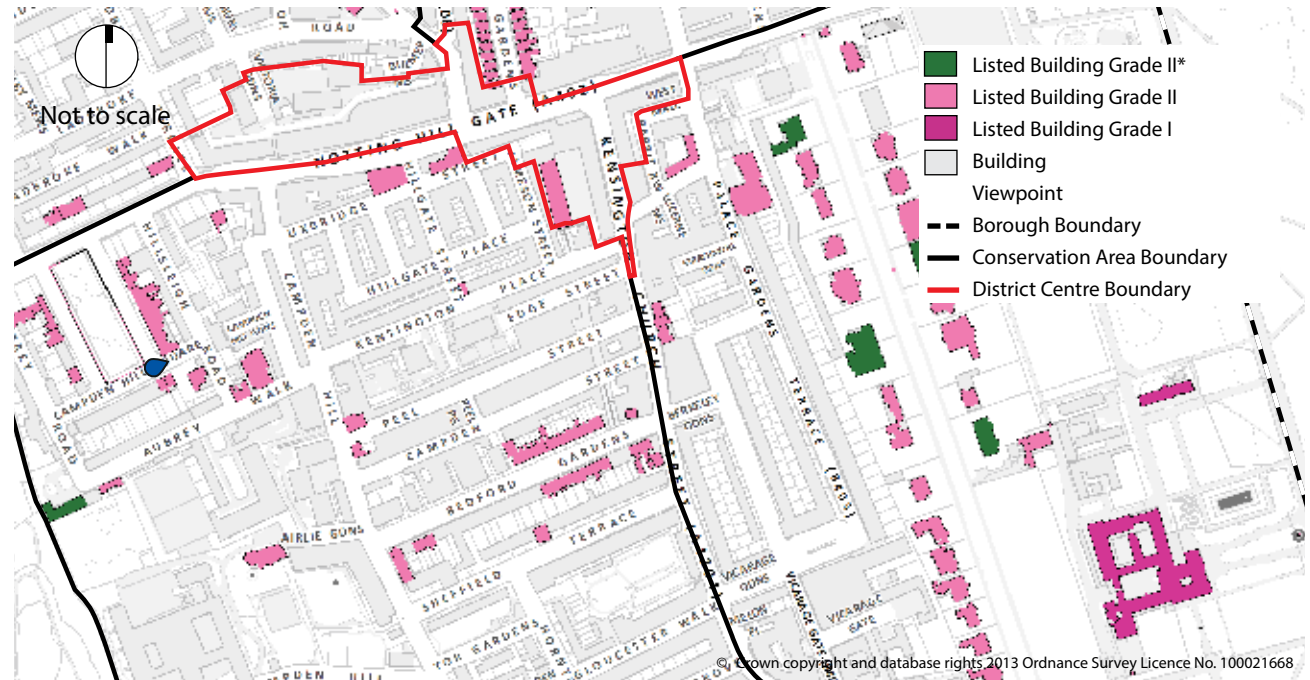




View 12 Campden Hill Square



Identification

The view point: this view point is located on the south eastern corner of Campden Hill Square. It is within the viewing place of this side of the Square. The view looks north east towards Hillsleigh Road.

Designated historic assets: listed buildings in this view include; the Grade II listed 3 to 13 Campden Hill Square (c.1828-40) English Heritage Reference (203603). Other buildings to the right and out of the view include the Grade II listed 14 and 15 Campden Hill Square English Heritage Reference ((203604, 203605) and the Grade II listed early c.19 two storey stucco villa at 14 Hillsleigh Road English Heritage Reference (203841). The view is located within the Campden Hill sub-area of the Kensington Conservation Area. Everything within the view falls within conservation areas.

Analysis

Elements in the view: the dominant building in the view is the four storey brick and stucco Grade II listed terrace. To the left of the view is landscaped garden square. Beyond the end of the listed terrace is a three storey ochre coloured stucco house (19 Hillsleigh Road) which is not typical of the area. Above that is a white gable end of a substantial terrace.

The view itself: is open, with trees and vegetation to the right and left of the view. In this view the buildings visible beyond the terrace detract from the terrace itself. The parapet line of the terrace shows how it rises up the steep Campden hillside. The view is enclosed by the terraces which provide a continuous roofline of varied height.

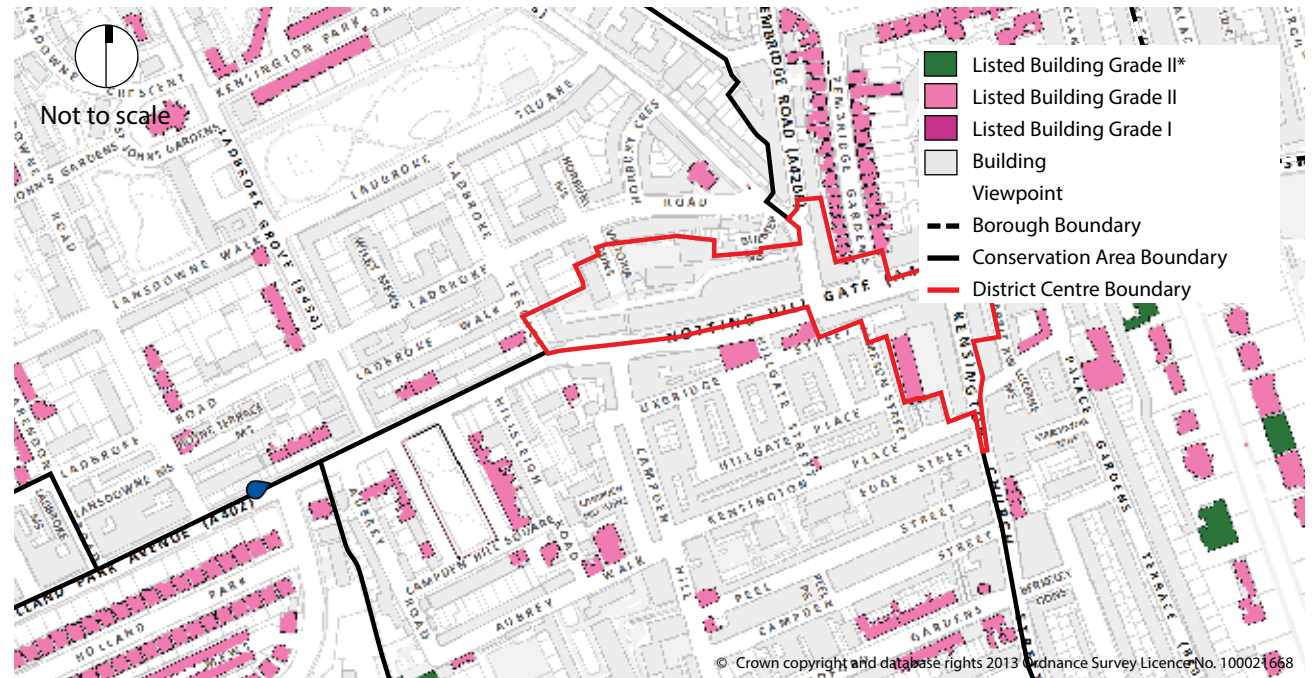
Season and time of day: the photograph was taken in March 2013 and therefore shows limited tree canopy. There is considerable planting, and the view would be verdant in summer months. There would be street lighting at night, but the amount of vegetation means there is only very limited light from the surrounding houses.

Significance

The character of this three sided square is defined as charming and picturesque within the Kensington Conservation Area Proposals Statement. The sense of enclosure to this planned early to mid 19th century square has been maintained and there is a strong sense of the historic street pattern. The view is open yet formal with a terrace of mostly Grade II listed buildings framing the square.



View 13 Holland Park Avenue



Identification

The view point: this view point is located on the footway adjacent to the east bound bus stop close to the entrance to Kent House. This is within the general viewing place of this long stretch of Holland Park Avenue. The view looks north east along Holland Park Avenue towards Notting Hill Gate and Campden Hill Towers.

Designated historic assets: listed buildings in this view include; the Grade II listed detached house at 79 Holland Park Avenue built in 1862 which can be seen to the right of the view, behind the sculpture of St. Volodymyr English Heritage Reference (203921). The Grade II listed terrace of early C19 three storey houses can be seen to the left of the view. Holland Park Avenue forms the boundary between Ladbrooke Conservation Area and Holland Park Conservation Area which lies immediately to the south. The view is located within the Ladbrooke Conservation Area. The view down Holland Park Avenue is identified as an important view in the Conservation Area Proposal Statement (p32). With the exception of Campden Hill Towers and the two buildings visible in front of it, everything in the view falls within conservation areas.

Analysis

Elements in the view: the dominant feature of the view is the avenue of mature plane trees. To the left is a four storey terrace well set well back from the street, painted pastel colours. Beyond this there are lower buildings on different street alignments showing a variety of roof forms. To the right is a substantial four storey villa, with the ground floor set back from and above the level of the street. The view is closed by Campden Hill Towers, on higher ground.

The view itself: the view is open because of the substantial front gardens and wide pavements, as well as the wide carriageway. Holland Park Avenue ascends towards Notting Hill Gate. This strongly directional view is dominated by the street trees along Holland Park Avenue. Campden Hill Towers closes the view.

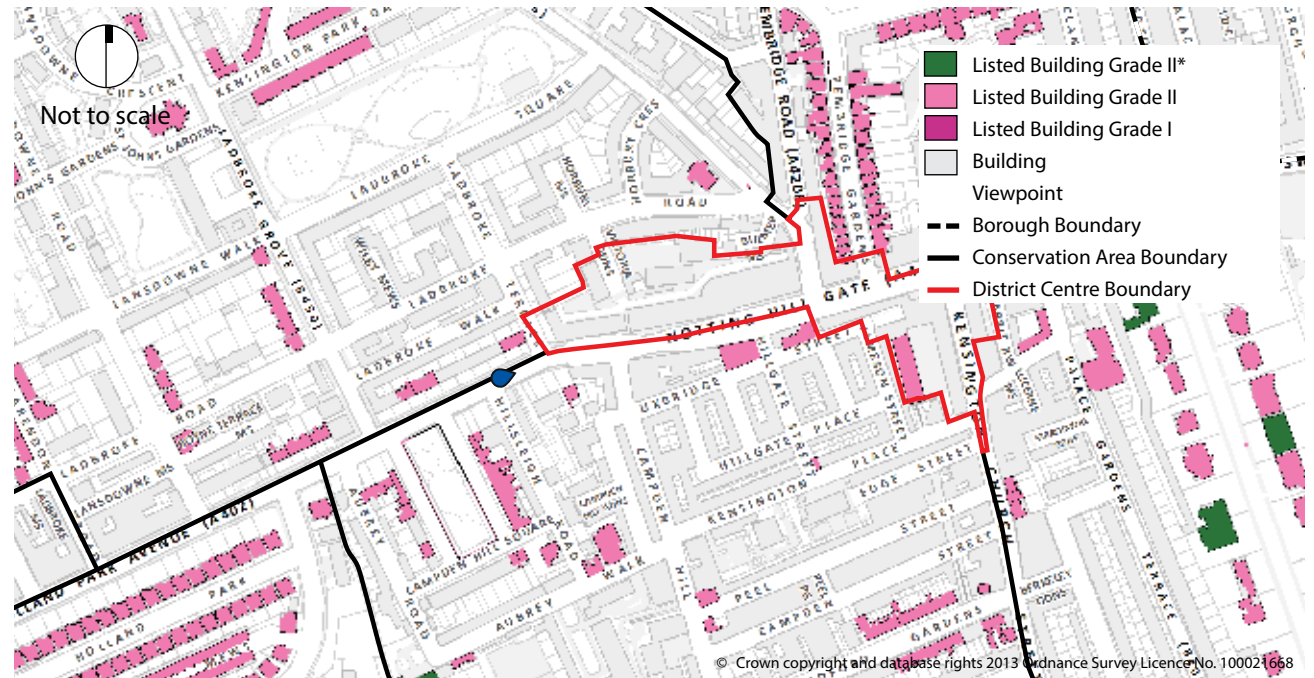
Season and time of day: the photograph was taken in April 2013 and therefore shows limited street tree canopy. Evergreen trees and shrubs can be seen within front gardens. The view would be significantly different in summer months. Campden Hill Towers would be largely obscured. There would be street lighting at night. In the winter in the early evening traffic would bring light to the street. The buildings are so well set back from the street that they would offer little light spill.

Significance

This view is highly significant as the historic route from the west into London. This long straight, tree-lined thoroughfare dominates the view with the buildings set well back from the road. The spacious front gardens preserve a hint of the grandeur of the Grade II listed terraced properties behind. The mature trees reduce the visual intrusion of Campden Hill Tower which closes the view.



View 14 Holland Park Avenue



Identification

The view point: this view point is located on the northern footway of Holland Park Avenue at the entrance to 16 Holland Park Avenue, opposite the junction with Hillsleigh Road. This is within the viewing place of the western end of Holland Park Avenue as it approaches Notting Hill Gate. The view looks north east along Holland Park Avenue towards Notting Hill Gate.

Designated historic assets: listed buildings in proximity of this view include; the Grade II listed house at 1 Holland Park Avenue English Heritage Reference (480017) to the far right of the view, and the Grade II listed houses at 2,4 and 6 Holland Park Avenue English Heritage Reference (203931) located to the left. The view is within the Ladbrooke Conservation Area and the view down Holland Park Avenue is identified as an important view in the Conservation Area Proposal Statement (p32). However, only the building on the extreme left of the view, and the area to the south of the road on the right hand side of the view are within conservation areas - most of what is seen in this view is not in conservation areas.

Analysis

Elements in the view: the view is dominated by Campden Hill Towers. In the foreground of Campden Hill Towers is a six storey block (Ivy Lodge) built at the same time as Campden Hill Towers. To its left is the diminutive form of 146-152 Notting Hill Gate. In the left of the view is Gate Hill Court, dating from the 1970s, the first of the period properties fronting Holland Park Avenue, and the first plane tree of the Avenue. Any buildings to the right of the view are heavily screened by trees, even in winter, with the mature evergreen prominent above a high wall.

The view itself: this is a wide deflected view in the foreground, becoming more closely channelled and enclosed as it ascends to the top of the hill in the mid-ground, in Notting Hill Gate itself. It is dominated by the mature street tree and Campden Hill Towers.

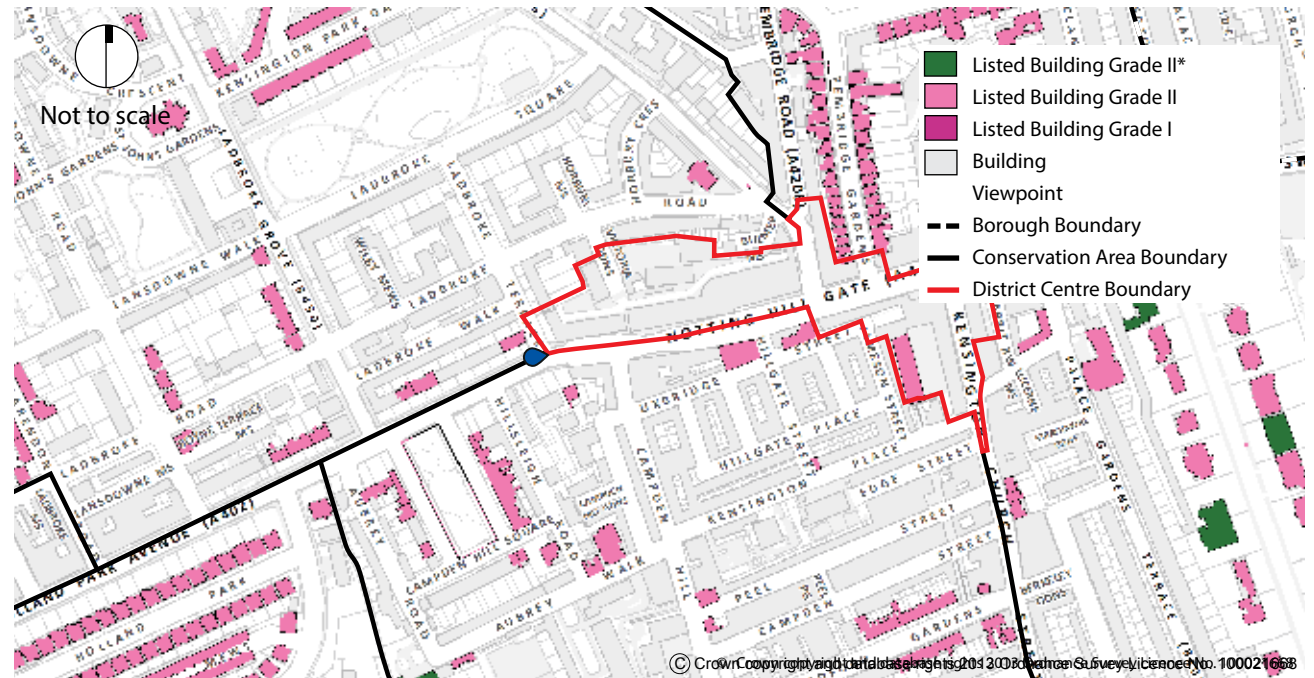
Season and time of day: the photograph was taken in November 2012 and therefore shows limited street tree canopy. In summer this particular view would still be dominated by Campden Hill Towers, as it is below the canopy of the tree. However, other views from this viewing place would show buildings being obscured by vegetation. At night, light from traffic - especially in the early evenings in the winter - would augment the street lighting. In the mid-ground there would be light spill from the shops.

Significance

The significance of this view is the transition from the grand residential character of Holland Park Avenue to the commercial development of Notting Hill Gate. The historic importance of the street as a key thoroughfare in to London is still read. The view is dominated by the 1950's architecture and the scale and height of Campden Hill Tower, reflecting the commercial nature of this area.



View 15 Holland Park Avenue



Identification

The view point: this view point is located on the northern footway of Holland Park Avenue close to the entrance to number 6 Holland Park Avenue. It is from the viewing place on the bend in the road where Holland Park Avenue becomes Notting Hill Gate. The view looks north east along Holland Park Avenue towards Notting Hill Gate.

Designated historic assets: listed buildings in this view include; a glimpse of the Grade II listed house at 1 Holland Park Avenue English Heritage Reference (480017), located on the far right of the view. The tall corner cupola of the Grade II listed Coronet Cinema by WGR Sprague (1898) is visible to the right of Newcombe House English Heritage Reference (425558). The view is located within the Ladbroke Conservation Area and the view down Holland Park Avenue is identified as an important view in the Conservation Area Proposal Statement (p32). The right hand side of the view, up to the mid-ground of the Coronet Cinema (with the cupola) is within a conservation area.

Analysis

Elements in the view: the view looks east along Holland Park Avenue as the road ascends and deflects south to Notting Hill Gate. The left of the view is formed by Campden Hill Towers, the four storey building at 159 Notting Hill Gate, and the lower linking blocks between the two. The right side of the view shows Newcombe House in the distance, the cupola of the Coronet to its right, and the mixed height street buildings of different periods towards the foreground, linking to the high wall that forms the boundary to 1 Holland Park Avenue. There are a variety of street trees, and a plane tree in the grounds of 1 Holland Park Avenue which is prominent in the view.

The view itself: This view, whilst strongly directional, is wide, because of the considerable width between building frontages. The dominant features are Campden Hill Towers and Newcombe House. The southern frontage along Notting Hill Gate, to the right of the view, provides a generally consistent roofline, in contrast to the northern frontage which varies from three storeys at West block to eighteen storeys at Campden Hill Towers. The 1950's buildings are in complete contrast of style, more compatible with the three-lane highway. The two taller buildings are also a contrast of height.

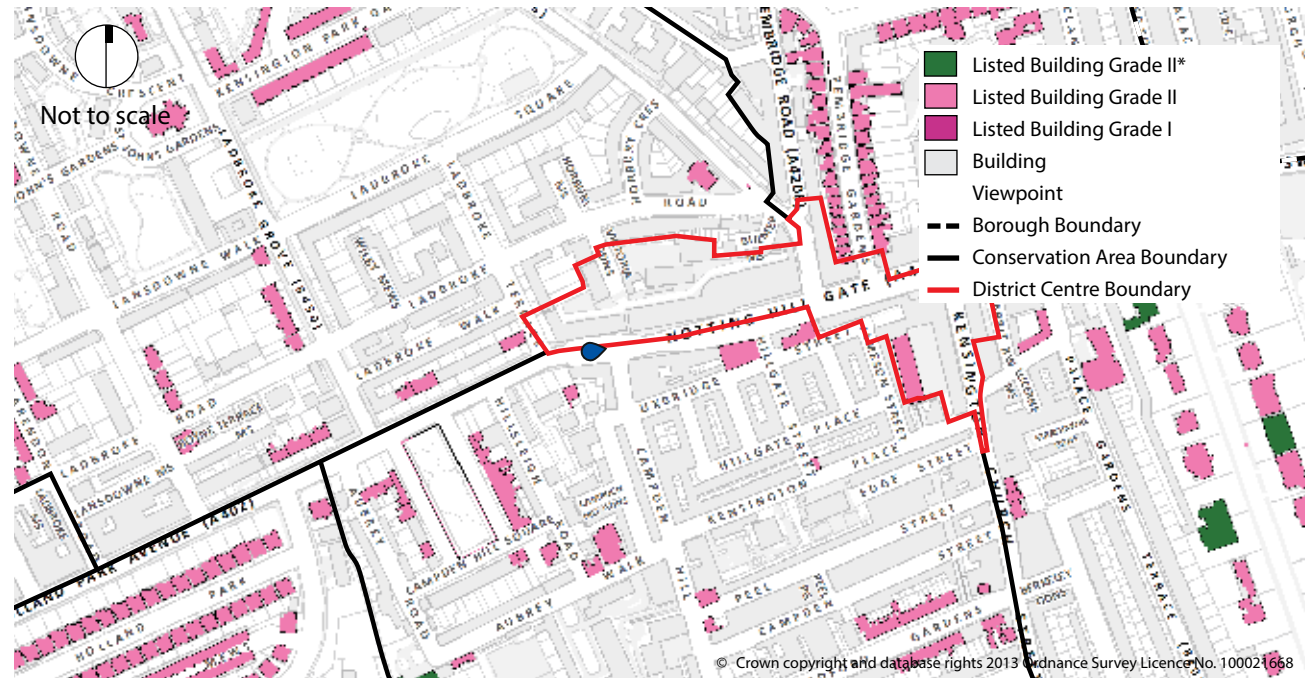
Season and time of day: the photograph was taken in November 2012 and therefore shows limited street tree canopy. It would be quite different in the summer, with foliage obscuring many of the buildings. Newcombe House is likely to appear more dominant, because of the screening of Campden Hill Towers, although that may not hold true for other views in this viewing place. At night in addition to street lights, there will be considerable light spill from shops as well as lights from the passing traffic.

Significance

The view is of Notting Hill Gate, which has historic significance as a commercial centre. As such, commercial buildings line the street, dating from both the Victorian and post war periods. Aesthetically, the wide historic thoroughfare dominates the view. The trees bring a sense of enclosure and soften the streetscene. The scale of Campden Hill tower is prominent and the attractive dome of the Grade II listed Coronet Cinema is partly obscured by Newcombe House rising in the background.



View 16 Notting Hill Gate



Identification

The view point: this view point is located at the pedestrian crossing on the northern footway of Notting Hill Gate close to the entrance to number 156 Notting Hill Gate. This is within the viewing place of the north western side of Notting Hill Gate. The view looks east along Notting Hill Gate towards Newcombe House.

Designated historic assets: listed buildings in this view include; the Grade II listed Coronet Cinema by WGR Sprague (1898) English Heritage Reference (425558) on the corner of Hillgate Street and Notting Hill Gate. The elevation and the tall corner cupola is clearly visible on the skyline at the centre of the view. The Grade II listed Gate Cinema by William Hancock (1911) English Heritage Reference (485476) can also be seen beneath Newcombe House. The view is located adjacent to the boundary of the Northern Corridor sub-area of the Kensington Conservation Area. The buildings forming the right of the view up to and beyond the Coronet Cinema lie within a conservation area.

Analysis

Elements in the view: the left of the view is framed by Camden Hill Towers and the post war 1950's development which characterises the northern side of Notting Hill Gate. To the right are traditional four storey Victorian terraces whose parapets describe a consistent skyline. The cupola of the Coronet Cinema is dominant in the centre of the view, with Newcombe House to its left. The foreground shows the dominance of the highway and traffic at Notting Hill Gate, congested footways and poor quality pedestrian environment. Street trees of a variety of species have been planted to mitigate the traffic impacts.

The view itself: this directional view is enclosed by terraced properties to the right and the more recent development to the left of the view, with consistent building lines. The wide street creates a sense of openness. Many of the trees are also of relatively small scale, in contrast to the width of the street.

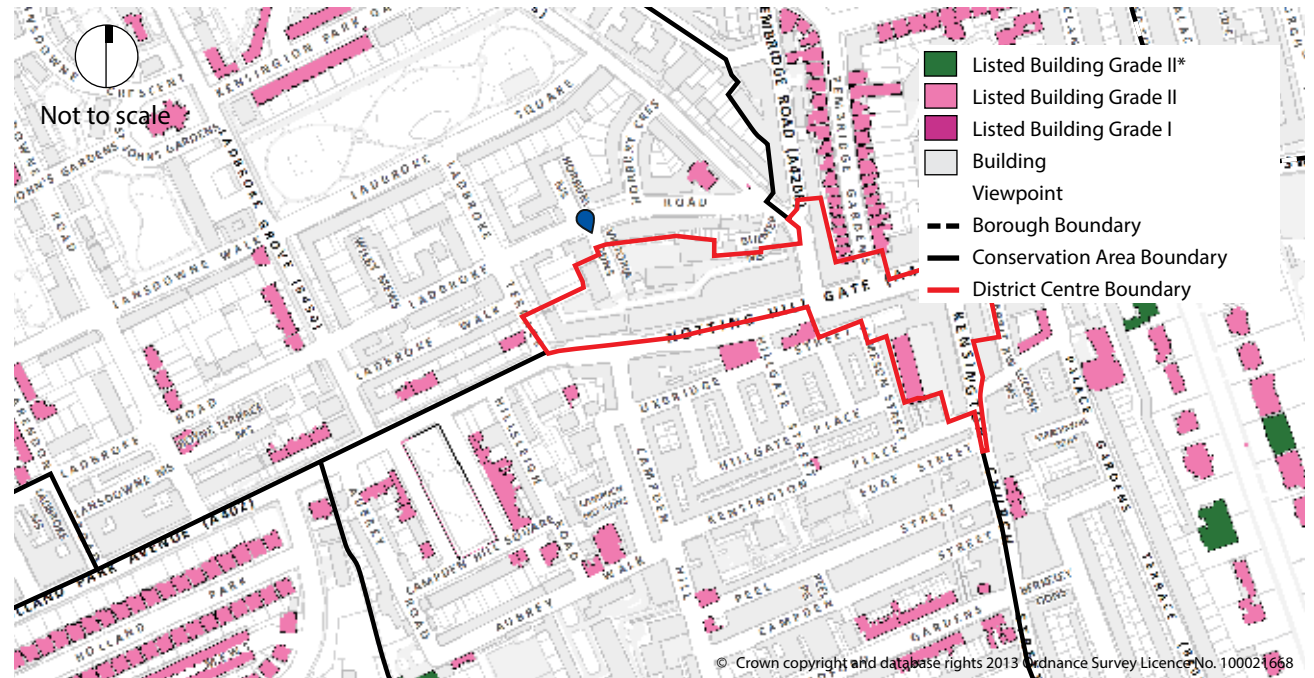
Season and time of day: the photograph was taken in November 2012 and therefore shows limited tree canopy. There would be seasonal variation with the street trees. High levels of street lighting, compatible with the major route way, will make this view well lit at night, reinforced by the light spill from the shops, and the lights from traffic.

Significance

The view is of Notting Hill Gate, which has historic significance as a commercial centre. As such, commercial buildings line the street, dating from both the Victorian and post war periods. Aesthetically, the wide historic thoroughfare dominates the view. The trees bring a sense of enclosure and soften the streetscene. The Victorian built form to the south side gives a consistent built form with the dome of the Grade II listed Coronet Cinema forming an attractive local landmark. Newcombe House detracts from this. The height of Camden Hill Tower encroaches on the streetscene to the north.



View 17 Ladbroke Road



Identification

The view point: this view point is located on the northern footway of the junction of Horbury Mews and Ladbroke Road near the entrance to 16 Ladbroke Road. This is within the viewing place of this road junction. The view looks south across the junction along Victoria Gardens towards the rear of Ivy Lodge.

Designated historic assets: there are no listed buildings in this view which is located within the Ladbroke Conservation Area. However, the view is on the edge of the conservation area. Most of the buildings in the view are not in the conservation area, which includes the terraces fronting Ladbroke Road to the left and right of the view.

Analysis

Elements in the view: this to the left of the view is the end of a three storey Victorian terrace, with Campden Hill Towers visible above the roof. The three storey terrace on the left in the mid-ground of the view is discontinuous. A development site lies between this terrace and that fronting Ladbroke Road. Dominating the centre of the view is the rear of Ivy Lodge, which fronts onto Notting Hill Gate. The rear of the smaller building of 146-152 Notting Hill gate is to the right of Ivy Lodge. The three storey terrace fronting Horbury Mews is linked to the three storey terrace of Ladbroke Road, on the right of the view, by a subservient 2 storey block, a device typical of the area.

The view itself: it is a closed view foreshortened by the rear of Ivy Lodge. Although there is a pedestrian route connecting from the end of Horbury Mews through to Notting Hill Gate, it is not obvious in this view.

The terraces are of consistent height, but the view does not have a consistent roof line, because of the considerable gap on the left of the view with the development site, and the overbearing bulk of Ivy Lodge behind.

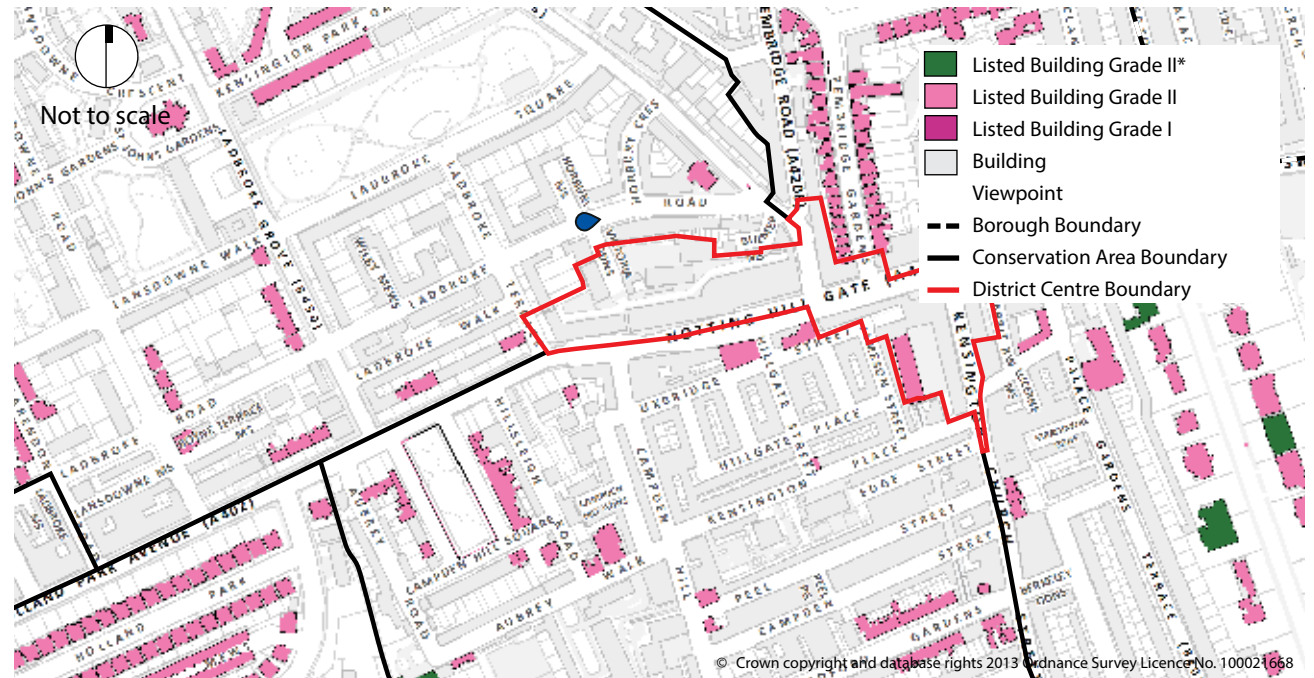
Season and time of day: the photograph was taken in November 2012 and therefore shows limited tree canopy. A tree in the mid-ground would screen the rear of 146-152 Notting Hill Gate in the summer. At night there would be street lighting, with limited light from houses - where they front the street.

Significance

There is no overriding historic or aesthetic significance to this view which has been altered as a result of the 1950's commercial development.



View 18 Ladbroke Road



Identification

The view point: this view point is located at the junction of Ladbroke Road and Horbury Mews at 16 Ladbroke Road. This is within the viewing place of Ladbroke Road. The view looks east along Ladbroke Road towards Kensington Park Road.

Designated historic assets: listed buildings in this view include; the Grade II listed Kensington Temple on Kensington Park Road by J Tarvin (1848-49) English Heritage Reference (420169), and the Grade II green painted timber Cabmen's shelter (1909) English Heritage Reference (425159). The view is located within the Ladbroke Conservation Area. The dominant buildings in the view are within the conservation area. Campden Hill Towers, and the buildings that close the view, are not within conservation areas.

Analysis

Elements in the view: the right and centre ground of the view is the elegant curved frontage of the three storey brick and stucco bay fronted terrace of Ladbroke Road. This terrace has a coherent and consistent roofline regularly punctuated by chimney stacks. Campden Hill Towers is visible over the roofline. The left of the view shows three storey brick and stucco buildings adjacent to the Kensington Temple, whose square western tower and spire punctuate the roofline. Kensington Temple forms the southern entrance to the formally planned Ladbroke estate (see Ladbroke Conservation Area Proposal Statement paragraph 1.6, pp 17). The Cabmen's shelter is visible at the foot of the Temple. The view is closed by the three storey terrace painted pastel colours that form the eastern side of Pembroke Road. Two substantial street trees, and a tree within a front garden, dominate the foreground.

The view itself: the view is curved, directional and with a continuous and dominant roofline. There is a sense of spaciousness because of the width between the building frontages, with relatively large front gardens to the right of the view.

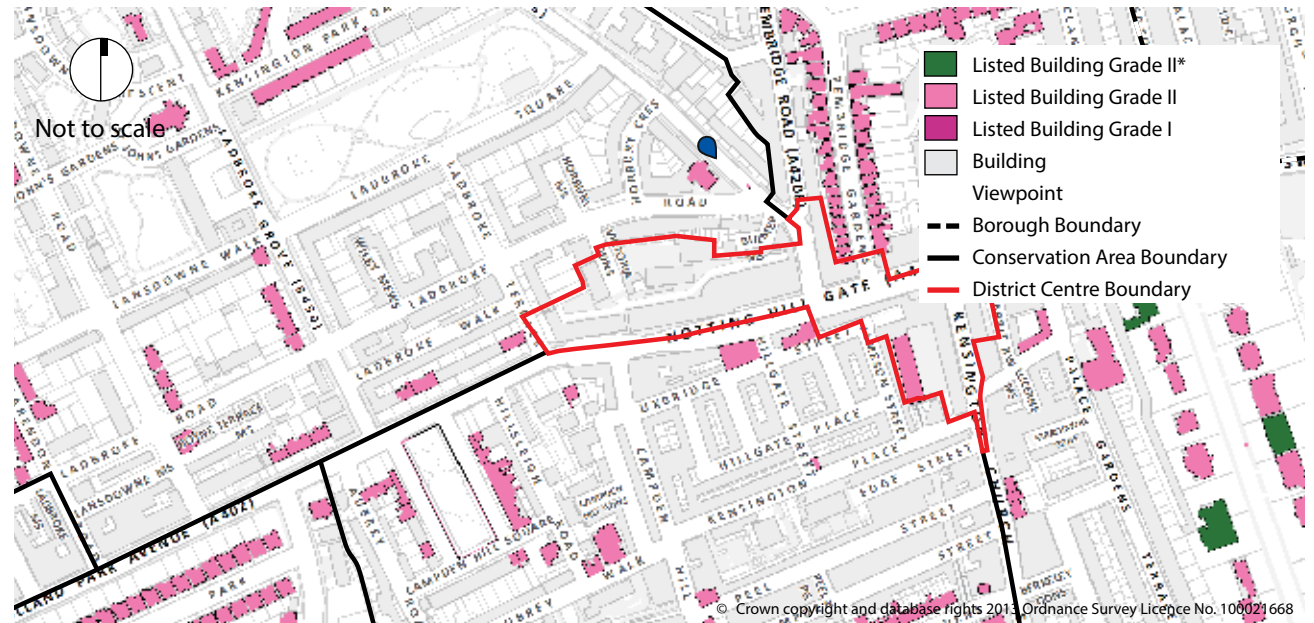
Season and time of day: the photograph was taken in November 2012 and therefore shows limited tree canopy. In the summer the view would be framed by the street trees in the fore ground, which would also partially obscure Campden Hill Towers. The buildings that close the view would also be screened by the trees in the distance. At night there would be street lighting, with limited light spill from the adjacent houses.

Significance

The street has retained the original built form and character with a domestic scale and strong architectural quality. The historic front gardens and mature planting compliment this. The properties in the view are typical of streets within the Ladbroke Estate. There is a strong sense of the historic street pattern leading from Notting Hill Gate into the planned Ladbroke Estate. The roofline is complete along the attractive curved terrace emphasising the architectural coherence. The Grade II listed Kensington Temple is an attractive termination to the terrace. Campden Hill Tower is an incongruous element within the view, dominating above the roofline and harming this composition.



View 19 Kensington Park Road



Identification

The view point: this view point is located at the north bound bus stop on Kensington Park Road adjacent to Kensington Temple. It is within the viewing place of the southern end of Kensington Park Road. The view looks south east along Kensington Park Road towards Pembridge Road and Newcombe House.

Designated historic assets: listed buildings in this view include; the Grade II green painted timber Cabmen's shelter (1909) English Heritage Reference (425159), and the Grade II listed Kensington Temple on Kensington Park Road by J Tarvin (1848-49) English Heritage Reference (420169). The view is located within the Ladbrooke Conservation Area. The pastel coloured terrace that closes the view, and Newcombe House in the centre of the view are not within conservation areas.

Analysis

Elements in the view: to the left of the view a single storey building links buildings of similar height: the end of a terrace of three storey with lower ground floor, and 2 Kensington Park Road. The public art commission 'Ring Stack' is on the roof of 2 Kensington Park Road. The Cabmen's shelter is visible in the centre of the view. Behind this is a terrace painted pastel colours, with varied shop fronts, fronting Pembridge Road. Newcombe House is clearly visible in the centre of the view over this terrace. To the right of the view is the elevation of the Kensington Temple. Behind the trees in the area to the front of the Temple the blank northern facade of United House can be seen.

The three storey terraced houses to the left of the view provide a consistent roofline which continues along Pembridge Road. However this conformity is interrupted by the scale and bulk of Newcombe House which punctuates the skyline. The blank northern facade of United House can be glimpsed above the bus shelter and behind the mature trees within the Temple forecourt.

Newcombe House appears squat and overbearing in this view due to its bulk and height. The 'Ring Stack' sculpture also breaches the otherwise consistent roofline here as described by the three storey buildings which front onto Pembridge Road.

The view itself: the street between the building frontages is wide, with the view being deflected by the Pembridge Road terrace, and dominated by Newcombe House. The terraces have consistent rooflines and building lines.

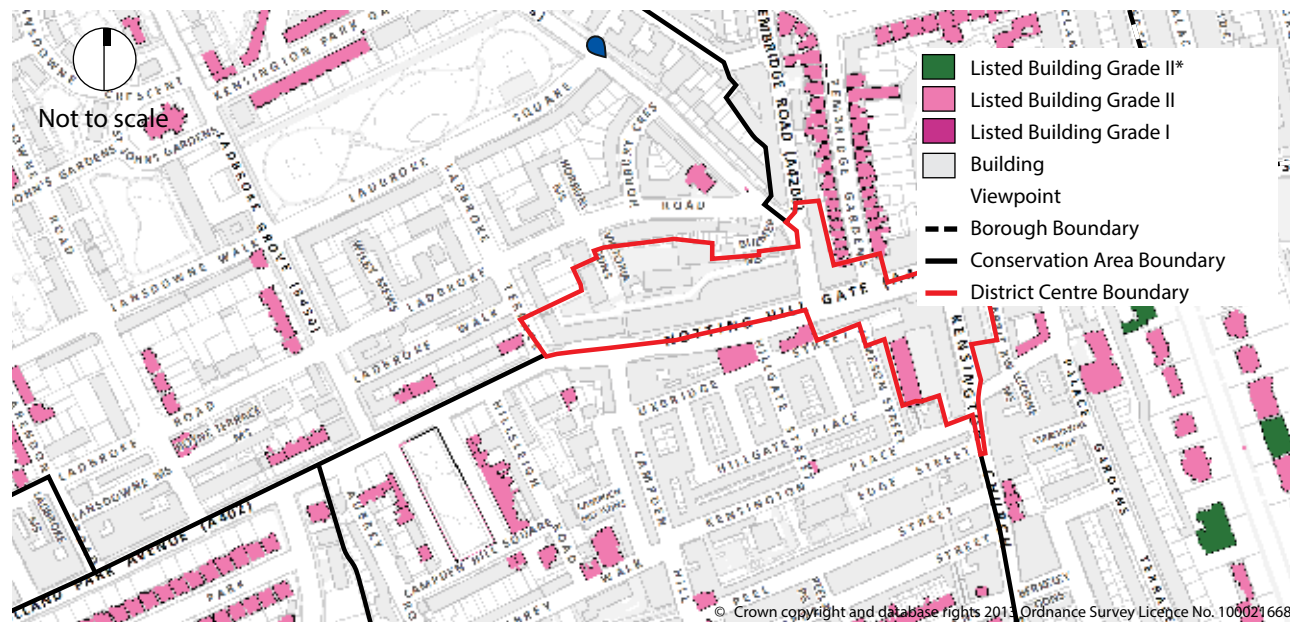
Season and time of day: the photograph was taken in November 2012 and therefore shows limited tree canopy. In the summer the trees would obscure United House, and be prominent in the view. At night there would be street lighting, which is relatively bright because of the status of the road in the network.

Significance

The planned mid-19th century layout is still clearly discernible and the original built form survives with terraces of uniform height and consistent rooflines. The view is dominated by the historic thoroughfare running through the Ladbrooke Estate and giving a feeling of openness. The Grade II listed cabman's sheltered provides a visual interest to this view. The looming form of Newcombe House has a disruptive impact, breaching the consistent roofline and harming the composition.



View 20 Kensington Park Road



Identification

The view point: this view point is located on the northern footway of the informal pedestrian crossing on Kensington Park Road close to the junction of Kensington Park Road and Ladbrooke Square. It is within the view point of this junction. The view looks south east along Kensington Park Road towards Pembridge Road.

Designated historic assets: listed buildings in this view include; the green painted timber Cabmen's shelter (1909) English Heritage Reference (425159), and the Grade II listed Kensington Temple on Kensington Park Road by J Tarvin (1848-49) English Heritage Reference (420169). The view is located within the Ladbrooke Conservation Area. Most of the buildings in the view are within conservation areas. The exceptions Newcombe House, the terrace in front of Newcombe House, towards the left of the view, and Campden Hill Towers visible above the roofline to the right of the centre of the view.

Analysis

Elements in the view: to the left of the view mature tree planting screens the red brick mansion blocks. Beyond this in the mid-ground are the three storey terraces of Kensington Park Road and Pembridge Road. Newcombe House is visible over these terraces. The Cabmen's shelter is visible in the mid-ground at the centre of the view. The four storey terraced houses to the right of the view provide a generally consistent roofline which continues along Kensington Park Road. Campden Hill Tower is visible on the skyline although it is recessive in this view and does not excessively impose itself on the skyline. Kensington Temple can be glimpsed in the distance on the right, its spire is just visible above the roofline. The blank northern facade of United House can be seen beyond the Temple above Prince Albert public house.

The view itself: the directional view looks along Kensington Park Road towards Notting Hill and is deflected by the terrace in Pembridge Road. Kensington Park Road has a generous width. Newcombe House dominates the skyline.

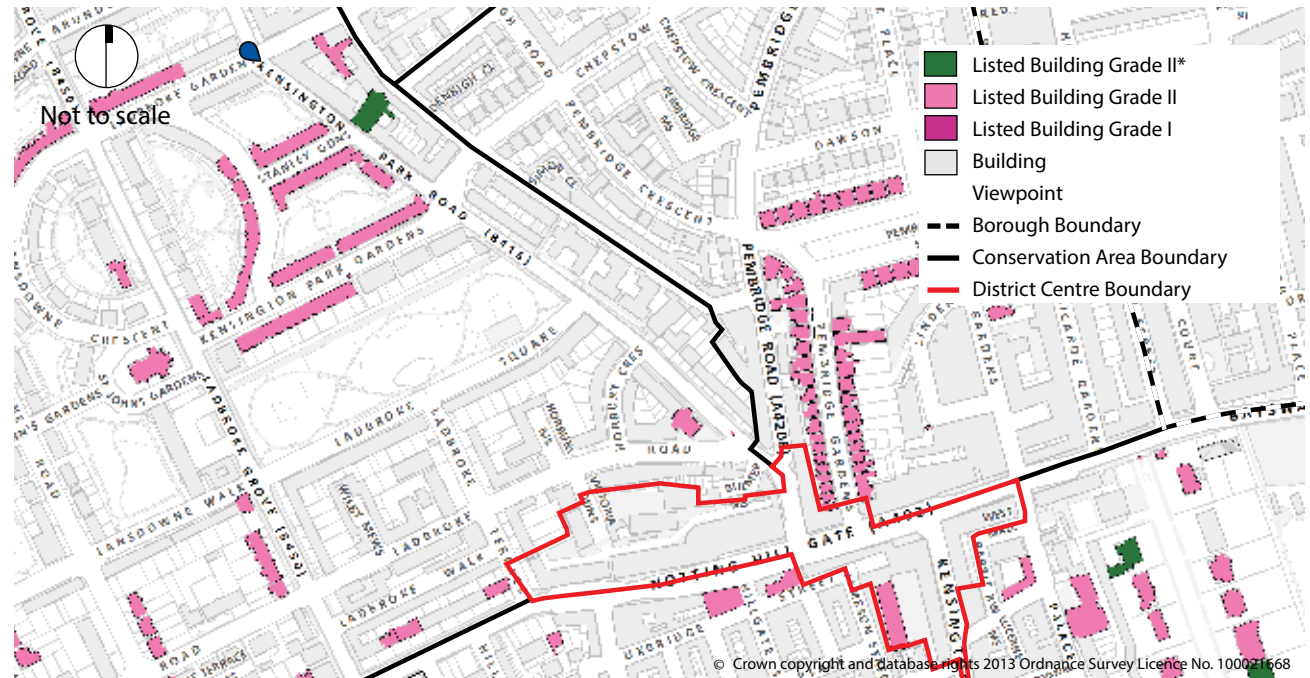
Season and time of day: the photograph was taken in December 2012 and therefore shows limited tree canopy. In the summer the buildings to the left side of the view would be screened by trees, increasing the emphasis of the terrace in Pembridge Road. The trees in front of the Temple would screen United House and much of the Prince Albert.

Significance

The planned mid-19th century layout is still clearly discernible and the original built form survives with terraces of uniform height and consistent rooflines. The grand four storey properties dominate the streetscene. The looming form of Newcombe House has a disruptive impact, breaching the consistent roofline and harming the composition. Campden Hill Towers further compromises this view.



View 21 Westbourne Grove



Identification

The view point: this view point is located at the pedestrian crossing on the north eastern corner of the junction of Kensington Park Road and Westbourne Grove. It is within the viewing place of this junction and this stretch of Kensington Park Road. The view looks south east along Kensington Park Road towards Pembridge Road.

Designated historic assets: listed buildings in this view include; the classical pedimented facade and tower with clock upper octagonal stage and dome of the Grade II* listed Church of St. Peter by T. Allom (1855-57) English Heritage Reference (420340) to the left. The Grade II listed mid C19 stuccoed terrace houses of; 1-11 Stanley Gardens English Heritage Reference (424327); 17-29 Stanley Gardens English Heritage Reference (424333); 12-16 Stanley Gardens English Heritage Reference (424331) and 34-37 Kensington Park Gardens English Heritage Reference (420168) can be seen to the right. The view is located within the Ladbroke Conservation Area, and everything seen in the view is in conservation areas except for Newcombe House in the distance.

Analysis

Elements in the view: the left of the view is framed by the four and five storey brick and stucco buildings of Kensington Park Road which ascends to the high point at its junction with Kensington Park Gardens before descending towards Notting Hill Gate. To the right the view comprises; the four storey terraces of Ladbroke Gardens, Stanley Gardens and Kensington Park Gardens. Newcombe House is visible above the brow of the hill.

The view itself: the view is straight and directional, however the formality that this might result in is reduced because of the discontinuity to the building line on the right hand side of the view, where the garden square provides a softer edge to the western side of Kensington Park Road.

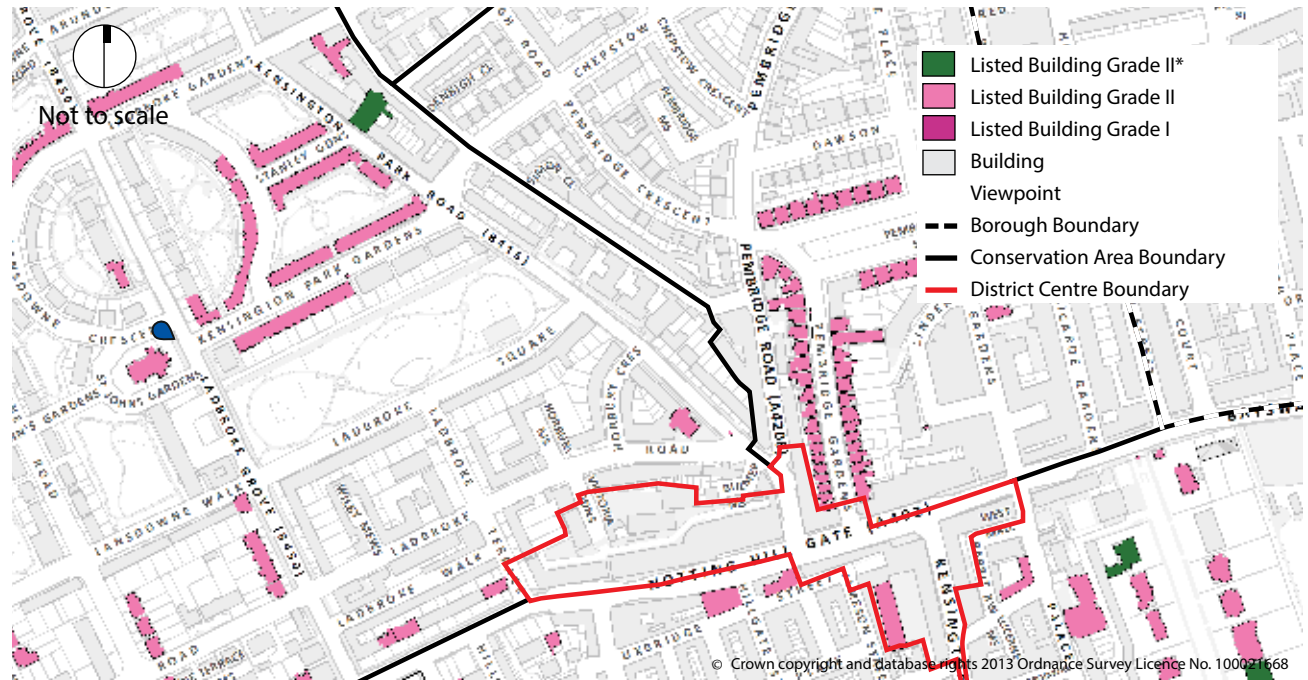
Season and time of day: the photograph was taken in March 2013 and therefore shows limited tree canopy. In the summer the buildings in the mid-ground to the right of the view would be fully screened. Newcombe House would also be partially screened. At night the street lighting is relatively bright because of the volume of traffic the road carries.

Significance

The planned mid-19th century layout is still clearly discernible and the original built form mostly survives. The view is strongly directional and highly legible. There is a variety of building types but a uniformity of scale is retained. The Grade II* listed Church forms a local landmark and focal point within the view with its distinctive dome. This is referred to within the Ladbroke Conservation Area Proposals Statement. The historic garden square gives a sense of openness to this linear form. Newcombe House is visible in the distance terminating the view.



View 22 Lansdowne Crescent



Identification

The view point: this view point is located near the northern entrance of St. John’s Church opposite the 2 Lansdowne Crescent. It is in the viewing place outside St John’s Church. The view looks south east across Ladbrooke Grove towards Kensington Park Gardens.

Designated historic assets: listed buildings in this view include; the Grade II listed Church of St. John by JH Stevens and G Alexander (1845) English Heritage Reference (421384). The Grade II listed house 24 Kensington Park Gardens by T. Allom (c.1854) English Heritage Reference (420166) and the terraced houses at 10-22 Kensington Park Gardens, English Heritage Reference (420164). The view is located within the Ladbrooke Conservation Area. Everything seen in the view falls within the Conservation Area.

Analysis

Elements in the view: the view is framed to the right by the Church which forms the pivot of the planned Ladbrooke Grove layout. 24 Kensington Park Gardens frames the view to the left. The centre of the view includes ‘The Lodge’ mansion block at 23 Kensington Park Gardens and the stuccoed terrace of 10-22 Kensington Park Gardens to the left. The mature tree planting associated with Ladbrooke Square Garden is visible in the gap between the Church and 23 Kensington Park Gardens.

The view itself: this view is open, because of the Church garden in the foreground which includes lawns and several mature trees.

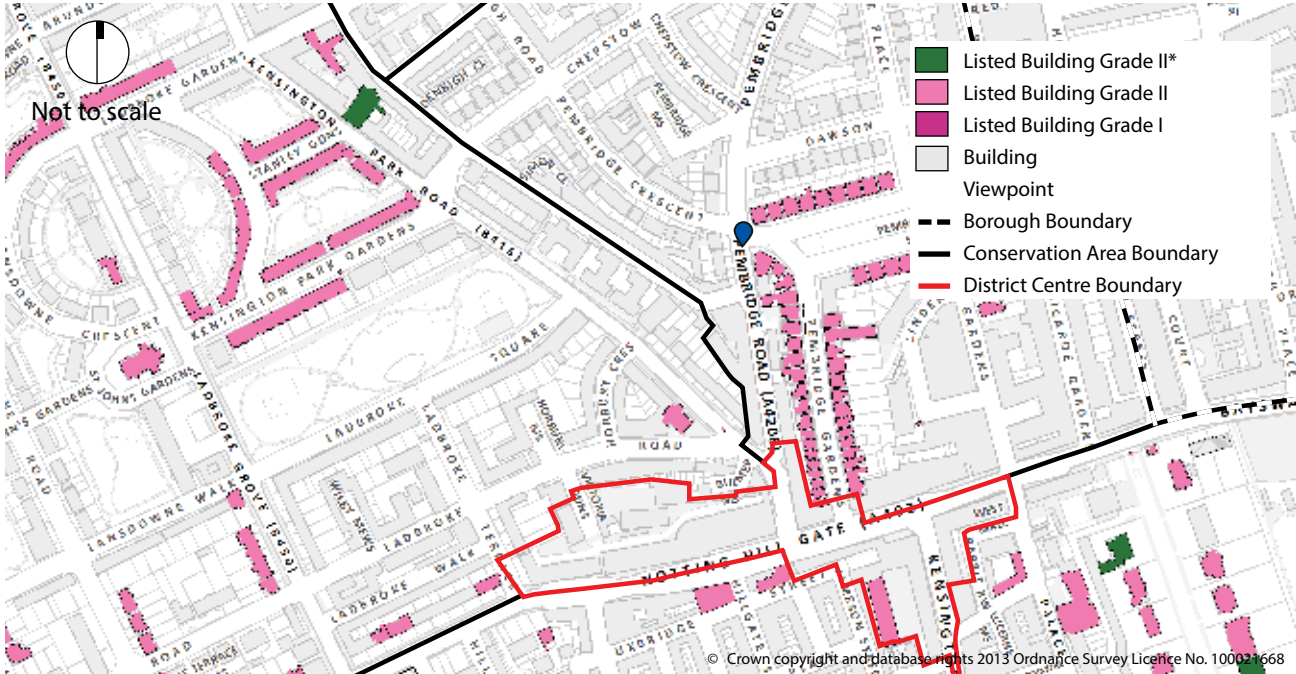
Season and time of day: the photograph was taken in March 2013. In winter the mansion block in the centre of the view would be visible behind the tree branches. To the left of the Church the view would be of the many trees of Ladbrooke Square Garden - buildings would not be visible here.

Significance

The Grade II listed Church of St John is the pivot of the Ladbrooke Estate at the top of Notting Hill on the site of the grandstand of the former hippodrome. As such, this view has strong historical significance. The open area around the Church provides an important counterpoint to the development of the Ladbrooke Estate.



View 23 Pembridge Villas



Identification

The view point: this view point is located on the northern footway of the junction between Pembridge Villas and Pembridge Square. It is within the viewing place of this junction. The view looks south along Pembridge Road towards Notting Hill Gate.

Designated historic assets: listed buildings in this view include; 1 Pembridge Square, a Grade II listed mid C19 four storey detached house, now a public library, English Heritage Reference (422792) to the left of the view. The front of the Grade II listed Gate Cinema by William Hancock (1911) English Heritage Reference (485476) can be seen in the distance at the terminus of the view. The view is located within the Pembridge Conservation Area with the exception of Campden Hill Towers, and, in the distance, United House.

Analysis

Elements in the view: to the left of the view is an grand, ornate, stucco corner building of 3 substantial storeys, visually linked to the terrace along Pembridge Road. The corner building is the Notting Hill Public Library. To the right of the view are stucco semi-detached villas, of 3 substantial storeys, the ground floor raised above street level on a semi-basement, along with more recent roof level accommodation. Central to the view is curved facade of the three storey terrace that turns the corner from Pembridge Road and Portobello Road. This terrace has shop fronts at ground floor. Campden Hill Towers is clearly visible above this terrace. The Gate Cinema and the upper storeys of United House are visible in the distance below the 'Ring Stack' public art commission, on the roof of 2 Kensington Park Road.

The view itself: this view has a good sense of enclosure provided by the attractive curve of the buildings along Pembridge Villas which lead towards Portobello Road.

Season and time of day: the photograph was taken in December 2012 and therefore shows limited tree canopy. In summer the buildings to the right and left of the view would be screened by trees, which would frame the curved terrace frontage. At night there is a mix of street lighting, with Pembridge Road having a higher light level because of the volume of traffic.

Significance

The planned mid-19th century layout is still clearly discernible and the original built form survives, including the Grade II listed villa, now library that marks the entrance to the adjacent historic Pembridge Garden Square. The original curved built form in the centre of the view leads the eye in to Portobello Road and the more small scale commercial buildings of this part of the Conservation Area. The looming form of Campden Hill Towers has a disruptive impact, breaching the consistent roofline and harming the composition.