

View 25: Approach route 12 Commodity Quay (kinetic sequence new selected view) - R19 Submission

6.117 The Proposed City Cluster, shown in purple, would create three distinct crests in this view, stepping up away from the WHS. The much lower foothills at the south and east would keep the substantively higher parts of the Proposed City Cluster at sufficient distance from the WHS. The Proposed City Cluster would not encroach further as a backdrop element to the WHS, and though defining its edge, it would be read as a distinct and separate form.



View 25: Approach route 12 Commodity Quay (kinetic sequence new selected view) - Proposed

Proposed Contour Line amendments

6.118 From this viewing angle and elevation, the changes 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 in stages across Minster Court to New London House.

6.119 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

6.120 Not visible.

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



View 26: Local Setting Route 5: pedestrian subway to East Smithfield south of Tower Gardens - R19 Submission

6.122 The Proposed City Cluster draws the emerging crests together to achieve a more consolidated form. It would step down substantively towards the south and to give sufficient breathing space to the WHS.



View 26: Local Setting Route 5: pedestrian subway to East Smithfield south of Tower Gardens - Proposed

Proposed Contour Line amendments

6.123 From this viewing angle and elevation, the changes 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 in stages across Minster Court to New London House.

6.124 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

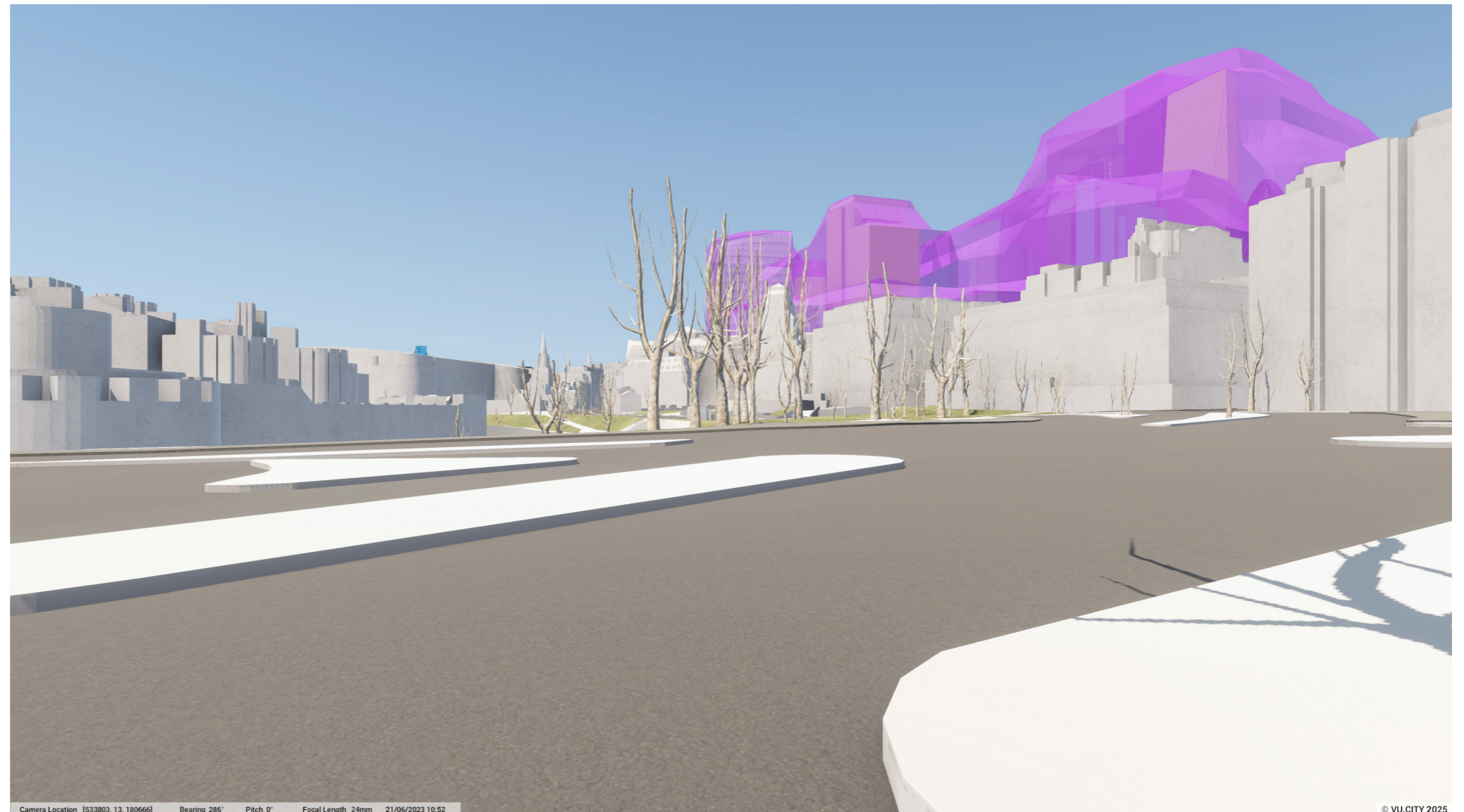
6.125 Not visible.

6.126 Overall, this proposed consolidation would have a beneficial effect on the City Cluster form, and a neutral effect on the view overall.



View 27: Representative Viewpoint 8 The Royal Mint (panned north to include cluster) - R19 Submission

6.127 The Proposed Cluster, shown in blue, would have a similar effect to the previous view. The Proposed City Cluster draws the emerging crests together to achieve a more consolidated overall form. This would better define its legibility and the delineation between it and the WHS.



View 27: Representative Viewpoint 8 The Royal Mint (panned north to include cluster) - Proposed

Proposed Contour Line amendments

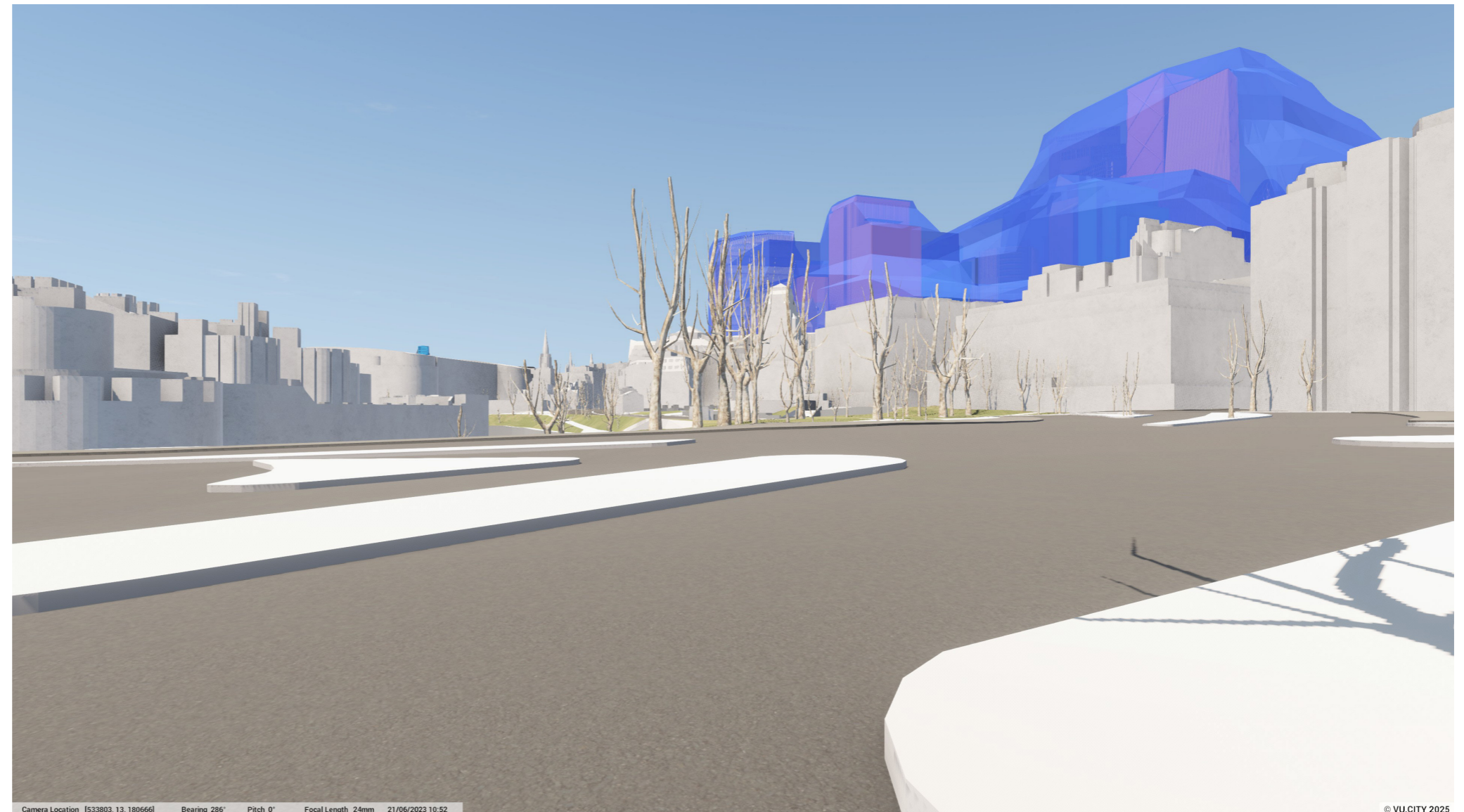
6.128 From this viewing angle and elevation, the amendments would appear as a stepping down W to E across the south of the Cluster. They would be most obvious over 30 Fenchurch Street, establishing a height that would remain below 20 and 50 Fenchurch Street, then would step down clearly and legibly in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

6.129 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

6.130 Not visible.

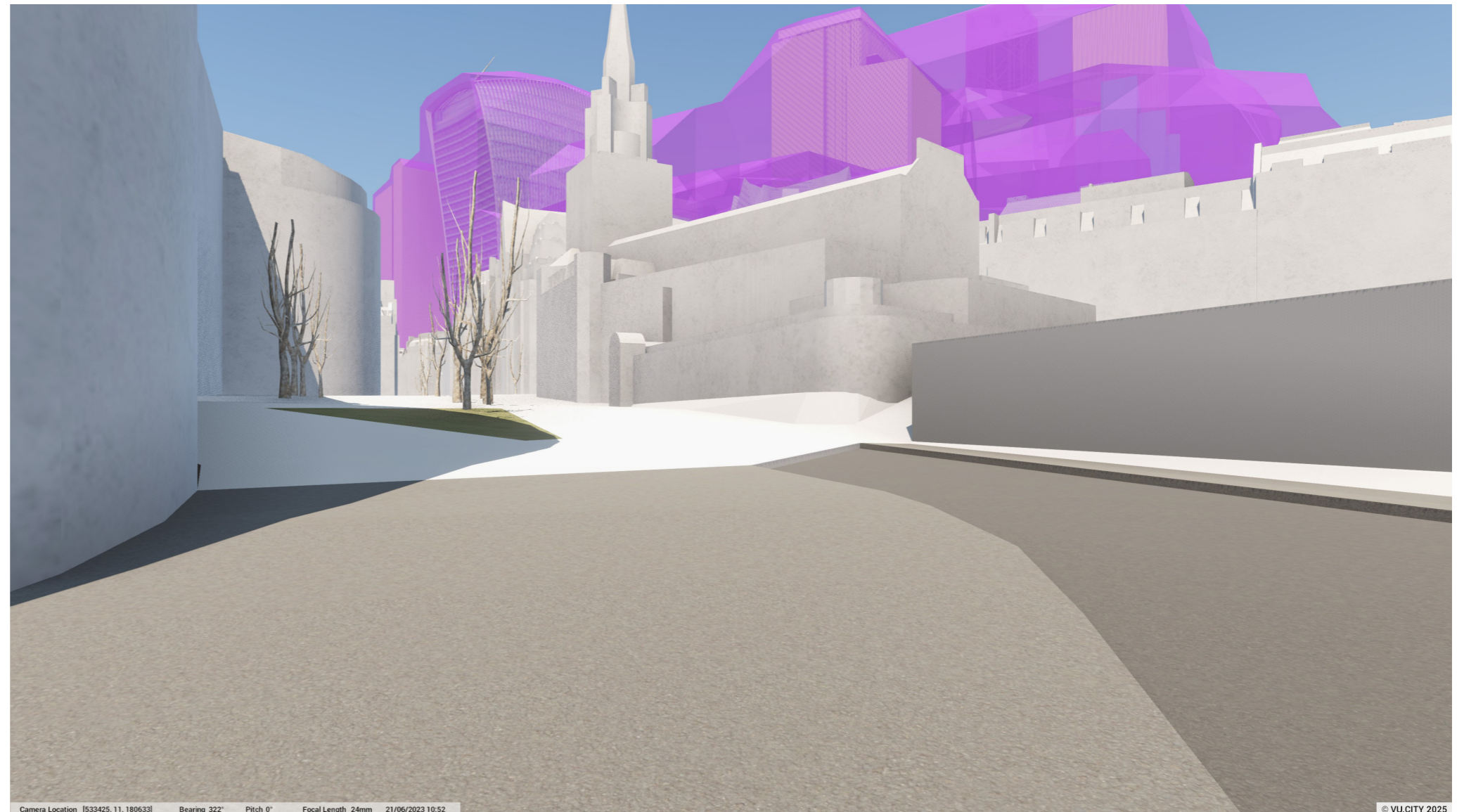
6.131 Overall, this proposed consolidation would have a beneficial effect on the City Cluster form, and a neutral effect on the view overall.



View 28: Approach route 4 Great Tower Street (new selected view) - R19 Submission

6.132 The Proposed City Cluster would form a collective backdrop to the church, but the spire would retain its sky space and would remain the dominant feature in this view.

6.133 The Proposed City Cluster as a consolidated form would be read as a distinct backdrop layer of high density and scale, acknowledging its city status. This would increase the sense of enclosure of this view and add a dynamic juxtaposition, characteristics of the City Cluster.



View 28: Approach route 4 Great Tower Street (new selected view) - Proposed

Proposed Contour Line amendments

6.134 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 in stages across Minster Court to New London House.

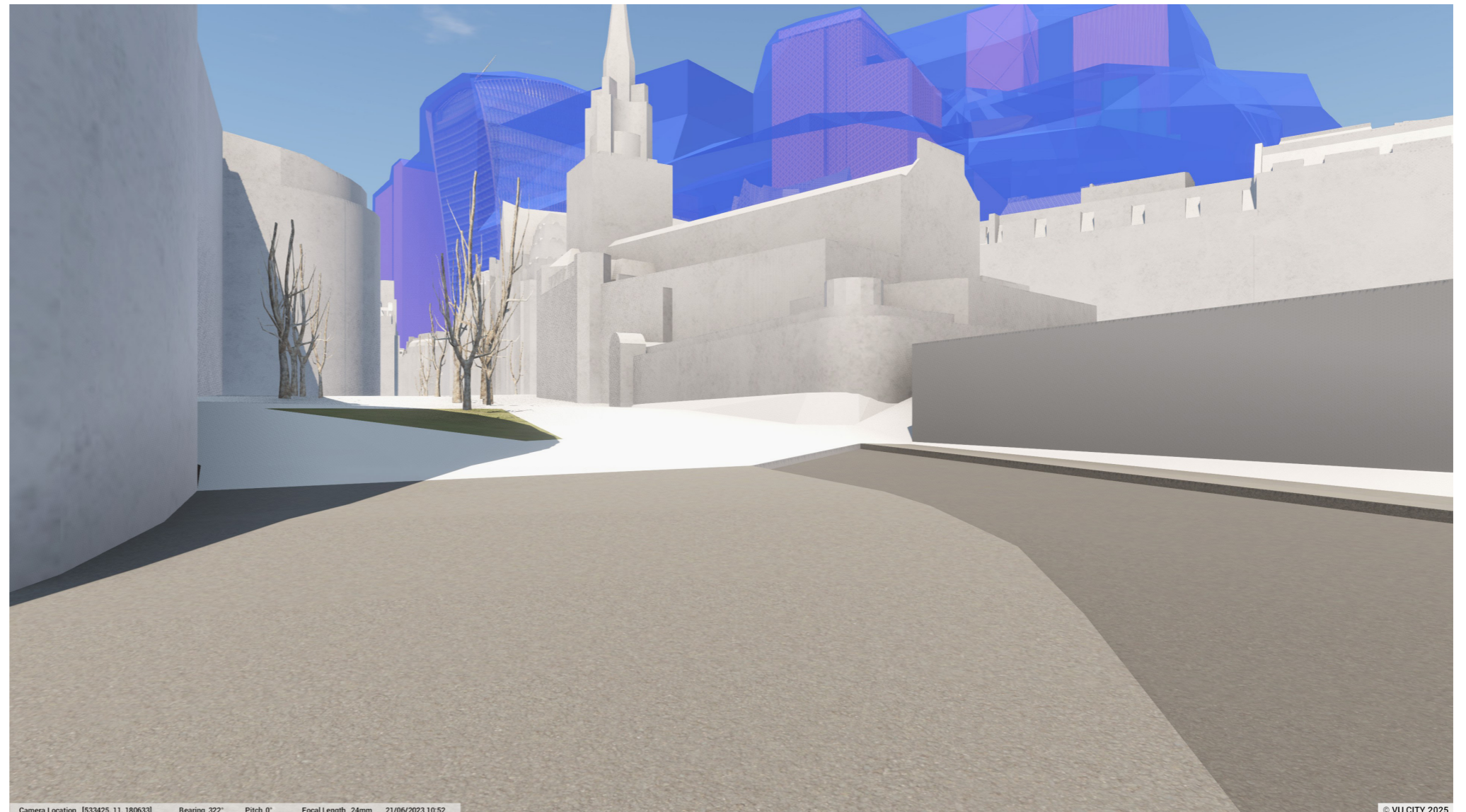
6.135 The overall effect would be that the lower foothills in the south and south-east would increase in scale by degrees, but not in a way which departs from the overall profile and arrangement of the City Cluster as originally published.

6.136 The line amendment over 30 Fenchurch Street would bring the proposed Cluster to a point higher behind the church spire than that originally published, but the majority of the spire would remain against sky and retain its dominance; the proposed Cluster would continue to be read as a distinct backdrop layer to the church.

Proposed Broadgate Tall Building Site

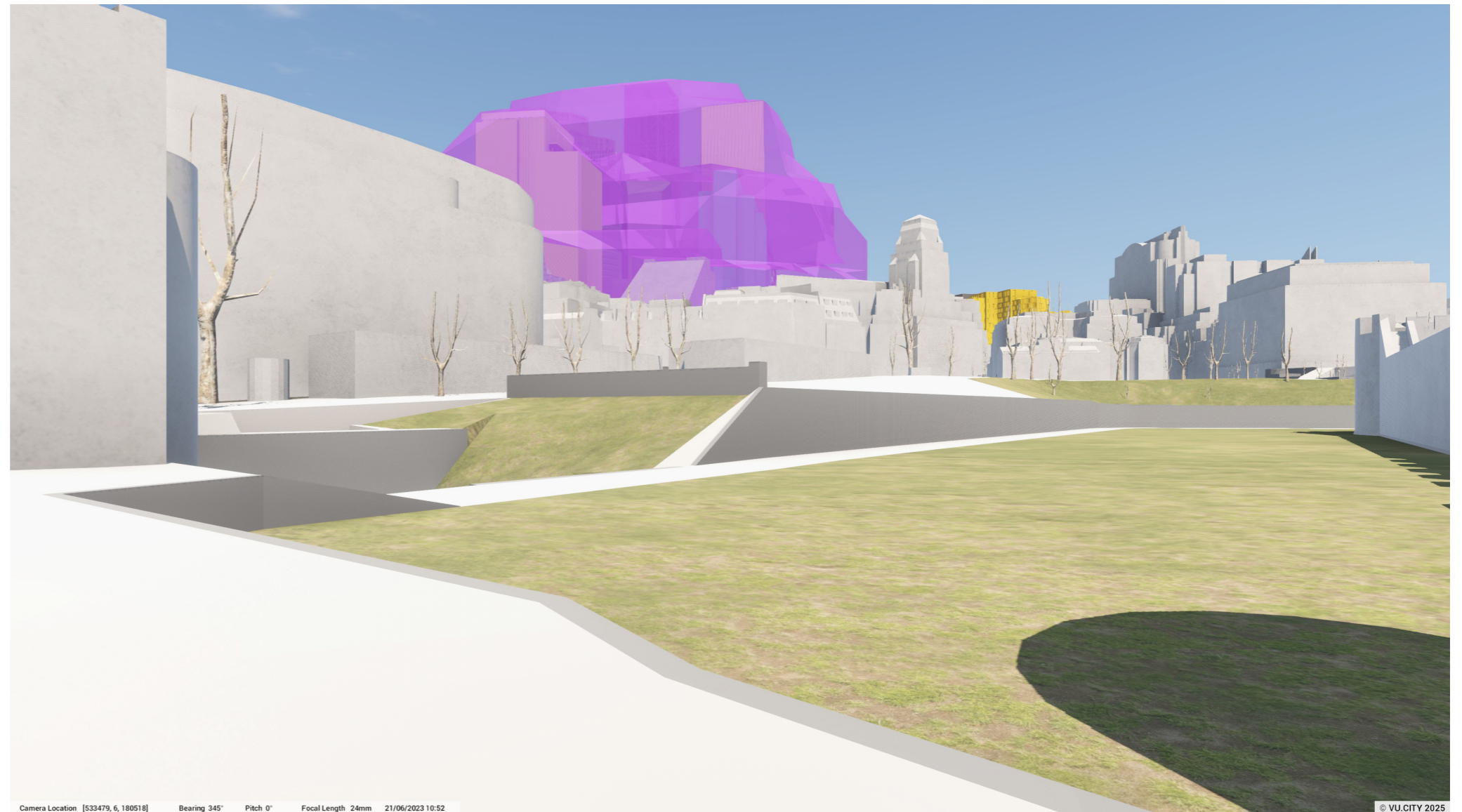
6.137 Not visible.

6.138 The effect would be neutral.



View 30: Representative Viewpoint 5 Main entrance of the Tower (looking away from TOL) - R19 Submission

6.139 The Proposed City Cluster would read as a defined grouping with a clear eastern edge in this view that would maintain the sky space around the lantern of the Old London Port Authority building.



View 30: Representative Viewpoint 5 Main entrance of the Tower (looking away from TOL) - Proposed

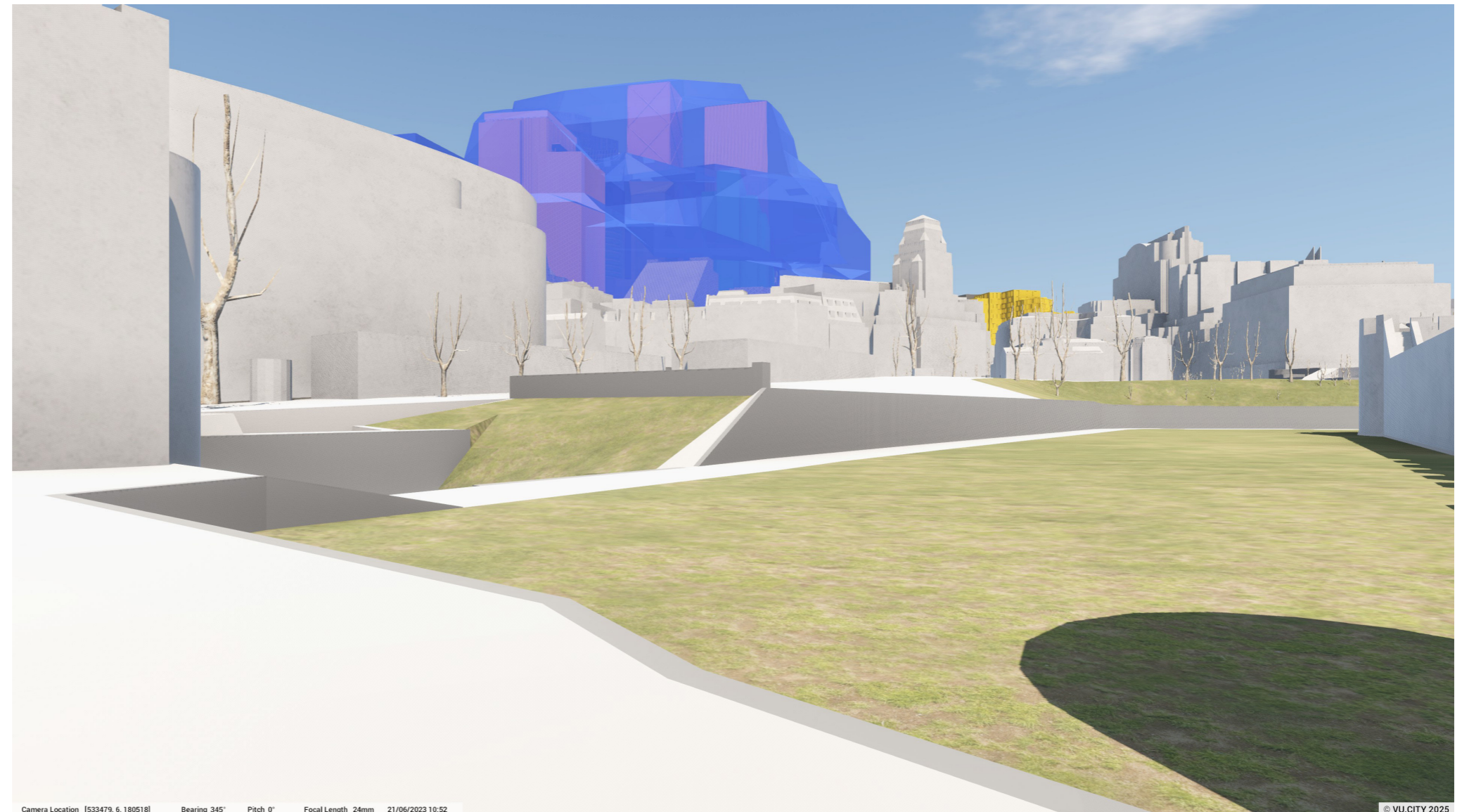
Proposed Contour Line amendments

6.140 The line amendments over Minster Court and New London House would be visible. 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

6.141 Not visible.

6.142 The consolidation of forms would include the primary crest furthest away in this view, stepping down through secondary crests closer to the viewer. This proposed consolidation would have a beneficial effect on the City Cluster form, and a neutral effect on the view overall.



View 31: Representative Viewpoint 1 Tower Green, Inner Ward (new selected viewpoint) - R19 Submission

6.143 The Proposed City Cluster would allow for a limited amount of additional visibility above the roofline of the Chapel Royal of St Peter ad Vincula. Proposals for new tall buildings on relevant sites within the Proposed City Cluster would need to be carefully scaled and designed to respond to the sensitivity of this foreground.



View 31: Representative Viewpoint 1 Tower Green, Inner Ward (new selected viewpoint) Proposed

Proposed Contour Line amendments

6.144 Not visible.

Proposed Broadgate Tall Building Site

6.145 Not visible.

6.146 This would be a neutral effect over the future baseline.



View 32: Representative Viewpoint 1 Tower Green, Inner Ward (new selected viewpoint) - R19 Submission

6.147 The Proposed City Cluster, shown in blue, would draw together 20 Fenchurch Street, 50 Fenchurch Street and the primary crest of the Proposed City Cluster. This would contribute to the understanding of the three dimensionality of the City Cluster as a whole. This would, however, result in a greater backdrop to the Chapel Royal of St Peter ad Vincula. Proposals for new tall buildings on relevant sites within the Proposed City Cluster would need to be carefully scaled and designed to respond to the sensitivity of this foreground.



Camera Location [533575, 12, 180566] Bearing 315° Pitch 0° Focal Length 24mm 21/06/2023 10:52

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View 32: Representative Viewpoint 1 Tower Green, Inner Ward (new selected viewpoint) - Proposed

Proposed Contour Line amendments

6.148 In this view, the amendments would appear behind the Chapel Royal of St Peter ad Vincula to the left of the Bell Tower, and to the right of the roofline of the Chaplains House. The amendments would also be visible to the right of the Bell Tower of Chapel Royal of St Peter ad Vincula in front of the silhouette of 50 Fenchurch Street.

6.149 The proposed line amendments would articulate the skyline, and mediate height transitions around the secondary crests at 20 Fenchurch Street and 50 Fenchurch Street, 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

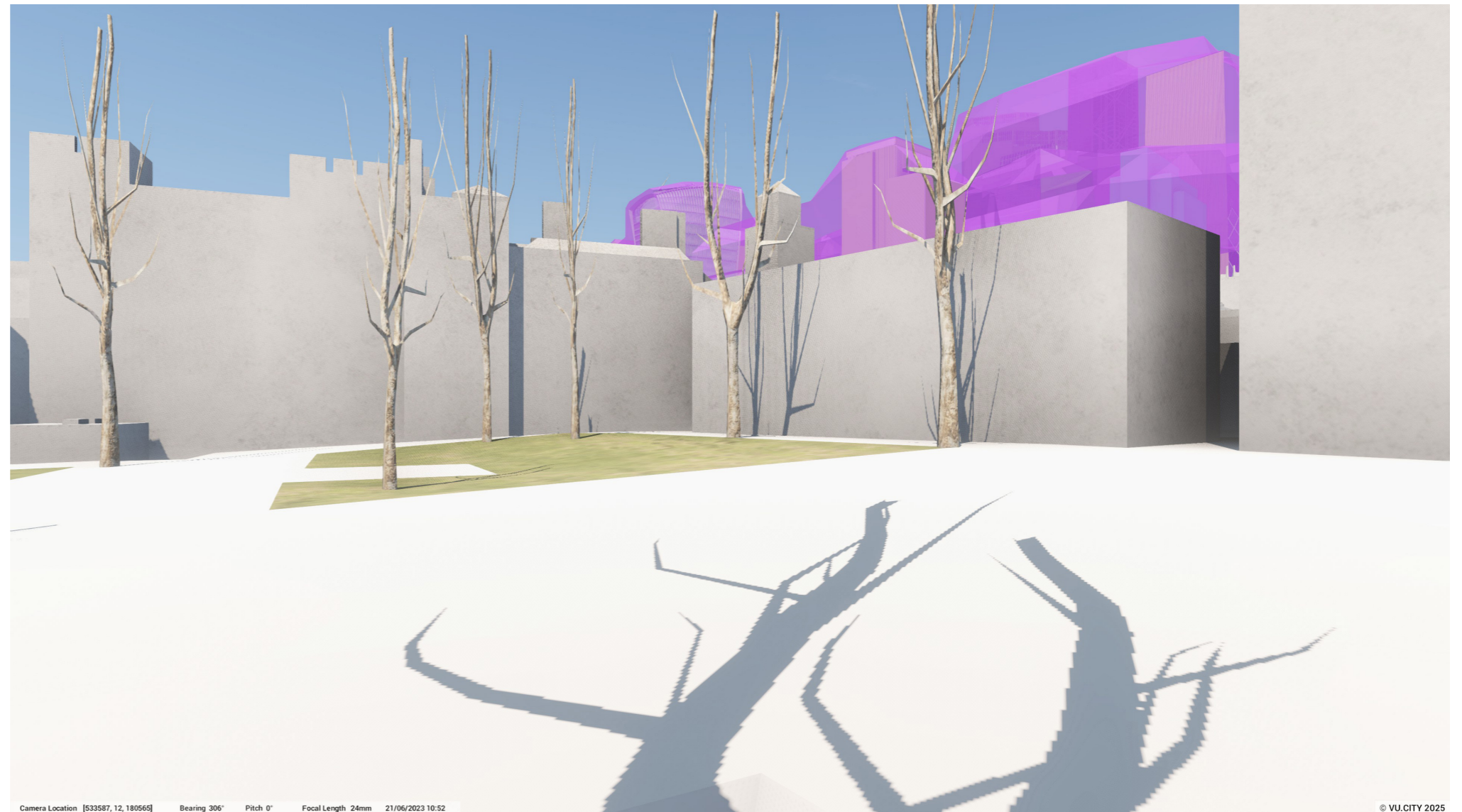
6.150 Not visible.

6.151 This would be a neutral effect over the future baseline.



View 33: Representative Viewpoint 1 Tower Green, Inner Ward (new selected viewpoint) - R19 Submission

6.152 The Proposed City Cluster, shown in purple, would draw together the elements of the existing and emerging City Cluster to create a more coherent overall form. From here the three distinct crests of the Proposed City Cluster would be appreciable. It would create a denser backdrop to the Chapel. Proposals for new tall buildings on relevant sites within the Proposed City Cluster would need to be carefully scaled and designed to respond to the sensitivity of this foreground.



View 33: Representative Viewpoint 1 Tower Green, Inner Ward (new selected viewpoint) - Proposed

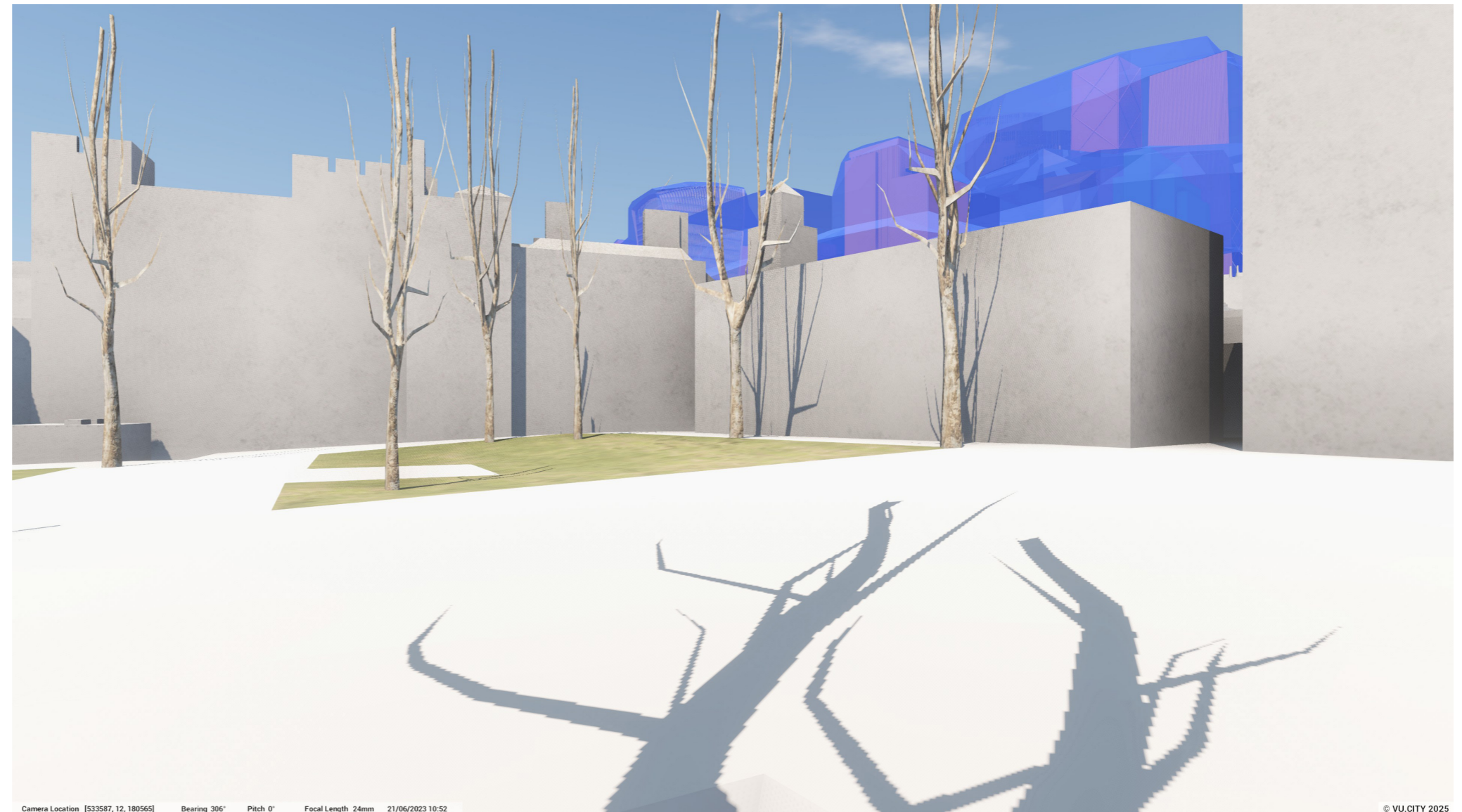
Proposed Contour Line amendments

6.153 In this view, the amendments would appear behind and either side of the Bell Tower of the Chapel Royal of St Peter ad Vincula, in a way similar to the effect of the R19 Cluster in View 34, below. The proposed line amendments would articulate the skyline, and mediate height transitions around the secondary crests at 20 Fenchurch Street and 50 Fenchurch Street. This approach would continue to contribute to the understanding of the three dimensionality of the City Cluster as a whole.

Proposed Broadgate Tall Building Site

6.154 Not visible.

6.155 The effect would be neutral.



View 34: Representative Viewpoint 1 Tower Green, Inner Ward (new selected viewpoint) - R19 Submission

6.156 The Proposed Cluster, shown in blue, would be seen extending to the east and west from this viewpoint. To the west it connects to 20 Fenchurch Street (not seen in this view) and to the east, the form steps down to create a defined edge with clear sky space around. In addition to the future baseline, the Cluster would have more of a quantitative effect. Proposals for new tall buildings on relevant sites within the Proposed City Cluster would need to be carefully scaled and designed to respond to the sensitivity of this foreground.



View 34: Representative Viewpoint 1 Tower Green, Inner Ward (new selected viewpoint) - Proposed

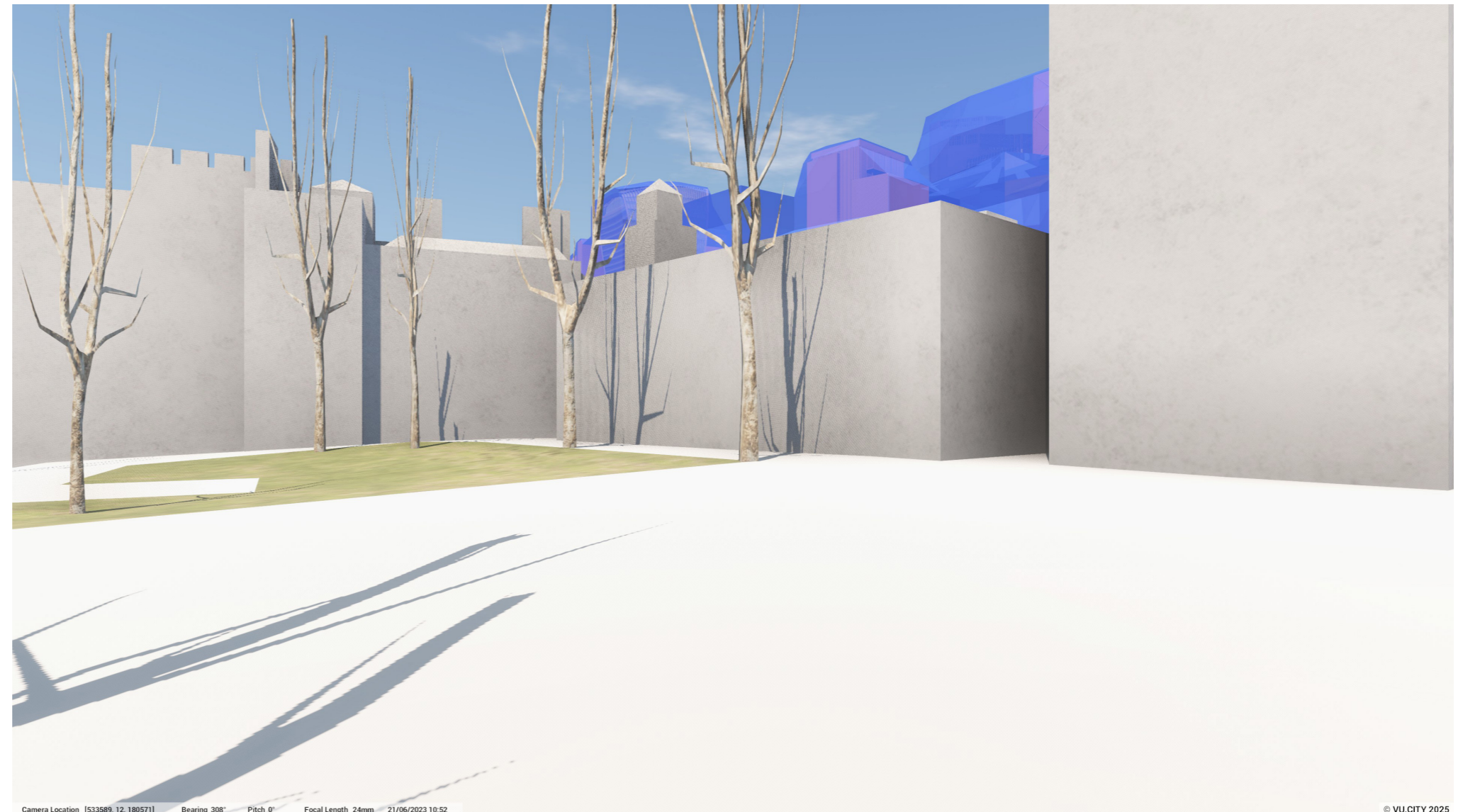
Proposed Contour Line amendments

6.157 In this view, the amendments would appear behind and either side of the Bell Tower of the Chapel Royal of St Peter ad Vincula, in a way similar to the effect of the R19 Cluster in View 34, below. The proposed line amendments would articulate the skyline, and mediate height transitions around the secondary crests at 20 Fenchurch Street and 50 Fenchurch Street. This approach would continue to contribute to the understanding of the three dimensionality of the City Cluster as a whole.

Proposed Broadgate Tall Building Site

6.158 Not visible.

6.159 The effect would be neutral.



View 35: Representative Viewpoint 1 Tower Green, Inner Ward (new selected viewpoint) - R19 Submission

6.160 The Proposed Cluster, shown in blue, would be seen extend to the east and west from this viewpoint. To the west it connects to 20 Fenchurch Street (not seen in this view) and to the east, the form steps down to create a defined edge with clear sky space around. In addition to the future baseline, the Cluster would have more of a quantitative effect. Proposals for new tall buildings on relevant sites within the Proposed City Cluster would need to be carefully scaled and designed to respond to the sensitivity of this foreground.



View 35: Representative Viewpoint 1 Tower Green, Inner Ward (new selected viewpoint) - Proposed

Proposed Contour Line amendments

6.161 The amendments would mostly appear in the gap to the left of the Bell Tower of the Chapel Royal of St Peter ad Vincula, with some additional visibility above the roofline of the. The proposed contours would also appear above the roofline of the Chaplains House towards the left hand side of the image.

6.162 These changes would mediate the height transition between the two secondary crests at 50 Fenchurch Street and 20 Fenchurch Street. This approach would continue to contribute to the understanding of the three dimensionality of the City Cluster as a whole.

Proposed Broadgate Tall Building Site

6.163 Not visible.

6.164 The effect would be neutral.

