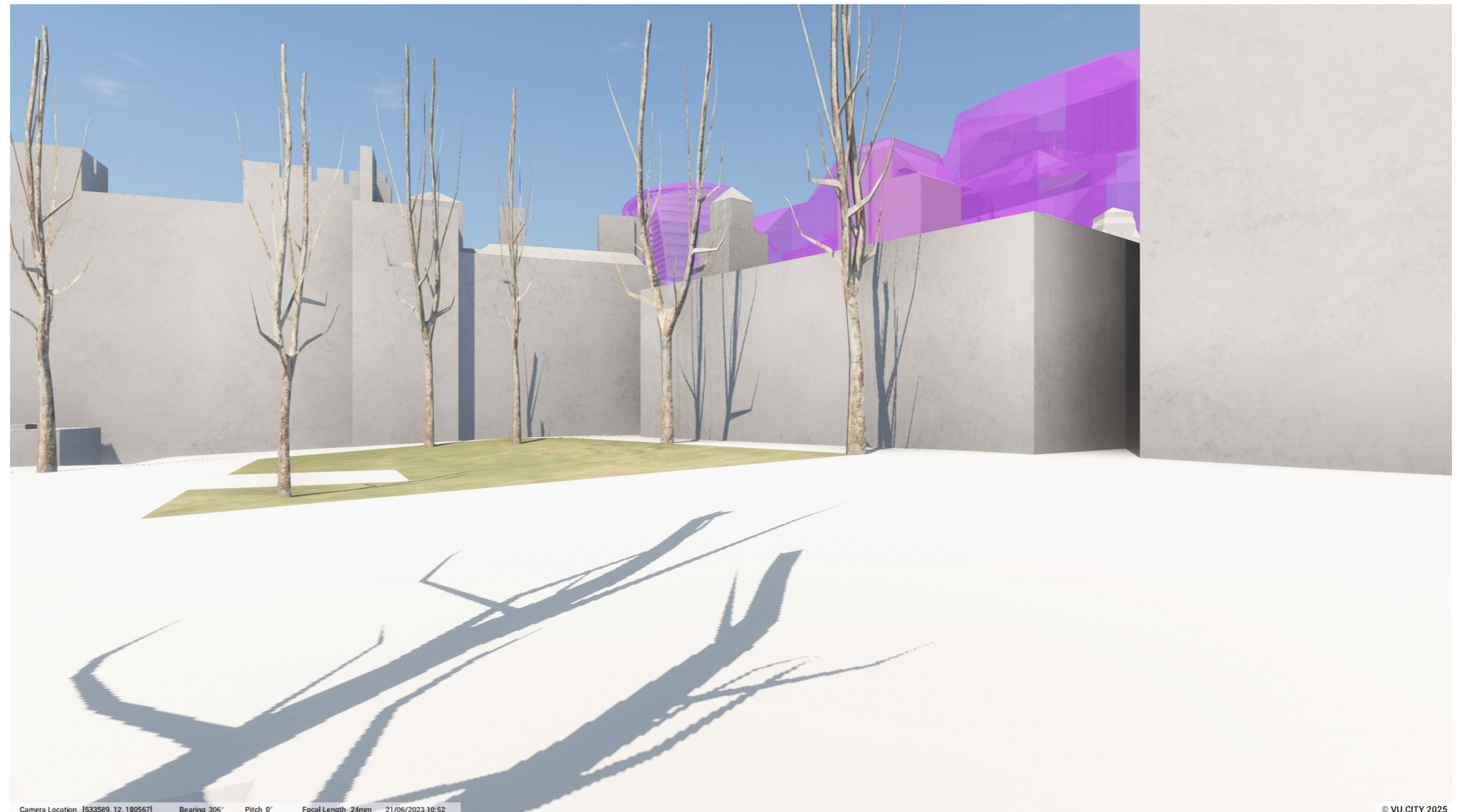


ED-HTB39

View 36: Representative Viewpoint 1 Tower Green, Inner Ward (new selected viewpoint) - R19 Submission

6.165 The three crests of the Proposed City Cluster are appreciable in this view, stepping down to the south. This is an increased backdrop to the Chapel Royal of St Peter ad Vincula. 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 36: Representative Viewpoint 1 Tower Green, Inner Ward (new selected viewpoint) - Proposed

Proposed Contour Line amendments

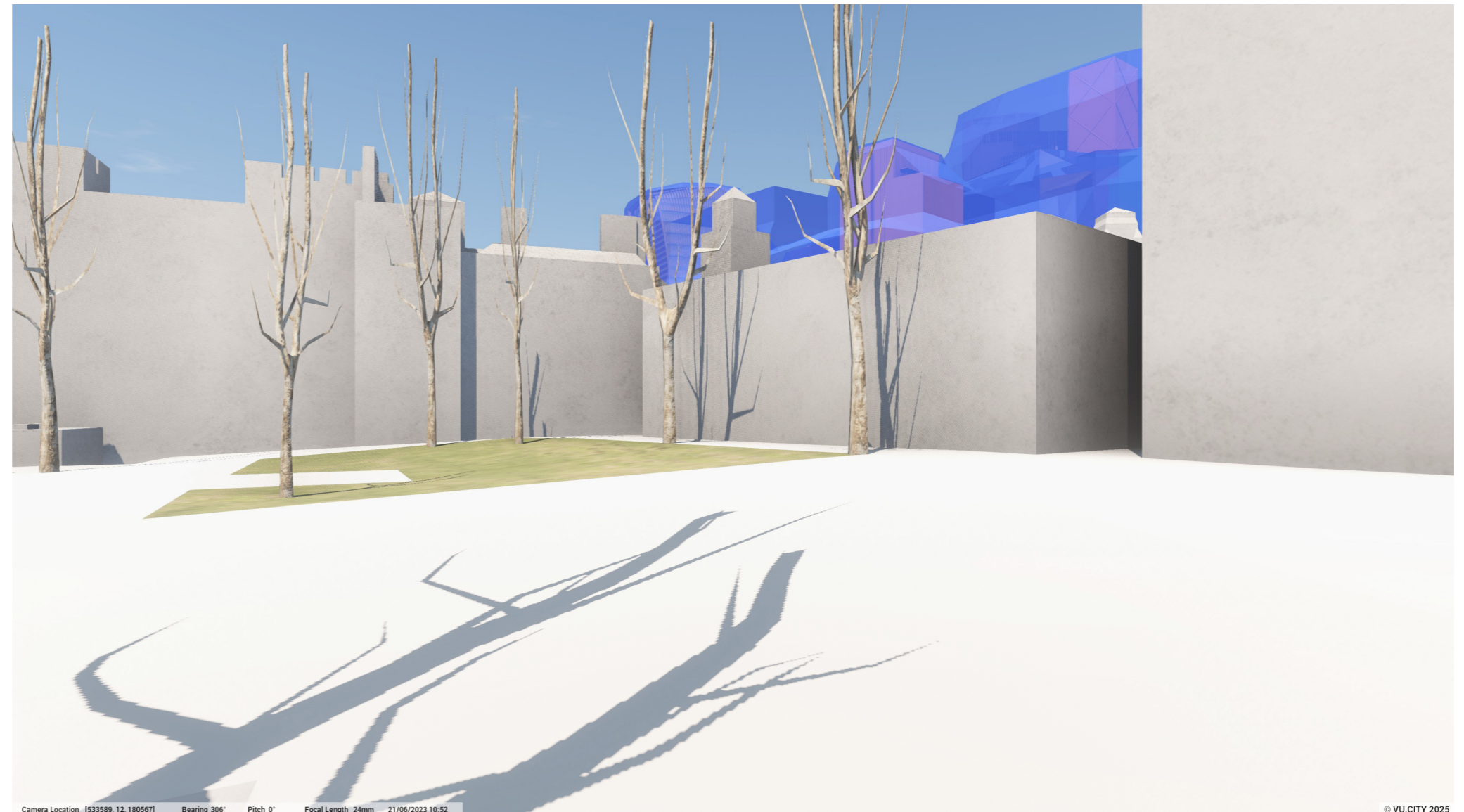
6.166 The amendments would mostly appear in the gap to the left of the Bell Tower of the Chapel Royal of St Peter ad Vincula, with some additional visibility above the roofline of the Chapel to the right of the Bell Tower. The proposed contours would also appear to the right of the roofline of the Chaplains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

6.167 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

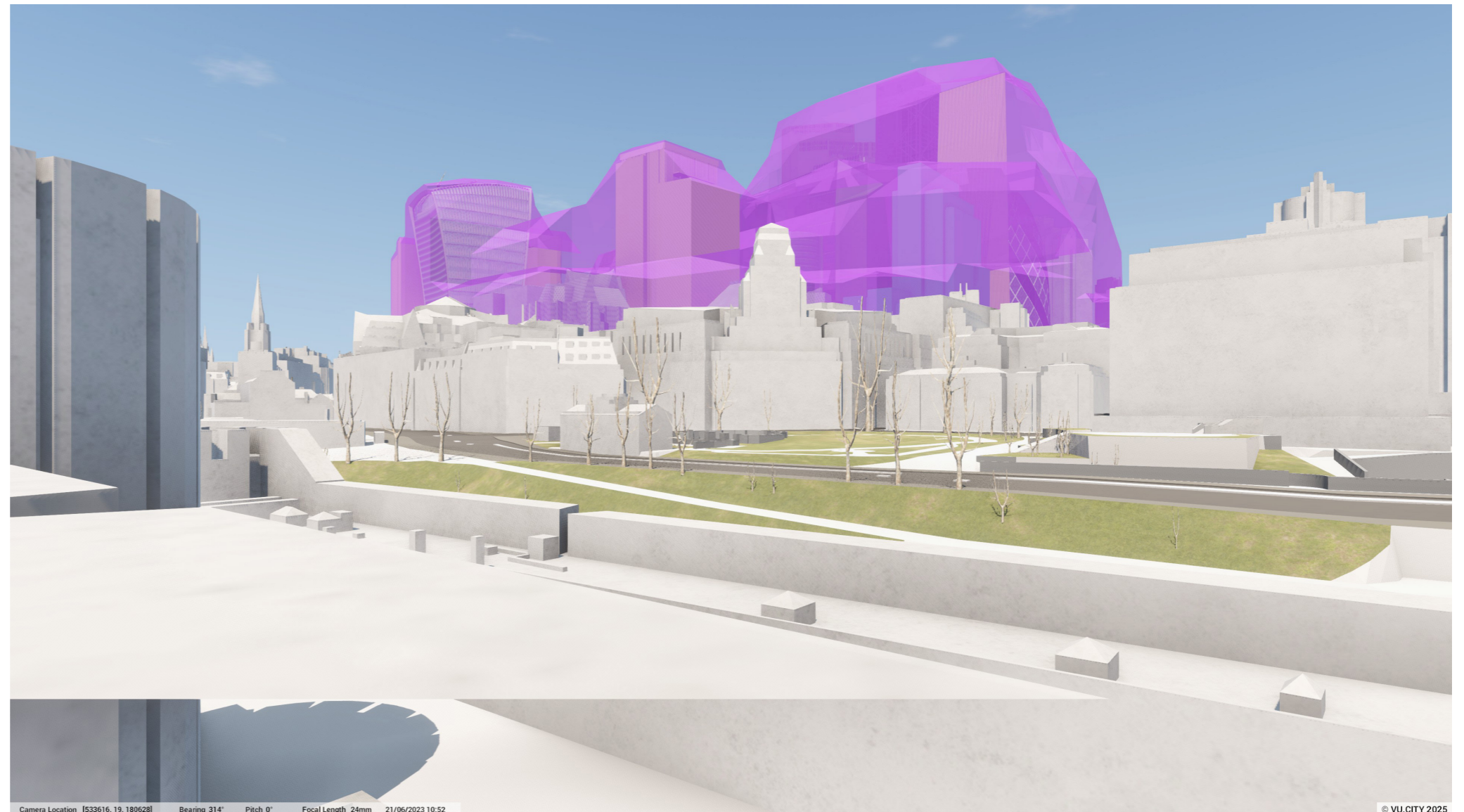
6.168 Not visible.

6.169 The effect would be neutral overall.



View 37: Representative Viewpoint 2 Inner Curtain Wall North (new viewpoint -panned west) - R19 Submission

6.170 The full extent of the Proposed City Cluster, and its three crests, would be appreciable in this view. The low foothills to the south and east would provide important distance and breathing space between the WHS and the Proposed City Cluster's higher reaches at the intermediate crests at 20 and 50 Fenchurch Street and the northern apex at One Undershaft; it would appear as a dynamic, cascading form of modern architecture, with its tallest heights reached at its furthest point from the WHS.



View 37: Representative Viewpoint 2 Inner Curtain Wall North (new viewpoint -panned west) - Proposed

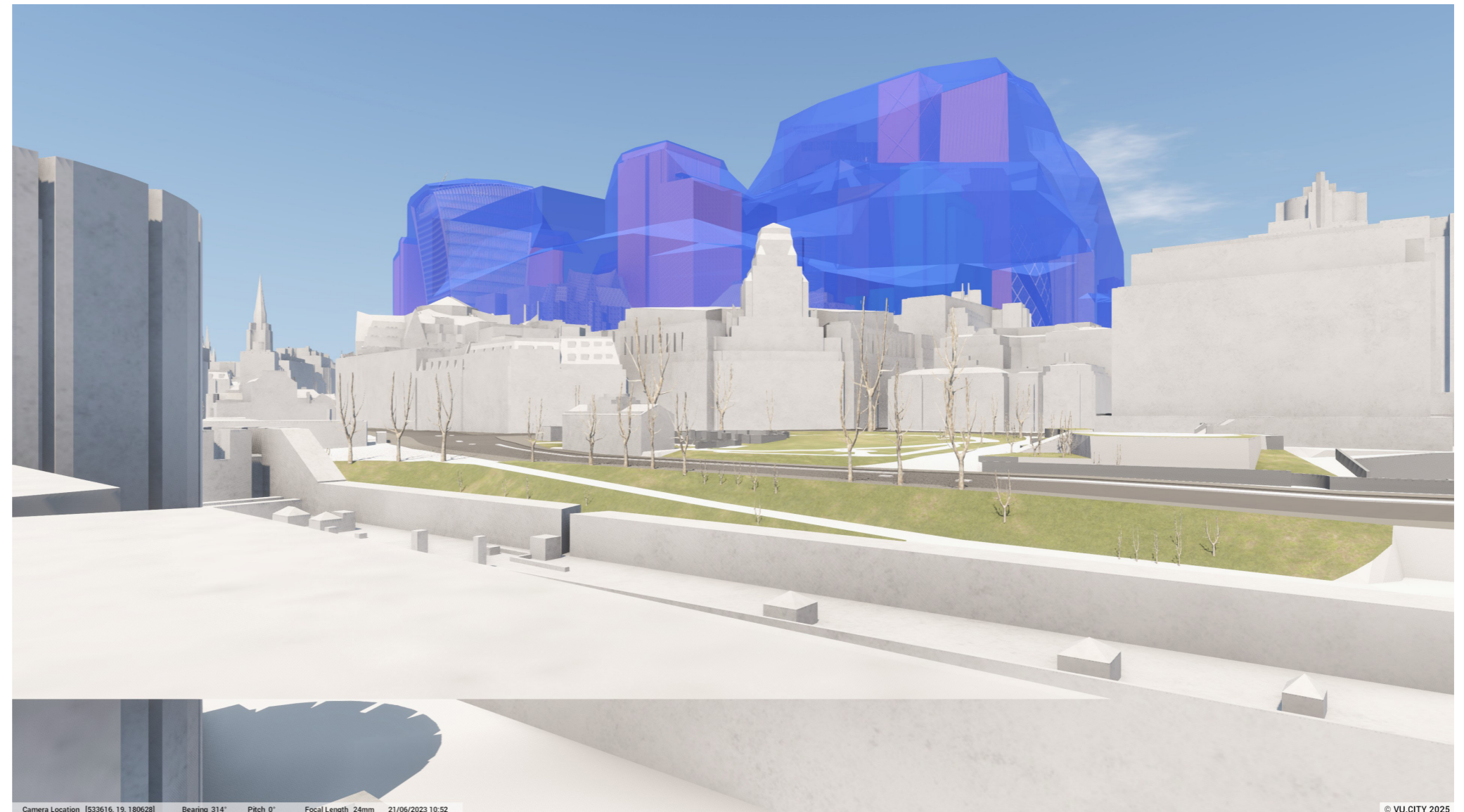
Proposed Contour Line amendments

6.171 These changes would continue to provide distance and breathing space between the WHS and the Proposed City Cluster's higher reaches (both its highest and subsidiary crests), giving greater articulation and depth to the foreground of the Cluster in this view. 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

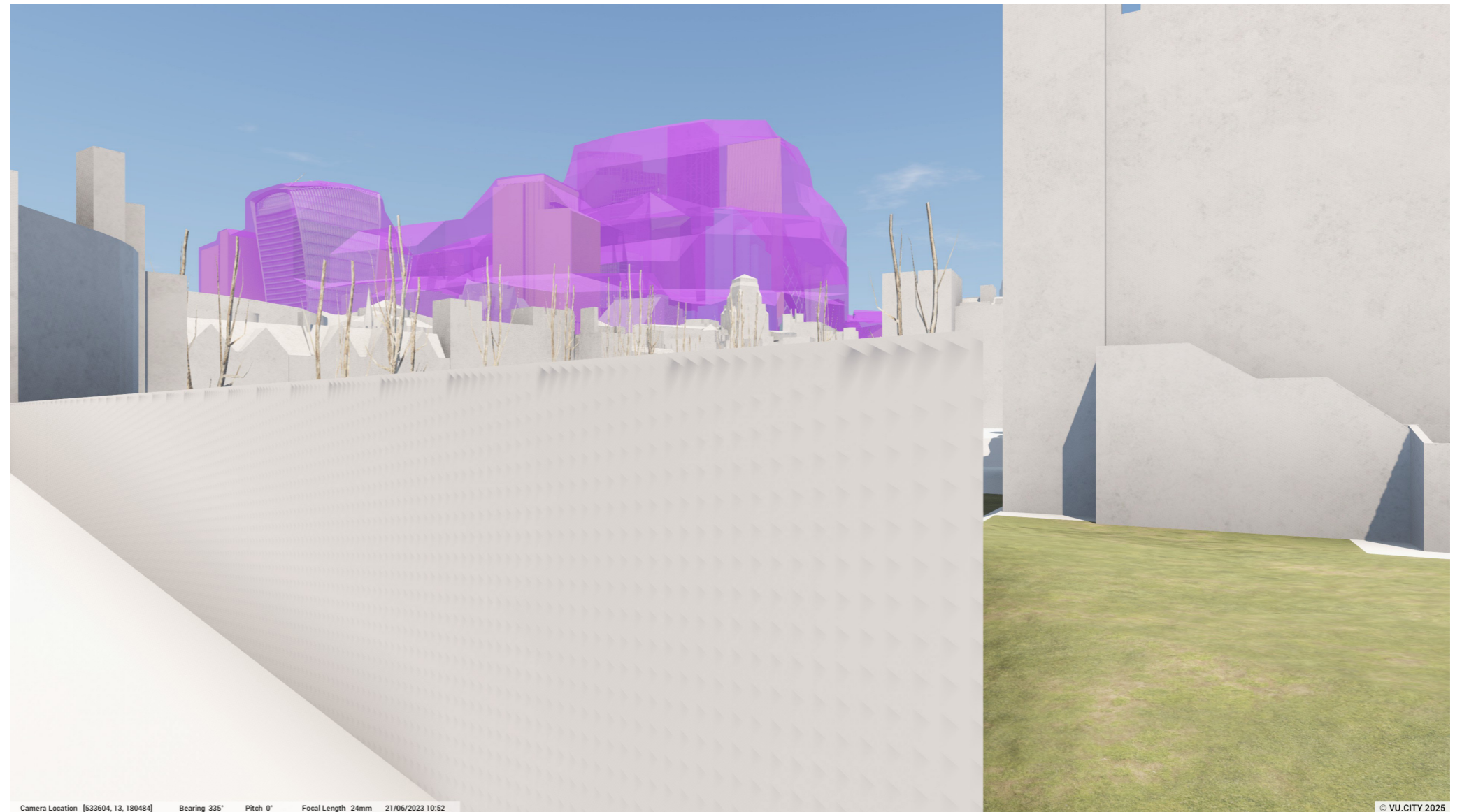
6.172 Not visible.

6.173 In this view, the effect would be beneficial through its consolidation of form behind lower foothills to the south and east



View 40: Representative Viewpoint 4 Inner Curtain Wall South (new viewpoint -panned west) - R19 Submission

6.174 The Proposed City Cluster consolidates the existing and emerging developments with a primary crest and two secondary crests at 50 Fenchurch Street and 20 Fenchurch Street. The is a foothill created between the two secondary crests and the eastern edge becomes more defined through a clear reduction in height from 100 Leadenhall Street. 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 40: Representative Viewpoint 4 Inner Curtain Wall South (new viewpoint -panned west) - Proposed

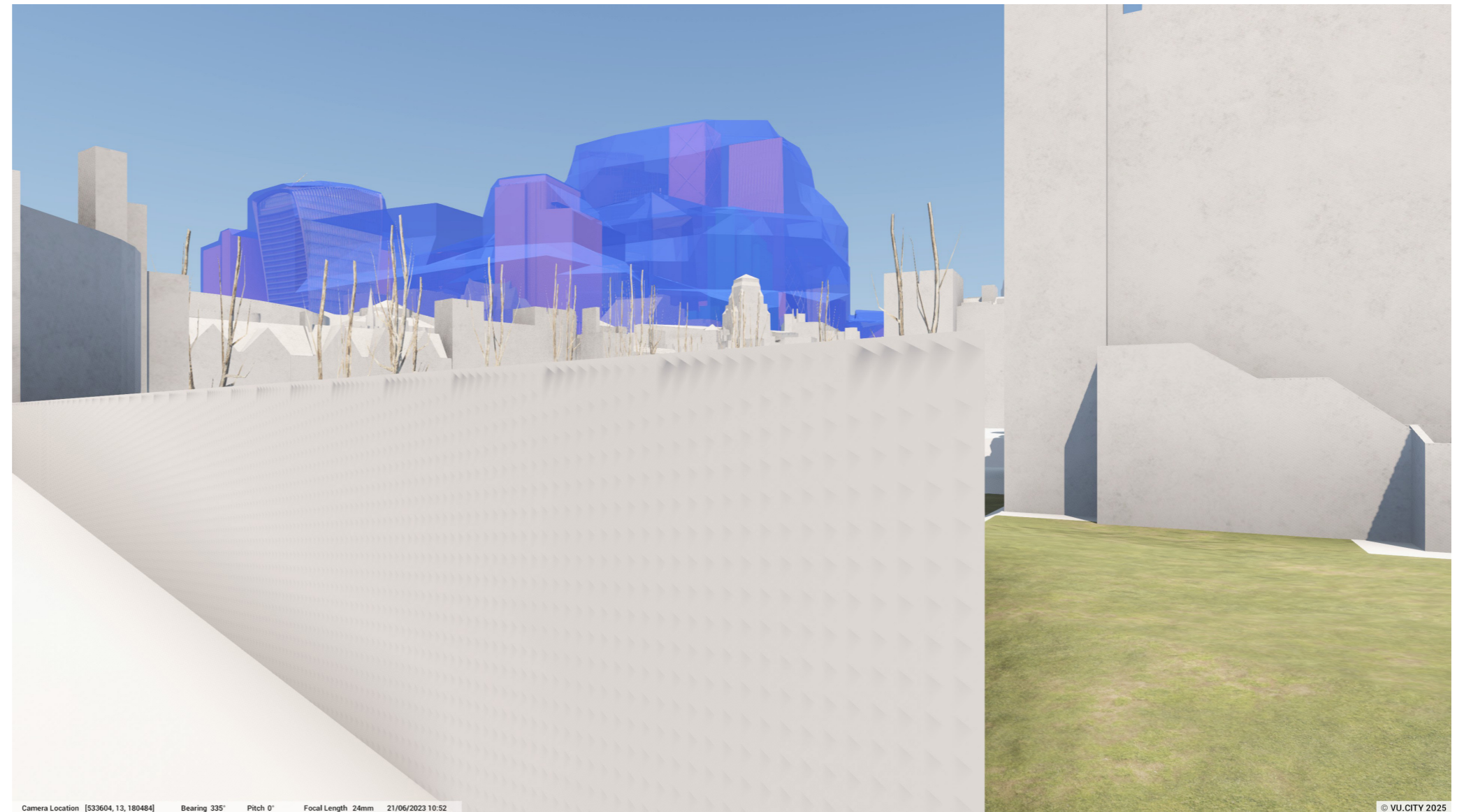
Proposed Contour Line amendments

6.175 These changes would continue to provide distance and breathing space between the WHS and the Proposed City Cluster's higher reaches (both its highest and subsidiary crests), giving greater articulation and depth to the foreground of the Cluster in this view. 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

6.176 Not visible.

6.177 The effect would be neutral.



View 41: Representative Viewpoint 4 Inner Curtain Wall South (new viewpoint - moved east) - Existing

6.178 The Proposed City Cluster responds to the emerging forms of 55 Gracechurch Street and 50 Fenchurch Street; the foothill between the two crests allows for a stronger consolidation of forms. The effect would be neutral as part of this already urban backdrop. 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 41: Representative Viewpoint 4 Inner Curtain Wall South (new viewpoint - moved east) - Proposed

Proposed Contour Line amendments

6.179 These changes would continue to provide distance and breathing space between the WHS and the Proposed City Cluster's higher reaches (both its highest and subsidiary crests), giving greater articulation and depth to the foreground of the Cluster in this view. 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

6.180 Not visible.



New View 1: Westminster Pier: [LVMF 8A.1] - Existing

6.181 In this view St Paul's Cathedral is seen centrally, with the dome and drum seen appearing in a gap between the Royal Festival Hall and Shell Building, looking east from Westminster Pier. The quality of the view is fortuitous, however the distinctive silhouette of the cathedral is easily identifiable, retaining a landmark quality. In this context the foreground is dominant creating a layered urban setting.



New View 1: Westminster Pier: [LVMF 8A.1] - Future Baseline

6.182 In the future baseline, the developments such as the IBM building at 75 Upper Ground and 65 Gresham Street will extend the built fabric in the foreground and background of the cathedral, creating a slight narrowing of this slot view of the Cathedral dome and drum. This will not result in a reduction in the extent to which the fabric of the Cathedral is visible.



New View 1: Westminster Pier: [LVMF 8A.1] - Proposed

Proposed Contour Line amendments

6.183 The City Cluster is not visible in this view.

Proposed Broadgate Tall Building Site

6.184 The proposed Broadgate site is not visible in this view.



New View 2: Position E of Gabriel's Wharf: [LVMF 16b.1/2] - Existing

6.185 This view is taken from the South Bank at Gabriel's Wharf, a walkway which provides lengthy river views. In this view St Paul's Cathedral is seen centrally, with much of the foreground taken up with the river. Here the Cathedral is appreciated as a prominent landmark within a layered urban setting, including the modern development within the City Cluster seen at a distance to the east, mid-rise development along Fleet Street to the west and, more distantly, the tall buildings north of Moorgate which create a partial backdrop. The church spires of Mary Le Bow and St Nicolas Cole Abbey as well as the upper portions of the barbican towers are seen to the east and west respectively.

6.186 The Dome and western portico of the Cathedral are easily distinguishable however modern tall buildings are seen within the backdrop including where directly adjacent to fabric of the Cathedral. This includes developments such as 2-3 Finsbury Avenue, currently under construction as well as Bavaria House and Principal Place. These buildings form a layered group, visible immediately east of the Cathedral dome and above the southern portico.



New View 2: Position E of Gabriel's Wharf: [LVMF 16b.1/2] - Future Baseline

6.187 In the future baseline some further infill within the City Cluster is appreciable with the arrival of 55 and 99 Bishopsgate. These tall buildings will bring the tallest elements of the Cluster further west, but leave a considerable extent of open sky between the western limits of the Cluster and the Cathedral's silhouette on the skyline. These consents create a backdrop to spire of St Nicolas Cole Abbey. The full consented extent of 2-3 Finsbury Avenue will also be completed, rising to just above the top of the upper drum.



New View 2: Position E of Gabriel's Wharf: [LVMF 16b.1/2] - Proposed

6.188 The proposed City Cluster can be seen to tightly follow the future baseline contours, expanding very slightly further west of 99 Bishopsgate to create a more gradual gradient as the western edge of the Cluster meets the horizon line. The Cluster remains clearly set back to the east of Angel Court. This alteration is not considered to fundamentally change the degree to which the Cluster is appreciated as a separate skyline entity, located at a distance from the Cathedral. The existing hierarchy along the skyline, where the Cathedral is clearly appreciable as a focal point and landmark will remain, with no diminishment, noting that in both the existing and future baseline scenarios, the Cluster is seen, in its totality, to be a taller and wider object on the skyline. As such the existing hierarchy in which the Cluster and Cathedral are seen together will remain. As such there would be no effect as a result of this Proposed Cluster.

Proposed Contour Line amendments

6.189 The proposed contour line amendments are not visible in this view.

Proposed Broadgate Tall Building Site

6.190 The Broadgate site will be visible in this view, entirely backdropped and flanked by existing and consented developments at 2-3 Finsbury Avenue, Bavaria House and Principal Place. While visible, the Cluster clearly forms



part of an existing group of contemporary development, with no increase in interaction with the Cathedral's silhouette, with no effect as a result of this proposed tall building site.

6.191 The proposal would therefore have a neutral effect on the City Cluster form, and a neutral effect on the view overall.

New View 3: South end of Waterloo Bridge: (south of LVMF 15b.2) - Existing

6.192 This view looks east from Waterloo Bridge, with the bridge creating elevated views over the river and South Bank looking towards the Cathedral. The National Theater is seen prominently in the foreground, screening the City Cluster from view. The river frontage is seen to the north, with a series of plane trees creating a soft green river edge. Above and through this vegetation taller buildings north of the river are visible, including the Barbican Towers, City Point and group of contemporary tall buildings at 2-3 Finsbury Avenue and Principal Place. The Cathedral is seen prominently, with the eastern edge of the dome and peristyle appreciated against sky and as perceived from this location, remains the tallest structure on the horizon line. The buildings at 2-3 Finsbury Avenue, currently under construction are seen immediately to the west of the Cathedral adjacent and behind the dome and southern bell tower.

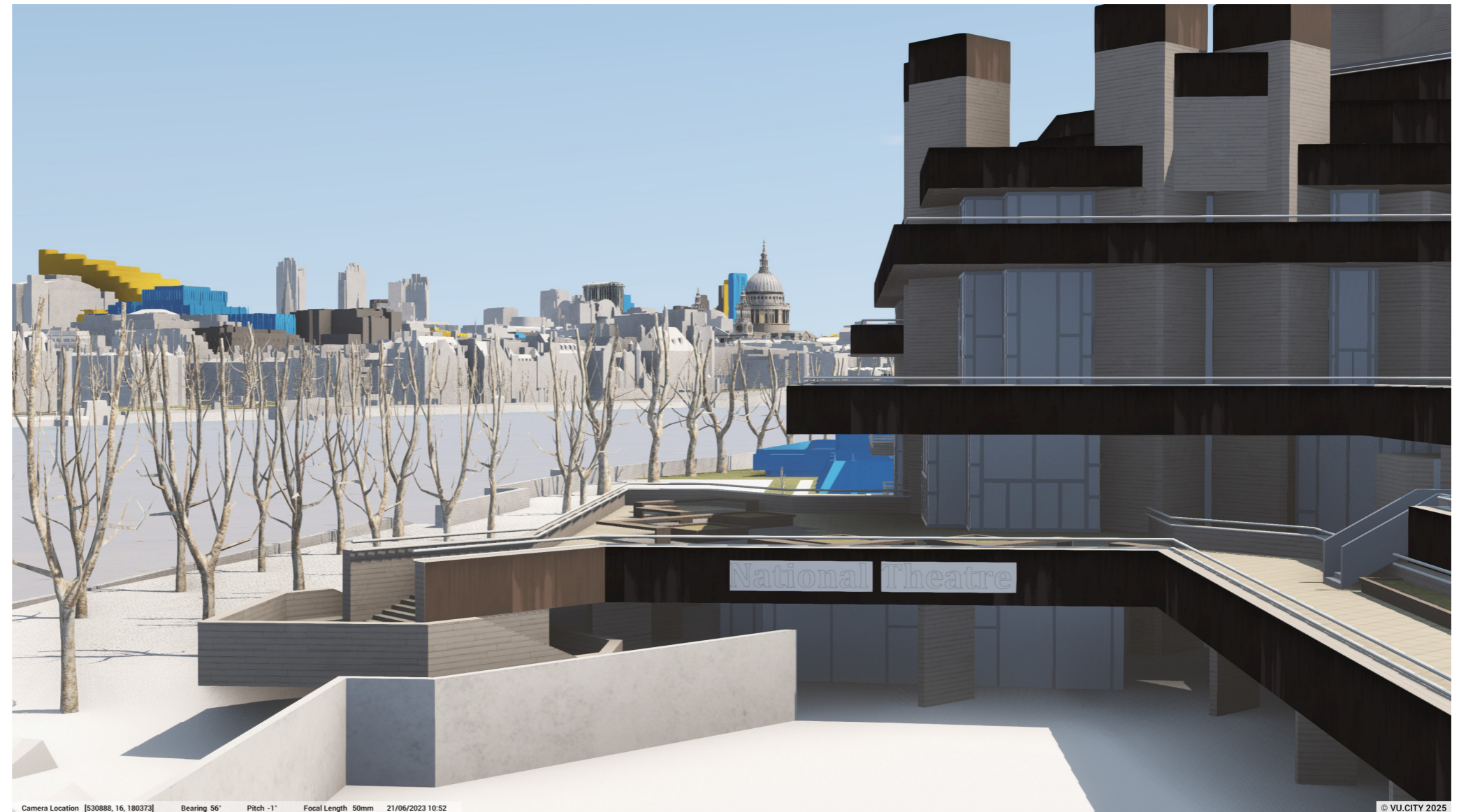
6.193 The City Cluster is not visible in this view.



New View 3: South end of Waterloo Bridge: (south of LVMF 15b.2) - Future Baseline

6.194 In the future baseline the completed development of 2-3 Finsbury Avenue and immediately neighbouring consented developments will very slightly expand the extent of the built backdrop immediately west of the Dome as seen in this view.

6.195 The City Cluster remains unseen in this view.



New View 3: South end of Waterloo Bridge: (south of LVMF 15b.2) - Proposed

6.196 The City Cluster remains not visible in this view, with an overall neutral impact and no effect.

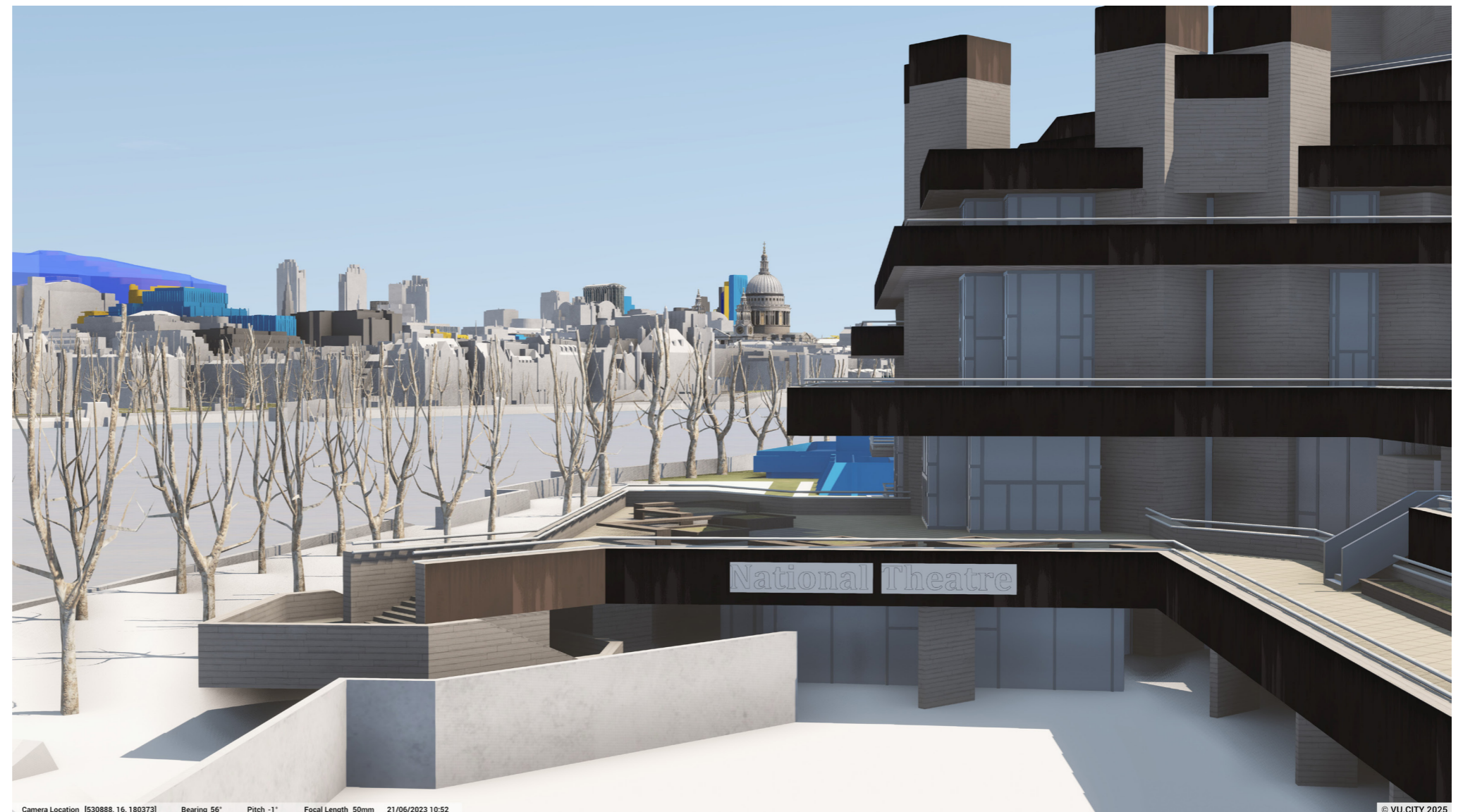
Proposed Contour Line amendments

6.197 As above, the proposed contour changes are not visible in this view.

Proposed Broadgate Tall Building Site

6.198 The proposed Broadgate Tall Building site is just seen to the west of the cathedral, appearing as part of an existing group of tall buildings surrounding 2-3 Finsbury Avenue and Principal Place. The visible extent of the tall building site is entirely backdropped by the existing structures and as such does not pose any further encroachment or interaction with the cathedral's silhouette over the existing condition.

6.199 Please note further viewpoints are provided within the appendix to this document demonstrating in a model that this assessment remains true even when glimpses of the new tall building site appears behind the tree line. As indicated in the site photography, a location to the side of the tree line was selected for assessment, given the tree branches limit visibility.



7. Tower of London HIA Addendum

7. Preamble

7.1 This section should be read alongside the submitted HIA; the methodologies follow that document and are unchanged. While increasing the scale of the Cluster to a small degree in its south and south-eastern zones, the line amendments would maintain the overall concept of the Cluster's articulation in these areas, namely a series of lower foothills descending in height W-E across the southern edge, with 20 and 50 Fenchurch remaining as the final southern 'crests' of the overall form. As such, they are not considered to depart from the overall conceptual form of the Cluster as originally published.

7.2 The proposed City Cluster contour line amendments are considered against each relevant attribute of OUV, below.

7.3 The proposed Broadgate Tall Building Site is not visible in relation to the World Heritage Site and so is scoped out of this assessment.

An internationally famous monument

7.4 The proposed line amendments would be localised and would relate to the southern edge and lower 'foothills' of the proposed Cluster. As such, they would not be seen in close proximity to the silhouette of the

White Tower at any point. While there would be changes in the heights of some parts of the southern and south-eastern areas of the Cluster, they would maintain the overall, conceptual form of the Cluster – and therefore its visual relationship to the WHS – as stepping down in a series of lower 'foothills' towards the WHS and the south. The line amendments would not alter the conclusions reached in paras 7.8 to 7.14 of the submitted HIA.

Landmark Siting

7.5 Though of an increased scale, the proposed line amendments would maintain the conceptual approach of the Cluster, stepping down in a series of lower foothills towards the Liberties and the WHS. When considered with the Cluster in the round, they would be of a relatively small scale and would not significantly alter its conceptual principles or overall profile. They would maintain the spatial relationship between the WHS and the proposed Cluster as originally published and the WHS and the river. The line amendments would not alter the conclusions reached in paras 7.15 to 7.18 of the submitted HIA.

Physical dominance

7.6 As localised amendments rather than more sweeping changes, and though of

an increased scale, the proposed line amendments would not alter the overall effect of the proposed Cluster as originally published on views of the silhouette of the White Tower and thus its physical dominance. The line amendments would not alter the conclusions reached in paras 7.19 to 7.24 of the submitted HIA.

Symbol of Norman Power

7.7 For the aforementioned reasons, the line amendments would maintain the overall character of the Cluster's south and south-eastern zones and therefore its relationships with the WHS, especially the silhouette of the White Tower. As such, the line amendments would not alter the conclusions reached in paras 7.25 to 7.27 of the submitted HIA.

Conclusion

7.8 The proposed line amendments would not alter the conclusions reached in the submitted HIA and would preserve the relevant attributes of OUV.

8. St Paul's Cathedral HIA Addendum

8. Preamble

8.1 This section should be read alongside the submitted HIA (ref: St Paul's Cathedral Heritage Impact Assessment); the methodologies follow that document and are unchanged. While increasing the scale of the Cluster to a small degree in its south and south-eastern zones, the line amendments would maintain the overall concept of the Cluster's articulation in these areas, namely a series of lower foothills descending in height W-E across the southern edge, with 20 and 50 Fenchurch remaining as the final southern 'crests' of the overall form. As such, they are not considered to depart from the overall conceptual form of the Cluster as originally published.

8.2 The contours to the western side of the Cluster, i.e. those that appear closest to the Cathedral remain unchanged. Notwithstanding this given the visibility of these changes within views of the Cathedral, an assessment of the proposed contours amendments are included below.

8.3 The proposed Broadgate Tall Building Site will be perceived with the Cathedral, visible in views from the riverside as well as more distant views to the south. This assessment includes four additional views selected to demonstrate the potential impact

of the Broadgate Tall Building site.

8.4 Building upon the assessment of the views above, the impact of the proposed City Cluster Contour changes and new Broadgate Site are assessed against those aspects of setting considered to contribute to an appreciation of the Cathedral as defined within the HIA.

Local Setting, including St Paul's Churchyard, Cheapside, Cannon Street etc

8.5 The Proposed City Cluster contour line amendments and Broadgate Site lie to the east and north east of St. Paul's respectively; both are over 500m away as part of the wider setting. Both amendments fall outside of the St. Paul's Heights area, and they are considered to preserve the contribution made by the churchyard to the Cathedral's significance. The churchyard's existing contemplative and enclosed character contrasts with the character of the bustling city beyond, and this relationship would be unaffected by new tall buildings in the wider setting, preserving the local setting and maintaining a sense of a layered and changing city. Similarly the character of the approaches to the Cathedral alongside Cheapside and Cannon Street are considered to be unaffected.

The Processional Route to the Cathedral

8.6 The proposed amendments to the City Cluster and the New Broadgate Tall buildings site are not visible in those views which reflect the processional route towards the Cathedral, such as those from Fleet Street and Cannon Street. The original conceptual form of the proposed Cluster and therefore its visual relationship to the Cathedral would not change in respect of these views or experiential quality of the processional route. The line amendments would and new Broadgate site would therefore not alter the conclusions reached in paras 6.47- 6.49 of the submitted HIA.

Relationship with the River Thames

8.7 In mid-range views from the river Thames, the proposed Cluster contour line amendments would create alterations to the eastern edge of the Cluster, creating a more gradual descent from the edge of 20 Fenchurch Street. This alteration would not increase the length of the Cluster as perceived in these views, nor would change the relationship of the western edge of the Cluster with the silhouette of the Cathedral. As such relationship of the Cathedral with the river Thames and extent to which the Cathedral is appreciated as the dominant landmark within these views will remain unaffected by the proposed contour line

amendments.

8.8 In the majority of river views where the Broadgate Site is visible, it is seen well to the west of the Cathedral, partially screened by either existing buildings in the foreground, and/or adjacent tall buildings in its locality appearing as part of a small informal group. As such in these views the new Broadgate Site is considered to not alter the existing character of the horizon line. The new site would not conjoin with the City Cluster in any of these identified views.

8.9 Two new views from the South Bank, east of the Gabriel's Wharf LVMF viewpoint as well as on Waterloo Bridge, show the Broadgate will be just visible, infilling a small gap within an existing group of consented tall buildings which appear directly in the backdrop of the Cathedral. While the new Broadgate site will be visible in close proximity to the Cathedral's fabric, in all tested scenarios this alteration will not extend the overall height or width that this group occupies on the skyline, or increase the extent to which the Cathedral's silhouette is backdropped by development, instead creating a slightly more layered visible mass within the groups existing limits. This change therefore is not considered to alter the overall character of these river views or detract from the prominence of dominance of St Paul's Cathedral. Please

note this assessment includes additional viewpoints provided within the appendix which also indicate the potential visibility of the new Broadgate site where presently screened by vegetation.

8.10 The Cluster contour line amendments and new Broadgate Site would therefore not alter the conclusions reached in paras 6.50-6.53 of the submitted HIA.

Clear Sky Setting

8.11 With regards to both the proposed Cluster contour line amendments and Broadgate Site, both would not result in any reduction in the extent to which the Cathedral is appreciated against clear sky. The conclusions of the submitted HIA at paragraph 6.54 would therefore remain the same.

Wider Civic Views

8.12 In wider civic views, including the more distant panoramic LVMF viewpoints, the proposed Cluster contour line amendments would in most cases not be visible, with the exception of View 21 Greenwich LVMF 5A.2. In View 21 the alterations do not alter the overall shape or outline of the Cluster, with no change to the conclusions of the SVIA identified as relates to the Cathedral. With regards to the new Broadgate Site, while

the proposed site has the potential to create an additional tall building 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 these distant views. In all cases the site is located well away from the Cathedral, with no alteration to the extent the Cathedral is appreciated as a landmark.

Conclusion

8.13 The proposed amendments would result in no further loss of clear sky near, around or behind the Cathedral, or draw existing Clusters of tall buildings closer to the Cathedral, avoiding any canyoning effect. No fresh contact with the Cathedral's silhouette in any of the relevant views has been identified, nor will the proposed amendments lead to a 'merging' of the informal Cluster with the existing tall buildings in the Barbican and Golden Lane Character Area. The proposed line amendments would not alter the conclusions reached in the submitted HIA and would preserve those aspects of setting found to make a positive contribution to the Cathedral's significance.

9. The Monument HIA Addendum

9. Preamble

9.1 This section should be read alongside the submitted HIA (ref: The Monument Heritage Impact Assessment); the methodologies follow that document and are unchanged. The line amendments include the introduction of a series of lower foothills descending in height W-E across the southern edge of the City Cluster, with 20 and 50 Fenchurch remaining as the final southern 'crests' of the overall form. Given the visibility of these changes within views of the Monument, an assessment of the proposed contours amendments are included below.

9.2 The proposed Broadgate Tall Building Site is located well to the north west of The Monument and perceived in all views the other side of the City Cluster. Due to this distance and intervening development the Broadgate Site is therefore scoped out of this assessment.

9.3 The impact of the proposed City Cluster Contour changes is assessed against those aspects of setting considered to contribute to an appreciation of the Cathedral as defined within the HIA.

Wren era views

9.4 The HIA sets out that the Wren era views of the monument comprise the riverside

views towards the City along the South Bank as well as those from Fish Street Hill and Gracechurch Street (view 3 Monument Views SPD). In relation to these views, views from Fish Street Hill and Gracechurch Street have been scoped out of assessment given the proximity of these viewpoints to the Monument and distance from the proposed alterations. Regarding views from the South Bank, in distant river views from the west, (Views 5,6,7) the eastern edge of the City Cluster is altered, creating an additional step down from the edge of 20 Fenchurch Street. In these views the edge of the Cluster where adjacent to the monument terminates at a higher position, however it will remain set back from the Monument itself, retaining clear sky to its silhouette. The overall relationship between the Cluster and the Monument is considered to remain consistent.

9.5 Regarding closer views north from the South Bank (Views 10a-c) the Monument remains isolated on the sky, with the amended contours having no impact upon the gap between the City Cluster and Monument as appreciated on the horizon.

9.6 The conclusions of the submitted HIA would therefore remain the same.

Subsequent Views of the Monument

9.7 Views south-east along Princes Street/ King Williams Street (View 1 in the Monument Views SPD) as well as views North West from Monument and Tower Bridge (View 2 in the Monument Views SPD) will remain unaffected by the proposed amendments, which impact the eastern and southern edge of the City Cluster. In both cases the Monument remains distinct from the Cluster, retaining the existing appreciation of its silhouette on the skyline. In more distant panoramic views, the Monument will continue to have a powerful presence. While the proposed amendments will alter the eastern and southern edge of the City Cluster as perceived in these views, the Cluster will remain pulled back from the Monument, retaining its distant visibility and open sky setting.

9.8 The conclusions of the HIA therefore remain the same.

Views from the Monument

9.9 While the City Cluster contours are proposed to be amended, these remain outside the identified views from the Monument, ensuring its function as a public viewing platform, enabling long range views over the surrounding City is preserved. This includes views from the Monument towards

the Cathedral.

9.10 The conclusions of the HIA therefore remain the same.

Conclusion

9.11 The proposed amendments will not create the occlusion of the Monument or loss of its clear sky setting, preserving its prominence in the view North along the Queen's Walk, on the alignment of Old London Bridge. Distant views from the South Bank and within the London Panoramas are similarly preserved, and the amendments, while altering the overall shape of the Cluster, will not impede the existing extent to which it forms a recognisable landmark on the horizon line. No impact to views from the Monument have been identified. The proposed line amendments would not alter the conclusions reached in the submitted HIA and would preserve those aspects of setting found to make a positive contribution to the Monument's significance.

10. The Tall Building Topic Paper Addendum

10. Preamble

10.1 The section takes the assessment criteria, sensitivities and parameters set out in the topic paper sieving exercise and assesses the proposed amendments to determine their relative conformity with Topic Paper's conclusions. As the City Cluster was previously 'sieved in' within the published Topic Paper, the City Cluster Contour amendments are scoped out of this comparative assessment.

Section Three: Sieving Process

10.2 The proposed Broadgate Tall Building area is located in the Liverpool Street and Broadgate Character Area. The R19 Topic paper identified the following sensitivities within this area, which led to it being 'sieved out' of assessment:

- i. loss of further clear sky near, around or behind the Cathedral;
- ii. drawing the existing this informal Cluster in the site's surrounding closer to the Cathedral, risking a canyoning effect;
- iii. New contact with the Cathedral's silhouette;
- iv. A 'merging' of the informal Cluster surrounding the site with the existing tall buildings in the Barbican and Golen Lane Character Area.

10.3 Following the assessment of relevant view set out above, this has shown the proposed tall building site would appear to the centre of the informal Cluster of tall buildings in this area, in all cases either backdropped or substantively screened by existing and consented development. In regards to the above sensitivities this assessment has found:

i. it would be framed by extant tall buildings either side and above, such that it would not consume any more clear sky around the Cathedral.

(ii)being at the heart of the informal Cluster, it would not draw it closer to the Cathedral

(iii)as per (i), it would not lead to fresh encroachment on the Cathedral's silhouette at any point

(iv)per (ii), it would not lead to a 'merging' of the informal Cluster with tall buildings in the adjacent Character Area.

Sections Two and Four

10.4 For the reasons set out in this Addendum, the proposed line amendments would not alter the conclusions reached in these parts of the Topic Paper.

Conclusion

10.5 It is acknowledged that the proposed new Broadgate Site is located in a character area previously sieved out within the Tall Buildings Topic Paper. When assessed against the criteria set out within this paper, the Broadgate Site does not incur any of the harmful effects which led to the conclusion of the sieving exercise. The inclusion of the New Broadgate Site is therefore considered to be consistent with the Topic Paper as published at Reg19.

11. Conclusion

11. Conclusion

11.1 The proposed amendments would be acceptable.

11.2 While delivering an increase in scale, the proposed City Cluster contour line amendments would be (i) highly localised, (ii) of a comparatively small change in scale over the previous proposals and (iii) would maintain the overall conceptual design of the Cluster in its south and south-eastern zones, namely a series of lower foothills descending towards the World Heritage Site. In of themselves and as part of the overall Cluster envelope, the possibility of harm to the three Strategic Landmarks would be minimised, thereby conforming to the overall objectives of the proposed contour lines in the City plan 2040.

11.3 Though the proposed Broadgate Tall Building Site would be a tall building in a Character Area previously dismissed as very sensitive in the sieving exercise described in Chapter 3 of the Topic Paper, the assessment in this document has demonstrated that it would satisfactorily minimise the possibility of harm to the three Strategic Landmarks, thereby conforming to the overall objectives of the proposed contour lines in the City plan 2040.

11.4 As such, the proposed amendments would not alter the conclusions reached in the submitted R19 Topic Paper, SVIA or HIAs.

11.5

12. Appendix

For completeness two additional views are provided. Baseline photography shows in the existing scenario the visibility of any changes are obscured by vegetation in these locations. These are:

- i) a secondary location on Waterloo Bridge described above and;
- ii) LVMF viewpoint 9A King Henrys Mound.

Due to foliage the impact of the proposed amendments are not discernible in these views, however for completeness a model shot has been provided indicating no interaction with the cathedral or non-compliance with the LVMF management guidance. These viewpoints were therefore scoped out of assessment.

Appendix View 1: South End of Waterloo Bridge Additional Proposed Model Shot

Appendix View 2: 9A.1 King Henry's Mound Existing Photo

Appendix View 2: 9A.1 King Henry's Mound Proposed Model Shot

