

APPENDIX 1.8:
Response to post submission consultation comments

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Introduction

1.1 This appendix has been prepared in response to comments on the proposed development from the following stakeholders (set out in appendix 1.7) in regard to visual matters:

- The Kew Society, dated 18th November 2020
- The Gardens Trust, dated 4th December 2020
- Royal Botanic Gardens Kew, dated 7th January 2021

The Kew Society

1.2 The Kew Society letter stated in regard to visual matters:

“... we think a View should be taken from just inside the Old Isleworth Gate looking in the same direction as View 14. This is because the shielding effect of the trees is likely to be reduced given the further distance of such a view from south of the river; hence the impact of the proposed developments could be greater from just within the Gardens.

“As noted in comments provided to you by the consultant to RBG Kew, there are additional concerns:

That westward views from further south of the Old Isleworth Gate, both inside the Gardens and on the towpath ('Arcadian Thames' views), will be adversely affected, so **views from several points inside and outside the Gardens should be provided to assess the impact.**

“That the vista westwards from the southern edge of the lake (which is adjacent to the Syon Vista pathway) could be adversely impacted by the proposed developments if the rushes, currently planted, were to be repositioned or removed: we should note that the design of different aspects of the Gardens is not static and evolves over time. **We would like to see, if possible, a View westwards from this location towards the Gillette tower, including a rendering of the proposed developments.”**

1.3 To address these points the following additional views have been considered:

- View taken from inside and outside the Old Isleworth Gate
- Westward views from further south of the Old Isleworth Gate, both inside the Gardens and on the towpath
- Vista westwards from the southern edge of the lake (adjacent to the Syon Vista)

1.4 A field study was undertaken by a representative from both Arc and on KM Heritage 27th November 2020 to consider the potential visibility of the proposed development(s) within these views. During this field study photography was taken from the following viewpoints set out in **Figure 1**.

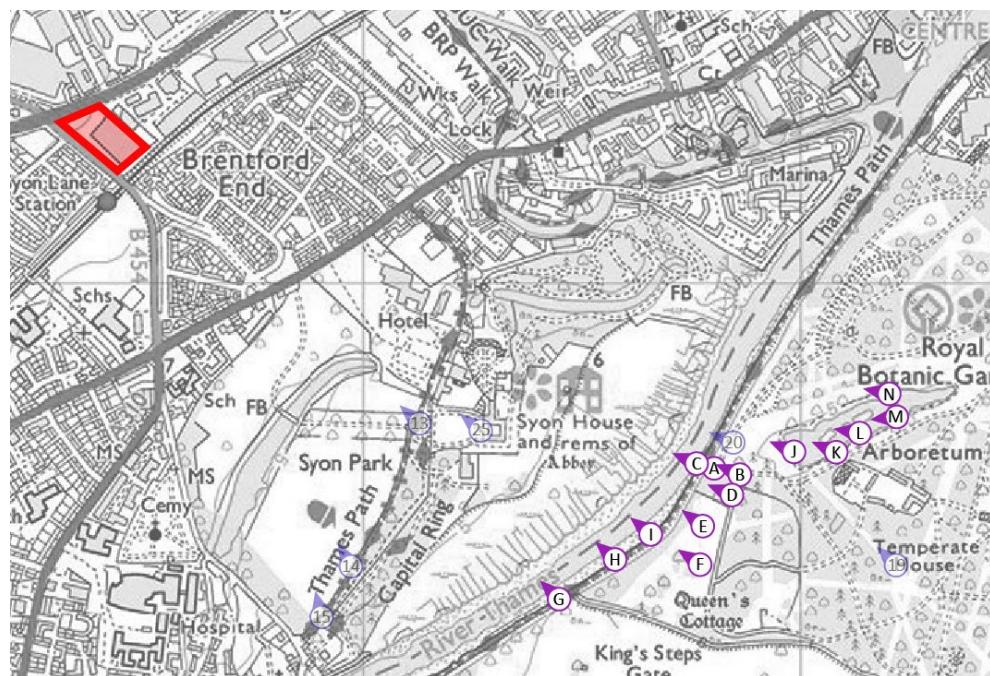


Figure 1 – Location of photos captured during 27th November 2020 field study

View taken from inside and outside the Old Isleworth Gate

1.5 Inside the Gardens, the Old Isleworth Gate is currently not publicly accessible, since it is itself set within a gated area. From the path that leads up to the gate no view can be gained to Syon House or the Gillette Tower due to the intervening evergreen vegetation (as shown in photos A and B).



Photo A –Old Isleworth Gate inside the Gardens (see Figure 1 for location of the photo)



Photo B – View towards Old Isleworth Gate from inside the Gardens

- 1.6 On the Towpath, due to the open nature of the River Thames path as it passes by the Old Isleworth Gate (photo C), it is anticipated that a glimpsed view will be gained to the proposed development behind the trees of Syon Park in the winter. Representative view 26 has been taken from the location of photo C and assessed in Appendix 1.9.



Photo C – View from the towpath adjacent to Old Isleworth Gate

Westward views from further south of the Old Isleworth Gate, both inside the Gardens and on the towpath ('Arcadian Thames' views)

- 1.7 Inside the Gardens, if you search for it, there is a very limited view to the Gillette Tower through the boundary vegetation from two spots within a small grassed area to the south of the Old Isleworth Gate (photo D).



Photo D – grassed area south of the Old Isleworth Gate (taken on the footpath)

- 1.8 Within the Woodland Walk area, however, you are directed to use a board walk and no views can be gained to Syon House or the Gillette Tower from this walkway (photos E and F). An additional representative view (no. 27) has been taken from the location of photo E and assessed in Appendix 1.9.



Photo E – Woodland Walk taken from the central area of the board walk (close to a bench and information board)



Photo F – Woodland Walk taken from the southern area of the board walk

- 1.9 On the Towpath, as you pass the Gardens, kinetic views can be gained to Syon House through gaps in vegetation along the banks of the River Thames. As part of this kinetic experience glimpsed views can be gained to built form along the Great West Road, behind Syon House (photos G and H), along with upstream views to the Green Dragon Lane towers in Brentford, as would be expected due to the river's course running through the south western suburbs of London.



Photo G – Kinetic view along the towpath taking in Syon House and built form along the Great West Road



Photo H – Kinetic view along the towpath taking in Syon House and built form along the Great West Road

- 1.10 Photo I is taken from the approximate location of the viewpoint referenced as the 'Canaletto view', which was referenced within the September 2020 Heritage Statement. Representative view 28 has been taken from this location and assessed in Appendix 1.9.



Photo I – Approximate location of viewpoint referenced as the 'Canaletto view'

Vista westwards from the southern edge of the lake (adjacent to the Syon Vista)

- 1.11 This view is in line with viewpoint 20 in the September 2020 TVIA, which demonstrates that intervening vegetation along the River Thames or lake will block a view to the proposals. The edge of the lake is also at a lower level to this viewpoint and the rushes that framed the southern end of the lake during the summer have now been cleared. This is demonstrated in photos K to N.



Photo J – Southern edge of the lake (adjacent to the Syon Vista)

- 1.12 For internal assessment purposes, a verified wireline of the Homebase development has been produced, as shown in Figure 2. This clearly illustrates that the proposed development would not be visible from this location, even in winter.