

An aerial photograph of a dense urban area, likely a city center, with a river winding through it. A large, prominent square building with a white facade is visible in the center. The image is overlaid with a semi-transparent red rectangle containing text.

Addendum to Heritage and Conservation Assessment

March 2015

(Addendum to Section 5.8
of Planning, Design and
Access Statement)

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1.1 This Addendum to the submitted Heritage and Conservation section of the December 2014 Planning, Design and Access Statement relates to revisions to the Proposed Development of Land at Arthur West House, Fitzjohn's Avenue and updates the assessment provided in the December 2014 Planning, Design and Access Statement.

1.2 The revisions to the Proposed Development are illustrated in the submitted revision plans and elevations and the revised Verifiable Photomontages, and their impact is assessed in the Addendum to the associated Townscape and Visual Impact Statement.

Conservation Area

1.3 In response to the outline appraisal of the character and appearance of the conservation area, the impact of the revisions is as follows:

- on Prince Arthur Road, to make the size of the gap between the pair of linked volumes larger, so as to increase the potential for views through between the volumes;
- to refine the architecture of the proposals, particularly the modelling of the form at the upper levels and the scale of various elements, to create a simpler and more ordered building form;
- to adjust the form and massing of the proposals to relate better to the immediate context, as follows:
 - the base, with the basement and ground floor level now adjusted on both street frontages to enable more planting on the frontages;
 - the middle, with the heights on the street frontages reduced so that the strong cornice line now relates more closely to the eaves lines of the neighbouring buildings;
 - the upper floors, with the faceted form maintained to create a characteristically angular skyline but simplified so that any potential impact in relation to neighbours is reduced.
- to realign the continuous street frontage so that the building line relates more closely to the existing building line along both streets;

- to provide more tree and other planting on both street frontages so that the proposed built form is softened by vegetation;
- to reduce the overall height of the proposals on both street frontages so that it is less than the existing building and similar to the existing building across Fitzjohn's Avenue.

1.4 The Addendum to the Townscape and Visual Assessment concludes that, although there would still be some minor adverse effects, these would be slightly reduced, and they would be more than counterbalanced by a slight increase in beneficial effects as a result of the amendments to the proposals, with overall impacts being minor-moderate beneficial.

1.5 The revisions have reduced the overall size of the Proposed Development and introduced refinements to improve its sensitivity to the character and appearance of the conservation area, integrating the building better into its context, adjusting its scale more to relate more closely to neighbouring buildings and easing the transition in size between it and neighbouring properties still further.

1.6 Overall the amendments to the proposals will enhance its contribution to the conservation area and will preserve and enhance its character and appearance.

Setting of listed building

1.7 The reduction in height of the amended Proposed Development will reduce its visibility from 6 Ellerdale Road. However, it will still be taller than the existing building in this view and so will still potentially be more visible.

1.8 The Proposed Development has been designed to respond more positively to the prevailing architectural character of the area. The refinements to the design approach will reduce any potential impact of the Proposed Development on potential views from the listed building further by reducing the size and scale of the semi-circular bay on the rear elevations and remodelling the top form to create a consistent massing to both buildings at roof level

1.9 The overall effect on the setting of the listed building will still be neutral. The Proposed Development will not cause harm to the significance of the listed building.

