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1.0 Introduction

1.1 This document has been prepared as a comprehensive assessment of Townscape views that may be affected by the proposals forming this planning application. The document and renders have been prepared by Cityscape on the basis of design information received from Dixon Jones. The Townscape analysis text supporting each view has been prepared by Dixon Jones. Reference should also be made to the Heritage Assessment prepared by Urban Counsel, also forming part of this application.

1.2 The following process of selection has been followed:

- Early site analysis carried out by Dixon Jones identifying an initial selection of views to be used for preliminary massing studies and Townscape analysis.
- 13th July 2012. Site visit carried out by Dixon Jones and representatives of CBRE and RBKC Planning Department. During this visit the selection of views was refined to focus on key Townscape sensitivities and to cover a wider potential area of influence. This visit generated 54 nos ‘candidate views’ which were presented for preliminary assessment by RBKC and the Clearings design team.
- In consultation with RBKC the ‘long list’ of ‘candidate views’ was refined over three subsequent iterations of the preliminary Townscape Report (September 2012, October 2012 and December 2012). These reports were used to assess the evolving design massing as well as the sensitivity of the views.
- In February 2013 an agreed list of views to be tested was drawn up incorporating a selection of verified renders, verified wirelines and a selection of illustrative renders.
- In February 2013 Cityscape were appointed to carry out the ‘verified view’ computer modelling, leading to the production of the images in this report. The methodology used to create the images is described in Appendix B of this document.
2.0 Verified Views Assessment
Table 1: Table of Verified Views

<table>
<thead>
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<th>View</th>
<th>Location</th>
<th>Page</th>
<th>Type</th>
<th>Ref</th>
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<th>OS-N</th>
<th>Height (AOD)</th>
<th>Heading</th>
<th>Lens</th>
<th>Field of View</th>
<th>Film</th>
<th>Date</th>
<th>Time</th>
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<td>18/02/13</td>
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Verified Views Map
Existing

The viewpoint is within the Chelsea Conservation Area, and as such is sensitive to the impact of the proposals. Only a small part of the overall proposals is visible within the view, and the proposals will have a partial impact on the view itself. The view is one of a sequence seen when walking along First Street towards Clearings, from the junction with Walton Street.

From the northern end of First Street the Clearings buildings are not visible and Wiltshire Close is the dominant feature in the townscape. The majority of First Street is straight, so the well kept two and three storey Victorian terraced house frame a relatively constant view, with Wiltshire Close continuing to draw the eye as one walks along the street. The RBKC Depot sits relatively inconspicuously in the foreground.

As one approaches the southern end of First Street the road kicks to the right, presenting a less oblique view of the last four houses in the terrace, and opening up a view of the flank of Clearings 2 and a closer view of the RBKC Depot boundary wall and temporary office building. It is this key view that has been chosen to best represent the visual impact of the Clearings proposals on First Street. The viewpoint is far enough along First Street for the Clearings buildings to appear in the view, and not so close to the site that the context of the Victorian terraces is lost.

Proposed (Verified Render)

In the proposed view the new buildings follow a very similar profile to that formed by the existing context. The roofline of the proposed Townhouses aligns roughly with that of Wiltshire Close meaning that the visible area of sky remains constant and there is no perception of increased massing.

The new three storey Townhouses contain the vista down First Street rather than terminating it with a ‘set piece’. The abstract scattering of windows is incidental to the view rather than overly formal, and the angled plains of the walls are sympathetic to the cranked elevations along the southern end of First Street, drawing the eye around the corner into Mossop Street.

The brick and stone cladding of the new houses, with their punched windows and dormer windows, picks up on the scale and materiality of the houses in First Street. The roofline along the left hand side of the street appears to flow naturally into the broken roof line of the new houses beyond.

At street level the boundary of the RBKC Street Cleaning Facility presents a single story wall to Mossop Street. The height of the wall aligns with the parapet of the single storey dining room of the Baker and Spice. The use of high quality materials to match the houses, and the avoidance of any apertures, is designed to evoke a ‘garden wall’ at the end of First Street rather than a Street Cleaning Facility.

View 01 First Street
**View 01  First Street**

---

**Camera Data**

National Grid Reference
527462.930E.
178871.990N.

Height of camera 6.866m AOD.

Heading of camera 166.48°.

Lens 24mm.

Field of view 74°.

Date 18/02/13.
Time 16:13.
Richard’s Place

The viewpoint is on the edge of the Chelsea Conservation Area, with the buildings to the left within the area and those to the right outside. Only a small part of the overall proposals is visible within the view, and the proposals will have a partial impact on the view itself. The view is one of a sequence seen when walking along Richard’s Place towards Clearings. Richard’s Place is a relatively narrow cul-de-sac, linked to First Street by a narrow pedestrian alleyway at its Northern end.

The street has a varying scale and architectural character, with the 7 storey Marlborough Buildings flanking one side and two storey cottages opposite. Long vistas down Richard’s Place are ‘closed’ at its Southern end by a ‘kick’ in the street that reveals the backs of a row of two and three storey buildings that front onto Mossop Street. Glimpses of Clearings (and Wiltshire Close) are visible along the length of the road, but the larger scale of Clearings 2 is most apparent closer to the Mossop Street junction.

The selected view shows Clearings at the point where the full height of the building can be seen at the end of the street, and where Clearings 2 just pokes above the roofline of the Mossop Street houses in the foreground.

Proposed (Verified Render)

In the proposed view the new entrance forecourt to Clearings is just visible. The blank, wall and shutters of the existing building do not entice pedestrians towards Leverett Street, but the curved corners of the new building and the greater level of fenestration will draw the eye and signal activity at the end of the view.

At high level the rounded corner rooms of Clearings create a focal point and echo the existing Turret feature at the corner of Mossop Street. The massing in this part of the view is slightly higher than existing but is characterised by windows, and terraces providing visual interest distinct from the flues and blank walls of Clearings 1.

The most clear impact on the existing view is the higher roofline of the top two floors of Clearings 2, which sit above the roofs of the houses in the foreground. This view clearly reveals the different scale of the Clearings buildings, but the contrast does not seem out of place. Indeed the whole length of Richard’s Place is characterised by contrasting scales, and the shift from the slightly ad hoc garden walls and single storey extensions in the foreground to the larger apartment building beyond is part of the character of this area. The curved profile of the penthouses softens their presence and gives the building a strong presence at the end of the street.
View 02  Richard's Place

Camera Data

National Grid Reference
527448714E.
178855.810N.

Height of camera 6.446m AOD.
Heading of camera 189.32°.

Lens 24mm.
Field of view 74°.
Date 02/04/13.
Time 15:47.
View 03  Ives Street

Existing
This view does not impact on the Conservation Area at all. Ives Street is a relatively narrow ‘L’ shaped street that links Draycott Avenue with Mossop Street. The Clearings site becomes visible at the elbow of the street and thereafter affords a series of sequential views as one approaches Mossop Street. As the street is perpendicular to the facade of Clearings the sequential views are quite consistent. This medium distance view provides a fairly complete view of Ives Street itself, with the Clearings site closing the vista.

Proposed (Verified Render)
In this view the proposed massing of Clearings is similar to that of the existing building but the angular chamfers and set backs of the existing warehouses are simplified with more consistent parapet lines, and gentle curves appearing on the penthouses.

At street level part of the service entrance is visible, but ground floor apartment windows also appear in a view previously dominated by shutters. The windows and inset balconies above ground level present a more solid façade to the end of the street giving a more residential character than existing.
View 03  Ives Street
View 04  Draycott Avenue

Existing

As one approaches Clearings along Draycott Avenue (from the west) the road begins to straighten out, and Clearings appears within the street view as a relatively consistent form, tucked behind the red brick telephone exchange in the foreground. This view from the opposite side of the street offers a less oblique vista of the Clearings facade. Beyond Clearings the building line drops away where the Wiltshire Close apartments are set well back from the back of the pavement line.

Proposed (Verified Render)

In this view the proposed form and massing of Clearings is very similar to that of the existing building. The proposed building line on Draycott Avenue is the same as existing and the curved corners and parapet line are also very similar. The additional penthouse floor to Clearings 1 is set well back from the parapet line and is differentiated from the base of the building by a lighter coloured faience. The penthouse is only partially visible as it is obscured by the roof and plant of the telephone exchange.

Within the overall street view the proposed building is only glimpsed as part of the street view and has a partial impact on the Townscape view. There is a clear shift in scale from the 2 storey buildings in the foreground, but the long street view demonstrates a quite natural progression though to 3 and four storey buildings and up to the telephone exchange. Clearings presents a strong presence at the end of the street elevation and boldly marks the break in the street frontage that is diluted by the large set backs around Wiltshire Close in the distance.
View 04  Draycott Avenue

Camera Data

National Grid Reference
527260.015E.
178776.338N.

Height of camera 6.440m AOD.
Heading of camera 107.60°.
Lens 24mm.
Field of view 74°.

Date 18/02/13.
Time 10:54.
View 05  Draycott Avenue

Existing
This view is part of a sequence along the length of Draycott Avenue, approaching from the east. From this section of Draycott Avenue the flank of Clearings (facing Denyer Street) is revealed where the Wiltshire Close buildings set back from the pavement. This is rare moment along Draycott Avenue where the street ‘opens up’. The confluence of Denyer Street, Wiltshire Close and the school site contributing to a less ‘canyon like’ feel than much of Draycott and Sloane Avenue.

Proposed (Verified Render)
This view shows the proposed building in an unusually open context. Typically urban facades are seen within the context of steep street views, but in this view (and particularly with the leaves off the trees in winter) a three quarter view of Clearings opens up. The proposed form and massing of Clearings is very similar to that of the existing building. The proposed building line on Draycott Avenue is the same as existing and the curved corners and parapet line are also very similar to the existing. On Denyer Street the new façade is set about one metre back from the existing building line.

The additional penthouse floor to Clearings 1 is set well back from the parapet line and is differentiated from the base of the building by a lighter coloured faience.

At street level the elevation to Draycott Avenue is treated with large ‘shop front’ style windows, but at the corner a slightly more solid appearance anchors the corner and gives the accommodation behind a degree of privacy in what could become a bit of a ‘gold fish bowl’.
View 05  Draycott Avenue

Camera Data
National Grid Reference
527458.470E.
178682.032N.
Height of camera 6.317 m AOD.
Heading of camera 320.13°.
Lens 24mm.
Field of view 74°.
Date 02/04/13.
Time 14:59.
This view is part of a sequence along the length of Draycott Avenue, approaching from the east. From this section of Draycott Avenue the flank of Clearings (facing Denyer Street) is still revealed by the set backs of Wiltshire Close but is semi-obscured by street furniture and trees. In the foreground Nell Gwynn House (and Sloane Avenue Mansions in the left hand corner of the image) clearly demonstrate the shifts in scale characteristic of this part of the Borough.

As in other views along Draycott Avenue the proposed form and massing of Clearings appears in a very similar form to that of the existing building. The proposed building line on Draycott Avenue is the same as existing and the curved corners and parapet line are also very similar to the existing. On Denyer Street the new façade is set about one metre back from the existing building line.

This more distant view the additional penthouse floor on Clearings 1 is more evident but the deep set backs and curved corners give an elegant roof profile and the townscape view looks reasonably balanced. Nell Gwynn House is the dominant building in the view, but the road is wide at this point and does not feel cramped despite the varying scales. Opposite Nell Gwynn House a small row of three storey houses maintains the street facade, before it is broken by the large set backs and gaps that define the pavilionised plan form of Wiltshire Close. The proposals step forward assertively beyond Wiltshire Close, re-establishing the conventional street line as the road gently curves off to the left towards Brompton Cross.

In this view the higher parts of the proposed school building can also be seen opposite Clearings.

Existing

Proposed (Verified Render)
View 06 Draycott Avenue
This view looks across the Rawlings Street/Denyer Street junction towards the existing Clearings 2 block and the RBKC Depot site. From most of Rawlings Street the proposals are hidden by Wiltshire Close and some particularly large trees. The view opens up at the junction with Denyer Street and Milner Street, and creates quite a key viewpoint on the edge of the Chelsea Conservation Area, with the Grade II Listed Baker and Spice building in the foreground.

The Clearings 1 block can be seen obliquely on the far left of the view with the Chelsea Cloisters building on Sloane Avenue closing the distant view. A glimpse of the Marlborough Primary School is also just visible in the distance.

The unusual break in the street elevation caused by the depot site has a clear townscape impact, as does the large, blank flank wall of Clearings 2.

The new terrace of Townhouses establishes a consistent parapet line and street elevation to Denyer Street, making the view of the urban block more complete at the end of Rawlings Street. The detailing and architectural treatment of the Listed building still catch the eye, but the new houses provide a more positive context and the façade no longer feels as isolated as previously.

The use of brick with a pale stone base echoes the palette of the Bake and Spice. The detail around the new windows and parapets is more restrained than its historic neighbour. The curved glass bays provide a more flamboyant moment of expression, and refer back to the curved glass window in the corner to the pub as well as the curved corners of the new Clearings apartment building.

The new Clearings 2 block is of a similar height to the existing warehouse buildings, but the rounded end to the block and the increased fenestration sit more comfortably in the townscape. The larger building sitting above the roofline of the foreground Townhouses presents a layering of scales consistent with the area.

In this view the changes around Leverett Street are less evident than one might expect. The rounded corners of the new residential building are a clear memory of the form and scale of the warehouse buildings they replace.
View 07  Rawlings Street
This is one of a sequence of long views looking south west along Milner Street towards Clearings. The view is within the Chelsea Conservation Area and looks directly towards the Grade II Listed Baker and Spice building. Clearings forms the main backdrop to the Baker and Spice, with the temporary depot buildings also visible above the single storey dining room. The main façade of Clearings 2 is over 50m behind that of the Baker and Spice, but appears closer in the foreshortened street views.

Milner Street is a very generous street with numerous buildings of distinction. It incorporates a wide variety of architectural styles and scales. The ‘wishbone’ road layout presents the former public house as the focal point of the street, and it could be argued that the relatively modest scale of this building struggles to ‘hold’ the corner. The 3 storey façade of the former public house presents a 9m wide frontage to an urban block that is actually 148m long and 43m deep at its largest. The pub at the end of Milner Street is effectively the tip of a much larger element, and the way in which the urban block appears behind this tip is a crucial consideration of this report.

The existing Clearings warehouses do not directly address Milner Street, but the assembly of odd terraces and gables builds up to form a relatively neutral backdrop to the pub. They also create a scale of massing that does not feel inappropriate to the street view.

The proposals present a building outline that is very similar to the existing profile. The Townhouses and Street Cleaning Facility now abut the Baker and Spice and fill the gap site, making the urban block more legible. The new Denyer Street Townhouses complete the block with a rhythm of projecting bays that can be seen clearly, even when in very steep perspective.

The street elevation to Mossop Street is less conventional than Denyer Street. The single story dining room of Baker and Spice creates a gap in the street frontage which reveals the stepped flanks of the buildings facing Mossop Street. Visible immediately to the right of the Baker and Spice is the brick flank of the new Street Cleaning Facility. Windows are deliberately avoided in this elevation so that the elevation acts as a simple backdrop, and does not compete with the Grade II Listed façade. At high level, a continuous white cornice, traces a line that connects the Townhouses, the Street Cleaning Facility and the Baker and Spice façade, helping to articulate the stepped plan form and loosely tying the buildings together in a single composition.

Beyond the Townhouse block the proposed Clearings buildings sit as a more singular building form stepping up and back from the lower houses and making the width of the urban block more legible. In contrast to the angular forms of the existing Clearings 2 buildings, the shallow curves and rounded corners of the penthouses clearly connect this façade to the rest of the building, and present a more unified overall composition.
View 08  Milner Street (close)
View 08n Milner Street (close)
View 08n

Milner Street (close)
View 09  Marlborough Buildings Courtyard

Existing

This view is from within the private courtyard of the Marlborough Buildings, with its two large apartment buildings framing the view. The courtyard is not a public route, but is an amenity space for a large number of residences. The court presents a set piece view in which Wiltshire Close terminates the southern vista in a narrow vertical gap between the two facing apartment buildings. Wiltshire Close is the largest building at the end of the view, but it is very distant and has only a minor visual impact on the space.

Proposed (Verified Wireline)

The central axis of the Marlborough Buildings courtyard aligns with the very end of the Clearings 2 building, so the existing buildings are only glimpsed beyond the foreground of houses that line Mossop Street (at the junction with Richard's Place).

The verified wireline view shows that the Clearings proposals are only glimpsed in this view and have no adverse effect.
View 09  Marlborough Buildings Courtyard

View Map

Camera Position

Camera Data
National Grid Reference
527377702E.
178891.136N.
Height of camera 8.27 m AOD.
Heading of camera 131.48°.
Lens 24mm.
Field of view 74°.
Date 28/02/13.
Time 16:32.
View 10  Bull’s Lane

Existing

This is one of a sequence of views along Bull’s Gardens, looking east towards the northern end of the Clearings site. The view is outside the Chelsea Conservation area.

The viewpoint is from the easternmost end of Bull’s Gardens, within a narrow hammer head turning at the end of Donnie Place. Bull’s Gardens narrows to a pedestrian only footpath as one walks towards Clearings, and the junction with Richard’s Place.

The view is characterised by the dominant seven storey rear façade of the Marlborough Buildings which sweep gently to the left. Opposite the Victorian apartment buildings are the backs of some relatively modern three/four storey terraced houses. In this view the pedestrian footpath sweeps to the left and out of site. The houses occupy the foreground of the view and the backs of the larger Mossop Street buildings pop up above the rooftops. Beyond the Mossop Street buildings the upper storey of Clearings 2 can just be seen along with its pitched northlights and stair tower.

The view presents a charming narrow lane with a contrast of Victorian and twentieth century buildings, and a jumble of scales and materials, but is essentially a view of ‘backs’ of buildings with a relatively low sensitivity.

Proposed (Verified Wireline)

The verified wireline view establishes the height of the Clearings proposals in comparison to the exiting buildings.

The verified wireline view establishes the height of the Clearings proposals in comparison to the existing buildings. The stepped and gently curved upper terraces of the Clearings 1 building sit higher than the existing warehouse roof lights in this view, but the form is a more elegant and singular composition with residential windows and balconies that are in sympathy with the dominant Victorian apartments buildings on the left hand side of the street. The apparent increase in scale in this long view appears comfortable within the townscape, and is balanced by the white corner building in the foreground of the view, the roof profile of which is higher than Clearings outline creating a natural transition down to the low point on the horizon. The scale steps back up at the end of the Marlborough Buildings block, but as described elsewhere in this report this is entirely characteristic of the area.
View 10  Bull's Lane

Camera Data

- National Grid Reference: 527354.708E, 178875.578N.
- Height of camera: 5.958m AOD.
- Heading of camera: 130.78°.
- Lens: 24mm.
- Field of view: 74°.
- Date: 16/01/13.
- Time: 13:06.
This distant view towards Clearings is from the junction of Brompton Road and Egerton Gardens. The view is within the Thurloe/Smiths Charity Conservation Area and is framed on the left hand side by a fine terrace of Grade II Listed white stucco houses. From this viewpoint a small a break in the street frontages opens up at the end of the Grade II Listed terrace and leads into a small mews called Crescent Place. The low two storey cottages within the mews open up a potential view across the rooftops towards the Chelsea Conservation Area and Clearings.

The view is a fleeting one, and was selected in the knowledge that any proposals would be no more than glimpsed within the view. However due to the high sensitivity of the location and setting it was felt that a verified wireline should be commissioned to check visibility.

The verified wireline shows that the proposals for Clearings 1 will be hidden behind The Hour Glass public house. The ‘ghosting’ of the Clearings 2 building shows it is aligned with the gap between buildings, but even with the long distance and relatively shallow angle of view the top of the proposals align almost exactly with the roofline of the existing houses and would therefore be concealed.
View 11  Brompton Road/Crescent Place

View Map

Camera Data
National Grid Reference
527214.852E.
178892.852N.
Height of camera 6.899m AOD.
Heading of camera 120.53°.
Lens 24mm.
Field of view 74°.
Date 16/01/13.
Time 12:40.
This view is one of a number of sequential views along Draycott Avenue. The street is nearly 600 metres long in total, and in this view Clearings is about 200 metres from the western end of the street. The street (and view) are not in a conservation area, although the far eastern end of Draycott Avenue does fall within the Chelsea Conservation Area.

This viewpoint is at the junction of Draycott Avenue and Brompton Road and is the first of a sequence of views approaching the site from the west. In this medium/long distance view the slight bend of Draycott Avenue places Clearings in the centre of a vista down the street, framed by the varying scale of the buildings on either side of the street. The buildings framing the view are of varying scale and quality and although on partially visible, the Clearings building has quite a prominent position at the apex of the curve. In this photograph the sunlight catching the front of Clearings adds to its presence. Wiltshire Close is also partially visible at the end of the vista but it is obscured by a foreground of street furniture and trees and its form is not particularly legible in the street.

In this view the form and massing of Clearings is very similar to that of the existing building. The proposed building line on Draycott Avenue is the same as existing and the curved corners are also a very similar profile to the existing. The new parapet line appears slightly higher than existing in this very long flat view, although it is only one metre higher, and is set back by one metre on the Mossop Street façade. The additional penthouse floor to Clearings 1 is set well back from the parapet line and its profile is softened by the curved corners. The penthouse is only partially visible as it is obscured by the street tree in the foreground.

The wireline reveals two small steps at the top of the building. One of these lines defines the top of the penthouse and the other the glass balustrade line around the edge of the roof. In the wireline view these lines appear as strongly as the main building profile, but it should be noted that these items will be detailed in lighter more reflective materials and will blend into the sky colour in a more subtle way than represented by the outline.

Overall there is a clear shift in scale from the single storey retail unit in the foreground, to the Clearings building in the distance, but the long street view demonstrates a quite natural progression of scale, and the pairing of the former Harrods depository on the right and Clearings on the left looks quite comfortable.
View 12  La Brasserie, Brompton Road

Camera Data
National Grid Reference
527207.203E. 178795.282N.
Height of camera 6.963m AOD.
Heading of camera 107.53°.
Lens 24mm.
Field of view 74°.
Date 16/01/13.
Time 12:29.

View Map
Camera Position
Proposed
This viewpoint is from the south side of Draycott Avenue by the corner of the former Harrods depository building. The view is not in a Conservation Area.

As one approaches Clearings along Draycott Avenue (from the west) the road begins to straighten out, and Clearings appears within the street view as a relatively consistent form, tucked behind the red brick telephone exchange in the foreground. This view from the opposite side of the street offers a less oblique vista of the Clearings facade and also brings the Harrods depository into the view on the right hand side of the image. Beyond Clearings the building line drops away where the Wiltshire Close apartments are set well back from the back of pavement.

In this view the proposed form and massing of Clearings is very similar to that of the existing building. The proposed building line on Draycott Avenue is the same as existing and the curved corners and parapet line are also very similar to the existing. The additional penthouse floor to Clearings 1 is set well back from the parapet line and starts to disappear from view as one gets closer to the building. The penthouse is also differentiated from the base of the building by a lighter coloured faience.

From this angle the Draycott Avenue facade is seen in quite steep perspective and the horizontal banding appears in a manner very reminiscent of the existing building. It should be noted that the banding on the main facade represents six storeys of accommodation from street level, whereas the existing building incorporates only five storeys. This is because the existing floor to floor heights are much higher than proposed.

On the curved corner of the building at the junction with Mossop Street, the ‘height and a half’ living spaces appear on the upper levels. This shift in scale is a device that makes special corner rooms within the apartments. In turn the expression of these rooms on the elevation creates double height corner windows incorporating translucent, cast glass upper panels and curved glass windows that will make the corners particularly special moments of expression within the townscape views.
View 13  Draycott Avenue/Ixworth Place
View 14  Wiltshire Close Courtyard

Existing

To the south east of the site views of Clearings are generally obscured by the Wiltshire Close apartments. From this viewpoint on Rosemoor Street a long shallow viewing angle opens up through the main Wiltshire Close courtyard space. The viewpoint is on the edge of the Chelsea Conservation Area (which extends around the Rosemoore Street/Cadogan Street block), but looks towards an area that is not within the designated area.

A large evergreen Spruce tree dominates the centre of the courtyard, but the view was selected for wireline analysis to see if the proposed massing would appear above the roof line of Wiltshire Close.

Proposed (Verified Wireline)

The ghosting of the proposed buildings clearly shows that the Clearings 1 building and the Townhouses will be completely obscured by the Wiltshire Close apartments. In this medium/long distance low angled view the top of Clearings 2 may just appear above the roofline of Wiltshire Close, although the evergreen tree will present a permanent obstruction.

On balance even if the tree were not obscuring the view Clearings would only be seen as a partial glimpse and would have a very minor impact on the overall view. The sensitivity of the view is also such that any impact would be negligible.
View 14  Wiltshire Close Courtyard

View Map

Camera Position

Camera Data
National Grid Reference  527565.029E.  178687.414N.
Height of camera  6.548m AOD.
Heading of camera  311.03°.
Lens  24mm.
Field of view  74°.
Date  18/02/13.
Time  13:49.
View 15  Milner Street (distant)

Existing

This is one of a long sequence of views looking south west along Milner Street towards the Clearings site. The view is within the Hans Town Conservation Area looking towards the Chelsea Conservation Area. The building on the left is Grade II Listed as is the red brick building at the entrance to Lennox Gardens. The view looks towards the Grade II Listed Baker and Spice building, which is partially obscured.

Due to the very slight curve in the road (and the width of the road itself) the visibility of Clearings and the Listed Public House in the foreground, varies constantly as one moves along the street. In this view the flank of Clearings is partially visible to the right of the pub, and the five storey white stucco buildings in the foreground are the dominant element.

Proposed (Verified Wireline)

In the proposed view the Townhouses occupy a profile similar to the existing foreground buildings. The proposed Clearings 2 building sits higher than the existing buildings on the right hand side of the view, partially obscuring the Telephone Exchange. The penthouse levels also sit slightly higher than existing, but the deep set backs echo the stepped profile of the existing warehouses.

The slight change in scale in this townscape view is comfortable. The stepped silhouette of the Milner Street terrace, on the left hand side of the view, leads down to the highest part of the Clearings proposals, then down to the Townhouse parapet line, before it then climbs back up along the rooftop of the buildings on the right hand side of Milner Street. The street view remains wide and open with a high percentage of visible sky.

The wireline view shows pronounced lines defining the top of the penthouse, the plant and the glass balustrade around the roof edge. These lines are not differentiated from the main building outline, but in reality these roof elements are recessed and will be detailed in light, reflective materials that will blend into the sky colour in a more subtle way than represented by the outline alone.

Overall the more unified composition of buildings fits comfortably into the scale of the townscape view without detriment to the setting of the Listed Building. The building is slightly larger than existing, but the new profile, materials and use will positively enhance a key view in the Conservation Area.
View 15  Milner Street (distant)
View 23  Denyer Street (southwest)

**Existing**
This view from the corner of Milner Street and Rawlings Street looks down Denyer Street towards Draycott Avenue. The viewpoint is from within the Chelsea Conservation Area, which also incorporates the Grade II Listed Baker and Spice building in the foreground. Most of the context in this view is outside of the designated Conservation Area, but does impact on the setting of the Listed Building.

In this long straight view the foreshortened street elevations of the existing Clearings buildings are visible, with the stepped gable wall of Clearings 2 being the most dominant element. The street frontage is broken by the ‘gap site’ occupied by the Denyer Street depot.

The smaller scale of the Baker and Spice cafe is visible in the foreground to the right, with its striking bullnose corner and curved glass window. The base of the Baker and Spice is painted a dark grey/black colour with contrasting orange awnings. However, contextually this colour is a relatively recent change. (The base was painted differently when operated as the Shuckburgh Arms public house.) The first and second floors of London stock brick, with ornate white window surrounds and cornices are the more constant element of the elevation. The small slither of London Stock visible at the end of the Baker and Spice elevation is a small, extension to the building, providing access to upper floor apartments. The extension is a late twentieth century addition in a style similar to the rest of the building.

**Proposed (Verified Render)**

The Townhouses and Street Cleaning Facility now abut the Grade II Listed Baker and Spice building and fill the gap site, making the urban block much more legible. The new Denyer Street Townhouses have a rhythm of projecting bays that relate to the building line of the Baker and Spice, while allowing the main brick surface of the façade to set back from the pavement line, offering a greater degree of privacy to the houses.

The RBKC Street Cleaning Facility has been treated as an infill building within the re-established terrace. The appearance of the ‘infill’ is treated in the same pallete of materials as the rest of the terrace, but with slightly more modest detail and proportions. The door into the yard appears as a garage door, ancillary to the adjacent residential uses.

At high level, a continuous white cornice, traces a line that connects the Townhouses, the Street Cleaning Facility and the Baker and Spice façade, loosely tying the buildings together in a single composition.

Beyond the Townhouse block the proposed Clearings buildings sit as a more singular building form stepping up and back from the lower houses. In contrast to the angular forms of the existing Clearings 2 buildings, the shallow curves and rounded corners of the penthouses clearly connect this façade to the rest of the building, and present a more unified overall composition.
View 23  Denyer Street (southwest)

[Image of Denyer Street (southwest) with text information]

Camera Data

National Grid Reference 527525.05E. 178827.34N.
Height of camera 8.72 m AOD.
Heading of camera 222.94°.
Lens 24mm.
Field of view 74°.
Date 05/03/13.
Time 10:07.

[Map showing Camera Position]
View 24  Milner Street (medium distance)

This is one of a long sequence of views looking south west along Milner Street towards the Clearings site. The viewpoint is on the edge of the Hans Town Conservation Area and looks towards the Chelsea Conservation Area. The red brick building on the right hand side is Grade II Listed, as is the Baker and Spice building that forms the focal point of the view at the end of Milner Street.

Due to the very slight curve in the road (and the width of the road itself) the visibility of Clearings varies constantly as one moves along Milner Street. In this view the Baker and Spice building is seen almost straight on, with the flank of Clearings 2 quite prominent in the background. The splayed flank of the Baker and Spice hints at the fork in the road where Denyer Street feeds off to the left. The right hand fork to Mossop Street is less legible.

In the foreground, on the left hand side of the view the white stucco buildings form quite a dominant element, while opposite these buildings the red brick of Lennox Gardens provides a counterpoint of colour and texture, and leads the eye off to the right, towards the larger Victorian mansion blocks beyond.

The Clearings site occupies a relatively small part of the overall townscape view, but the view is particularly sensitive due to its position within the Conservation Area and the potential impact on the setting of two Grade II Listed buildings.

The new Townhouses and Cleaning Facility fill the gap site, making the urban block more legible. The Denyer Street Townhouses can be seen in steep perspective on the left, while the elevation to Mossop Street is slightly more obscured.

The single story dining room of Baker and Spice creates a gap in the street frontage which reveals the stepped flanks of the Townhouses facing Mossop Street. Immediately to the right of the Baker and Spice the brickwork flank of the new Street Cleaning Facility, provides a neutral backdrop to the Grade II Listed façade. At high level, a white cornice, traces a line that loosely ties the new buildings into a single composition with the Baker and Spice.

Beyond the Townhouse block Clearings is a more singular building form stepping up and back from the lower houses and making the width of the urban block more legible. In contrast to the angular forms of the existing Clearings 2 buildings, the shallow curves and rounded corners clearly connect this façade to the rest of the building. The penthouse level is significantly set back from the lower floors, and is detailed in light, reflective materials that contrast with the tan colour of the base.

Overall the more unified composition of buildings fits comfortably into the scale of the townscape view. The tan coloured faience, will reflect the sunlight and add a richness to the façade, that will blend in with the red brick of Lennox gardens, as well as the surrounding stucco and London Stock brick.
View 24  Milner Street (medium distance)
3.0 Illustrative Views Assessment
Table 2: Table of Illustrative Views

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<th>Type</th>
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<td>19/02/13</td>
<td>16:09</td>
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Illustrative Views Map
Existing

This close view from Mossop Street shows little of the Clearings site within the wider townscape, but it is included for illustrative purposes to give an impression of the street level experience of the development.

Mossop Street is an unanimated space at its southern end, when approached from Draycott Avenue. The Telephone Exchange presents a completely blank façade to the street, only relieved by a short section of ‘dummy’ windows. The Clearings building also offers little to the street at pavement level, its façade being dominated by loading bay shutters.

Proposed (Illustrative)

In this view the Admiral Codrington Public House (to the left) provides the first moment of animation in the street when approached from the south, (albeit opposite the rather unsightly Clearings boiler room). The junction of Mossop Street and Leverett Street does open up the width of the street, but adds little animation, and contributes very little to the quality of the public realm.

The residential properties closing the vista at the far end of Mossop Street indicate the shift in scale and typology to the north of the Clearings site. The road widens out here, is brighter and has a more residential character.

The illustrative view shows the new entrance forecourt to Clearings with its dramatic ‘ring canopy’ and central street tree. The concave façades of Clearings 1 and 2 face each other across a generous elliptical courtyard space that opens up to the sky, creating a much brighter space and a moment of release in an otherwise quite narrow street.

The façade of Clearings is set back from the building line to allow the pavement width to be widened slightly, and opening up a wider view of the northern end of Mossop Street.

The impact of the rounded corners and the ‘height and a half’ living spaces is clearly represented in this view, as is the reflective quality and richness of the curved faience panels. In this close up view one also starts to appreciate the quality of the cast glass ribs and curved glass used in the dramatic corner windows.
View 16  Mossop Street
View 17  Mossop Street

Existing

This close view from Mossop Street looking south shows little of the Clearings site as it appears within the wider townscape. It is included for illustrative purposes to give an impression of the street level experience of the site.

The former Harrods depository provides a strong architectural statement at the end of the vista, but at ground level the loading bays dominate the view and the telephone exchange offers a blank and unanimated facade to the southern end of Mossop Street.

Proposed (Illustrative)

The illustrative view shows the new entrance forecourt to Clearings with its dramatic ‘ring canopy’. The concave façade of Clearings 2 facing into the elliptical courtyard is just visible.

The façade of Clearings 1 is set back from the building line to allow the pavement width to be widened slightly, and opening up a slightly wider view of the southern end of Mossop Street. The railings and light well (‘area’) give the ground and basement flats a little more privacy and a greater sense of generosity at street level without changing the narrow character of the street.

The impact of the rounded corners and the ‘height and a half’ living spaces is clearly represented in this view, as is the reflective quality and richness of the curved faience panels. In this close up view one also starts to appreciate the quality of the cast glass ribs and curved glass used in the dramatic corner windows.

On the left hand side of the street the bronze ribbed panels conceal a service zone beyond. The reduced level of animation here is compensated by the increased level of animation on the opposite side of the street. At the southern end of Mossop Street the animation offered by the new apartments is moderated by the blank façade of the Telephone Exchange, but overall this means that the whole length of the street now has a degree of passive surveillance and animation. This will greatly enhance the residential character of the area.
View 17  Mossop Street
**View 18 Draycott Avenue/Mossop Street**

**Existing**

This close view shows little of the Clearings site as it appears within the wider townscape, but is included for illustrative purposes to give an impression of the street level experience of the site.

The view shows how the row of houses half way along Mossop Street close the vista, as the street bends to the right. In the foreground the telephone exchange and Admiral Codrington public house add to the varied mix of style and scale that characterises the street.

The dummy windows of the Telephone Exchange give an illusion of habitable space at street level, but the first 20 metres of the street are effectively blank on both sides.

**Proposed (Illustrative)**

The illustrative view shows how the façade of Clearings 1 is set back slightly from the Mossop Street building line to allow the pavement width to be widened slightly, and opening up a slightly more generous view of the northern end of Mossop Street. The railings and light well ('area') give the ground and basement flats a little more privacy and a greater sense of generosity to pedestrians at street level, without changing the narrow character of the street too much.

The slight realignment of the street and the wide spacing between Clearings 1 and 2 at the entrance court draw the eye down the street and give a sense of the activity beyond. The position of the entrance court, opposite the Admiral Codrington pub also defines a moment in the street where the scale of buildings drops dramatically on both sides of the road bringing light flooding into the space and adding to the sense of arrival and generosity.
View 18  Draycott Avenue/Mossop Street
View 19  Draycott Avenue/Denyer Street

Existing

This view shows the long street view up Denyer Street towards the Chelsea Conservation Area. Approximately half of the view is taken up by the proposals and the foreground is very close to the building, so it is a difficult to use for verified view analysis. However, as an illustrative view the relationship of the proposals to Wiltshire Close can be better described as well, as the overall impression of the new street façade.

The view clearly conveys the openness of Denyer Street and the atypical arrangement of Wiltshire Close, which is set well back from the pavement line with a foreground of low ancillary buildings, walls and mature landscape.

In the distance one can see the flank wall of the Baker and Spice café, and the buildings along Milner Street. These distant buildings are all in the Chelsea Conservation Area.

Proposed (Illustrative)

This is one of the few views of the proposals where all of the main elements of the project can be seen in one view. The three new buildings (Clearings 1, Clearings 2 and the Townhouses) all sit comfortably together in the long elevation down Denyer Street, with a quite natural stepped transition in scale. The change in materials for the Townhouses block blends well with Clearings as well as the distant view up Milner Street, which is generally dominated by brick and stucco.

The façade of Clearings 1 and 2 is set back slightly from the Denyer Street building line to allow the inclusion of railings and a light well (‘area’). The ground floor flats are also set back behind the main building line giving them a little more privacy and a greater sense of generosity to pedestrians at street level.
View 19  Draycott Avenue/Denyer Street
**View 20  Mossop Street**

This view looks along Mossop Street towards the northern tip of the site and just catches the edge of the Baker and Spice café, as well as the continuation of Milner Street in the distance. The existing street frontage of the Clearings 2 block is visible in the foreground on the right. The Clearings Warehouse buildings are not in the Chelsea Conservation Area, but the rest of the context is.

**Existing**

This is quite a complicated view as it uses a wide angle lens in order to show the warehouse buildings within the wider context. At street level the roller shutters dominate the view and create a cramped and narrow pavement. The warehouse is only two storeys high, but due to the large floor to ceiling heights the parapet is higher than the houses opposite. The difference in scale is exacerbated by the different alignment of the buildings and the fact the Clearings is closer to the viewpoint.

**Proposed (Illustrative)**

The proposed view exploits the wide angle to show both Milner Street and the new pedestrian link in a single view, with the Townhouses appearing as an ‘island block’.

The Townhouses are set well back from the existing building line and are staggered in plan in a reference to the arrangement of the Victorian terraced houses that once occupied the site.

The stepped profile, smaller floor to floor heights and street set back generate a scale within the street that is more in keeping with the cottages on the opposite side of Mossop Street. The residential use is also a clear benefit as Mossop Street becomes more residential in character as this end of the street.

On the right hand side of the view one can just see the edge of Clearings 2 where it encloses the proposed pedestrian link. The entrance court to the Townhouses can also be read from this position, albeit in very steep perspective.
View 20  Mossop Street
View 21  Denyer Street

Existing

This view looks along Denyer Street towards the northern end of the site. The view looks out towards the Chelsea Conservation Area and just catches the flank of the Grade II Listed Baker and Spice building.

The change in scale from the larger Clearings 2 block (in the foreground on the left) to the Baker and Spice cafe is clearly visible, as is the discontinuous street frontage associated with the 'gap' at the RBKC Depot site. The temporary depot buildings and the gable wall of the Baker and Spice provide an unsatisfactory end to the street view.

To the right the deck access and balconies of Wiltshire Close are visible in quite deep shadow, as they are north west facing. The stair towers form dominant vertical elements in the street view, but are not overbearing as the street is very wide and the Wiltshire Close apartments are set well back from the street.

Proposed (Illustrative)

This illustrative view shows the northern end of the Clearings 2 building, and the start of the new pedestrian link that connects through to Mossop Street. On the opposite side of the walkway the Townhouses establish a street frontage along Denyer Street providing a more positive context for the Baker and Spice and re-establishing the urban block.

The Denyer Street Townhouses have a rhythm of projecting bays that relate to the building line of the Baker and Spice. The main brick face of the elevation is set further back from pavement line, offering a greater degree of privacy to the houses, and space for a small front garden area. The Townhouses generate a residential scale and proportion that makes a more natural transition to the Baker and Spice, and the buildings of Milner Street in the distance.

Clearings 2 is set back slightly from the Denyer Street building line to allow space for railings and a light well ('area'). The ground and basement apartments are set further back beyond the main building line, giving them a little more privacy, and creating a greater sense of generosity at pavement level. The ground floor flats also have small recessed balconies that provide the bedrooms with an amenity space and an extra level of privacy from the street.

Above ground the recessed balconies of the larger apartments are visible, subtly integrated into the facade so as not to disturb the elementary form and linearity of the elevation.
View 21  Denyer Street
View 22  
Mossop Street

Existing

This view looks south along Mossop Street towards Draycott Avenue. The existing Clearings 2 building dominates the left hand side of the street, and partially obscures the Clearings 1 building in the distance. The façade of Clearings 1 is tipped slightly out of sight giving it very little presence within the street view except at the blank gable end.

The former Harrods depository buildings provide a strong architectural statement at the end of the vista, but at ground level the loading bays dominate the view and there is an overall lack of street level animation and activity.

Proposed (Illustrative)

The illustrative view shows the whole of Clearings 1 and 2 in a single street view. The two façades are tipped slightly making both more legible within the street view. The new entrance forecourt to Clearings with its dramatic ‘ring canopy’, is just visible half way down the street as is the start of the concave return façade of Clearings 1 that faces into the elliptical courtyard.

The façades of Clearings are set back from the building line to allow the pavement width to be widened slightly, and opening up a slightly more generous view of the southern end of Mossop Street. The railings and light well (‘area’) give the ground and basement flats a little more privacy and give a greater sense of generosity at street level, without changing the narrow character of the street.

On the left hand side of the street the bronze ribbed panels conceal a service zone beyond. Closer to the viewpoint the ribbed stone corner treatment at ground level conceals a ground level apartment that has its main windows facing Mossop Street. The slots in the stone incorporate windows that bring light into the depth of the plan while offering the apartment a degree of privacy on a relatively prominent corner. Above ground level the corners open out and exploit the dual aspect and open views.

Overall the illustrative view shows how the Clearings proposals pick up on the colour and tone of the Harrods building on Draycott Avenue, while responding positively to the predominantly brick context of Mossop Street.
View 22  Mossop Street
Appendix A  Additionally Considered Assessment Views

The preliminary work included in this appendix provides an overview of the townscape viewpoints considered during early analysis carried out by Dixon Jones. The “thumbnail” images and associated location plans on the following pages represent an agreed long list of views that were used during early site analysis and continually monitored by RBKC and Dixon Jones during design development.

The process of refining these views into a shortlist for verified view analysis is described in more detail in the introduction to this report. The material that follows provides useful background to this process and is a useful image resource. Many of the images included explain sequential views and demonstrate why a particular view from a series was selected. Other views demonstrate how more distant viewpoints may have been considered but rejected due to obvious obstructions such as trees or foreground buildings.

It should be noted that the views listed were collated during a site visit with RBKC Planning Department on 13th July 2012. As the design progressed some of these views were discounted and others were added in.

It should also be noted that the views listed include images of the Marlborough School site, which is the subject of a separate but linked application (New Marlborough School). For townscape purposes both sites were considered together, and the associated images are included in their entirety even though both sites only appear simultaneously from a handful of viewpoints.
Townscape study views in the immediate context

Townscape study views in the wider context

KEY

* T53 Views Considered
Appendix B  Cityscape Verified View Methodology

0.1 Methodology overview
The methodology applied by Cityscape Digital Limited to produce the verified images or views contained in this document is described below. In the drafting of this methodology and the production and presentation of the images, guidance has been taken from the London View Management Framework SPG March 2012. The disciplines employed are of the highest possible levels of accuracy and photorealism which are achievable with today’s standards of architectural photography and computer-generated models.

0.2 View selection
The viewpoints have been selected through a process of consultation with relevant statutory consultees and having regard to relevant planning policy and guidance.

0.3 Relevance
This Appendix relates only to the views that appear in Chapter 2 of this assessment. As the illustrative views seen in Chapter 3 are non-verified, they are produced using a slightly altered version of this process.
1.0 PHOTOGRAPHY
  1.1 Digital Photography
  1.2 Lenses
  1.3 Digital Camera
  1.4 Position, Time and Date Recording

2.0 CONVERSION AND CORRECTION
  2.1 Raw File Conversion
  2.2 Digital Image Correction

3.0 GPS SURVEY
  3.1 Survey

4.0 MODEL POSITIONING
  4.1 Height and Position check

5.0 CAMERA MATCHING
  5.1 Cityscape's Database
  5.2 Creation of Scheme Model
  5.3 Camera Matching Process
  5.4 Wireline Image

6.0 RENDERING
  6.1 Rendering
  6.2 Texturing
  6.3 Lighting and Sun Direction

7.0 POST PRODUCTION
  7.1 Post Production
1.0 PHOTOGRAPHY

1.1 Digital photography
With the latest advances in Digital Photography it is now possible to match the quality of plate photography. Due to the added benefits of time saving and flexibility Cityscape now employ full time in-house digital photographers.

1.2 Lenses
For local views a wide angle lens of 24mm or 35mm was used in order to capture as much of the proposal and its surroundings as possible. Intermediate distance views were photographed with a standard 35mm to 70mm.

As a guide, the following combinations were used:

<table>
<thead>
<tr>
<th>Distance to subject</th>
<th>View and 5D</th>
<th>Canon Digital SLR, 1DS Mark III and 5D</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 - 800 metres</td>
<td>Local</td>
<td>24mm to 50mm 'L' series</td>
</tr>
<tr>
<td>800 to 5000 metres</td>
<td>Intermediate</td>
<td>24mm to 70mm 'L' series zoom</td>
</tr>
</tbody>
</table>

Examples of these views are shown in Figures 4 and 5.

1.3 Digital camera
Cityscape used a Canon 1DS (shown in figure 1), Canon Digital SLR, Canon 1DS MK3 or 5D (all full frame digital SLRs) high resolution digital camera for the digital photography. Also used were Canon’s 'L' series professional tilt and shift lenses which produce high quality images that are suitable for the camera-matching process without the need for processing and scanning.

1.4 Position, time and date recording
The photographer was provided with (i) an Ordnance Survey map indicating the position of each viewpoint from which the required photographs were to be taken, and (ii) a digital photograph taken by Cityscape of the desired view. For each shot the camera was positioned at a height of 1.60/1.65 metres (depending on whether image is SPG or RPG3A view) above the ground level which closely approximates the human eye altitude. A point vertically beneath the centre of the lens was marked on the ground as a survey reference point (as shown in Figures 2 and 3). The date and time of the photograph were recorded by the camera.
2.0 DIGITAL IMAGE CORRECTION

2.1 Raw file conversion
Canon cameras produce a raw file format, which is then processed digitally for both high detail and colour accuracy. The final image is outputted as a TIFF file.

2.2 Digital image correction
The digital images were then loaded into Cityscape’s computers running Adobe Photoshop® software to prepare the digital image for the next stage of camera matching (see section 6). The image is also ‘bank’ corrected which means ensuring that the horizon in each digital image is precisely horizontal.

In spite of the selection of the most advanced photographic equipment, lenses are circular which results in a degree of distortion on the perimeter of images. The outer edges of an image are therefore not taken into consideration; this eliminates the risk of inaccuracy. Figure 20 in section 6 illustrates the ‘safe’ or non-distortive area of an image which is marked by the red circle.

The adjusted or corrected digital image, known as the ‘background plate’, is then saved to the Cityscape computer system ready for the camera matching process (see section 6). In preparation for the survey (see section 4) Cityscape marks up each background plate selecting a number of points in the view, such as corners of buildings, for survey (see Figures 7 and 8).

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1 TIFF is the name given to a specific format of image file stored digitally on a computer.
2 Adobe Photoshop® is the industry standard image editing software.
3 By aligning the vanishing points.
Area of interest to be surveyed as shown in Figure 7

Background plate highlighting critical survey points in purple and secondary survey strings in red
3.0 GPS SURVEY

3.1 Survey

Marshall Survey Associates Ltd. (MSA) were contracted to undertake the survey of (i) each viewpoint as marked on the ground beneath the camera at the time the photograph was taken (and recorded by way of digital photograph [see section 1 above]) and (ii) all the required points on the relevant buildings (as marked on the background plate).

The survey was co-ordinated onto the Ordnance Survey National Grid (OSGB36) by using Global Positioning System (GPS) equipment (see, for example, Figure 9) and processing software. The Ordnance Survey National Grid (OSGB36) was chosen as it is the most widely used and because it also allows the captured data to be incorporated into other available digital products (such as Ordnance Survey maps). The height datum used was Ordnance Survey Newlyn Datum and was also derived using the GPS.

MSA uses a baseline consisting of two semi-permanent GPS base stations (see Figure 10). These stations are located approximately 5730 metres apart and positioned so as to optimise the results for the area of operation (see location map, Figure 14). The base stations are tied into the National GPS Network and are constantly receiving and storing data which allows their position to be monitored and evaluated over long periods of operation. By using the same base stations throughout the survey MSA ensure the consistency of the results obtained.

Using the Real Time Kinematic method a real time correction is supplied by each base station to the rover (shown in Figure 11) (over the GSM network). This enables the rover to determine the co-ordinates of its location instantaneously (i.e. in ‘real time’). The rover receives a ‘corrected’ fix (co-ordinates) from each base station. If the two independent fixes are each within a certain preset tolerance, the rover then averages the two fixes received. The viewpoints are, with a few exceptions, surveyed using this technique. This method of GPS survey (Real Time Kinematic) produces results to an accuracy in plan and height of between 15mm-50mm as outlined in the “Guidelines for the use of GPS in Land Surveying” produced by the Royal Institute of Chartered Surveyors.

The particular points on each building as marked up on the background plate are surveyed using conventional survey techniques utilising an electronic theodolite and reflectorless laser technology (shown in Figures 12 and 13). There are two methods used to fix the building details, namely polar observations and intersection observations. The position of the theodolite is fixed by the rover as described above. In certain circumstances, a viewpoint may need to be surveyed using conventional survey techniques as opposed to Real Time Kinematic, if, for example, the viewpoint is in a position where GPS information cannot be received.

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4 GSM network: the mobile phone network.
5 Polar observation is the measurement of a distance and direction to a point from a known baseline in order to obtain co-ordinates for the point. The baseline is a line between two known stations.
6 Intersection observation is the co-ordination of a point using directions only from two ends of a baseline.
8. Marshall Survey semi-permanent GPS base station
9. GPS System
10. Field survey being carried out using a GPS rover
11. Electronic Theodolite
12. Field survey being carried out by St. Paul's Cathedral
13. Location of Marshall Survey's GPS base stations
4.0 MODEL POSITIONING

4.1 Height and position check

The model is positioned using a site plan provided by the architect. This is then overlaid onto OS positioned survey from ProMap. Once the building has been positioned in Lightwave confirmation of height and position is requested from the architect. Two clear reference points are agreed and used to confirm the site plan and Ordnance Survey. The height is cross checked against the architects section and given in metres Above Ordnance Survey Datum (AOD).
5.0 CAMERA MATCHING

5.1 Cityscape’s Database

Cityscape has built up a comprehensive database of survey information on buildings and locations in central London; the database contains both GPS survey information and information regarding the dimensions and elevations of buildings gathered from architects and other sources. Figure 19 shows a selection of GPS-located models (yellow) within Cityscape’s database which effectively represents a 3D verified computer ‘model’ of some prominent buildings in central London. The term ‘3D model’ has been adopted with caution in this methodology as it is thought to be slightly misleading because not every building in central London is included in the database although the majority of those buildings which form part of the ‘skyline’ are included.

5.2 Creation of Scheme Model

The outlines of buildings are created by connecting the surveyed points or from the information obtained from architects’ drawings of particular buildings. By way of example of the high level of detail and accuracy, approximately 300 points have been GPS surveyed on the dome of St. Paul’s. The database ‘view’ (as shown in Figure 19) is ‘verified’ as each building is positioned using coordinates acquired from GPS surveys.

5.3 Camera Matching Process

In many instances, the various co-ordinates of a particular building featured in one of the background plates are already held by Cityscape as part of their database of London. In such cases, the survey information of buildings and locations provided by MSA (see section 4 above) is used to cross-check and confirm the accuracy of these buildings. Where such information is not held by Cityscape, it is, where appropriate, used to add detail to Cityscape’s database. The survey information provided by MSA is in all cases used in the verification process of camera matching.

A wireframe* 3D model of the proposed scheme is created by Cityscape from plans and elevations provided by the architects, Allies and Morrison and from survey information of the ground levels on site and various other points on and around the site, such as the edge of adjacent roads and bollards etc. provided by MSA.

The following information is required for the camera matching process:

• Specific details of the camera and lens used to take the photograph and therefore the field of view (see section 1);
• The adjusted or corrected digital image i.e. the ‘background plate’ (see section 2);
• The GPS surveyed viewpoint co-ordinates (see section 3);
• The GPS surveyed co-ordinates of particular points on the buildings within the photograph (the background plate) (see section 3);

• Selected models from Cityscape’s database [see section 4];
• The GPS surveyed co-ordinates of the site of the proposed scheme [see section 4];
• A 3D model of the proposed scheme [see section 5].

A background plate (the corrected digital image) is opened on computer screen (for example, Figure 20), the information listed above is then used to situate Cityscape’s virtual camera such that the 3D model aligns exactly over the background plate [as shown in Figures 21 and 24] (i.e. a ‘virtual viewer’ within the 3D model would therefore be standing exactly on the same viewpoint from which the original photograph was taken (Figure 23). This is the camera matching process.

5.4 Wireline Image

Cityscape is then able to insert the wireframe 3D model of the proposed scheme into the view in the correct location and scale producing a verified wireline image of the proposal (shown in Figures 22 & 25).

The camera matching process is repeated for each view and a wireline image of the proposal from each viewpoint is then produced. The wireline image enables a quantitative analysis of the impact of the proposed scheme on views.

* A wireframe is a 3D model, a wireline is a single line representing the outline of the building.

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Selected GPS located models (yellow) from Cityscape’s database, situated on Cityscape’s London digital terrain model.

Background plate & selected 3D models as seen by the computer camera. Red circle highlights the safe or non-distortive area of the image.

Background plate matched to the 3D GPS located models.

The camera matched background plate with an example of a proposed scheme included in red.

Background plate: digital photograph, size and bank corrected as described in section 3.

Camera matching: the background plate matched in the 3D GPS located models.

The camera matched background plate with the proposed scheme included.
6.0 RENDERING

6.1 Rendering
Rendering is a technical term referring to the process of creating a two-dimensional output image from the 3D model.

6.2 Texturing
In order to assist a more qualitative assessment of the proposals, the output image needs to be a photo-realistic reflection of what the proposed scheme would look like once constructed. The process of transforming the wireframe 3D scheme model (see Section 8) into one that can be used to create a photo-realistic image is called texturing.

Prior to rendering, Cityscape requires details from the architect regarding the proposed materials (e.g. type of glass, steel, aluminium etc.) to be utilised. Cityscape also use high resolution photographic imagery of real world material samples, supplied by the client or the manufacturer, to create accurate photorealistic textures for use in all our images. This information is used to produce the appearance and qualities in the image that most closely relates to the real materials to be used (as shown in Figures 26 and 27).

6.3 Lighting and sun direction
The next stage is to light the model. Cityscape utilises High Dynamic Range (HDR) Imaging for all its environmental lighting. The date (including the year) and time of the photograph and the latitude and longitude of the city are input (see Figure 28) into the unbiased physically accurate render engine. Cityscape selects a sky (e.g. clear blue, grey, overcast, varying cloud density, varying weather conditions) from the hundreds of ‘skies’ held within the HDR database to resemble as closely as possible the sky in the background plate. The 3D model of the proposed scheme is placed within the selected sky (see Figure 25) and using the material properties also entered, the computer calculates the effects of the sky conditions (including the sun) on the appearance of the proposed scheme.

An image of the proposed scheme is produced showing the effect of light and sun (as shown in Figure 30). The selection of the matching sky is the only subjective input at this stage.

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Footnotes:
9 Texturing is often referred to as part of the rendering process, however, in the industry, it is a process that occurs prior to the rendering process.
10 An industry standard technique for rendering images with a high dynamic range (HDR); e.g. sky images. HDR images capture a greater exposure latitude than standard images. Using HDR, a light probe image can record the colour and brightness of every light source.
Screeshoot of environment information (time, date and year) entered to locate the sun correctly (see section 7.3)

Screeshoot of some materials in the 3D rendering package

Screeshoot of material and surface properties

Example of rendered scheme using High Dynamic Range Imaging

Example of a proposed scheme highlighted in red within the selected sky and rendered onto the background plate
7.0 POST PRODUCTION

7.1 Post production

Finally the rendered image of the scheme model is inserted and positioned against the camera matched background plate. Once in position the rendered images are edited using Adobe Photoshop®. Masks are created in Photoshop where the line of sight to the rendered image of the proposed scheme is interrupted by foreground buildings (as shown in Figure 29).

The result is a verified image or view of the proposed scheme (as shown in Figure 30).

28 Background plate
29 Background plate with rendered scheme positioned using the camera matching process. Red area highlights the Photoshop mask that hides the unseen portion of the render
30 Shows a photo-realistic verified image