



Assael

**D&A**

**29 Tite Street & The National  
Army Museum / Chelsea**  
Design and Access Statement

## 2.1 Introduction

This section reviews the existing character of the site and surrounding area. A comprehensive appreciation of the overall site is the starting point for designing a cohesive and successful place

## 2.2 The site

The site is located in the Royal Borough of Kensington and Chelsea and sits within the Royal Hospital Conservation Area. The site comprises of both 29 Tite Street and the land to the west of (and within the ownership of) the National Army Museum (NAM).

The site area is 0.45 ha, and is currently occupied by a former care home and Convent previously owned by the Daughters of the Cross of Liege and the National Army Museum car park.

There are multiple existing access points to the site including two from Royal Hospital Road and two from Tite Street. The surrounding context is largely defined by the residential character to the south-west between Tite Street towards the River and the Chelsea Physics Garden. To the east is the National Army Museum and the Royal Hospital Chelsea. The immediate area is heavily concentrated with a number of listed buildings including 44 Tite Street (Grade II\*), 46 Tite Street (Grade II), 31 Tite Street (Grade II), 33 Tite Street (Grade II) and 34 Tite Street (Grade II) together with the Royal Hospital complex, which contains a number of listed buildings and structures ranging from Grade I, II\* and II.



OS map highlighting the site land ownership



Site location plan



Royal Hospital Chelsea

College Court

National Army Museum

Site

Chelsea Physic Garden

Embankment Gardens

River Thames

## 2.3 Existing building

### St Wilfrid's Convent

The existing building on the site, St Wilfrid's Convent, is a five-storey over basement concrete structure and masonry construction.

There is an electricity sub-station to the north of the site, fronting onto Royal Hospital Road with the building set-back. The main entrance is onto Tite Street, to the northern end of the long plan form of the site.

The existing garden to the south end of the plot sits on previously developed land, part of the hospital was in this location until its demolition in 1966.

St Wilfrid's care home and convent opened in 1978, and comprised of a hostel and convent, with the convent accommodating up to 15 Sisters of the Cross of Liege. The grey brick octagonal building is a chapel which overlooks a garden to the south. St Wilfrid's has a private boundary wall further south on Tite Street fronting the lower chapel building. This results in a lack of active frontage along Tite Street and leaves the streetscape lacking.

### The National Army Museum Car Park

The National Army Museum car park is used by the museum as existing surface car parking providing 15 car parking spaces and two Blue Badge car parking spaces together with a in store, cycle parking and substation. There is also a number of access points to the main building from the car park used by staff day to day and school visits.



Aerial view looking south east

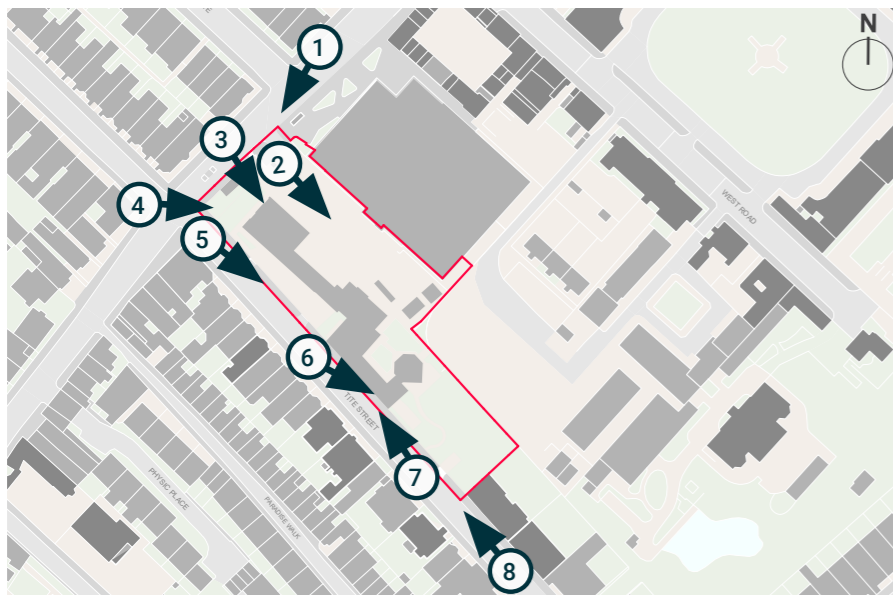


Street view looking south on junction Tite Street and Royal Hospital Road



View of existing NAM carpark looking south

2.4 Existing site photography



Key

## 2.9 Conservation & heritage assets

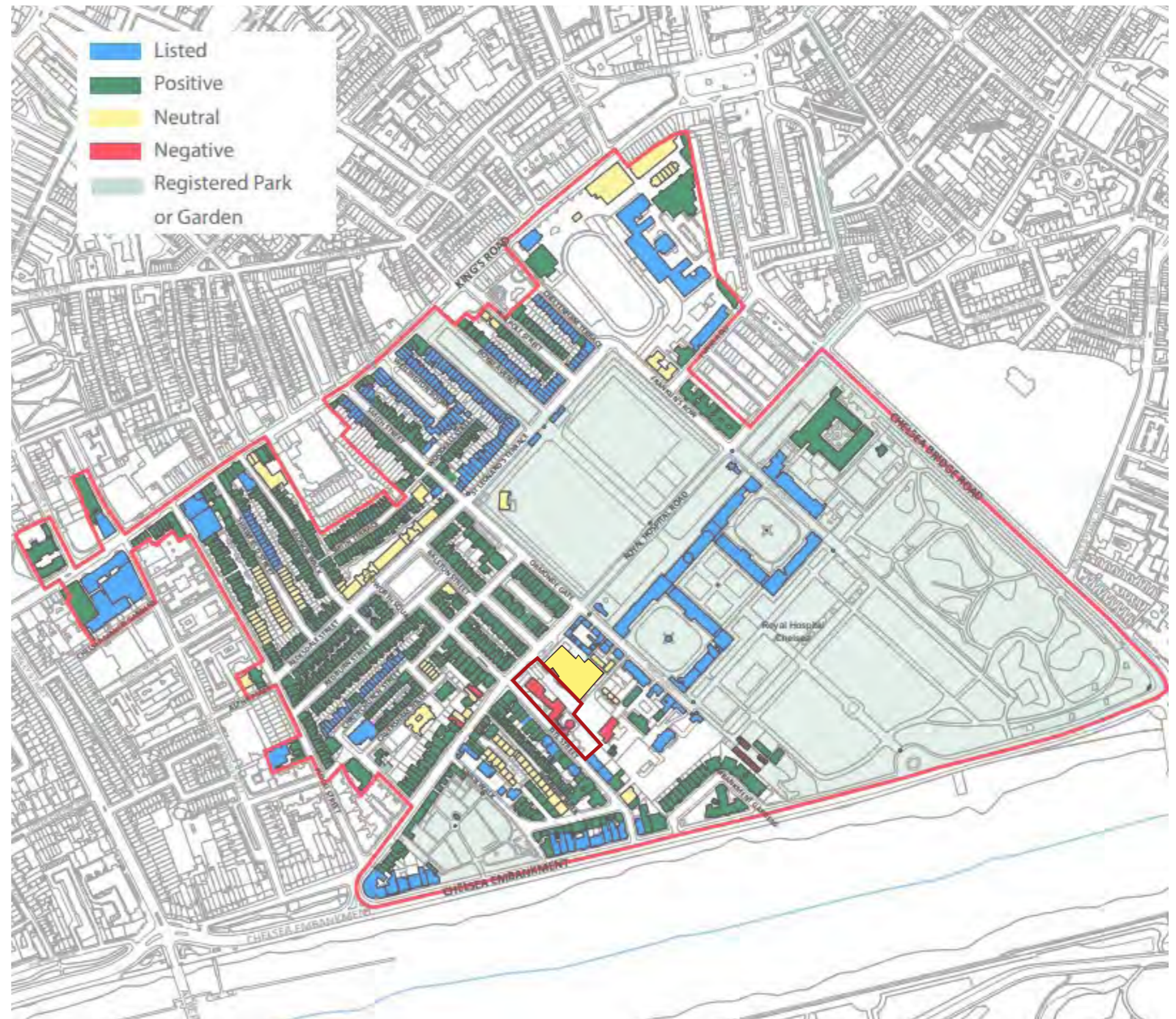
### 2.9.1 Conservation Area

The proposed site sits within the Royal Hospital Conservation Area. It is set out that 29 Tite Street is a negative contributor.

*'St. Wilfrid's Residential Home. This rather austere late 1960s building has a long horizontal elevation which is at odds with the prevailing character of the area and the vertical emphasis of neighbouring properties.'*  
Extract from page 41 from the RHCAA

The National Army Museum was identified on the CAA map as a negative contributor but following recent refurbishment and public realm works is considered a neutral contributor to the character and appearance of the CA.

In this context, the redevelopment of the site offers the opportunity to remove a negative contributor to the setting and appearance of the conservation area and replace with a building which with a building of much higher quality architecture and would contribute positively to the Conservation Area and preserves and enhance this heritage asset.



Building audit map, Royal Hospital CAA (edited to show updated National Army Museum status to neutral to reflect recent refurbishment and improvements)

**2.9.2 Listed buildings**

A detailed context and heritage analysis of the immediate and surrounding area has been undertaken to understand the site's relationship with the surrounding townscape, nearby listed buildings, and other properties along Tite Street

We have reviewed the setting of the neighbouring listed buildings, the urban grain and scale of the immediate area and the richness of material and detailing. This analysis has set out our understanding and how our proposal has developed from these studies

**Listed building materials and characteristics :**

- Doric frieze with enriched metopes
- Queen Anne style
- Arched opening
- Venetian glazing
- Front to back windows
- Renaissance style
- Projecting porches
- Painted brick
- Unsymmetrical front in renaissance style
- Square head sash to ground
- Unequal gables on roof line
- Recessed canted bay window + mullioned windows
- Yellow and red brick dressing
- Tiled roof
- Moulded brick cornices
- Moulded band below 1st floor
- Oriel at first floor
- Pilasters
- Mansard roof



**31 Tite Street - Grade II Listed**



**33 Tite Street - Grade II Listed White house**



**3 Chelsea Embankment Grade II Listed - River house**



**34 Tite Street - Grade II Listed**



**44 Tite Street - Grade II\* Listed**



**46 Tite Street - Grade II Listed Tower House**



**52 Tite Street - Grade II Listed More House**



OS map highlighting the listed buildings nearby



Tite St. North East Elevation



Tite St. South West Elevation

### 2.9.3 Townscape gap

There are three identified townscape gaps within the site boundary as identified in the Royal Hospital Conservation Area Appraisal.

The CAA refers to important townscape gaps to include:

- Space around detached buildings
- Gaps between semi-detached pairs (both at ground floor and upper levels)
- Space between groups of terrace houses
- Gaps in the streetscape where communal gardens meet the street

There are several examples of high quality townscape gaps within the immediate area such as Tedworth Square and Burton Court. Burton Court provides a formal garden between groups terrace houses with high quality open views of green space. Burton Court represents a larger townscape gap that forms part of the historic setting of the Royal Hospital. Its openness provides strategic long views and a green foreground that reinforces the prominence of the adjacent heritage buildings.

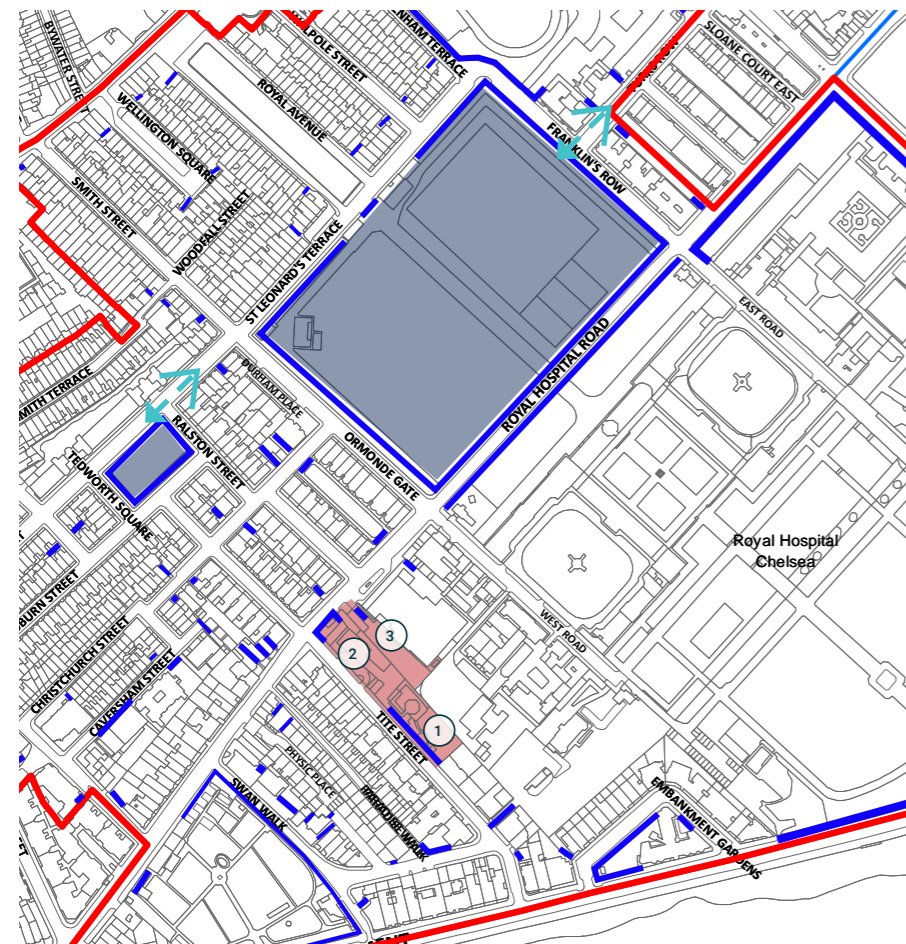







Fig 2.3 Important townscape gaps extracted from the CAA

Key	
	Site boundary
	Royal Hospital Conservation Area
	Townscape gap
	Townscape gaps within site boundary
	Example of good Townscape Gap



View of Tedworth Square



View of Burton Court from Franklin Row

**Townscape Gap One**

- Townscape gap one is at the southern part of the site where the existing chapel and garden are located. The gap as noted on the CAA does not align with a particular point on the existing building
- This gap provides glimpses of gardens and trees above the boundary wall and creates a breathing space within the urban environment. The quality of the gap is however poor with a poor quality building and brick boundary wall along the entirety of the gap, both identified as a negative contributor to the Conservation Area

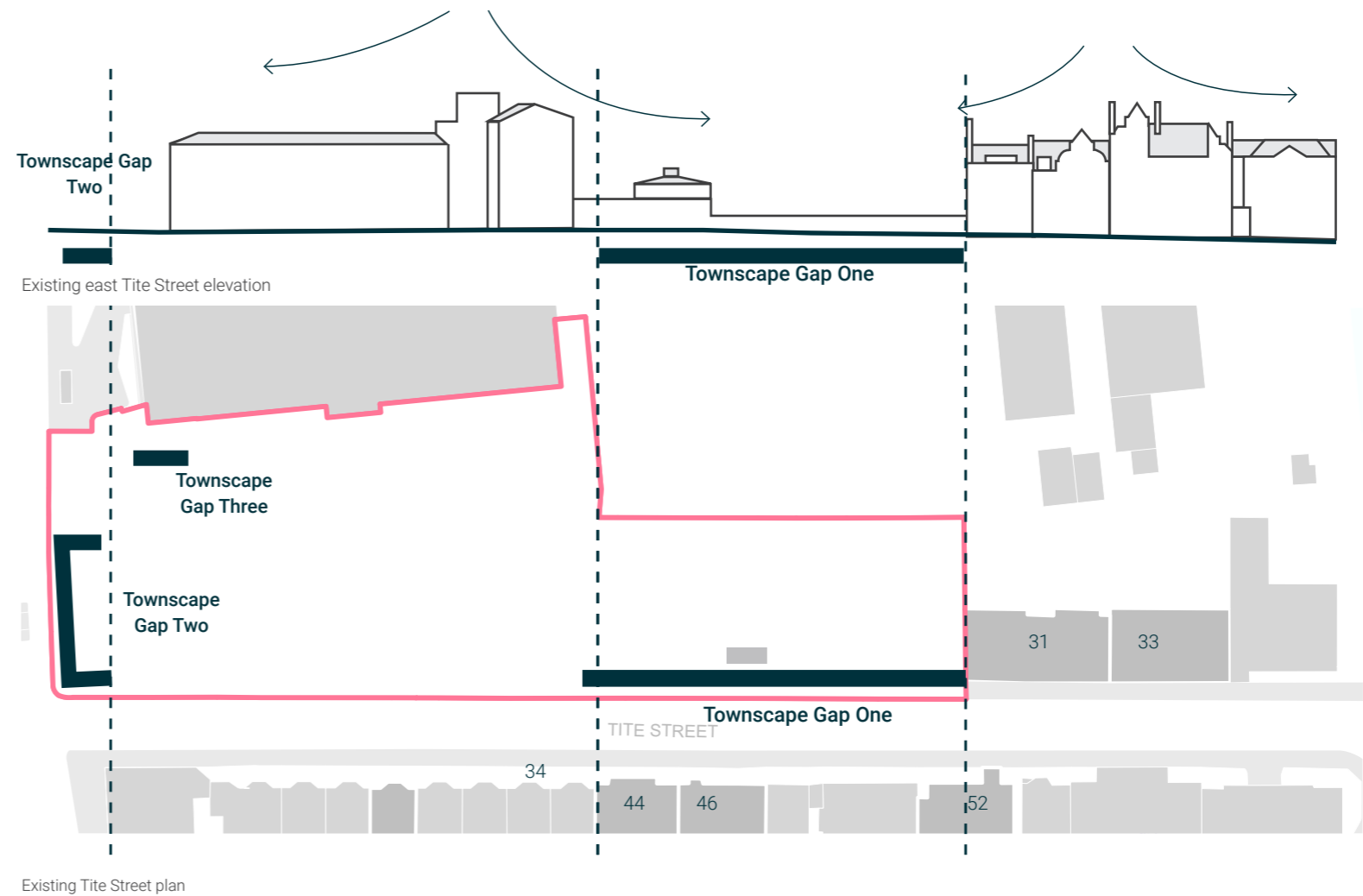
**Townscape Gap Two**

- Once associated with the Victoria Hospital, now a small, gated space with mature planting and also an electrical substation, offering minimal public benefit and lacks any historical coherence

**Townscape Gap Three**

- Historically occupied by infirmary buildings but now a service space lacking heritage value and contributing little to the townscape

The townscape gaps at 29 Tite Street results from piecemeal redevelopment rather than intentional planning. Their contribution to the public realm is limited due to restricted access and enclosed boundaries.



**Introduction**

**Context**

**Design process**

**4.0 Design response**

**Access**

## 4.1 Introduction

The following section details the proposals, demonstrating that a contextual and analytical approach has been undertaken in order to achieve a successful and cohesive scheme.

The design has evolved through a thorough process of researching and understanding the site, its existing and emerging context and the regional and local planning policies. The design development has followed a comprehensive process of consultation with officers from the Royal Borough of Kensington and Chelsea and key stakeholders, whose commentary has informed the design.

## 4.2 Scheme overview

The proposed scheme comprises of the following;

- Delivery of 42 high-quality homes
- A subterranean extension to the National Army Museum incorporating a new gallery and 140 seat auditorium
- A new landscaped garden for the National Army Museum, accessible from Royal Hospital Road and open to the public for 12 hours daily
- A mix of one, two, three and four bedroom homes
- Provision of a private residential garden to the south of 29 Tite Street, retaining the existing garden at street level
- Public realm enhancements, including improvements to Royal Hospital Road and increased tree planting along Tite Street
- The proposal's building line is in keeping with existing building lines on Royal Hospital Road, Tite Street and neighbouring streets
- A mansion block form ranging from four to six storeys, stepping down in height at the southern end to respect adjacent listed buildings and preserve the townscape gap. Here, the symmetry is purposefully broken by a distinctive 'townhouse element' that expresses the individual character of Tite Street while remaining integrated within the overall apartment block
- To provide an enhancement to the Conservation Area and setting of the neighbouring listed buildings through replacing a negative contributor with a high quality design that draws inspiration from the site's historic and local context



### 4.3 Use & amount

Key figures summary:

National Army Museum Extension

893 sq m	9614 sq ft	Gross Internal Area
994 sq m	10,669 sq ft	Gross External Area

Car parking provision

2 Spaces on ground level (of which 1 are accessible bays)

Cycle parking

15 Long stay staff cycle parking spaces  
 12 Short stay museum visitor spaces (Sheffield stands)

Residential

42 homes

6	One-bedrooms	(14.3%)
16	Two-bedrooms	(38.1%)
17	Three-bedrooms	(40.5%)
3	Four-bedrooms	(7.1%)

7,565 sq m	81,430 sq ft	Net Internal Area
12,759 sq m	137,333 sq ft	Gross Internal Area
13,864 sq m	157,344 sq ft	Gross External Area

(Including 612 sq m, 6,591 sq ft GIA residents internal amenity space)

Accessibility

10% Part M4(3) homes  
 90% Part M4(2) homes  
 4% accessible cycle spaces

Car parking provision

21 Spaces within the basement car park (including 2 accessible bays)

Cycle parking

81 Long stay residential spaces  
 4 Short stay residential spaces



CGI render looking South along Tite Street

## 4.9 National Army Museum

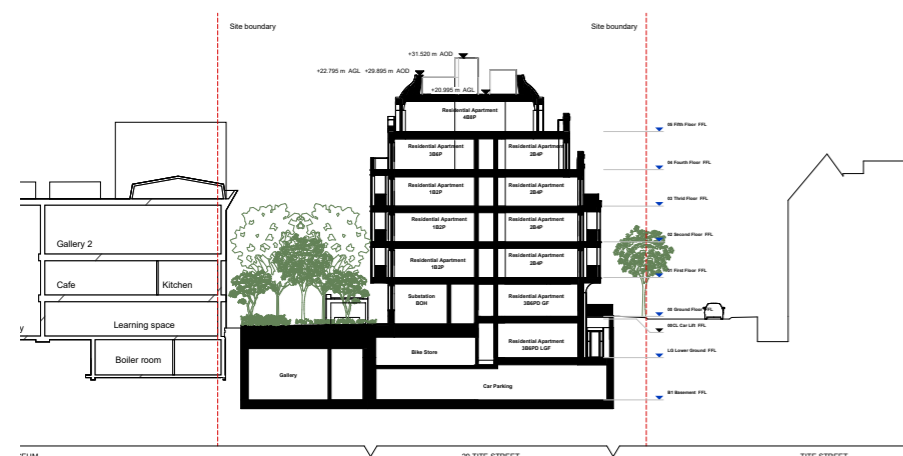
### Subterranean extension

The National Army Museum extension will incorporate:

- A gallery space that will explore the Army's role on a global stage and which science and technology have impacted and supported soldiers and their different roles
- A 140 seat auditorium provides a space for lectures and talks
- The additional space will increase the capacity and learning provision of the Museum
- Distinctive, multi-use spaces will be included to support community events and activities

### Landscaped garden

- The National Army Museum extension provides the opportunity for a new landscaped garden between the National Army Museum and 29 Tite Street
- This will aim to provide an external flexible events space, outdoor exhibition areas, spill out for existing cafe, outdoor seating, and skylights that will bring natural light into the exhibition spaces below and also planting



Section through 29 Tite Street.

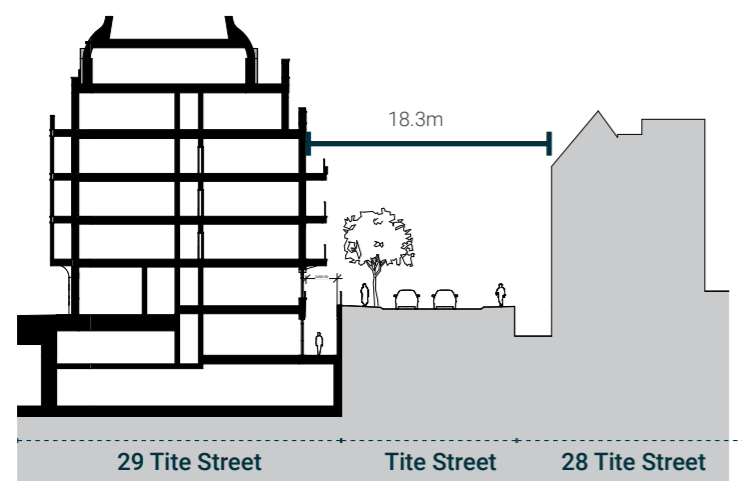
Axonometric diagram showing National Army Museum new exhibition and garden extension and new residential garden on Tite Street



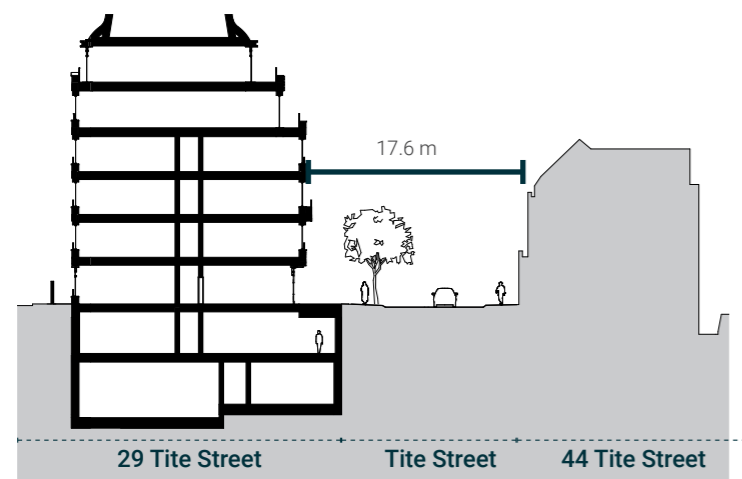
Illustrative Section through the new exhibition, theatre space and garden extension for the National Army Museum.



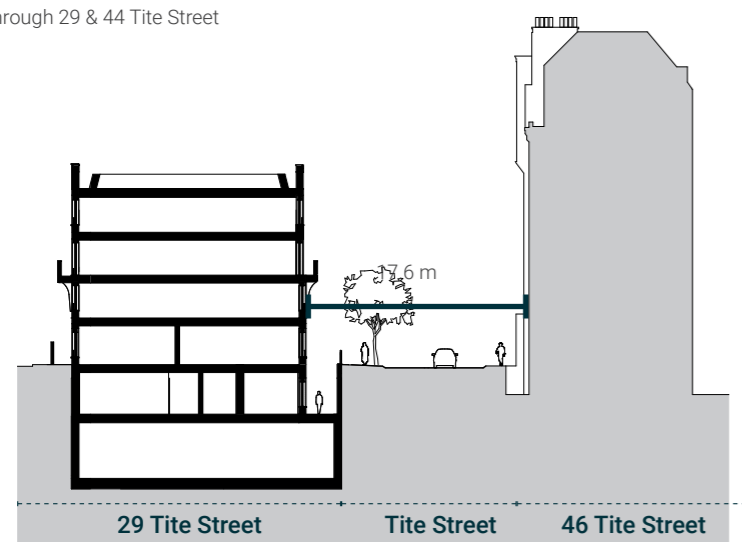




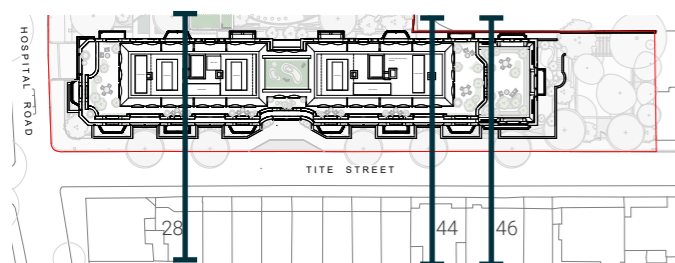
Section through 29 & 28 Tite Street



Section through 29 & 44 Tite Street



Section through 29 & 46 Tite Street



Key of section locations



View looking down Tite Street from Royal Hospital Road



GIVE WAY

Parish of Kensington  
and Chelsea  
WHITE  
ET. SW.3

TESCO express

**Roof design**

The result is a tapestry of various roof forms, stitched together to form a cohesive language that responds to the unique character of Tite Street.



Photo montages of No. 26 to 46 Tite Street



Photo montages of No. 46 to 56 Tite Street



Photo montages of No. 31 to No. 3 Tite Street



CGI render looking North of Tite Street.

