

KENSAL CANALSIDE

VIEWS STUDY

DRAFT FOR CONSULTATION - APRIL 2021



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

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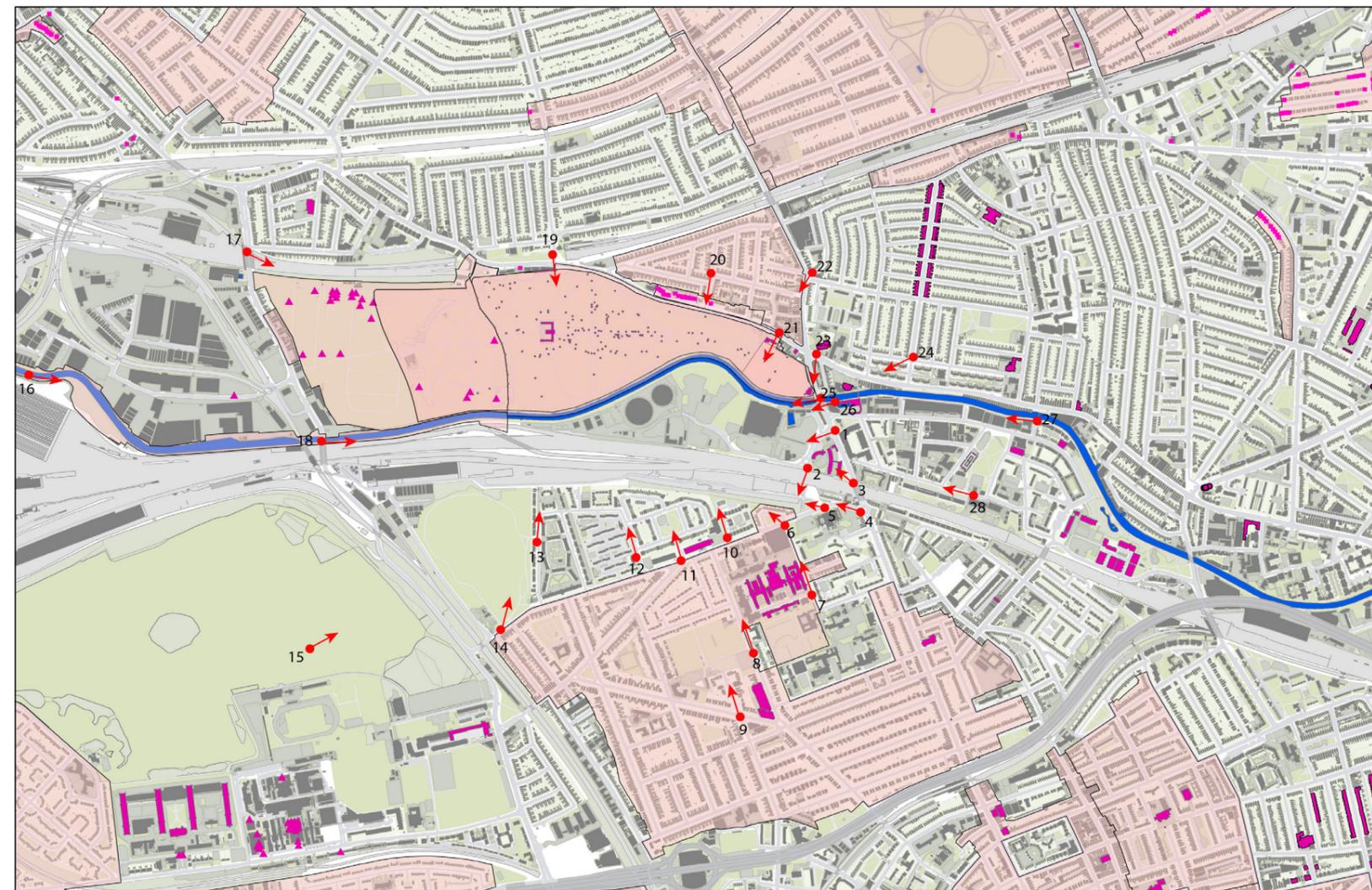
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INTRODUCTION

1.1 GENERAL VIEWS LOCATION PLAN



■ CONSERVATION AREAS
■ LISTED BUILDINGS, STRUCTURES and MONUMENTS

1.2 HERITAGE SIGNIFICANCE & TOWNSCAPE VALUE TABLE

View Number & Name

Heritage Significance

Townscape Value

<u>View Number & Name</u>	<u>Heritage Significance</u>	<u>Townscape Value</u>
View 1	High	Low
View 2	Medium	Low
View 3	High	Medium
View 4	None	Medium
View 5	None	Medium
View 6	High	High
View 7	High	Medium
View 8	High	Medium
View 9	High	Medium
View 10	None	Low
View 11	High	Medium
View 12	None	Medium
View 13	None	High
View 14	None	High
View 15	High	Medium
View 16	High	Medium
View 17	High	Medium
View 18	High	Medium
View 19	High	Low
View 20	High	High
View 21	High	High
View 22	High	Medium
View 23	High	Low
View 24	High	Medium
View 25	High	Medium
View 26	Low	Low
View 27	None	Medium
View 28	None	Medium

1.3 INTRODUCTION

Purpose and use of document

The Kensal Canalside Opportunity Area (KCOA) is allocated to deliver a minimum of 3,500 new homes. This quantum of development will change the character of the site considerably. The scale of buildings and density of the housing that will come forward on this site will be significantly higher than the surrounding area. However, the site's isolated character of presents an opportunity to create a new urban quarter with its own sense of identity.

RBKC accepts and supports new development having its own character and scale. However, the distribution of heights, massing and positioning or the buildings must be shaped by the existing townscape. This study sets out the locations where the relationship between the existing townscape and new development on the KCOA is most critical. These include:

- Locations where new development may impact upon designated heritage assets or landscapes
- Locations where development will impact upon areas with a distinctive and coherent townscape
- Locations where development will impact on existing residential areas

- Locations where new development could help improve the townscape function of the area.

RBKC would like design teams to consider the selected views as part of their design development process. The views selected also form a list of locations that the Council would like applicants to test at application stage within Townscape and Visual Impact Assessments, Heritage Assessments and Design and Access Statements. It may be appropriate to alter the selection of views for particular development proposals, ; this would need to be agreed with the Council.

The document is divided into two: the first part considers views surrounding the KCOA site which are outside the Kensal Green Cemetery. The second part considers views from within the Cemetery; a different approach is taken from this Grade I Registered Park and Garden.

The study area for long-range views extends to approximately 1km. At a distance greater than this, it is envisaged that the scale of the development would not have a significant visual presence. The selected views are representative. They are not a substitute for the wider kinetic and broader experience of change within the townscape and landscape. Photographs of views 1-28 were taken in

August 2019 when the trees were in leaf. Photos of views A-K (in Kensal Green Cemetery) were taken in November 2019 when the trees had shed the some of their leaves. Foliage is likely to affect the character of the views, and it should be noted that views will appear different between seasons.

Identification of Heritage Assets

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Built heritage assets, comprising Conservation Areas, Listed Buildings and Registered Parks and Gardens, have been identified using information derived from the National Heritage List for England website and RBKC, Westminster, Hammersmith and Fulham and Brent GIS Geographical Information Systems (GIS) layers showing heritage assets. Conservation Areas and Grade II listed buildings within a 500m radius of the site, and Grade II* and Grade I listed buildings within a 1km radius have been included. The two existing gas holders on the site are referred to in the document. Prior Approval for the gas holders to be dismantled has been granted and these works have commenced. The description of their existence throughout this document does not attribute them townscape value.

This document is not a Townscape and Visual Assessment (TVIA) and therefore does not take the same approach.

Definitions are included below and should be applied to the document as a whole.

View Analysis

The assessment of each view comprises two parts:

1. a description of the view and its value according to various parameters;
2. opportunities for development in the future.

Each view includes the following four sections:

The view point: including the location of the view place

Description: including buildings, land uses, building heights, relationship of building to street, trees and planting, building styles and period and whether consistent or varied; buildings of note. The view itself; including the strength and nature of the skyline, whether the view is a panorama, an open view, a contained/street view or a glimpse. Whether, if a contained view, it is straight, curved, formal, informal, consistent building lines. Whether the view is continuous, deflected, closed or a formal vista. Proximity of the site in relation to the view.

Heritage Significance: The value of a heritage asset to this and future

generations because of its heritage interest. This document is purely considering the inter-visibility of heritage assets, not other aspects such as setting.

Townscape Value: Assessment of appearance and character of existing townscape, including built form and open spaces which are not designated heritage assets.

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GENERAL
VIEWS

VIEW 1 LADBROKE GROVE / CANAL WAY JUNCTION

The view point

This view point is located on the eastern footway of the roundabout which forms the existing junction of Ladbroke Grove and Canal Way. The view looks west along Canal Way towards Sainsbury's supermarket.

Description

The central foreground is dominated by the roundabout and substation. The view is framed on the left by Kensal House, and Canalside House to the right-hand side. The various bus stops on Canal Way are visible in the middle ground, with the superstore and petrol station set behind. The gas holders, Pall Mall and prominent central water tower of St Charles Hospital, and Imperial West Tower are present on the skyline.

The 'out of town' superstore format and extensive surface car parking create a poor-quality existing view, particularly the central element. This is the existing main route into the site and is a hostile environment for pedestrians. A substation and associated railing to the north of Kensal House fail to create a strong edge.

Heritage significance: High

Grade II* Kensal House is to the left of the view, and Grade II listed St Charles' Hospital, which lies within Oxford Gardens Conservation Area, is visible in the

distance. The northern elevation of Kensal House is visible from this view point. The slim width is appreciated from here, as are the regular openings. The western block is mainly screened by the eastern block, so the western block appears recessive from this point.

Townscape value: Low

It would be preferable to maintain an appreciation of the northern elevation of Kensal House from the view point. New development should also respect the existing building line defined by Kensal House and Canalside House. In the future, channelling longer views into the site would be preferable from here, so residents and visitors can appreciate the depth and uses deeper within the site. Towards the longer views, there may be the opportunity for buildings of more height that could indicate activity within the site, and add interest, and perhaps viewing corridors which allow glimpses of distant features.



VIEW 2 LADBROKE GROVE RAIL CRASH MEMORIAL

The view point

The view point looks south across the Paddington mainline from immediately to the rear (north) of the Rail Disaster Memorial.

Description

The view looks towards the southern part of the site called North Pole Depot. The foreground is dominated by the memorial itself, and a wide railway running left to right and overhead lines, and scrubland beyond with various temporary structures, railway machinery and overgrown weeds. In longer views, St Charles Hospital is visible clearly on the skyline. On the left-hand side of the view to the south of the tracks are two residential towers associated with the Treverton Estate which are the largest height and bulk in the view.

Heritage Significance: Medium

The memorial is not a designated heritage asset and it is not in Conservation Area. However, the Listed St Charles Hospital is visible to the south. The hospital tower and projecting turrets add some aesthetic interest. There is an opportunity to improve the setting of memorial – it should be safeguarded, and its presence be made more distinctive in the townscape. If possible, the views towards St Charles Hospital should be retained.

Townscape Value: Low

It is a general townscape view incorporating the significant industrial character of the railway and associated land, and unremarkable modern architecture of the Treverton Estate.



VIEW 3 KENSAL HOUSE FROM LADBROKE GROVE

The view point:

The view is from the pavement on the western side of Ladbroke Grove, north of the bridge looking west towards Kensal House.

Description

In the foreground is Kensal House, two neat parallel blocks, the west one L-shaped with the larger (north-south) arm gently curved. Both blocks' northern edges are closest in proximity to Ladbroke Grove. A series of street trees on the western pavement run north. From the foreground of the viewpoint, an attractive garden belonging to Kensal House sits in front (east) of the more easterly block, which screens the lower ground and ground floors of the building. Street trees line this western edge of Ladbroke Grove. No building or structures are visible to the rear of Kensal House, however, Canalside House is visible in long views when looking north along Ladbroke Grove from the viewpoint.

Heritage Significance: High

Kensal House is Grade II* listed. It is a modernist piece of architecture built in 1938 and designed by Maxwell and Fry. It was hailed as a prototype for modern living for the working class who were rehoused from slums. The design focuses on providing fresh air for residents, with balconies to western sides away from Ladbroke Grove. The two blocks are primarily in residential

use, with a charity located in the crescent shaped single storey building in the playground area, on the western side of the site. There is an appreciation of the curve of the building from the viewpoint, and its white stucco coating stands out against a clear sky, as does the simplicity of the form and the uniform, regular pattern of openings. The flat roof of Kensal House is a clear termination of the building.

Tall buildings rising above the roof line of Kensal House may harm this historic asset. In longer views, in more distant proximity to Kensal House, development may be visible but should be recessive in the view by way of height, massing, silhouette and materials. Alignment/orientation of buildings should be carefully considered in order to minimise harm to the setting of Kensal House.

Townscape Value: Medium

The townscape value of this view is relatively low. There is very little consistency in terms of the building alignments, heights and styles.



VIEW 4 LADBROKE GROVE / BARLBY ROAD JUNCTION

The view point

The view point is located on the south-western footway of the roundabout at the junction of Ladbroke Grove and Barlby Road. The view looks northwest along Barlby Road, towards the Opportunity area.

Description:

The view shows Barlby Road as it descends from the junction with Ladbroke Grove. The northern side of Barlby Road is characterised by a variety of buildings, including three 5-storey buildings, one 4-storey and a row of 3-storey traditional terraces, which, as a whole, tend to step down towards the west, away from the junction. Together, they form a relatively strong alignment along the northern side of Barlby Road.

Heritage Significance: None

There are no designated heritage assets within this view.

Townscape value: Medium

The townscape along the northern edge of Barlby Road is variable in character. However, the building line is fairly consistent and the street frontage is almost continuous. The 3-storey traditional terrace dominates the view and sets the scale of development further along this edge of the road.

Development on the southern part of the KCOA would be accessed from Barlby Road. If possible, new development should frame the site entrance and help draw people into and towards the site. Any development on the street should follow the building line of existing development and be of an appropriate scale.

Development on both sides of the railway should not have an overbearing impact on the existing properties on Barlby Road. Heights should be moderated to avoid a sense of 'looming' over the 2/3 storey properties in this view



VIEW 5 BARLBY PRIMARY SCHOOL

The view point:

This view point is located on the southern footpath of Barlby Road looking towards the entrance to the North Pole Depot element of the KCOA.

Description:

This view shows the entrance to the KCOA along Barlby Road. The 3-storey terrace is orientated towards the site and opens up views through to the KCOA. The overgrown, fenced off area is part of the KCOA.

Heritage Significance: None

There are no designated heritage assets visible within this view.

Townscape value: Medium

The 3-storey terrace is not a designated heritage asset. However, it is an intrinsic part of the character of Barlby Road. The skewed position of the terrace helps funnel views towards the KCOA.

There is significant potential for new development to repair the townscape along Barlby Road. The terrace in this view is stepped back behind a small parking area. There is significant potential to improve this space as part of the design of the entrance to the opportunity area. New development could help frame the space. The alignment of new development should help draw people into the site. Development along Barlby Road

itself could help sew the new townscape into to the existing urban fabric. New buildings along Barlby Road should follow the alignment of the existing structures. A landmark building at the site entrance may be appropriate to help define entry to the KCOA.

Development on either side of the railway should not have an overbearing impact on the existing properties on Barlby Road. Heights should be moderated to avoid a sense of 'looming' over the 3-storey properties in this view.



VIEW 6 BARLBY ROAD / EXMOOR STREET JUNCTION

The view point

The view is looking north from the junction between Barlby Road and Exmoor Street, towards a Barlby Gardens.

Description

The main element in the view is the two storey homes of Barlby Gardens – a close set around an attractive triangular public garden in the foreground. The gas holders are visible in the distance, above the terraced roofline and trees which define the skyline and provide a domestic small-scale residential context.

Heritage significance: High

The viewpoint is situated within the Oxford Gardens Conservation Area. There are no listed buildings within this view. The terraces in this view were built in 1915 by the Great Western Railway as artisan housing. The houses are built in a loose Queen Anne cottage style with red brick to the ground floor and contrasting pebbledash to the first floor. The roofs are hipped at each end with projecting fire walls in-between. Chimney stacks remain a prominent feature.

Townscape value: High

The terraces are arranged around a small, well-maintained open space. The townscape is consistent. The building line is regular, and the frontages are almost continuous. This creates a strong sense of

enclosure around Barlby Gardens. This is enhanced by the coherent building form and style.

Excessive height and bulk to the rear of the conservation area could have an undesirable effect on the views and would harm its character. Therefore, any development to the rear should be recessive when viewed from within the conservation area. A variety of building heights with clear gaps between buildings may be acceptable. On the North Pole Depot site, the scale and massing of buildings should respect the fine grain character of Barlby Gardens. Development should not 'loom' over the roofline of this well-preserved piece of city.



VIEW 7 ST CHARLES CENTRE

The view point

The view is linear and looks north-north-east along Exmoor Street towards the opportunity area. The view point is on the junction of Hewer Street and Exmoor Street.

Description

The main elements in this view are the strong linear brick elevations to both sides of Exmoor Street. The western side (St Charles Hospital) is taller than the building on the eastern side but both are attractive. Street trees line the road and, in the distance, Barlby Gardens terminates the view at ground level, with trees visible beyond.

Heritage significance: High

The viewpoint is situated within the Oxford Gardens Conservation Area. To the left of the viewpoint is Grade II listed St Charles' Hospital. St Charles Hospital is included as a fine example of a workhouse infirmary, the first hospitals paid for out of public funds following the Metropolitan Poor Law Act of 1897. It is a skilled design using simple details and materials: stock brick within minimal use of stone dressings, and a slate roof. The original sashes, mentioned in the listing, are visible in this view.

Development on the KCOA is not likely to impact on the listed hospital or this part of the conservation area itself. However, the

way the vista terminates with the green trees of Barlby Gardens may change. The scale and massing of buildings should respect the fine grain character of Barlby Gardens.

Townscape value: Medium

The traditional townscape in this view is well preserved. The building line is consistent. The land uses vary along the street. However, there is a coherence between buildings due to the consistent use of brick and a 2/3-storey height limit. The view terminates on Barlby Gardens. As stated above the scale and massing of buildings should respect the fine grain character of Barlby Gardens. Development should not 'loom' over the roofline of this well-preserved piece of city.



VIEW 8 ST MARKS ROAD

The view point

The view point is located on St Marks Road, adjacent to the tennis courts at Kensington Memorial Park. It looks north along St Marks Road towards KCOA. The view of the Opportunity area changes considerably between the seasons – in winter the site is far more visible than in summer due to canopy cover.

Description

The mature street trees which line St Marks Road dominate this view, framing it on both the left and right sides. On the left, beyond the trees, are tennis courts. On the right-hand side are 3-storey residential buildings. In longer views, the larger gasholder dominates the skyline, as it aligns with St Marks Road and terminates the central part of the view.

Heritage significance: High

The view point is located within the Oxford Gardens Conservation Area. There are no listed buildings in this view.

New development will be visible from this location and will change the termination of this vista. Although this is unlikely to cause any harm to the conservation area, it will need to be tested as part of any planning application.

Townscape value: Medium

As stated above the scale and character of development, particularly along the eastern side of the street is characteristic of the conservation area. However, distance between this view point and the KCOA will limit the impact of new development.



VIEW 9 ST HELENS GARDENS

The view point

This view is located at the junction of St Helens Gardens and St Quinton Avenue, on the south-western footpath looking north along St Helen's Gardens towards the Opportunity area.

Description

This view is framed by terraced housing on either side of a tree-lined street. The view is terminated by mature trees and the larger gasholder.

Historic significance: High

The view point is located within the Oxford Gardens Conservation Area. There are no designated heritage assets in this view. However, the townscape is characteristic of the Conservation Area and should be protected.

New development will be visible from this location. This will change the termination of this vista. Although this is unlikely to cause any harm to the Conservation Area, it will need to be tested as part of any planning application.

Townscape value: Medium

The townscape is relatively consistent, especially along the eastern edge of St Helens Gardens. This is defined by 2/3-storey brick/stucco Victorian residential buildings (mainly semi-

detached) arranged along a consistent building line.

It is unlikely that new development will negatively impact upon the townscape in this view.



VIEW 10 NOTTING BARN ROAD

The view point

The view is from the junction of Notting Barn Road and Barlby Road. It looks north towards the KCOA.

Description

This view looks directly towards KCOA. It is an important vista as RBKC would like to place a pedestrian and cycle entrance point to the site at the end of Notting Barn Road. This will become an important route. In this view development is restricted to the eastern edge of the street. The western edge is lined with trees and planting. Views into the KCOA are currently blocked by trees.

Heritage significance: None

There are no designated heritage assets in this view.

Townscape value: Low

The Notting Barn estate sits to the east of Notting Barn Road. The character of the estate is very consistent. It is made up of 3-storey, brown brick blocks with shallow pitched roofs. Most of the blocks sit perpendicular to Notting Barn Road and there is very little active frontage. The townscape itself is typical of a mid-late 20th-century public housing scheme. The townscape itself is of limited value. However, it sits some metres below the KCOA site. New development will look

down on it and be significantly higher. The scale difference needs to be carefully considered.

The quality of the streetscape and public realm along Notting Barn Road is poor. The paving is mismatched, the pavement is cluttered, and car parking is poorly integrated. As stated in the description of this view, this will become an important link into the KCOA. There is significant scope to improve the quality of the environment and provide a legible link into the KCOA. New buildings within the KCOA should be placed in such a way that they open up views from Notting Barn Road into the site. The amount of pedestrian and cycle traffic using Notting Barn Road will increase. The design of this road must be carefully considered to reflect this.



VIEW 11 LADBROKE HALL

The view point

The view is from the southern footpath of Barlby Road, directly south of the junction with Rootes Drive, looking north to Sunbeam Gardens and the KCOA beyond.

Description

The larger of the two gasholders is visible on the skyline in the distance, and 2/3-storey residential buildings in the middle distance. On the right of the view is Ladbrooke Hall, with residential buildings on the left-hand side. The skyline above the roofline of the residential buildings is largely uninterrupted.

Heritage significance: High

The view point is located on the northern boundary of the Oxford Gardens Conservation Area. The Grade II listed Ladbrooke Hall is on the right-hand side of the view (eastern side). Ladbrooke Hall is red brick with stone dressings, gabled tile roof and brick stacks with moulded stone cornices. The large windows create a clear frontage onto Barlby Road. The new development should be recessive and should not impact on the listed building in the foreground

Townscape value: Medium

The view gives a strong and direct vista towards the KCOA through Sunbeam Park. The connection to the park will not be affected by new development. However,

development will be visible above the roofline of the homes in the estate to the rear of Ladbrooke Hall. The houses on the estate are of a very consistent height and character. Due to topography, any new development will appear above the existing residential buildings. The scale and massing of these building should be carefully considered to avoid having an overbearing impact.



VIEW 12 DALGARNO WAY

The view point:

The view point is located on the junction between Dalgarno Way and Shrewsbury Street and looks north towards the Opportunity area.

Description

The view looks directly towards the KCOA. The existing gasholder is clearly visible. On the left-hand side is the Peabody Estate, with rows of blocks of 5-storey flats. On the right-hand side is the westernmost edge of the Rootes Estate, which fronts onto Dalgarno Way. A number of parking spaces sit on the right-hand side and trees frame the street. The view terminates with a 2-storey white building (St Francis Community Church).

Heritage significance: None

There are no designated heritage assets in this view.

Townscape value: Medium

The view shows the consistent height and character of the buildings in the Rootes Estate. Development on the KCOA will be visible behind the roofline. The scale and massing of new development will need to be carefully considered to avoid a sense of overlooking overbearing impact.



VIEW 13 SUTTON WAY

The view point:

The view point is located on Sutton Way, adjacent to the pathway which links Sutton Way and Little Wormwood Scrubs. It looks north towards the Opportunity area.

Description:

The view is directional and relatively narrow, with 3-5-storey buildings to both the left and right sides of the road. The view is terminated by shrubs and the perimeter fence that runs around the KCOA. No other development is visible beyond this.

Heritage significance: None

There are no designated heritage assets in this view.

Townscape value: High

The linear built forms on each side of the street create an attractive streetscape which guides the eye northwards. The uniform building lines, heights and materials create a consistent and attractive townscape that should be preserved.

There is an opportunity here to positively integrate the new development with the existing townscape. The continuation of this street, or the provision of an access point in to the KCOA should be considered. Development in the KCOA will terminate this view and be visible above the existing

tree/rooflines. It should be appropriate in scale in order not to overpower the existing housing and context.



VIEW 14 DALGARNO GARDENS / BRACEWELL ROAD JUNCTION

The view point:

The view is located on the southern footpath of Dalgarno Gardens, opposite the entrance to Little Wormwood Scrubs, looking north east towards the KCOA.

Description

The central part of the view is dominated by a relatively open view diagonally north-north-east across Little Wormwood Scrubs. In the foreground, mature trees within Little Wormwood Scrubs create a linear view which runs easterly along Dalgarno Gardens, with the western edge of Sutton Estate visible in the distance. A matching alignment on the left-hand side of the view with a terrace comprising 7 properties. The view to the north is open and the gasholders are glimpsed in the distance. The view is reasonably strong, particularly on the right-hand side. The land gently rises towards the north.

Heritage significance: None

There are no heritage assets in this view.

Townscape value: High

The townscape follows the traditional pattern of park edge development. Victorian redbrick terraces run along the southern edge of Little Wormwood Scrubs. They form a continuous building line creating a sense of enclosure and framing the open space. The view towards the KCOA is obscured in the summer season.

In winter new development will be far more visible. New development should not be overbearing and should maintain the green character of this view.



VIEW 15 WORMWOOD SCRUBS

The view point

The view is located within Wormwood Scrubs, approximately 100m north of Linford Christie Stadium. The view looks north-east towards the KCOA.

Description

The foreground view is dominated by playing fields. The larger gasholder is clearly visible to the north-east and is the largest structure visible. Beyond the gasholder, the recognisable silhouette of Trellick Tower is visible. To the south-east, building is visible above the treeline. On the left-hand side of the view, large commercial sheds are visible.

Heritage significance: High

Grade II* Listed Trellick Tower is visible on the skyline. Taller buildings on the KCOA will lessen the landmark effect of Trellick Tower from this view. Whilst this may be unavoidable, the heights and distribution of new development must be carefully managed to respect the setting of Trellick Tower. If possible, views of the tower should be maintained.

Townscape value: Medium

The view is highly open and panoramic. The park is well-enclosed by mature trees to the east, and by a small embankment to the south. These trees also form the skyline for this view. The sculptural form of Trellick Tower, sitting in isolation on

the skyline, forms a point of landmark interest. Any buildings visible above the treeline should be recessive and built to a variety of heights to provide a varied skyline, minimising bulk. As stated above, the relationship between new tall buildings and Trellick Tower should be carefully considered.



VIEW 16 HYTHE ROAD FOOTBRIDGE

The view point

This view point is located on the Grand Union Canal, on the Hythe Road footbridge. This view looks east along the canal towards the Opportunity area.

Description

The meandering canal dominates the view in the foreground. The left of the view is framed by an area of semi-mature trees. The right of the canal is framed by scrub woodland associated with the locally designated site of nature conservation. The Kensal gasholders are visible on the skyline. To the south-east, the Imperial West Tower is visible above, much taller than all other development.

Heritage significance: High

This stretch of the canal is located within the Grand Union Canal Conservation Area. The Grade II* listed Trellick Tower is visible on the skyline, to the right of the gasholder. The most important element in this view is the canal itself, with its naturalised margins and relatively open horizon providing a reminder of its rural setting at the time of its creation. However, this horizon is punctuated with buildings of landmark interest in the form of the gasholders and Trellick Tower, which currently enjoys a relatively uncluttered setting on the skyline. New development should maintain the vista towards Trellick Tower.

Townscape value: Medium

The view is channelled along the canal. The distant city skyline terminates this view and provides orientation and legibility. There is a clear banding of horizontal elements including, the canal, the treelines, the city and the sky. New development on the KCOA will be visible from this location. This will help orientate people along the towpath towards the city and activity at the KCOA.



VIEW 17 SCRUBS LANE BRIDGE, WALDO ROAD

The view point:

The view point is located on Scrubs Lane Bridge, above the railway line and near to the intersection with Waldo Road. The view looks south east towards the Opportunity area.

Description

The view is dominated by the railway lines in the centre of the image. The left of the view is defined by the backs of residential buildings along Waldo Road. The right of the view is defined by the Kensal Green Cemetery, with a chapel visible on its northern boundary. The skyline in the right side of the view is dominated by the treeline of the Cemetery.

Heritage significance: High

The St Mary's Conservation Area is visible on the right of the railway lines. Kensal Green Cemetery is visible to the left. Within the cemetery there are several Grade II listed structures, including the Belgian Soldiers War Memorial and several vaults and chapels. Also, to the right of the railway line, beyond the St Mary's Conservation Area, is the Kensal Green (All Souls) Cemetery, a Grade I listed Park and Garden. To the left of the railway lines, no. 83 and 85 Waldo Road are identified by the London Borough of Hammersmith and Fulham as buildings of merit.

If the development is visible from this viewpoint, it should be recessive and feature a variety of building heights with clear distinct gaps between the buildings. This would help to retain the character and feel of the conservation area and the setting of the Grade II listed structures within the cemetery.

Townscape value: Medium

The view shows the contrast between the traditional Victorian townscape to the north of the railway and the open space / vacant land to the south. New development will change this hierarchy. The cemetery should remain as a buffer between the two areas. New development should not over-dominate the cemetery and should maintain this clear distinction between character areas.



VIEW 18 SCRUBS LANE BRIDGE, GRAND UNION CANAL

The view point

The view point is located on the Mitre Bridge on Scrubs Lane. This view looks east along the canal towards the Opportunity area.

Description

The meandering canal dominates the view. The left of the view is framed by a small industrial facility, with cemetery trees lining the boundary beyond. The larger gasholder is to the centre of the view in the middle distance, and the right side of the view is framed by railway lines. Trellick Tower and the BT Tower are visible on the wider London skyline. St Charles Hospital water tower is visible above the roofline of Old Oak Common Depot to the right of the railway lines.

Heritage significance: High

This stretch of the Grand Union canal is located within the Grand Union Canal Conservation Area. The Grade II* listed Trellick Tower is visible on the skyline. The St Mary's Conservation Area (part of Kensal Cemetery) is visible to the left of the canal. Also partly visible is Kensal Green (All Souls) Cemetery, a Grade I listed Park and Garden. Grade II Listed St Charles Hospital water tower is also visible on the right-hand side of the view.

Townscape value: Medium

The view is channelled along the canal and

is well enclosed on the left side by trees. The right-hand side is less well enclosed by the railway land, and the towpath is enclosed by a tall boundary wall. The gasholders terminate the central part of the view, and help with legibility and orientation. The silhouette of Trellick Tower is visible beyond them, and also helps orientation.



VIEW 19 MORTIMER ROAD

The view point:

The view is taken from the western footway of Mortimer Road opposite the main entrance to Kensal Green station. The view looks south-east towards Kensal Green Cemetery and beyond to the OA.

Description

The office block on Harrow Road frames the right-hand side of the view with the cemetery wall and tree canopy forming the centre of the view. The gasholder is visible through the trees. Kensal Green Station lies to the east just outside this view.

Heritage Significance: High

The Kensal Green (All Souls) Cemetery, a Grade I listed park and Garden, and Kensal Green Conservation Area, with various listed tombs and monuments are located to the south of mature tree planting along this boundary. Development on the KCOA is likely to be visible in the distance beyond the cemetery wall. This should not over-dominate the cemetery.

Townscape Value: Low

The high cemetery wall and greenery glimpsed above create a distinctive element in the townscape. Development on the KCOA will be visible in the distance beyond the cemetery wall. This should not over-dominate the cemetery.



VIEW 20 BERENS ROAD / PEMBER ROAD JUNCTION

The view point

The view point is located on the junction between Pember Road and Berens Road and looks south along Berens Road towards the Opportunity area.

Description

The view is lined both on the left and right with 2-storey terraced properties. The trees of Kensal Green Cemetery terminate the vista.

Heritage significance: High

The view is located within the Kensal Green Conservation Area and elements of the Grade I listed Kensal Green Cemetery are visible.

Townscape value: High

The townscape in the Kensal Green Conservation area is very consistent. This is very unlikely to change as a result of new development in the KCOA. However, the way termination of the vista will change. The green character of the cemetery should continue to be the dominant feature of this view. New buildings on the KCOA should not over-dominate the cemetery.



VIEW 21 KENSAL GREEN CEMETERY ENTRANCE GATE

The view point

This view is located within the London Borough of Brent and looks south-west through the arch and towards the Opportunity area.

Description

The view is from the northern pavement of Harrow Road, opposite the entrance arch to Kensal Green Cemetery.

Heritage significance: High

The view includes the Grade II* listed entrance arch, which is located within the Grade I listed Park and Garden, All Souls Cemetery, and Kensal Cemetery Conservation Area. The arch creates a visual link between Harrow Road, the cemetery and the KCOA. The view is dominated by the Portland stone central gateway and side sections. The cast iron gates within the central arched opening allow access and views into the cemetery. The gateway is flanked by a single storey rendered brick extensions to each side with the brick boundary wall to the right. The extensions are bounded with formal trimmed hedges and shrub planting. Rendered brick piers define the entrance to the extension to the right. The foreground includes the southern footway of Harrow Road and the gateway forecourt.

Townscape value: High

The greenery of the cemetery forms part of the backdrop to the gateway. It is an important part of part of its character. New development on the KCOA should not over dominate the gateway or overly-dilute the green backdrop.



VIEW 22 KILBURN LANE / CHAMBERLAYNE ROAD JUNCTION

The view point:

The view point looks south along Kilburn Lane in the direction of the Opportunity area.

Description:

The view is slightly curved and runs south along Kilburn Lane. On the left-hand side, a 2-storey terrace with regular roof form dominates. On the right-hand side is 3-storey terraces with regular openings. The view terminates as the road curves to the left (east). It is a active urban view with a busy road dominating the centre. No built form is visible above the existing terraces.

Heritage significance: High

On the left-hand side of the view is the Queen's Park Estate Conservation Area (City of Westminster). The historic 'cottage estates' seen in this view are typical of this conservation area. In particular, gothic detailing, chimneys stacks, double hung sash windows and two-tone stock brick are common in this estate and are an attractive element on the left of the view. Development is unlikely to have an impact on the conservation area. However, views from this point should be tested.

Townscape value: Medium

The townscape in this area is extremely consistent, especially in the conservation area on the left-hand side. If the proposed

development is visible from this location, its appearance should preserve the existing consistent townscape.



VIEW 23 HARROW ROAD / LADBROKE GROVE JUNCTION

The view point:

The view point is located within the City of Westminster. The photograph was taken on Harrow Road, at the pedestrian crossing to the south of the Church of St John the Evangelist. The view looks south-west across the junction of Harrow Road and Kilburn Lane towards the Kensal Green Cemetery and the Opportunity area which is located to the south of the cemetery.

Description

The view is framed to the left by a contemporary 5-storey mixed use building and a lower, 4-storey, contemporary residential building to the right. The centre of the view includes the perimeter wall and mature trees. The roofline and pediment of the Dissenters' Chapel is visible behind the chapel, on the skyline. The foreground comprises a traffic-signal-controlled junction and associated road markings and street furniture.

Heritage significance: High

The Church of St John The Evangelist is Grade II listed but is to the rear of the view and is not visible from this viewpoint. The Kensal Green (All Souls) Cemetery is a Grade I listed Park and Garden. The Grade II* listed Dissenters' Chapel is visible to the centre left of the view, above the cemetery perimeter wall. New development will be visible in this view, behind the existing buildings which form the skyline.

Development height and layout should give due regard to potential impact on the heritage assets on the north of the canal – including the Dissenters' Chapel. There is some opportunity here to create an attractive frontage to the canal which should provide a varied roofline and gaps.

Townscape value: Low

The quality of the townscape in this view is poor. The view is dominated by Ladbrooke Grove and its associated highway infrastructure such as guard rails and bollards. The hard landscaping is of a poor standard. The 4/5-storey apartment blocks are of no architectural significance. However, the height of these blocks sets the standard height of development along Ladbrooke Grove as it continues towards Central London.



VIEW 24 FIFTH AVENUE / DROOP STREET JUNCTION

The View point

This view point looks south-west from the junction between the two roads, towards the Opportunity area.

Description

In the foreground is the side elevation of the property on the western corner of the junction above. There are very few details to this. Each road extends away from the view point, both on the left-hand side of the view and on the right-hand side. Aligned street trees create a strong linear edge on the right-hand side, and Harrow Road/ Grand Union Canal and a new block behind terminate the view to the left.

Heritage significance: High

The view is taken within the Queen's Park Estate Conservation Area. Development on the KCOA is unlikely to be visible from here. However, if it is it should preserve or enhance the character and appearance of the conservation area.

Townscape value: Medium

The townscape in this view is relatively consistent. The building line is regular, and the scale, form and materiality of the buildings are coherent. The street trees and well-maintained public realm create an attractive streetscene.

Development on the KCOA is unlikely to be visible from here. However, if it is, it should

preserve the character and appearance of the townscape.



VIEW 25 LADBROKE GROVE ROAD BRIDGE

The view point

This view point is located on Ladbroke Grove Road Bridge, looking west towards the Opportunity area.

Description

The view shows the road bridge and parapet in the foreground with the Grand Union Canal visible to the right-hand side of the view which is characterised by buildings located within the Opportunity area. These include the former water tower, the boat house centre, Sainsbury's, and the gas holders.

Heritage significance: High

On the far right-hand side of the view, the rear of the Grade II* Dissenters' Chapel roof is visible above the cemetery wall.

Townscape value: Medium

The existing townscape is very varied. The water tower is a local landmark (although it is not protected under any planning policy or designation). It marks the corner of the KCOA. The redevelopment on the south side of the canal affords an opportunity to provide development which fronts and overlooks the canal. New development should provide a varied roofline and display a strong vertical emphasis. Development should be arranged to allow views of, and access to the canal from the new neighbourhood.



VIEW 26 GRAND UNION CANAL

The view point:

This view is located to the rear of Portobello Dock on the southern towpath of the Grand Union Canal. This view looks west along the canal towards the Opportunity area with the Ladbroke Grove road bridge visible in the foreground.

Description

The Ladbroke Grove road bridge and parapet dominates this view. To the left of the view is the former water tower now converted into residential use. Beyond is the 4-storey Boathouse Centre. A key feature of this view is the larger gasholder which is visible on the open skyline.

Heritage significance: Low

Although the Grade II* listed Dissenters' Chapel is visible in this view, it is obscured by other elements and is not the focus of this view. To the right of the view, beyond the bridge, is the Kensal Green (All Souls) Cemetery which is a Grade I listed Park and Garden that lies within the Kensal Green Cemetery Conservation Area. The Dissenters' Chapel (Grade II* listed) is visible to the right of the view above the bridge parapet. The external wall of Grade II listed Portobello Dock is visible on the left-hand side of the view.

Townscape value: Low

The view is channelled along the canal as it meanders to the right with the

gasholders terminating the view. These are visible on the skyline and help with legibility. Redevelopment on the south side of the canal provides an opportunity to create a positive edge to the canal. Development height and layout must be sensitive to potential impact on the historic assets to the north of the canal. There is an opportunity from this view to improve the approach to the Opportunity area and to create an attractive frontage onto the canal and improve legibility.



VIEW 27 GRAND UNION CANAL FOOTBRIDGE (EAST)

The view point

The view point looks west along the Grand Union Canal from the footbridge which runs between Wedlake Street on the south side and Harrow Road on the northern side.

Description

The view is relatively open and long-ranging centrally but bounded on each side by built form. The canal is the focus and gently curves to the point where it is obscured from view. The towpath runs on the left-hand side of the view, on the southern side of the canal, and the northern side (offside) has terraces and their party walls running up to the edge of the canal. Trees on the right-hand side of the view, to the rear of the terrace soften and green the view. On the left-hand side, larger 4-6 storey buildings are split into three distinct blocks. The left-hand side of the view appears bulkier than the right.

Heritage significance: None

There are no heritage assets visible in this view.

Townscape value: Medium

The view is strongly directional and takes the eye to the furthest point of the canal, towards the Opportunity area. The built form on the left-hand side obscures views of any townscape further away or to the rear. Although the new development may not be visible from this location, there is

the opportunity to improve this view, or to glimpse a new building further along the canal. This would indicate activity and draw people along the canal.



VIEW 28 SOUTHERN ROW

The view point

This view is located at the southern entrance of Emslie Horniman's Pleasance Park on Southern Row which forms the primary east-west route within Kensal Town.

Description

The primary elements in the view are the 3-storey terrace on Southern Row which sits behind a relatively uniform line of trees. The perimeter fence and hedge to Emslie Horniman's Pleasance Park are to the right of the view. The predominant roofline in this view is provided by the former public house on the corner of Southern Row and East Row. Now in residential and light industrial use, the building still provides a point of articulation in the local area.

Heritage significance: None

The view point is located in Kensal Town and looks west along Southern Row. The Grade II listed Emslie Horniman's Pleasance Gardens is located to the right of the view but is not visible in this view.

Townscape value: Medium

This view is strongly directional and is orientated towards the heart of the Opportunity area. The terrace on the left provides a clear building line, which, together with the hedgerow into Emslie Horniman's Pleasance, channels views westward. The Opportunity area

is over 400m from this viewpoint. New development is not likely to be visible on the skyline.



03

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KENSAL GREEN
CEMETERY
VIEWS



OVERVIEW

Kensal Green Cemetery is one of the finest examples of a cemetery laid out in the garden pleasure ground style. It is a Grade I Registered Park and Garden, dates from 1833 and includes a significant group of associated structures in the Greek Revival Style and numerous tombs, memorials and monuments of architectural and historic interest. As a result, the cemetery houses multiple designated heritage assets ranging from Grade I to Grade II. Its significance is derived both from these designated assets and from its general character as an important green space with scrubs and wooded areas.

Originally the cemetery would have been located in open countryside. Its setting is now markedly different as urban London has enveloped the site. As a result, there are relatively few parts of the cemetery where the buildings beyond its perimeter are not apparent.

There are a considerable number of important views within the cemetery, due to the high number of heritage assets and the interplay between them. Much of the significance lies in the their kinetic nature and the experience passing through the different parts of the cemetery. The views are constantly changing throughout the site and this is part of its significance.

This part of the document is split into two sections:

Section 1: Views 1-3a, 4-6: These are more formal views, deliberately considered at the cemetery's inception and as a result are of architectural, historical and aesthetic significance. It is important to note that each view is not static and has significance as a 360-degree view, in common with all views in this designated landscape. Numbers 1, 2 and 3 also include 'b' views. These look towards the KCOA site. Although the direction of the views is not formal, the location is significant and assessment of these views will be expected at application stage.

Section 2: Views G-K. As well as the more formally defined views indicated above, there are numerous views within the cemetery that will be impacted upon as a result of new development to the south. Whilst these views are not as significant in heritage terms as the more formal views identified above, they will be more affected by change and therefore need to be considered.

These views are included as indicative examples of the impact development may have on the wider setting of the cemetery.

SECTION 1

VIEW A EAST FROM ENTRANCE TO ANGLICAN CHAPEL

The view point

The view from the Chapel down the Centre Avenue contains numerous designated heritage assets in the variety of tombs, monuments and structures that can be seen. In addition the architecture of the wider cemetery can be appreciated through the longer views along the Centre Avenue.

Significance: High

The Anglican Chapel is the architectural and visual focus of the cemetery. It is Grade I listed and the views to and from the Chapel are amongst the most highly significant within the cemetery.



VIEW B WEST ALONG CENTRE AVENUE

The view point

Glimpes of the Anglican Chapel can be seen through the trees. The formality of the cemetery begins to be felt as the various tombstones and monuments begin to increase in stature. Numerous designated heritage assets can be seen.

Significance:High.

The Centre Avenue is the centrepiece of the formal landscaping of the cemetery. This junction is central in creating a sense of focus and uniformity in an otherwise meandering landscape.



VIEW C WEST ALONG CENTRAL AXIS OF CENTRE AVENUE

The view point

The Anglican Chapel is at the forefront of this formal composition, with numerous designated assets in shorter and longer views along the avenues.

Significance: High

The Centre Avenue is the centrepiece of the formal landscaping of the cemetery. This junction is central in creating a sense of focus and uniformity in an otherwise meandering landscape.



VIEW D THE ENTRANCE GATEWAY

The view point

The Entrance Gateway is a Grade II* listed structure and was deliberately positioned away from the chapels and designed to allow a meandering and green entrance to the cemetery. Several Grade II assets are in direct views from this location.

Significance: Medium

The Entrance Gateway and the views from it were carefully planned at the cemetery's inception.



VIEW E SOUTH FROM THE ANGLICAN CHAPEL

The view point

This is a less formal view and not part of the formal landscaping to frame the Anglican Chapel. It is however an elevated position affording the opportunity for longer views of the cemetery and beyond. Several designated assets are in the immediate foreground.

Significance: Medium

A good example of one of the less formal views that can be gained in the cemetery.



VIEW F SOUTH EAST TOWARDS DISSENTERS' CHAPEL

The view point:

The Dissenters section of the cemetery was originally laid out as a secondary element to the Anglican part of the cemetery and as such the oval hard landscaping in this element feels less formal. The Dissenters Chapel is a Grade II* listed structure. Its setting has been impacted upon by the urban development behind the cemetery.

Significance: Medium.

This part of the cemetery does not have the same grand formality as the Central Avenue, however the Dissenters Chapel is a significant building and views to it retain historic significance.



SECTION 2

VIEW G SOUTH FROM NORTH TERRACE COLONNADE

The view point

From this viewpoint there are wide views over the cemetery with the Anglican Chapel at the centre. Some designated heritage assets are in the immediate vicinity, including the Colonnade Building itself.

Significance: Medium

Significant for longer views of the cemetery and beyond.



VIEW H

WEST TOWARDS ANGLICAN CHAPEL

The view point

The rear of the Anglican Chapel, framed by the colonnades either side.

Significance: Medium

The Anglican Chapel is at the forefront of this view, with numerous designated assets in shorter and longer views.



VIEW I SOUTH FROM JUNCTION AVENUE

The view point

One of the more informal areas of the cemetery, showing soft landscaping, mature trees and views from the site towards the Canal Entrance.

Significance: Medium

Whilst the view itself has less heritage significance than the more formal areas of the cemetery, any new development will have an impact on the character and appearance of this part of the cemetery.



VIEW J SOUTH FROM BRANCH AVENUE

The view point

One of the more informal areas of the cemetery, showing soft landscaping, mature trees and views from the site of the existing gasometers.

Significance: Medium

Whilst the view itself has less heritage significance than the more formal areas of the cemetery, any new development will have a significant visual impact and transform the character of this part of the cemetery.



VIEW K SOUTH-EAST TOWARDS DISSENTERS CHAPEL

The view point

The Dissenters section of the cemetery was originally laid out as a secondary element to the Anglican part of the cemetery and as such the oval hard landscaping in this element feels less formal. The Dissenters' Chapel is a Grade II* listed structure. Its setting has been impacted upon by the urban development behind the cemetery, which is prominent in this view.

Significance: Medium

This part of the cemetery does not have the same grand formality as the Central Avenue, however the Dissenters' Chapel is a significant building and views to it retain historic significance.

