

## Comparison and Assessment

### Kennington Green – Kennington Road

Time	10/01/2013 – 12:38
Lens Focal Length	24mm
Lens Shift	5mm RF
Image Direction	257°
Height	1.60m
Latitude	51° 29' 8.478" N
Longitude	0° 6' 40.458" W

#### Existing View

Kennington Road forms the foreground of this view. The middle-ground comprises Kennington Green, a modest open space with a small number of mature trees, mostly on the western side. The pavements surrounding the green are cluttered with modern street furniture which detracts from the quality of the view. The green is enclosed by four-storey Georgian townhouses. Subtle variations in roofline, brick colour and architectural detailing provide visual interest. The unified style of these buildings creates unity, broken only at the north-western corner of the green. A broad gap here is partially filled by a single-storey wall with a mock façade. The top of the Beefeater Gin Distillery building is visible in the background above.

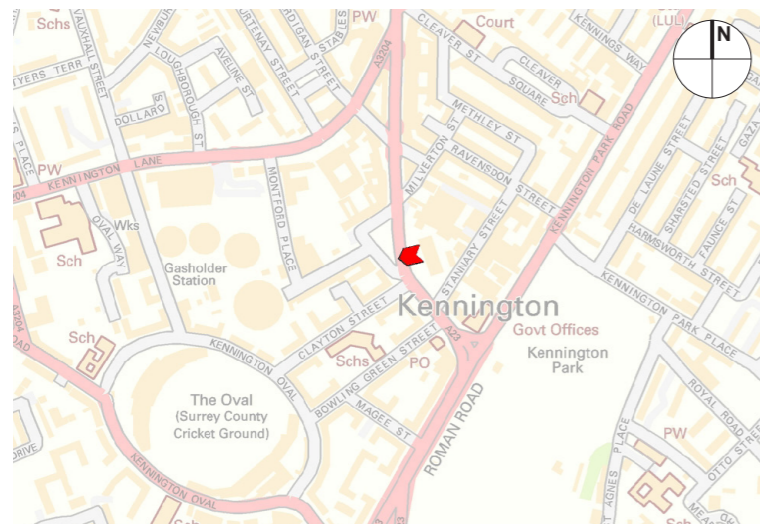


Figure 15 - 8

Viewing Distance @A3: 300mm

Image Dimensions @A3 450x300mm

Existing View



View location

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## Comparison and Assessment

### Kennington Green – Kennington Road

#### Existing and Proposed

The reinstatement of Kennington Green would result in marked improvements in the middle-ground of the view. High quality public realm, sensitive to the historic setting, would unite the pavements and the section of Kennington Road which passes behind the green. The clutter of street furniture would be reduced and replaced with traditional metal post-and-chain fence and lampposts. The head house would contribute to restoring the enclosure of the Green, reflecting the scale, massing and rhythm of the roofline of the surrounding Georgian properties.



Proposed View

Viewing Distance @A3: 300mm

Image Dimensions @A3 450x300mm Figure 15 - 9

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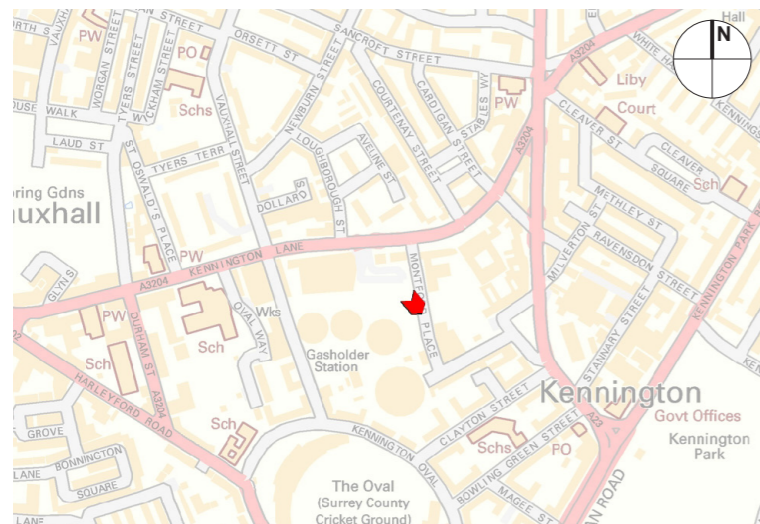
## Comparison and Assessment

### Kennington Green – Montford Place

Time 27/02/2013 – 15:32  
 Lens Focal Length 24mm  
 Lens Shift 6mm RF  
 Image Direction 139.00°  
 Height 1.60m  
 Latitude 51° 29' 10.632" N  
 Longitude 0° 6' 49.338" W

#### Existing View

The road-space and pavements of Montford Place together with a steel palisade fence form the foreground of this view. The fence encloses an area of derelict land which, together with the five-storey industrial buildings of the Beefeater Gin Distillery, comprises the middle-ground. The rear of buildings which front Kennington Green lie in the background of the view, including several listed Georgian townhouses. The turrets on the Beefeater Gin Distillery in the middle-ground and the former Vauxhall Manor School in the background are distinctive focal points.



View location



Figure 15 - 10

Viewing Distance @A3: 300mm

Image Dimensions @A3 448x176mm

Existing View



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## Comparison and Assessment Kennington Green – Montford Place

### Existing and Proposed

A new brick wall would extend left in line with the façade and in the same colour as the existing Beefeater Gin Distillery building, replacing a section of steel palisade fence. A large, round water tank would be located in the middle-ground and would appear above the wall and palisade fence. It would be finished in a recessive matt blue colour and would partially screen views of residential buildings in the background. The proposed head house would also be visible in the background of the view, filling a gap in the skyline to the right of the former Vauxhall Manor School.



Proposed View

Viewing Distance @A3: 300mm

Image Dimensions @A3 448x176mm

Figure 15 - 11

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## Comparison and Assessment

### Nine Elms



Figure 15 - 12 Viewing Distance @A3: 300mm

Image Dimensions @A3 450x300mm

Existing View

Time	10/01/2013 – 13:56
Lens Focal Length	50mm
Lens Shift	Camera set in vertical levelled for panorama around nodal point
Image Direction	327°
Height	1.60m
Latitude	51° 28' 46.566" N
Longitude	0° 7' 42.12" W

#### Existing View

The foreground of this view is formed by the wide road space, pavements and associated street furniture of Wandsworth Road. Post-war residential blocks face the junction with Pascal Street and frame the view to the west. The middle-ground, which dominates the view, is visually bland and lacks focus. It comprises an extensive partially enclosed car park, petrol station and low-rise industrial buildings and Sainsbury's supermarket. The skyline at the centre of the view is relatively flat, punctuated only by a chimney stack, lighting columns which clutter the view and the tops of occasional distant buildings in the background. The view to the east extends along Wandsworth Road to a distinct cluster of modern tall buildings which frame the view. This group is visually distinctive and marks the location of the local centre at Vauxhall in the background.

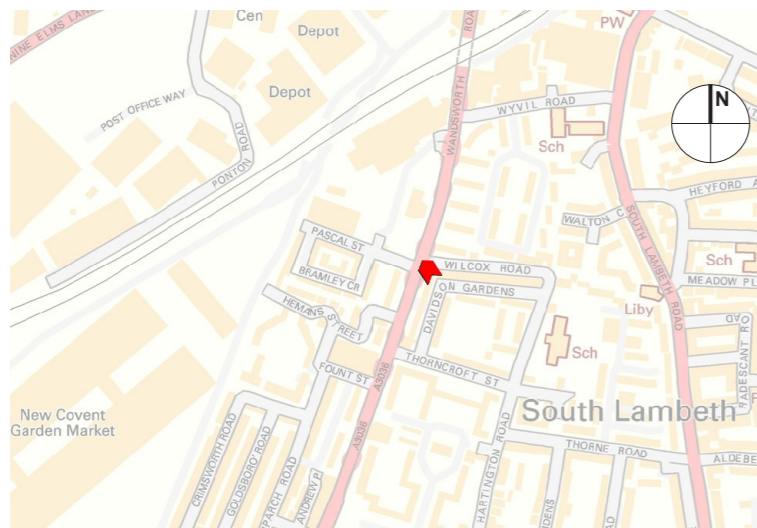
#### Existing and Proposed

The middle-ground of the view would be transformed by the proposed station entrance building which would form a strong focus and would replace the existing cluttered scene. By increasing the enclosure of the streets, the building would also contribute to a stronger sense of place and emphasise its role as a gateway and activity node. The building would be set within a broad, high quality public realm which would extend into the distance along Wandsworth Street and Pascal Street. Trees would also line Pascal Street, providing a visual connection with neighbouring areas.

#### Existing and Proposed with OSD and Cumulative Schemes

The existing view would be transformed by the combination of the proposed station entrance

building and OSD, which would together form a strong focus, replacing the existing cluttered scene. The transformation of the view would be further emphasised by the cumulative effect of the redevelopment of the adjacent Sainsbury's site (to the right of the view). The tall buildings would contribute to a stronger sense of place and the quality of architectural design is fundamental to the contribution to townscape quality and visual amenity. The building would be set within a broad, high quality public realm which would extend into the distance along Wandsworth Street and Pascal Street. Trees would also line Pascal Street, providing a visual connection with neighbouring areas.



View location

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Proposed View

Viewing Distance @A3: 300mm

Image Dimensions @A3 450x300mm

Figure 15 - 13



Cumulative View

Viewing Distance @A3: 300mm

Image Dimensions @A3 450x300mm

Figure 15 - 14



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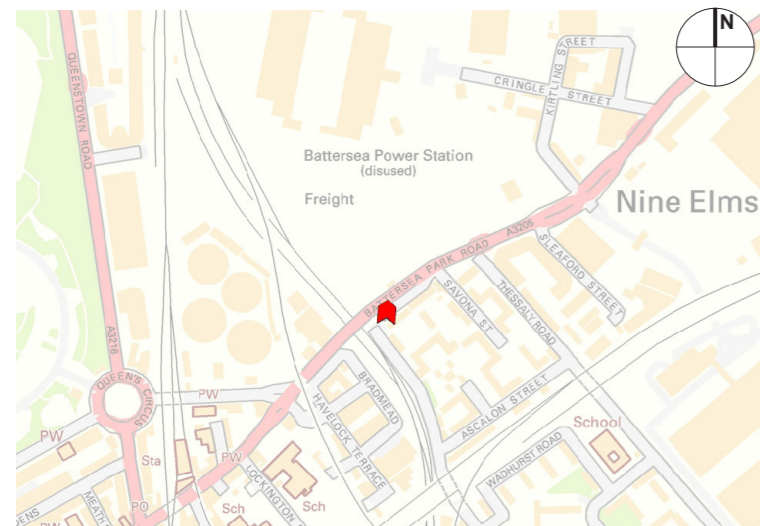
# Comparison and Assessment

## Battersea



Figure 15 - 15 Viewing Distance @A3: 300mm Image Dimensions @A3 450x300mm Existing View

Time	10/01/2013 – 14:42
Lens Focal Length	50mm
Lens Shift	Camera set in vertical levelled for panorama around nodal point
Image Direction	19°
Height	1.60m
Latitude	51° 28' 43.986" N
Longitude	0° 8' 36.924" W



View location

### Existing View

The foreground of this view is formed by Battersea Park Road which is enclosed by hoarding and billboards which carry advertisements. These extend along the street into the distance to the east. The former Battersea Power Station (Grade II\*) dominates the middle-ground of the view to the west and forms an imposing landmark. Other more diminutive industrial buildings, some of which are contemporary or older than the former power station are visible in the middle-ground at the centre of the view. Together these buildings reveal the industrial heritage to the south of the River Thames. Views of these buildings and their setting is however, partially screened by the hoarding. Residential buildings and a public house frame the view in the middle-ground to the south. Gaps between buildings in the middle-ground reveal glimpsed views of the London skyline in the background. The construction of several new tall buildings is evident on the skyline including the Riverlight development further along Battersea Park Road and the 50-storey One St. George Wharf.

### Existing and Proposed

The existing hoarding would be removed, opening up views into the middle-ground of the high quality public realm with the station entrance pavilion at the centre. This would also reveal sweeping views of the listed former Battersea Power Station. Conversely, the station structure and tree planting would conceal more distant views of the London skyline. The scale of the station entrance pavilion would appear in proportion to the residential buildings on the south side of Battersea Park Road. Its slightly elevated position, wide entrance and directional planting would mark its status as a new gateway.

### Existing and Proposed with OSD and Cumulative Schemes

The existing view would be transformed by the combination of the proposed station entrance pavilion and the cumulative effect of the major redevelopment on adjacent land. The substantial new buildings would form a strong focus, replacing the varied, though discordant, middle-ground, which currently characterises the view. The tall buildings would contribute to a stronger sense of place, however, the quality of architectural design is considered fundamental to making a positive contribution to townscape quality and visual amenity. Design quality is key, especially as the former, Grade II\* listed, Battersea Power Station would no longer be visible behind the new buildings and the more distant views of the London skyline would be lost with the foreshortening of the view. The new development would be set within a broad and varied, high quality public realm, which would extend into the distance along Battersea Park Road, including trees to provide further interest and softening of the built form at ground level. The scale of the station entrance pavilion would appear in proportion with the residential buildings on the opposite side of Battersea Park Road, its slightly elevated position and wide entrance marking its status as a new gateway, also in scale with its public realm location.



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Proposed View

Viewing Distance @A3: 300mm

Image Dimensions @A3 450x300mm

Figure 15 - 16



Cumulative View

Viewing Distance @A3: 300mm

Image Dimensions @A3 450x300mm

Figure 15 - 17



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