered landscape, improving upon the current untidy arrangement, and a beneficial effect on the campus character.</p>
TVIA IMAGE 9 – Ferndene Road near no. 110	<p>There is great potential to use urban greening (living walls) and a pale and recessive architectural approach to deliver design excellence.</p>
	<p>The increase in massing clearly changes the townscape setting of the conservation area. However, high quality design and careful selection of materials will ensure a neutral effect on setting of Ruskin Park registered landscape, improving upon the current untidy</p>

arrangement, and a beneficial effect on the campus character.

TVIA IMAGE 10 – Finsen Road near no 25

There is great potential to use urban greening (living walls) and a pale and recessive architectural approach to deliver design excellence.

The increase in massing clearly changes the townscape setting of the conservation area. However, high quality design and careful selection of materials will ensure a neutral effect on setting of Ruskin Park registered landscape, improving upon the current untidy arrangement, and a beneficial effect on the campus character.

TVIA IMAGE 11 – Ruskin Park west of the bandstand

The increase in massing clearly changes the townscape setting of the registered landscape. However, high quality design and careful selection of materials will ensure a neutral effect on setting of Ruskin Park registered landscape, improving upon the current untidy arrangement, and a beneficial effect on the campus character.

TVIA IMAGE 12 – Northway Road at entrance to Ruskin Park

The increase in massing clearly changes the townscape setting of the registered landscape. However, high quality design and careful selection of materials will ensure a neutral effect on setting of Ruskin Park registered landscape, improving upon the current untidy arrangement, and a beneficial effect on the campus character.

TVIA IMAGE 13 – Southwell Road near no. 35

The five storey block running along the western side of the hospital campus sits comfortably in this view. Neutral effect on townscape and on setting of heritage assets.

TVIA IMAGE 14 – Southwell Road at junction with Vaughan Road

The indicative approach massing here is approximately five storeys and sits comfortably with the foreground buildings. Neutral effect on townscape.

TVIA IMAGE 15 – Northlands Road near junction with Coldharbour Lane

The viewer is looking southwest. The western of the approximately 40m block facing Ruskin Park is glimpsed between the chimneys. Effect is negligible. No townscape harm.

## Effect on Heritage Assets

- 5.5 The Indicative Approach has been assessed for its effect on the significance (including setting) of heritage assets. The 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.

Main entrance frontage block (Hambleton Block and Bessemer Wing), Bessemer Road - Imposing, symmetrical block in early 18<sup>th</sup> C Classical style in stock brick with red brick and stone detailing. 4 storeys with mansard, ornamental central entrance bay with Doric columns to porch. This building is sufficiently imposing that it does not rely on its wider setting for its significance

Entrance building to Guthrie Block, Denmark Hill - Tower in brick with neo-Georgian elements. Diminishes in tiers as it rises. Entrance, with cantilevered hood, flanked by four stone panels carved with medicinal flowers.

Statue to Dr Robert Bentley Todd, - marble on drum plinth and standing in front of the Hambleton building.

Gates and railings to Denmark Hill- pair of massive Portland stone piers with finials carrying ornamental iron gates. Matching railings to either side.

Ruskin Park (registered landscape) - This is an early 20<sup>th</sup> Century public park formed from the gardens of 19<sup>th</sup> century villas. It is aligned west – east and contains a number of distinct character areas.

Camberwell Grove Conservation Area- This extensive conservation area in Southwark includes much of the Maudsley Hospital campus and runs along the Denmark Hill frontage opposite the site.

The campus context in which this building sits has a varied architectural quality at present – much of its poor. Indicative Approach massing has been sympathetically arranged to the rear of this building to ensure no undue sense of enclosure. Improved architectural quality will be beneficial to setting. No harm to setting or significance.

The current setting is a discordant and poor one. The shoulder height of the indicative approach blocks to Denmark Hill is a positive response to this retained tower. When development comes forward to either side of this building the massing and architecture will have to positively acknowledge the presence of tower (possibly with curved or chamfered ends). Improved architectural quality will be beneficial to setting. No harm to significance. The backdrop of this statue will remain unaltered. No harm to setting.

This boundary is an important defining feature of the Hospital campus. The 12m set-back building line of the Indicative approach will ensure that adequate space is retained between the built frontage and this boundary. No harm to setting,

The current hospital presents an unsightly array of buildings to the park. The Indicative Approach missing is a noticeable uplift compared to the existing but development here offers the opportunity to make a high quality architectural response to Ruskin Park has the potential to be beneficial.

At present the King's College Hospital campus detracts from the character of Denmark Hill. It has a neutral effect on the setting of the Camberwell Grove CA.

Nos. 93, 95 and 97 Denmark Hill (grade II), nos 99 and 103 Denmark Hill (grade II), Maudsley Hospital Administration Block, Denmark Hill (grade II), nos 111 Denmark Hill (grade II); and railings to the Maudsley Hospital, Denmark Hill (grade II) – these are 19<sup>th</sup> Century villas a purpose-built early 20<sup>th</sup> Century hospital buildings on the Maudsley campus opposite the site. They have important group value and are positive contributors to the Camberwell Grove Conservation Area.

Camberwell Green Conservation Area - This Southwark Conservation Area lies to the north of the campus and has a frontage to Denmark Hill and Coldharbour Lane.

The unified building line, shoulder height and overall height of the Denmark Hill blocks of the Indicative Approach seek to improve upon this situation. High quality design and careful selection of materials will improve the campus appearance which can only be beneficial to the setting Camberwell Grove CA. See views 4, 6 and 7.

At present the King's College Hospital campus detracts from the character of Denmark Hill. It has a neutral effect on the setting of the listed buildings opposite.

The unified building line, shoulder height and overall height of the Denmark Hill blocks of the Indicative Approach seek to improve upon the general appearance of the campus. . High quality design and careful selection of materials will improve the campus appearance which can only be beneficial to the setting of these listed buildings. See view 6.

The campus is to the south of this CA and visible in views along Denmark Hill. Clearly the urban context will change. However, high quality design and careful selection of materials will ensure a neutral effect on setting. See view 5.



## 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.

<b>Topic</b>	<b>Recommendation</b>
Heritage Assets	<p>Locally listed buildings and structures and the railings and piers to Venetian Road (non-designated heritage asset) should be retained and sympathetically integrated into new development</p> <p>Development should not harm the setting of heritage assets including grade II registered Ruskin Park and grade II listed buildings and conservation area in LB Southwark: nos. 93, 95, 97, 99, 103, 105 – 109, 111 Denmark Hill, Camberwell Green Conservation Area, and Camberwell Grove Conservation Area.</p>
Views	<p>Development should not harm strategic and local views</p>
Building Line	<p>Development along Denmark Hill should be set back 12m from the site railing line.</p> <p>The soft landscaped strip behind the Denmark Hill railings should be retained/re-instated.</p>
Height and massing	<ol style="list-style-type: none"><li>I. Development along Denmark Hill should step down from approximately 40m AOD to a shoulder of approximately 18m (AOD) - creating a unified lower shoulder that responds to the scale of existing buildings within the adjacent Camberwell Grove Conservation Area in LB Southwark.</li><li>II. Development facing onto grade II registered Ruskin Park should comprise several blocks with clear gaps between blocks avoiding one long continuous mass when seen from the park. These should be approximately 40m in height. A high quality architectural</li></ol>

approach with a unified palette and recessive character is required. Urban greening and living walls offer potential to enhance the setting of Ruskin Park.

- III. In the urban block between fronting Venetian Road development should mirror the approximate height of the housing on the north side Venetian Road.
- IV. A height of approximately 15m are considered appropriate along the western campus boundary.

#### Building Design

Individually, buildings should be of high-quality design and collectively the campus should have a cohesive architectural appearance.

The architectural approach and materials should respond positively to the character of the site and local context. In that regard locally distinctive stock brick and Portland stone-like materials should be the primary material palette.

#### Public realm

Opportunities for soft landscaping and trees across the campus should seek to improve visitor and patient experience by creating spaces that can be enjoyed for respite and reflection.

#### Legibility

Public entrances should be located in highly visible locations to aid wayfinding.




#### Residential Amenity

Cause no unacceptable effects on the amenity of neighbours.

#### Servicing

Utilise the existing road network within the site

TVIA IMAGE 1 - Panorama View 4A.2 'Primrose Hill: the summit to the Palace of Westminster'.

	<p>The summit of Primrose Hill is a clearly defined and popular place from which to enjoy a wide panorama of London.</p>
	
<p>The image above is an extract from the LVMF guidance document. It is a zoomed in view for the Palace of Westminster. The three towers of the Palace of Westminster are visible amongst the townscape elements that obscure the main building.</p>	<p>The yellow towers to the right of the view are not part of the Indicative Approach and are the recently refused scheme at 8 Albert Embankment.</p> <p>The LVMF guidance states:</p> <p><i>'Development in the background of the Palace of Westminster should preserve or enhance the viewer's ability to recognise and appreciate the Strategically Important Landmark. The form and materials of new development should help improve the clarity with which the silhouette of the towers of the Palace of Westminster can be distinguished from their surroundings.'</i></p> <p>The Indicative approach can be glimpsed a low, linear form immediately behind the Elizabeth tower. It does not interfere with the silhouette of the World Heritage Site. No harm results to the view or to the OUV/ Setting.</p>

**TVIA IMAGE 2 – Local Panorama View (i) (c) Brockwell Park to the City**

	<p>The view location is from the elevated path in Brockwell Park which runs parallel to Dulwich Road.</p>
	
<p>Brockwell park is a registered landscape and a conservation area. The character of the view is that of a varied roofscape providing glimpses of recognisable city landmarks in the distance foreground is the landscape of Brockwell Park.</p>	<p>The Council’s draft Local Views SPD states:</p> <p><i>‘Where development does come forward it should not diminish the viewer’s ability to appreciate the distant city.’</i></p> <p>The southern side of the indicative approach can be glimpsed on the horizon. It should be noted that trees have been removed from the model. In reality a tree screen will effectively obscure the massing. The effect on the view is neutral. It will not block the viewers ability to appreciate the wider city. No harm.</p>

**TVIA IMAGE 3 – Local View – Panorama (iii) Norwood Park to the City**

	<p>The view location is on the northern slope within the park</p>
	
<p>The focus of the view is the distant cluster standing on a wide, flat horizon. The drama of the composition is reliant upon the low lying middle ground development within Southwark (East Dulwich, Camberwell, Walworth etc.) which is virtually invisible due to screening by tree canopies.</p>	<p>The Council’s draft local views SPD states:</p> <p><i>New middle ground should, where possible, not unduly interrupt the appreciation of the broad horizon. The viewer’s ability to appreciate the dome of St Paul’s Cathedral should be maintained.</i></p> <p>The upper most parts of the indicative approach can be glimpse din the middle ground roofscape. However, in reality the presence of trees. Negligible effect. The indicative approach accords with the view management guidance. No harm to the view.</p>

**TVIA IMAGE 4 – De’Crespigny Park at Michael Rutter Centre**



The view location is within Southwark’s Camberwell Grove Conservation Area.



The road is straight and tree lined. There are large inter-war healthcare buildings occupy the left (south) side and Victorian houses are visible on the right (north side). At the end of the view is the post-war Dentistry Institute building on the King’s campus. It is an ugly post-war building. The road has moderate townscape value and positively contributes to the conservation area. The trees provide a degree of screening in the view.



The north most Denmark Hill block of the indicative approach is visible at the end of the road. Its overall height is comparable to that of the foreground healthcare building. Whilst not clear in the model, it also has a 6 storey shoulder to Denmark Hill so that it better integrates with the low-rise context. The increase in massing clearly changes the townscape setting of the conservation area. However, high quality design and careful selection of materials will ensure a neutral effect on setting.

**TVIA IMAGE 5 – Denmark Hill St junction with Daneville Road**



View location is on eastern side of the road which is within the Camberwell Green Conservation Area.



The townscape on the left is within Southwark and is within the Camberwell Green Conservation Area. The townscape on the right side is in Lambeth and is not a conservation area. The building type and quality varies greatly but the rising ground, street trees and sense of enclosure are good. Moderate townscape value.

The indicative approach massing replacing the Dental Institute can be seen terminating the view. Its shoulder height step to Denmark Hill helps integrate it into the foreground townscape.

The increase in massing announces the King’s College Hospital campus from the north. The increase in massing clearly changes the townscape setting of the conservation area. However, high quality design and careful selection of materials will ensure a neutral effect on setting and beneficial effect on the campus character.

**TVIA IMAGE 6 – Denmark Hill near no. 132**



This view location is on the Lambeth side of the road.



This heavily treed section of Denmark Hill screens the villas of Camberwell Green Conservation Area on the left and partly obscures the view ahead. The buildings on the Lambeth side are undistinguished. Modest townscape value.



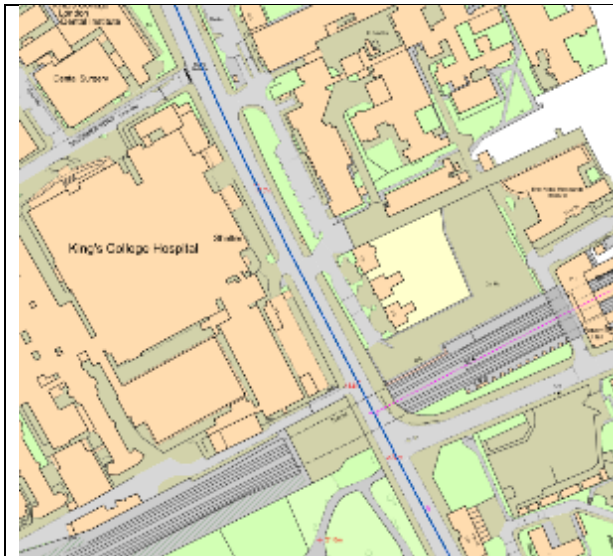
The pale grey structure between the pink and green block is the retained Guthrie Wing tower.

The desire to ensure a unified and considered approach to the King’s College Hospital campus is best illustrated in this view of the indicative approach. The shoulder heights of the blocks respond well to the context and help break up the mass of the blocks.

The increase in massing clearly changes the townscape setting of the conservation area. However, high quality design and careful selection of materials will ensure a neutral effect on setting and a positive one on the appearance of the Hospital campus. Especially given the retention of the locally listed railings and the 12m set-back.



**TVIA IMAGE 7 – Windsor Walk outside Denmark Hill Station**



The view location is within Southwark's Camberwell Grove Conservation Area.



The railway cutting and mature trees provide a middle ground. Dominating the view, in stark isolation, is the Ruskin Wing of Kings College Hospital. It is an ugly post-war building. The view has low townscape value due to the incongruity of Ruskin House .



With the trees removed from the model the mostly grade II listed buildings of the Maudsley Hospital's Denmark Hill frontage are visible. However, in reality they are not.

The pink building of the indicative approach mirrors the existing height of the existing Ruskin Wing. To its left the southern blocks of the campus and to its right are the eastern blocks fronting Denmark Hill; these share a height of approximately 40m in order to provide a degree of continuity along both sensitive elevations.

The indicative approach to Denmark Hill has a shoulder height of approximately 18m and the gap between the pink and green masses is the retained Guthrie Wing (local list).

This view clearly illustrates the importance of a masterplan approach and the value in a coherent vision for the long-term development of the campus.

The increase in massing clearly changes the townscape setting of the conservation area. However, high quality design and careful selection of materials will ensure a neutral effect on setting and a beneficial effect on the campus character.

**TVIA IMAGE 8 – Denmark Hill at Champion Hill**



The view location is at the intersection of Champion Hill and Denmark Hill



Ruskin Park occupies the foreground middle and left and largely screens the hospital campus from view. The rooftop the Ruskin Wing is visible in the centre of the image.

The character there is leafy and suburban which changes quickly as the viewer proceeds towards the hospital campuses. The townscape value is moderate.



The pink model represents the Ruskin Wing.

The purple blocks of slightly lower height (approximately 40m) are aligned along the railway line that separates the campus from Ruskin Parl.

The trees have been removed from the model for clarity. In reality they will provide significant screening and only the top-most parts of the buildings will be visible.

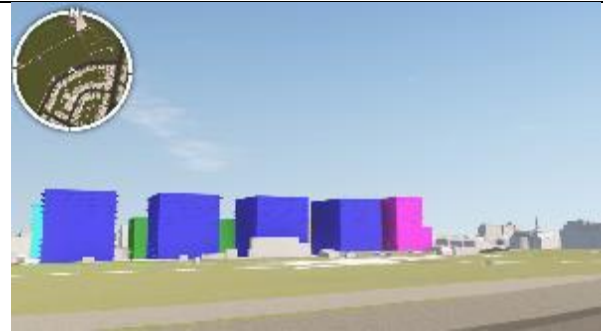
There is great potential to use urban greening (living walls) and a pale and recessive architectural approach to deliver design excellence.

The increase in massing clearly changes the townscape setting of the registered landscape. However, high quality design and careful selection of materials will ensure a neutral effect on setting of Ruskin Park registered landscape, improving upon the current untidy arrangement, and a beneficial effect on the campus character.

**TVIA IMAGE 9 – Ferndene Road near no. 110**



The view location is on the south side of Ruskin Park.



The Kings College Hospital campus is largely screened by the dense tree cover of the park. The Ruskin Wing is not discernible. Moderate to high townscape value.

All of the trees have been removed from the model for clarity. This gives a distorted effect in this instance. In reality the uppermost part of the blocks will be visible through and above the tree canopy.

There is great potential to use urban greening (living walls) and a pale and recessive architectural approach to deliver design excellence.

The increase in massing clearly changes the townscape setting of the registered landscape. However, high quality design and careful selection of materials will ensure a neutral effect on setting of Ruskin Park registered landscape, improving upon the current untidy arrangement, and a beneficial effect on the campus character.

**TVIA IMAGE 10 – Finsen Road near no 25**



The view location is on the western side of Ruskin Park



The Edwardian houses here have decorative features and look out across to Ruskin Park which extends off to the right (east). The view is leafy and suburban. A modest, modern house terminates the view. In the distance the Ruskin Wing can be seen along with a chimney on the King's College Hospital campus. Moderate townscape value.



The trees have been removed from the model. The indicative approach blocks along the southern boundary of the campus are visible. They will not exceed the height of the trees in the photograph to the left. It should be remembered that the block colours and their forms are for testing only and do not represent a proposal.

There is great potential to use urban greening (living walls) and a pale and recessive architectural approach to deliver design excellence.

The increase in massing clearly changes the townscape setting of the registered landscape. However, high quality design and careful selection of materials will ensure a neutral effect on setting of Ruskin Park registered landscape, improving upon the current untidy arrangement, and a beneficial effect on the campus character.

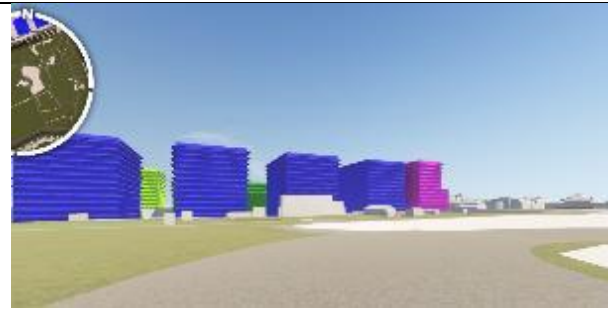
**TVIA IMAGE 11 – Ruskin Park west of the bandstand**



The viewer is in the centre of the landscape beside a key feature (the locally listed bandstand).



The flat landscape of Ruskin Park is dotted with trees. Ahead the assorted, blocks of the original 1909 hospital complex line the northern boundary of the park. Those buildings are much altered and the gardens between their wings long in-filled. The Ruskin Wing can be seen to right of centre. High landscape value.





The trees have been switched off for clarity. The Bandstand is not modelled in VU-City but its base can be seen on the right.

It should be remembered that the block colours and their forms are for testing only and do not represent a proposal.

There is great potential to use urban greening (living walls) and a pale and recessive architectural approach to deliver design excellence.

The increase in massing clearly changes the townscape setting of the registered landscape. However, high quality design and careful selection of materials will ensure a neutral effect on setting of Ruskin Park registered landscape, improving upon the current untidy arrangement, and a beneficial effect on the campus character.

**TVIA IMAGE 12– Northway Road at entrance to Ruskin Park**

	<p>This view is on the path that nearest the hospital campus – running along the northern side of the Park.</p>
	
<p>The great expanse of the park is off to the right. However, the viewer is presented with assorted post war and historic buildings of the King’s College Hospital campus. This grouping is poor quality and seriously erodes the environmental quality. Low townscape value.</p>	<p>The indicative approach massing along the southern side of the campus creates a unified edge to Ruskin Park and introduces welcome definition to what is currently an untidy / scrappy relationship.</p> <p>The increase in massing clearly changes the townscape setting of the registered landscape. However, high quality design and careful selection of materials will ensure a neutral effect on setting of Ruskin Park registered landscape, improving upon the current untidy arrangement, and a beneficial effect on the campus character.</p>

**TVIA IMAGE 13 – Southwell Road near no. 35**



The view location is a residential street to the west of the campus.



The road kinks, the townscape is interesting and the semidetached houses on the right are on the local heritage list and statutory list. Moderate townscape value.



The five storey block running along the western side of the hospital campus sits comfortably in this view. Neutral effect on townscape and on setting of heritage assets.

**TVIA IMAGE 14 – Southwell Road at junction with Vaughan Road**



The view location is a residential street to the west of the campus.



The road has a strong sense of enclosure and terminates with a view of post-war industrial buildings. Low townscape value.



The indicative approach massing here is approximately five storeys and sits comfortably with the foreground buildings. Neutral effect on townscape.



**TVIA IMAGE 15 – Northlands Road near junction with Coldharbour Lane**



The view location is to the western side of the campus.



The slight bend on the road and the presence of trees off sets the sense of enclosure. Moderate townscape value.



The viewer is looking southwest. The western of the approximately 40m block facing Ruskin Park is glimpsed between the chimneys. Effect is negligible. No townscape harm.