

ED-HTB37

View 10b: The Queen's Walk at City Hall: [LVMF 25A.2] - Proposed

Proposed Contour Line amendments

6.57 These would be clearly perceptible but would themselves be backdropped by the rest of the Proposed Cluster, meaning that the change to the overall silhouette and form of the Cluster when seen from here would be minimal; the effect would be that the lower foothills in the south and south-east would increase in scale by degrees, but not in a way which departs from the overall profile and arrangement of the City Cluster as published.

Proposed Broadgate Tall Building Site

6.58 Not visible.

6.59 The proposed consolidation would have a beneficial effect on the City Cluster form and a neutral effect on the view overall.



View 10c: The Queen's Walk at City Hall: [LVMF 25A.1] - R19 Submission

6.60 The Proposed City Cluster would appear as an enveloping and consolidation of the future baseline, framed by the edge of the silhouette of 55 Gracechurch Street to the west, some way back from the Monument, seen against clear sky, and with its eastern flank cascading to a low foothill terminating at One America Square. To the south and south-east, the form would step down substantially to a series of low foothills, following the descending topography towards the river. The apex of the Proposed City Cluster would be at One Undershaft, with a secondary crest at 20 Fenchurch Street. The Proposed City Cluster would appear some way to the west of the WHS and would not affect the Protected Silhouette of the White Tower. Only at its lowest eastern extent would it be perceptible above the western curtain wall of the WHS.

6.61 It is considered that the Proposed City Cluster would have an appropriate presence in this view. It would maintain the central characteristic of the view as a striking juxtaposition between the WHS and the modern City. It would respect the setting of the ToL and not dominate it, in line with the LVMF SPG (para 415); it would be tightly reigned in at its eastern extent to keep tall buildings some distance from the WHS, while stepping down substantively to the south to yield to the Tower's presence in riverine views; it would therefore allow the WHS to continue to dominate its surroundings (para



(para 418) and would not come near to breaching the Protected Silhouette. It would not contradict the townscape ensemble of the WHS (para 421). It would leave sufficient clear sky space around the Monument.

View 10c: The Queen's Walk at City Hall: [LVMF 25A.1] - Proposed

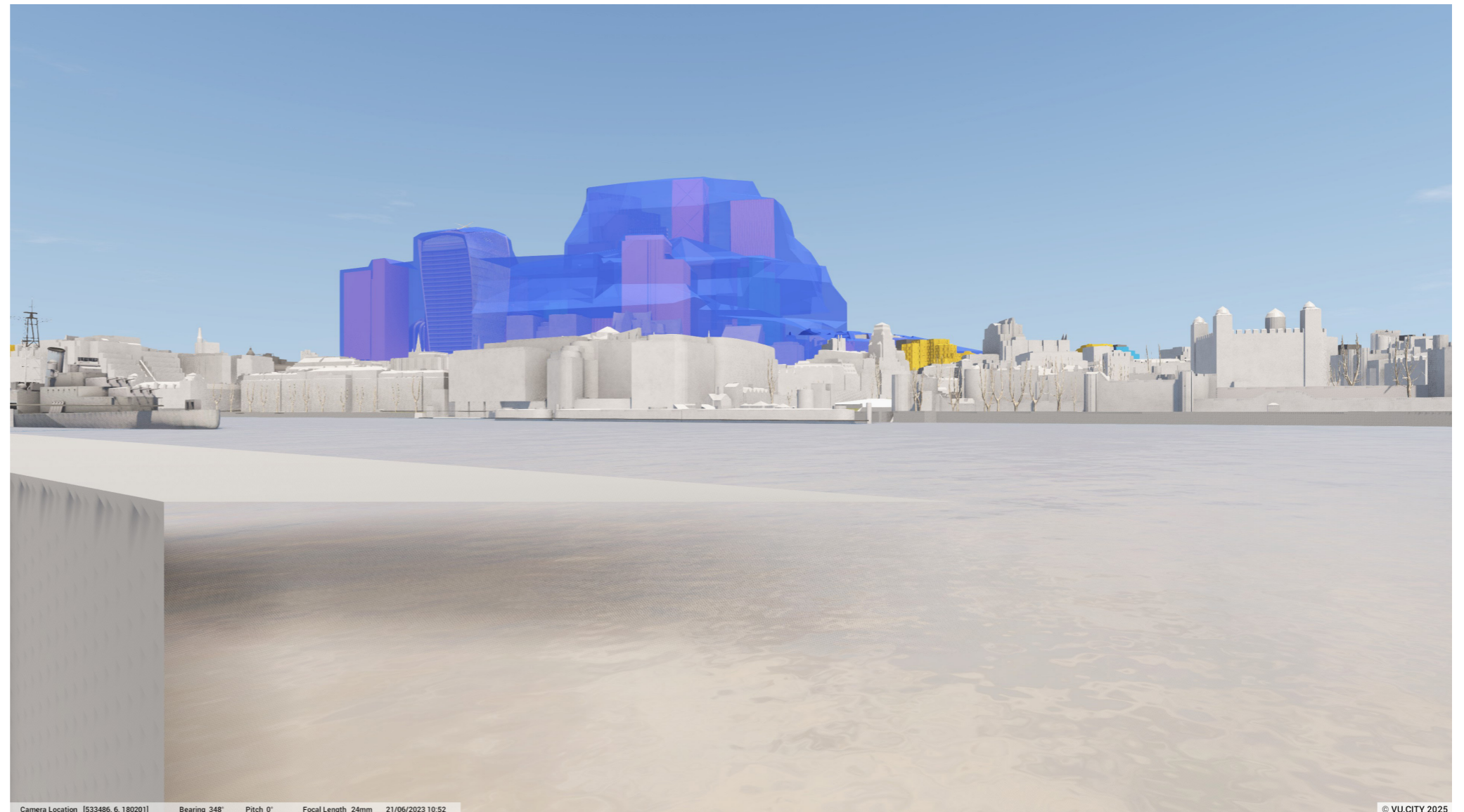
Proposed Contour Line amendments

6.62 These would be clearly perceptible but would themselves be backdropped by the rest of the Proposed Cluster, meaning that the change to the overall silhouette and form of the Cluster when seen from here would be minimal; the effect would be that the lower foothills in the south and south-east would increase in scale by degrees, but not in a way which departs from the overall profile and arrangement of the City Cluster as published.

Proposed Broadgate Tall Building Site

6.63 Not visible.

6.64 This proposed consolidation would have a beneficial effect on the City Cluster form, and a neutral effect on the view overall

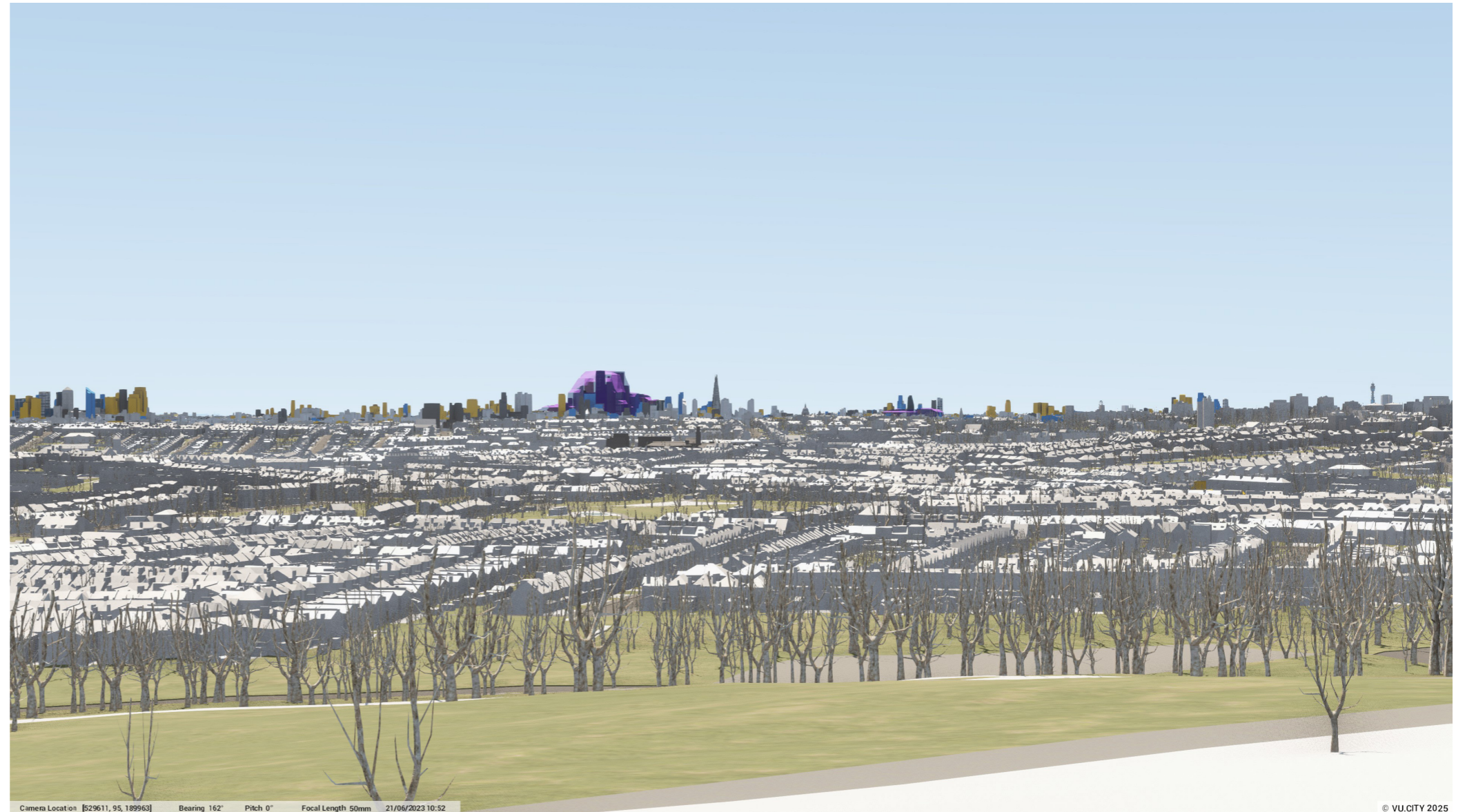


View 17: Alexandra Palace: [LVMF 1A.1] - R19 Submission

6.65 The Proposed Holborn and Fleet Valley Cluster would just be visible to the right in this view, shown in purple. It would be seen in the foreground of the taller buildings around Blackfriars. There would be no effect as a result of this Proposed Cluster.

6.66 The form of the Proposed City Cluster would have a defined edge to the left, with a gradual slope to the primary crest, which from this view would offer a plateau of similar height of the tallest buildings.

6.67 There would be a steeper slope down to the right, where foothills would gradually meet the context. This would be a consolidation of the existing and emerging scenario and would contribute to the City's identity, as seen from outer boroughs. It would not affect the visual experience of St Paul's.



View 17: Alexandra Palace: [LVMF 1A.1] - Proposed

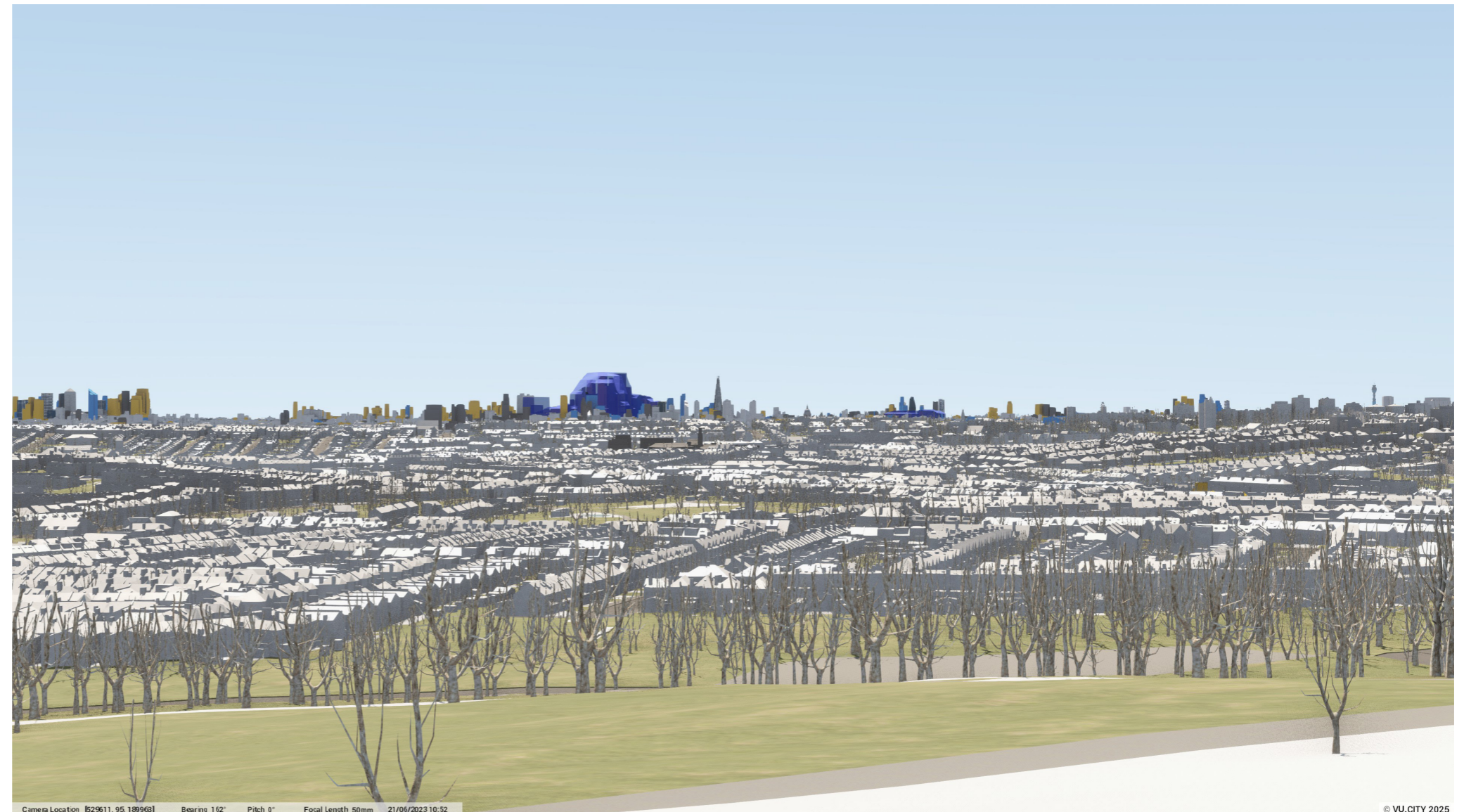
Proposed Contour Line amendments

6.68 These would be on the far, south side of the Cluster and thus occluded by it in this view.

Proposed Broadgate Tall Building Site

6.69 The Broadgate site will be visible in this view, located adjacent to and partially backdropped and/ or screened by existing tall buildings. These buildings are located closer to the viewpoint in comparison to the City Cluster, which is seen more distantly to the centre of the view. While the proposed site has the potential to create additional tall buildings in the visible extent between the viewer and the City Cluster, this is consistent with the existing character of the view where tall buildings to the north of the City of London create a layered character to this distant view. The Broadgate Site is located well away from the isolated dome of the Cathedral, having no effect of the appreciation of its landmark quality or altering the existing hierarchies present in the view.

6.70 As such, the proposed consolidation of the Cluster could have a beneficial effect, albeit modestly so, on the view overall. The effect of the Broadgate Tall Building Site would be neutral.



View 18: Parliament Hill: [LVMF 2A.1] - R19 Submission

6.71 The Proposed Holborn and Fleet Valley Cluster would be visible to the right of the Shard in this view, shown in purple. It would be at a contextual scale with its surroundings and would have very limited visibility from this distant view. There would be no effect as a result of this Proposed Cluster.

6.72 The form of the Proposed City Cluster, shown in purple to the centre left, would have a defined edge to the left, with a gradual slope upwards to the primary crest, which from this view would offer a plateau of similar height for its tallest buildings.

6.73 There would be a steeper slope down to the right, where the foothills would gradually meet the context. This would be a consolidation of the existing and emerging scenario and would contribute to the City's identity, as observed from outer boroughs. It would not affect the visual experience of St Paul's.



View 18: Parliament Hill: [LVMF 2A.1] - Proposed

Proposed Contour Line amendments

6.74 These would be on the far, south side of the Cluster and thus occluded by it in this view.

Proposed Broadgate Tall Building Site

6.75 Similar to the above, the Broadgate site will be visible in this view, located adjacent to and partially backdropped and/ or screened by existing tall buildings. These buildings are located north of the City Cluster, the opposite site of the Cluster to the Cathedral which is seen centrally at the base of the shard. While the proposed site has the potential to create additional tall buildings in the visible the wider surroundings, this is consistent with the existing character of the view where tall buildings to the north of the City of London create a layered character to this distant view. The total height indicated falls below that of the immediately adjacent tall buildings, retaining a sense of the exiting hierarchy within this view.

6.76 As such, the proposed consolidation of the Cluster could have a beneficial effect, albeit modestly so, on the view overall. The effect of the Broadgate Tall Building Site would be neutral.

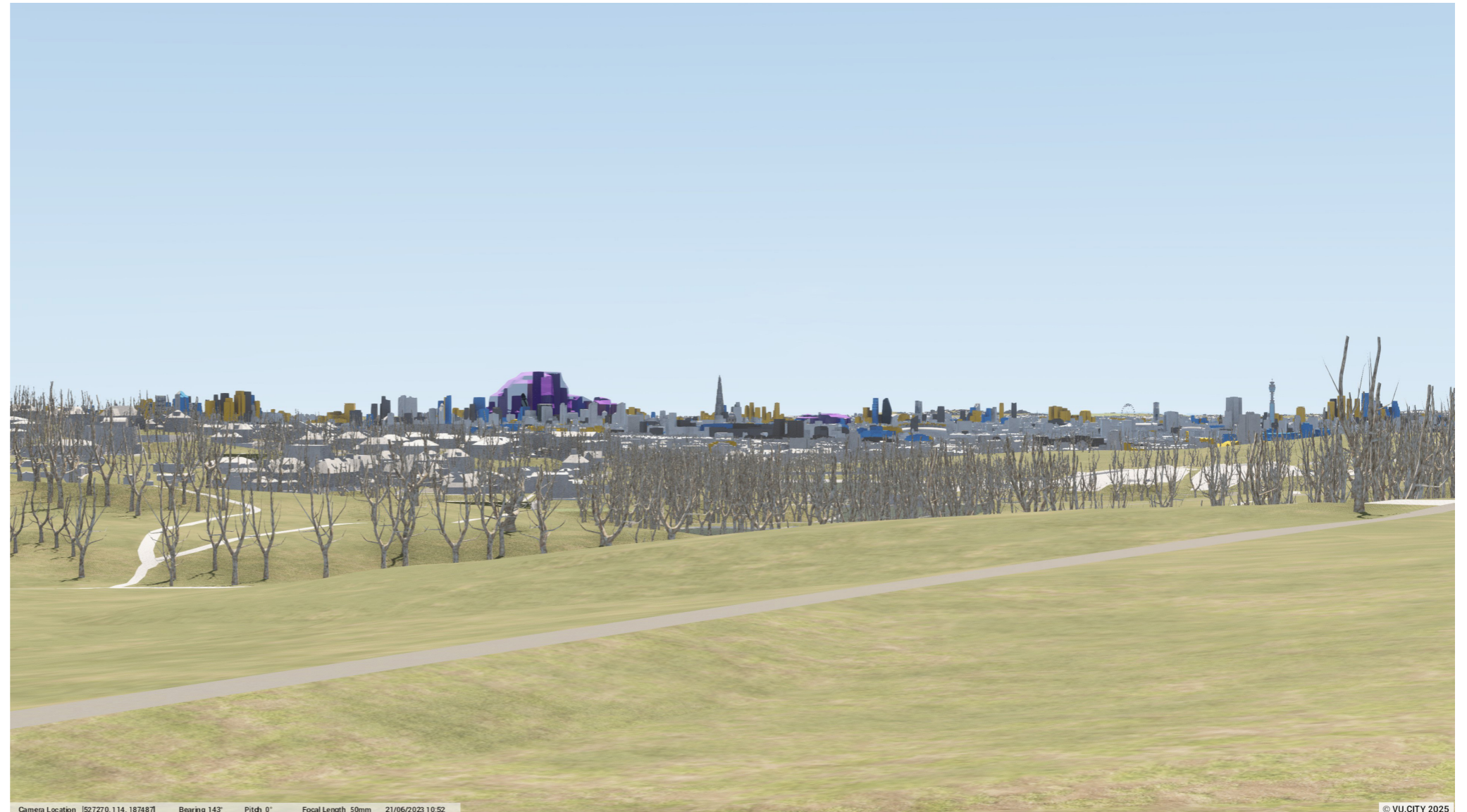


View 19: Kenwood: [LVMF 3A.1] - R19 Submission

6.77 The Proposed Holborn and Fleet Valley Cluster, shown in purple, would be visible to the right of the Shard in this view. It would be at a contextual scale to its surroundings and would have very limited visibility from this distant view. There would be no effect as a result of this Proposed Cluster.

6.78 The form of the Proposed City Cluster, shown in purple to the centre left, would have a defined edge to the left, with a gradual slope up to the primary crest, which from this view would offer a plateau of similar height for the tallest buildings.

6.79 There would be a steeper slope down to the right, where the foothills would gradually meet the context. This would be a consolidation of the existing and emerging scenario and would contribute to the City's identity from outer boroughs. It would not affect the visual experience of St Paul's.



View 19: Kenwood: [LVMF 3A.1] - Proposed

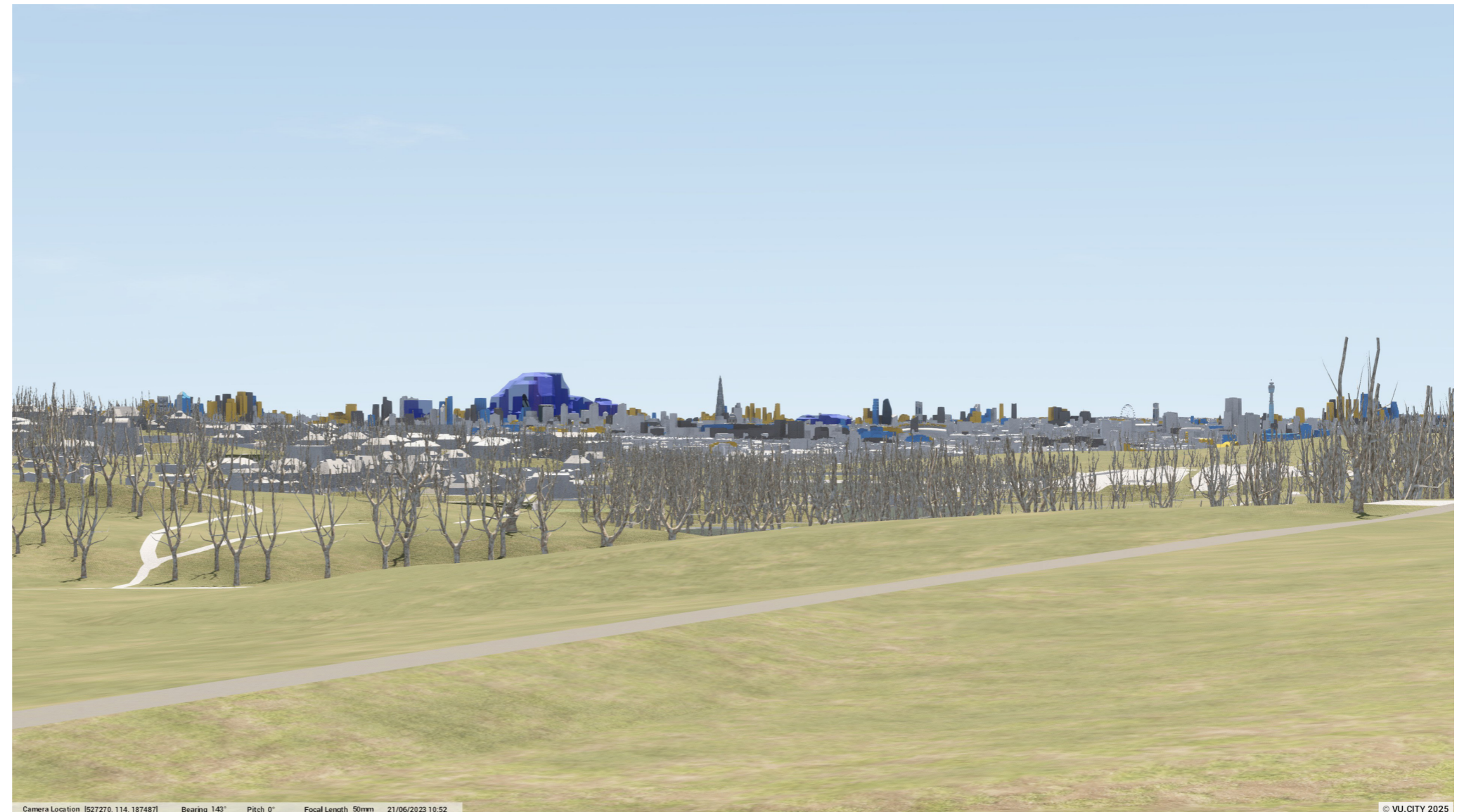
Proposed Contour Line amendments

6.80 These would be on the far, south side of the Cluster and thus occluded by it in this view.

Proposed Broadgate Tall Building Site

6.81 Similar to view 18, the Broadgate site will be visible in this view, located adjacent to and partially backdropped and/ or screened by existing tall buildings. These buildings are located north of the City Cluster, seen there to the opposite site of the Cluster to the Cathedral which is seen centrally at the base of the shard to the centre of the image. As above, while the proposed site has the potential to create additional tall buildings visible in the wider surroundings, this is consistent with the existing character of the view, where tall buildings to the north of the City of London create a layered character to this distant view. The total height indicated falls below that of the immediately adjacent tall buildings, retaining a sense of the existing hierarchy within this view.

6.82 As such, the proposed consolidation of the Cluster could have a beneficial effect, albeit modestly so, on the view overall. The effect of the Broadgate Tall Building Site would be neutral.

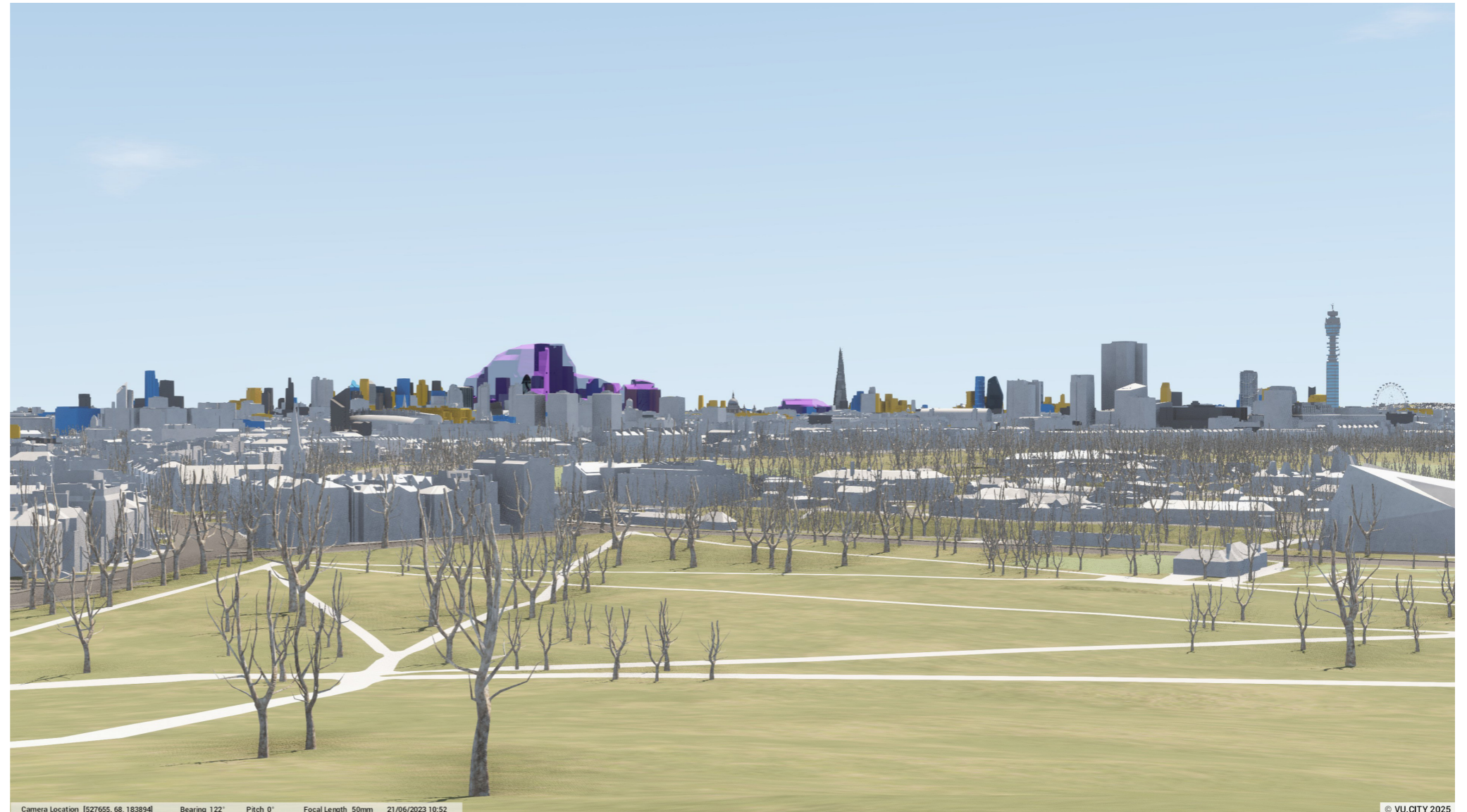


View 20: Primrose Hill: [LVMF 4A.1] - R19 Submission

6.83 The Proposed Holborn and Fleet Valley Cluster, shown in purple, would be visible to the left of the Shard in this view. It would be at a contextual scale to its surroundings and would have very limited visibility from this distant view. There would be no effect as a result of this Proposed Cluster.

6.84 The form of the Proposed City Cluster, shown in purple to the centre left, would have a defined edge to the left, with a gradual slope upwards to the primary crest, which from this view would offer a plateau of similar height of the tallest buildings.

6.85 There would be a steeper slope down to the right where towards the Cluster's foothills, which gradually step further down to meet the context. This would be a consolidation of the existing and emerging scenario and would contribute to the City's identity as observed from outer boroughs. It would not affect the visual experience of St Paul's.



View 20: Primrose Hill: [LVMF 4A.1] - Proposed

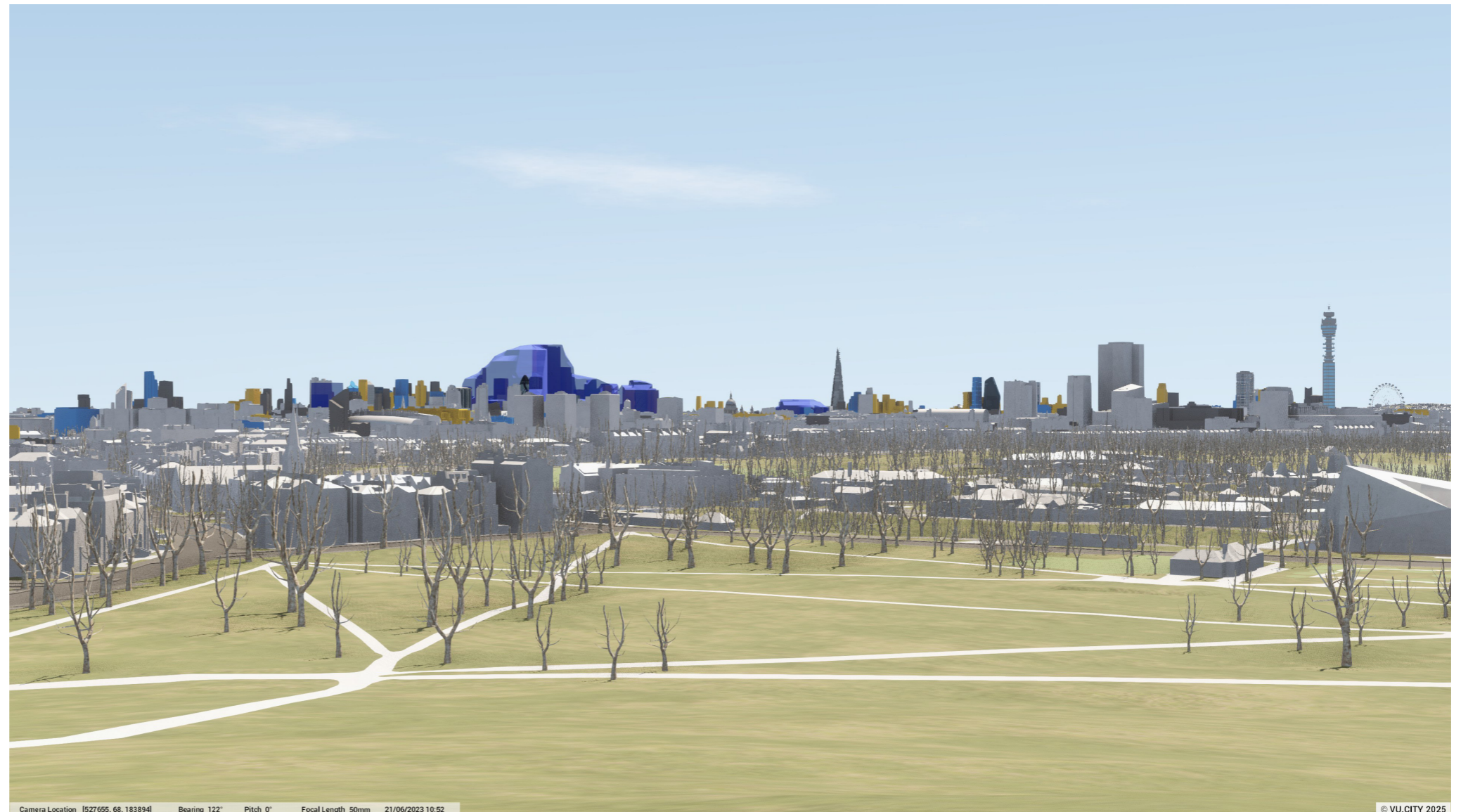
Proposed Contour Line amendments

6.86 These would be on the far, south side of the Cluster and thus occluded by it in this view.

Proposed Broadgate Tall Building Site

6.87 The Broadgate site will be visible in this view, located adjacent to and partially backdropped and/ or screened by existing tall buildings in the middle distance. These buildings are located north of the City Cluster, seen to the opposite side of the Cluster to the Cathedral which is seen centrally within the view and isolated against sky. As above, while the proposed site has the potential to create additional tall buildings visible in the wider surroundings, this is consistent with the existing character of the view, where tall buildings to the north of the City of London create a layered character to this distant view. The total height within the site as indicated falls below that of the immediately adjacent tall buildings, retaining a sense of the existing hierarchy within this view, with an overall neutral effect.

6.88 As such, the proposed consolidation of the Cluster could have a beneficial effect, albeit modestly so, on the view overall. The effect of the Broadgate Tall Building Site would be neutral.



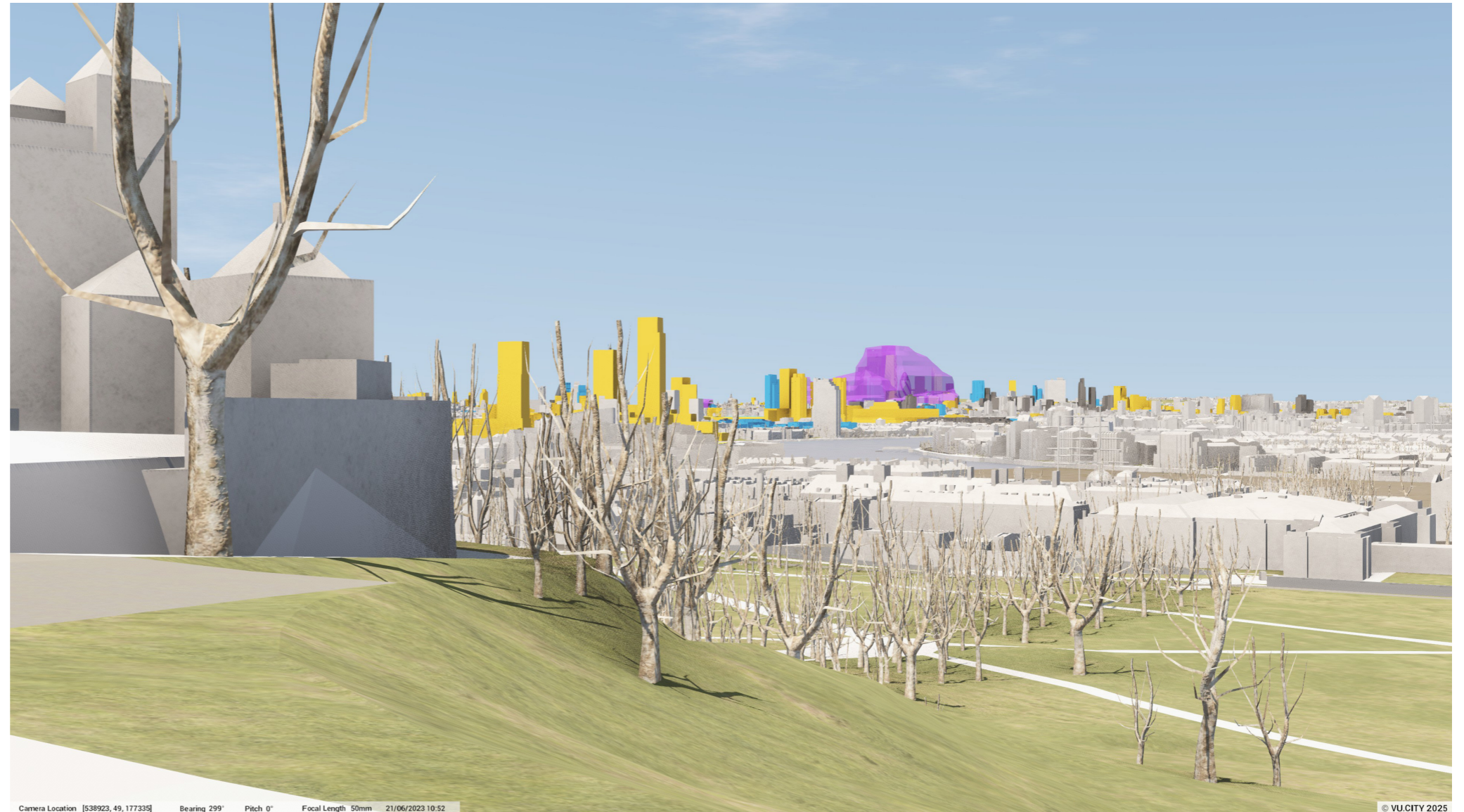
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View 21: Greenwich: [LVMF 5A.2] - R19 Submission

6.89 The Proposed Holborn and Fleet Valley Cluster would just be glimpsed to the left of St Paul's . It would be at a contextual scale and would barely be perceptible from this distant view. There would be no effect as a result of this Proposed Cluster.

6.90 The form of the Proposed City Cluster, shown in purple, would have a defined edge to the right with a gradual step up to the primary crest. There would be a steeper slope down to the left, where a foothill would gradually meet the context. This would be a consolidation of the existing and emerging scenario and would contribute to the City's identity as seen from outer boroughs. It would not affect the protected vista and the visual experience of St Paul's.



View 21: Greenwich: [LVMF 5A.2] - Proposed

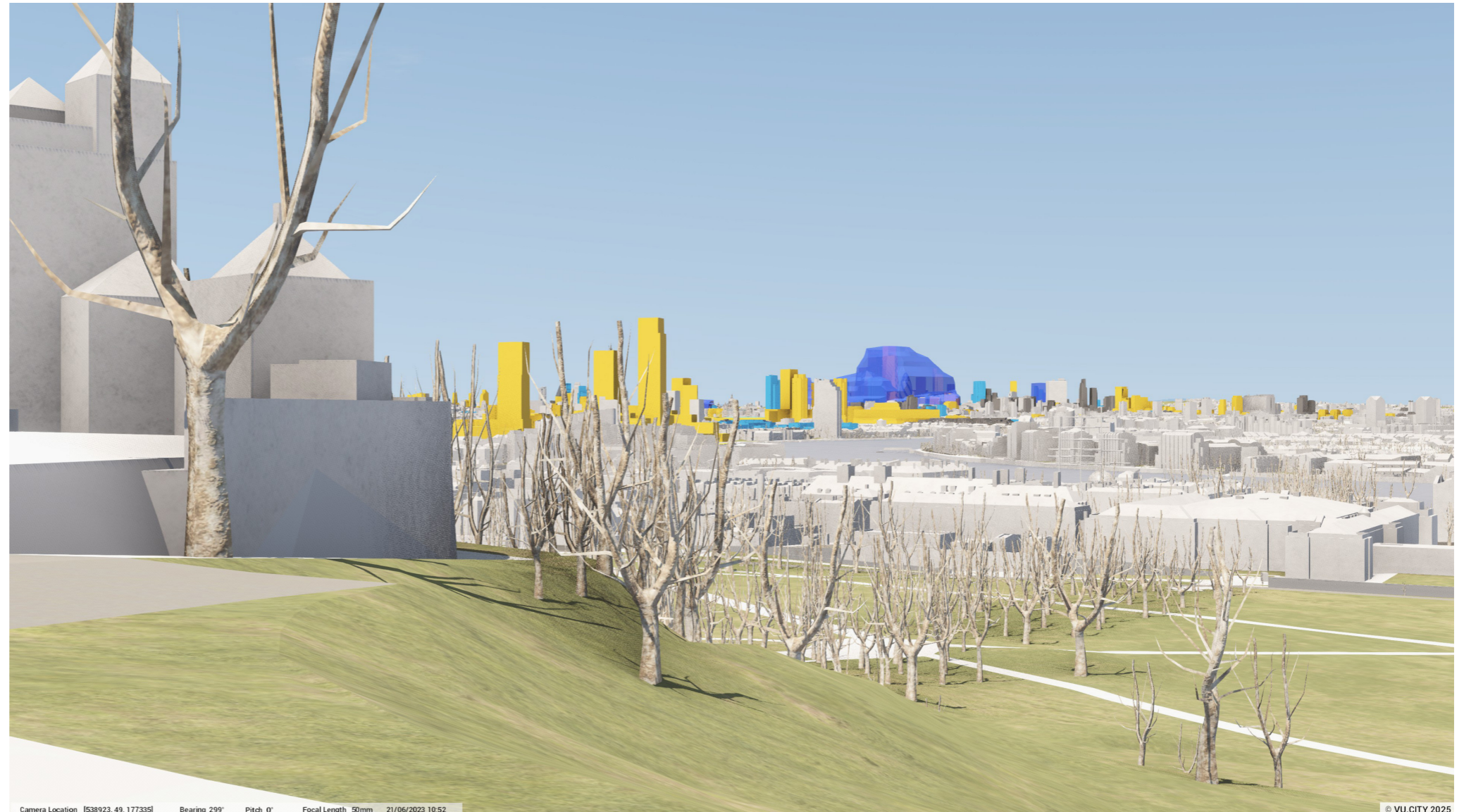
Proposed Contour Line amendments

6.91 From this viewing angle and elevation, the amendments would appear as a stepping down West to the East across the south of the Cluster. They would be most obvious over 30 Fenchurch Street, establishing a height that would remain below 20 and 50 Fenchurch Street, then would step down clearly and legibly, around the form of 50 Fenchurch Street, in stages across Minster Court to New London House.

6.92 The overall effect would be that the lower foothills in the south and south-east would increase in scale by degrees, but not in a way which departs from the overall profile and arrangement of the City Cluster as originally published.

Proposed Broadgate Tall Building Site

6.93 The Broadgate site is visible in this view seen to the right of the City Cluster in this view. The site would not conjoin with the City Cluster and would be experienced as a separate, distinct site. The site is partially screened by existing tall buildings in the foreground, and would be appreciated as part of a number of scattered tall buildings within the foreground of the view. The distant quality of the viewpoint means that the overall skyspace occupied by the proposed site is minimal, and would not create a change to the overall character of the view, which includes a number of small



tall building groups in the foreground, middle distance and on the horizon. The overall effect is therefore neutral.

6.94 As such, the proposed consolidation of the Cluster could have a beneficial effect, albeit modestly so, on the view overall. The effect of the Broadgate Tall Building Site would be neutral.

View 22: Blackheath: [LVMF 6A.1] - R19 Submission

6.95 The Proposed Holborn and Fleet Valley Cluster would just be glimpsed to the left of St Paul's. It would be at a contextual scale and would barely be perceptible from this distant view. There would be no effect as a result of this Proposed Cluster.

6.96 The form of the Proposed City Cluster, shown in purple, would have a gradual step up from the right to the primary crest. Other emerging development would be seen in the foreground, adding to the intricate layering of the townscape.

6.97 There would be a steeper slope down to the left of the Cluster, where the foothills would gradually meet the context. This would be a consolidation of the existing and emerging scenario and would contribute to the City's identity as experienced from outer boroughs. It would not affect the visual experience of St Paul's.



View 22: Blackheath: [LVMF 6A.1] - Proposed

6.98 Proposed Contour Line amendments

6.99 From this viewing angle and elevation, the amendments would appear as a stepping down W to E across the south of the Cluster. They would be most obvious over 30 Fenchurch Street, establishing a height that would remain below 20 and 50 Fenchurch Street, then would step down clearly and legibly, around the form of 50 Fenchurch Street, in stages across Minster Court to New London House.

6.100 The overall effect would be that the lower foothills in the south and south-east would increase in scale by degrees, but not in a way which departs from the overall profile and arrangement of the City Cluster as originally published.

6.101 Proposed Broadgate Tall Building Site

6.102 The Broadgate site will be just visible, seen to the north of the City Cluster. The majority of the site is screened by existing and consented development, so that only a narrow sliver is visible. As such the site is experienced as a very minor expansion of an existing tall building group seen on the horizon line. There is no effect on the landmark quality of St Pauls as experienced in this view, with an overall neutral effect.

6.103 As such, the proposed consolidation of the Cluster could have a beneficial effect, albeit



modestly so, on the view overall. The effect of the Broadgate Tall Building Site would be neutral.

View 23: Approach route 14 Tower Bridge (kinetic experience representative view 2) - R19 Submission

6.104 The proposed City Cluster, shown in blue, would consolidate the buildings of the future baseline and present and overall considered legible form. The primary crest would be centred on 1 Undershaft, stepping down either side towards 22 Bishopsgate and 100 Leadenhall Street. There would be two other crests, one around 20 Fenchurch Street and a smaller one further east and south, along Fenchurch Street.

6.105 The relationship between the WHS and the City Cluster is of the utmost importance and should be very carefully managed. Individual buildings coming forward will need to be carefully considered in the context of this view and its role as an element of the setting of the WHS.



View 23: Approach route 14 Tower Bridge (kinetic experience representative view 2) - Proposed

6.106 Proposed Contour Line amendments

6.107 These would be clearly perceptible but would themselves be backdropped by the rest of the Proposed Cluster, meaning that the change to the overall silhouette and form of the Cluster when seen from here would be minimal; the changes would be most obvious over 30 Fenchurch Street, where they would establish a height below 20 and 50 Fenchurch Street; however the effect would be that the lower foothills in the south and south-east would increase in scale by degrees, but not in a way which departs from the overall profile and arrangement of the City Cluster as originally published.

6.108 Proposed Broadgate Tall Building Site

6.109 An iota of the proposed amendment would be visible here, appearing behind (and merging with) the blue denoting the low eastern zone of the City Cluster; however the amount of it visible would be so miniscule as to effectively be de minimis in this view.

6.110 While this proposed consolidation would be beneficial to the overall City Cluster form as a composition, it is acknowledged that there would be some low potential for adverse effects, particularly at the eastern edge next to the WHS, and the effects of new proposals would need to be rigorously scrutinised.



View 24: Approach route 12 Commodity Quay (kinetic sequence representative view 2) - R19 Submission

6.111 The southern end of the Proposed City Cluster would be seen in this view. It would create a defined edge around 55 Gracechurch Street, marking a clear separation between the WHS and the modern City. 20 Fenchurch Street would remain as the highest part of the southern crest, but the Proposed City Cluster would allow for further development between it and the primary crest, including tall buildings such as 50 Fenchurch Street, seen as the tallest in the view.

6.112 Individual buildings coming forward within the Proposed City Cluster would need to consider architectural and urban design detail in the context of this view and its role as an element of setting to the WHS. The Proposed City Cluster would allow for the consolidation of the Cluster north of 20 Fenchurch Street.



View 24: Approach route 12 Commodity Quay (kinetic sequence representative view 2) - Proposed

Proposed Contour Line amendments

6.113 From this viewing angle and elevation, the amendments would appear as a stepping down W to E across the south of the Cluster. They would be most obvious over 30 Fenchurch Street, establishing a height that would remain below 20 and 50 Fenchurch Street, then would step down clearly and legibly, around the form of 50 Fenchurch Street, in stages across Minster Court to New London House.

6.114 The overall effect would be that the lower foothills in the south and south-east would increase in scale by degrees, but not in a way which departs from the overall profile and arrangement of the City Cluster as originally published.

Proposed Broadgate Tall Building Site

6.115 Not visible.

6.116 The effect would be neutral overall.

