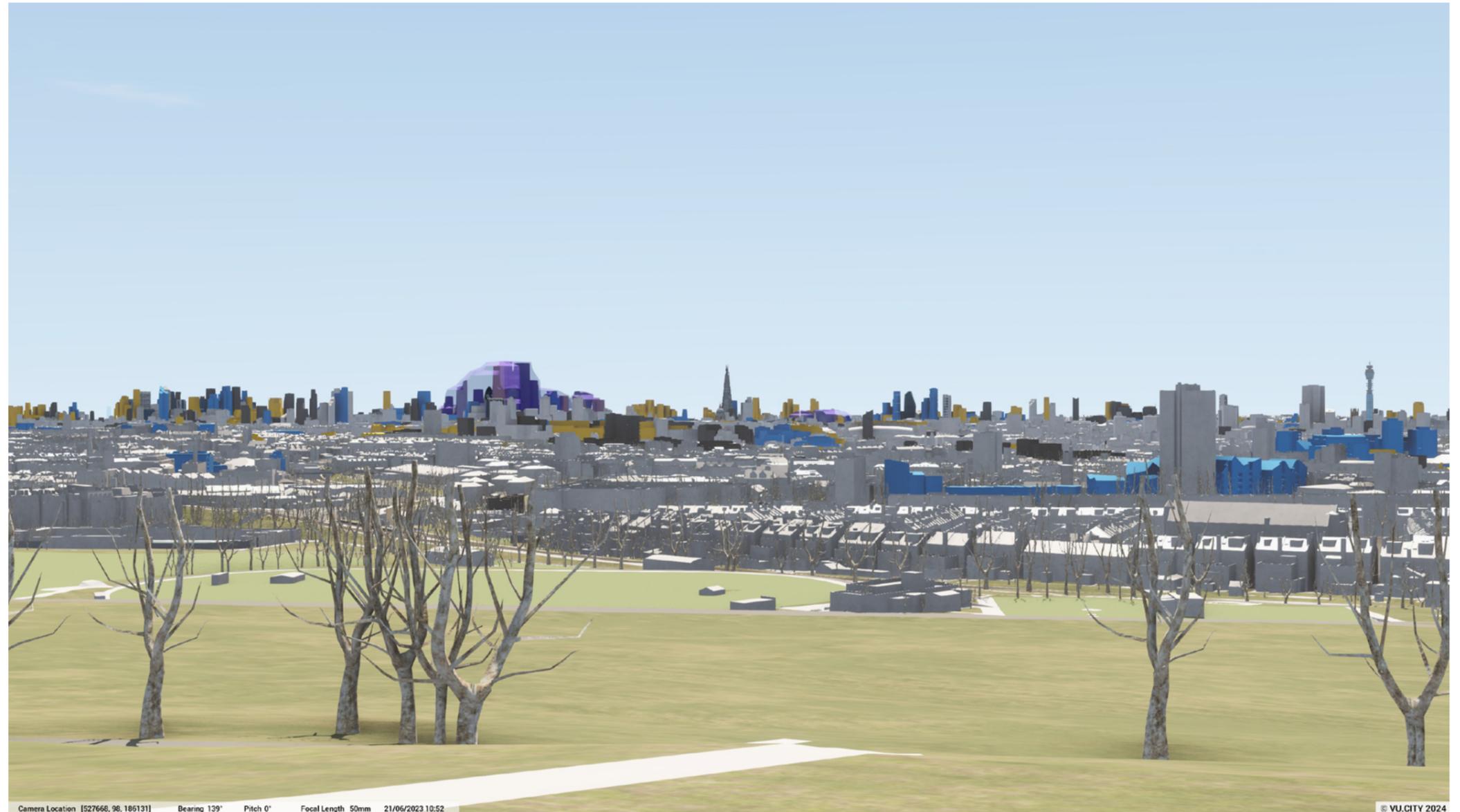


View 18: Parliament Hill [LVMF 2A.1] - Proposed Clusters

ED-HTB20

Proposed

- 6.192 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.
- 6.193 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.
- 6.194 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. As such, the proposed consolidation could have a **beneficial** effect, albeit modestly so, on the view overall.



View 19: Kenwood [LVMF3A.1] - Existing

Existing

- 6.195 This view is taken from the viewing gazebo at Kenwood and looks towards St Paul's Cathedral. Kenwood House is an 18th century house within a landscaped estate north of Hampstead Heath. The foreground of this view is taken up by trees and soft landscaping within the estate. The Cluster in the City appears in the background, beyond the trees in the middle ground. Other tall buildings are also visible, including the Shard, One Blackfriars, and the BT Tower.
- 6.196 The LVMF SPG highlights the contrast between background and foreground: *'The middle ground consists of a wooded ridge, generally free of buildings. There is an abrupt contrast between the parkland in the foreground and middle ground and the modern commercial tower buildings of central London. Hills beyond the City form the background.'*
- 6.197 St Paul's Cathedral appears in the background, though its silhouette is obscured by the buildings that appear behind it in the London Borough of Southwark.



View 19: Kenwood [LVMF3A.1] - Future Baseline

Future baseline

6.198 Emerging schemes would be seen throughout the skyline in this view with Canary Wharf to the left and Blackfriars to the right of the emerging City Cluster, which would appear as the largest and tallest grouping. One Undershaft would be clearly read as the pinnacle. The submitted scheme at 55 Bishopsgate would be seen in the foreground, central to the Cluster.

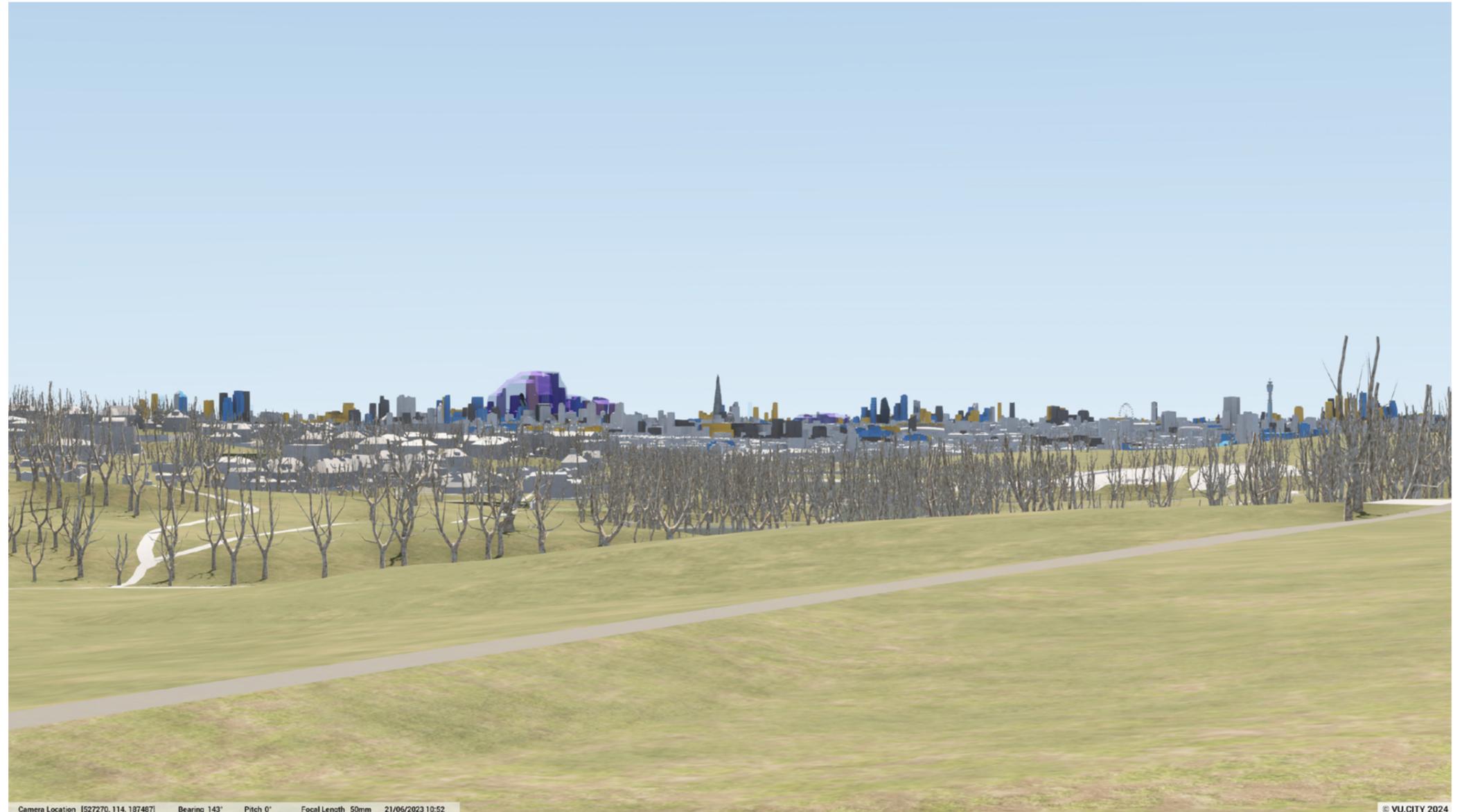




View 19: Kenwood [LVMF3A.1] - Proposed Clusters

Proposed

- 6.199 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.
- 6.200 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.
- 6.201 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. As such, the proposed consolidation could have a **beneficial** effect, albeit modestly so, on the view overall.



View 20: Primrose Hill [LVMF4A.1] - Existing

Existing

6.202 This view is taken on the summit of Primrose Hill, from which a wide panorama of London can be enjoyed. Views of landmark buildings, including St Paul's Cathedral and the Palace of Westminster, can be appreciated from this location. Viewpoint 4a.1 looks toward St Paul's Cathedral and the LVMF SPG states that this view of it is particularly good because the Cathedral's dome and western towers are seen against clear sky, rather than development.

6.203 Open space dominates the foreground and middle ground, and the London Zoo also appears in the middle ground. Tall commercial and residential buildings appear in the background, though there is little consistency between them. They are within the City and other London boroughs, as outlined in the LVMF SPG: *'The panorama is wide, extending into Islington in the east, and as far as the Trellick Tower, beyond Paddington, in the west. To the east, there is residential development of brick and painted stucco, pitched slate and tile roofs, complemented occasionally by church spires, blocks of flats and trees.'*

6.204 The cluster of tall buildings around Canary Wharf is also visible in the background.

6.205 Further tall development since 2012, when the LVMF SPG was published, appears in this view.

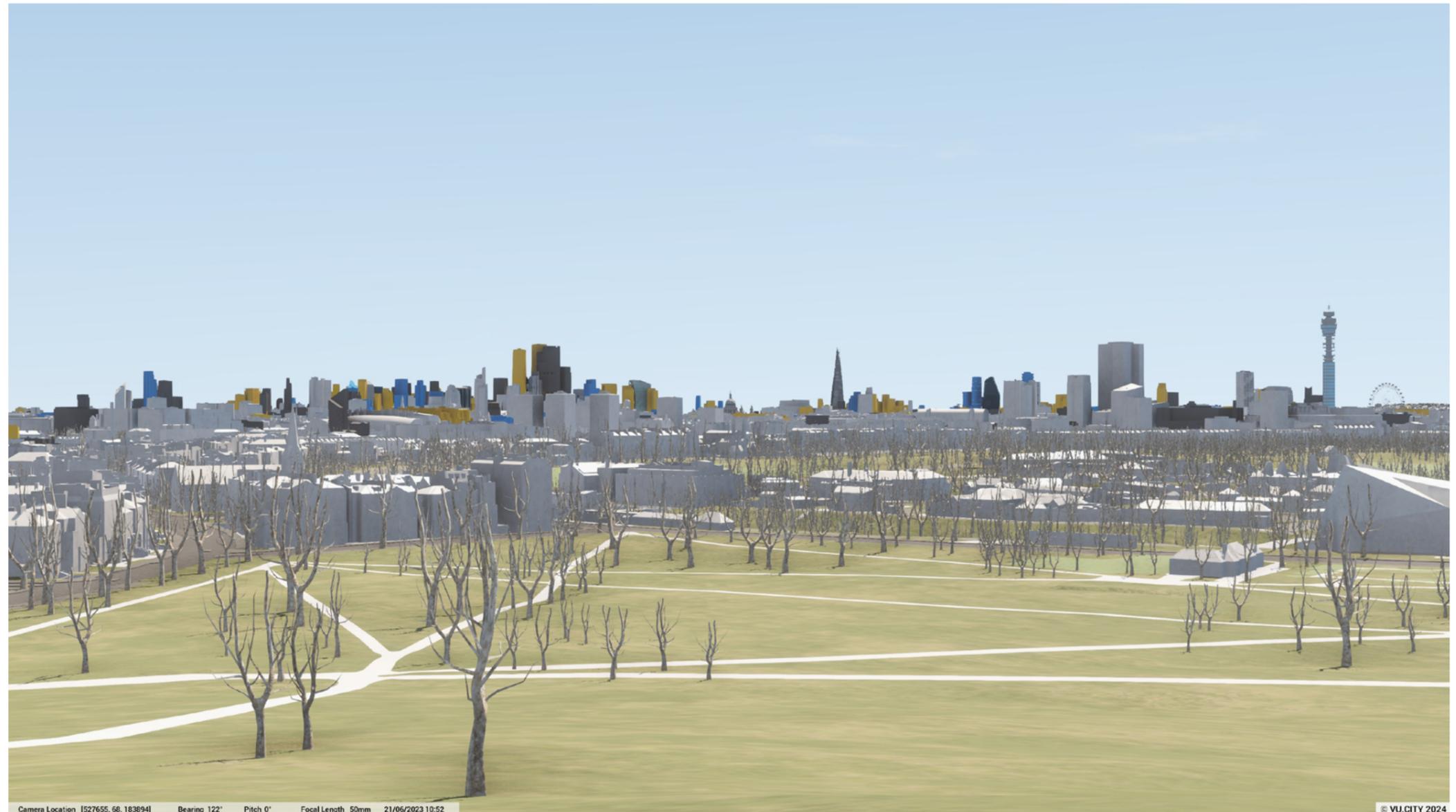




View 20: Primrose Hill [LVMF4A.1] - Future Baseline

Future baseline

6.206 Emerging schemes would be seen throughout the skyline in this view, with those around London Bridge near the Shard in the centre, and those around Blackfriars further right. Those that form the emerging City Cluster are the largest and tallest grouping, to the left of the centre. One Undershaft would clearly read as the pinnacle, alongside the existing 22 Bishopsgate. The submitted scheme at 55 Bishopsgate would be seen to the left of the tallest pair.



View 20: Primrose Hill [LVMF4A.1] - Proposed Clusters

Proposed

6.207 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.

6.208 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.

6.209 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. As such, the proposed consolidation could have a **beneficial** effect, albeit modestly so, on the view overall



View 21: Greenwich [LVMF5A.2] - Existing

Existing

6.210 This view is taken from Greenwich Park, within the Greenwich Maritime World Heritage Site. The eastern extent of the panorama is towards central London and St Paul's Cathedral. This is best seen from Assessment Point 5A.2 and includes a Protected Vista towards the Cathedral.

6.211 The LVMF SPG states that this view 'takes in the formal, axial arrangement between Greenwich Palace, and the Queen's House. The view also includes Greenwich Reach and the tall buildings on the Isle of Dogs'. The foreground includes trees, greenery and pathways in Greenwich Park and Greenwich town centre appears just beyond this. The river, which is lined with docks and dense development, is visible in the background. Behind Greenwich Palace and the Queen's House, the cluster of tall buildings on the Isle of Dogs is visible. The tall buildings of the City Cluster are visible in the background, as are several tall residential buildings along both sides of the river.

6.212 Tower Bridge and St Paul's Cathedral are both visible in the background, and these are important landmarks in this view. On the latter, the LVMF SPG states the following: 'The dome (above the peristyle) and the upper parts of the western towers of St Paul's Cathedral are well defined against their background in this view. Development that exceeds the Wider Setting Consultation Area in the background of this view should preserve or enhance this level of definition.'

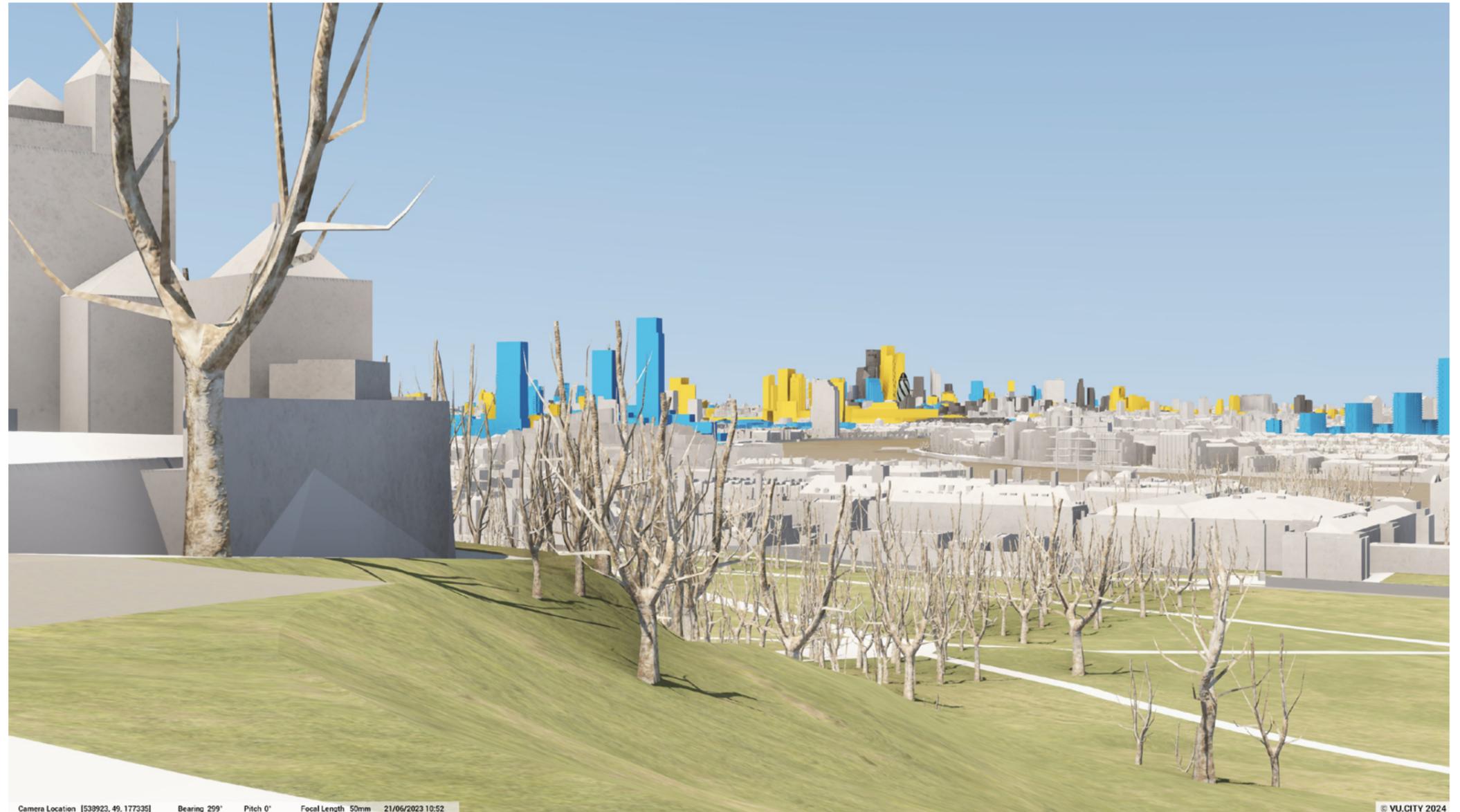
6.213 Further tall development since the publication of the LVMF SPG in 2012 appears in this view, particularly around Canary Wharf.



View 21: Greenwich [LVMF5A.2] - Future Baseline

Future baseline

6.214 Emerging schemes would be seen throughout the skyline in this view. The densest grouping around Canary wharf would appear to the right of this view in the backdrop to the Greenwich WHS. Emerging tall building developments at Convoy's Wharf and Canada Water would be visible to the left. The emerging City Cluster is in the centre of the view, to the right of St Paul's. The submitted scheme at 55 Bishopsgate would be to the right of One Undershaft, the tallest in the Cluster.



View 21: Greenwich [LVMF5A.2] - Proposed Clusters

Proposed

6.215 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.

6.216 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. As such, the proposed consolidation would have a **beneficial** effect, albeit modestly so, on the view overall.



View 22: Blackheath [LVMF6A.1] - Existing

Existing

6.217 This view is taken from Blackheath Point, which the LVMF SPG describes as a 'local public garden, to the west of the heath, within a mid-Victorian residential area', and it looks towards St Paul's Cathedral.

6.218 From this garden there are panoramic views of several London boroughs, from Westminster to Tower Hamlets. The foreground of this view includes tree-tops and residential blocks that surround the gardens. Numerous residential towers also appear in the middle ground and background, and the LVMF SPG describes this part of the view as follows: '*The foreground and middle ground are visually merged and are largely made up of late eighteenth century and early nineteenth century houses and terraces, generally consistent in their materials, colour, roof and chimneys amid a rich treescape. St Paul's Church in Deptford and the Laban Centre are two existing examples of contrasting buildings in the middle ground. They add interest to the view by virtue of high quality design.*'

6.219 The Cluster in the City appears in the background. St Paul's Cathedral is visible in the middle of the view and it is one of several landmarks that can be enjoyed from this location: '*A number of tall buildings stand in isolation on the skyline. Tower Bridge is visible between St Paul's Cathedral and the City cluster of tall buildings, including 30 St Mary Axe. The dome and western towers of the Cathedral are visible, the former silhouetted against the sky, enabling clear recognition and appreciation of the landmark. Few buildings are visible immediately behind the landmark, such that the rising line of hills to the north are the dominant backdrop feature. The dome of the Old Bailey is just visible to the right of the peristyle of the Cathedral.*'

6.220 Since 2012, when the LVMF SPG was published, further tall development has been built.



View 22: Blackheath [LVMF6A.1] - Future Baseline

Future baseline

6.221 Emerging schemes would be seen throughout the skyline in this view, including groups around London Bridge and Blackfriars. Emerging tall buildings at Convoy's Wharf and Canada Water would be visible to the right, forming part of the foreground of the City. The emerging City Cluster beyond this would be to the right of St Paul's, with One Undershaft forming the pinnacle.



View 22: Blackheath [LVMF6A.1] - Proposed Clusters

Proposed

- 6.222 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.
- 6.223 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.
- 6.224 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. As such, the proposed consolidation would have a **beneficial** effect, albeit modestly so, on the view overall.



View 23: Approach route 14 Tower Bridge (kinetic sequence representative view 2) - Existing

Existing

6.225 This view is taken from the south bastion of Tower Bridge and is part of a kinetic sequence across it (see also view 1). The Tower is in the middle of the view and is surrounded by mature trees. Tower Bridge is visible in the foreground on the right, and partly obscures views across the river along this approach. To the left is the City Cluster, including the more recently completed 52 Lime Street and 22 Bishopsgate. On the left edge of the view, 20 Fenchurch Street is also visible, framing the group.

6.226 The Tower of London setting study highlights the significance of the views of the Tower that can be obtained from this approach: *'The landmark siting of the Tower is represented by its position in relation to the river, its defensive location at the bend in the river, and its relationship to the City behind it. The southern and eastern extents of the Liberties are visible. Many other features that represent the OUV of the Tower are visible, including the White Tower, the concentric castle design, St Thomas's Tower, Wakefield Tower, Traitor's Gate and Middle Tower. The Salt Tower and New Armouries become visible at the end of the approach (almost adjacent to the Tower).'*



View 23: Approach route 14 Tower Bridge (kinetic sequence representative view 2) - Future Baseline

Future baseline

6.227 55 and 85 Gracechurch Street, and One Leadenhall Street, would be seen to the left alongside 20 Fenchurch Street. 22 Bishopsgate, One Undershaft and 100 Leadenhall Street would form the tallest elements at the centre of the group, and 50 Fenchurch Street would appear in the foreground of the Cluster, to the south.

6.228 Other smaller, contextual schemes would be seen in the background of the WHS.

