

Maple House

Visual Assessment Note, 12th February 2024

- 1.1 This Visual Assessment Note has been prepared by Citydesigner in relation to the proposed changes, at roof level, of the west wing (Block A) of Maple House. The uppermost levels of the existing building are partly visible in the Strategic View from Parliament Hill east summit (LVMF 2B.1), between the Central and Victoria Towers of the Palace of Westminster.
- 1.2 The architects' Design and Access Statement dated February 2024 describes the proposed works to the upper levels of Maple House, which include the conversion of the existing 8th floor plant equipment area and caretaker's flat to provide new office accommodation, the upgrading of existing fenestration and the refurbishment of the granite cladding. This is shown on pages 8 and 9 of the DAS. The proposed landscaped terrace at Level 08 will be accessible from the renovated ancillary office space. These changes are below the Threshold Plane of the Protected Vista, are externally very minor, and would not be discernible in the LVMF view.
- 1.3 At Level 09, the existing roof condition includes plant and telecoms equipment that rise above the Threshold Plane. The proposed changes include the removal of an access ladder from the flat roof at Level 08 with new access via a hatch to the southern stair, new roof coverings and insulation, and infilling of existing vent openings. There is no additional mass proposed at roof level, thereby maintaining the existing roof condition of the building within LVMF 2B.1. The proposals would not cause harm to the existing LVMF view.