

View 8: Golden Jubilee/Hungerford Footbridges: downstream [LVMF-17b.1] - Existing

ED-HTB18

Existing

- 6.84 This view is taken from the north end of Golden Jubilee / Hungerford Footbridge. It looks downstream, towards St Paul's Cathedral. The LVMF SPG gives the following description: *'The footbridge provides enhanced views east towards the City of London owing to its elevated position.'*
- 6.85 The riverside buildings, including Somerset House to the left, and the National Theatre to the right, frame the view. *'The dominant element in this view is the expanse of the river, which forms a very wide foreground and middle ground. Waterloo Bridge, and trees on the Embankment, are significant elements of horizontality. The Embankment, Festival Piers and the permanently moored boats in the foreground reinforce the character of the Thames as a working river, and contribute to a rich foreground.'*
- 6.86 *St Paul's Cathedral and its western towers rise above the general townscape. Either side of the Cathedral are the east and northern clusters of tall buildings in the City of London. The spire of St Bride's and the dome of the Old Bailey are distinctive vertical elements seen against the sky.'*
- 6.87 Since 2012, more tall buildings have been constructed in the City and they appear in the centre-right of this view. 22 Bishopsgate creates the tallest element within the existing City Cluster. Additionally, Southbank Tower, One Blackfriars and 240 Blackfriars Road have been constructed south of the river, near Blackfriars Bridge.





View 8: Golden Jubilee/Hungerford Footbridges: downstream [LVMF-17b.1] - Future Baseline

Future baseline

- 6.88 2-3 Finsbury Avenue and Appold Street would appear to the left of St Paul's with 120 Fleet Street and Salisbury Square further left.
- 6.89 The emerging City Cluster includes One Undershaft reinforcing the peak and stepping down through 100 Leadenhall Street to those lower buildings consented along Gracechurch Street. The submitted 55 Bishopsgate scheme would appear behind tower 42.
- 6.90 The emerging tall development around the Southbank to the right makes for the more dramatic change to the view.



View 8: Golden Jubilee/Hungerford Footbridges: downstream [LVMF-17b.1] - Proposed Clusters

Proposed

- 6.91 Both Proposed Clusters are seen in this view, shown in purple. The Proposed Holborn and Fleet Valley Cluster would appear as a comparatively modest consolidation of the existing nucleus of tall buildings here into a compelling new skyline.
- 6.92 The Proposed City Cluster presents a similar dynamic to that in the Waterloo Bridge views; here it is seen to the east of the Cathedral and is a prominent feature of the view. The consolidation of the existing and emerging buildings to create the overall form of the Proposed City Cluster would preserve the view of St Paul's, which would retain clear sky space behind and around.
- 6.93 The Proposed Clusters would build upon and consolidate the existing groups of tall buildings in these locations, preserving the overall qualities of the view. There would be a **beneficial** effect on the forms of the Clusters themselves, and a **neutral** effect on the view overall.



View 9: Golden Jubilee/Hungerford Footbridges: downstream [LVMF-17b.2] - Existing

Existing

- 6.94 This view is taken from the centre of Golden Jubilee / Hungerford Footbridge. It looks downstream towards St Paul's Cathedral.
- 6.95 Similarly to 17b.1, the riverside buildings, including Somerset House to the left and the National Theatre to the right, frame the view and the dominant element in this view is the expanse of the river.
- 6.96 *The LVMF SPG States: 'St Paul's Cathedral and its western towers rise above the general townscape. The curve of the river emphasises the more solid mass of buildings on the South Bank, which acts as a pivot to the sweep of buildings along the Victoria Embankment.'*
- 6.97 Since 2012 more tall buildings have been constructed in the City and they appear in the centre left of this view. 22 Bishopsgate creates the tallest element within the existing City Cluster. Additionally, tall buildings have been constructed south of the river, near Blackfriars Bridge.



View 9: Golden Jubilee/Hungerford Footbridges: downstream [LVMF-17b.2] - Future Baseline

Future baseline

- 6.98 2-3 Finsbury Avenue and Appold Street would appear to the left, closest to St Paul's, with 120 Fleet Street and Salisbury Square further left.
- 6.99 The emerging City Cluster would include One Undershaft reinforcing the peak and stepping down with 100 Leadenhall Street to those schemes consented along Gracechurch Street. The submitted 55 Bishopsgate scheme would appear behind tower 42.
- 6.100 The emerging tall development around the Southbank to the right would make for the more dramatic change to the view.





View 9: Golden Jubilee/Hungerford Footbridges: downstream [LVMF-17b.2] - Proposed Clusters

Proposed

- 6.101 The effect in this view is similar to that to the north of the bridge.
- 6.102 Both Proposed Clusters are seen, shown in purple. The Proposed Holborn and Fleet Valley Cluster provides a low backdrop in the context of the riverside buildings.
- 6.103 The Proposed City Cluster presents a similar dynamic as seen further north along the bridge, here it is seen to the east of the Cathedral and is a prominent feature of the view. The consolidation of the existing and emerging buildings to create the overall form of the Proposed City Cluster would preserve the view of St Paul's, which would retain clear sky space behind and around its silhouette from this point further south on the bridge. The southernmost part of the Cluster would be obscured by the merging Southbank context. The composition between the Cathedral and the City Cluster would be strengthened through its consolidation; this is a **beneficial** effect.



View 10a: The Queen's Walk at City Hall [LVMF-25a.3] - Existing

Existing

- 6.104 This view is taken from The Queen's Walk at City Hall, and it looks across the river towards the Tower of London. There are three Assessment Points (25A.1, 25A.2 and 25A.3) along this part of Queens Walk. This is the easternmost view and is angled towards the Cluster for the benefit of this assessment. A Protected Silhouette is applied to the White Tower in this view.
- 6.105 This kinetic sequence of views of the WHS is iconic and provides some of the best places from which to appreciate several aspects of its Outstanding Universal Value. It is identified in the WHS Management Plan as the most iconic view of the Tower.
- 6.106 The LVMF SPG states: *'They provide good views of the Tower of London, and the relatively clear background setting of the White Tower, in particular. A Protected Vista is included from Assessment Point 25A.1 and a Protected Silhouette is applied to the White Tower between Assessment Points 25A.2 and 25A.3.'*
- 6.107 *The cluster of tall buildings in the City, the Tower of London and Tower Bridge can all be seen in these view. They reflect over 900 years of London's developmental history. Both Tower Bridge and the mature trees along the northern embankment form important elements in the setting of the Tower of London World Heritage Site.*





View 10a: The Queen's Walk at City Hall [LVMF-25a.3] - Existing

- 6.108 *The juxtaposition of the World Heritage Site with the modern city is the central characteristic of this view. It includes a rich variety of landmark elements such as 30 St Mary Axe, Tower 42, Heron Tower, the former Port of London Authority building, the Norman White Tower and the Victorian Tower Bridge. The Tower of London was built to dominate the City, and to control the river at its entrance. The City has now grown to encompass the World Heritage Site, the latter retaining only its essential historical relationship with the river and a clear backdrop silhouette to the White Tower from the south-west.*
- 6.109 *The view from the eastern part of the Viewing Location, (from Assessment Point 25A.3), is orientated towards the Tower of London and the cluster of tall buildings in the City. The juxtaposition of built elements form a variety of eras is an aspect of the view. The White Tower generally stands free of background development, but other elements of the Tower complex have a backdrop of development.'*
- 6.110 Since 2012, more tall buildings have been constructed in the City, including 22 Bishopsgate, The Leadenhall Building, 52 Lime Street and 20 Fenchurch Street. They appear in the background of this view, to the left.
- 6.111 On the fringe of the Cluster, new developments also appear in this view behind 10 Trinity Square, including 80 Fenchurch Street and One Creechurch Lane.
- 6.112 View 11 provides a view towards the WHS from this same location.

View 10a: The Queen's Walk at City Hall [LVMF-25a.3] - Future Baseline

Future baseline

6.113 55 Gracechurch Street is seen to the left of 20 Fenchurch Street, and to its right are 85 Gracechurch Street and One Leadenhall Street. One Undershaft creates the tallest point, with 100 Leadenhall Street stepping down to the right. Further towards the WHS is 80 Fenchurch Street and, behind the silhouette of the White Tower, a sliver of the consented form of 60 Aldgate High Street.



View 10a: The Queen's Walk at City Hall [LVMF-25a.3] - Proposed Clusters

Proposed

6.114 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 the 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.

6.115 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 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.

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



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

Existing

- 6.117 This view is taken from The Queen's Walk at City Hall, and it looks across the river towards Tower of London. There are three Assessment Points (25A.1, 25A.2 and 25A.3) along this part of Queens Walk. This is the westernmost view and is angled towards the Cluster for the benefit of this assessment. A Protected Silhouette is applied to the White Tower in this view.
- 6.118 The LVMF SPG states: *'In views further west, generally adjacent the stern of HMS Belfast (from Assessment Point 25A.2), Tower Bridge complements the World Heritage Site, though today their relationship is undermined by the architecture that exists between them in the background. From this Assessment Point the view includes the towers of Canary Wharf, seen through the bridge.'*
- 6.119 Since 2012, more tall buildings have been constructed in the City, including 22 Bishopsgate, The Leadenhall Building, 52 Lime Street and 20 Fenchurch Street. They appear in the background of this view, to the left.
- 6.120 On the fringe of the Cluster, new developments also appear in this view behind 10 Trinity Square, including 80 Fenchurch Street and One Creechurch Lane.
- 6.121 View 12 provides a view towards the WHS from this same location.





View 10b: The Queen's Walk at City Hall [LVMF-25a.2] - Future Baseline

Future baseline

6.122 As also seen in the previous view, 55 Gracechurch Street is seen to the left of 20 Fenchurch Street, and to its right are 85 Gracechurch Street and One Leadenhall Street. One Undershaft creates the tallest point, with 100 Leadenhall Street stepping down to the right. 50 Fenchurch Street sits in the foreground.



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

Proposed

6.123 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 more pronouncedly and deferentially in the direction of the WHS to a low foothill terminating at the Former Port of London Authority building. 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. It 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.

6.124 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 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.

6.125 This 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] - Existing

Existing

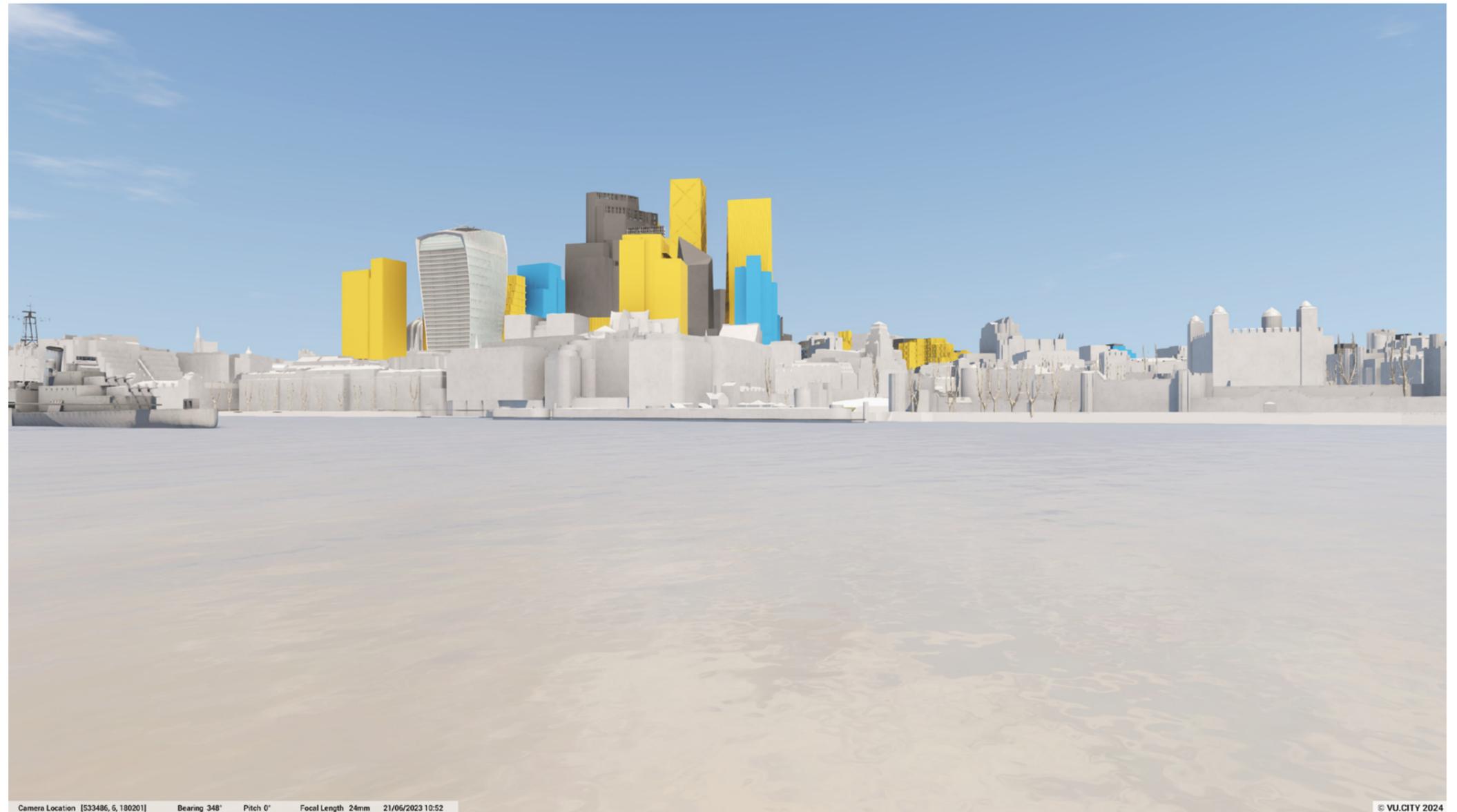
- 6.126 This view is taken from The Queen's Walk at City Hall, and it looks across the river towards Tower of London. There are three Assessment Points (25A.1, 25A.2 and 25A.3) along this part of Queens Walk. This is the central view and is angled towards the Cluster for the benefit of this assessment. It also includes a protected vista.
- 6.127 The LVMF SPG states: *'The river dominates the foreground and middle ground in the significant view from Assessment Point 25A.1, located east of City Hall and opposite Traitor's Gate. This view provides the greatest understanding of the World Heritage Site ensemble where there are clear views of the southern and western faces of the White Tower down to the roof of the Waterloo Block. The clear view of the sky in the backdrop of the White Tower is an important attribute.'*
- 6.128 Since 2012, more tall buildings have been constructed in the City, including 22 Bishopsgate, The Leadenhall Building, 52 Lime Street and 20 Fenchurch Street. They appear in the background of this view, to the left.
- 6.129 On the fringe of the Cluster, new developments also appear in this view behind 10 Trinity Square, including 80 Fenchurch Street and One Creechurch Lane.
- 6.130 View 13 provides a view towards the WHS from this same location.



View 10c: The Queen's Walk at City Hall [LVMF-25a.1] - Future Baseline

Future baseline

6.131 As also seen in the previous two views, 55 Gracechurch Street is seen to the left of 20 Fenchurch Street, and to its right are 85 Gracechurch Street and One Leadenhall Street. One Undershaft would create the tallest point, with 100 Leadenhall Street stepping down to the right. 50 Fenchurch Street would sit in the foreground.



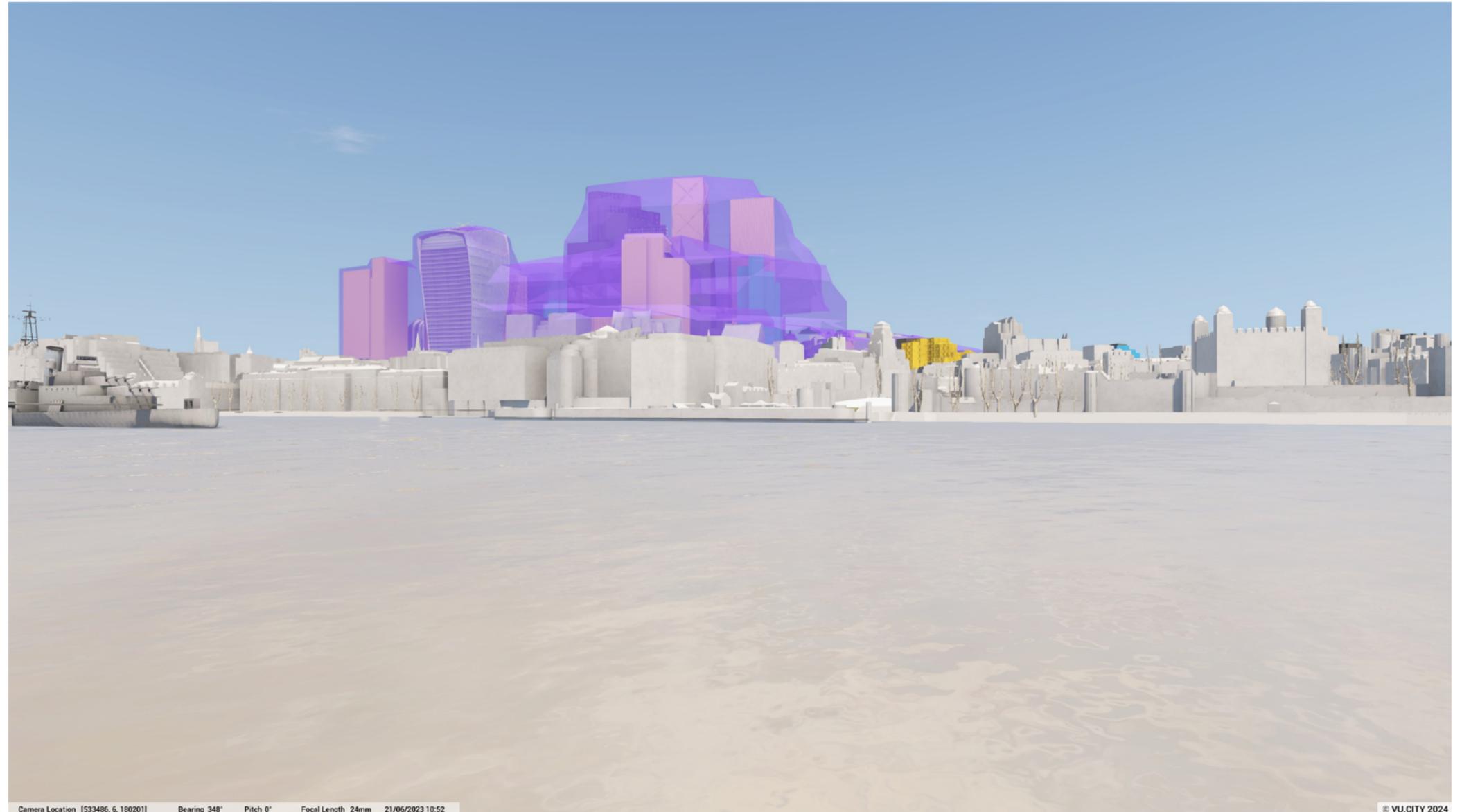
View 10c: The Queen's Walk at City Hall [LVMF-25a.1] - Proposed Clusters

Proposed

6.132 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.

6.133 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 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.

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



View 11: The Queen's Walk at City Hall [LVMF-25a.3] - Existing

Existing

6.135 This view is taken from the same location as view 10a but is facing directly to the WHS.

6.136 The City Cluster is seen to the left and Tower Bridge to the right.

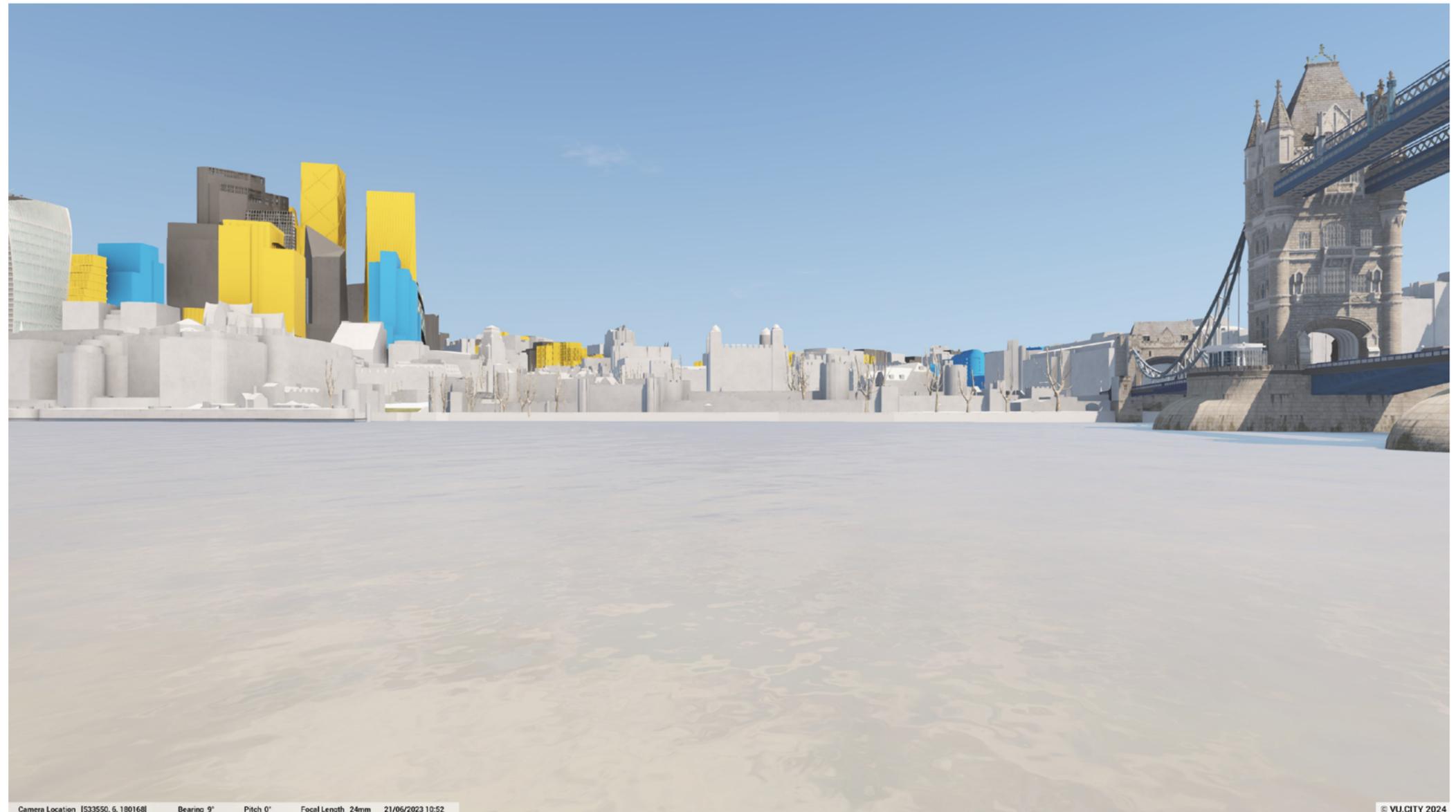




View 11: The Queen's Walk at City Hall [LVMF-25a.3] - Future Baseline

Future baseline

- 6.137 One Undershaft would form the tallest point of the emerging Cluster, with 100 Leadenhall Street stepping down to the east. 50 Fenchurch Street would step down in the foreground of the Cluster.
- 6.138 Some smaller developments can be seen emerging at a contextual scale in the setting of the WHS, such as Royal Mint Street, to the right, and 60 Aldgate, to the immediate left of the White Tower.



View 11: The Queen's Walk at City Hall [LVMF-25a.3] - Proposed Clusters

Proposed

- 6.139 This view directed to the WHS provides a clearer understanding of the relationship between the eastern edge of the Cluster and the WHS. When viewing directly across the river, the Cluster is experienced as framing the view, together with Tower Bridge. This is a considered composition in relation to this view, with the White Tower and its prominent silhouette in the centre.
- 6.140 The proposed consolidation would have a **beneficial** effect on the City Cluster form, and a **neutral** effect on the view overall.





View 12: The Queen's Walk at City Hall [LVMF-25a.2] - Existing

Existing

6.141 This view is taken from the same location as view 10b but is facing directly to the WHS.

6.142 Only the eastern edge of the City Cluster is seen in this view to the left; Tower Bridge is visible to the right.

