

Lambeth Local Views Study



2012

Cover Images

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1. Introduction

Study Area

1.1 This study seeks to identify views within Lambeth that are worthy of recognition within the emerging Local Plan.

Selection

1.2 The starting point in the selection process were the views identified within Policy 41 of the Lambeth Unitary Development Plan (saved policies 2010). These views have all be revisited and assessed.

1.3 Additional sources have been used to identify potential views:

- 1) Conservation Area Appraisals
- 2) Planning Appeals
- 3) Experience of officers on other heritage issues— e.g. Westminster World Heritage Site.

Study Methodology

1.4 All identified view points have been visited and re-assessed. The objective being: the identification of the view:

- Location (normally a public building or place)
- Direction
- Type (panoramas or silhouettes)
- Content (heritage assets, landscape characteristics etc.)

Conclusions

1.5 Section 4 contains the views analysis undertaken. The outcome of each assessment has resulted in the view either being rejected (a red cross) or accepted for inclusion (green tick).

2. Policy and Guidance Background

National Planning Policy Framework (2012)

2.1 The NPPF makes no policy references to the designation of local views. However, giving recognition to views of heritage assets is consistent with the aspirations in relation to the setting of heritage assets.

The London Plan (2011)

2.2 Policy 7.11 sets out the Mayor's Strategic 'London View Management Framework'.

Lambeth LFF Core Strategy (2010)

2.3 There are no specific policies relating to local views in the Core Strategy.

Lambeth UDP (Saved Policies 2010)

2.4 Policy 41 of the UDP identifies that planning permission will not be granted for development that harms views, backdrops and settings of heritage assets, open spaces and landscape; examples are listed but no definitive view locations or analysis is provided. In the absence of detailed assessment it has been difficult to understand the impact of development on views.

Seeing History in the View (English Heritage, 2010)

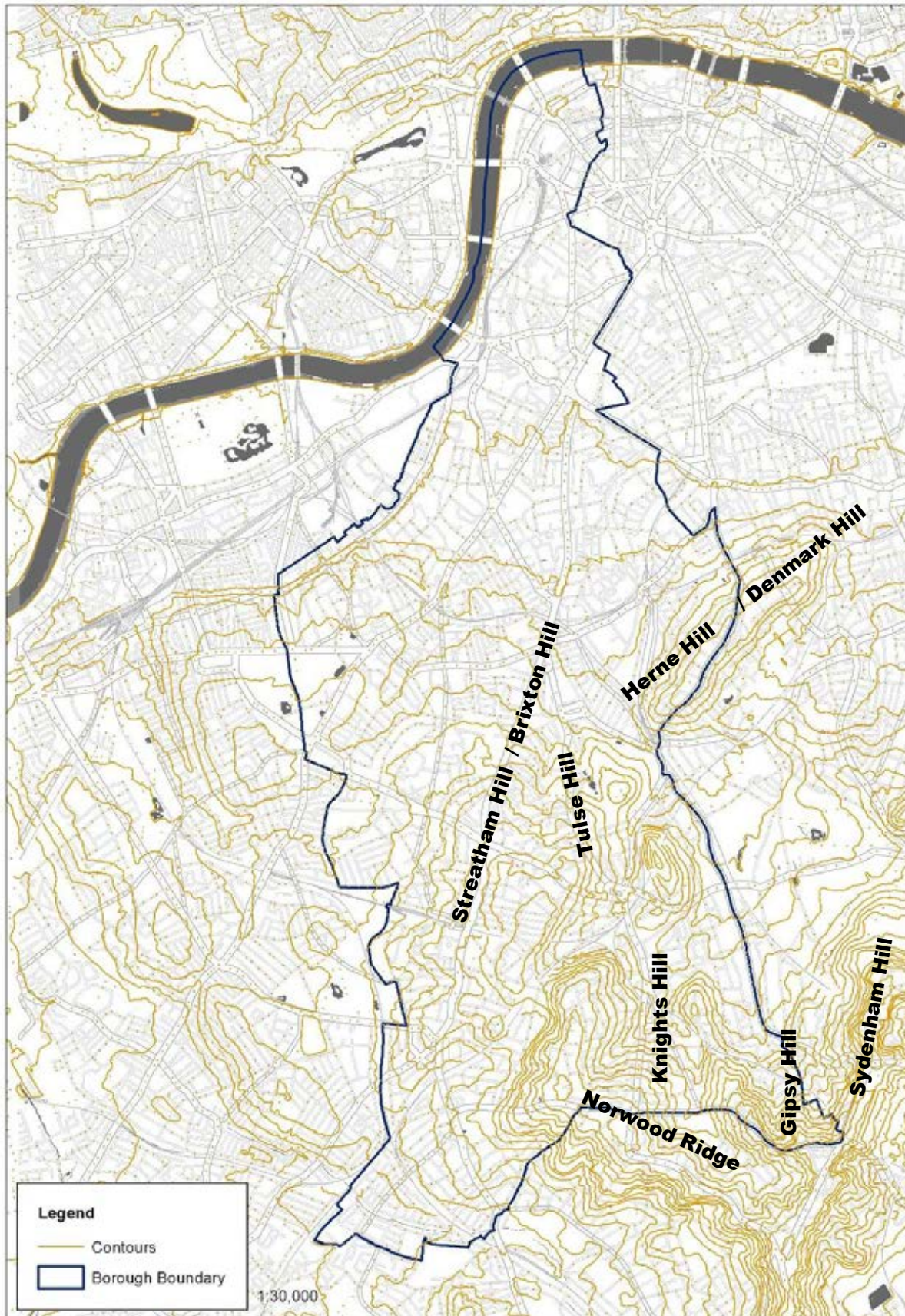
2.5 This provides a method of understanding and assessing heritage significance in terms of its heritage values.

3. Topography

3.1 The map opposite shows the principal contours of Lambeth's landscape. The key points of interest are:

- A. The flat topography of the north of the borough—Vauxhall, Lambeth and Waterloo.
- B. Rising ground at the East of the borough—Herne Hill / Denmark Hill
- C. Rising ground at Central Hill, Gipsy Hill, Streatham Common, West Norwood (the South Eastern corner of the borough).
- D. An otherwise undistinguished flat topography to the Western half of the borough.

The factors A—D above result in the best distance views being from the elevated locations across the flatter ground.





4.1 View NNW from Brockwell Park of Brixton landmarks

Source

Policy 41 UDP (saved policies 2010) - 'views of the city from Brockwell Park'

View Location

Brockwell Park CA / registered landscape —NW corner (see map opposite). Kinetic view.

View Direction

North North West.

View Type

Panorama

View Content

Tower of St Matthew's Church and tower of Lambeth Town Hall. Immediate foreground comprises houses in the Brixton Water Lane CA. Middle ground (positive) - chimney stacks and rooftops Railton Road / Effra Road. Backdrop (negative) —tall buildings on Clapham Road— Beckett House, Arden House, Pinter House.

Discussion

The landmark towers of Brixton— St Matthew's Church (grade II*) and Town Hall (grade II) are clearly visible and framed by trees. The viewing location is a public park. View type— panorama.

Recommendation

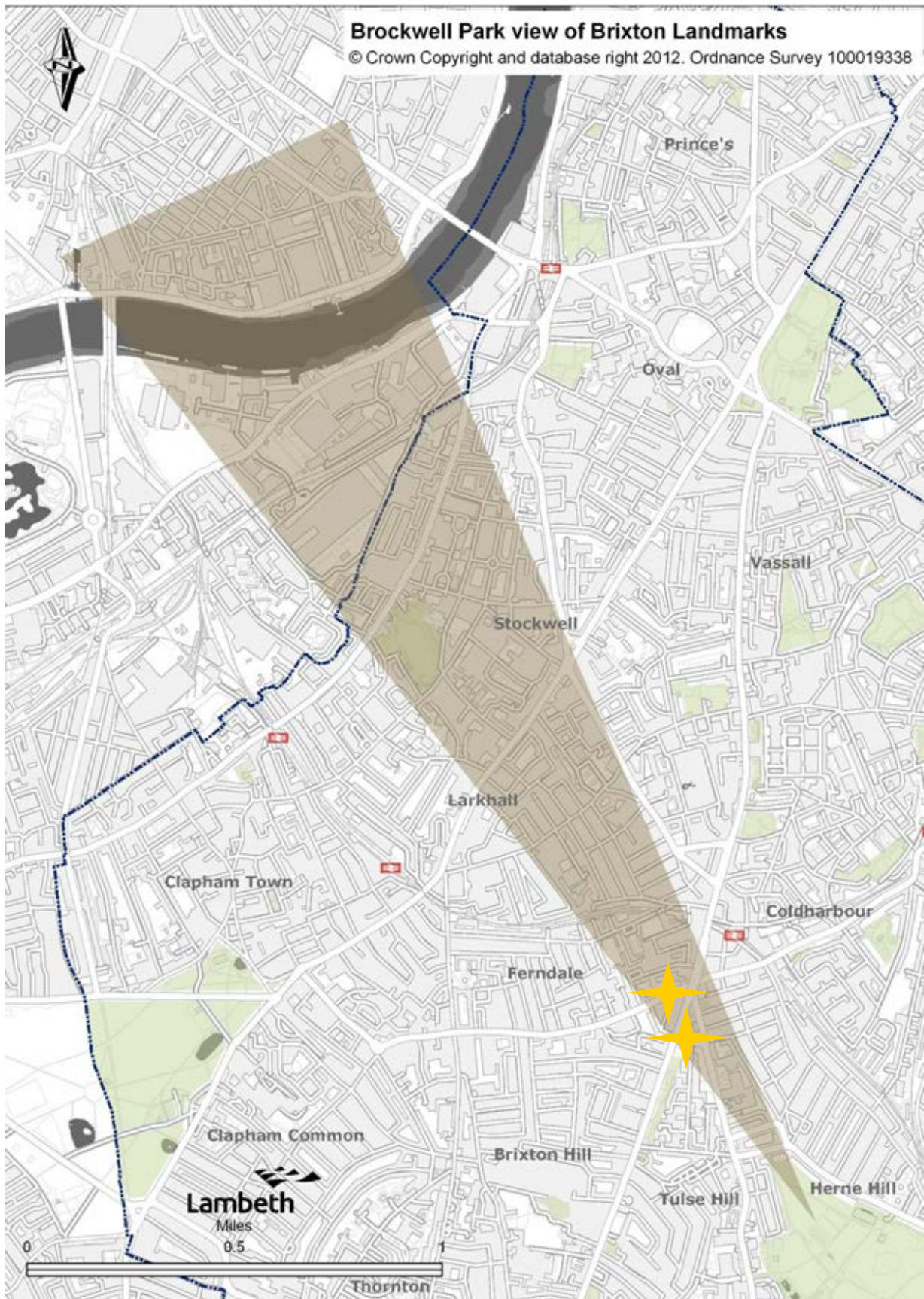
Include in the local plan.



St Matthew's Church



Town Hall





4.2 View N from Brockwell Park to the Victoria Tower

Source

Policy 41 UDP (saved policies 2010) - 'views of the city from Brockwell Park'

View Location

Brockwell Park CA / registered landscape—NW corner (see map opposite). A gap in the peripheral tree screen allows a viewing 'window'. Views from the pathways and parkland on this N—S axis (dotted line on map opposite). Kinetic View.

View Direction

North.

View Type

Panorama

View Content

The Victoria Tower of the Houses of Parliament. Immediate foreground comprises houses in the Brixton Water Lane CA, chimney stacks and rooftops Railton Road / Effra Road and the roof top of the Grade II* Brixton Astoria on Stockwell Road. A tall building on Clapham Road (Wimbourne House) slightly encroaches on the East side. Backdrop—the tower is silhouetted against clear sky.

Discussion

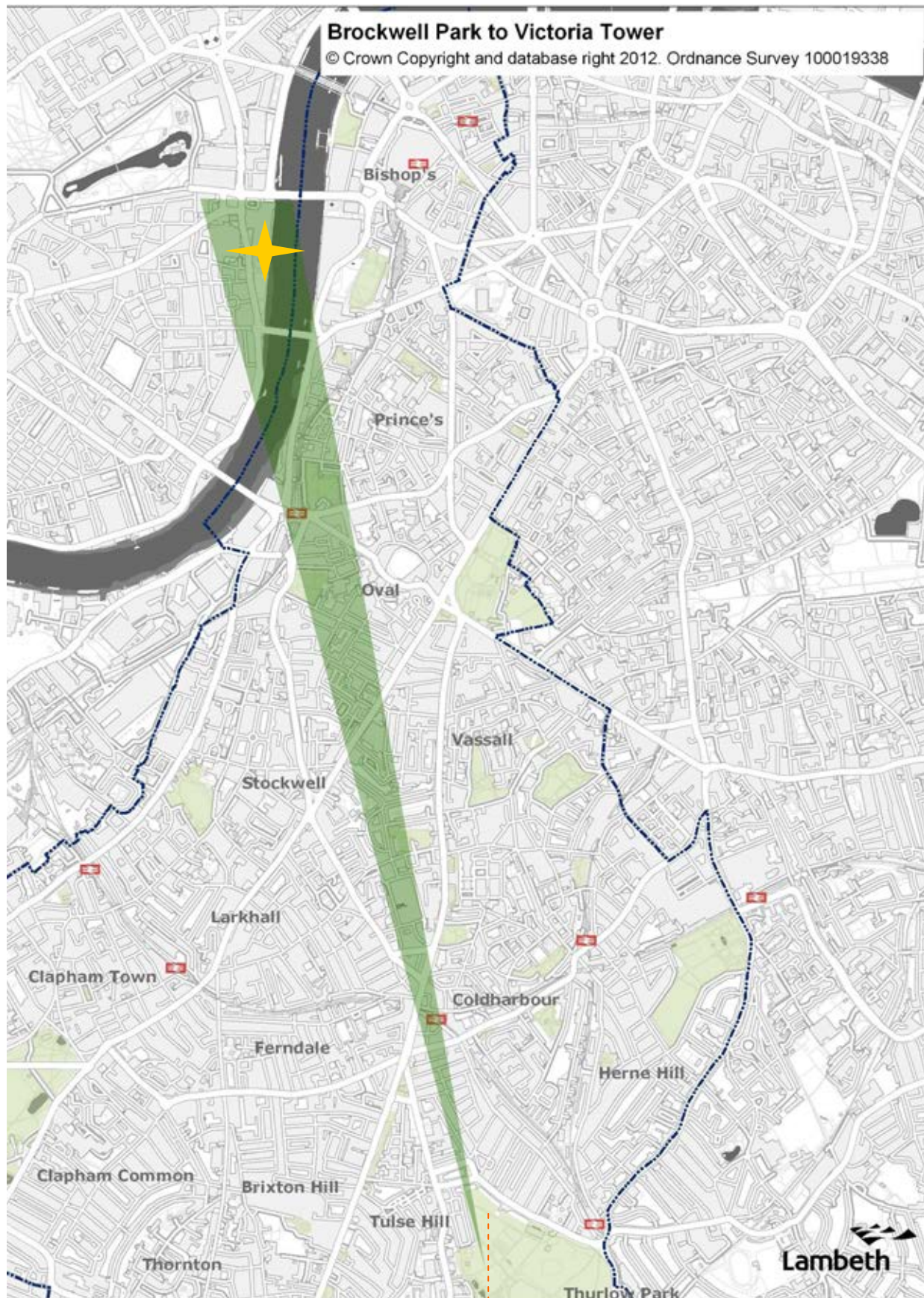
This glimpse view is unexpected and impressive—the viewer does not anticipate seeing the Houses of Parliament given its distance and the amount of development between the view-point and the tower. Of particular importance given the World heritage Site Designation.

Recommendation

Include in the local plan.



Victoria Tower





4.3 View N from Brockwell Park to the city

Source

Policy 41 UDP (saved policies 2010) - 'views of the city from Brockwell Park'

View Location

Brockwell Park CA / registered landscape—elevated main path that runs broadly parallel to Dulwich Road (dotted line on map). Kinetic view.

View Direction

North—a wide view cone.

View Type

Panorama.

View Content

Various Lambeth and Southwark buildings including Strata Tower. Principal interest is the city of London—The Shard, The Gherkin, St Paul's Cathedral, London Eye etc. Battersea Power Station to extreme W of the view cone. Immediate foreground comprises Brockwell Park CA / registered landscape. A number of tall buildings encroach—those being closest to the viewing location (Park View House, Herne Hill House and Meath House).

Discussion

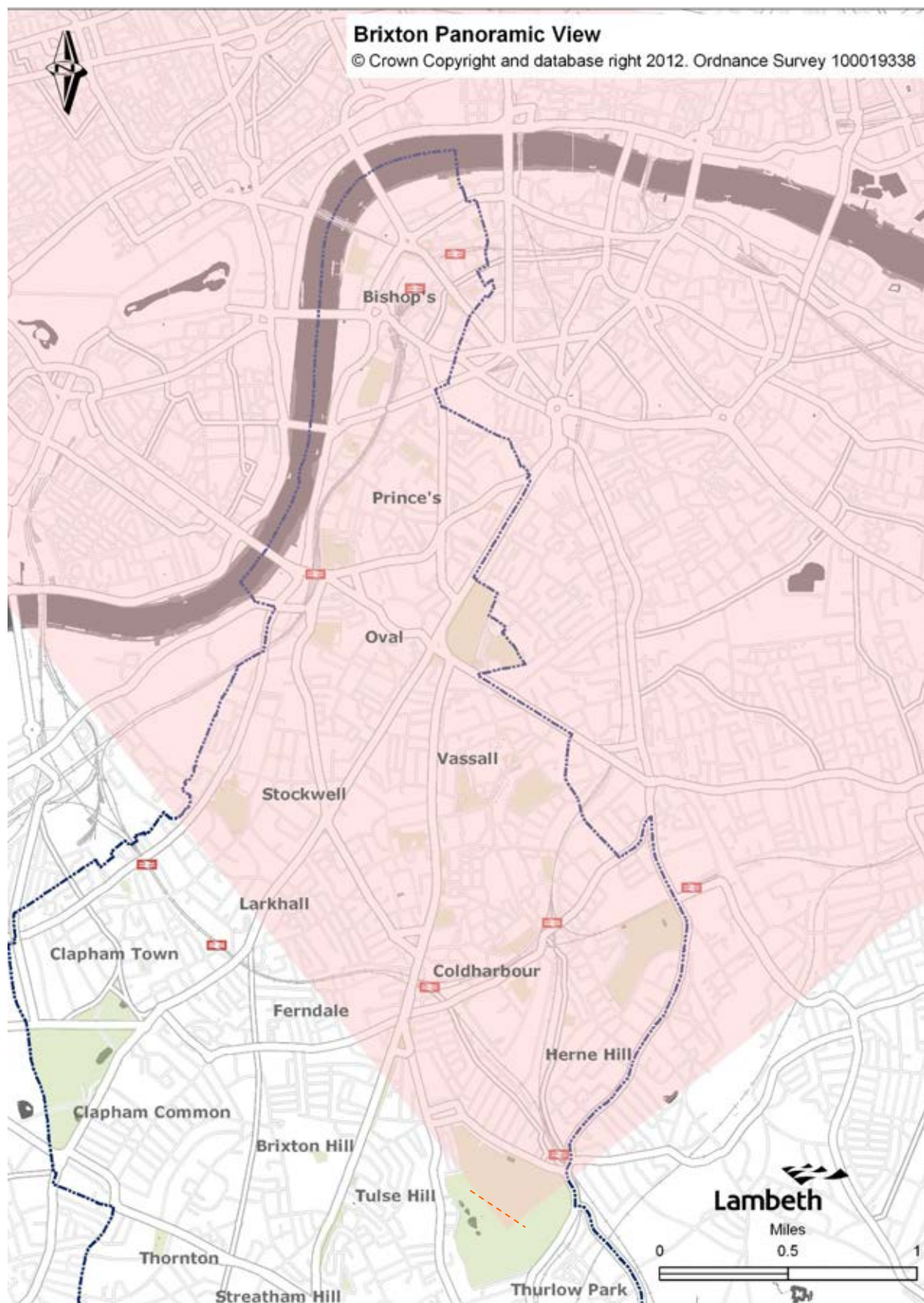
In spite of the tall / large / overly dominant foreground buildings being a distraction the view is an impressive one from a registered parkland and conservation area.

Recommendation

Include in the local plan.



City panorama



4.4 View NNE from Norwood Park to the city

Source

Policy 41 UDP (saved policies 2010) - 'views of the city from Norwood Park'

View Location

Norwood Park— on raised ground immediately South of the established viewing location.
Static view.

View Direction

North North East—a wide view cone.

View Type

Panorama.

View Content

The City of London—a cluster of tall buildings. Immediate foreground is Norwood Park and its peripheral tree screen. Middle ground is low and undistinguished development (all within London Borough of Southwark). Backdrop is plain sky. Trees to the West terminate the view. A single tall building in the immediate foreground (Northwood House, Hamilton Road) harmfully disects the view at its E side.

Discussion

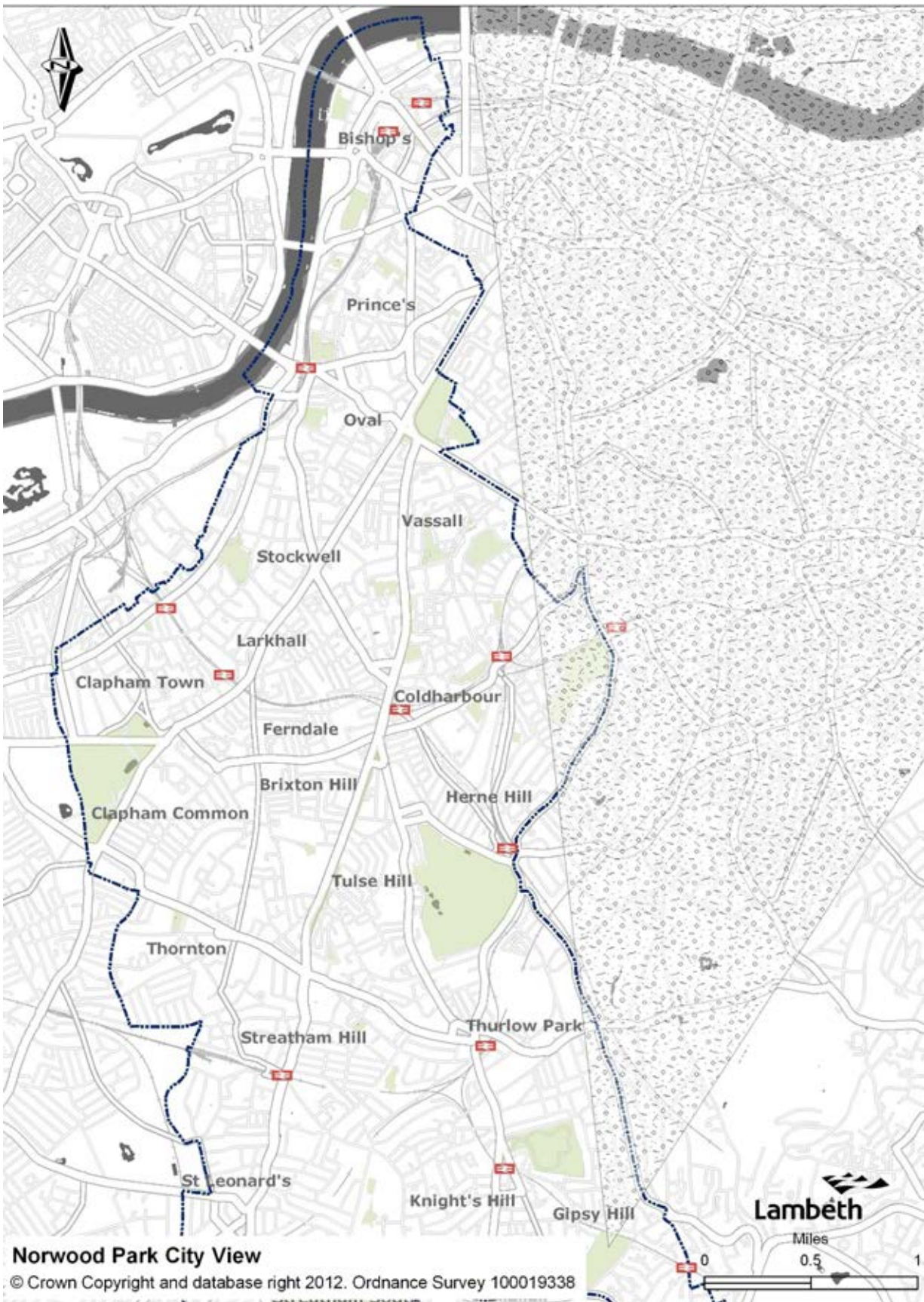
The contrast of the tall building cluster of the city with the low and uniform height of the foreground development is of particular note. The viewing point has a GLC interpretative plaque (shown in pic below) which identifies buildings in the view at the time of erection. Peripheral tree growth has now restricted that view—necessitating a move South to higher ground to appreciate the view. Tree growth could eventually restrict this view too. Northwood House not sufficiently problematic to justify exclusion. Public park view.

Recommendation

Include in the local plan.



City of London panorama



NB—this view indicative only—view cone extends off map.



4.5 Views from West Norwood Cemetery

Sources

Policy 41 UDP (saved policies 2010) - 'views of the city from West Norwood Cemetery.. And Upper Sydenham, Sydenham Hill, Norwood Ridge. Additional source— map of cemetery prepared for a conservation area character appraisal (c1978) and showing views of note.

View Location

West Norwood Cemetery (CA / registered landscape) —various locations—see 1978 map.

View Direction

Various.

View Type

Glimpse views mostly.

View Content

See discussion

Discussion

Site inspection failed to identify any views of particular note. This was due largely to the very mature tree planting throughout the cemetery. There were local glimpse views of St Luke's Church and the tower of the South London Theatre. Views towards Sydenham Hill not particularly noteworthy. There was one distant NE view from the Tate Mausoleum is of modest note.

Recommendation

Do not include in the local plan. Tree growth too dense. Although not of borough-wide interest the best views can be identified in a conservation area appraisal.



View towards Sydenham Hill with St Stephen's Church spire.



4.6 View N from gipsy Hill

Source

Policy 41 UDP (saved policies 2010) - 'views of the city from Gypsy (sic) Hill'

View Location

Gipsy Hill (CA) and Westow Hill (CA) —Kinetic view from junction with Westow Hill at South (borough boundary) to the junction of Sainsbury road (N).

View Direction

North

View Type

Panorama

View Content

The city—varies dependant on location of viewpoint. At N only The Shard is visible above the treeline. Mid-way up the hill a cluster of buildings becomes discernible—Strata Tower, St Paul's Cathedral etc. Further up again a wider panorama opens up. Foreground—Gipsy Hill and tree canopy. Middleground—the tree canopy, rooftops of Southwark (hardly any tall buildings); and buildings within the Gipsy Hill CA (including the former church tower).

Discussion

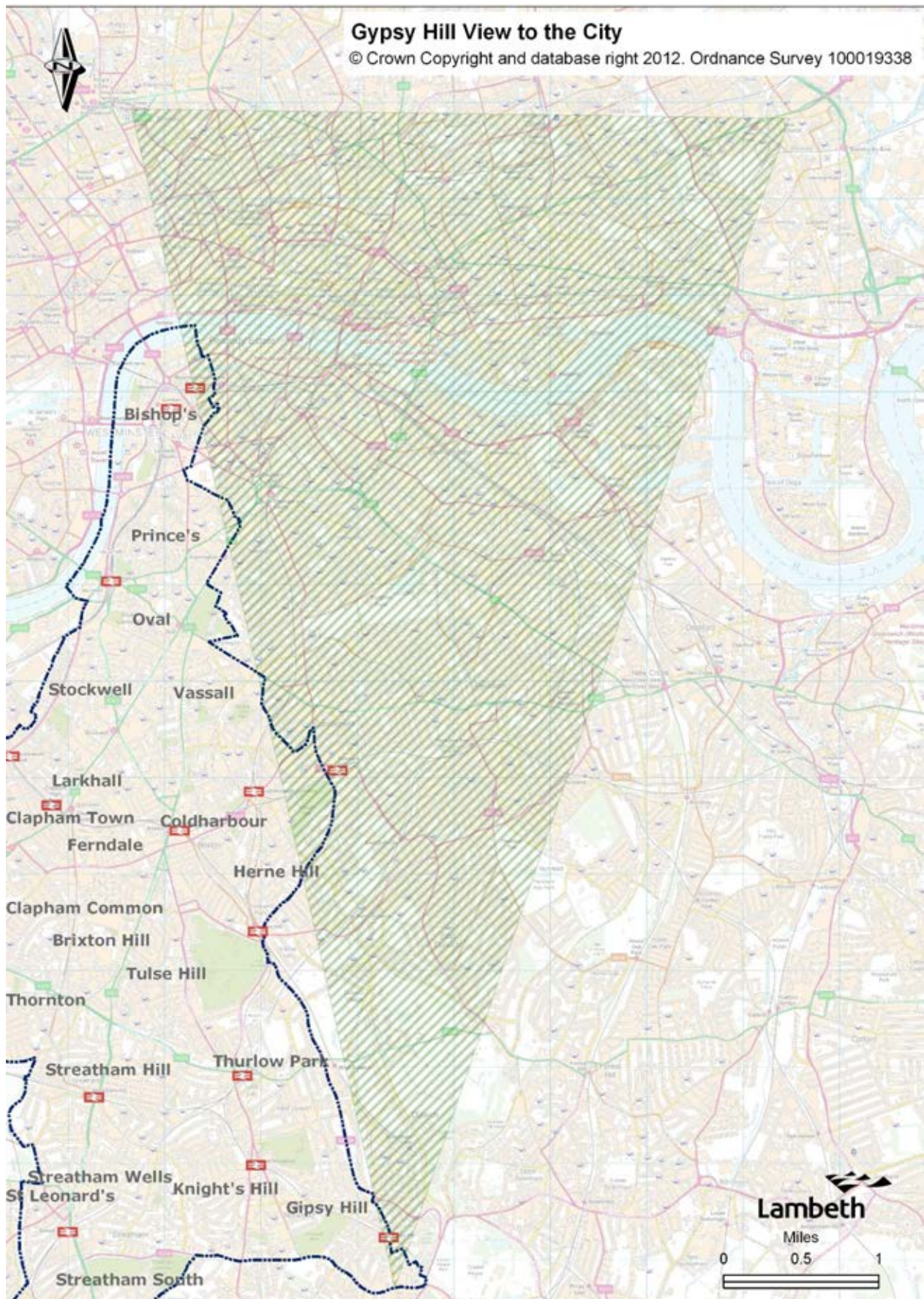
The topography is a dramatic one. The views of landmark buildings are good. This view is also appreciable from London Borough of Croydon's upper Norwood Conservation Area (Westow Street). Tree growth may further restrict the lower (N most) views in future.

Recommendation

Include in the local plan.



View towards the city from halfway up Gipsy Hill.





4.7 View N from Westow Hill

Source

Officer knowledge.

View Location

Westow Hill—looking through gaps in the N building frontage—Coopers Yard, Beardell Street and Woodland road

View Direction

North

View Type

Panoramas

View Content

The city as a wider panorama. Foreground—local development and tree canopy. Middle-ground—the tree canopy, rooftops of Southwark (hardly any tall buildings)

Discussion

These are very similar to the view from the top of Gipsy Hill but the foreground is untidy / less attractive and some views restricted by telephone wires etc. These views are of more interest in the context of the Westow Hill Conservation Area and can be included in any conservation appraisal. N.B. They can also be appreciated from London Borough of Croydon's Upper Norwood Conservation Area which occupies the S side of Westow Hill.

Recommendation

Do not include in the local plan.



View towards the city—note the foreground obstructions.



4.8 View N from Knights Hill to the City

Source

Officer knowledge.

View Location

Knights Hill (W side from near junction with Dasset Road). Kinetic view.

View Direction

North.

View Type

Panorama

View Content

Tower of St Luke's Church in foreground provides a historic contrast with the city cluster which is dominated by The Shard and The Gherkin.

Discussion

Quite a dramatic view—combination of the topography, the presence of St Luke's Church and the modernity of the City of London buildings.

Recommendation

Include in the local plan.



Topography and contrast between old and new.





4.9 View W and SW from Streatham Common to Colliers Wood , Morden, Rose Hill and Pollards Hill.

Source

Policy 41 UDP (saved policies 2010) - 'views from Streatham Common / The Rookery across wandle Valley; towards Pollards Hill and the North Downs'

View Location

Streatham Common CA / common land —viewpoint adjacent the road linking Streatham Common N side to Streatham Common S side. Static view.

View Direction

West and South West

View Type

Panorama

View Content

A wide horizon of rooftops and tree canopies.

Discussion

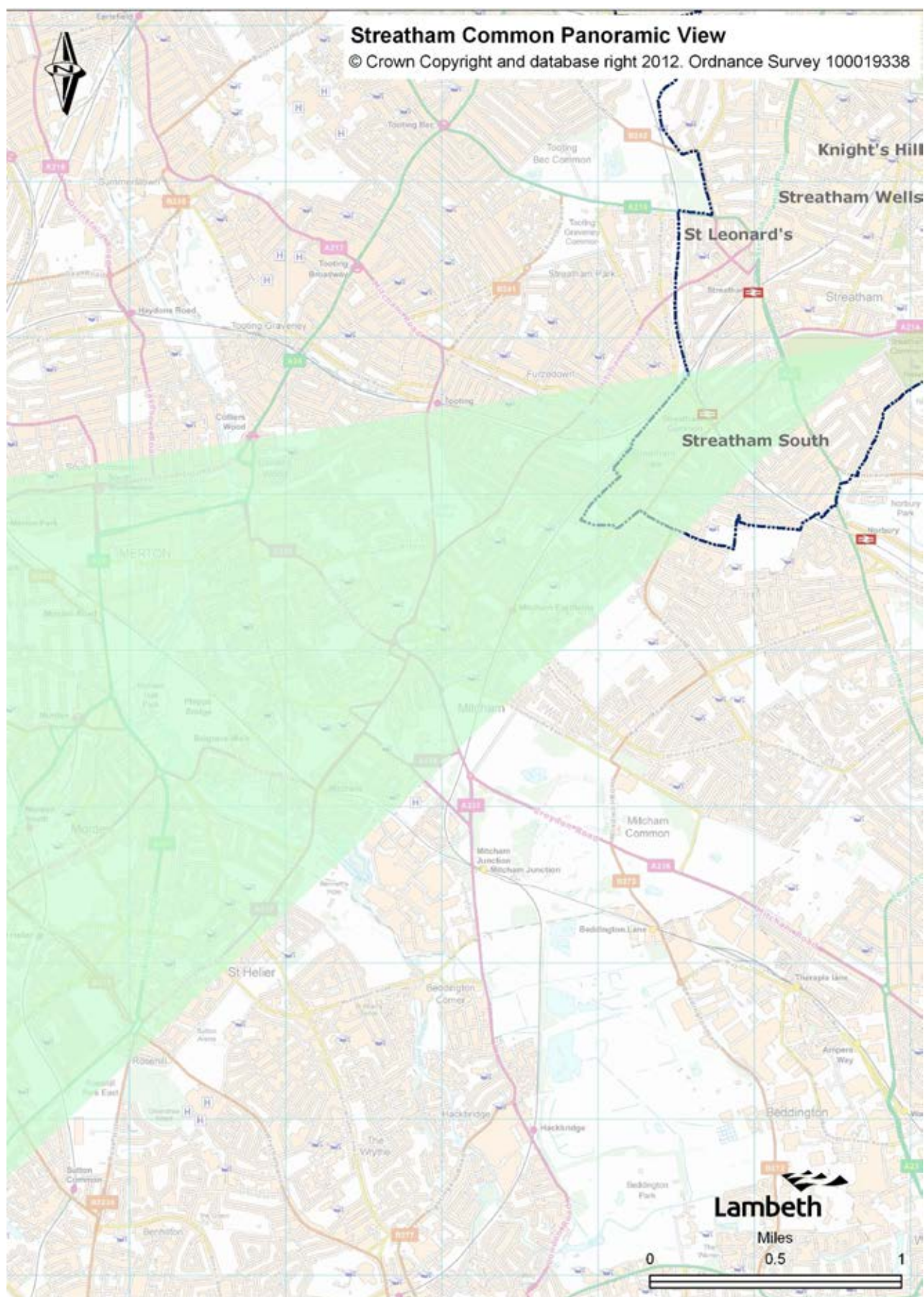
No visible landmarks of note but the landscape openness is noteworthy. The foreground trees on Streatham Common and houses on Streatham Common South Side restrict views in many locations. The identified view point is marked by bench and a pavement plaque installed to mark the millennium. View type— panorama.

Recommendation

Include in the local plan.



A broad, distant horizon.





4.10 View W and SW from Streatham Common to Colliers Wood , Morden, Rose Hill and Pollards Hill.

Source

Policy 41 UDP (saved policies 2010) - 'views from Streatham Common / The Rookery across wandle Valley; towards Pollards Hill and the North Downs'

View Location

Elevated part of the meadow immediately east of Covington Way (within Streatham Common).

View Direction

South and South West

View Type

Panorama

View Content

A wide horizon of rooftops and tree canopies.

Discussion

No visible landmarks of note but the landscape openness is noteworthy. The foreground trees lining Covington Way screen Streatham Vale. The identified view point is marked by bench and a pavement plaque installed to mark the millennium. View type— panorama. From within The Rookery (walled gardens etc) the mature trees effectively restrict all views out.

Recommendation

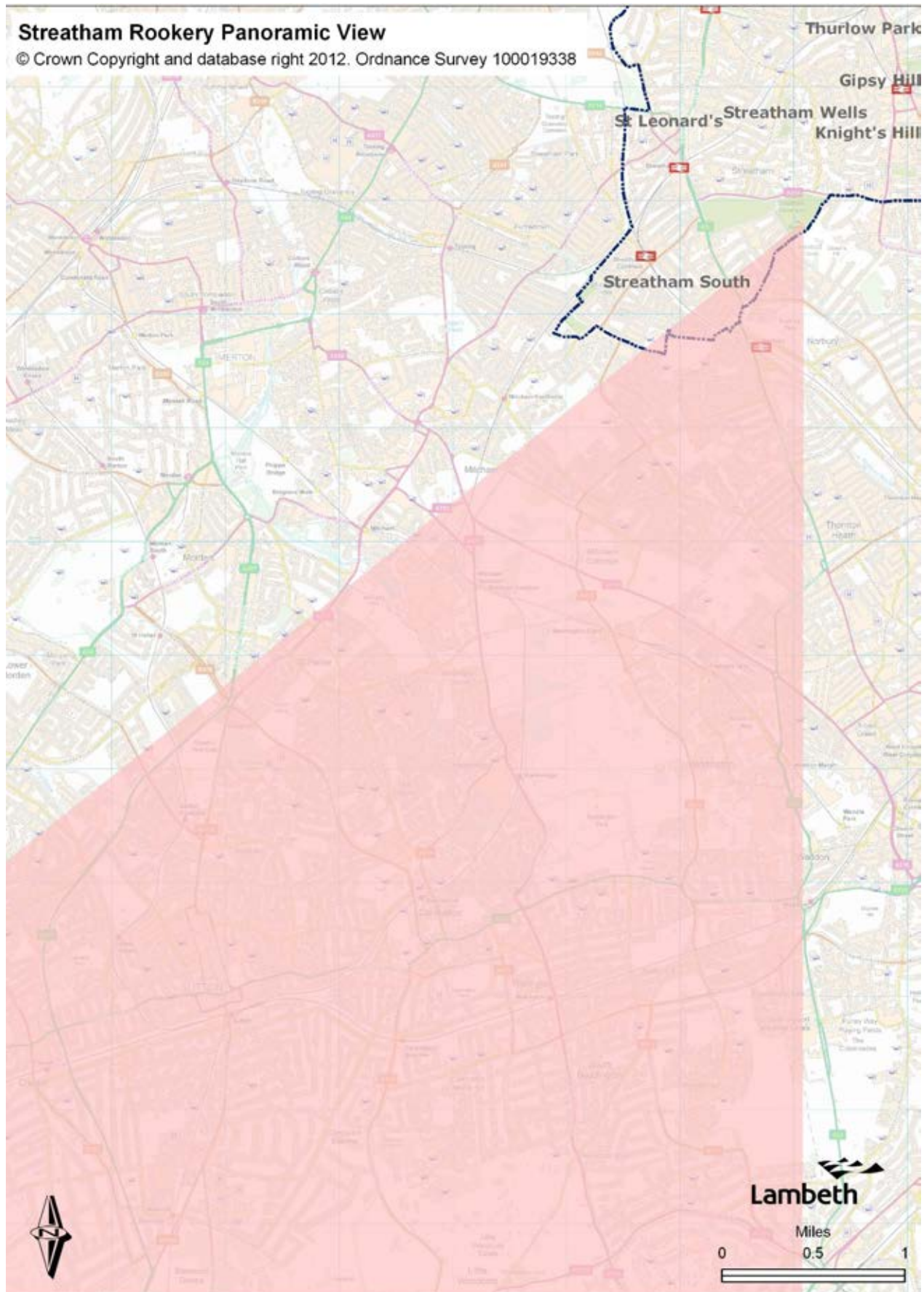
Include in the local plan.



A broad, distant horizon.

Streatham Rookery Panoramic View

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4.11 View from the members' Terrace of County Hall

Source

Officer knowledge from preparation of Southbank Conservation Area Statement (2007)

View Location

Members' terrace (river facing on West side) of Grade II* listed County Hall. Publically accessible by steps from Queen's Walk and from within the building.

View Direction

West

View Type

Panorama

View Content

The Palace of Westminster and Westminster Bridge are the key landmarks. To the extreme South of the view is Vauxhall; whilst the London Eye and Charing Cross Station terminate the extreme N end. Between them the assorted buildings of the Victoria Embankment (the majority listed buildings) including Scotland Yard are a particularly impressive group. The Spurgeon lamp columns of the Albert Embankment and the River Thames form the foreground.

Discussion

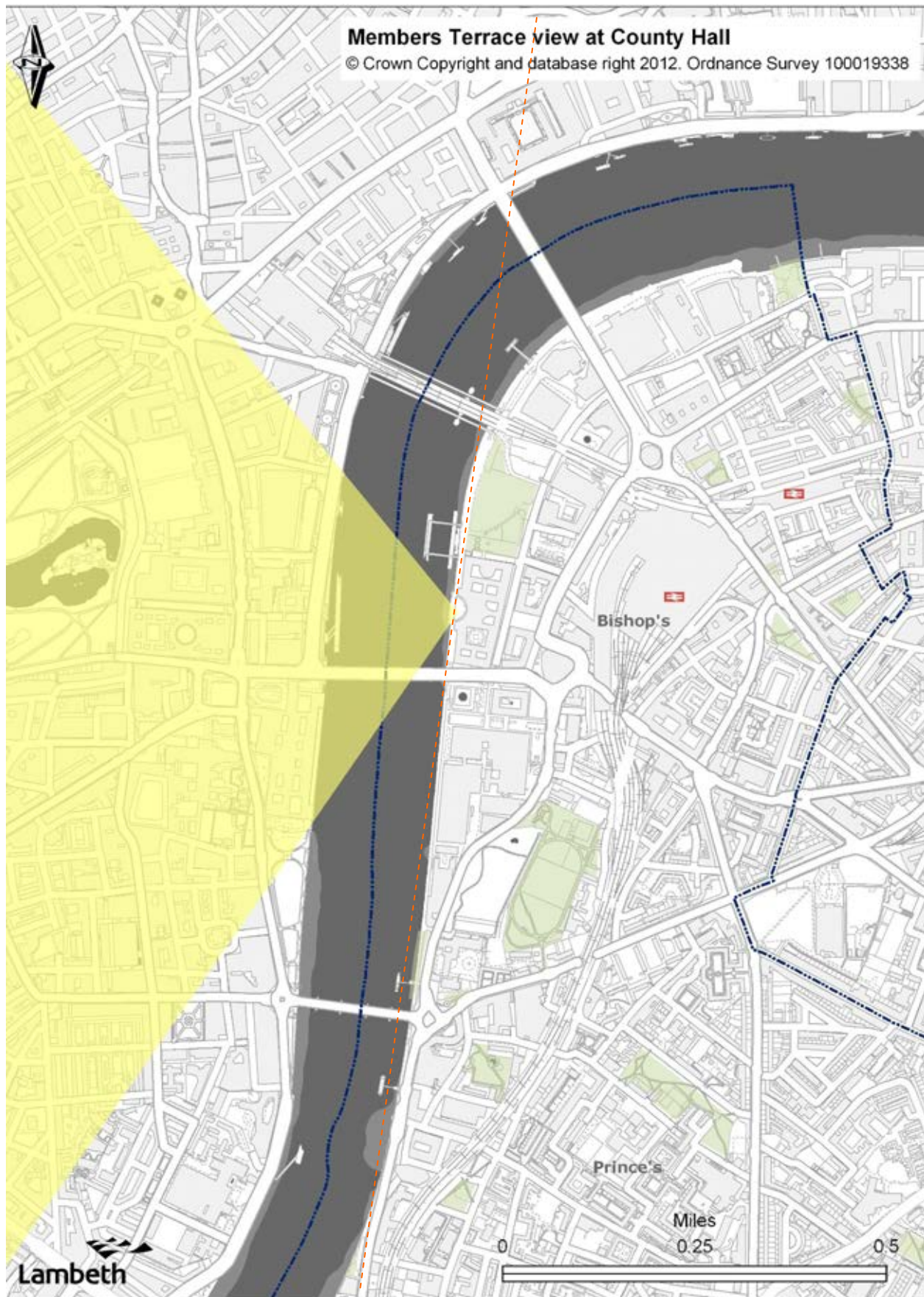
The raised nature of the view allows the view to be elevated above the bustle and clutter of Queen's Walk. However, the quality of the view is restricted by the banner columns that line this section of the Queen's Walk—harming our appreciation of the World heritage site in particular. This is part of a wider cityscape view.

Recommendation

Include in the local plan.



Foreground banners restrict the view in places.



NB—this view indicative only—does not show the whole view cone which should extend to Charing Cross and Vauxhall (dotted lines)

4.12 View SE and SSE along Westminster Bridge Road to Lincoln Tower



Source

Lower Marsh Conservation Area Statement (2007)

View Location

Westminster bridge Road

View Direction

South East and South South East.

View Type

Landmark Silhouette.

View Content

Immediate context is the junction of Kennington Road, Baylis Road and Westminster Bridge Road. Upper parts of the Lincoln Tower (Grade II listed) is appreciated silhouetted against clear sky. Most of the immediate backdrop is within London Borough of Southwark's West Square Conservation Area.

Discussion

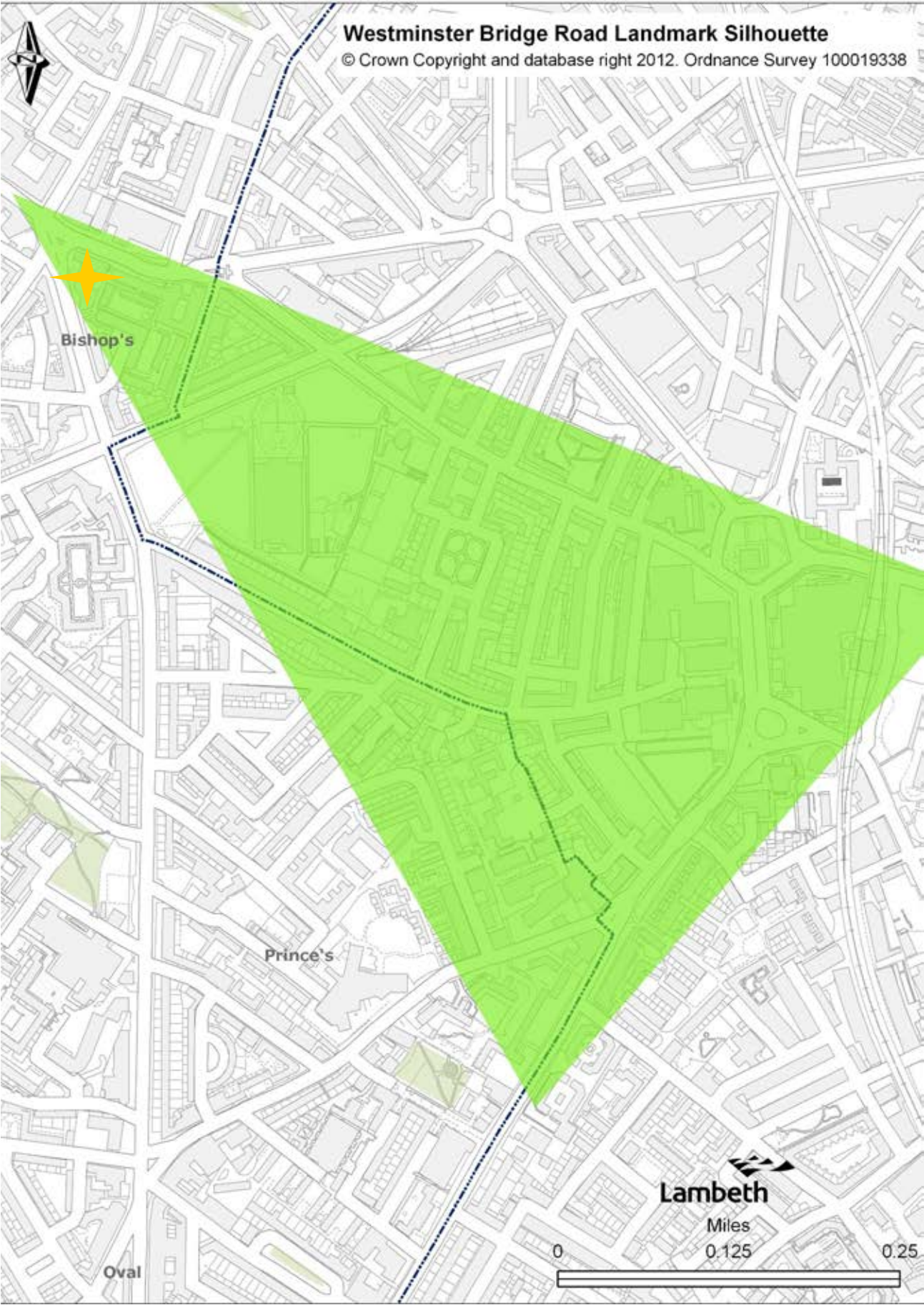
One of the view pure silhouette views in Waterloo—of a landmark building at a major junction.

Recommendation

Include in the local plan.



The silhouette against clear sky is particularly impressive given the Waterloo location.





4.13 View E along Chatsworth Way to Baptist Church

Source

Local Listing additions March 2012

View Location

West end of Chatsworth Way

View Direction

East.

View Type

Landmark Silhouette.

View Content

The post-war Chatsworth Baptist Church with its gilded fleche. A locally listed building (added March 2013).

Discussion

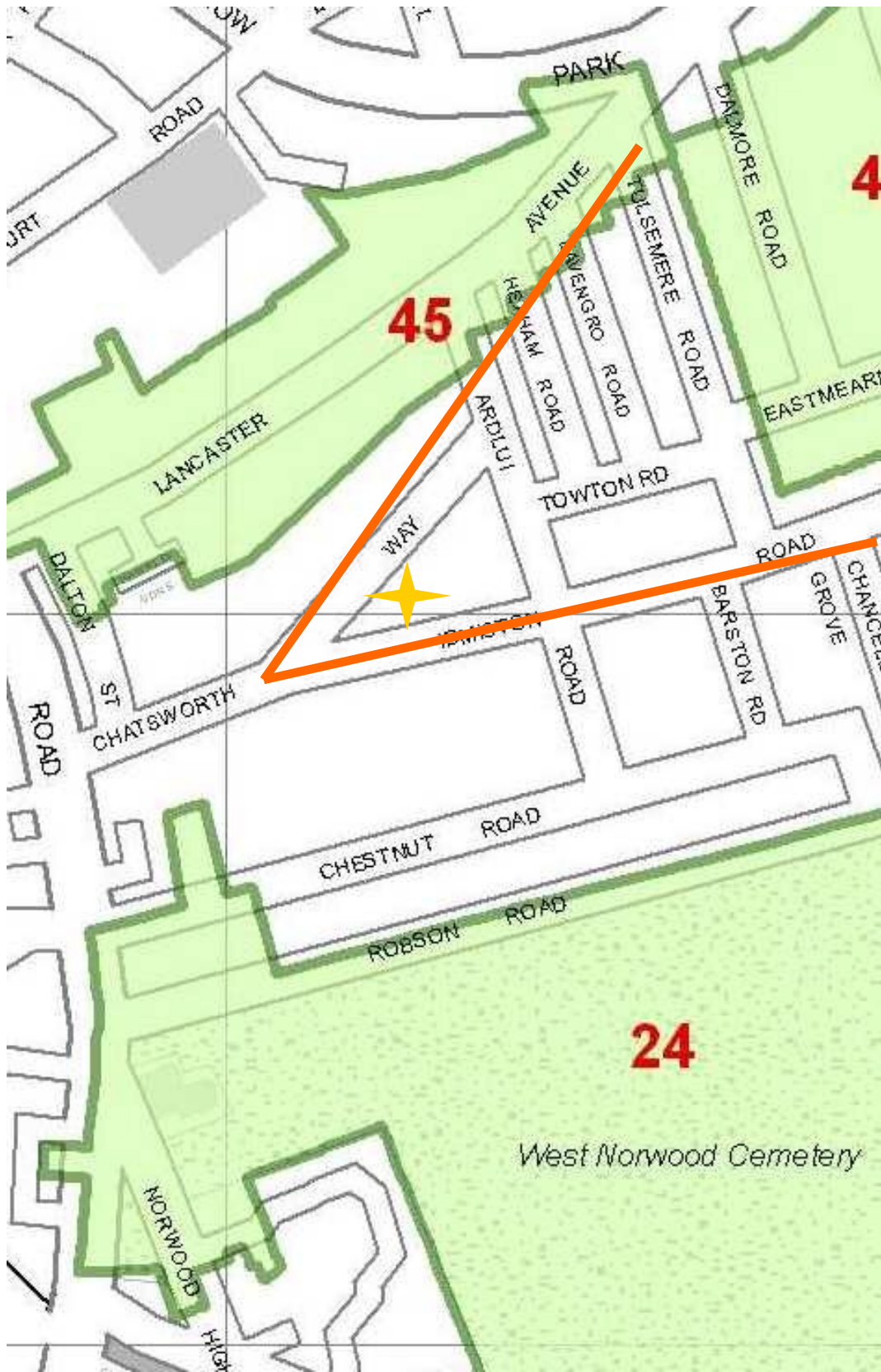
The building is not aligned in axis down the road which means that it is not appreciated in pure architectural elevation. The building is not completely symmetrical. The silhouette is attractive but not particularly dramatic or impressive.

Recommendation

Do not include in the local plan.



The building is not on axis down Chatsworth Way



4.14 View N along Knights Hill to St Luke's Church Tower



Source

West Norwood tennis Club planning appeal decision.

View Location

Knights Hill between Chapel Road (at South) and Rothschild Street (at North). See dotted line on map opposite.

View Direction

North

View Type

Landmark Silhouette.

View Content

Steep topography of Knights Hill. The church tower (grade II* listed) is silhouetted against clear sky. Kinetic view between the two street corners. Trees and low buildings in foreground give unrestricted view.

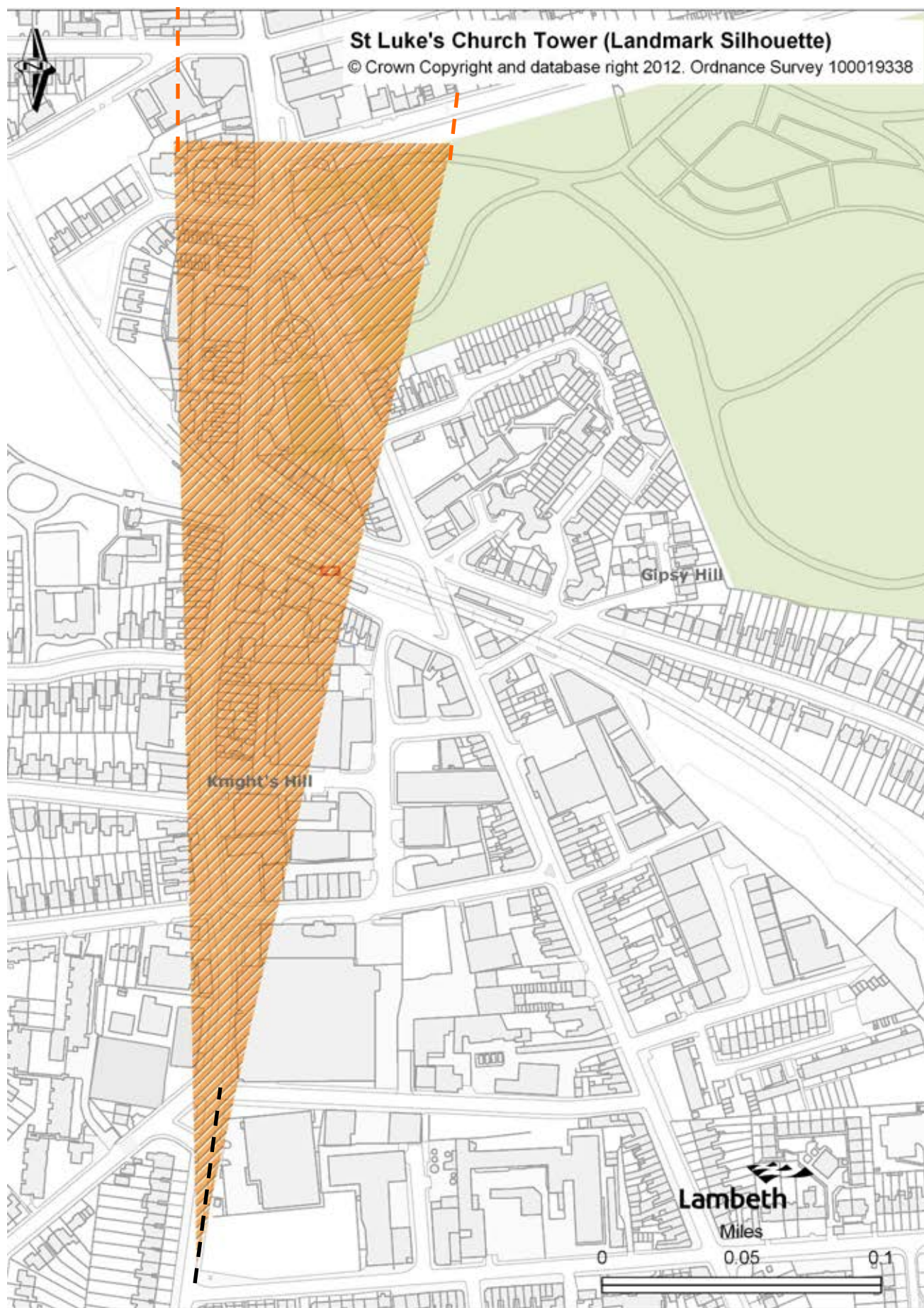
Discussion

At the South end of the view the church roof is also visible. At the N end only the tower is visible. Further North the view is lost due to the presence of buildings and sheer proximity.

Recommendation

Include in the local plan.







4.15 View S along Norwood Road to St Luke's Church

Source

Officer knowledge / survey.

View Location

From opposite no. 300 Norwood High Street the church can be appreciated on axis as the view proceeds South to the front of the church. Kinetic view.

View Direction

South

View Type

Landmark Silhouette.

View Content

The church (grade II* listed) is silhouetted against clear sky and is on axis in the view. The churchyard foreground is important in immediate views.

Discussion

St Luke's is the principal urban landmark in this town centre. Conservation Area. Town Centre.

Recommendation

Include in the local plan.





The view cone extends beyond map.



4.16 View N from chapel road (along Weavers Walk) to St Luke's Church Tower

Source

Officer knowledge / survey

View Location

At the junction of Chapel Road and Weavers Walk.

View Direction

North

View Type

Landmark Silhouette.

View Content

Foreground of low industrial buildings and one mature tree. Middle ground of tree canopy. Church tower appears in isolation against a clear sky.

Discussion

The church tower looks particularly impressive in this view.

Recommendation

Include in the local plan.





The view cone extends beyond map.

4.17 View NW and SE along Christchurch Road to Christchurch



Source

Planning appeal—1 Palace Road.

View Locations

(i) Starting at junction of Streatham Hill / Brixton Hill and Christchurch Road looking SE and moving towards the church.

(ii) Starting East of the junction with Limetree Close and looking NW and moving towards the church.

View Direction

North West and South East

View Type

Landmark Silhouette.

View Content

From NW Church façade and campanile. From SE just campanile. Silhouette against clear sky. Kinetic.

Discussion

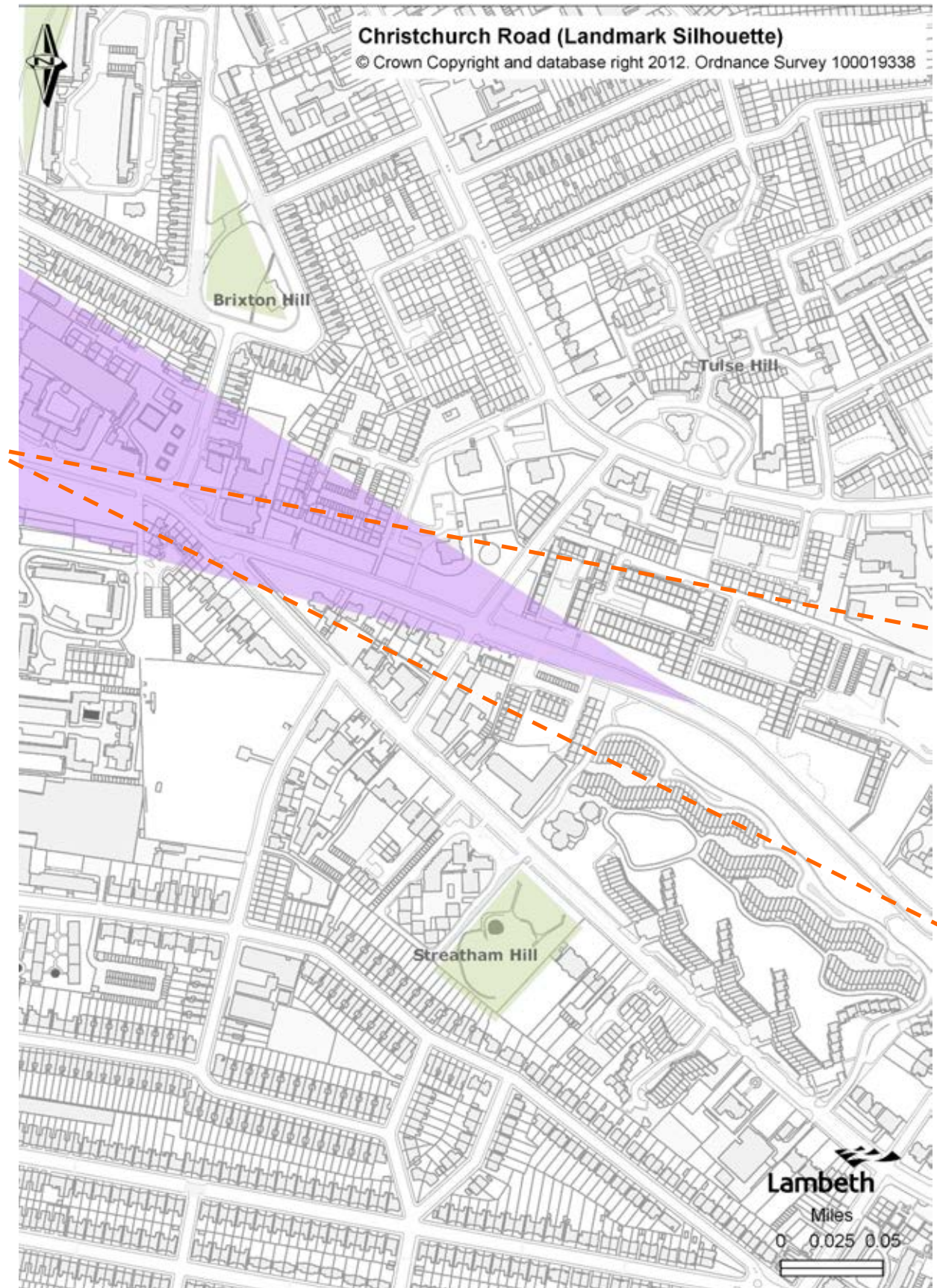
The tree lined view corridor enhances the view setting.

Recommendation

Include in the local plan.



The view from SE



Map view cones shown above extend beyond map area.

4.18 View E along Dassett Road to Sydenham Hill and the Crystal Palace television transmitter.



Source

Officer knowledge.

View Locations

Junction of Dassett Road and Knights Hill.

View Direction

East

View Type

Landmark Silhouette.

View Content

TV transmitter in silhouette against the sky; tree covered hillside.

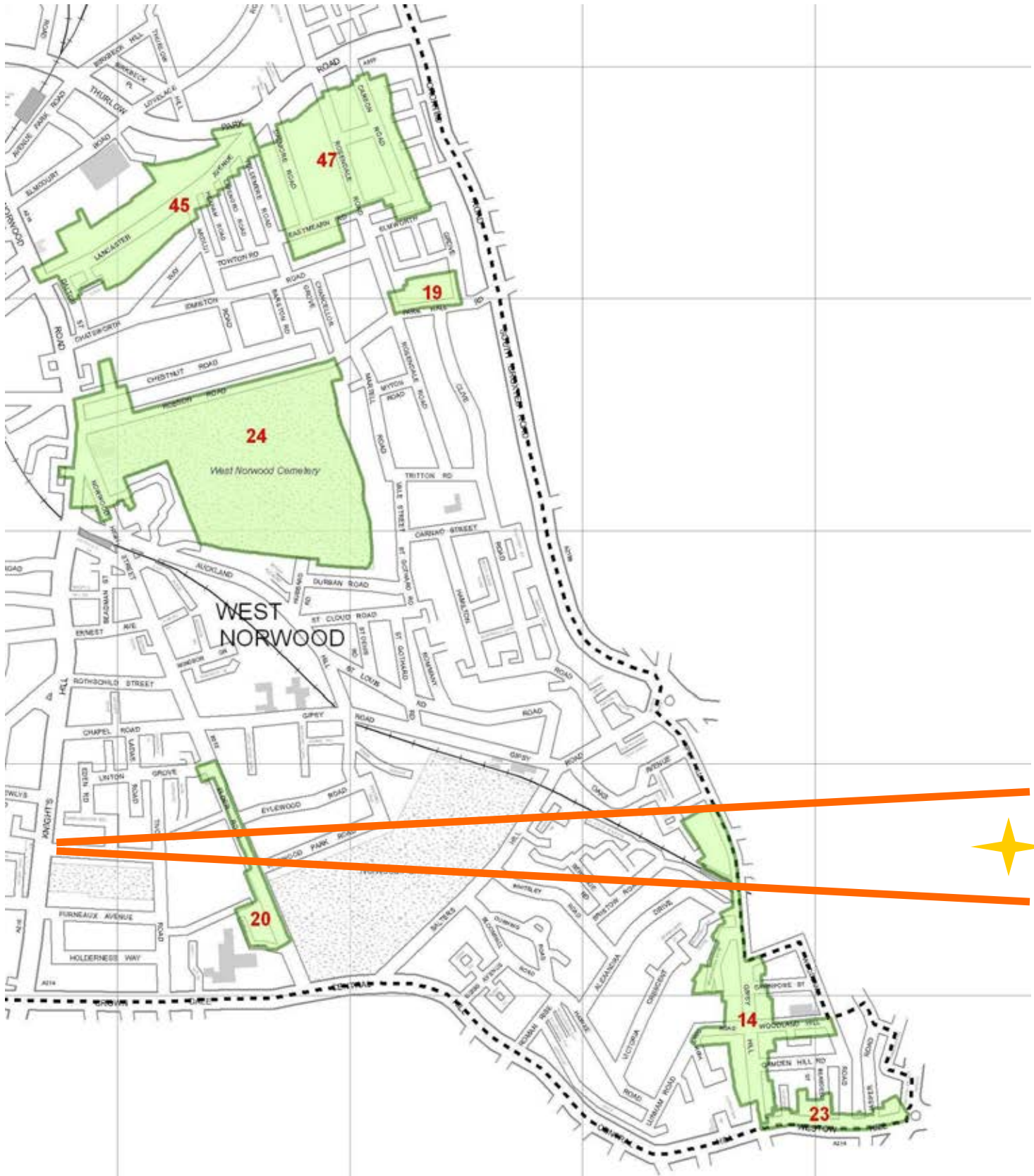
Discussion

This is probably the leafiest and most interesting view of Sydenham Hill—virtually no development is visible in the tree canopy. The houses on Dassett Road provide a repetitive frame to the view. The elevated position and the central alignment of the transmitter are important. There are other views of this landmark locally 9for examples that from junction of Woodland hill / Gipsy Hill. However, this is by far the most impressive.

Recommendation

Include in the local plan.







4.19 View SW from level 4 terrace of the Royal Festival Hall to the Houses of Parliament.

Source

Officer knowledge.

View Locations

Any where on the terrace.

View Direction

South West.

View Type

Landmark Silhouette.

View Content

The silhouette of the houses of Parliament, the towers of Westminster Abbey, Portcullis House, Scotland Yard.

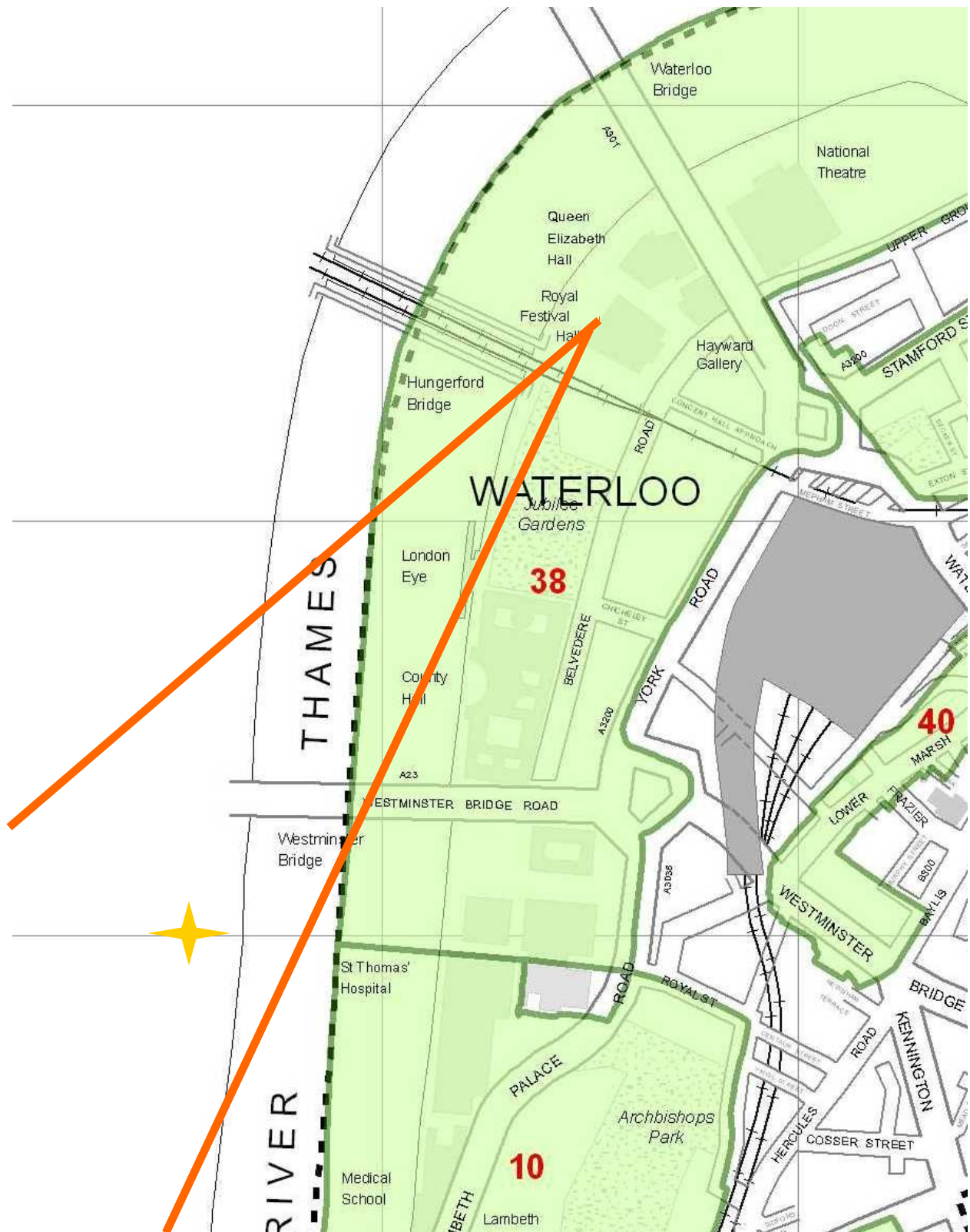
Discussion

This is the most elevated public viewpoint of the Westminster World Heritage Site. The clock tower is the most prominent element. The silhouette against clear sky is a very important feature. The designers of the Royal Festival Hall clearly appreciated the importance of this view when they included an open front terrace in the design. Wider panorama includes Somerset House.

Recommendation

Include in the local plan.





4.20 View SW from the roof garden of the Queen Elizabeth Hall to the Houses of Parliament.



Source

Officer knowledge.

View Locations

Any where on the SW corner of the roof garden and its external staircase.

View Direction

South West.

View Type

Landmark Silhouette.

View Content

The silhouette of the houses of Parliament against clear sky, Royal Festival Hall forms the impressive foreground. The London Eye adds interest and drama in the middle ground; Hungerford bridge is also present. This is part of a wider cityscape view.

Discussion

This is an elevated public viewpoint of the Westminster World Heritage Site. The clock tower is the most prominent element. The silhouette against clear sky is a very important feature. The designers of the Royal Festival Hall clearly appreciated the importance of this view when they included an open front terrace in the design.

Recommendation

Include in the local plan.





4.21 View NE from the terrace of the Royal National Theatre to St Paul's Cathedral.



Source

National Theatre Conservation Plan (2011)

View Location

The Olivier Circle Terrace (top level).

View Direction

North East

View Type

Landmark Silhouette.

View Content

Foreground is the tree canopy of the London Planes on the Queen's walk; these obscure the river. The elevated viewing position gives a good view of the dome of St Pauls against clear sky and elements of the main body of the cathedral.

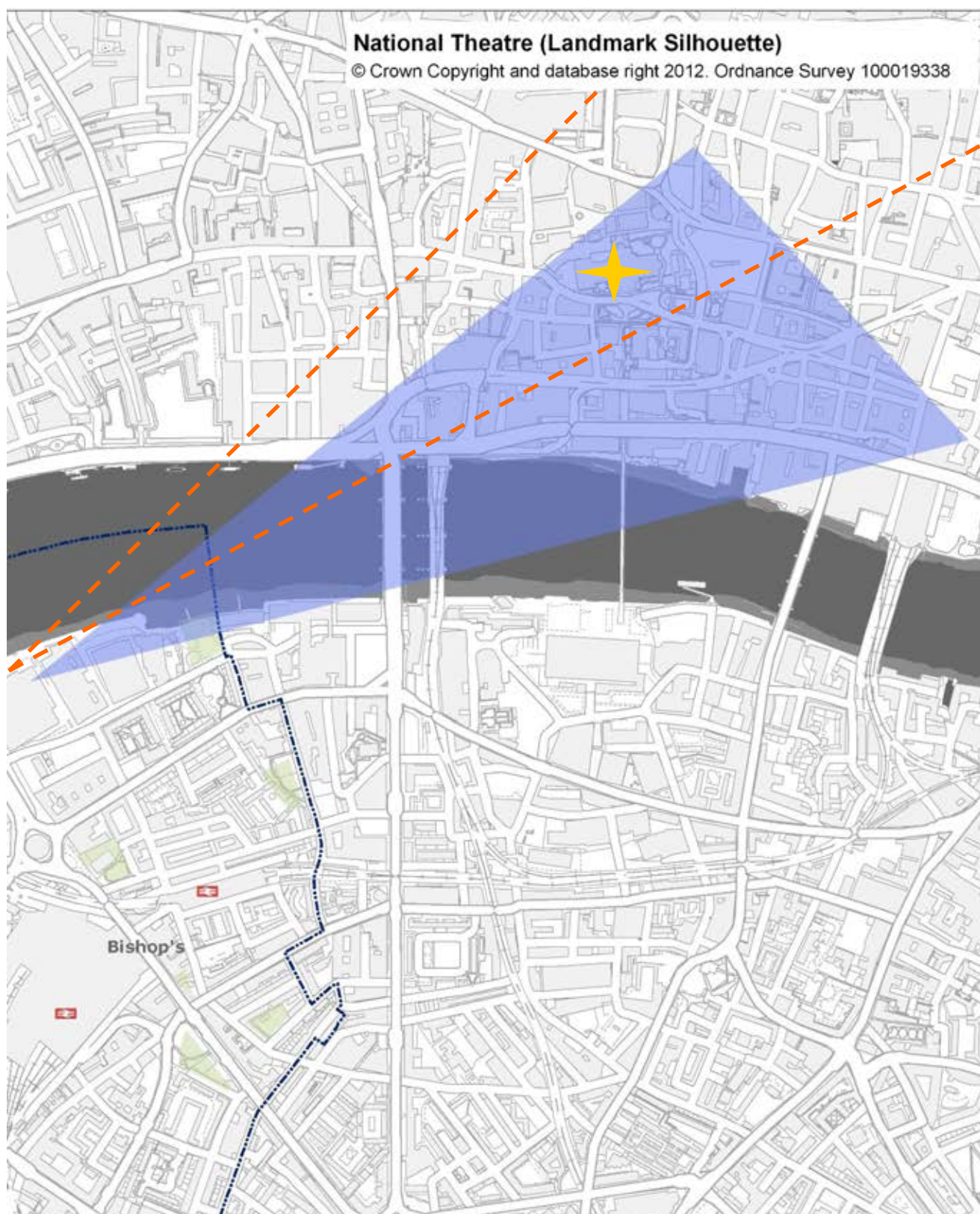
Discussion

Denys Lasdun was aware of the unique nature of the site on a bend of the River Thames when he was designating the RNT. The placement of terraces on the river frontage makes the most of these views. This is the most impressive view from the RNT.

Recommendation

Include in the local plan.





4.22 View NW from Lambeth Palace Garden to the Houses of Parliament



Source

Survey work relating to the draft Lambeth Palace Conservation Area Appraisal.

View Location

Garden terrace on the North side of the Blore Building. Within the registered landscape and the conservation area.

View Direction

North West.

View Type

Landmark Silhouette.

View Content

Foreground is boundary wall of the Lambeth Palace garden and its soft landscaping. The middle ground is the low-lying single-storey element of the former Guy's Medical School which screens the Albert Embankment and River Thames from view. The Victoria Tower is the principal landmark in the view—it is silhouetted against clear sky.

Discussion

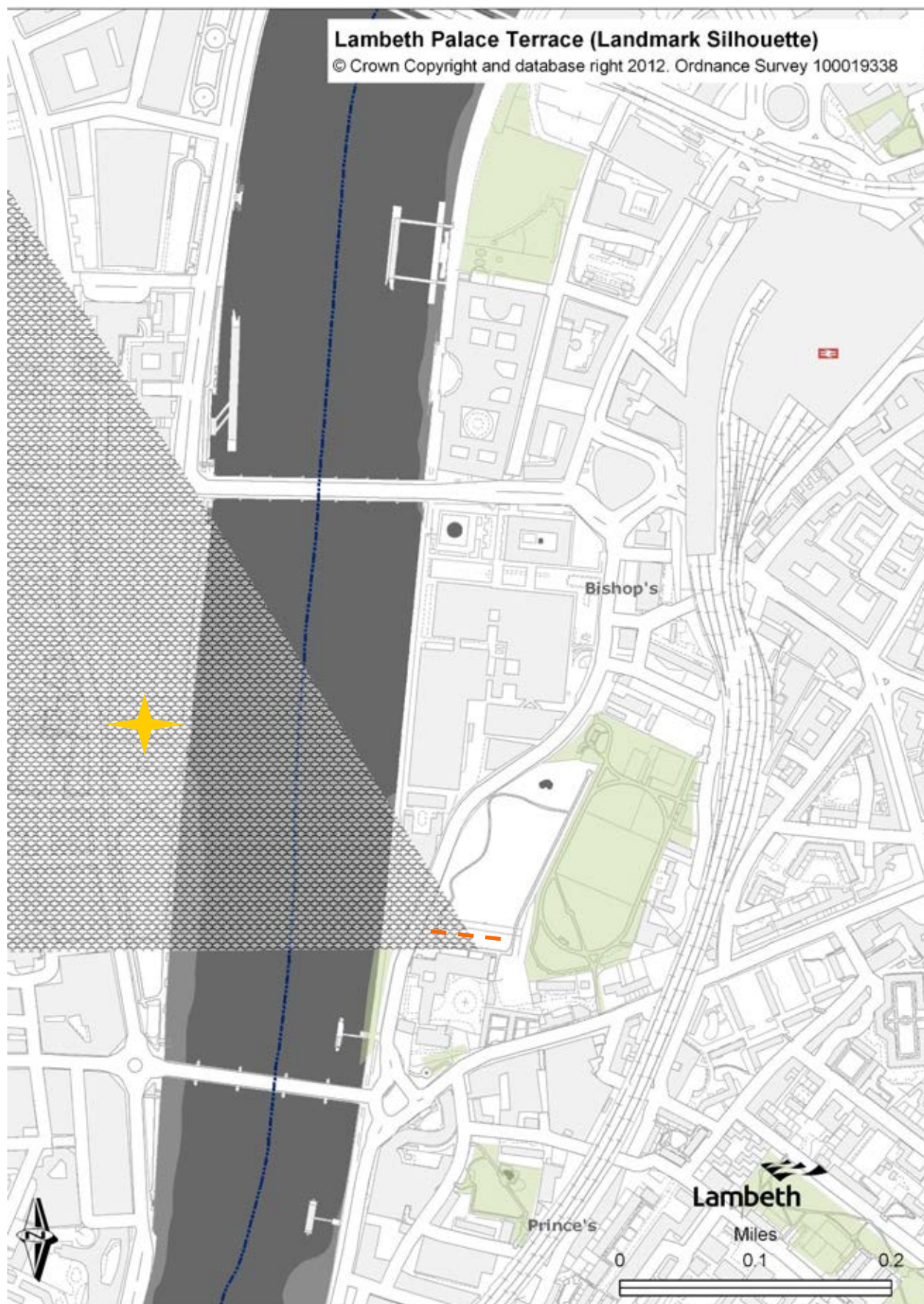
This is a private garden which is occasionally accessible to the public (London Open House etc). The importance of the view is in part due to the nature of Lambeth Palace as the official residence of the Archbishop of Canterbury. The views between these two historic complexes reinforce the relationship between the church and state. Of added importance because of the World heritage Site designation. It is understood that the medical school building was limited to single storey height when it was erected in the 1870s to protect this view and similar views from the principal rooms in the Blore Building.

Recommendation

Include in the local plan.



The view from SE





4.23 View W from Lambeth Palace Garden to the Houses of Parliament

Source

Survey work relating to the draft Lambeth Palace Conservation Area Appraisal.

View Location

Garden of Lambeth Palace. Within the registered landscape and the conservation area.

View Direction

West.

View Type

Landmark Silhouette.

View Content

Foreground is boundary wall of the Lambeth Palace garden and its soft landscaping. The middle ground are the 19th Century buildings of St Thomas' Hospital (grade II listed) which screen the Albert Embankment and River Thames from view. The Victoria Tower is the principal landmark in the view—it is silhouetted against clear sky in the gap between Block 9 and the former Guy's Medical School.

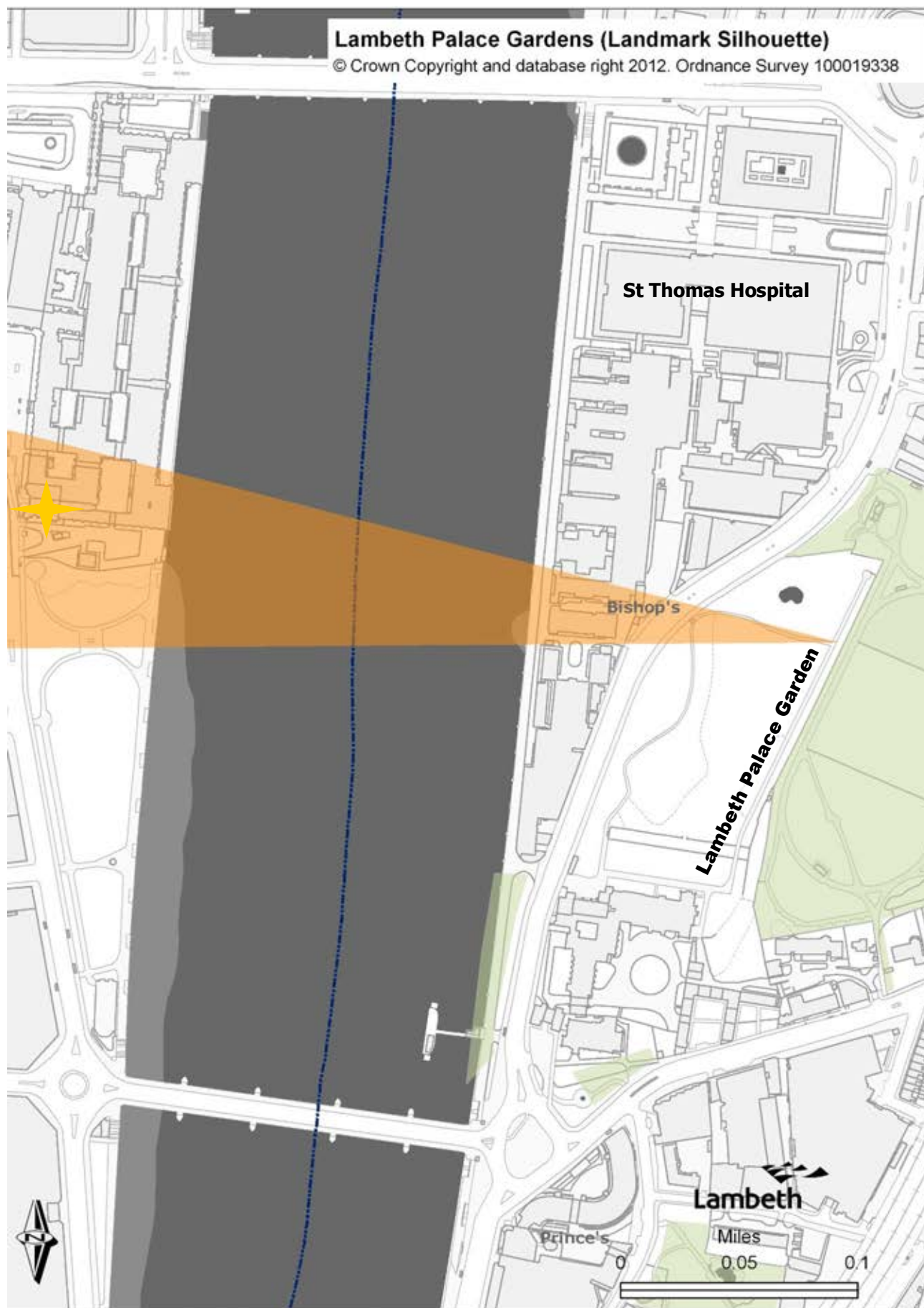
Discussion

This is a private garden which is occasionally accessible to the public (London Open House etc). The importance of the view is in part due to the nature of Lambeth Palace as the official residence of the Archbishop of Canterbury. The views between these two historic complexes reinforce the relationship between the church and state. Of added importance because of the World heritage Site designation.

Recommendation

Include in the local plan.





4.24 View NNW along Courtenay Street to Houses of Parliament (Clock tower)



Source

Kennington Conservation Area Appraisal, 2012

View Location

South Eastern End of Courtenay Street at junction with Kennington Lane. Within the Kennington Conservation Area.

View Direction

North North West.

View Type

Landmark Silhouette.

View Content

The upper portion of the Clock Tower including the clock face.

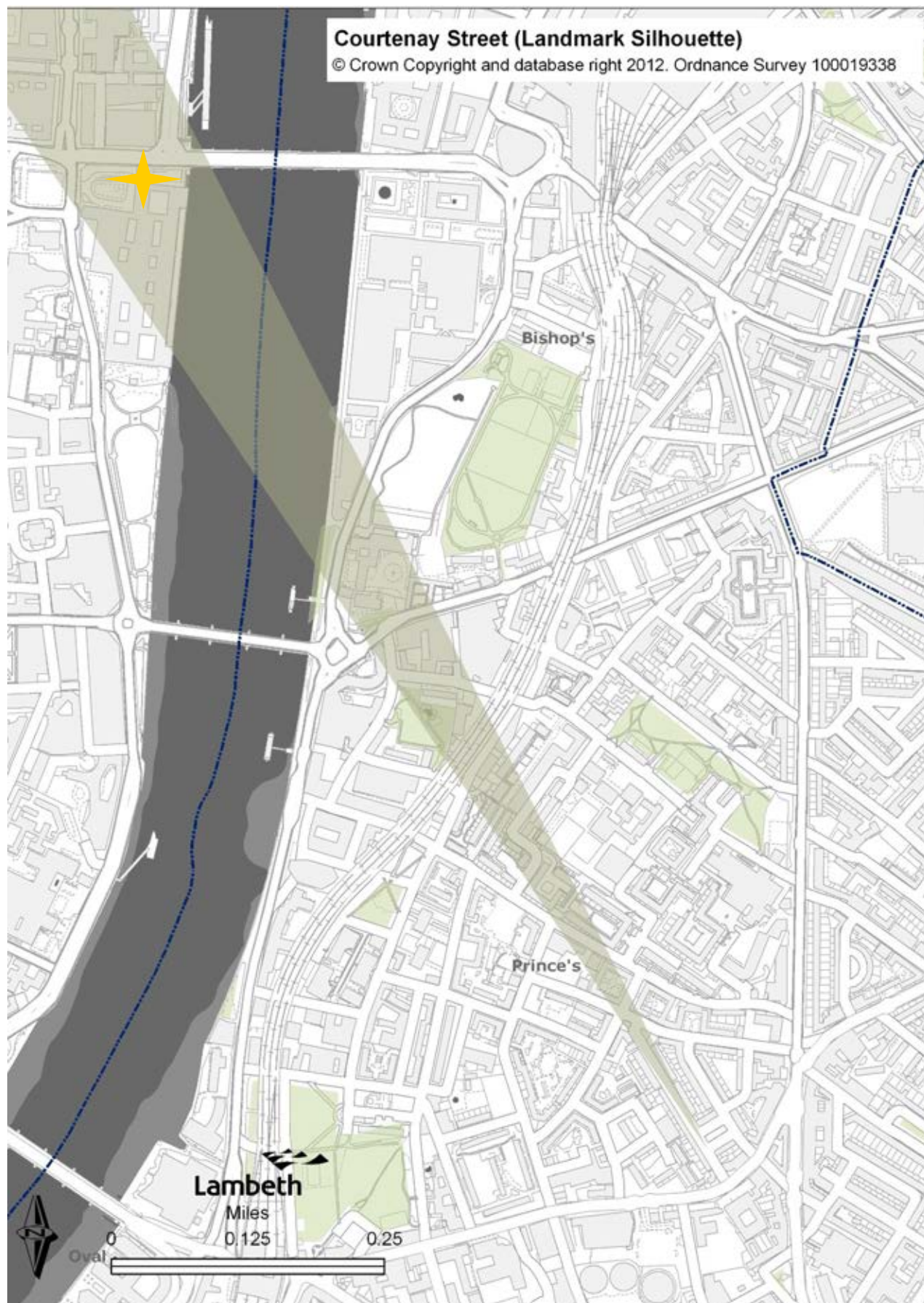
Discussion

The whole clock tower is not visible but the upper part, including the clock faces are. The oblique angle of the view is an important consideration. It is an unexpected townscape view of local importance. This is a borderline view as the foreground townscape is untidy and not the whole tower is not visible. However, given that it is from within a conservation area and that the object in the view is the key landmark element of the Westminster World heritage Site designation then inclusion is justified.

Recommendation

Include in the local plan.







4.25 View NNW along Windmill Row / Cardigan Street to Houses of Parliament (Victoria Tower)

Source

Kennington Conservation Area Appraisal, 2012

View Location

At the intersection of these roads with Kennington Lane. Within the Kennington Conservation Area.

View Direction

North North West.

View Type

Landmark Silhouette.

View Content

The upper portion of the Victoria Tower only.

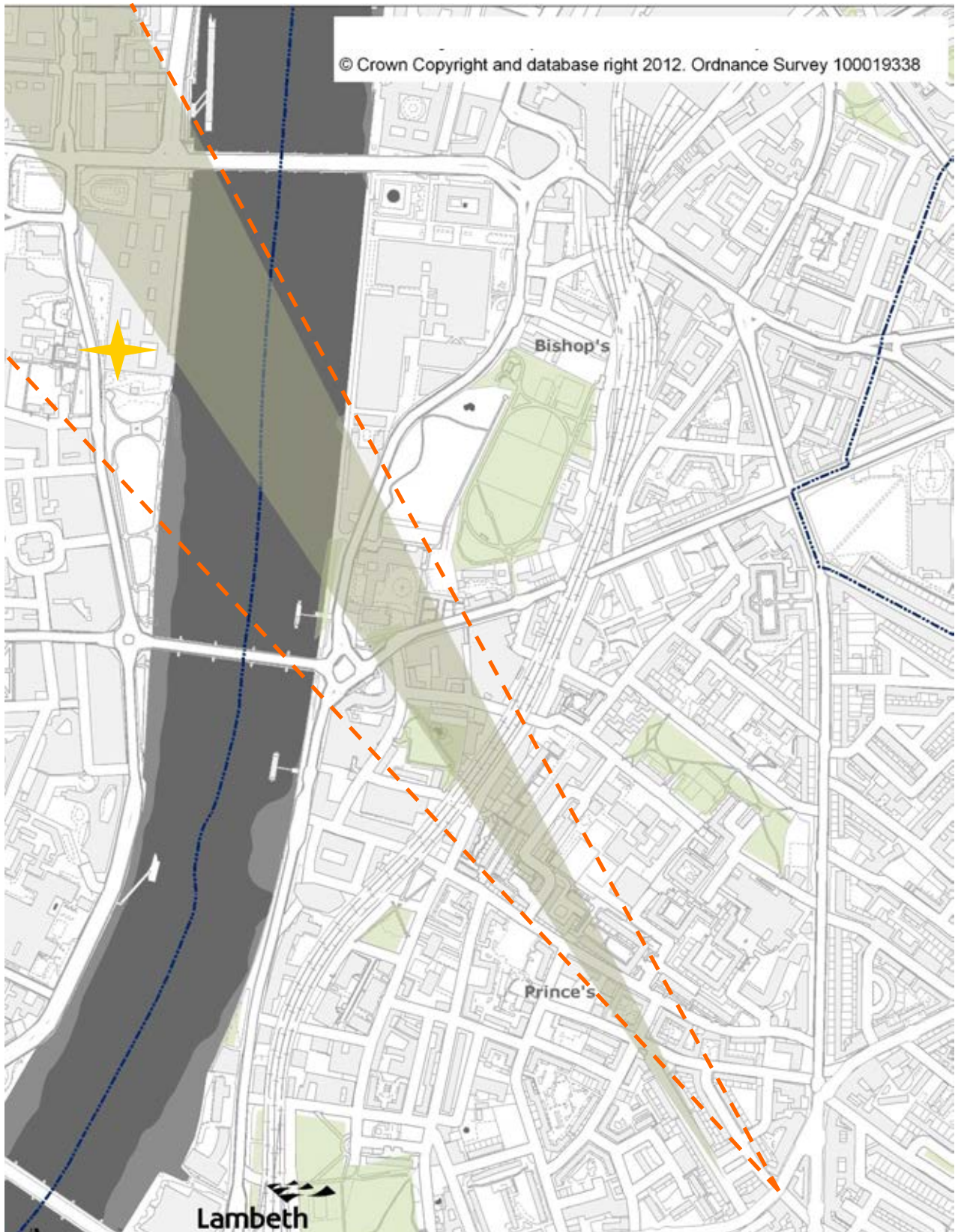
Discussion

The whole tower is not visible. The oblique angle of the view is an important consideration. It is an unexpected townscape view but actually quite difficult to spot because of the busy townscape. This is a borderline view as the foreground townscape is untidy, there is a great deal of visual clutter and not the whole tower is not visible. On balance the view is not considered sufficiently good to warrant inclusion.

Recommendation

Do not include in the local plan.





NB—the grey view cone should be ignored.

4.26 View W from St Thomas' Hospital Garden to Houses of Parliament



Source

Southbank Conservation Area Appraisal, 2007.

View Location

Anywhere within the garden at the main entrance to St Thomas' Hospital—accessed from Westminster Bridge Road.

View Direction

West.

View Type

Landmark Silhouette.

View Content

Foreground is the garden retaining wall and, from some locations in the garden, Westminster Bridge. The river isn't largely visible until the viewer gets close to the west side parapet. Houses of Parliament and the towers of Westminster Abbey are visible in silhouette against clear sky.

Discussion

This is a very impressive view of the World heritage Site in a busy location at the hospital entrance. The elevated viewing position is of importance. Some tree screening but this is not problematic.

Recommendation

Include in the local plan.







4.27 View N from Vauxhall Station to Houses of Parliament

Source

Officer knowledge.

View Location

The northern ends of platforms 7 and 8.

View Direction

North

View Type

Landmark Silhouette.

View Content

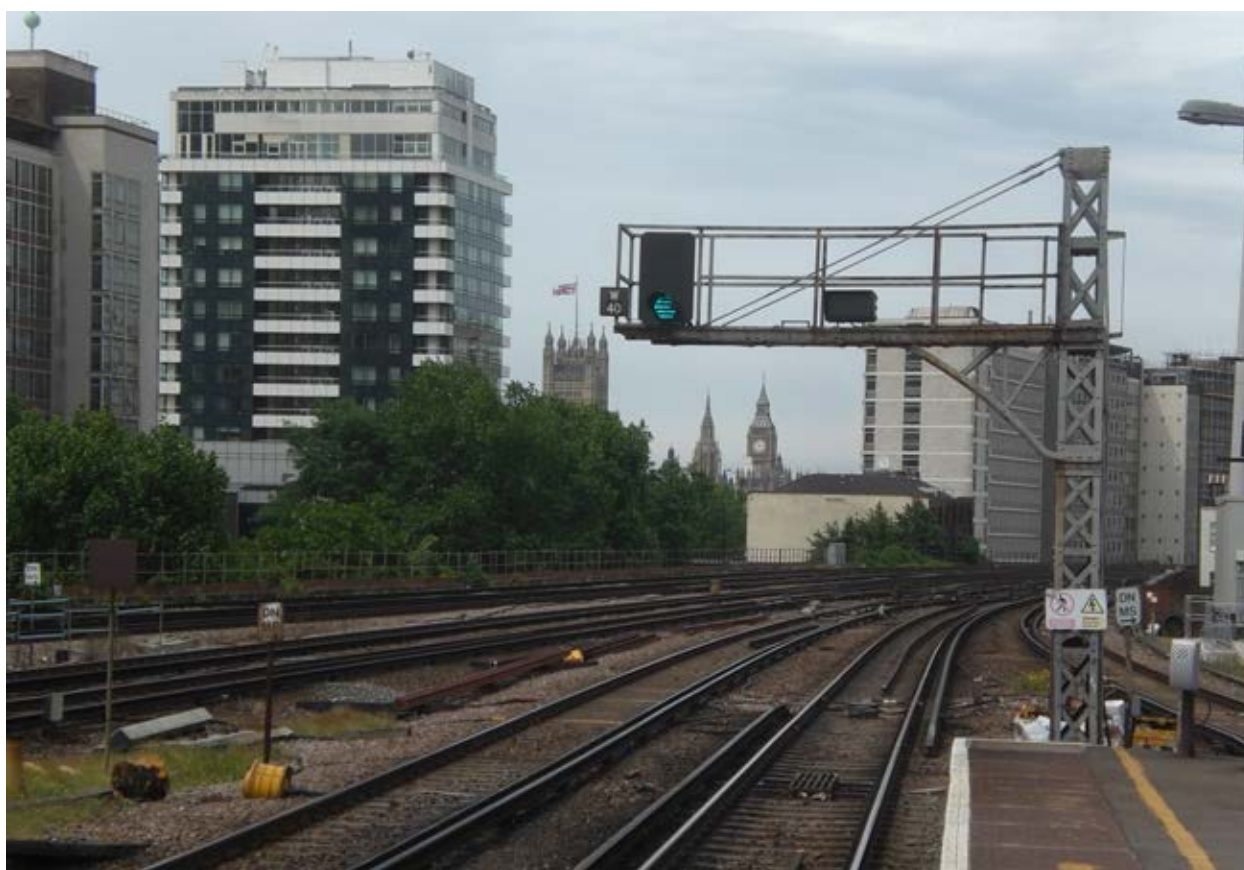
Foreground is railway line at viaduct level and associated railway infrastructure. View is elevated. Middle ground is the tree canopy on Albert Embankment. Houses of Parliament are framed by Peninsula Heights to the West and Eastbury House to the East. Towers of the houses of Parliament are visible in silhouette against clear sky.

Discussion

The view cone is narrow. The viewing location is only really at the north most end of the platform—whilst it is publically accessible it is not a natural view location. Trains leaving the platform travelling North into Waterloo get numerous glimpses of Parliament.

Recommendation

Do not include in the local plan.





4.28 View SW from St George Wharf Pier to Battersea Power Station

Source

Officer knowledge.

View Location

On the Riverside Walk around the wharf landing point.

View Direction

South West.

View Type

Landmark Silhouette.

View Content

Foreground is the broad sweep of the River Thames. Battersea Power Station is the focal point of the view—silhouetted against clear sky.

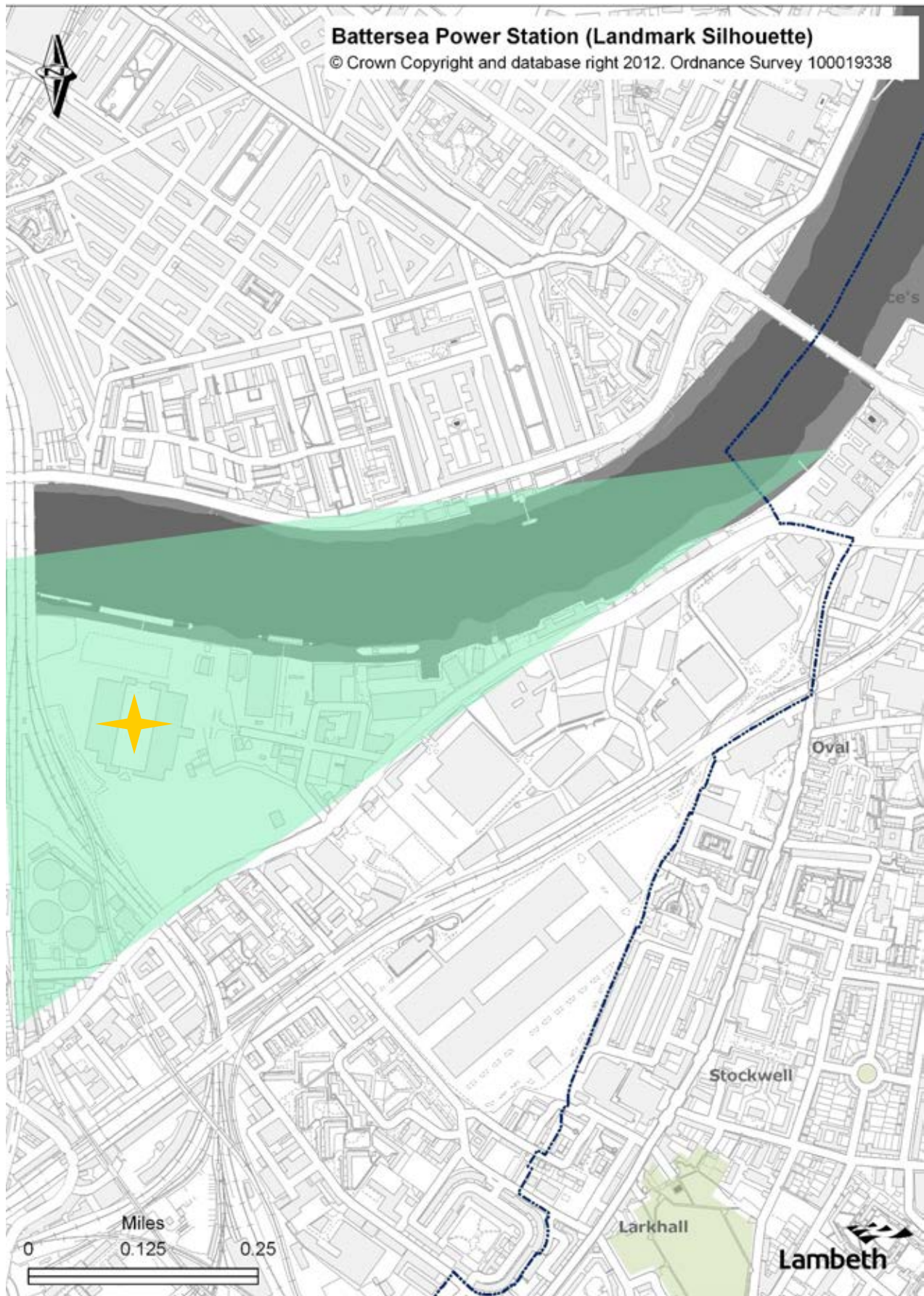
Discussion

The power station is an iconic landmark building. The best view in Lambeth from which to appreciate the power station.

Recommendation

Include in the local plan.







4.29 View NW from Kestrel Avenue to Battersea Power Station

Source

Officer knowledge.

View Location

On the junction of Kestrel Avenue and Rollscourt Avenue.

View Direction

NorthWest.

View Type

Landmark Silhouette.

View Content

Foreground and middle ground is an untidy assortment of local buildings. Unfortunately a number of tall buildings—Blue Star House and International House in Brixton and Beckett House and Arden House, Stockwell interrupt the view.

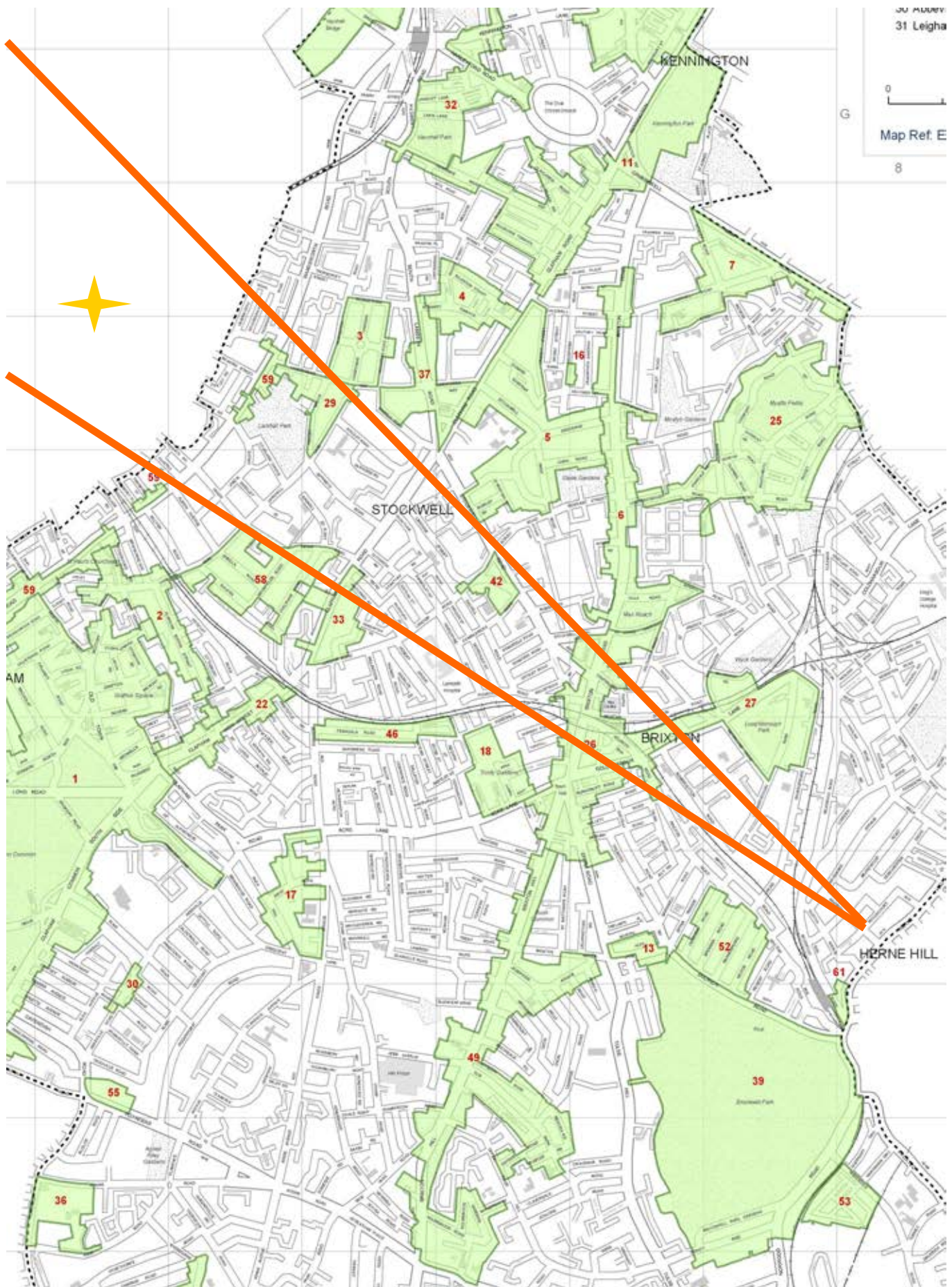
Discussion

The power station is an iconic form and this is an unexpected view. However, the presence of a number of foreground buildings block the silhouette and thus significantly diminish the quality of the view.

Recommendation

Do not include in the local plan.





4.30 View NNW from Wandsworth Road Station platform / footbridge to Battersea Power Station



Source

Officer knowledge.

View Location

On the Western platform and on the footbridge.

View Direction

North North West

View Type

Landmark Silhouette.

View Content

Foreground is one of low lying commercial development within Borough of Wandsworth. Battersea Power Station is the focal point of the view—silhouetted against clear sky and rising majestically above the adjoining low-lying buildings.

Discussion

The power station is an iconic landmark building. This is an unexpected but rewarding view because of the elevated viewing location.

Recommendation

Include in the local plan.





5. Conclusions

The recommendations are as follows:

Views not to be included

These are views:

- 4.5 Views from West Norwood Cemetery
- 4.7 Views N from Westow Hill
- 4.13 View E along Chatsworth Way to Baptist Church
- 4.25 View NNW along Windmill Road / Cardigan Street to Houses of Parliament
- 4.27 View N from Vauxhall Station to houses of Parliament
- 4.29 View NW from Kestrel Avenue to Battersea Power Station

Views to be included

These views are:

- 1. Panoramas
- 4.1 Views NNW from Brockwell Park of Brixton landmarks – Lambeth's Town Hall tower and St Matthew's Church tower)
- 4.2 Views N from Brockwell Park to the Victoria Tower
- 4.3 Views N from Brockwell Park to the city
- 4.4 View NNE from Norwood Park to the city
- 4.6 View N from Gipsy Hill to the city
- 4.8 View N from Knights Hill (across LB Southwark) to the city;
- 4.9 Views W and SW from Streatham Common to Colliers Wood, Morden, Rose Hill and Pollards Hill;
- 4.10 Views S and SW from The Rookery to St Helier, Epsom Downs, Pollards Hill, Croydon and the North Downs; and
- 4.11 View W from Members' Terrace of County Hall (inc Houses of Parliament).

and

2. Landmark Silhouettes

- 4.12 Views SE and SSE from Westminster Bridge Road of Lincoln Tower, Kennington Road / Westminster Bridge Road
- 4.13 View N along Knights Hill of St Luke's Church tower
- 4.14 View S along Norwood Road of St Luke's Church tower
- 4.16 View N from Chapel Road along Weaver Walk of St Luke's Church tower
- 4.17 Views NW and SE of Christ Church along Christchurch Road
- 4.18 View E along Dassett Road to Sydenham Hill and the Crystal Palace transmitter
- 4.19 View SW from the level 4 terrace of the Royal Festival Hall to Parliament
- 4.20 View SW from Queen Elizabeth Hall roof garden to Houses of Parliament
- 4.21 View NE from Royal National Theatre terraces to St Paul's Cathedral
- 4.22 View NW from Lambeth Palace terrace to Houses of Parliament (inc. Victoria Tower)
- 4.23 View W from Lambeth Palace's garden to the Houses of Parliament (Victoria Tower) as viewed through the gap between St Thomas Hospital building and the Guy's and St Thomas' Medical School building
- 4.24 View NNW along Courtenay Street to Houses of Parliament (Clock Tower)
- 4.26 View W from St Thomas' Hospital garden to Houses of Parliament
- 4.28 View SW from St George Wharf Pier to Battersea Power Station
- 4.30 (xii) View N from Wandsworth Road Station platform / footbridge of Battersea Power Station.

**This document was prepared by Lambeth Council's
Conservation & Urban Design team**

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