

Appendix MA: Design and Access Statement (DAS)

Environmental Statement Addendum

Volume II

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Introduction to the Addendum

Introduction

This addendum sets out a number of proposed modifications that relate to the Design and Access Statement, ES Volume II: Appendix M. These proposed modifications have emerged following Transport for London's (TfL) consideration of the consultation responses to the Transport and Works Act Order (TWAo) application.

Changes to the ES

In response to concerns raised during the consultation period and as a result of ongoing consultation with English Heritage, the London Borough (LB) of Lambeth, LB Wandsworth and LB Southwark, TfL proposes modifications to the scheme and these are as follows:

At Kennington Green:

- Addition of three level access points onto Kennington Green from the surrounding footways, post construction.

At Kennington Park:

- The omission of the proposal to provide a replacement community facility at Kennington Park and resultant changes to the landscaping.

This addendum sets out the modifications to the Design and Access Statement (DAS) based on the above design modifications with replacement or supplementary paragraphs and figures provided as necessary.

Section 1.0: Introduction

1.4 Summary of the NLE

The text below replaces paragraph 1.4.2:

1.1.1 The NLE works also include:

- Accommodation works for affected landowners / occupiers including (but not limited to):
 - Temporary facilities for Battersea Dogs and Cats Home and Covent Garden Market Authority;
 - Temporary and permanent facilities for occupiers of the park lodge at Kennington Park; and
 - The installation of a water tank for the benefit of the Beefeater Gin Distillery.
- Temporary works including worksites at the locations of the proposed stations and shafts / head houses, temporary shafts at Radcot Street and Harmsworth Street and a temporary conveyor and associated alterations to the jetty at BPS to facilitate the transfer of material onto barges.

Paragraph 1.4.3 has now been deleted.

Within Figure 1.4, item 1 (Radcot Street) and item 2 (Harmsworth Street) on the diagram and key no longer apply.

Section 2.0: Context Appraisal

2.1 Introduction

The text below replaces paragraph 2.1.2:

- 2.1.2 *The proposed Underground station at Battersea is located within LB Wandsworth, whilst Nine Elms station is within LB Lambeth. In addition the two proposed permanent shafts are within LB Lambeth, one in Kennington Park and the other in Kennington Green, as shown in Figure 2.1. The temporary construction shafts, which are not covered in this report, are located on either side of the Kennington Loop in LB Lambeth (Radcot Street) and LB Southwark (Harmsworth Street).*

2.3 Local Planning Policy

The text below replaces paragraph 2.3.2:

- 2.3.2 *In addition to this, a small part of the NLE scheme sits within LB Southwark, notably the proposed temporary shaft on Harmsworth Street as well as Kennington station, where modifications in the form of cross-passages are proposed below ground within the current station.*

Lambeth Core Strategy (2011)

The text below replaces paragraph 2.3.5:

- 2.3.5 *The permanent shafts located in Oval ward are covered by Policy PN7. Amongst other objectives, this policy aims to support and enhance the heritage quality and attributes of the conservation area and Kennington*

Park, as well as improving traffic and environmental conditions for pedestrians. These are all objectives which both head houses, and the community building proposed at Kennington Park, are designed to support.

Southwark

The text below replaces paragraph 2.3.15:

- 2.3.15 *LB Southwark's Kennington Park Road Conservation Area and listed buildings therein border the proposed head house and community buildings at Kennington Park. Kennington Station, from which the Northern Line extension will spring, straddles LB Southwark's boundary with LB Lambeth but the two boroughs have agreed that LB Southwark will be the planning authority for the consideration purposes of the application.*

2.6 Stakeholder Consultation

Paragraph 2.6.3 has now been deleted.

Section 4.0: Intervention and Ventilation Shafts

4.4 Kennington Green Intervention and Ventilation Shaft

Design development: head house

Consultation

The text below replaces paragraph 4.4.16:

4.4.16 *In March 2013, design ideas for the proposed head house at Kennington Green were presented and discussed at a meeting with local residents. English Heritage were also informally consulted and in response, the elevation to the Green was changed, introducing more pronounced vertical panels to the two elements which make up the head house, and these changes are reflected in the TWAO application.*

The text below provides additional information in relation to further consultation since the TWAO was submitted and supplements paragraph 4.4.16:

4.4.16A *Further consultation conducted since the TWAO was submitted with English Heritage and LB Lambeth has confirmed that the adopted design approach at Kennington Green does offer an appropriate solution for this building.*

Figure 4.12 Kennington Green – Illustrative Visualisation of the Head House, looking north-west towards the Distillery has now been replaced with Figure 4.12A Kennington Green – Illustrative Visualisation of the Head House, looking north-west towards the Distillery. It shows a proposed modification to the scheme with a level access point on to the Green (as described on the next page).

Figure 4.12A Kennington Green - Illustrative Visualisation of the Head House, looking north-west towards the Distillery



Design development: landscape

Design evolution

The text below provides additional information in relation to further consideration of the design since the TWAO was submitted and supplements paragraph 4.4.44:

4.4.44A After further consideration of the submitted design, the illustrative landscape masterplan has been modified to include three level access points to the central grassed area of Kennington Green to allow all users to enjoy this open space. Two breaks are provided along its northern edge and a third break on the western edge. Level access has been achieved by lowering the park edging to meet the grade of the footpath proposed to enclose the Green and by providing breaks in the low post and chain fence.

Figure 4.15 Kennington Green - Illustrative Hard Landscape Materials and Furniture has been replaced with Figure 4.15A Kennington Green - Illustrative Hard Landscape Materials and Furniture.

Figure 4.14A Kennington Green - Illustrative Landscape Masterplan



Figure 4.15A Kennington Green - Illustrative Hard Landscape Materials and Furniture

1. Raised and paved carriage way (Granite setts)



2. Footpath (Granite flags)



3. Granite kerb - small upstand



4. Raised vehicular entrance



5. Tree grille



6. Wide kerb around the grassed area



7. Level access to the grassed area



8. Stone bench



9. Litter Bin



10. Telephone box

11. Potential location for future artwork (design and location to be confirmed)

12. Low post and chain fence



4.5 Kennington Park Intervention and Ventilation Shaft

Constraints

The text below replaces paragraph 4.5.10:

- 4.5.10 *There are a number of constraints for the main tunnel ventilation shaft and work site at Kennington Park:*
- *The site lies within one conservation area and is adjacent to another. It is overlooked by several listed buildings and lies within a Grade II Registered Park;*
 - *Access requirements for emergency services and for plant replacement;*
 - *Consideration of residential amenity and access requirements during construction;*
 - *Location of existing mature trees in the park; and*
 - *Reinstatement of dog walking facilities ~~current community activities on the site.~~*

Site specific design principles

The text below replaces paragraph 4.5.11:

- 4.5.11 *In addition to principles identified in Table 4.2 and Section 4.3, there are a number of specific urban design principles which are applicable at Kennington Park. These are as follows:*

For the head house and community buildings:

- *To respond positively to its setting within a conservation area, with neighbouring listed properties and within the Grade II Registered Park, whilst minimizing the visual impact of the buildings.*

- *~~To provide a new community building which replaces the Lodge and community uses currently on the site.~~*
- *To minimise the bulk and massing of the head house ~~and community buildings.~~*
- *To create a distinctive yet sympathetic addition to the park.*
- *To respond to the corner created by the junction of the two roads.*
- *To engage with the park.*

For the public realm strategy:

- *To ensure that the outdoor space associated with the buildings ~~is~~ ~~are~~ of a high quality and in keeping with the design of the park and neighbouring residential properties.*
- *To ensure that the landscape proposals for the site conform to the wider Kennington Park strategy.*
- *~~To provide two outdoor spaces associated with the head house and community building — one fronting Kennington Park Place, and the other looking in towards the park — but which can be read as one coherent space.~~*
- *To provide planting which enhances the area's biodiversity ~~and allows the bee-keeping use to continue,~~ but which is also in keeping with the existing mature trees within the park.*
- *To use planting as a buffer to partly screen the buildings ~~from view when viewed from the streets and park.~~*
- *To reprovide the existing avenue of trees with a single species of tree.*

Design development

Consultation

The text below replaces paragraph 4.5.19:

- 4.5.19 *~~The feedback is reflected in the final design as set out in the following section. During the TWAO objection period, a number of concerns were raised by stakeholders about the proposed community building at Kennington Park regarding the location, heritage and design aspects of the building. In particular, there were concerns regarding how the scale, proximity and facade of the community building could detract from the setting of the listed buildings on St Agnes Place and the neighbouring conservation area.~~*

The text below supplements paragraph 4.5.19:

- 4.5.19 A *Following the submission of the TWAO application in April, further consultation with LB Lambeth and LB Southwark has resulted in the deletion of the replacement community building. It therefore no longer forms part of the TWAO application.*

Design evolution

The text below supplements paragraph 4.5.21:

- 4.5.21 A *Although the community building has now been removed from the scheme following further consultation with LB Lambeth and LB Southwark, the design and location of the head house remains the same as submitted and its concept as a 'pavilion in the park' still stands, as shown in Figure 4.26A.*

The text below replaces paragraph 4.5.22:

- 4.5.22 *~~The head house and community building would ~~be~~ have been linked by a timber pergola providing shade to the space beneath and helping to define the south-facing terrace onto the rear garden.~~*

The text below supplements paragraph 4.5.22:

- 4.5.22A *The area which was to be occupied by the proposed community building will be re-landscaped following construction of the head house and shaft. This larger landscaped area will allow wider views of the park from the corner of Kennington Park Place and St Agnes Place, thus enhancing the conservation area and the setting of adjoining listed buildings. It will also allow for some of the current lodge garden to be returned to Kennington Park.*

The text below supplements paragraph 4.5.23:

- 4.5.23A *The size of the head house was largely driven by the vent requirements and the distance required between vents. The resulting dimension influenced the footprint ~~for the~~ of the deleted community facility, which would have created ~~creating~~ two pavilions of a similar size. The inspiration for the roof form of the head house and ~~deleted~~ community buildings came from historical references to potteries that existed in the local area (see Figures 4.26 and 4.26A), and ~~was~~ were discussed at consultation meetings. This approach also has the advantage of reducing the size and bulk of*

the roof building or structure whilst creating a distinctive appearance. The roof slopes could will be landscaped with sedum, better integrating the pavilions with the park and increasing biodiversity on the site.

Figure 4.26A supplements Figure 4.26 Kennington Park – Massing Studies.

The following replaces 'Proposed head house and community building':

Proposed head house and community building

Amount and layout

The text below replaces paragraph 4.5.25:

4.5.25 *The concept is to locate the head house and community buildings within part of the existing fenced off area in the north east corner of the park and to reduce their its visual impact on the park and neighbouring listed properties. The proposed head house building and landscape is shown in Figure 4.27A.* *The proposals for the buildings and landscape seeks to reflect the sensitive setting of the site, whilst also providing wider views into the park.*

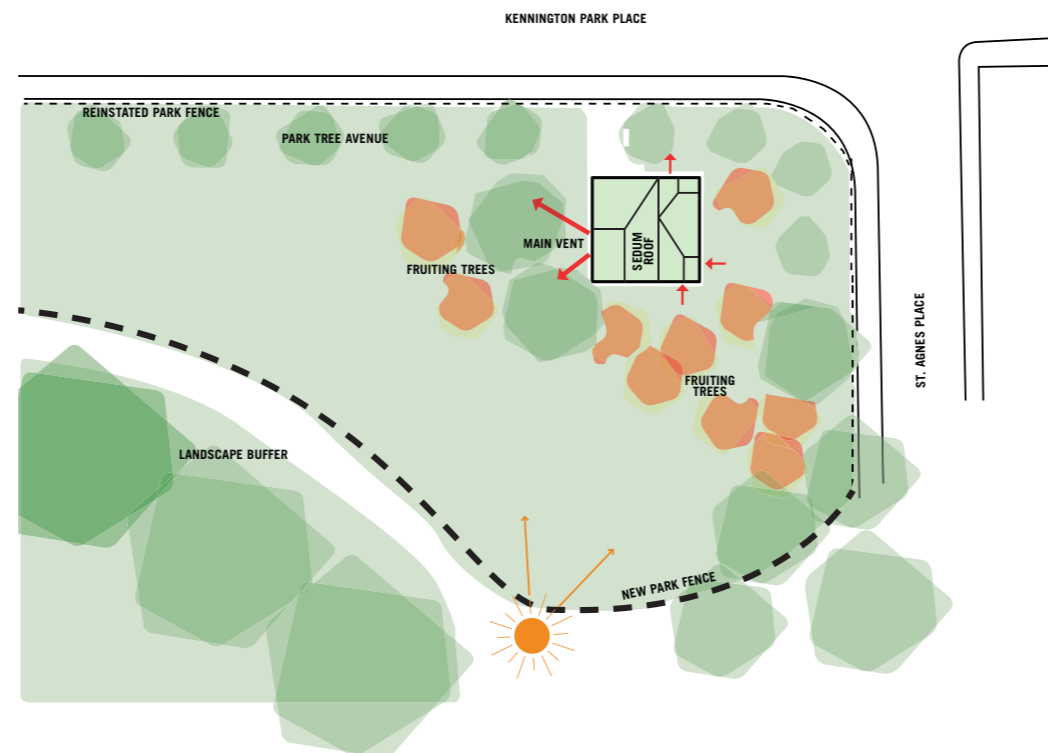
Paragraph 4.5.26 has now been deleted.

Figure 4.27 Kennington Park – Proposed Layout of the Head House and Community Building has been replaced with Figure 4.27A Kennington Park – Proposed Layout of the Head House.

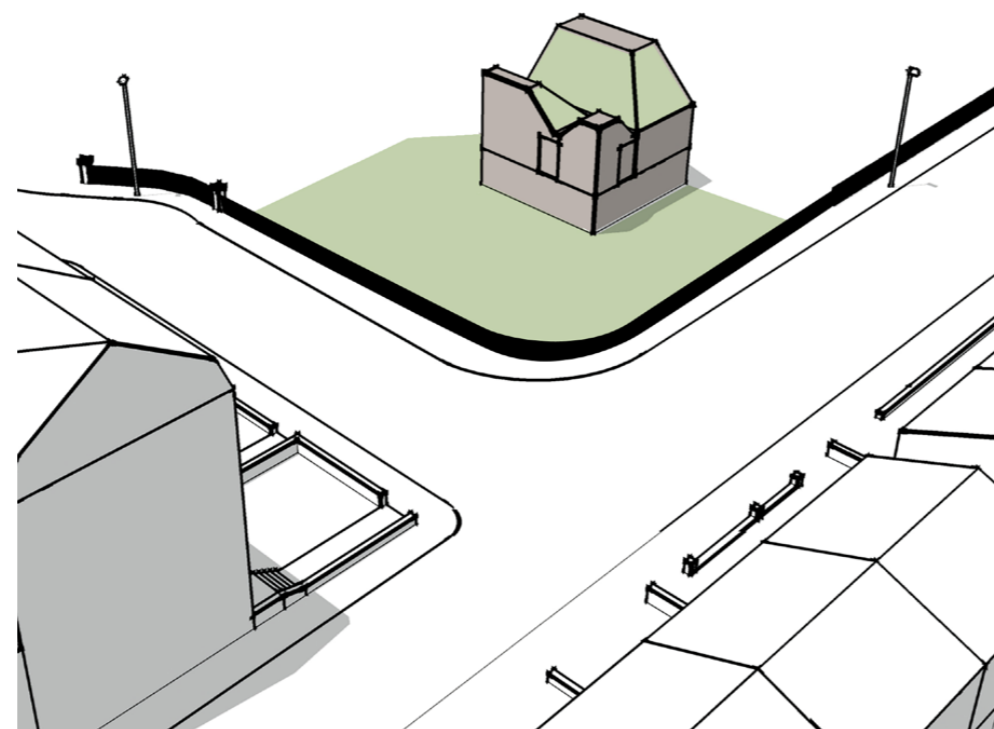
Paragraph 4.5.29 has now been deleted.

Figure 4.26A Kennington Park - Massing Studies (supplementary to Figure 4.26)

CONCEPT DIAGRAM | GROUND FLOOR



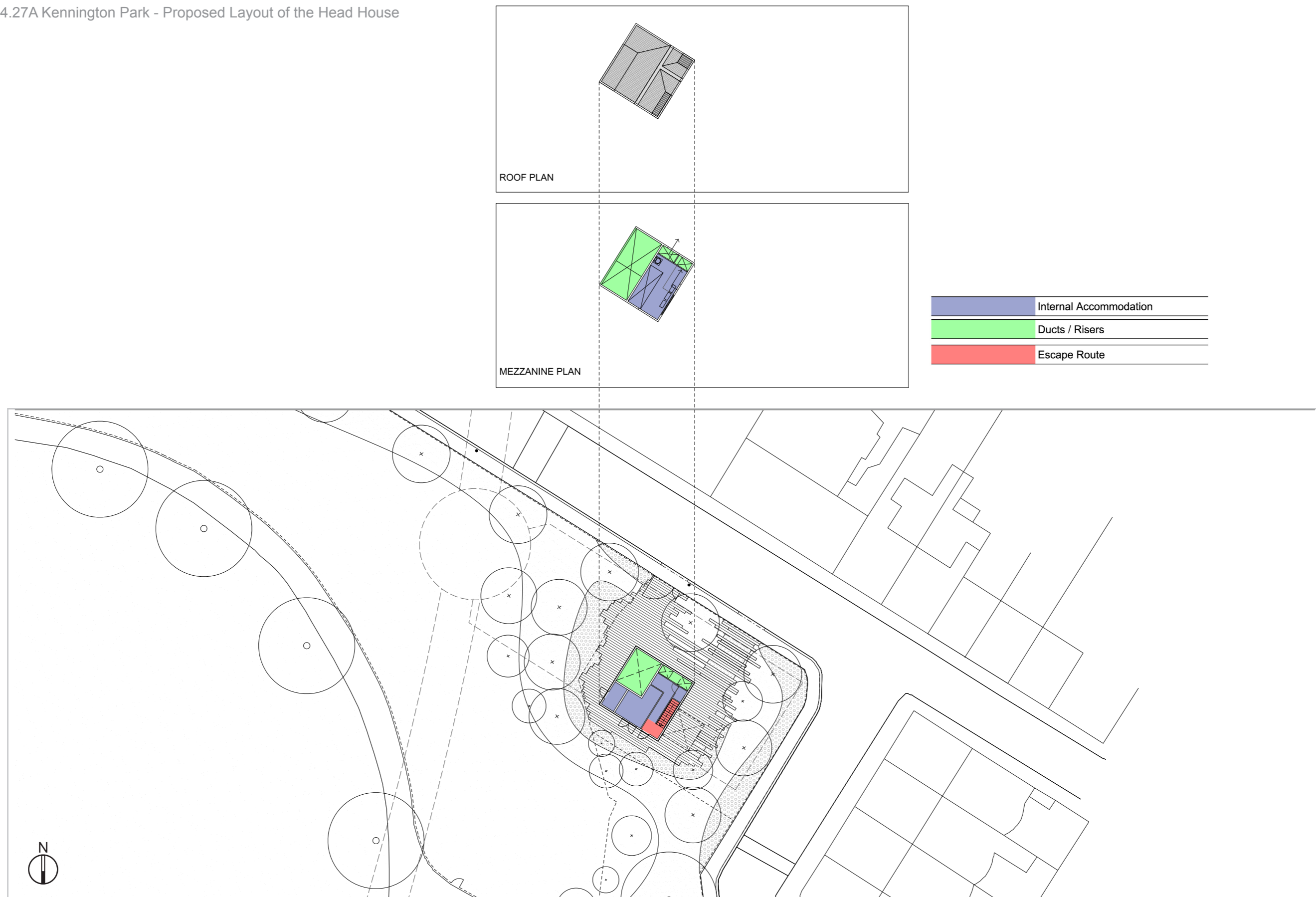
INITIAL DESIGN RESPONSE | MASSING STRATEGY



AREA SCHEDULE

Head House Area - 78 m²

Figure 4.27A Kennington Park - Proposed Layout of the Head House



Scale

The text below replaces paragraph 4.5.30:

- 4.5.30 ~~The footprint of both the head house and community building would be 81 metres square metres which, as mentioned above, is largely driven by the technical requirements, for the head house. Two separate pavilion buildings (rather than one combined structure) reduces the impact on the site, allowing views between them to the park beyond.~~

The text below replaces paragraph 4.5.31:

- 4.5.31 ~~At the highest point, the head house roof level is 8.6 metres, in order to achieve the required vent area on the west elevation. The height of the highest part of the community building would be lower with a single-storey expression to Kennington Park Place. The massing of the pavilions proposes the highest sections facing towards the park, limiting the impact on the conservation area.~~

The text below replaces paragraph 4.5.32:

- 4.5.32 ~~Generally, the scale of the two buildings head house would be modest in terms of the surrounding terraces and the impact has been minimised by the undulating profile of the roofs. The scale of the proposed head house is similar in height to that of the existing lodge.~~

Appearance

The text below replaces paragraph 4.5.33:

- 4.5.33 ~~The head house and community buildings, is conceived as 'two a pavilions in the park', would be separate but linked by a covered terrace and common architectural~~

~~language, as illustrated in Figures 4.30A and 4.31A. Given the sensitive setting of the park and nearby heritage assets, the two buildings seeks to lessen-minimise their its visual impact by reducing its bulk through its distinctive roof design. Although both buildings take up a larger footprint than the current Lodge and outbuildings, the design proposes an informal arrangement of structures which would allow visual and physical connection with the park and allow community uses to continue on the site. The proposed location of the head house will permit wider views of the park to be seen from St Agnes Place and Kennington Park Place, thus enhancing the conservation area.~~

The text below replaces paragraph 4.5.34:

- 4.5.34 ~~A sympathetic choice of materials (elevations of predominantly London stock brick) and the carefully articulated roof form would also reduce the visual impact of these this buildings on the conservation area.~~

The text below replaces paragraph 4.5.35:

- 4.5.35 ~~The buildings would be sculptural in form. The its distinctive roof form of the roofs would give the buildings a strong identity whilst reducing the bulk, particularly of the head house, and lessening its impact on the surrounding park and properties, as shown in Figure 4.32A.~~

Figure 4.30 - Illustrative Visualisation of the Proposed Community Building, from St Agnes Place – has been replaced with Figure 4.30A Kennington Park – Illustrative Visualisation of the Proposed Head House Building, From St. Agnes Place.

Figure 4.31 Kennington Park- Illustrative Visualisation of the Proposed Head House and Community Building as seen from Kennington Park Place – has been replaced with Figure 4.31A Kennington Park – Illustrative Visualisation of the Proposed Head House Building as seen from Kennington Park Place.

Figure 4.32 Kennington Park - Photomontages of the Head House and Community Building, south and west elevations – has been replaced with Figure 4.32A Kennington Park – Photomontages of the Head House, south and west elevations.

Paragraphs 4.5.36 and 4.5.37 and Figure 4.33 have now been deleted.

The text below replaces paragraph 4.5.38:

- 4.5.38 ~~The proposed materials palette responds to the context of the nearby buildings. Local yellow stock brick would be used for the majority of the facades. The bond and texture of the brick would be varied to provide interest. The base of the buildings would be built in Flemish bond whereas on the upper half of the buildings the bond would be textured with protruding headers or lattice brickwork with missing headers. The resultant texture would give interest to the elevations of the buildings, and further assist in reducing the bulk of the buildings.~~

The text below replaces paragraph 4.5.39:

- 4.5.39 ~~In conclusion, the design rationale demonstrated in the above sections should ensure that the new head house and community buildings both preserves and enhances the character and appearance of both St Mark's and Kennington Park Place conservation areas and the settings of the adjacent listed buildings.~~