

5.6 Kennington Park Intervention and Ventilation Shaft

Access to the community building

Paragraphs 5.7.1 and 5.7.2 have now been deleted.

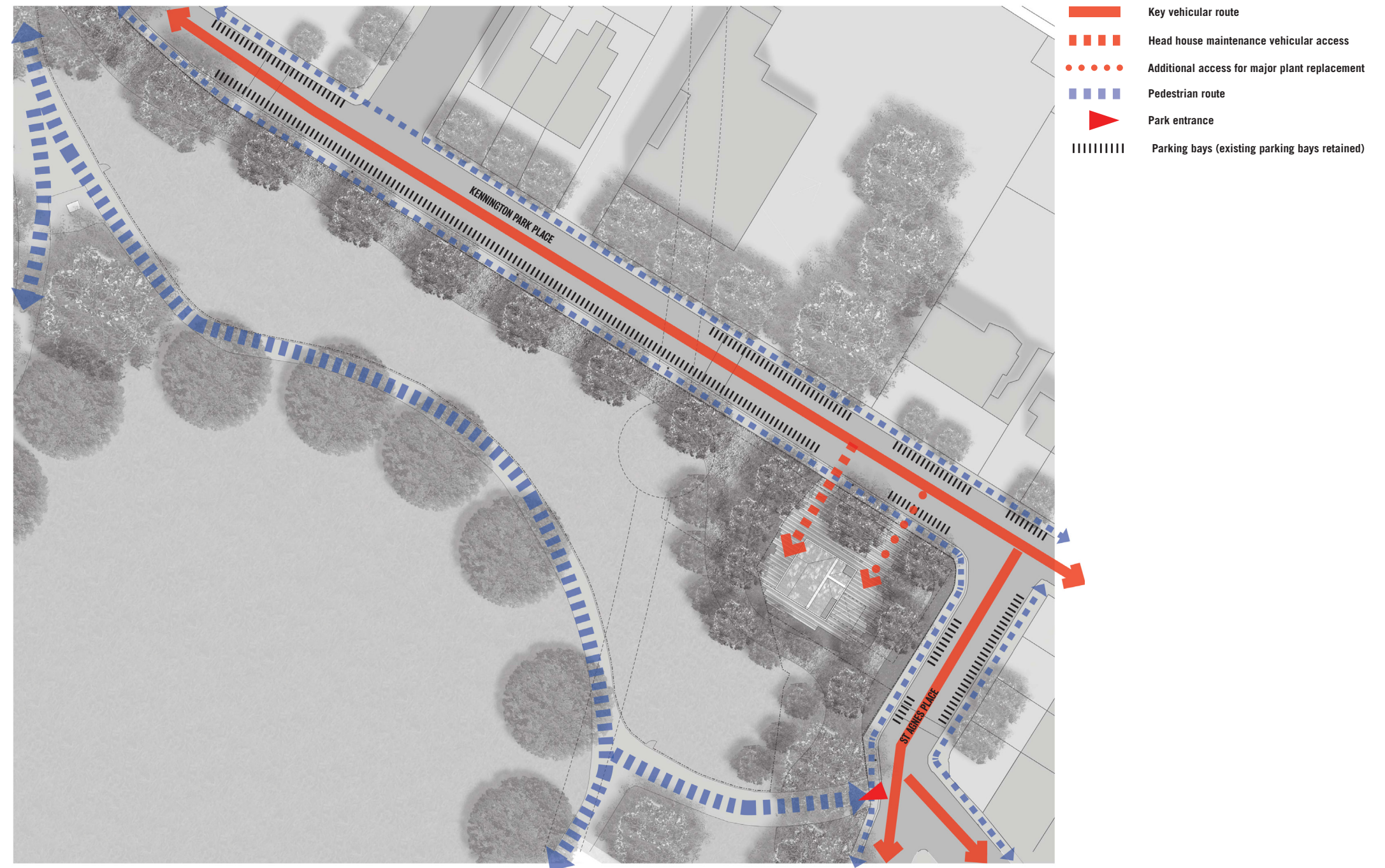
Service and maintenance access

The text below replaces paragraph 5.7.4:

5.7.4 *Plant replacement will be via a hatch between the head house and the community building which in the area immediately east of the head house and will be paved. This will be 'broken out' when access for major improvement equipment is required and then replaced. This would be an infrequent event, probably once in every 20 years and access from Kennington Park Place for removal/ installation of this equipment would be via a demountable fence panel on the northern edge of the site.*

Figure 5.9 Kennington Park – Circulation Diagram has been replaced with Figure 5.9A Kennington Park – Circulation Diagram.

Figure 5.9A Kennington Park - Circulation Diagram



- Key vehicular route
- - - Head house maintenance vehicular access
- . . . Additional access for major plant replacement
- - - Pedestrian route
- ▶ Park entrance
- ||||| Parking bays (existing parking bays retained)

Addendum to Appendix: Heritage Statement

Heritage Statement

1. This addendum to the Heritage Statement within *ES Volume II: Appendix M* has been prepared to reflect the proposed modifications and additional information summarised in ESA Chapter 4A.

Changes to the ES Chapter

2. The assessment presented in the Heritage Statement within *ES Volume II: Appendix M* has been updated to reflect the omission of the replacement community facility, which was previously to have been located next to the head house. The townscape and visual impact assessments for Kennington Park have been amended accordingly.
3. The changes to the Heritage Statement are presented below under the headings/sub-headings in the *ES Volume II: Appendix M*. These proposed modifications do not result in any material change or additional significant effects as identified within the Heritage Statement in *ES Volume II: Appendix M*.

2.0 Proposed NLE Works at Kennington Park

2.1 The Site and Surroundings

4. The text below replaces the following paragraph in this section:

2.1.3 *The lodge is currently occupied by a number of community organisations, including Edible Lambeth and Bee Urban. However, the current occupiers will be relocated by LBL prior to the commencement of the NLE works. There are several bee hives and an outbuilding associated with the lodge which will have been relocated prior to the NLE works commencing, as well as an area of vegetation.*

2.4 Impact of Proposed Demolition on Heritage Significance

5. The text below replaces the 6th and 12th bullets in paragraph 2.4.2.

2.4.2 (6th bullet) • *Does it contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings? Only to a limited extent - The lodge and ~~its~~ the adjoining shed (which will be relocated in advance of the commencement of the NLE works) occupies a corner of the park but is heavily screened from the park itself by belts of trees, shrubs and hedges, and a closeboarded timber fence and the bee-keeper's visitor's centre so has a very limited relationship with the open spaces or intrinsic character of the park itself.*

2.4.2 (12th bullet) • *Does its use contribute to the character or appearance of the area? The original, though long abandoned use as a park-keeper's house was ancillary to the park but given its modest scale, utilitarian design and visual separation from the public areas of the park by the heavy screening afforded by the fencing,*

hedging and landscaping it is considered to make very little contribution to the character or appearance of the area. The use of the lodge by its current occupants adds to the park-like character of the area, a use which will be relocated in advance of the commencement of the NLE works).

2.6 Consideration of the Effect of the Proposed NLE Head House on the Significance of Heritage Assets

6. The text below replaces 2.6.1 and 2.6.2

2.6.1 *The size of the head house accommodation has been defined by the engineering requirements, ventilation and access to the underground structure. The community building is a reinstatement of the current community activities which occupy the existing lodge and the bee keeping facilities in its garden. The footprint of the development proposed for the site has therefore increased decreased from the existing situation as a result of the removal of a replacement community facility.*

2.6.2 *The buildings ~~have~~ has been designed to respect and enhance the setting of the Grade II registered park, the listed buildings in the vicinity and the two conservation areas. ~~They are~~ It is small in scale, varying between one and two storeys high. ~~They have been designed as two pavilions in order to break up the mass of the accommodation. The mass has been further reduced by the introduction of the mono-pitched roof form and the green roofs. On the head house this roof form allows a large surface area on the facade to be given over to louvres whilst reducing the perception of the bulk of the building to a minimum. The community building is a playful imitation of this form, allowing light and space to form the interest of the building internally.~~*

2.7 Conclusion

7. The text below replaces the following paragraph in this section:

2.7.2 *It can therefore be concluded that the demolition of the former park-keeper's lodge will be more than compensated by the proposed head-house and community building, a greater significantly higher quality and greater visual interest, which is expected to become a ~~noted~~ local landmark itself that better responds to its parkland setting than the existing buildings.*

2.7.3 *The proposal replaces Kennington Park Lodge with a ~~paired~~ low-key structure which is sympathetic to the nature of the park and the local architectural typology but is of a bold and imaginative 21st century design. The head house is a necessary piece of infrastructure, on which the extension of the Northern line depends, and the community building will help to continue the life of the thriving bee-keeping venture that is so important to the community in this corner of the park.*