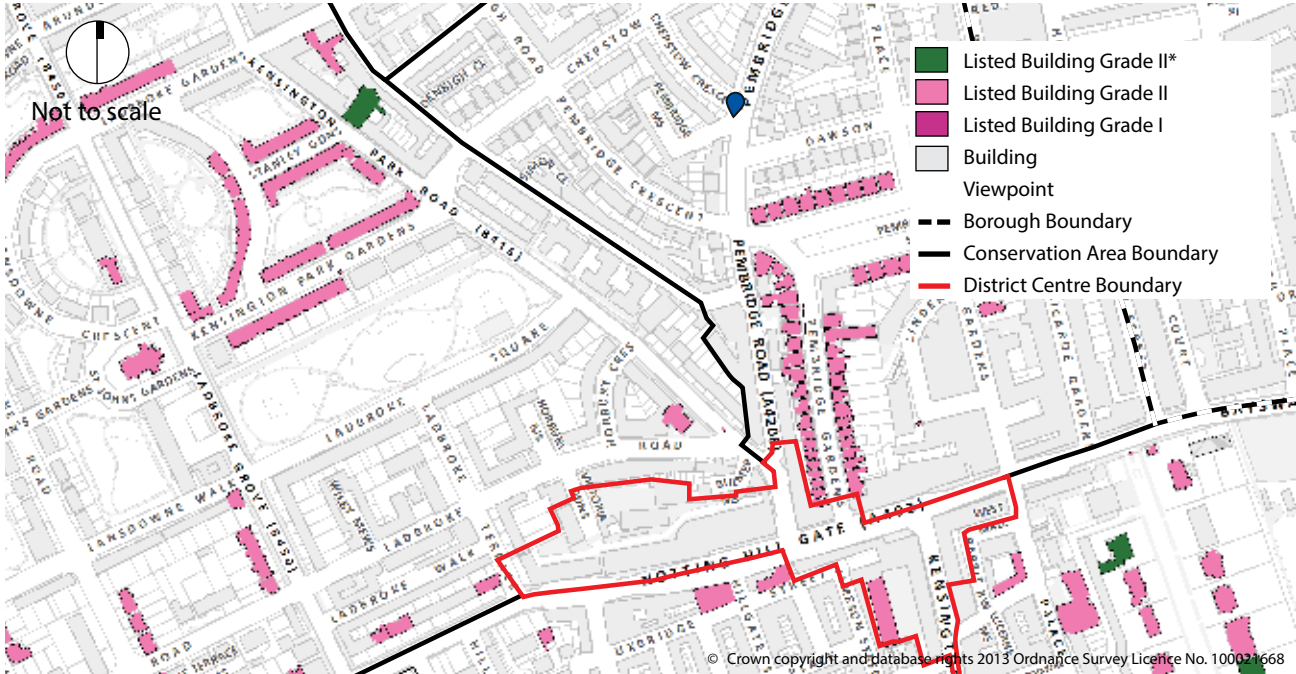




# View 24 Pembridge Villas



### Identification

**The view point:** this view point is located on the informal pedestrian crossing at Pembridge Villas to the north of the junction of Pembridge Villas and Chepstow Crescent. It is in the viewing place of this part of Pembridge Villas. The view looks toward Notting Hill Gate and Newcombe House.

**Designated historic assets:** listed buildings in this view include the rear of 35 Pembridge Square, a Grade II listed mid C19 three storey detached house English Heritage Reference (422929) to the left of the view. The view is located within the Pembridge Conservation Area. With the exception of Campden Hill Towers, everything seen in the view is within the Conservation Area.

### Analysis

**Elements in the view:** Three and four storey villas and terraces on both sides of the road presents a varied roofline. The buildings here are set back from the road with front gardens resulting in a relatively wide highway which dominates the foreground of the view accommodating footways, parallel parking and two running lanes. The front gardens support mature tree and shrub planting. Campden Hill Towers is in the background, in the centre of the view.

**The view itself:** is informal and curved, with Campden Hill Towers appearing on the skyline at the point the view is deflected round the curve.

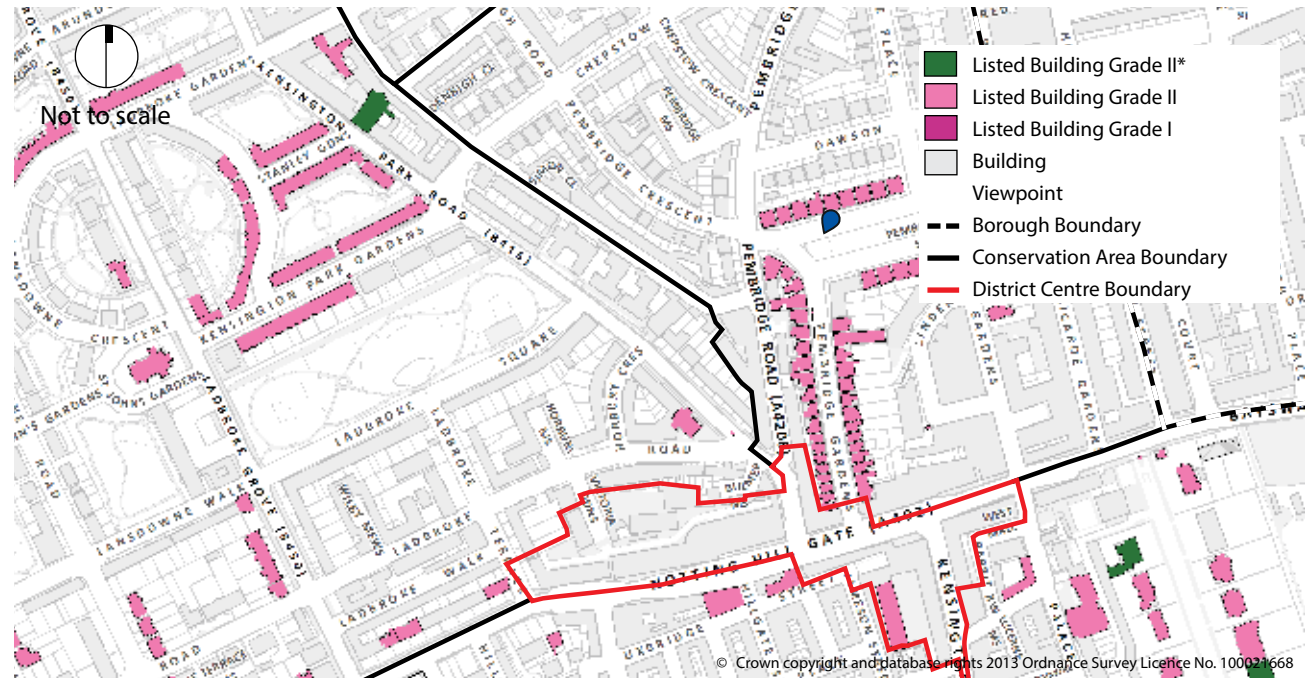
**Season and time of day:** the photograph was taken in December 2012 and therefore shows limited tree canopy. In the summer the view would be very different, with most of the buildings in the view being screened by the trees. Campden Hill Towers would also be partially screened. At night street lighting relatively bright because of the role of the street in the transport network.

### Significance

The planned mid-19th century layout is still clearly discernible and the original, salubrious built form mostly survives. The historic front gardens and mature planting compliment this. The properties in the view are typical of streets within the Hall Estate which is characterised by generous Victorian Villas. There is a strong sense of the historic street pattern. The roofline is complete along the attractive curved street emphasising this architectural coherence. The curve closes the historic streetscene. Campden Hill Tower disrupts this view, imposing itself above the roofline and harming this composition.



## View 25 Pembridge Square



### Identification

**The view point:** this view point is located on the footway outside 30 Pembridge Square. It is in the viewing place of the western side of Pembridge Square. The view looks south west towards Notting Hill Gate and Campden Hill Towers.

**Designated historic assets:** Grade II Listed mid C19 buildings in this view include, from the left below Campden Hill Towers; 30 Pembridge Gardens detached three storey house English Heritage Reference (422720), 32 Pembridge Gardens detached three storey house English Heritage Reference (422721), 34 Pembridge Gardens, a three storey detached house English Heritage Reference (422751) 3 Pembridge Square a detached five storey house with attic English Heritage Reference (422794) and 2 Pembridge Square a detached four storey house English Heritage Reference (422793) and 1 Pembridge Square, four storey detached house, now a public library, English Heritage Reference (422792). The view is located within the Pembridge Conservation Area. With the Exception of Campden Hill Towers everything seen in the view is within the Conservation Area.

### Analysis

**Elements in the view:** the seven storey brick built Vincent House residential block frames the left hand side of the view which looks across the garden square to the properties which bound the square to the south west. These three, four and five storey villas provide a varied roofline which includes the distant Campden Hill Towers which can be seen to the right of Vincent House. The square is bounded by cast iron railings and is laid out with lawns and mature tree and shrub planting.

**The view itself:** the buildings fronting Pembridge Square form part of the planned unified townscape of Pembridge Gardens and Square. Although Campden Hill Towers can be seen on the skyline the varied scale of the buildings fronting the square and the enclosed nature of the view reduce the visual impact of the Campden Hill Towers on the Conservation Area.

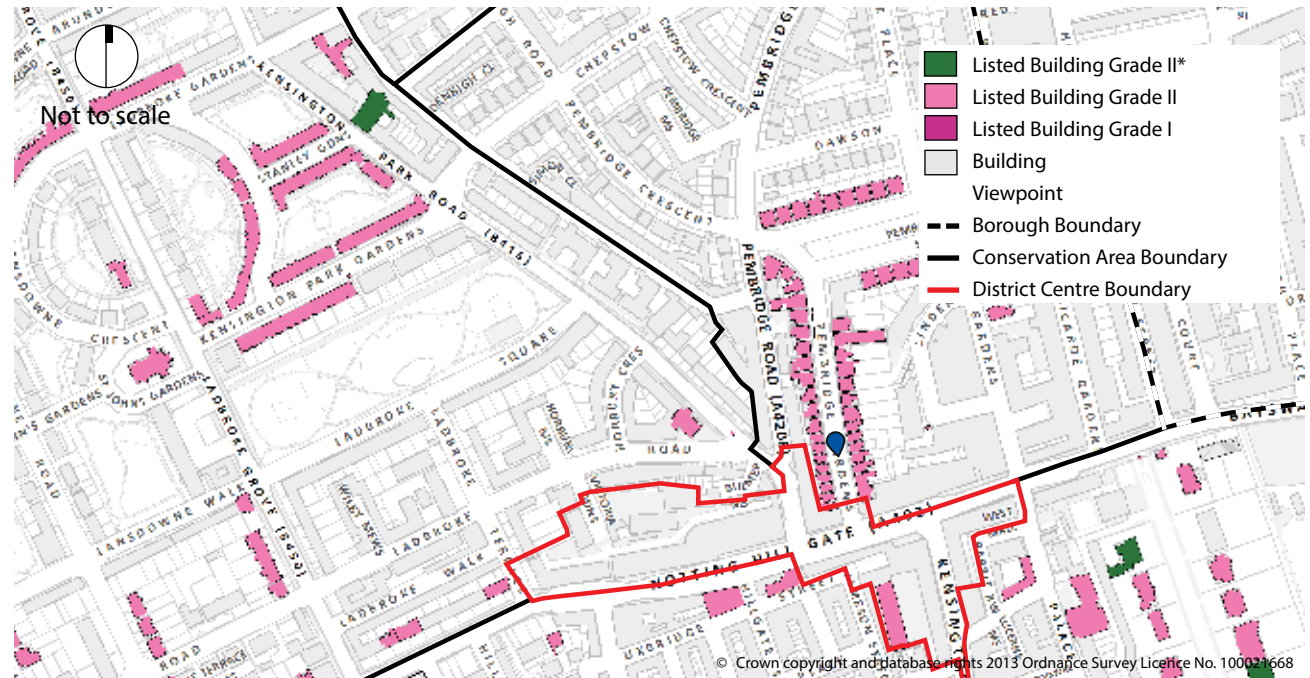
**Season and time of day:** the photograph was taken in December 2012 and therefore shows limited tree canopy. Evergreen shrub planting is visible in Pembridge Square. In the summer the view would be very different, with most of the buildings in the view screened by the trees. At night there would be a low level of street lighting.

### Significance

Pembridge Square is a mid 19th century planned garden square which forms the centrepiece of the Conservation Area as described in the Conservation Area Proposals Statement. The surviving Grade II listed Victorian villas enclose the garden square giving a formality to the view. The mature planting offers an interesting contrast to the stuccoed frontages of the original buildings. The uniformity has partly been eroded through the construction of Vincent House, however the original layout is still clearly discernible. Campden Hill Towers forms an unattractive background to the square.



## View 26 Pembridge Gardens



### Identification

**The view point:** this view point is located on the footway outside 14 Pembridge Gardens. It is in the viewing place of the southern end of Pembridge Gardens. The view looks south along Pembridge Gardens towards David Game House.

**Designated historic assets:** Grade II Listed mid C19 buildings include the following detached three storey houses on the right (west side) of the view; 14 Pembridge Gardens, English Heritage Reference (422712), 12 Pembridge Gardens English Heritage Reference (422679), 10 Pembridge Gardens English Heritage Reference (422678), 8 Pembridge Gardens English Heritage Reference (422677), 6 Pembridge Gardens English Heritage Reference (422676), 4 Pembridge Gardens English Heritage Reference (422675), 2 Pembridge Gardens English Heritage Reference (422674). The left (east side) of the view includes 1-5 Pembridge Gardens a three storey plus attic and basement terrace English Heritage Reference (422752). These buildings form part of unified scheme with No's 1-29, 2-12, 16-34 and Pembridge Square. The view is located within the Pembridge Conservation Area. The terraces on either side of the view are within the Conservation area, but the buildings at the end of the terraces, and David Game House which closes the view, are not in the Conservation Area.

### Analysis

**Elements in the view:** to the left and right of the view are listed 4 storey terraces, set back from the street, with projecting porticoes. At the end of the terrace on the left is a 4 storey building, with shop fronts at ground floor, that fronts onto Notting Hill Gate. This building projects forward of the building line of the terrace, and its red brick rear facade is visible. Newcombe House is visible projecting above this building and the end of the terrace. The stone facade of a relatively recent building is visible to the right of the view. It also has a building line which projects forward of the building line of the adjacent terrace. However, the stone facade works well in providing a positive 'stop' to the terrace. Again, this building fronts onto Notting Hill Gate with a bank on the ground floor. The view is closed by David Game House, part of the 1950s redevelopment. Coloured panels were introduced in an attempt to enliven the facade.

**The view itself:** this is a short, formal view, fronted by buildings that provide symmetry across the street. It has a strong and consistent roof line in Pembridge Gardens. David Game House does not maintain this roof line, and does not provide the elevation that would benefit this formal view.

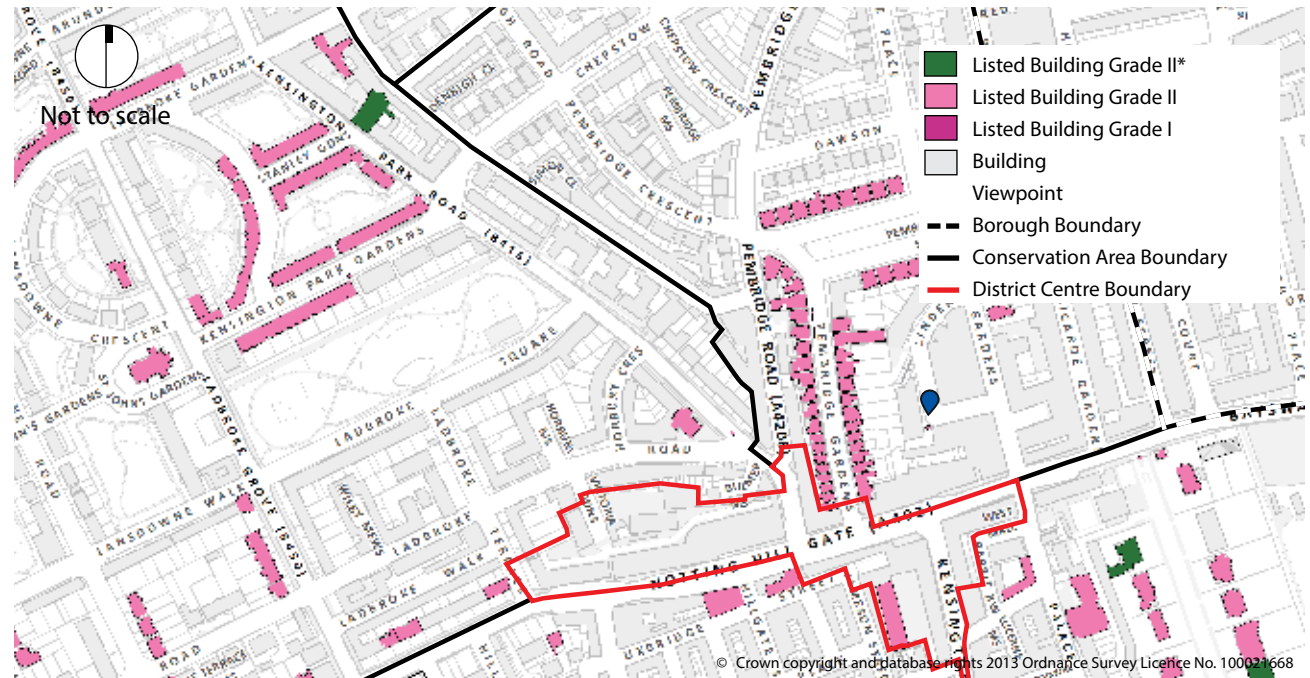
**Season and time of day:** the photograph was taken in April 2013 and therefore shows limited street tree canopy. There are some small street trees that would introduce some greenery in the summer, but not greatly alter the view. At night there is low level street lighting, and there would be limited light spill from the houses.

### Significance

The street has retained the original built form and character with a strong architectural quality. This is reflected in the Grade II listed status of all the historic properties within the view. The planned mid-19th century symmetrical layout is clearly discernible with terraces of uniform height and consistent rooflines. The terrace is terminated by the flank elevations of the commercial properties of Notting Hill Gate. This view marks the architectural distinction between the 19th century planned residential development and the informal commercial character of Notting Hill Gate. Newcombe House has a looming presence rising above the classical architecture.



## View 27 Linden Gardens



### Identification

**The view point:** this view point is located on the footway outside number 67 Linden Gardens. It is in the viewing place of this corner of the Gardens. The view looks south towards Linden Mews and Newcombe House behind.

**Designated historic assets:** listed buildings in this view include the Grade II listed Archway to Linden Mews English Heritage Reference (421876). The view is located within the Pembridge Conservation Area. Everything seen in the view, except for Newcombe House, is within the Conservation Area.

### Analysis

**Elements in the view:** the view comprises brick and stucco terraces of four storeys with an additional roof level storey. Linking the two terraces in the corner of the Gardens is the listed archway which marks the entrance to Linden Mews towards the centre of the view. Newcombe House is visible in the gap between the two terraces, above the listed mews arch. There is a mature plane tree on the corner of the footway.

**The view itself:** this is an enclosed geometric view formed by the Linden Gardens terraces. The townscape gap between the terraces is blocked by Newcombe House.

**Season and time of day:** the photograph was taken in December 2012 and therefore shows limited tree canopy. In the summer the mature plane tree would add considerable greenery, but would not significantly alter the view, as the terraces, and Newcombe House, would remain visible. At night there is low level street lighting appropriate to a residential area.

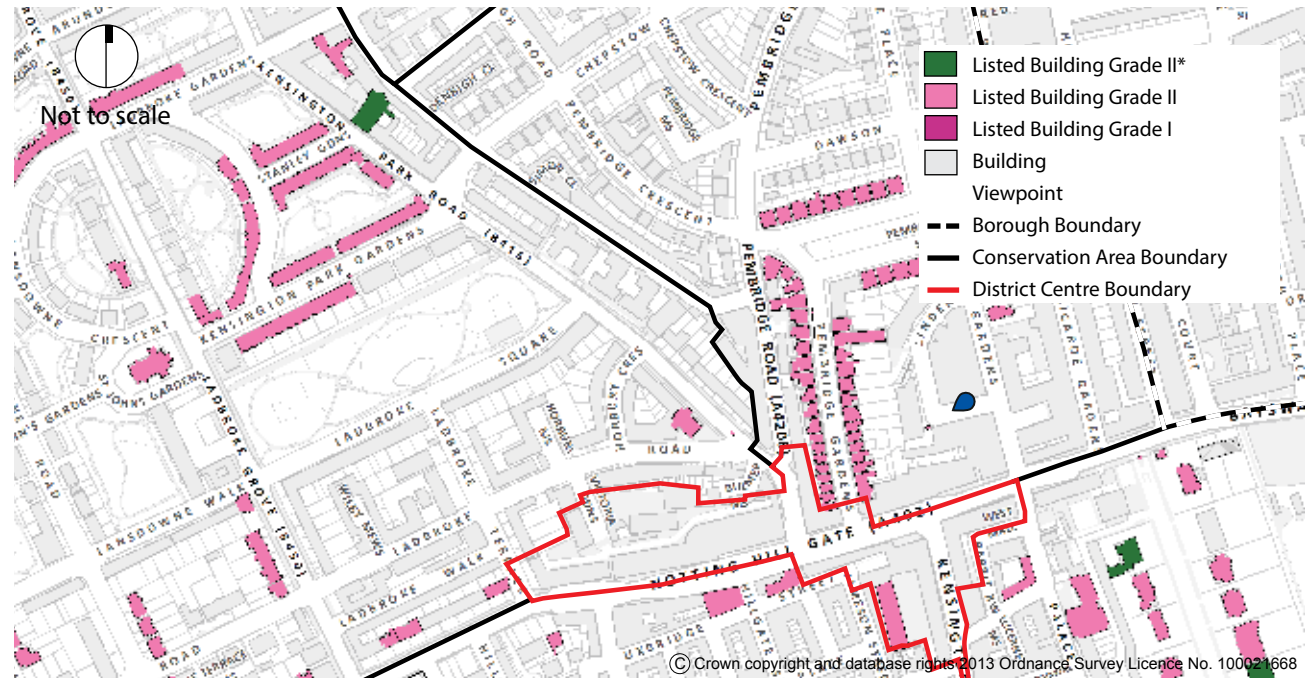
### Significance

Linden Gardens is a late 19th century formal square forming part of the Ladbroke Estate. The tall, narrow terraces frame the square giving a formality to the view. Newcombe House obscures the important townscape gap between the historic terraces, harming the original composition. Newcombe House also detracts from the Grade II listed Mews arch through its overbearing presence.





## View 28 Linden Gardens



### Identification

**The view point:** this view point is located on the footway close to the entrance of 75 Linden Gardens. It is within the viewing point of the corner of Linden Gardens. The view looks west towards Linden Mews and Campden Hill Towers.

**Designated historic assets:** listed buildings in this view include the Grade II listed Archway to Linden Mews English Heritage Reference (421876). The view is located within the Pembridge Conservation Area. With the exception of Campden Hill Towers, everything seen in the view is within the Conservation Area.

### Analysis

**Elements in the view:** the view comprises brick and stucco terraces of four storeys with an additional roof level storey. Linking the two terraces in the corner of the Gardens is the listed archway which marks the entrance to Linden Mews towards the centre of the view, with the gable end of one of the mews properties behind. Campden Hill towers is visible in the gap between the two terraces, above the gable end. There is a mature plane tree in the foreground.

**The view itself:** this is an enclosed geometric view formed by the Linden Gardens terraces. The townscape gap between the terraces is blocked by Campden Hill Towers. However, in this view, because of the time of day, the visual contrast with the mews gable end allows Campden Hill Towers to be seen as a separate element, and the gap is thus more discernable than in View 27.

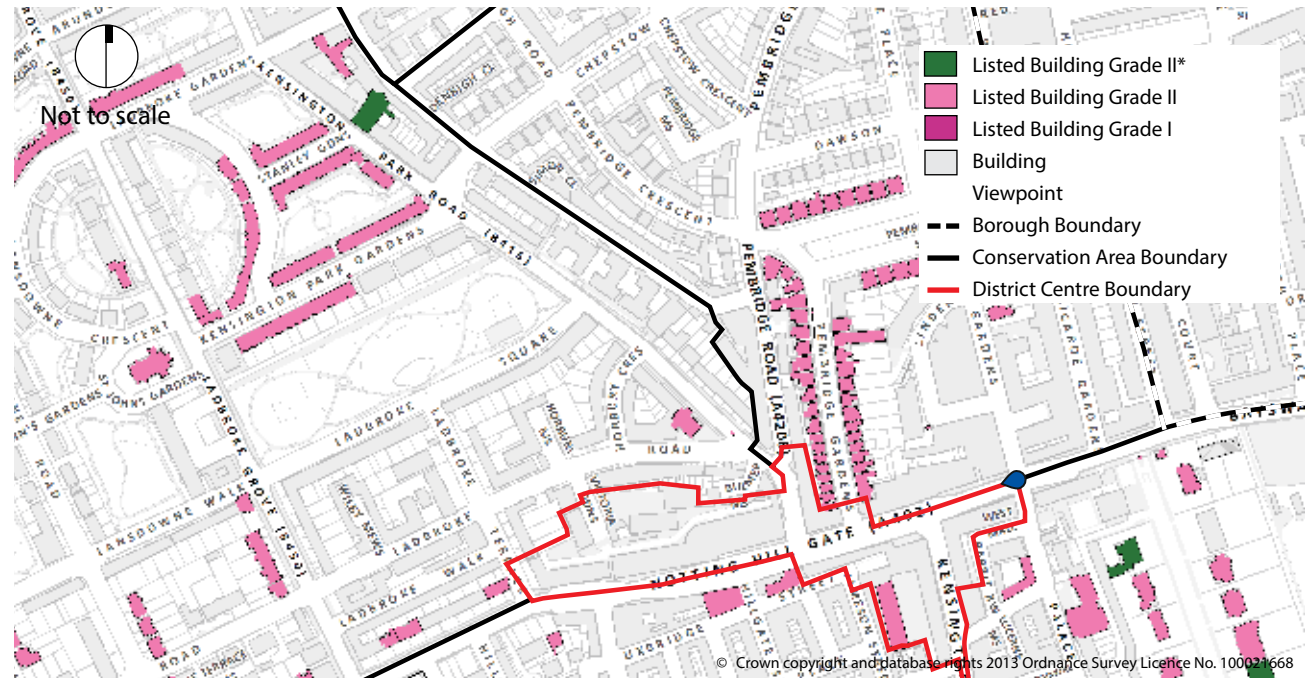
**Season and time of day:** the photograph was taken in December 2012 and therefore shows limited tree canopy. It would be largely the same in the summer as the view is beneath the canopy of the plane in the foreground. At night there is low level street lighting appropriate to a residential area.

### Significance

Linden Gardens is a late 19th century formal square forming part of the Ladbroke Estate. The tall, narrow terraces frame the square giving a formality to the view. Campden Hill Towers obscures the important townscape gap between the historic terraces, harming the original composition. Newcombe House also detracts from the Grade II listed Mews arch through its overbearing presence.



## View 29 Notting Hill Gate



### Identification

**The view point:** this view point is located at the north eastern corner of the junction of Notting Hill Gate and Linden Gardens at the signal controlled pedestrian crossing. This is within the viewing place of this eastern stretch of Notting Hill Gate. The view looks west along Notting Hill Gate towards Campden Hill Towers.

**Designated historic assets:** listed buildings in this view include; the Grade II listed Gate Cinema by William Hancock (1911) English Heritage Reference (485476) and the Grade II Coronet Cinema by WGR Sprague (1898) English Heritage Reference (425558) on Notting Hill Gate. The view is located within the Pembridge Conservation Area. However, most of the buildings in the view are not in conservation areas. The exceptions are the terrace and shop fronts to the right of the view in the foreground, and the terrace including the Coronet Cinema to the left of the view in the distance.

### Analysis

**Elements in the view:** to the left of the view are Astley House and David Game House which are both four storey with shop fronts at ground floor. Behind Astley House is Newcombe House, set back from the street frontage. Beyond David Game House the cupola of the listed Coronet Cinema can be clearly seen on the skyline. To the right of the view are single storey shop fronts in front of a three storey terrace. Campden Hill Towers is visible above this. The foreground is dominated by the highway which comprises east and west bound traffic lanes.

**The view itself:** this is a straight directional view where the street is wider than the buildings that front it. The view is dominated by the 1950's redevelopment.

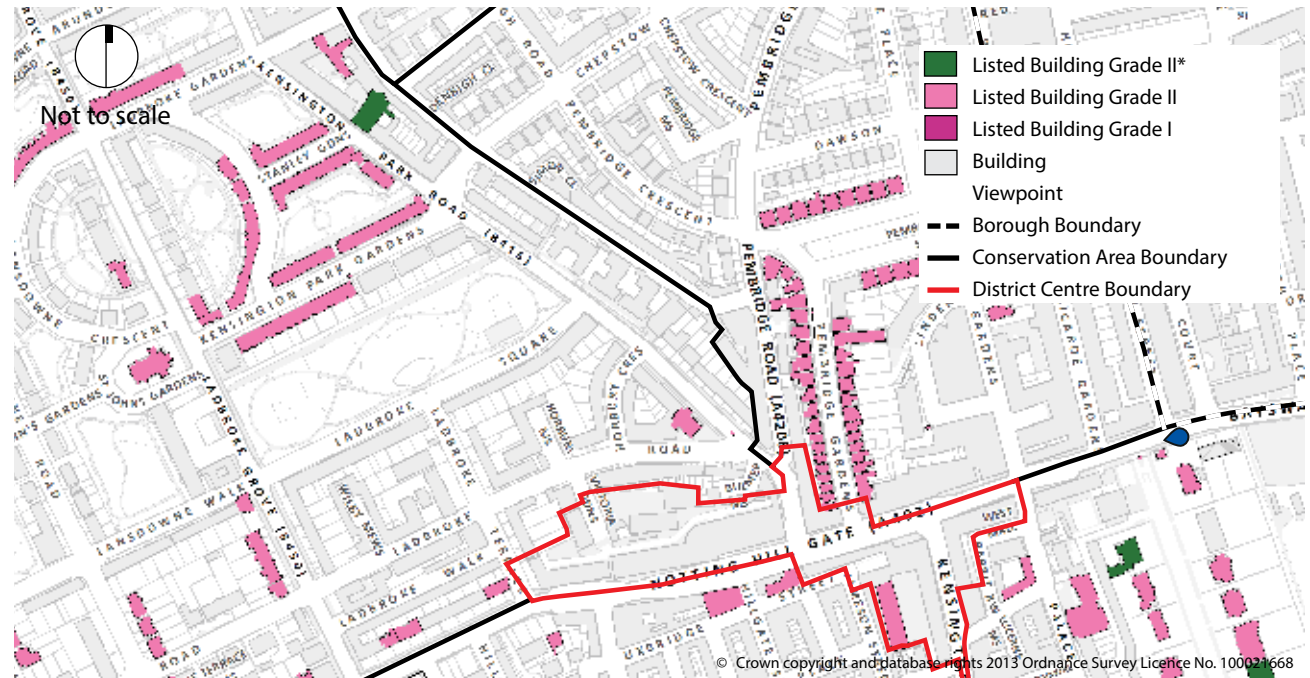
**Season and time of day:** the photograph was taken in November 2012 and therefore shows limited tree canopy. There are some street trees in the view, but they are not of a size to substantially alter this view in the summer. At night in addition to high level street lights, there will be considerable light spill from shops as well as lights from the passing traffic.

### Significance

The view is of Notting Hill Gate, which has historic significance as a commercial centre. As such, commercial buildings line the street, dating from both the Victorian and post war periods. Aesthetically, the wide historic thoroughfare dominates the view. The trees soften the streetscene. In the distance the dome of the Grade II listed Coronet Cinema forms an attractive local landmark. In this setting the post war architecture does not sit uncomfortably within the streetscene.



## View 30 Bayswater Road



### Identification

**The view point:** this view point is located on the footway to the east of the junction of Bayswater Road / Palace Court and Kensington Palace Gardens. It is within the viewing place of Notting Hill Gate near this junction. The view looks west along Bayswater Road towards Campden Hill Towers.

**Designated historic assets:** listed buildings in this view include; the Grade II listed gateways to Kensington Park Gardens (1845) English Heritage Reference (419862). The view is located within the Kensington Palace Conservation Area. The administrative boundary between Westminster City Council and the Royal Borough of Kensington and Chelsea runs along the middle of Bayswater Road and Ossington Street. This also forms the boundary between Kensington Palace Conservation Area and the Hallfield Estate Conservation Area in Westminster. Most of the buildings in the view are within conservation areas. The exceptions are the Czech Embassy to the left of the view, and Campden Hill Towers in the centre of the view.

### Analysis

**Elements in the view:** To the left is the historic gateway to Kensington Palace Gardens, the modernist Czech Republic Embassy by Šrámek, Bočan and Štěpánský which received an RIBA Award in 1971, and a substantial mature plane tree. To the right of the view are three and four storey brick and stucco terraces with shops on the ground floor. The eighteen storey Campden Hill Towers is highly visible towards the centre of the view. The foreground is dominated by the four lane highway of Bayswater Road (A402).

**The view itself:** this is a straight directional view dominated by the wide carriageway and Campden Hill Towers.

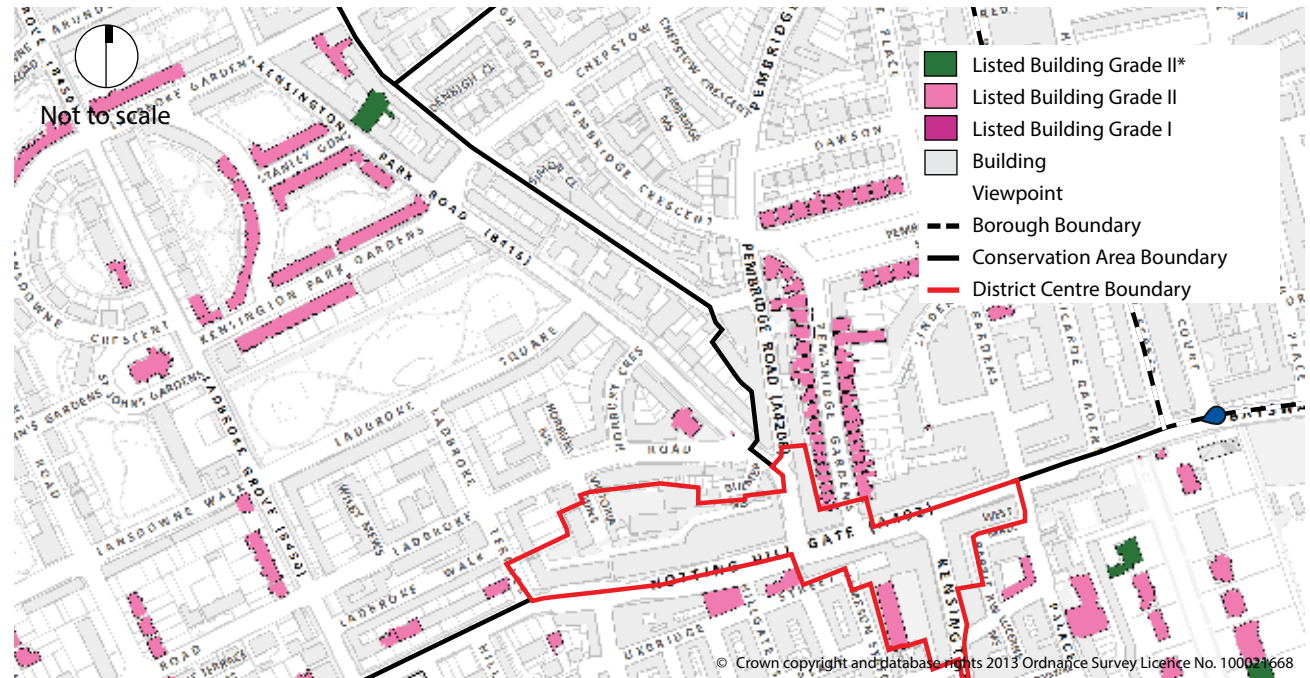
**Season and time of day:** the photograph was taken in March 2013 and shows limited tree canopy. There are a number of street trees, but most are small and will not screen buildings, thus the view will not be greatly altered. At night in addition to high level street lights, there will be considerable light spill from shops as well as lights from the passing traffic.

### Significance

This view is highly significant as the historic route from London to the west. This long straight, thoroughfare dominates the view with a mix of building styles and ages. To the north there is a sense of uniformity with the surviving Victorian architecture forming part of the Pembridge Conservation Area. To the south the Grade II listed gateway to Kensington Park Gardens is a local landmark. The brutalist architecture of the Czech Embassy announces the start of the commercial centre with Campden Hill Towers dominating the skyline.



## View 31 Bayswater Road



### Identification

**The view point:** this view point is located on the footway to the east of the junction of Bayswater Road / Palace Court and Ossington Street adjacent to a central traffic island. This is within the viewing place of Notting Hill Gate near this junction. The view looks west along Bayswater Road towards Notting Hill Gate. The view is located within the City of Westminster.

**Designated historic assets:** listed buildings in this view include; the Grade II listed gateways to Kensington Park Gardens (1845) English Heritage Reference (419862) and the Grade II listed Gate Cinema by William Hancock (1911) English Heritage Reference (485476) and the Grade II Coronet Cinema by WGR Sprague (1898) English Heritage Reference (425558) on Notting Hill Gate. The view is located within the Bayswater Conservation Area in the City of Westminster. The administrative boundary between Westminster City Council and the Royal Borough of Kensington and Chelsea runs along the middle of Bayswater Road and Ossington Street. This also forms the boundary between Kensington Palace Conservation Area and the Hallfield Estate Conservation Area in Westminster. The buildings to the left and centre of the view are not within conservation areas.

### Analysis

**Elements in the view:** to the left is the historic gateway to Kensington Palace Gardens, the modernist Czech Republic Embassy by Šrámek, Bočan and Štěpánský which received an RIBA Award in 1971. Beyond this the profile of Newcombe House is visible, with Astley House in front. The cupola of the listed Coronet Cinema is clear on the sky line beyond David Game House. To the right of the view are three and four storey brick and stucco terraces with shops on the ground floor. The foreground is dominated by the highway which comprises four lanes of traffic.

**The view itself:** this straight directional view with a variety of architectural approaches, but with a strong, relatively consistent roof line broken by the cupola of the Coronet Cinema. In this view Newcombe House is not very visible, but that would not be the same for all views in this viewing place.

**Season and time of day:** the photograph was taken in March 2013 and therefore shows limited tree canopy. There are a number of street trees, but most are small and will not screen buildings, thus the view will not be greatly altered. At night in addition to high level street lights, there will be considerable light spill from shops as well as lights from the passing traffic.

### Significance

This view is highly significant as the historic route from London to the west. This long straight, thoroughfare dominates the view with a mix of building styles and ages. To the north there is a sense of uniformity with the surviving Victorian architecture forming part of the Pembridge Conservation Area. To the south the Grade II listed gateway to Kensington Park Gardens is a local landmark. The brutalist architecture of the Czech Embassy announces the start of the commercial centre and largely obscures Newcombe House. The trees soften the streetscene. The cupola of the Grade II listed Coronet Centre is a distant feature on the skyline.





## View 32 Kensington Gardens



### Identification

**The view point:** this view point is located in Kensington Gardens at the junction of North Walk and Lancaster Walk, to the south of the Lancaster Gate entrance. It is within the viewing place of this walkway along the north of the Park. The view looks west along North Walk towards Notting Hill Gate. The view is located within the City of Westminster in the Hyde Park and Kensington Gardens Royal Park.

**Designated historic assets:** Kensington Gardens is a designated Historic Park and Garden, English Heritage reference 1000340. It is in the Royal Parks Conservation Area. Kensington Gardens is designated as Metropolitan Land. Bayswater Conservation Area is located to the right of the view. With the exception of Campden Hill Towers in the far distance, everything seen in the view falls within conservation areas.

### Analysis

**Elements in the view:** the view is an avenue of mature lime trees. The frontage of terraced buildings fronting the Bayswater Road can be seen to the right of the view. Campden Hill Towers is visible at the apex of the view.

**The view itself:** the view is directional and formal, because of the formal alignment of the avenue of trees. In winter the view is also open.

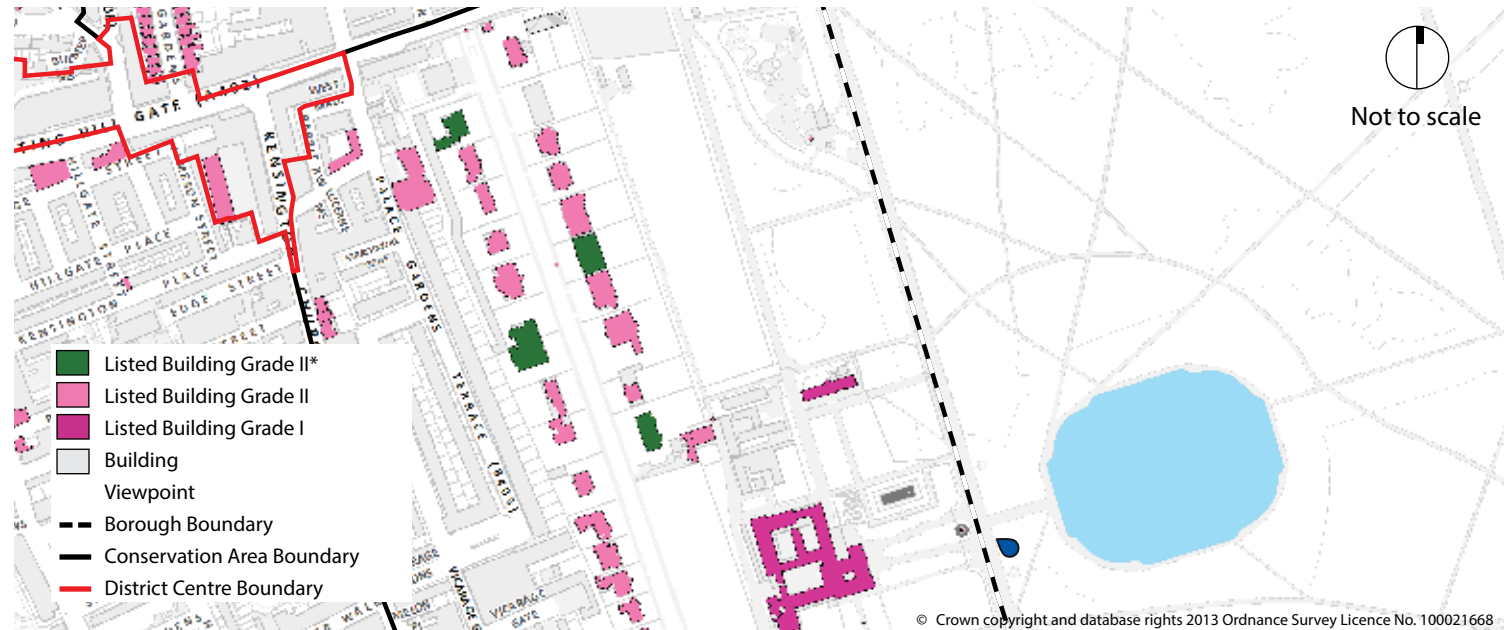
**Season and time of day:** the photograph was taken in December 2012 and therefore shows limited tree canopy. In summer the view would be enclosed, rather than open. The buildings on the Bayswater Road would be largely screened. Campden Hill Towers would also be partially screened. At night the area has limited lighting.

### Significance

The grounds of Kensington Gardens form the setting of the Grade I listed Kensington Palace and are a designated Historic Park and Garden. The historic buildings to the north are visible through the mature tree cover. Campden Hill Towers is visible in long views. The original design intent of the Park is such that adjacent buildings are generally obscured from view.



## View 33 Kensington Gardens



### Identification

**The view point:** this view point is located in Kensington Gardens on the Board Walk. It is within the viewing place of the area between the Palace and the Round Pond. The view looks north west towards of Kensington Palace. The view is located within the City of Westminster, in the Hyde Park and Kensington Gardens Royal Park. This view is identified as a Townscape view (TV1 View of Kensington Palace from the East across the Round Pond) within the Building Height in the Royal Borough SPD, (2010).

**Designated historic assets:** listed buildings in this view include; the Grade I listed Kensington Palace English Heritage Reference (419646) the Grade II listed statue of Queen Victoria (c.1887) English Heritage Reference (419857) and the Grade I listed Orangery by Wren (1704) English Heritage Reference (419647). The rear of the Grade II\* listed 15 Kensington Place Gardens English Heritage Reference (420055) and the rooflines of other listed buildings along Kensington Place Gardens are also visible. Kensington Gardens is a designated Historic Park and Garden, English Heritage reference 1000340. Kensington Gardens is also within the Royal Parks Conservation Area. Kensington Gardens is also designated as Metropolitan Land. With the exception of Campden Hill Towers in the far distance, everything seen in the view is within conservation areas, and most of the buildings are listed.

### Analysis

**Elements in the view:** this view of the Royal Palace complex and formally landscaped gardens is centred on the white marble statue of Queen Victoria seated on Portland stone base. The red and amber brick Orangery is visible to the right of the view. Longer views to Notting Hill Gate are screened by trees. The roofscape of the listed properties at Kensington Palace Gardens is visible through the tree canopy. Campden Hill Towers is visible between the trees in the centre of the view.

**The view itself:** this picturesque view of the Royal Palace complex is open. Although the immediate landscape around the Palace is laid out formally, and the surrounding parkland is semi formal with avenues of trees, this view is informal, because of the angle of the view.

**Season and time of day:** the photograph was taken in March 2013 and therefore shows limited tree canopy. In the summer the buildings in the distance would be screened by the trees. Campden Hill Towers would remain visible in this view, but that may not be true for all views from this viewing place. At night the area has limited lighting.

### Significance

The grounds of Kensington Gardens form the setting of the Grade I listed Kensington Palace and are a designated Historic Park and Garden. The most important part of the view is the Palace and the Grade II listed Queen Victoria statue in the foreground. Campden Hill Tower appears as an incidental feature on the skyline set away from the Palace.



## View 34 Kensington Gardens



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### Identification

**The view point:** this view point is located on the public footway to the south of Round Pond and north of the bandstand. It is within the viewing place of the area to the south of the Round Pond. The view looks north west towards Kensington Palace. The view is located within the City of Westminster, in the Hyde Park and Kensington Gardens Royal Park. This view is identified as a Townscape view (TV1 View of Kensington Palace from the East across the Round Pond) within the Building Height in the Royal Borough SPD, (2010).

**Designated historic assets:** listed buildings in this view include; the Grade I listed Kensington Palace English Heritage Reference (419646) the Grade II listed statue of Queen Victoria (c.1887) English Heritage Reference (419857) and the Grade I listed Orangery by Wren (1704) English Heritage Reference (419647). The rear of the Grade II\* listed 15 Kensington Place Gardens English Heritage Reference (420055) and the rooflines of other listed buildings along Kensington Place Gardens are also visible. Kensington Gardens is a designated Historic Park and Garden, English Heritage reference 1000340. Kensington Gardens is also within the Royal Parks Conservation Area. Kensington Gardens is also designated as Metropolitan Land. With the exception of Campden Hill Towers and Newcombe House in the far distance, everything seen in the view is within conservation areas, and most of the buildings are listed.

### Analysis

**Elements in the view:** this view of the Royal Palace complex and gardens takes in the extensive lawns of Kensington Gardens. The Palace complex occupies the mid-ground and includes; the Grade I listed Palace, the white marble statue of Queen Victoria and the red and amber brick Orangery to the right of the view. The formal terraced gardens with pergola and clipped evergreens and mature specimen trees visually link the Palace and the Orangery. Campden Hill Towers and Newcombe House are visible in the distance at the centre of the view.

**The view itself:** is open, green and informal.

**Season and time of day:** the photograph was taken in December 2012 and therefore shows limited tree canopy. In the summer the orangery would be barely glimpsed through the trees, and Kensington Palace would also be screened by the recently planted trees to the left of the view. As these trees mature the Palace will be visible beneath the canopy, but the roofline would be likely to be screened. At night the area has limited lighting.

### Significance

The grounds of Kensington Gardens form the setting of the Grade I listed Kensington Palace and are a designated Historic Park and Garden. The Palace complex forms the key backdrop to this panoramic view across open parkland. The taller buildings of Notting Hill Gate are visible but the impact is somewhat lessened by trees.



## View 35 Kensington Gardens



### Identification

**The view point:** this view point is located on the Round Pond's eastern footpath. It is within the viewing place of the eastern side of the Round Pond. The view looks north west across the Round Pond towards Kensington Palace. The view is located within the City of Westminster, in the Hyde Park and Kensington Gardens Royal Park. This view is identified as a panoramic view (LP1 Kensington Gardens and Hyde Park), and a Townscape view (TV1 View of Kensington Palace from the East across the Round Pond) within the Building Height in the Royal Borough SPD, (2010).

**Designated historic assets:** listed buildings in this view include; the Grade I listed Kensington Palace English Heritage Reference (419646), the Grade II listed statue of Queen Victoria (c.1887) English Heritage Reference (419857) and the Grade I listed Orangery by Wren (1704) English Heritage Reference (419647). The rear of listed properties along Kensington Palace Gardens are also partially visible. Kensington Gardens is a designated Historic Park and Garden, English Heritage reference 1000340. Kensington Gardens is designated as Metropolitan Land and it lies within the Royal Parks Conservation Area. With the exception of Campden Hill Towers in the far distance, everything seen in the view is within conservation areas, and most of the buildings are listed.

### Analysis

**Elements in the view:** this view of the Royal Palace complex includes the Round Pond in the foreground. The Palace complex occupies the mid-ground and includes; the Grade I listed Palace, framed by trees to the rear, the white marble statue of Queen Victoria and the red and amber brick Orangery to the centre of the view. Campden Hill Towers can be glimpsed towards the right of the view through the tree line.

**The view itself:** is open, and dominated by the round pond.

**Season and time of day:** the photograph was taken in March 2013 and therefore shows limited tree canopy. In summer the Palace would remain clearly visible, but the buildings to the right of the view would be barely visible through the trees. At night the area has limited lighting.

### Significance

The grounds of Kensington Gardens form the setting of the Grade I listed Kensington Palace and are a designated Historic Park and Garden. The Palace complex forms the key backdrop to this panoramic view across the round pond. The taller buildings of Notting Hill Gate are some distance away and largely obscured by trees.





## View 36

## Kensington Palace Gardens



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## Identification

**The viewpoint:** this view point is located outside number 12a Kensington Palace Gardens. It is in the viewing place of the northern part of Kensington Palace Gardens. The view looks north west between 18-19 and 20 Kensington Palace Gardens towards Newcombe House.

**Designated historic assets:** listed buildings in this view include; the Grade II\* listed 18-19 Kensington Palace Gardens, a pair of large houses by the office of Sir Charles Barry (1845-47) English Heritage Reference (420060), the Grade II listed 20 Kensington Palace Gardens by the office of Barry (1845-46) English Heritage Reference (420061), the Grade II listed 21 Kensington Palace Gardens by C.F Oldfield (1845-6) English Heritage Reference (420062), and the Grade II listed 22 Kensington Palace Gardens by C.F Oldfield (1851-3) English Heritage Reference (420159). The view is located within the Kensington Palace Conservation Area. Everything seen in the view is within the Conservation Area.

## Analysis

**Elements in the view:** to the left hand side is the corner of 18-19 Kensington Palace Gardens of three substantial storeys. The centre of the view shows the substantial three storey villa that is typical of this street. Newcombe House and Campden Hill Towers can be made out behind the trees in the private gardens between 18-19 and 20 Kensington Palace Gardens. The substantial entrance forecourts and gardens which characterise the area are well planted with hedge and ornamental trees. The foreground comprises cast iron boundary railings, gates and stucco gate piers and mature street tree planting of London Planes within the footway.

**The view itself:** The villas within substantial grounds leads to a well vegetated view. The villas have consistent rooflines, being rhythmically well spaced along the road.

**Season and time of day:** the photograph was taken in March 2013 and therefore shows limited tree canopy. In the summer the amount of vegetation and mature trees would mean the view would be substantially different. However, glimpses would still be visible across the gardens between the villas. At night there is low level street lighting.

## Significance

The Kensington Pace Conservation Area Proposals Statement refers to this street as remarkable and unique. All buildings within the view, and in the street as a whole, are listed, some Grade II\*. This makes the view of considerable significance. The wide scale of the street, its mature trees and limited levels of traffic provide a distinctive setting for the large residences.



## View 37 Palace Gardens Terrace



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### Identification

**The view point:** this view point is located outside number 2 Palace Gardens Terrace. It is within the viewing place of the southern end of Palace Gardens Terrace. The view looks north along Palace Gardens Terrace.

**Designated historic assets:** listed buildings in this view include the Grade II Listed Mall Chambers, five storey yellow brick improved industrial dwellings J Murray (1865-8) located at the junction of Palace Gardens Terrace and Kensington Mall English Heritage Reference (419645). The view is located within the Kensington Palace Conservation Area. Everything in the view is within the conservation area.

### Analysis

**Elements in the view:** the terraces in the view are three storey white painted buildings, with a semi-basement lower ground floor. Palace Gardens Terrace runs north towards Notting Hill Gate to the right of the view. At the far end of the view the upper storeys of Broad Walk Court are visible above the general roof line. The streetscape includes traditional lamp columns and mature cherry trees.

**The view itself:** the three storey buildings fronting Vicarage Gate and Palace Gardens Terrace enclose the view and provide a continuous roofline.

**Season and time of day:** the photograph was taken in March 2013 and therefore shows limited tree canopy. In spring, the street is a picture of white cherry blossom. In summer the tree cover means the buildings are substantially screened. At night there is low level street lighting.

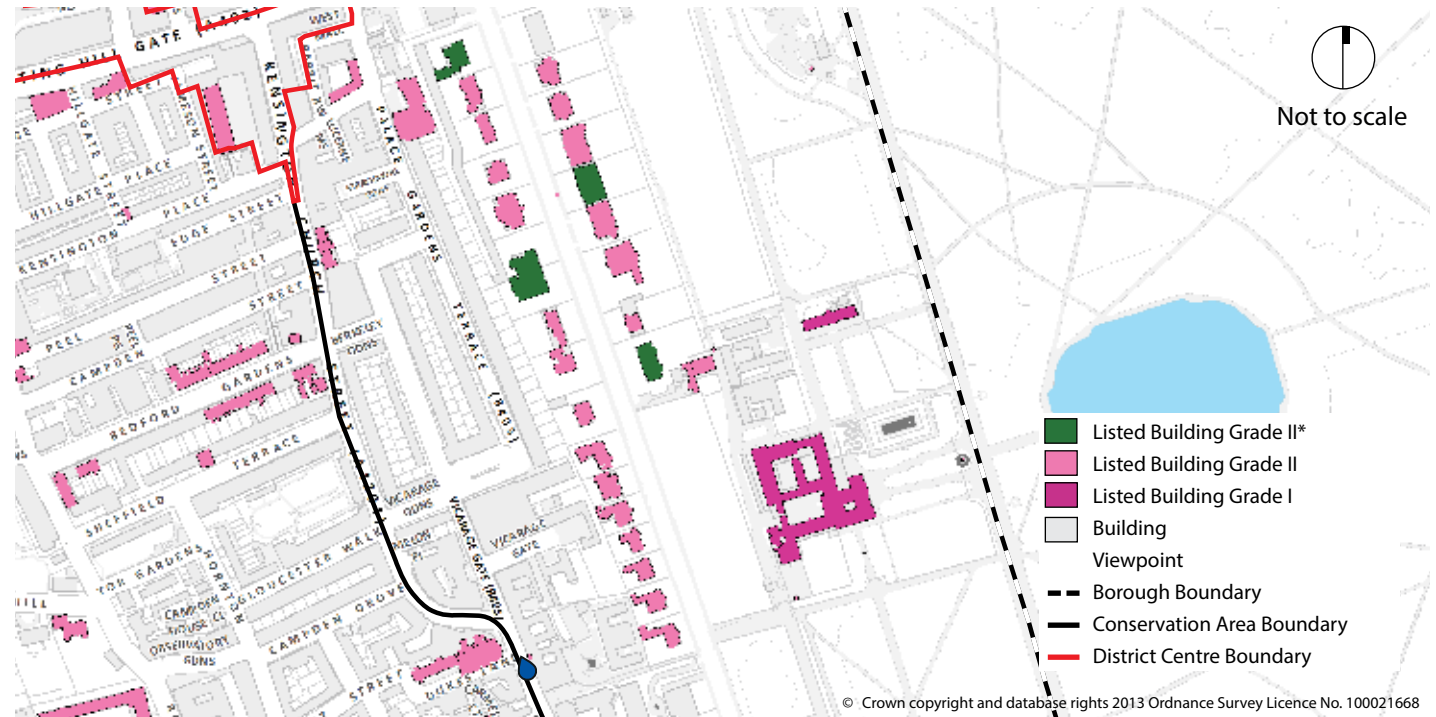
### Significance

The planned mid-19th century layout is still clearly discernible and the original, salubrious built form mostly survives. The trees offer an interesting contrast to the stuccoed frontages of the classical architecture. The properties in the view are typical of streets within this part of the Conservation Area which is characterised by grand Victorian terraced housing. There is a strong sense of the historic street pattern. The roofline is complete along the street emphasising this architectural coherence.



## View 38

### Kensington Church Street



#### Identification

**The view point:** this view point is located on the footway at the south bound bus stop outside number 30 Kensington Church Street. It is within the viewing place of the southern end of Kensington Church Street. The view looks north towards Vicarage Gate.

**Designated historic assets:** listed buildings in this view include the Grade II Listed brown brick Roman Catholic Church of Our Lady of Mount Carmel by Sir Giles Gilbert Scott (1954-59) English Heritage Reference (470625) and the Grade II Listed pair of telephone boxes Sir Giles Gilbert Scott (1935) English Heritage Reference (424947). Kensington Church Street forms the boundary between of Kensington Conservation Area and Kensington Palace Conservation Area where the view is located. With the exception of Newcombe House, visible on the skyline in the distance, everything in the view is within a conservation area.

#### Analysis

**Elements in the view:** the left of the view is the corner of Kensington Church Street and Dukes Lane with the Church of Our Lady of Mount Carmel. At the centre of the view is the 1930's eight storey Winchester Court, located at the corner of Kensington Church Street and Brunswick Gardens. To the right is a three storey Gothic style terrace, with shops at ground floor, with a mansion block behind. Newcombe House is visible on the skyline and partially closes the view.

**The view itself:** the view is channelled along Kensington Church Street and Brunswick Gardens towards Notting Hill Gate and Newcombe House. This view lies within the Old Village character area as identified within Kensington Conservation Area Proposals Statement. The view is well enclosed by the adjacent buildings. in the foreground the Kensington Church Street highway provides an important local connection between Kensington High Street and Notting Hill. The buildings provide a consistent roofline and skylight.

**Season and time of day:** the photograph was taken in March 2013 and therefore shows limited tree canopy. There is a plane tree to the left of the view that would largely screen the church in the summer, but the view would not be significantly altered. Street lighting is relatively bright as the street has an important traffic function.

#### Significance

The view is strongly directional and enclosed. There is a powerful sense of scale with tall island blocks such as Winchester Court and Vicarage Court dominating the view. The Grade II listed Church forms part of this group. Due to the large scale of the buildings in this area, the presence of Newcombe House is minimised.



## View 39 Holland Park

### Identification

**The view point:** this view point is located within Holland Park. This is from the viewing place of the area to the South of Holland House. The view looks east towards Holland House from the footpath to the south west of Holland House.

**Designated historic assets:** listed buildings in this view include; the Grade I Listed early 17th century Holland House English Heritage Reference (419638) and the Grade I Listed Portland stone gate piers Nicholas Stone (1629) English Heritage Reference (419640). Holland Park is on the English Heritage Register of Historic Parks and Gardens, number 1000811. The view is located within the Holland Park Conservation Area. Everything in the view is within a conservation area. The park is also designated as Metropolitan Land.

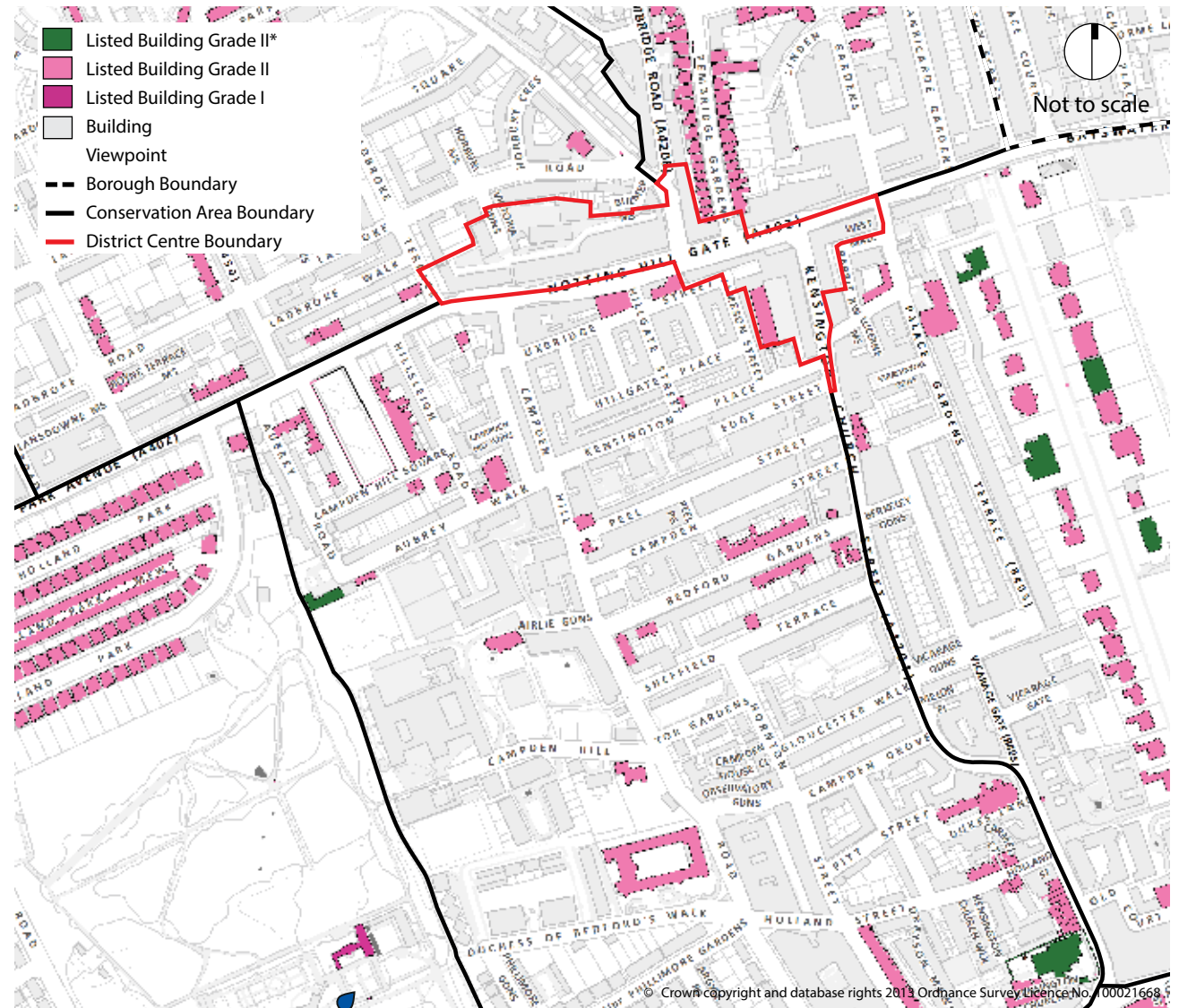
The view south from the terrace of Holland House is identified as an important view in the Holland Park Conservation Area Proposals Statement (p.32). This view is also identified as panoramic view (LP2 Holland Park), within the Building Height in the Royal Borough SPD, (2010) and development should consider the impact on this strategic local view.

### Analysis

**Elements in the view:** the remains of Holland House is visible beneath the canopy of a tree to the left of the view. The par-terre in front of the former house is in the centre of the view. To the right, the 1970's apartment block, Plane Tree House, can be glimpsed through the mature tree planting.

**The view itself:** the view is open with considerable tree planting in the view, including evergreen planting, and evident from the shadows on the path in the foreground and the right of the view..

**Season and time of day:** the photograph was taken in March 2013 and therefore shows limited tree canopy other than the mature evergreen shrubs adjacent to Holland House terrace. In the summer the remains of Holland House would remain visible beneath the tree canopy, and the pathway to the centre and right of the view would be shaded by tree canopies beyond the right of the view.



### Significance

This view is of the Grade I listed Holland House, the remnants of an early 17th century Manor house set within its own parkland. The surviving, distinctive Dutch gable roofline set against the open sky offers visual interest. The mature planting and tree cover provides a sense of enclosure within the park and largely obscures the surrounding urban development.





# 3 Appendices

## i/ Photographic Methodology

### Introduction

This Views Study presents verified photographic views of Notting Hill Gate. The Views Study together with other studies inform the evidence base for the Notting Hill Gate Supplementary Planning Document.

The Views Study provides reliable visual information to be employed in the assessment of the townscape impact of future development proposals for the area.

It identifies a series of defined view points which form the starting point for the preparation of detailed photomontages which will be required to support any subsequent planning application.

### Approach

The views have been taken in accordance with the current Landscape Institute Advice Note 01/11, Photography and photomontage in landscape and visual impact assessment Landscape, and the GLA London View Management Framework SPG (March 2012).

The photographic views show the site and the surrounding context with clear lines of sight and sun angles giving definition to key elements within the view.

All views have been taken with a default fixed focal length fixed lens with a digital camera with an electronic level mounted on a fixed tripod.

The camera supports an integral (Nikon/Cannon) sensor of 4928 x 3264 pixels.

Fixed lenses; Standard (50mm), Intermediate (35mm), wide (24mm), or equivalent have been employed relative to sensor dimensions.

The RAW image files are presented in TIFF format (minimum sharpening) with technical data including GPS camera position coordinates supplied for each view.

Additional views showing the digital camera in position are also provided with technical data supplied in JPEG format.

### Method for producing fixed verified images

Accurate view point positions were confirmed on site with officers from the Royal Borough of Kensington and Chelsea prior to shooting the views which involved the following steps:

1/ Set camera in location, the tripod is set at a default standard height 165cm (based on average human view height).

2/ Level camera accurately (accelerometer accurate to within 0.3 of a degree / external spirit level). Set white balance set to camera native standard daylight. Set aperture and focus for maximum depth of field.

3/ Record raw and high resolution jpeg images simultaneously (Raw and their processed tif files are supplied for rendering purposes, jogs are supplied to surveyors for convenience). Date, time, lens and exposure details are tagged on image file metadata.

4/ Physically mark the ground directly under the tripod centre column. Depending on the surface, a survey nail or flat head steel peg (for soft ground) is driven into the surface to mark a permanent location. Line paint marking is used where required.

5/ Take a photographic record (with date and time on the image file) of the camera ,set up in situ with marker and supplied to verify location view is taken from.

6/ Process the image from the raw file with minimum adjustment for verifiable purposes. Correction for perspective distortion made where necessary.

### Method for panoramic stitch image creation

1/ Set camera in location, the tripod is set at default standard height 165cm.

2/ Level camera accurately (accelerometer accurate to within 0.3 of a degree / external spirit level) on panoramic tripod head and mounted over the lenses nodal point. Set white balance to camera native standard daylight. Set aperture and focus set for maximum depth of field.

3/ Mount camera in portrait mode (to give a 50 degree minimum field of view) to rotate around nodal point.

4/ Take ten exposures made over 180 degrees accurately calibrated at 18 degree intervals. Date, time, lens and exposure details tagged on each image file metadata.

5/ Physically mark the ground directly under the tripod centre column. Depending on the surface, a survey nail or flat head steel peg (for soft ground) is driven into the surface to mark a permanent location. Line paint marking is used where required.

6/ Take a photographic record (with date and time on the image file) of the camera ,set up in situ with marker and supplied to verify location view is taken from.

The ten raw files are stitched together in Adobe Photoshop using Photomerge, rendering an image composed of ten individual layers of frames.

## ii/ View point Location Data

**View point Number: 01 Kensington Church Street**

Date: 23.11.12

Camera: Nikon SLR

Lens: Standard 24mm

(54 degrees horizontal angle of view)

Image file: VIEW1.jpg

Listed Building (Indicative location)



View



Camera location



**View point Number: 02 Kensington Church Street**


Date: 23.11.12

Camera: Nikon SLR

Lens: Standard 24mm

(54 degrees horizontal angle of view)

Image file: VIEW2.jpg

 Listed Building (Indicative location)


View



Camera location





View

■ Listed Building (Indicative location)

**View point Number: 03 Hillgate Place**

Date: 25.11.12

Camera: Nikon SLR

Lens: Standard 24mm

(54 degrees horizontal angle of view)

Image file: VIEW3.jpg



Camera location



View

■ Listed Building (Indicative location)

### View point Number: 04 Hillgate Place

Date: 23.11.12

Camera: Nikon SLR

Lens: Standard 24mm

(54 degrees horizontal angle of view)

Image file: VIEW4.jpg



Camera location



View

■ Listed Building (Indicative location)

**View point Number: 05 Hillgate Place**

Date: 25.11.12

Camera: Nikon SLR

Lens: Standard 24mm

(54 degrees horizontal angle of view)

Image file: VIEW5.jpg



Camera location