

# Notting Hill Gate

Views Study

Draft November 2013



THE ROYAL BOROUGH OF  
KENSINGTON  
AND CHELSEA

## **Acknowledgements**

Notting Hill Gate - Views Study

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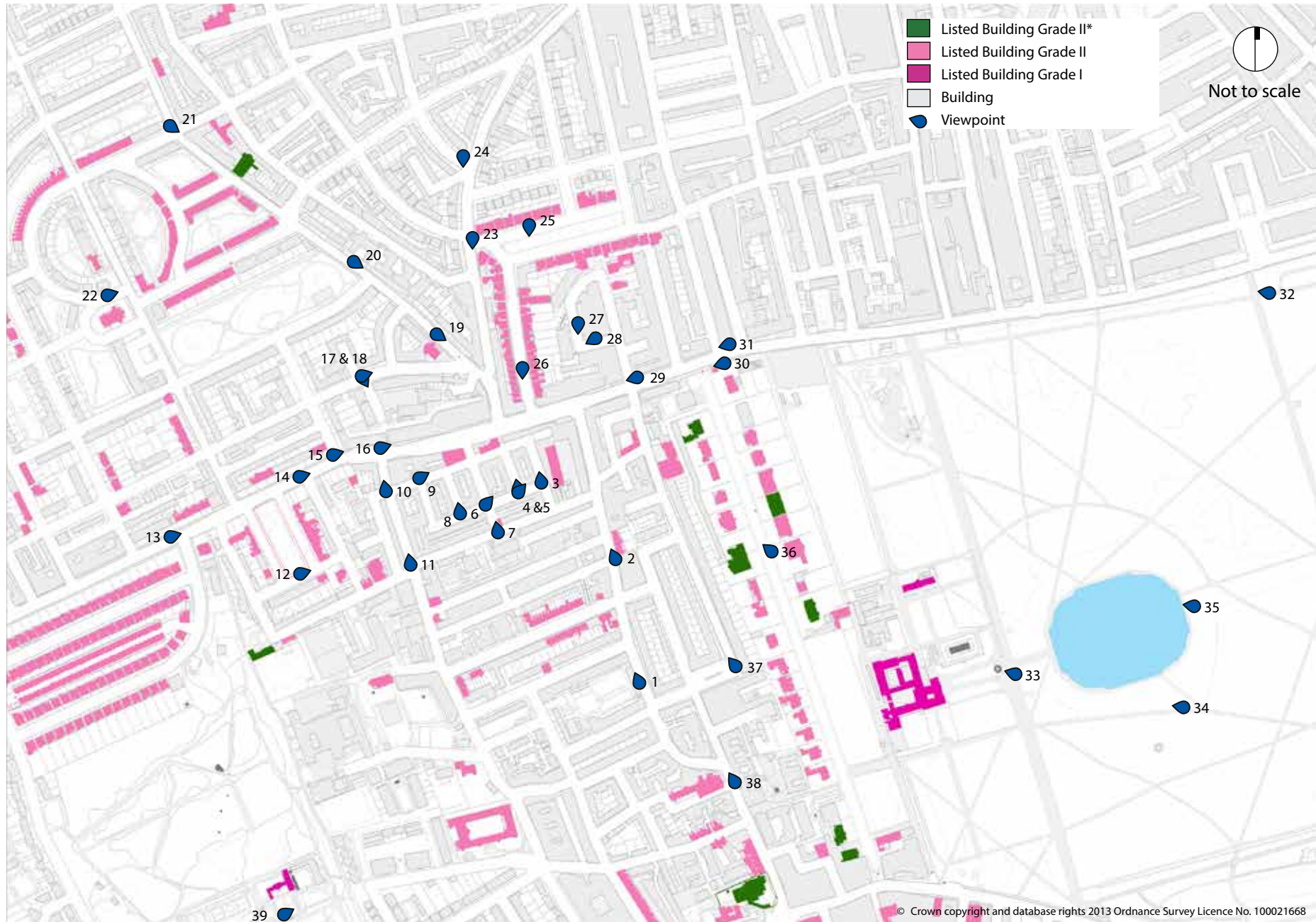


Figure 1\_1 View Location Plan

# 1 Introduction

## Introduction

This views study provides a baseline assessment of 39 views surrounding Notting Hill Gate. The study, together with others, such as the Context Appraisal, comprise evidence base for the Notting Hill Gate Supplementary Planning Document.

The views study will be used in the assessment of the townscape impact of future development proposals for the area. It identifies a series of view points which form the starting point for the preparation of accurate visual representations which will be required to support any subsequent planning application. Additional views may be required in support of individual planning applications.

## Methodology

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
- The GLA London View Management Framework SPG (March 2012)
- The National Planning Policy Framework (NPPF) and related guidance.

## Selection of views

Each view or assessment point is a specific location within a viewing place. It is important that the generality of views are taken into account, and not only those view points identified in this document. However, in order to provide a clear assessment process, these particular views have been selected as the basis for assessing proposals.

## Analysis

The assessment of each view comprises three parts: an identification of the view point and visible heritage assets; a description of the view; and an assessment of its significance.

### Identification

- The view point and viewing place
- Designated historic assets (conservation areas, listed buildings, historic parks and gardens, scheduled ancient monuments, buildings of merit identified in RBKC Conservation Area Proposals Statements).

### Description

- Elements in the view (the buildings, building heights, street widths, relationship of building to street, trees and planting, building styles and period and whether consistent or varied, uses, specific buildings of note)

- The view itself (the strength and nature of the skyline, whether the view is a panorama, an open view, a contained/street view or a glimpse, whether, if a contained view, it is straight, curved, formal, informal, consistent or varied building lines, whether the view is continuous, deflected, closed or a formal vista, proximity of the site in relation to the view: distant or close)
- Seasonal and night time variations.

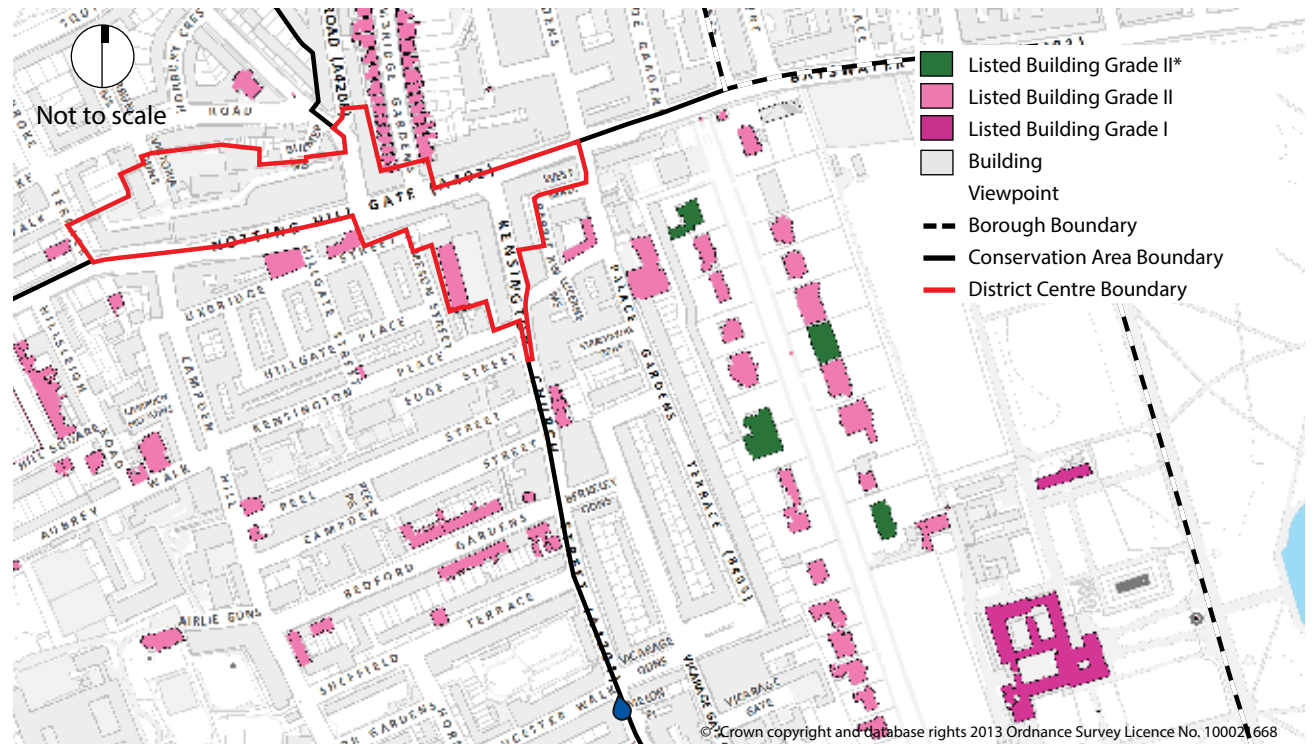
## Significance

This draws on the description and ascribes a value to the view in order to assess the significance. This is primarily considering the aesthetic and historic value as the consideration is one of visual impact.



# 2 Views

## View 1 Kensington Church Street



### Identification

**The view point:** this view point is located on the western footway outside 79 Kensington Church Street, south of the junction of Kensington Church Street and Gloucester Walk to the left and Vicarage Gardens to the right of the view. This is within the viewing place of this part of Kensington Church Street. The view looks north along Kensington Church Street towards Notting Hill Gate.

**Designated historic assets:** listed buildings in this view include; the Grade II listed 99 and 101 Kensington Church Street comprising three storey terraced houses with shops and facades, c.1826 (English Heritage Reference 417812). Kensington Church Street forms the boundary between the Kensington and Kensington Palace Conservation Areas and this view lies within the Kensington Conservation Area within Pitt Estate sub-area. With the exception of Newcombe House, everything seen in the view is within conservation areas. The listed buildings are barely visible because of the position of this particular view point.

### Analysis

**Elements in the view:** the view is framed by the five storey brick built residential properties of Campden House Court to the left and the contrasting four storey white painted properties to the right which comprise ground floor retail with residential above. These buildings are fronted by mature London Plane street trees whose canopies define the skyline. Newcombe House closes the view.

**The view itself:** this directional view looks along Kensington Church Street towards Notting Hill Gate. The view is slightly deflected to the right in the mid-ground, as the road descends slightly, towards Notting Hill Gate. Because of the deflection of the street line, the southern facade of Newcombe House is very prominent. Street trees are dominant in the view.

**Season and time of day:** the photograph was taken in November 2012 and therefore shows limited tree canopy. The trees would be dominant in the foreground of view in the summer. Street lighting at night is relatively bright because of the role of Kensington Church Street in the transport network.

### Significance

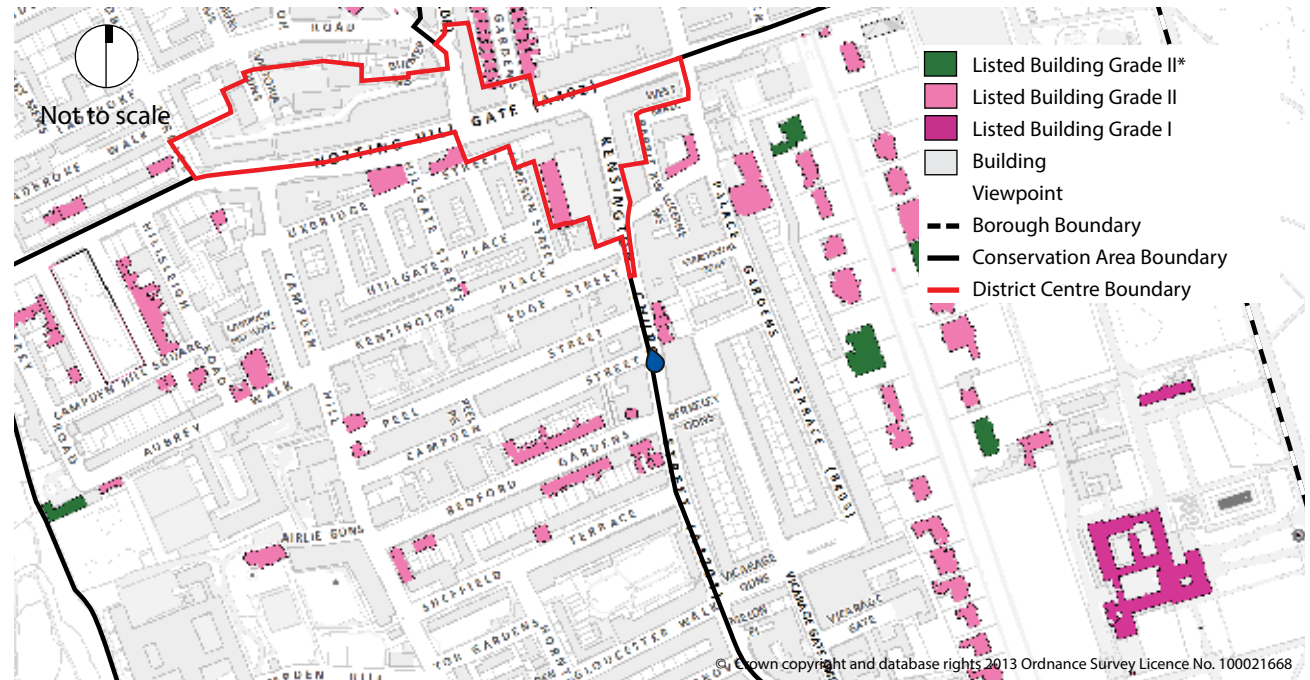
The view is strongly directional and highly legible. There is a variety of building types but a uniformity of scale, particularly on the eastern side of the street. The mature planting is indicative of the former residential character of the area. The distant view is closed by Newcombe House, detracting from the largely Victorian character.



2 | Kensington Church Street



## View 2 Kensington Church Street



### Identification

**The view point:** this view point is located on the eastern footway adjacent to the southbound bus stop outside 116 Kensington Church Street. This is within the viewing place of this part of Kensington Church Street. The view looks north along Kensington Church Street towards Notting Hill Gate.

**Designated historic assets:** listed buildings in this view include; the Grade II listed 128 Kensington Church Street, an early C19 four storey brick built house whose first and second floor window guards can be seen facing the camera to the right hand side of the view English Heritage Reference (417813). The adjacent projecting ground floor mid-later Victorian shop fronts of the Grade II listed properties at 132 and 134 Kensington Church Street are also visible English Heritage Reference (417814). The three storey brown brick Grade II listed property at 136 Kensington Church Street can also be seen beyond the listed shop fronts English Heritage Reference (417871). Kensington Church Street forms the boundary between the Kensington and Kensington Palace Conservation Areas. This view is located within Kensington Palace Conservation Area. With the exception of Newcombe House everything seen in the view is within conservation areas.

### Analysis

**Elements in the view:** the buildings to the left of the view range from two storey buildings with set back upper floors to six storey blocks. Newcombe House at twelve storeys dominates the left centre of the view. There is a mix of different materials. The right hand side of the view also has a variety of building heights, but is more consistent in materials, being mainly brick. In general buildings have retail uses on the ground floor with residential uses above.

**The view itself:** the view is strongly directional looking along Kensington Church Street towards Notting Hill Gate and Newcombe House which is dominant in the view. The building fronts have a relatively consistent building line. The influence of local topography reduces the apparent height of Newcombe House from this view as Kensington Church Street descends towards Notting Hill Gate. Longer distance views are available to Notting Hill Gate and the mature trees beyond form the skyline. The buildings display a variety of roof forms including mansards and parapets and chimney pots creating an inconsistent roofline. There is variety in the scales and materials of the buildings.

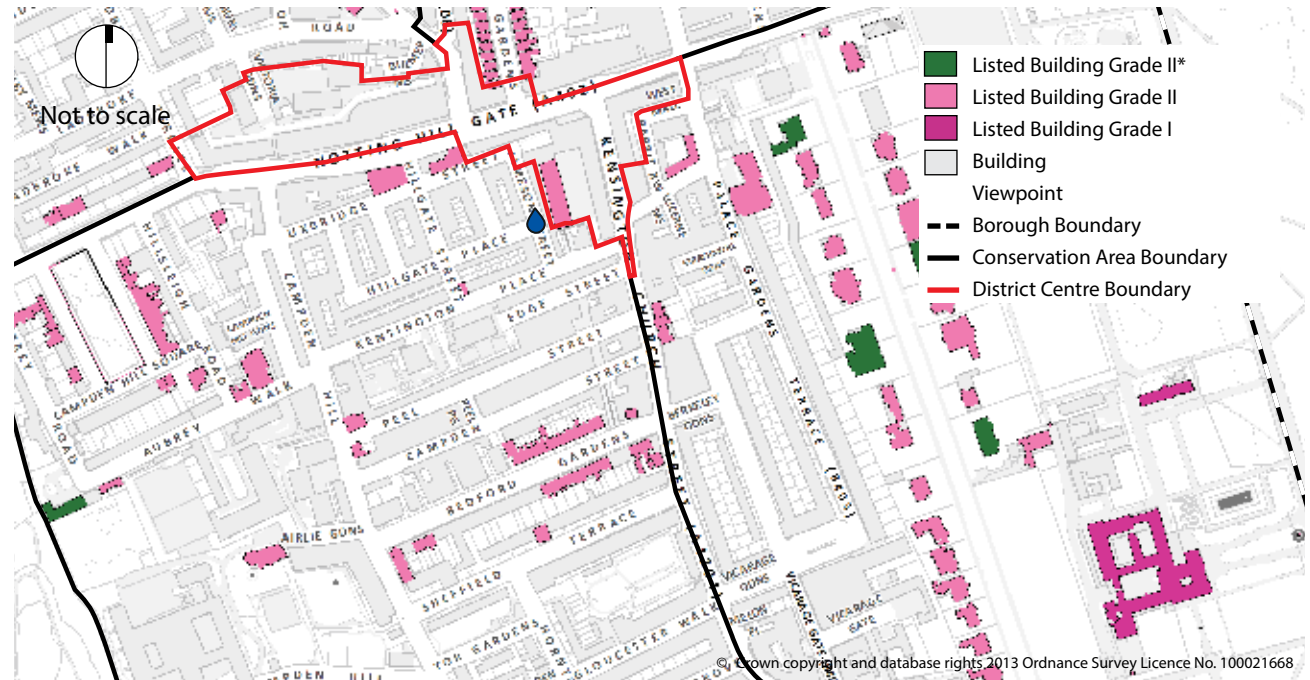
**Season and time of day:** the photograph was taken in November 2012. Street trees will screen the buildings on the left hand side of the view towards Notting Hill Gate in the summer. At night the view will be illuminated by street lights and light from shop fronts.

### Significance

There is a mix of building heights and scale with a varied roofline. However, the Victorian architectural character has been largely retained with attractive shopfronts. The view is abruptly changed in the distance with the post war Notting Hill Gate development and Newcombe House dominating the longer view, harmful to the setting of the heritage assets.



## View 3 Hillgate Place



### Identification

**The view point:** this view point is located on the north western footway at the junction of Hillgate Place and Jameson Street. This is within the viewing place of this road junction. The view looks north along Jameson Street towards the rear of David Game House.

**Designated historic assets:** there are no listed buildings visible in this view which is located within the Hillgate Village sub-area of the Kensington Conservation Area. The terraces within the view fall within a conservation area. Newcombe House, the substation and David Game House are not in a conservation area.

### Analysis

**Elements in the view:** Hillgate Village comprises brick and stucco terraces of artisan's houses which demonstrate strong visual coherence. The view is enclosed by the three storey terraced properties along Jameson Street which share a common parapet height and roofline. The red brick Underground substation can be seen to the right at the junction of Hillgate Place and Uxbridge Street. The view is closed by the rear of David Game House. Newcombe House is clearly visible to the right of the view above the parapet line of the Jameson Street terrace.

**The view itself:** the street is positively enclosed by the buildings which define a coherent parapet line except where this is breached by Newcombe House. At twelve storeys high Newcombe House dominates above the low rise terraces.

**Season and time of day:** the photograph was taken in November 2012 and therefore shows limited tree canopy. The street trees when in leaf would not significantly alter the view, because they are of a similar scale to the Jameson Street terrace. At night the street would be lit by street lights, with little light spill from the houses. Some light spill might be experienced from David Game House if used 'out of hours'.

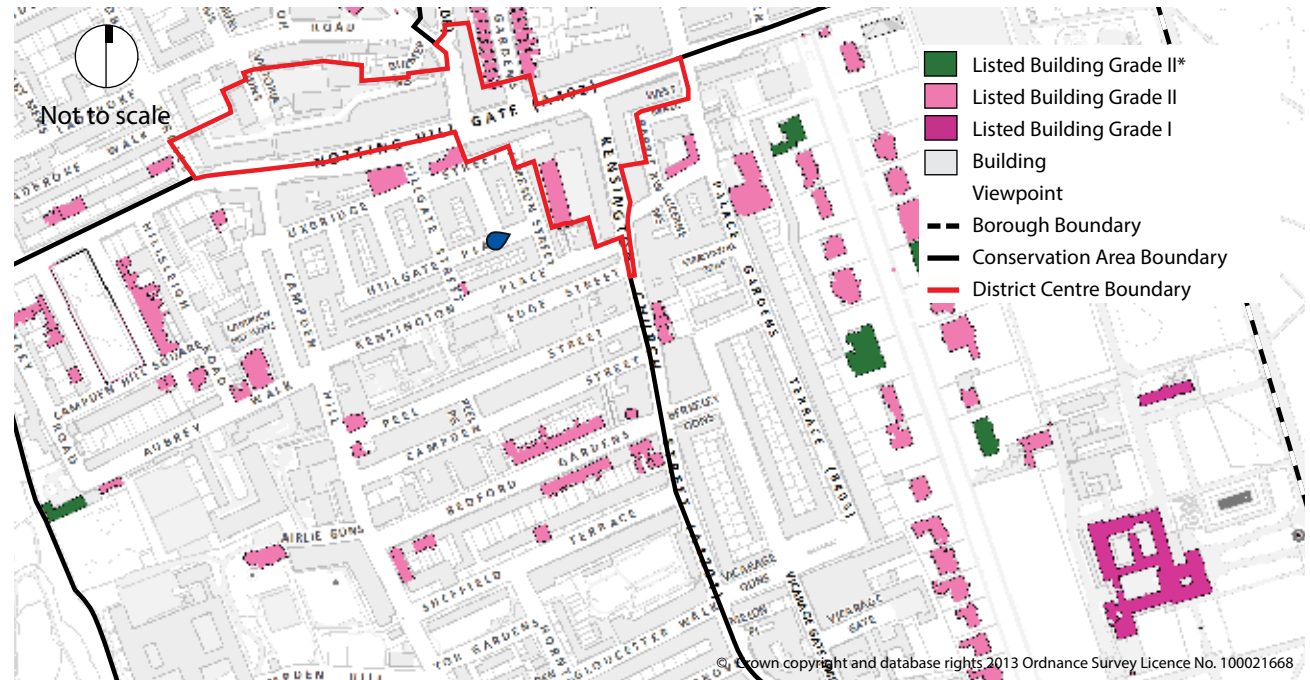
### Significance

The street has a domestic scale and architectural quality. The properties in the view are of a consistent scale typical of streets within the Hillgate Village part of the Conservation Area. The roofline is complete along the terrace emphasising the architectural coherence. Newcombe House has a disruptive impact, breaching this consistent roofline and harming the composition of the terrace. David Game House is also harmful, presenting a 'back' to an attractive streetscape.



4 | Hillgate Place

## View 4 Hillgate Place



### Identification

**The view point:** this view point is located on the southern footway of Hillgate Place at the junction of Hillgate Place and Farmer Street outside 17 Hillgate Place. This is within the viewing place of Hillgate Place. The view looks east along Hillgate Place towards Jameson Street.

**Designated historic assets:** there are no listed buildings visible in this view which is located within the Hillgate Village sub-area of the Kensington Conservation Area. With the exception of Newcombe House, the terraces within the view are in a conservation area.

### Analysis

**Elements in the view:** Hillgate Village comprises brick and stucco terraces of artisan's houses which demonstrate strong visual coherence. This view is enclosed by pastel painted terraces of two storey with semi basements along Hillgate Place terminating at the three storey terrace of Jameson Street. These buildings have a similar parapet height which generally describes the roofline. This unity is partly interrupted by a poor quality roof extension at 25 Hillgate Place and more profoundly by Newcombe House which breaks the roofline and is clearly visible to the left of the view.

**The view itself:** the view demonstrates a positive sense of enclosure provided by the adjacent buildings. However, the bulk of Newcombe House breaks the parapet line and negatively affects the silhouette.

**Season and time of day:** The photograph was taken in November 2012. There would be little seasonal variation as there are no street trees and limited scope for planting because of there being 'areas' to light basement storeys rather than front gardens. There is some rooftop planting. At night the street would be lit by street lights, with little light spill from the houses.

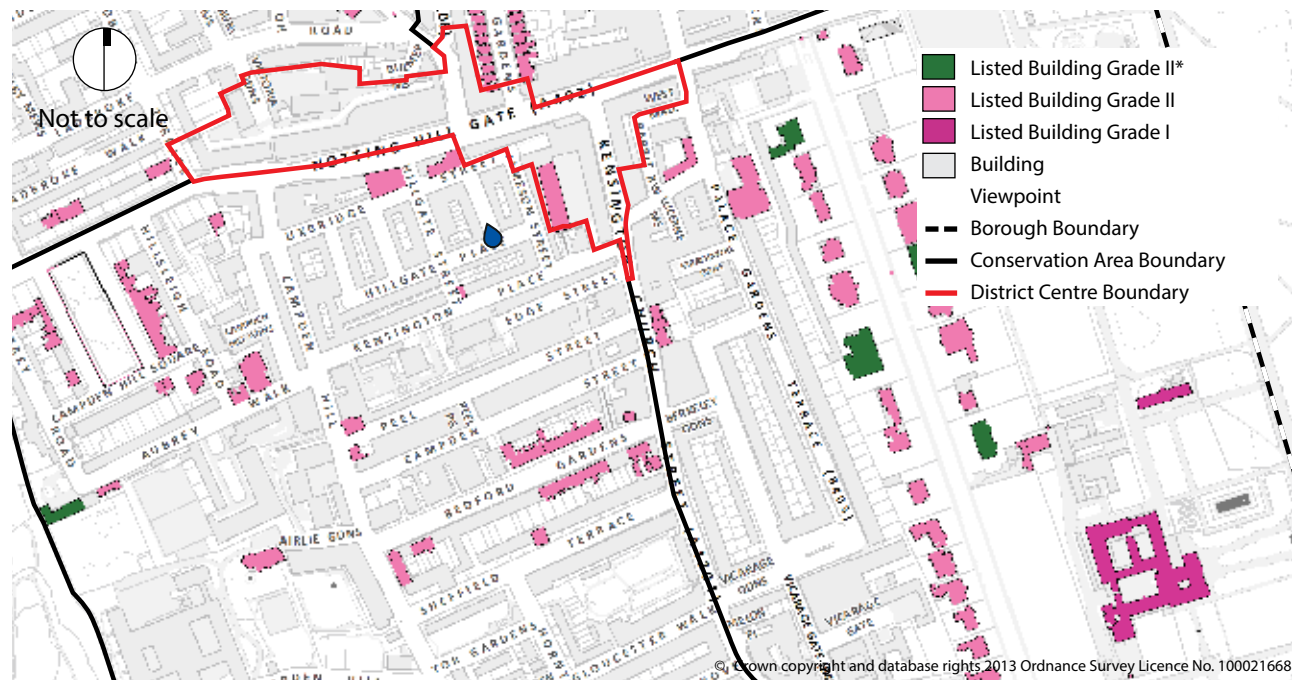
### Significance

The street has a domestic scale and architectural quality. The properties in the view are of a consistent scale typical of streets within the Hillgate Village part of the Conservation Area. There is a pleasing symmetry and strong sense of enclosure with the vista terminated by buildings sharing the same character. The roofline is complete along the terrace emphasising the architectural coherence. Newcombe House is an incongruous element within the view, dominating above the roofline and harming the composition.



5 | Hillgate Place

## View 5 Hillgate Place



### Identification

**The view point:** this view point is located on the southern footway outside number 15 Hillgate Place. It is within the viewing place of the road junction. The view looks north along Farmer Street towards Notting Hill Gate.

**Designated historic assets:** listed buildings in this view include the Grade II listed Gate Cinema by William Hancock (1911) English Heritage Reference (485476). The view is located within the Hillgate Village sub-area of the Kensington Conservation Area. Farmer Street lies within a conservation area, as does the Gate Cinema block to the left of the view beyond Uxbridge Street. United House and Hobson House are not in a conservation area.

### Analysis

**Elements in the view:** Hillgate Village comprises brick and stucco terraces of artisan's houses which demonstrate strong visual coherence. In the foreground the view is enclosed by terraces of two storey with semi-basements along Farmer Street, dropping to two storey towards Uxbridge Street. These buildings have a similar parapet height which generally describes the roofline. Towards the distance, there is a different parapet height set by Hobson House, a five storey brown brick block to the right of the view, the Gate Cinema block to the left, and behind that United House which is on the corner of Notting Hill Gate and Pembridge Road.

**The view itself:** The foreground to the view demonstrates a strong sense of enclosure. This is reinforced by the street-width reducing to a single carriageway north of Uxbridge Street, bringing the backs of Hobson House and the Gate Cinema block into the view. The view is long, crossing Notting Hill Gate itself. In the distance the view is deflected but not closed United House. The view changes from a domestic setting to a more mixed town centre setting as it looks into Notting Hill Gate.

**Season and time of day:** The photograph was taken in November 2012. There are no street trees and limited scope for planting because of there being 'areas' to light basement storeys rather than front gardens. At night Farmer Street would be lit by street lights, with little light spill from the houses. Light overspill from the shops in Notting Hill Gate would be visible in the distance.

### Significance

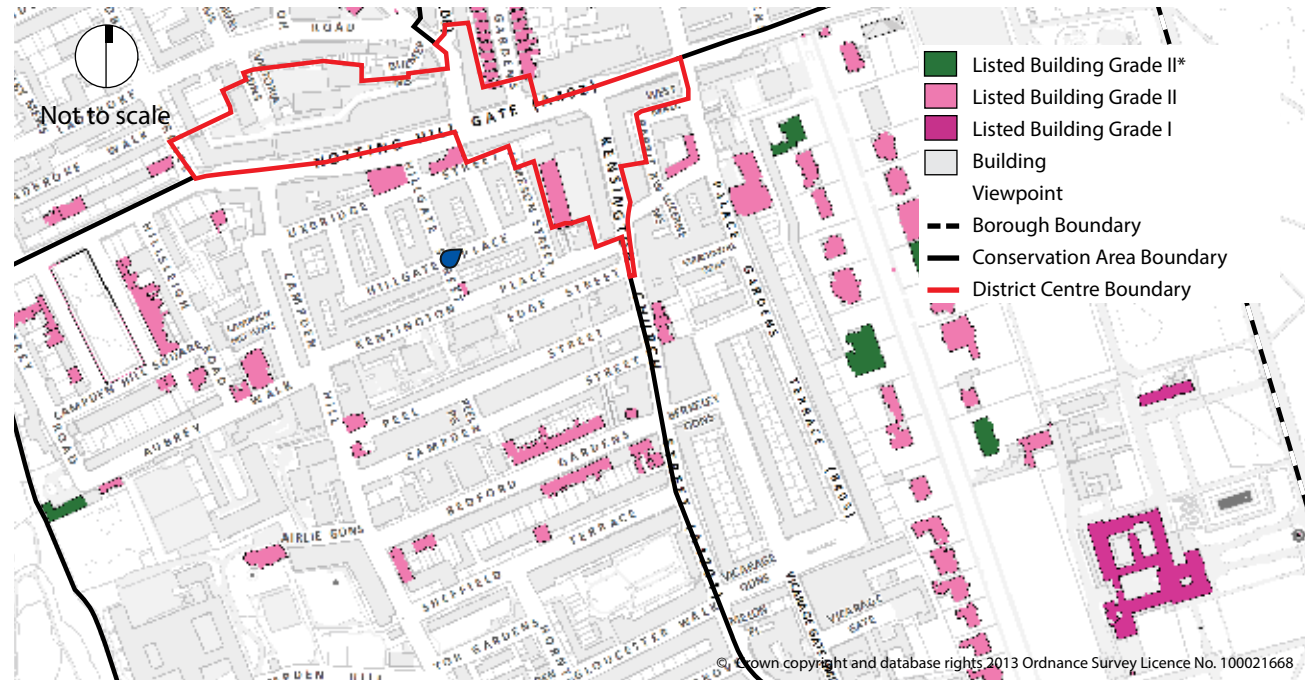
The street has a domestic scale and simple architectural quality in the foreground. The properties in the foreground are mostly of a consistent scale typical of streets within the Hillgate Village part of the Conservation Area. The character changes to the larger mixed use buildings beyond.



6 | Hillgate Place



## View 6 Hillgate Place



### Identification

**The view point:** this view point is located at the south western corner of the junction of Hillgate Place and Hillgate Street. It is within the viewing place of that junction. The view looks northeast along Hillgate Place towards Newcombe House.

**Designated historic assets:** there are no listed buildings visible in this view which is located within the Hillgate Village sub-area of the Kensington Conservation Area. With the exception of Newcombe House, the terraces within the view are in a conservation area.

### Analysis

**Elements in the view:** Hillgate Village comprises brick and stucco terraces of artisan’s houses which demonstrate strong visual coherence. The view is enclosed by terraces mainly of two storeys with semi-basements, with a larger three storey building on the corner in the foreground. For the most part the buildings share a common parapet height which generally describes the roofline and chimneys. However, this unity is interrupted by Newcombe House which can be seen above the parapet line.

**The view itself:** the view benefits from a positive sense of enclosure provided by the adjacent buildings. The bulk of Newcombe House breaks the parapet line and negatively affects the skylight.

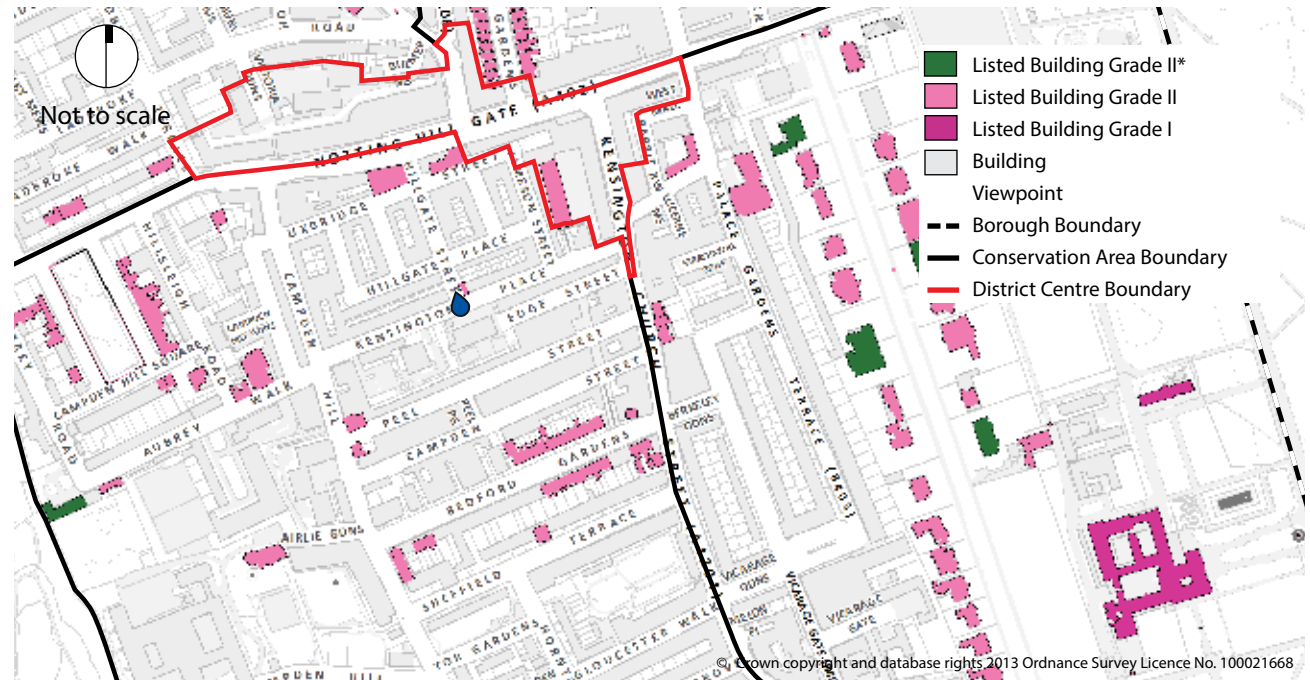
**Season and time of day:** the photograph was taken in November 2012.

### Significance

The street has a domestic scale and architectural quality. The properties in the view are of a consistent scale typical of streets within the Hillgate Village part of the Conservation Area. The roofline is complete along the terrace, stepping with the topography. The bulk and architecture of Newcombe House is an incongruous element within the view, dominating above the roofline and harming the composition.



## View 7 Kensington Place



### Identification

**The view point:** this view point is located at the entrance to Fox Primary School on Kensington Place. It is within the viewing place of Kensington Place at this junction. The view looks north along Hillgate Street towards Campden Hill Towers on Notting Hill Gate.

**Designated historic assets:** listed buildings in this view include; the Grade II listed 23 Kensington Place by Tom Kay (1966-67) English Heritage Reference (1409986) and the Grade II Coronet Cinema by WGR Sprague (1898) on the corner of Hillgate Street and Notting Hill Gate English Heritage Reference (425558). The coped eastern gable of the Grade II listed Kensington Temple on Kensington Park Road by J Tarvin (1848-49) can be glimpsed behind Campden Hill Towers English Heritage Reference (420169). The view is located within The Hillgate Village sub-area of the Kensington Conservation Area. Campden Hill Towers and the building at its base are not within a conservation area.

### Analysis

**Elements in the view:** although generally three storeys in height the building parapets along Hillgate Street describe a varied roofline. This is accentuated by the decorated pediment and tall corner cupola of the Coronet Cinema and the southern flank of Campden Hill Towers, which dominates the view. Hillgate Village comprises brick and stucco terraces of artisan's houses which demonstrate visual coherence although the blue brick building at 23 Kensington Place contrasts with Hillgate Village's characteristic brown brick and stucco exteriors.

**The view itself:** the view is enclosed by the two and three storey terraced properties along Hillgate Street which lead the eye across Notting Hill Gate where the view is abruptly terminated by the southern facade of the eighteen storey Campden Hill Towers and the adjacent two storey podium.

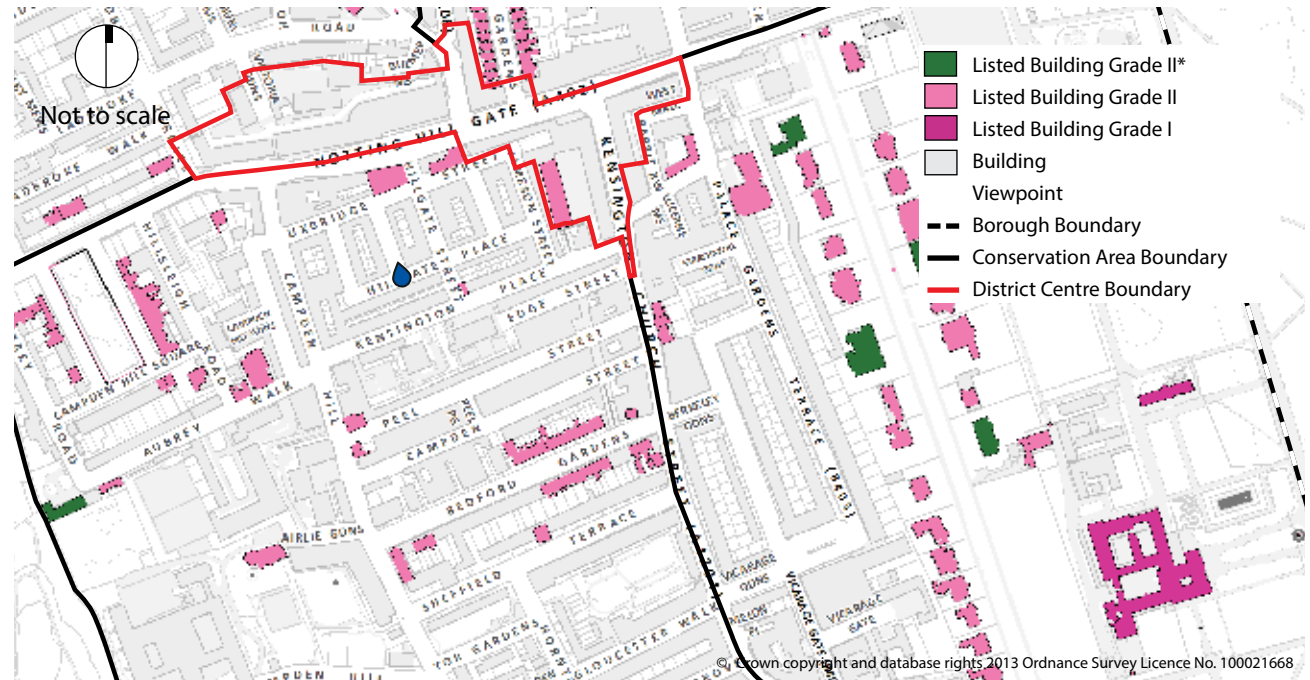
**Season and time of day:** the photograph was taken in November 2012.

### Significance

There is a varied character and mixed use within the street scene that adds visual interest. The mostly Victorian architecture is legible and contributes positively to the Conservation Area. Campden Hill Towers has a negative impact as a prominent stand alone object and is particularly harmful to the setting of the Grade II listed Coronet Cinema.



## View 8 Callcott Street



### Identification

**The view point:** this view point is located on the western footway of the junction of Callcott Street and Hillgate Place close to number 34 Callcott Street. It is within the viewing place of this road junction. The view looks north along Callcott Street towards Notting Hill Gate.

**Designated historic assets:** listed buildings in this view include; the Grade II listed Coronet Cinema by WGR Sprague (1898) English Heritage Reference (425558) whose brown brick rear elevation can be seen. The view is located within the Hillgate Village sub-area of the Kensington Conservation Area. With the exception of Campden Hill Towers, everything seen in the view is within the conservation area.

### Analysis

**Elements in the view:** Hillgate Village comprises brick and stucco terraces of artisan's houses which demonstrate strong visual coherence. The rear of brick built properties fronting Notting Hill Gate are visible above these, as is the dominating presence of Campden Hill Towers. Callcott Street presents a common parapet height which generally describes the roofline. However, this unity is interrupted by Campden Hill Towers, along with the four storey building at the corner of Callcott Street and Uxbridge Street and the adjacent Coronet Cinema.

**The view itself:** the view is dominated by Campden Hill Towers. The foreground is enclosed by the two storey terraced properties along Callcott Street and is terminated by two storey properties on Uxbridge Street.

**Season and time of day:** the photograph was taken in November 2012. There would be little seasonal variation as there is limited street or front garden planting. At night there would be street lighting, but limited light spill from the houses.

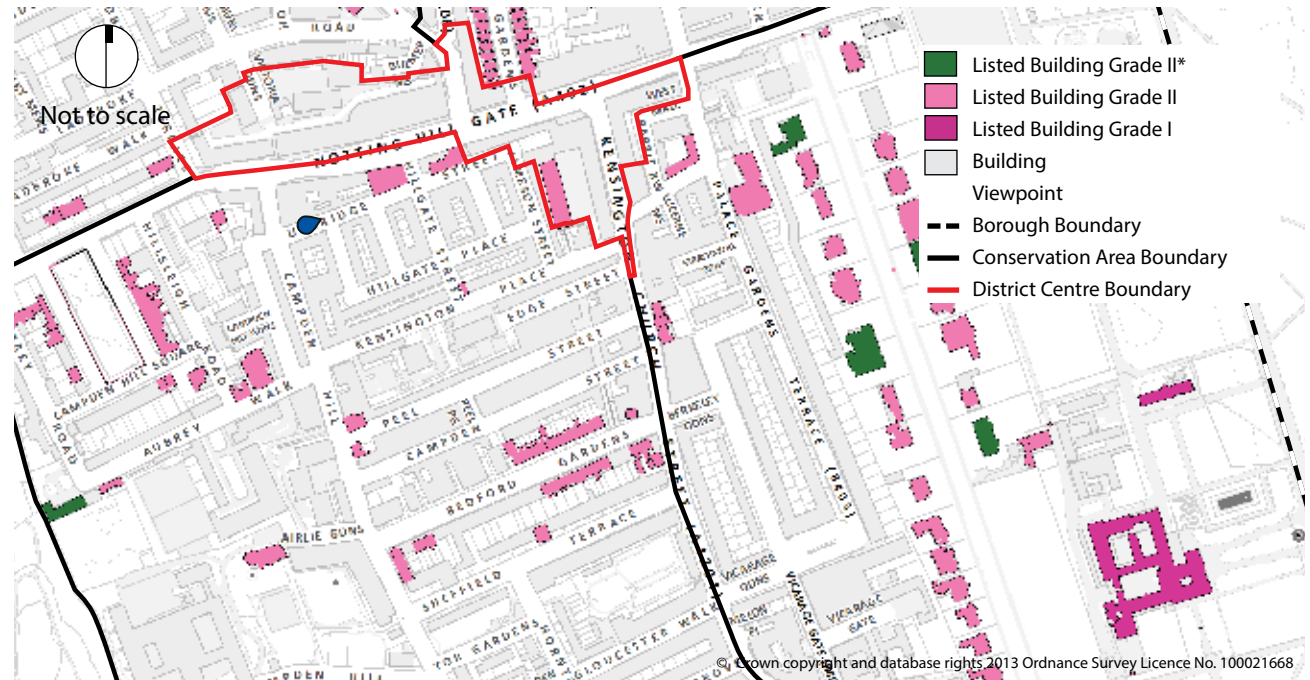
### Significance

The street has a domestic scale and architectural quality in the foreground. The properties towards the foreground are of a consistent scale, typical of streets within the Hillgate Village part of the Conservation Area. The roofline is complete along the terrace emphasising the architectural coherence. The larger scale Victorian buildings of Notting Hill Gate form the backdrop to this directional view. However, Campden Hill Tower is an incongruous element within the view, dominating above the roofline and harming the composition.



9 | Uxbridge Street

## View 9 Uxbridge Street



### Identification

**The view point:** this view point is located at the side entrance to Eardley House 2 Uxbridge Street. This is within the viewing place of the western part of Uxbridge Street. The view looks northeast along Uxbridge Street towards Newcombe House.

**Designated historic assets:** listed buildings in this view include; the Grade II listed Coronet Cinema by WGR Sprague (1898) whose brown brick rear elevation fronts Uxbridge Street and roof can be seen English Heritage Reference (425558) and the rear of the Grade II listed Gate Cinema by William Hancock (1911) English Heritage Reference (485476). The view is situated within the Northern Corridor sub-area of the Kensington Conservation Area close to the boundary with Hillgate Village. The buildings in the background, including Newcombe House, are not within a conservation area, nor is Campden Hill Towers.

### Analysis

**Elements in the view:** the view includes; the two and three storey properties fronting Uxbridge Street, the bulk of the Coronet and Gate Cinemas in the mid distance, and beyond that the twelve storey Newcombe House which is dominant in the view. The roofline and single chimney of the Czech Embassy at Notting Hill Gate can be seen to the left of Newcombe House. In contrast to the majority of Hillgate Village, Uxbridge Street presents a varied discontinuous roofline with taller buildings encroaching on the skyline including eighteen storey Campden Hill Towers which dominates the skyline to the left of the view. Uxbridge Street forms the boundary to Hillgate Village and Notting Hill Gate. Where the block is too narrow to support active frontage on both sides development backs on to Uxbridge Street resulting in blank, generally inactive elevations such as those associated with the Coronet and Gate Cinemas and David Game House.

**The view itself:** the view has a positive sense of enclosure provided by the buildings along Uxbridge Street, however the orientation of Campden Hill Towers negatively affects the skyline. From this view Newcombe

House is not over-dominant as it is visually part of the street line to the right of the view. It would be more dominant in viewing points to the left in this viewing place.

**Season and time of day:** the photograph was taken in November 2012. There will be little seasonal variation as there is limited street planting. At night there would be street lighting, but limited light spill from the houses.

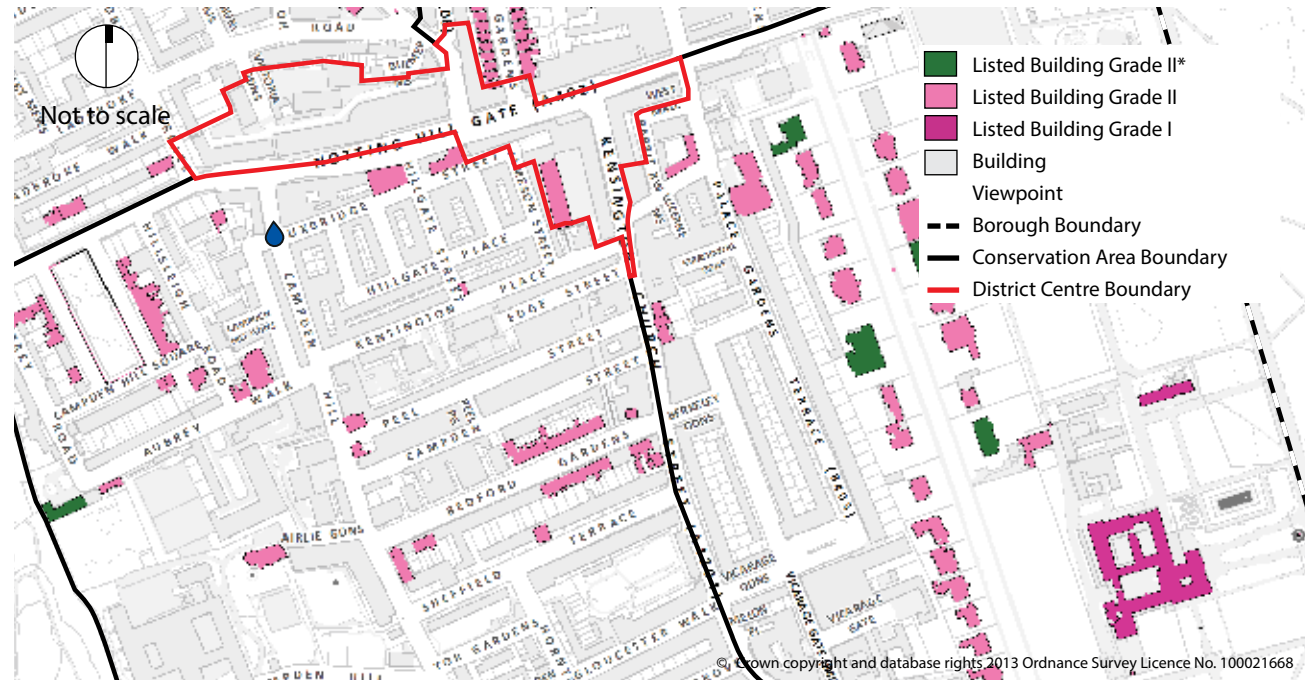
### Significance

The street has a domestic scale and simple architectural quality in the foreground. The properties towards the foreground are of a consistent scale, typical of streets within the Hillgate Village part of the Conservation Area. The roofline is generally uniform along the terrace, emphasising the architectural coherence. The cinema buildings bring a change in scale and character presenting a 'back' to the street. Both Newcombe House and Campden Hill Tower are incongruous elements within the view, dominating above the roofline and harming the streetscene.





## View 10 Campden Hill Road



### Identification

**The view point:** this view point is located at the informal pedestrian crossing on the southern footway of the junction of Campden Hill Road and Campden Hill Gardens. This is within the viewing place of this northern part of Campden Hill Road. The view looks north along Campden Hill Road towards Notting Hill Gate.

**Designated historic assets:** there are no listed buildings visible in this view. The view is located within the Northern Corridor sub-area of the Kensington Conservation Area. With the exception of 146-152 Notting Hill Gate, everything seen in the view is in a conservation area.

### Analysis

**Elements in the view:** the view is enclosed on each side by three storey terraced buildings fronting Campden Hill Road as it descends towards Notting Hill Gate. The view is terminated by 146-152 Notting Hill Gate, a two storey building. The three storey buildings along Campden Hill Road are book ended on Notting Hill Gate with slightly taller corner buildings. Together these buildings present a balanced street form with a coherent continuous roofline. The ground floors of properties on Campden Hill Road are differentiated from upper floors, with bay windows at ground and semi-basement floor level on the left hand side of the view and shop fronts at ground floor level on the right hand side.

**The view itself:** this straight, short view is relatively formal, and could benefit from a more formal building designed specifically to terminate the view. The formality comes from the consistent roof line, the similarity of the buildings on either side, lending a measure of symmetry, the proportions of the framing buildings, and the straightness of this lower stretch of Campden Hill Road.

**Season and time of day:** the photograph was taken in November 2012. There would be some seasonal variation, as a tree is visible over 146-152 Notting Hill Gate. At night there would be street lighting, with some limited light spill from the shops to the right of the view.

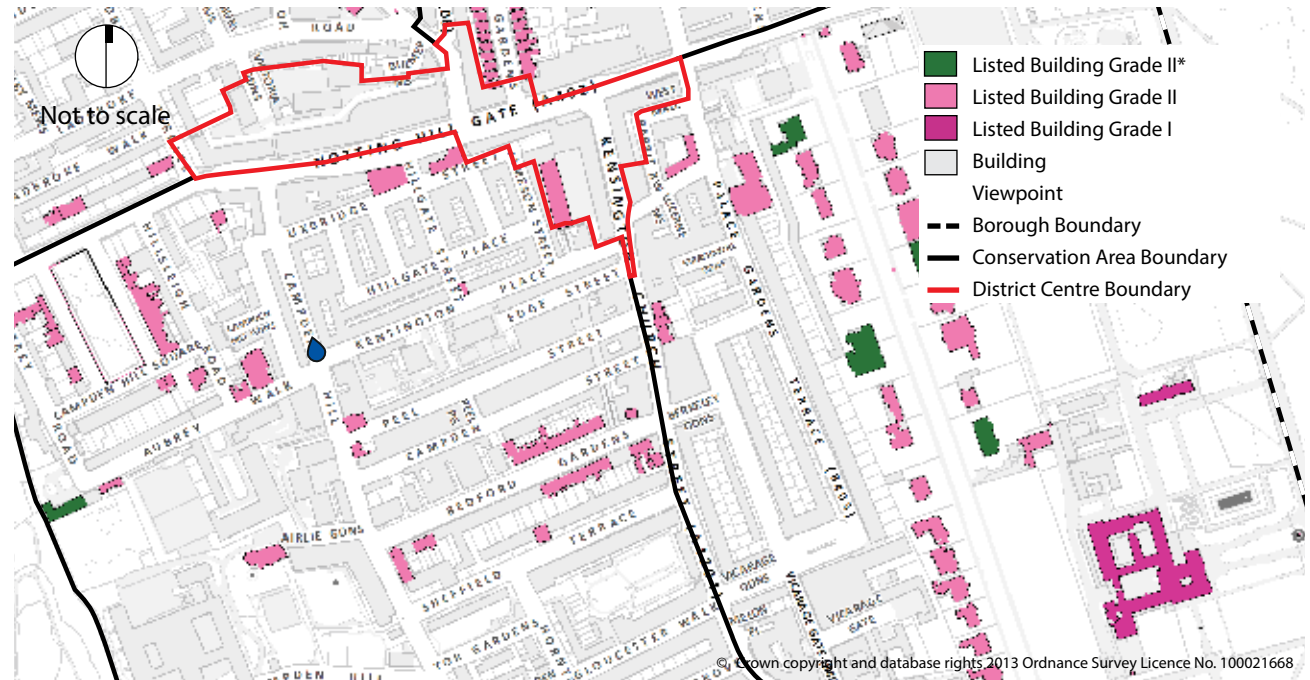
### Significance

The street view is well defined, reflecting its role as a thoroughfare on to Notting Hill Gate. The well detailed Victorian architecture balances and frames the view towards Notting Hill Gate. The low rise 146-152 Notting Hill Gate offers a weak termination to this view.



11 | Campden Hill Road

## View 11 Campden Hill Road



### Identification

**The view point:** this view point is located on the western footway opposite 144 Campden Hill Road. This is within the viewing place of this part of Campden Hill Road. The view looks north along Campden Hill Road towards Notting Hill Gate.

**Designated historic assets:** listed buildings in this view include; the Grade II\* listed Trellick Tower by Erno Goldfinger (1968-72) English Heritage Reference (471992). The view is located within the Northern Corridor sub-area of the Kensington Conservation Area. The foreground and mid-ground of this view fall within conservation areas, as does some of the roofscape visible above 146-152 Notting Hill Gate. 146-152 Notting Hill Gate, and Trellick Tower in the far distance are not in conservation areas.

### Analysis

**Elements in the view:** the left hand side of the view is framed by the rear boundary wall of Campden Hill Gardens, and the adjacent four storey terrace. The two storey pastel coloured terraced properties in the foreground lead towards four storey properties as the road falls towards Uxbridge Street and Notting Hill Gate. The properties present a relatively coherent and continuous roofline, the integrity of which is broken by Campden Hill Towers which protrudes above the parapet to the right hand side of the view. The thirty five storey Trellick Tower - about 2km to the north - can be seen on the skyline, above 146-152 Notting Hill Gate.

**The view itself:** the view is one of the longest in the study area, with the view of Trellick Tower adding interest. The foreground of view is formal with contrasting height across the street. The colours of the 2 storey terrace adds to the informality.

**Season and time of day:** the photograph was taken in November 2012. There would be limited seasonal variation as there are no street trees and limited front garden planting. At night there would be street lighting, but limited light spill from the houses.

### Significance

Whilst the street has a domestic scale and simple architectural quality there is also a feeling of openness. There is a consistent scale and visual interest is provided by the colourful building palette. The roofline is generally uniform along the terrace, stepping down to address the topography. There is a change in scale in response to the approach to Notting Hill Gate, although this is eased by the drop in street level. There is a vista towards the Grade II listed Trellick Tower. The uppermost storeys of Campden Hill Tower breach the consistent roofline, detracting from the streetscene.