

(NEW) APPENDIX C

SELECTED IMPORTANT VIEWS IN KNIGHTSBRIDGE

The content of this appendix has been informed by the final report prepared by Land Use Consultants (LUC), published in April 2016 and entitled ‘Report on the Metropolitan Open Land (MOL) within the Knightsbridge Neighbourhood Area: Local Character and Views’ (‘the LUC report’). The LUC report was commissioned by local residents to address constructively the impacts of possible development on the Hyde Park Barracks land. Knightsbridge Neighbourhood Forum’s board unanimously accepted the LUC report on 14 April 2016.

The LUC report assessed the visual amenity and character of the MOL within the Knightsbridge Neighbourhood Area by appraising a series of views. The appraisal identified important characteristics and values, issues and opportunities in respect of each view which are important where development may have an impact on the character of the area in respect of the particular view in question. It also offered guidance to maintain or strengthen local character and improve visual amenity.

The LUC report was referred to in considerable detail in the Knightsbridge Neighbourhood Plan and Knightsbridge Evidence Base Document during the Regulation 14 and 16 consultations. It has been posted prominently on the Forum’s website since April 2016 as important evidence. This appendix extracts relevant points from the LUC report to assist in the determination of planning applications based on each of the identified important views in the LUC report or otherwise.

The view north along Montpelier Street to the south of Montpelier Square was cited in the LUC report as an example which illustrates the smaller, narrower streets and the sense of tranquillity and intimacy that characterises the eastern parts of the Knightsbridge Conservation Area. It was referred to in considerable detail during the Regulation 14 and 16 consultations. The summary of this view has been undertaken on the same basis as the assessed views in the LUC report and the opportunities presented in a consistent manner.

View



Characteristics, values and issues

1. The Albert Memorial from West Lawn

View of Grade I listed Albert Memorial set within a formal avenue of plane trees which focuses views on the monument and provides a formal landscape setting

2. Royal Albert Hall from the South Carriage Drive

View of late-Victorian cultural complex focused around the Royal Albert Hall and adjacent Victorian mansions blocks which have a distinct consistency of scale, materials and design

3. West Carriage Drive looking east

Long vistas along the former exhibition site within Hyde Park, framed by avenues of plane trees and the heritage features of the Knightsbridge Conservation Area

4. Serpentine Bridge looking south-east

Wide views of Hyde Park's parkland landscape framed by the treed skyline

5. Kensington Road at junction with Ennismore Garden looking east

Long vista along Kensington Road with the mature plane trees of South Carriage Drive providing a treed skyline and clearly forming a boundary to Hyde Park.

6. Prince of Wales Gate, South Carriage Drive looking east

View consisting of the long vista along the avenue of mature plane trees and of the trees to the south of South Carriage Drive providing glimpses of the built heritage features of the Knightsbridge Conservation Area

Opportunities

- Maintain and strengthen the parkland setting to the Memorial.

- Maintain and enhance the open greenspace setting to Knightsbridge as expressed in this view.
- Any new elements proposed in the view should not disrupt or detract from the primary heritage features and the view composition.
- The treeline framing the longer vista along the Southern Carriage Drive should be maintained (this may require planning for their replacement).

- Maintain the formal trees along the Southern Carriage Drive (this may require planning for their eventual replacement).
- Any new elements proposed in the view should not disrupt or detract from the primary heritage features and the view composition.
- Measures to reduce the dominance of the South Carriage Drive and Peninsular Tower, and soften their impact on the southern edge of the park, should be considered.

- Any future development should not compromise the parkland landscape setting provided by the treed skyline to the south.

- The trees to the north of the road and the boundary wall and railings form important elements in this view denoting the boundary to the park and should be maintained.
- Measures to reduce the prominence of discordant visual features such as Peninsular Tower would improve the amenity of this view.

- Measures to reduce the dominance of the road and soften its impact on the southern edge of the park should be considered.
- Measures to reduce the prominence of discordant visual features such as Peninsular Tower would improve the amenity of this view.

View



Characteristics, values and issues

7. Trevor Square looking north

Framed views of a classic historic terraced street and its houses within the Knightsbridge Conservation Area

8. South Carriage Drive, near Park Close, looking south west

Long view framed by mature plane trees to the north which provide a green and leafy (in summer) setting to Hyde Park and the Knightsbridge Green Conservation Area

9. The Serpentine Lane, east, looking south-west

Expansive views across the Serpentine Lake, one of the central features of Hyde Park, in a parkland landscape

10. View across the Serpentine Lake from the northern bank looking south-west

Views across the Serpentine Lake framed by the treeline of the parkland landscape beyond

11. View north along Montpelier Street

Long view along the most intact streetscape of elegant late Georgian and early Victorian properties in Knightsbridge. The solitary Peninsula Tower helps to frame what is a classic 'leafy' residential scene within its wider 'urban London' context

Opportunities

- Measures to enable visual links into Hyde Park would improve the amenity of this view.

- Measures to reduce the dominance of the road and soften its impact on the southern edge of the park should be considered.
- Measures to reduce the prominence of discordant visual features such as Peninsular Tower would improve the amenity of this view.

- Measures to reduce the prominence of discordant visual features such as Peninsular Tower would improve the amenity of this view.
- Any future development within the study area should be set behind the skyline of trees to the south.

- Measures to reduce the prominence of discordant visual features such as Peninsular Tower would improve the amenity of this view.
- Any future development within the study area should be set behind the trees to the south.

- Any new elements proposed in the view should not disrupt or detract from the primary heritage features and the view composition.
- Measures to reduce the prominence of discordant visual features such as Peninsular Tower would improve the amenity of this view.