Proposed Revised:

The eastern edge of the Amended Scheme will be visible, set back from the western edge of the Cemetery behind the railway line and potential extension of the Lost River Park. The tallest element of the Amended Scheme, the 16-storey Building B, will be visible to the left of the Empress State Building, appearing slightly taller than the existing tower. Building B will partly conceal the Empress State Building, but through its form and architectural treatment will appear distinct within a cluster of complementary forms. The blue wireline overlay of the proposed revised massing demonstrates that the height of building B will be slightly reduced and the form of its top simplified to produce a cleaner silhouette. Facing the western boundary of the Cemetery, Building C will appear as a series of interconnected pavilions, visible through the trees along the Cemetery’s boundary. The massing of Building C will create clear set-backs and shoulders and therefore produce a richly articulated roofline. The set-back wings connecting the pavilions will be clad in brick, accentuating the recesses. Building C will be of a scale and form appropriate to enhance the sense of enclosure to the western boundary of the Cemetery, without becoming dominant. The red wireline overlay demonstrates that the revised proposed massing will result in a slight reduction to the height of Buildings C and A in this view. The top of Building E, at the southern end of the garden square will be visible behind it and to the left of Building C contributing to a rich layering of forms. The green wireline overlay demonstrates that the revised proposed massing will slightly reduce the height of Building E. On the left of the view at the southern end of the Amended Scheme the crisp outline of Building D will be visible above the trees, its massing broken up by balconies. The yellow wireline indicates the proposed revised massing of Building D. The revised height will be 1.5m lower than the submitted proposal and will perceptibly reduce the visibility of Building D above the treeline.

The re-rendered image demonstrates that the proposed revised massing will reduce the visibility of the Amended Scheme from the Cemetery in comparison to the submitted proposal. Changes to the Cemetery elevation of Building C – simplification of the façade design and use of a darker reconstituted stone – will reduce the prominence of the Amended Scheme in the view. The elevations will appear low key and recessive and provide a more modest, somber backdrop to the western boundary to the Cemetery. The Amended Scheme will mitigate the impact of the Empress State Building as a single bulky object projecting above the edge of the Cemetery. The Empress State Building will remain visible as a local landmark and aid to orientation but set within a layered and well articulated composition of buildings that will form a more coherent urban backdrop to views out of the conservation area. The enclosure of the western edge of the Cemetery will be enhanced.

The focal point of the Cemetery is the formal composition of the Ceremonial Axis and the listed buildings at either end of it. The Amended Scheme will not be visible in direct relationship to the axis; it will not visually intrude into that composition or alter the visitor’s experience of its centrality within the Cemetery. The assessment of the impact of the Amended Scheme on the view will remain as for the June submission: these design refinements will not affect the significance of the Amended Scheme’s impact.

Cumulative Impact:

One of the 27-storey towers within the Earls Court Masterplan will be visible to the right of the Empress State Building contributing to an articulated cluster of taller buildings around the Empress State Building; and buildings within Earls Court Village will be just visible above the trees to its right.

Significance of Potential Impact: major, beneficial
Revised proposed cumulative view of the Amended Scheme November 2011
View 17 W
Brompton Cemetery, central avenue position 3 (winter)

Easting view is as the original TVIA

Proposed Revised:
The eastern edge of the Amended Scheme is visible, set back from the western edge of the Cemetery behind the railway line and potential extension of the Lost River Park. Facing the western boundary of the Cemetery, Building C will form a series of interconnected pavilions. The height of Building C will be seen in relation to the EDF sub-station and its massing will create clear recesses and shoulders and result in a richly articulated roofline that will avoid the long horizontal emphasis of the existing sub-station. The use of brick on the interconnecting wings will accentuate the recesses between the pavilions. The Amended Scheme will be of a scale and form appropriate to enhance the sense of enclosure to the western boundary of the Cemetery, without becoming dominant. The red wireline overlay demonstrates that the revised proposed massing will slightly reduce the height of the blocks in this view. The tallest element of the Amended Scheme the 16-storey Building B will be set back from the edge of the Site and it is the buildings along the eastern edge that will characterise the Amended Scheme in this view. The blue wireline overlay of the proposed revised massing demonstrates that the height of building B will be slightly reduced and the form of its top simplified to produce a cleaner silhouette. The top of Building E, at the southern end of the garden square will be visible behind it and on the left at the southern end of the Amended Scheme is Building D. The green wireline overlay demonstrates that the revised proposed massing will slightly reduce the height of Building E. The yellow wireline indicates the proposed revised massing of building D which is 1.5m lower than the submitted proposal and will noticeably reduce the height of Building D in the view.

Changes to the Cemetery elevation of Building C – simplification of the façade design and use of a darker reconstituted stone – will reduce the prominence of the Amended Scheme in the view. The elevations will appear low key and recessive and provide a more modest, somber backdrop to the western boundary to the Cemetery. The new buildings will form a layered and well articulated composition of buildings that will present a coherent urban backdrop to views out of the Cemetery. Buildings will be viewed through trees even in winter. The assessment of the impact of the Amended Scheme on the view will remain as for the June submission: these design refinements will not affect the significance of the Amended Scheme’s impact.

Cumulative Impact
No change.

Significance of Potential Impact: major, beneficial