

GREATER LONDON

METROPOLITAN SCALE TALL BUILDING STUDY

Draft Report
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GREATER LONDON AUTHORITY

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View from Hornsey Lane Archway (2016)

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Introduction

1.1 Background and Purpose of the Study

Metropolitan Scale Tall Buildings

1.1.1. London is a world city, renowned for its multicultural environment with over 300 languages spoken and is a global hub for finance, education and innovation. The image of London and its identity is shaped by its rich history, cultural landscape and dynamic urban development. This is represented and recognised in part through the city's skyline with historic landmarks such as the Palace of Westminster and Westminster Abbey, St. Paul's Cathedral and the Tower of London, together with striking contemporary tall buildings in the City of London, Canary Wharf and elsewhere helping to shape the city image.

1.1.2. London's skyline, like the city itself, is dynamic and constantly evolving, however the pace of change has increased in recent decades with a significant increase in the number of tall buildings built and a significant increase in their height. As a building gets taller its visibility and prominence both locally and also strategically on the city's skyline increases with potential impacts that are experienced across a much larger area.

1.1.3. The focus of this study is on buildings over 100m in height which are described as Metropolitan Scale Tall Buildings and which by virtue of their height are likely to have a metropolitan scale contribution or impact on the city skyline.

1.1.4. In 1960 there were three Metropolitan Scale Tall Buildings (over 100m) in Greater London; St Pauls Cathedral (111m), Battersea Power Station (104m) and Victoria Tower, part of the Palace of Westminster (102m). By 1980 this number had grown to 20, primarily through the delivery of tall office buildings in Central London including Millbank Tower, Centrepoint, the BT Tower, Euston Tower and number of buildings in the City. Three residential towers each at 123m were also built in the Barbican Estate.

1.1.5. Through the 1980s and 90s only two Metropolitan Scale Tall Buildings were built in London. These were One Canada Square at Canary Wharf, completed in 1991, which at 326m was the tallest building in London, a status it retained for over 20 years until the Shard surpassed it. The second was the London Eye completed in 1999.

1.1.6. Since the turn of the Millennium however there has been a proliferation in the number of Metropolitan Scale Tall Buildings being constructed in London. Initially they were primarily office buildings and concentrated in the financial clusters in the City of London and Canary Wharf but since 2010 there has been a shift towards the construction of residential Metropolitan Scale Tall Buildings. These are not confined to the financial centres and clusters of residential Metropolitan Scale Tall Buildings have emerged in new locations including Vauxhall, Elephant and Castle, Blackwall and Stratford.

1.1.7. The number of Metropolitan Scale Tall Buildings (over 100m) in Greater London currently stands at 134. There are also planning consents in place for a further 199 Metropolitan Scale Tall Buildings.

Current Policy and the Need for a Strategic Approach

1.1.8. National and London Plan planning policies promote an effective use of land to meet the need for homes and other uses and higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling. Tall buildings can help to deliver these increased densities and contribute to the delivery of new homes and economic growth.

1.1.9. Successive London Plans have required London Boroughs to identify locations that may be suitable for tall buildings and to identify appropriate or maximum heights. Most of Local Planning Authorities (LPAs) have designated, or are in the process of designating, locations that may be appropriate for tall buildings. This has often been through tall building zones.

1.1.10. As the height of a tall building increases its visibility and potential impact and contribution to London's skyline also increases and this may have impacts well beyond the boundaries of a Borough. The location of Metropolitan Scale Tall Buildings needs to be planned and managed at a strategic pan-London level that positions them where they can positively contribute to London's skyline and global image.

1.1.11. The new London Plan seeks to achieve this by identifying the locations where clusters of Metropolitan Scale Tall Buildings may be appropriate in principle. This builds on evidence already established by LPAs and will require them to use their local knowledge and understanding to set further detail within their plans.

Metropolitan Tall Building Clusters

1.1.12. This study seeks to identify the locations in London that may be appropriate for clusters of Metropolitan Scale Tall Buildings to support the new London Plan. The cluster locations have been established through analysis of the existing building height context in London, the development pipeline, tall building sensitivities and tall building promoting factors. Through a sieving process thirty Areas of Search (potential locations suitable for a Metropolitan Scale Tall Building Cluster) have been established. Each of these has then been assessed giving rise to a final selection of 17 locations.

1.1.13. Three tiers of metropolitan clusters are identified:

- **Metropolitan Tall Building Clusters**, established or emerging confined skyline feature;
- **Major Metropolitan Tall Building Clusters,** which are major skyline features; and
- **International Tall Building Clusters**, significant skyline features and London's globally recognised primary financial and business locations.

1.1.14. For the avoidance of doubt, identification of a cluster for Metropolitan Scale Tall Buildings does not mean that all buildings up to or above 100m are automatically acceptable in the identified locations. Such proposals will still need to be assessed in the context of site-specific circumstances, other development plan policies and the London View Management Framework (LVMF).

1.1.15. The boundaries of the Metropolitan Clusters and maximum heights / height parameters are not defined in this study. It will remain the responsibility of LPAs to define the spatial extent of, and set maximum heights and other design criteria for any metropolitan scale tall building locations in their area in a manner that is proportionate and reflects the significance and hierarchy of local and metropolitan tall building locations in London.

1.1.16. The study focuses on identifying the potential locations of clusters of Metropolitan Scale Tall Buildings. In some cases a single Metropolitan Scale Tall Building may be appropriate as a high point in a lower scale cluster where it marks a place of metropolitan significance (economic, civic, cultural or transport infrastructure). These locations are not considered or identified in this study.



View from Chelsea Embankment

1.2 Process to Prepare

1.2.1. The study has been prepared collaboratively with GLA officers both from the London Plan team and Development Management team and through workshops with Allies and Morrison / Urban Practitioners. An interim workshop was also held with invited London Borough representatives and with Historic England on 13th February 2026 to seek their views and inputs.

1.2.2. Millerhare have been separately commissioned by the GLA to review and update the London View Management Framework. A number of meetings were held with Millerhare to understand and test the potential impacts of potential Metropolitan Clusters on LVMF views.

1.3 Structure of the Report

1.3.1. This report is presented in four sections:

- **Introduction:** which sets out the purpose of the study and the process through which it has been prepared;
- **Chapter 2 Building Heights in London:** which identifies the existing building height context in London and the location of existing and emerging Very Tall (60-100m) and Metropolitan (100m+) Tall Buildings. Emerging Metropolitan Scale Tall Buildings are represented through proposals that have planning consent.
- **Chapter 3 A strategic approach to managing London's skyline:** which describes the current policy framework for tall buildings in London including the Tall Building policies and zones designated by Local Planning authorities, the role of the LVMF and the promoting factors and sensitivities that help to guide the potential location for Metropolitan Tall Building Clusters.
- **Chapter 4 Metropolitan Tall Building Clusters:** describes a sieving process to establish potential locations for the Metropolitan Tall Building Clusters, the assessment criteria used to assess these potential locations and the recommended Metropolitan Tall Building Clusters for London.

1.3.2. The assessment of each of the potential Metropolitan Tall Building Cluster locations is provided in further detail in Appendix A.

1.3.3. The potential impacts of clusters on LVMF views is illustrated in Appendix B through modelling work carried out by Millerhare.



View from Alexandra Park adjacent to Alexandra Palace

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Building Heights in London

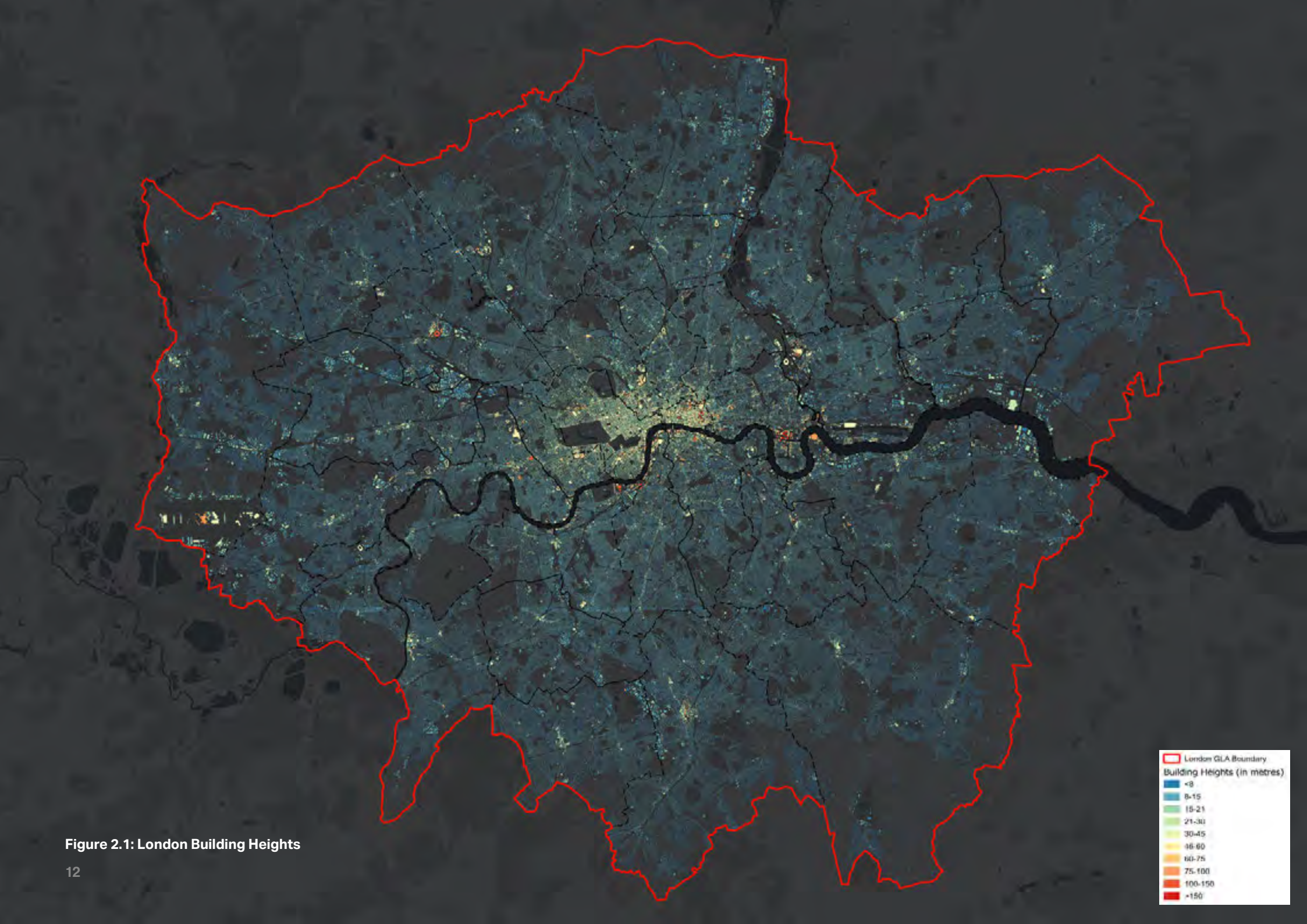


Figure 2.1: London Building Heights

2.1 Existing Building Heights

2.1.1. The height, presented in metres above ground level, of all buildings in Greater London have been established using LiDAR data and are indicated in Figure 2.1. This is based on the most recent OS mapping data available (2023) and buildings completed since that date may be missing from the plan.

2.1.2. The plan indicates building heights as a spectrum with lower heights in blue and green tones and taller buildings in brighter tones from yellow through to orange and red. Figure 2.2 provides a more focused view on central London.

2.1.3. Building heights in this study are represented in metres above ground level and are measured to the top of buildings including antennae and plant. Whilst building heights are often described in terms of the number of storeys this can be misleading. The floor to ceiling height is likely to be much greater in an office building (to take account of building servicing needs) than in a residential building and this means that an office building with the same number of storeys as a residential building is likely to be considerably taller. As a guide a residential Metropolitan Scale Tall Building of height 100m is likely to be comprised of approximately 30 storeys.

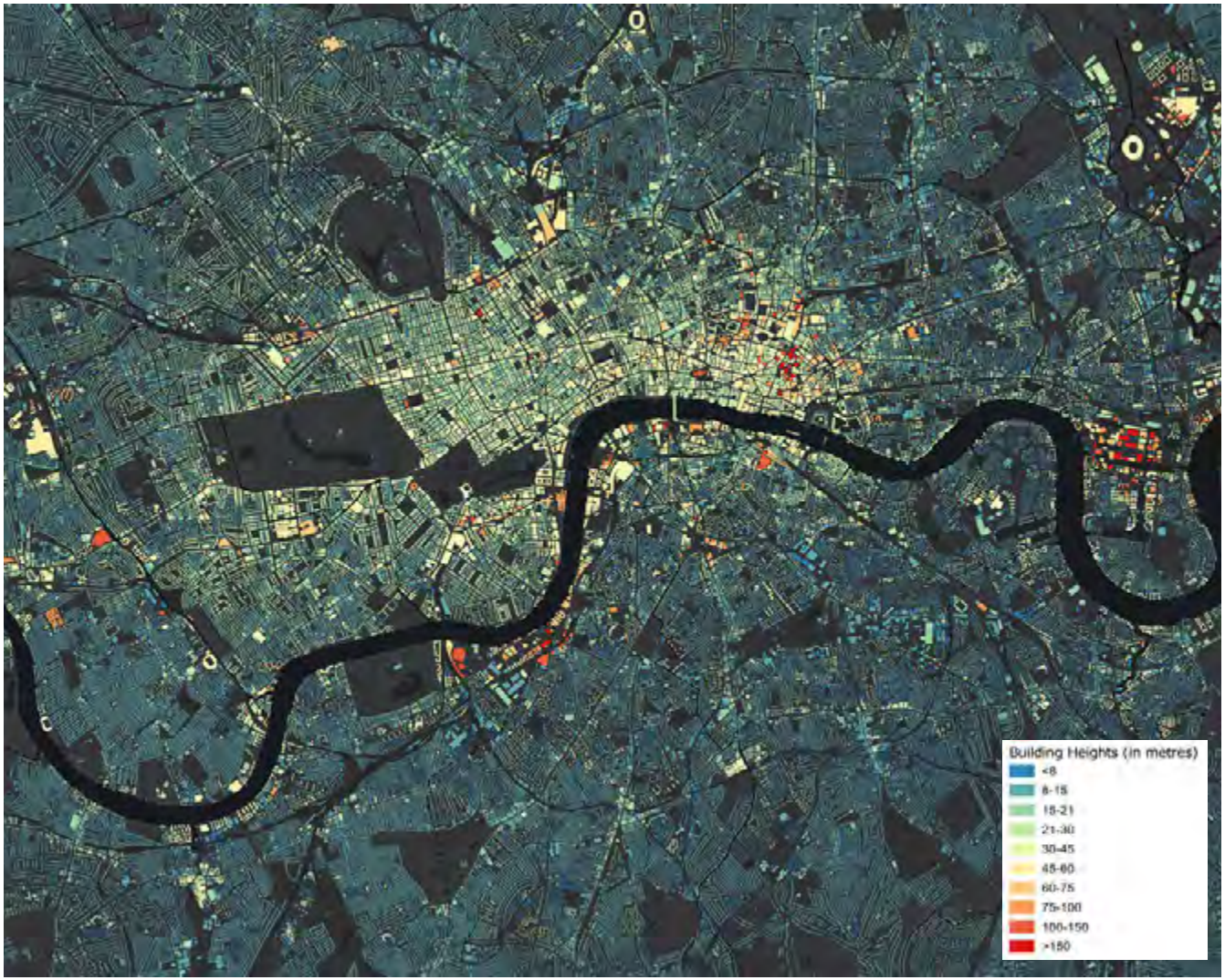


Figure 2.2: Building Heights - Central London

Context heights

2.1.4. The typical building height (context height) for different parts of Greater London have also been identified and are represented in Figure 2.3. These have been established based on the London Character Thesaurus character area polygons and are based on the mean height of buildings (by area) within each character area with small structures (garden sheds, outbuildings etc.) and tall buildings (the exception to the context) removed from the calculation.

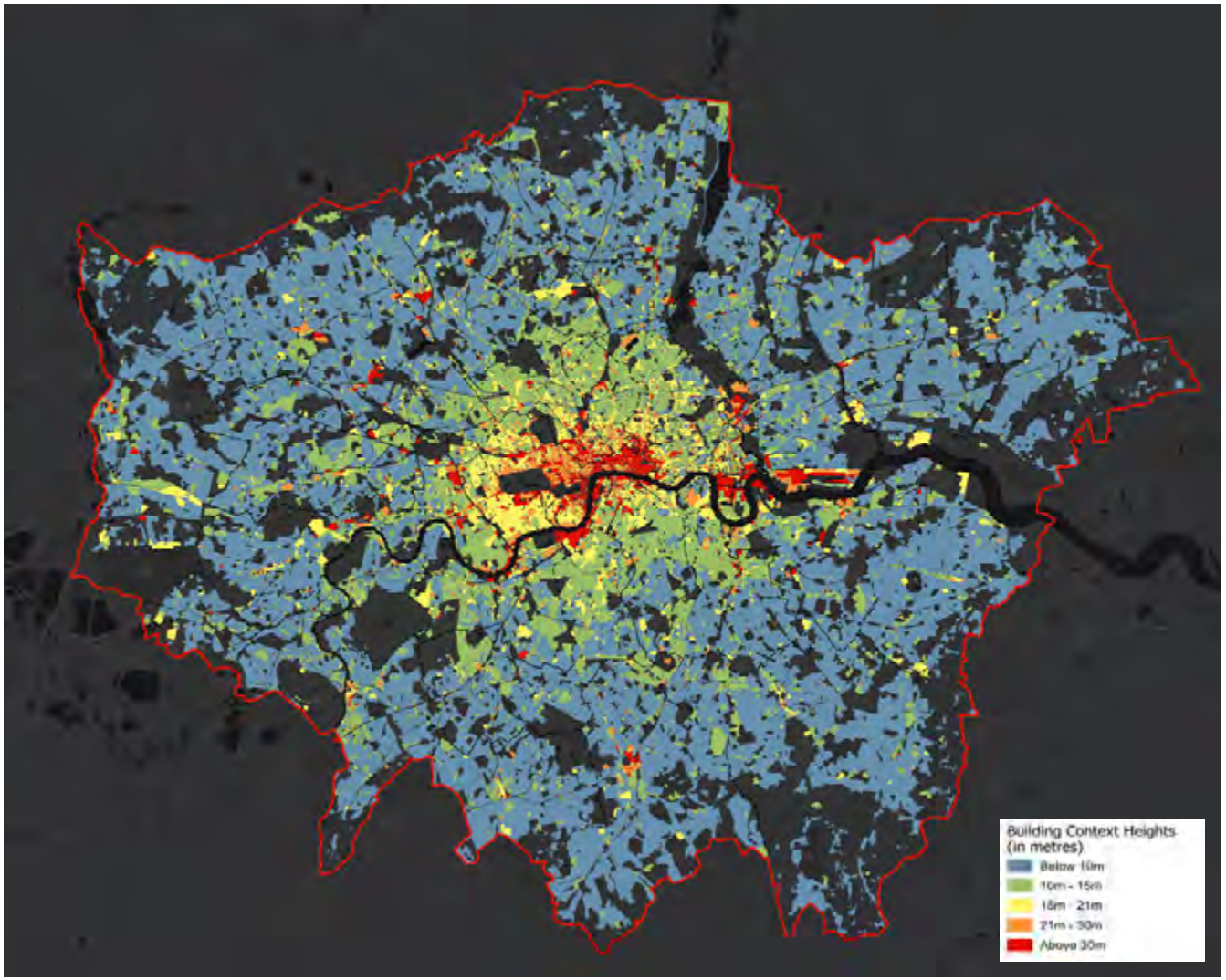


Figure 2.3: London Context Heights

2.2 Existing Very Tall and Metropolitan Scale Tall Buildings

2.2.1. Figure 2.4 identifies the location of all Metropolitan Scale Tall Buildings in London. At the current time there are 134 within the following height ranges:

- 100-125m 57 No.
- 125-150m 34 No.
- 150-175m 17 No
- 175-200m 13 No
- 200m + 13 No
- **Total** **134 No.**

2.2.2. They are broadly spread across the inner London boroughs but with concentrations in a number of areas notably in the City of London, Tower Hamlets (Canary Wharf), Lambeth (Vauxhall) and Newham (Stratford).

2.2.3. However the Metropolitan Scale Tall Buildings are often located in clusters with other tall buildings and these lower scale tall buildings contribute to the appearance of the cluster on the skyline. For the purposes of this study tall buildings of height 60-100m (approx. 20-30 residential storeys) have also been identified and are described as Very Tall Buildings.

2.2.4. At the current time there are 644 existing Very Tall Buildings within the following height ranges:

- 60-75m 433 No.
- 75-90m 158 No.
- 90-100m 53 No.
- **Total** **644 No.**

2.2.5. Very Tall Buildings are indicated in Figure 2.5 and together with the Metropolitan Scale Tall Buildings in Figure 2.7.



Figure 2.4: Existing Metropolitan Scale Tall Buildings (above 100m)

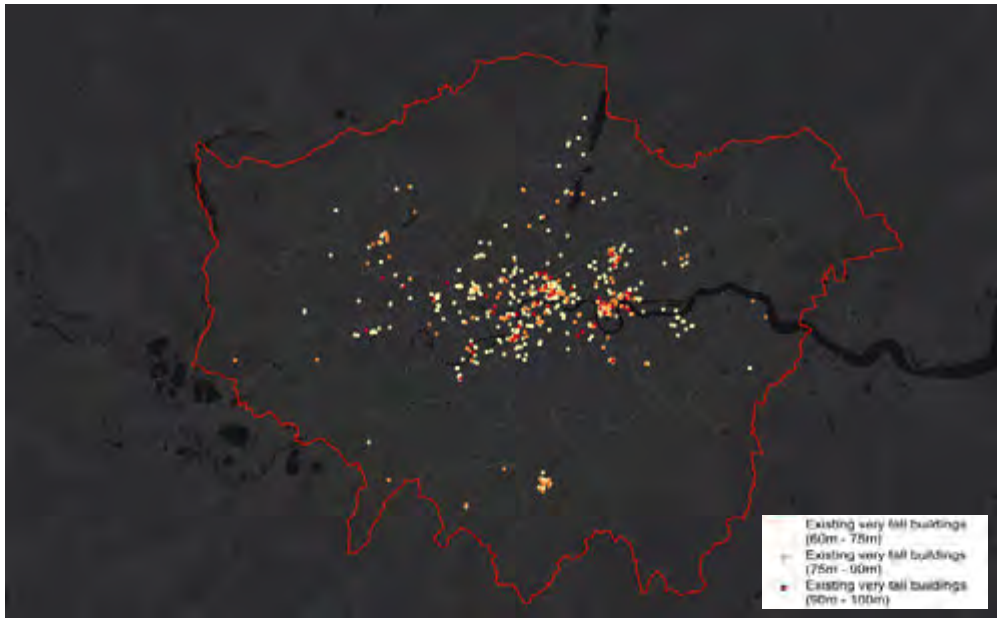


Figure 2.5: Existing Very Tall Buildings (60-100m)

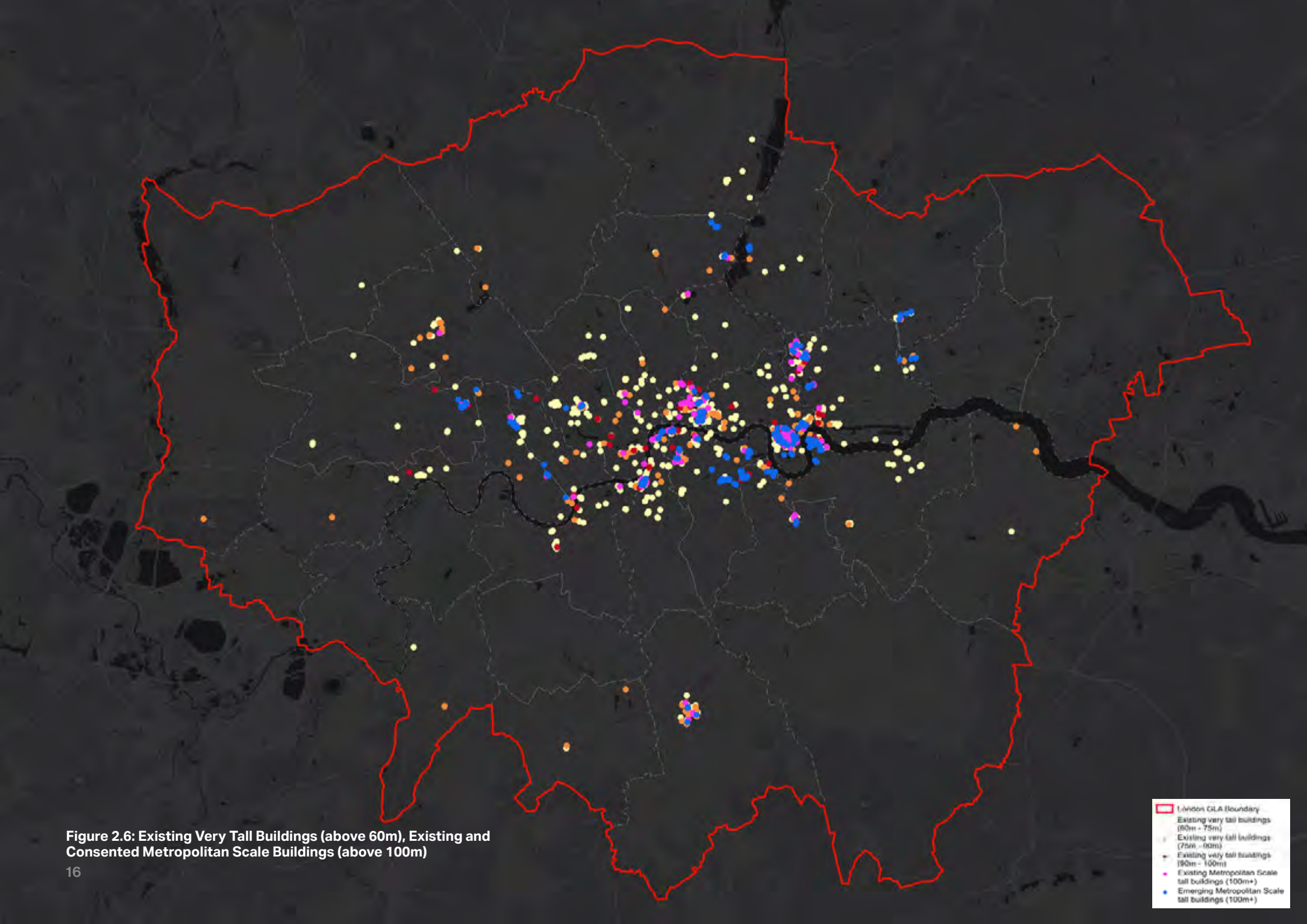


Figure 2.6: Existing Very Tall Buildings (above 60m), Existing and Consented Metropolitan Scale Buildings (above 100m)

2.3 Proposed Metropolitan Scale Tall Buildings

2.3.1. In addition to the existing Metropolitan Scale Tall Buildings there are 199 consented Metropolitan Scale Tall Buildings within the following height ranges:

- 100-125m 108 No.
- 125-150m 47 No.
- 150-175m 27 No
- 175-200m 9 No
- 200m + 8 No.
- **Total 199 No.**

2.3.2. Whilst many of the consented Metropolitan Scale Tall Buildings are proposed in locations where there are already clusters of Very Tall or Metropolitan Scale Tall Buildings, including within the City of London, Canary Wharf and Stratford, others could, if they are brought forward, establish new Metropolitan Scale Tall Building clusters for London notably on the Greenwich Peninsula, Old Kent Road and around the Millwall Stadium (close to South Bermondsey Station).

2.3.3. The locations of the consented Metropolitan Scale Tall Buildings are indicated in Figure 2.8 and brought together with existing Very Tall and Metropolitan Scale Tall Buildings in Figure 2.6.

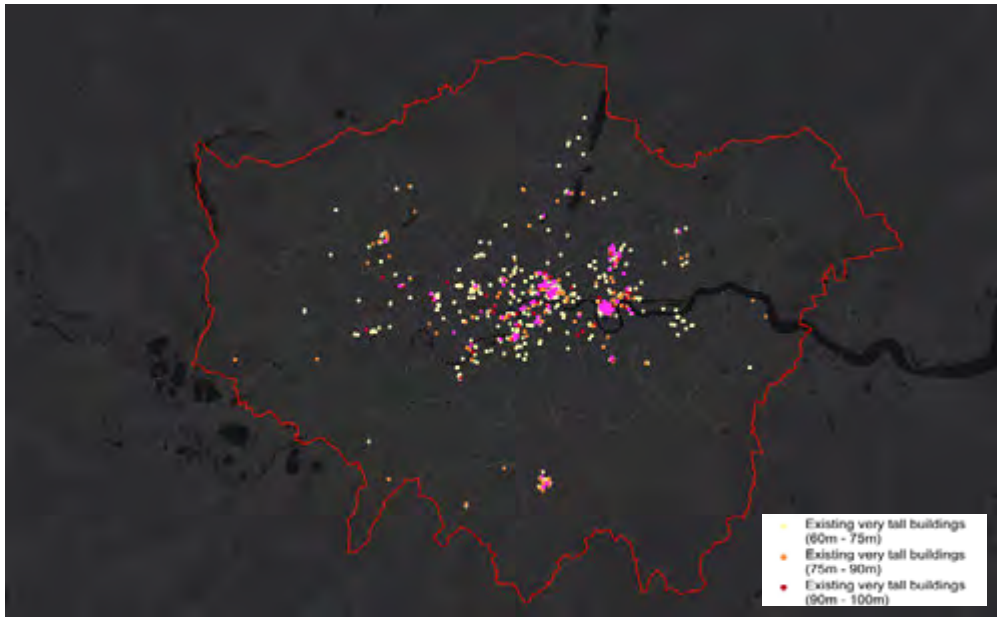


Figure 2.7: Existing Metropolitan Scale Tall Buildings and Very Tall Buildings (above 60m)

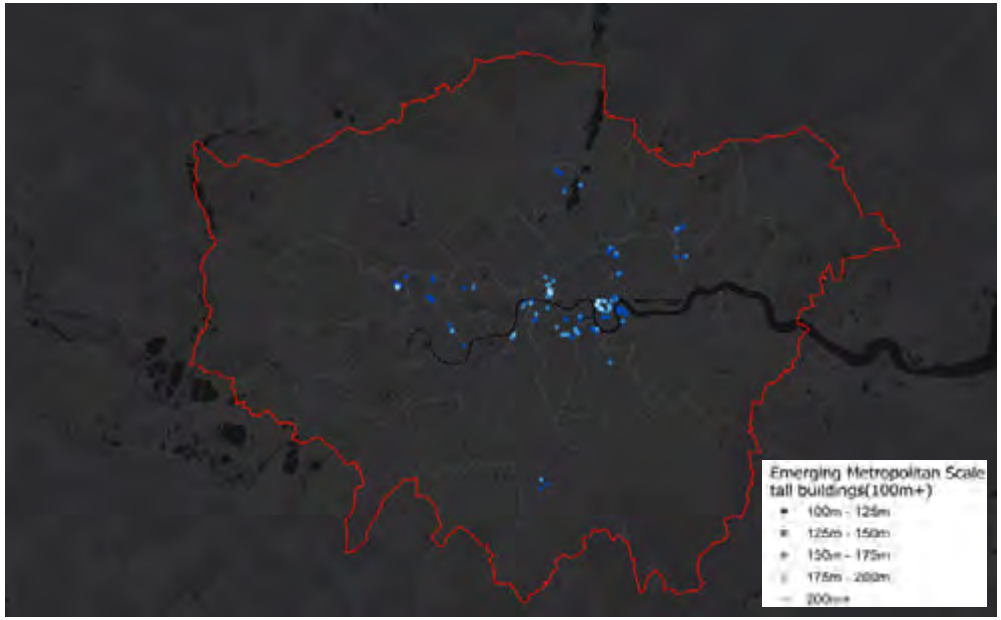


Figure 2.8: Consented Metropolitan Scale Tall Buildings (above 100m)



View upstream from Waterloo Bridge

3

A Strategic Approach to Managing London's Skyline

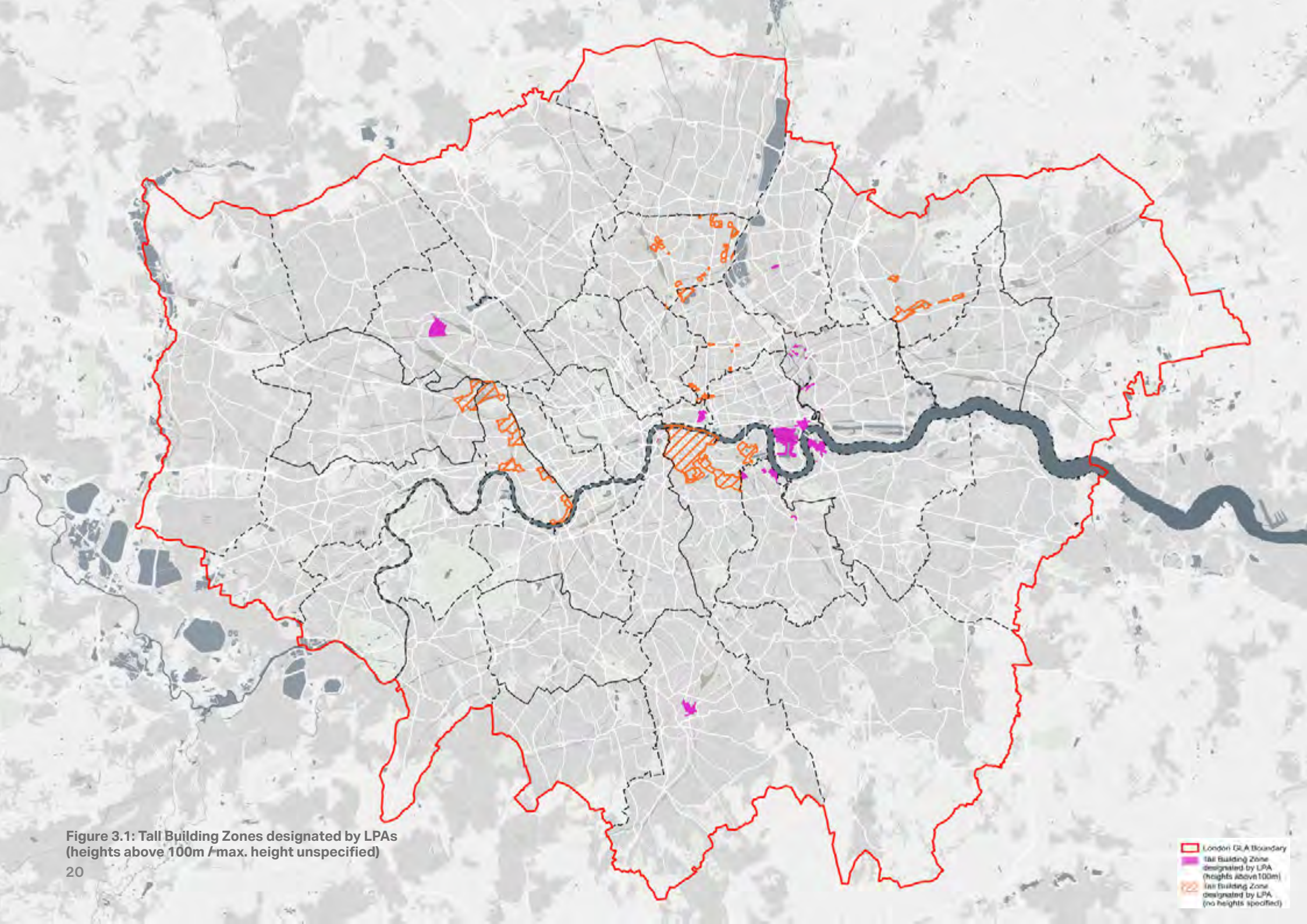


Figure 3.1: Tall Building Zones designated by LPAs (heights above 100m / max. height unspecified)

3.1 Current Policy and Approach

3.1.1. The London Plan 2021 Policy D9 Tall Buildings requires London Borough's and Local Planning Authorities (LPAs) to define what is considered to be a tall building for their borough (or specific locations within their borough), to determine the locations where tall buildings may be an appropriate form of development and for any such locations to identify appropriate heights.

3.1.2. In response the majority of London Boroughs/ LPAs have prepared tall building policies. Many have identified Tall Building Zones and identified appropriate or maximum heights within these tall building zones. In some cases, this policy is adopted as part of established Local Plans in others the policy is emerging.

3.1.3. Table 3.1 summarises the current policy position in relation to tall buildings for each of the London Boroughs / Planning Authorities and identifies whether the authority has designated any tall building zones and where these set appropriate heights that are over 100m (i.e. suitable for Metropolitan Scale Tall Buildings).

3.1.4. All designated Tall Building Zones (regardless of the appropriate or maximum tall building heights that have been designated) are indicated in Figure 3.2. This is refined in Figure 3.1 to show only those Tall Building Zones where the appropriate height has been identified as 100m or above or where an appropriate height has not been designated.

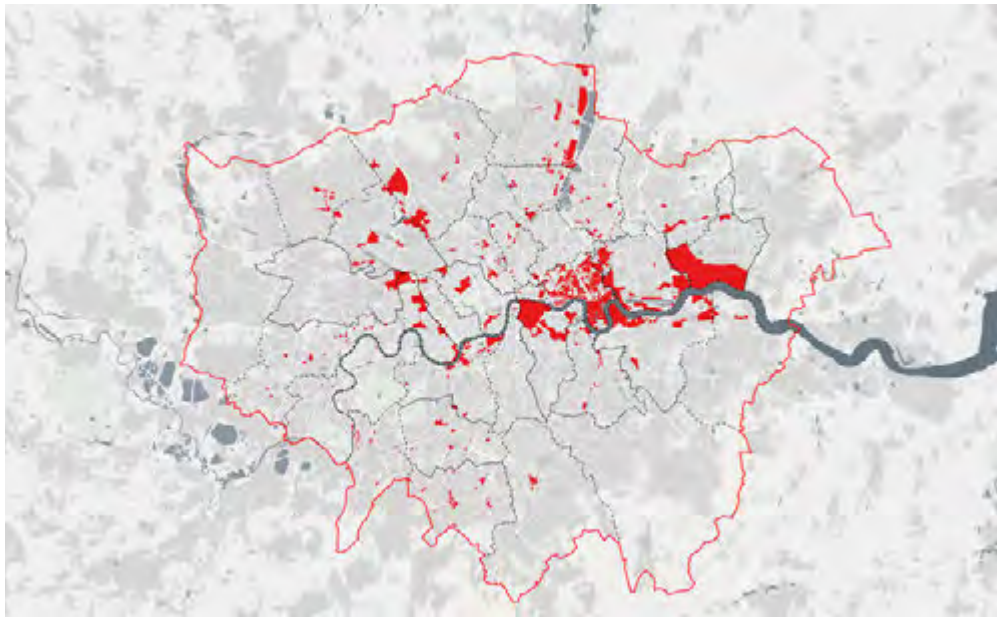


Figure 3.2: Tall Building Zones designated by LPAs

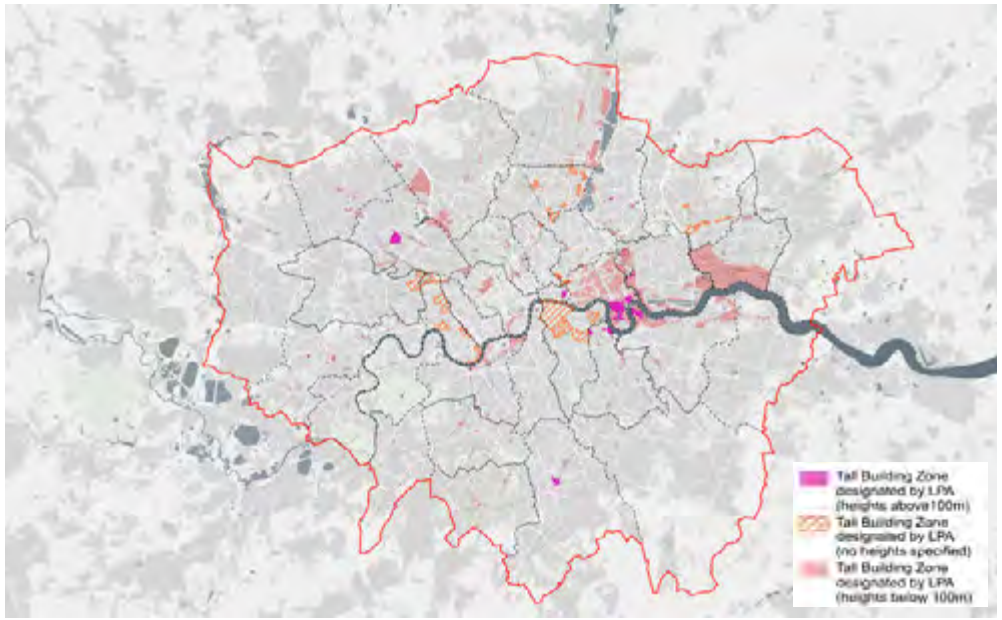


Figure 3.3: Tall Building Zones designated by LPAs and their height characteristics

London Borough / Planning authority	Current / emerging Tall Building Policy	Tall Building Zones	Tall Building Zone with hts. above 100m
LB Barking and Dagenham	London Borough of Barking and Dagenham Local Plan 2020-2037 (September 2024) Policy DMD2 Tall Buildings	Area policies SPP1-SPP6 identify building heights - tallest is 95m (SPP1 - Barking Town Centre)	No
LB Barnet	Barnet Local Plan 2021-2036 (March 2025) policy CDH04 Tall buildings	Map 9 indicates where tall buildings may be appropriate, but no heights are indicated	No
LB Bexley	Bexley Local Plan adopted 2023, Policy DP12 Tall Buildings and Building Heights.	Suitable Locations for Tall Buildings are within and near the town centres of Abbey Wood Village (up to 45m) and Lower Belvedere (up to 45m).	No
LB Brent	Brent Local Plan 2019-2041 (adopted Feb 2022) Policy BD2 Tall Buildings - directs tall buildings to tall building zones	11 Tall Building Zones identified on Policies Map	Tall building Zone around Wembley Stadium - up to 102m
LB Bromley	Local Plan Jan 2019: Policy 47 - Tall and Large Buildings, also Policy 48 - Skyline.	No	No
LB Camden	Camden Local Plan - Proposed Submission Draft April 2025. Policy D2 Tall Buildings	Tall building locations identified in Figure 22 page 456. Guidance against each Site Allocation. All under 100m	No
City of London	City Plan 2040 Revised proposed submission draft April 2024. Policy S12 Tall Buildings	Tall Building locations identified in Figure 15 (page 200)	Yes - City Cluster with height contours up to 300m AOD
City of Westminster	Westminster City Plan 2019-2040 (adopted April 2021). Policy 41 Building Height	Tall building locations identified with a maximum height of 60m	No
LB Croydon	Croydon Local Plan 2018 revised June 2024 Policy DM15 Tall and large building	Place specific development policies set out appropriate height ranges for tall buildings within the Tall Building Zones in Croydon	Yes, up to 138m in Core area of Croydon Town Centre
LB Ealing	Ealing Local Plan (Reg 18) November 2022 Policy D9 Tall Building	Tall building definition ranges from 21m to 73.5m	No
LB Enfield	Enfield New Local Plan 2019-2041 Reg 19 March 2024. Policy DE6 Tall Buildings.	Local Plan Appendix D provides max heights for sites - tallest is 81m in Meridian Water	No
RB Greenwich	Draft Local Plan Reg 18 Consultation version Dec 2025. Policy DH2 Tall Buildings	Maximum heights set in Site Allocations	Yes. Two site allocations: P2-GP1: Enderby Place - up to 33 storey; P2-GP3: Greenwich Peninsula Central - up to 40 storey
LB Hackney	Hackney Local Plan 2033 Adopted July 2020. Policy LP1 Design Quality and Local Character includes a section on 'Taller buildings'	Tall building locations identified in Future Shoreditch AAP.	Yes. Up to 120m around Old Street

Table 3.1: London Boroughs / Local Planning Authority Tall Building Policies

London Borough / Planning authority	Current / emerging Tall Building Policy	Tall Building Zones	Tall Building Zone with hts. above 100m
LB Hammersmith and Fulham	New Policy DH2 Tall Buildings in emerging (Reg 18 Plan Oct 2025) promotes tall buildings in regeneration areas	No guidance on heights	Tall building zones but no detail on heights
LB Haringey	Haringey Draft Local Plan 2025. Policy D10 Tall and Mid-rise buildings	Tall building areas (figure 201 page 605) but no indication of heights.	Tall building zones but no detail on heights
LB Harrow	Harrow New Local Plan 2021-2024 Reg 19 Oct 2024. Policy GR4 Building Heights	Policies map identifies Tall Building Zones with heights up to 18 storeys in the Harrow and Wealdstone Opportunity Area	No
LB Havering	Havering Local Plan 2016-2031 (adopted November 2021). Policy 26 Urban Design but no tall buildings policy	No	No
LB Hillingdon	Local Plan Part 2 - Development Management Policies (2020).	Policy DMHB 10: High Buildings and Structures - should be located in Uxbridge or Hayes town centres or an area identified by the Borough as appropriate for such buildings. No definition or heights provided	No
LB Hounslow	Hounslow Local Plan 2020-2041 Proposed submission version (Reg 19) July 2024. Policy CC3 Tall buildings	Potential locations and heights for tall buildings identified under Policy CC3 – tallest is up to 68m	No
LB Islington	Islington Local Plan Strategic and Development Management Policies 2023. Policy DH3 Building Heights	Potential locations and heights for tall buildings identified under Policy DH3	One tall building identified at Old Street / City Road junction at a height up to 106m (adjacent LB Hackney)
RB Kensington & Chelsea	New Local Plan Review July 2024. Policy CD8 - Tall Buildings	Policy CD8 - Tall Buildings provides definition and locations for tall buildings (Figure 6.4) with maximum heights. Site allocation policies SA1 Kensal Canalside Opportunity Area (allows for tall buildings up to 98m) and SA2 Earl's Court Exhibition Centre (allows for tall buildings up to 98m).	One tall building identified at 100 West Cromwell Road (116m AOD)
RB Kingston upon Thames	New Local Plan is at Reg 18 stage and will replace the Core Strategy (April 2012). Tall buildings covered under Policy CS 8 Character, Design and Heritage	No tall building locations or definition provided in current adopted plan	No
LB Lambeth	Lambeth Local Plan 2020-2035 (adopted September 2021).	Tall building locations identified with guiding heights in Annex 10. Two locations set heights that exceed 100m.	Location W1-W4 - Waterloo Station (100-130m AOD); V3 - V6 Vauxhall (100-150m AOD)

London Borough / Planning authority	Current / emerging Tall Building Policy	Tall Building Zones	Tall Building Zone with hts. above 100m
LB Lewisham	Lewisham Local Plan (proposed submission reg 19 - Jan 2023). Policy QD4 Building heights.	Policy QD4 Building heights. Identifies locations and heights - Deptford Figure 5.3; Lewisham Figure 5.5	Two locations a) 80.8m (25 storeys) to 151.2m (48 storeys) in Deptford / North Deptford. b) 52.0 m (16 storeys) to 112.8 m (35 storeys) in Lewisham Town Centre
LB Merton	Merton Local Plan 2024-2037/38. Policy D12.6 - Tall buildings.	Provides a plan indicating appropriate locations (page 389). Tallest is up to 71m in Morden	No
LB Newham	Newham Local Plan (reg 19) Jun 2024 Policy D4 Tall Buildings	Tall Building Zones identified under Policy D4	TBZ13: Canning Town (series of sites); TBZ15: West Ham Station and TBZ19: Stratford Central identified as having potential for tall buildings up to100m
OPDC Old Oak and Park Royal DC	OPDC Old Oak and Park Royal DC Policy D4 Tall Buildings. Building heights are set out in Old Oak West SPD under Principle DP2 Building heights	Old Oak West SPD Principle DP2 Building heights sets height ranges for different parts of the OPDC area	Three locations: Old Oak South - up to 45 storeys close to the Old Oak Common Station; Acton Wells – 20 to 35 storeys; and North Acton – 20 to 55 storeys
LB Redbridge	Redbridge Local Plan 2015-2030 March 2018 Policy LP27 Tall Buildings	Policy LP27 Tall Buildings identifies tall building zones - Ilford Metropolitan Town Centre, East Ilford, Seven Kings Local Centre, and Goodmayes Local Centre, in the Crossrail Corridor Investment and Growth Area and Gants Hill Investment and Growth Area. No heights indicated	Tall building zones but no detail on heights
LB Richmond upon Thames	Richmond upon Thames Local Plan (2025) Policy 45 - Tall and Mid-rise Building Zones	Tall Building Zones identified on the Policies Map and in Appendix 3 - nothing higher than 30m.	No
LB Southwark	Southwark Local Plan 2019-2036 (Adopted Feb 2022) Policy P17 Tall Buildings.	Locations where tall buildings expected are identified in Figure 4 (page 137) but no heights indicated. Old Kent Road AAP identifies some buildings over 20 storeys but no heights identified	Tall building zones but no detail on heights
LB Sutton	Sutton Local Plan 2016-2031 (Feb 2018). Policy 28 - Character and Design provides definition of a tall and very tall building	areas with tall building potential are identified in Appendix 7 (maps 7.1 to 7.9). Identify locations for tall buildings (7 to 10 storeys) and Very Tall Buildings (11+ storeys)	No
LB Tower Hamlets	Draft New Local Plan Reg 19 (Autumn 2024) includes Policy PS2 Tall Buildings	Policy PS2 Tall Buildings identifies tall building zones (A to F)	Three locations - Zone B (Canary Wharf); Zone C Marsh Wall and Millwall Inner Dock (up to 180m AOD) and Zone D (Blackwall up to 130m AOD)
LB Waltham Forest	Waltham Forest Local Plan Pt 1 2020-2035 (adopted 2024) includes Policy 54 - Tall Buildings	Locations potentially suitable for tall buildings identified in Figure 14.1	Walthamstow Mall and Central Bus Station identified for tall buildings within the range 18-34 storey (up to 102m)
LB Wandsworth	Wandsworth Local Plan 2023-2038 (adopted July 2023). Policy LP4 Tall and Mid-rise buildings	Tall buildings only appropriate in tall building zones set out in Appendix 2. Max height is up to 75m	No

3.2 Role of the LVMF

3.2.1. London Plan Policy HC3 Strategic and Local Views designates 27 views that 'help to define London at a strategic level'.

3.2.2. Three types of Strategic Views are designated in the London Plan – London Panoramas, River Prospects, and Townscape Views (including Linear Views). Each of the designated views are seen from places that are publicly-accessible and well-used.

3.2.3. These views make a significant contribution to the image and character of London at the strategic level. This could be because of their composition, their contribution to the legibility of the city, or because they provide an opportunity to see key landmarks as part of a broader townscape, panorama or river prospect. The views are described further in the London View Management Framework (SPG) which was adopted in 2012.

3.2.4. Three Strategically-Important Landmarks are identified in the designated views: St Paul's Cathedral, the Palace of Westminster and the Tower of London. These make a very significant contribution to the image of London at the strategic level and provide a significant cultural orientation point. Protected vistas are designated towards Strategically Important Landmarks.

3.2.5. These protected vistas are composed of two parts:

- Landmark Viewing Corridor – the area between the viewing place and a Strategically-Important Landmark that must be maintained if the landmark is to remain visible from the viewing place.
- Wider Setting Consultation Area – the area enclosing the Landmark Viewing Corridor in the foreground, middle ground and background of the Protected Vista. Development above a threshold height in this area could compromise the viewer's ability to recognise and appreciate the Strategically-Important Landmark.

3.2.6. Policy HC4 London View Management Framework, sets out that new development should not harm and where possible should seek to make a positive contribution to the characteristics and composition of the strategic views and their landmark elements. It should also, preserve or enhance viewers' ability to recognise and to appreciate Strategically Important Landmarks in these views and, where appropriate, protect the silhouette of landmark elements of World Heritage Sites as seen from designated Viewing Places.

3.2.7. The LVMF is currently being reviewed and it is intended to increase the extent of the backdrop to the protected vistas, to safeguard the composition of views. This is indicated in Figure 3.29, Figure 3.35, Figure 4.1, Figure 4.2 and Figure 4.3.

3.2.8. The emerging LVMF will refer to views as panoramic, linear and kinetic, reflecting the fact that many views are experienced dynamically. It will also designate 28 rather than 27 views. These changes will be reflected in the new London Plan.



Figure 3.4: LVMF London View 5A.2 from the General Wolfe Statue

The LVMF and Metropolitan Scale Tall Buildings

3.2.9. London's skyline continues to evolve as the city grows and when carefully planned and located Very Tall and Metropolitan Scale Tall Buildings can contribute to a dynamic and the evolving skyline composition that enhances London's image as a world city.

3.2.10. However by virtue of their height and prominence Metropolitan Scale Tall Buildings have the potential to significantly impact on London's strategic views, either by detracting from a panorama as a whole, obstructing visibility of landmarks or reducing the legibility of the skyline composition more generally.

3.2.11. Figure 3.5 to Figure 3.19 demonstrate how some of the LVMF London Panoramas could change if consented proposals are brought forward. Whilst the protected vistas defined in the LVMF safeguard views towards the three Strategically-Important Landmarks the composition of some views will change dramatically. For instance visibility of The Shard from the General Wolfe Statue in Greenwich (LVMF View 5A.2 shown above as Figure 3.4) will be obscured by a tall tower at Convoys Wharf in Deptford and the visibility of the City of London from Blackheath Point (View 6A.1) hidden behind towers in Canada Water and Deptford.

3.2.12. The potential impacts and opportunity for Metropolitan Scale Tall Building Clusters in these views and on the wider legibility of the London skyline will be important to understand as part of London's future growth.

LVMF LONDON PANORAMA 2A.1: PARLIAMENT HILL (THE SUMMIT)



Figure 3.5: Draft LVMF 2A.1 View Cone

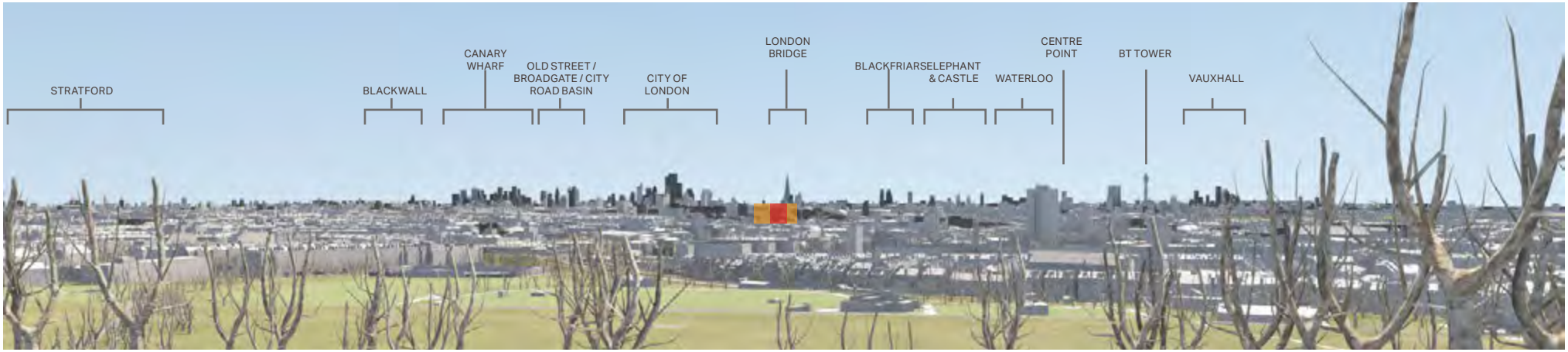


Figure 3.6: LVMF Panoramic View 2A.1: Parliament Hill (The Summit) - Existing © VU City

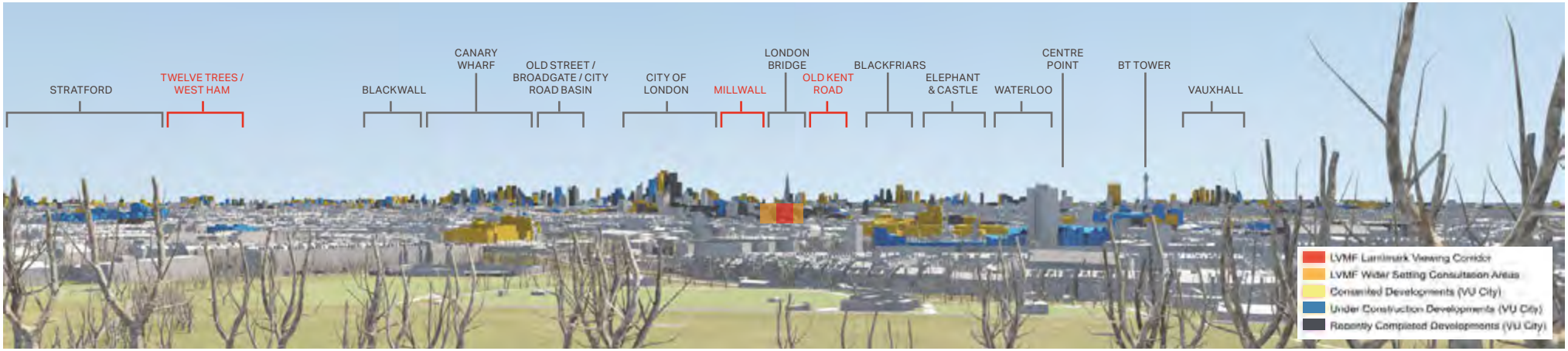


Figure 3.7: LVMF Panoramic View 2A.1: Parliament Hill (The Summit) - Existing & Consented © VU City

LVMF LONDON PANORAMA 3A.1: KENWOOD HOUSE (THE GAZEBO)



Figure 3.8: Draft LVMF 3A.1 View Cone

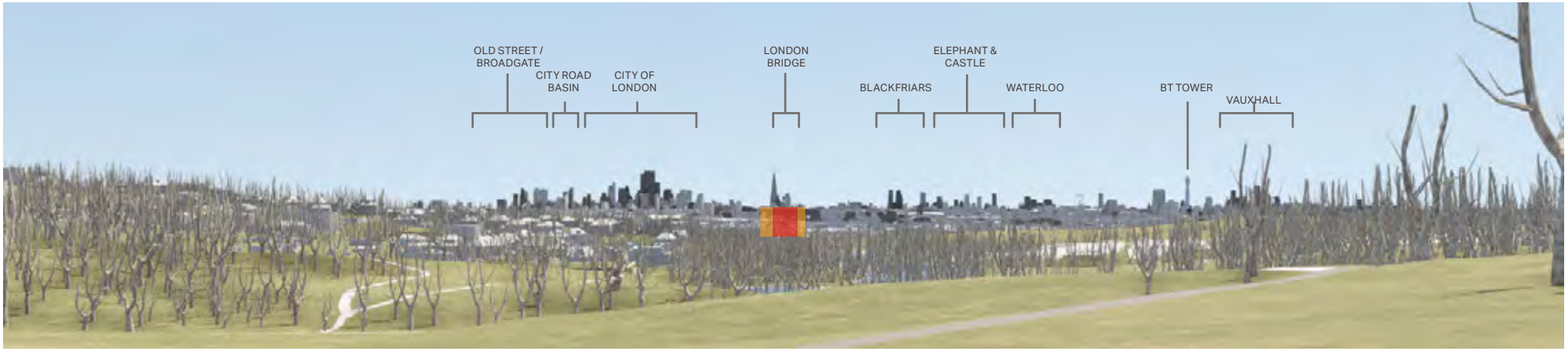


Figure 3.9: LVMF Panoramic View 3A.1: Kenwood House (The Gazebo) - Existing © VU City

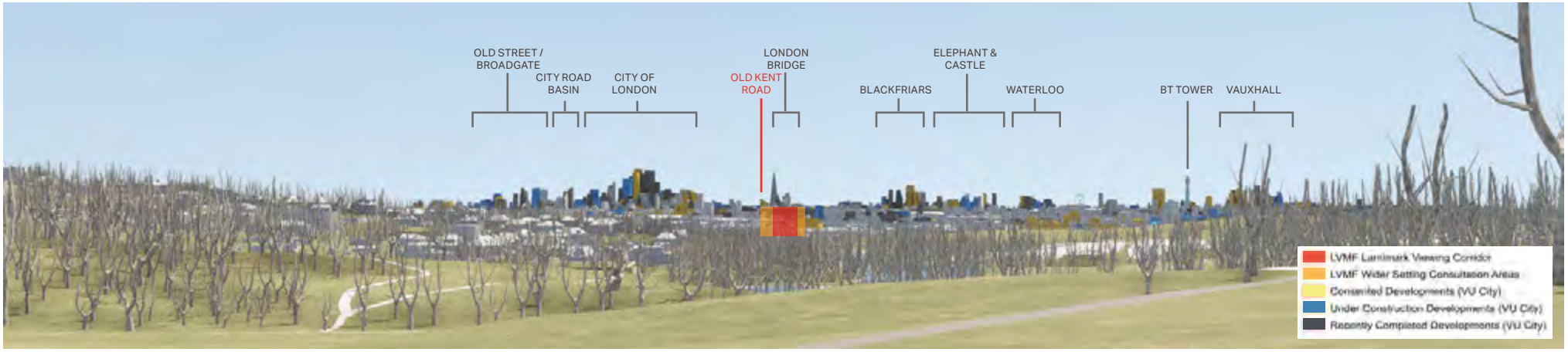


Figure 3.10: LVMF Panoramic View 3A.1: Kenwood House (The Gazebo) - Existing & Consented © VU City

LVMF LONDON PANORAMA 4A.1: PRIMROSE HILL (THE SUMMIT)



Figure 3.11: Draft LVMF 4A.1 View Cone

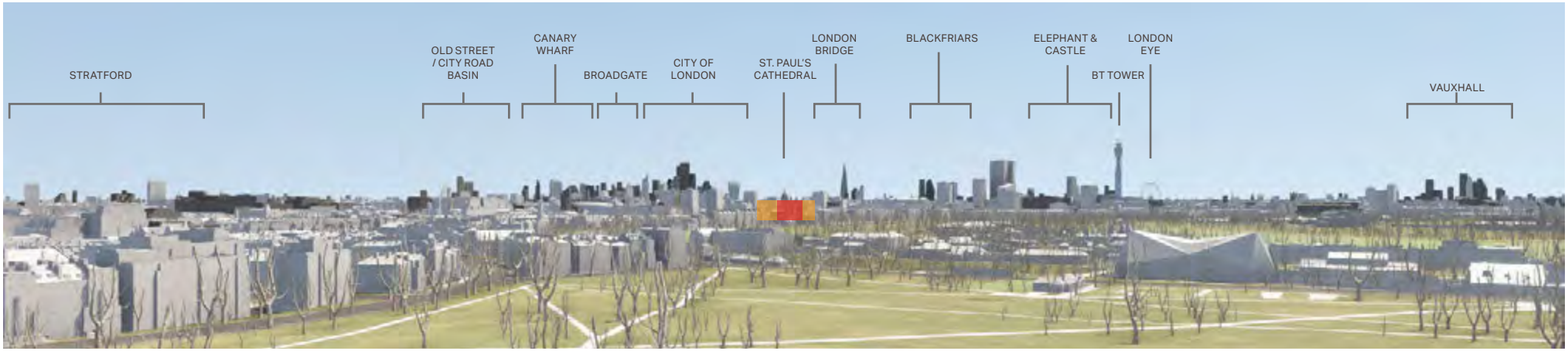


Figure 3.12: LVMF Panoramic View 4A.1: Primrose Hill (The Summit) - Existing © VU City

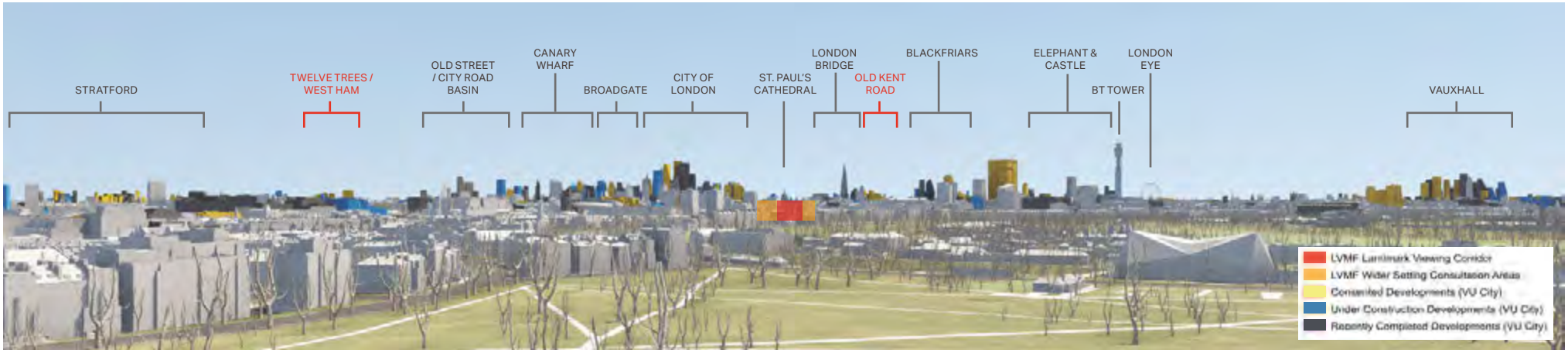


Figure 3.13: LVMF Panoramic View 4A.1: Primrose Hill (The Summit) - Existing & Consented © VU City

LVMF LONDON PANORAMA 5A.2: THE GENERAL WOLFE STATUE



Figure 3.14: Draft LVMF 5A.2 View Cone

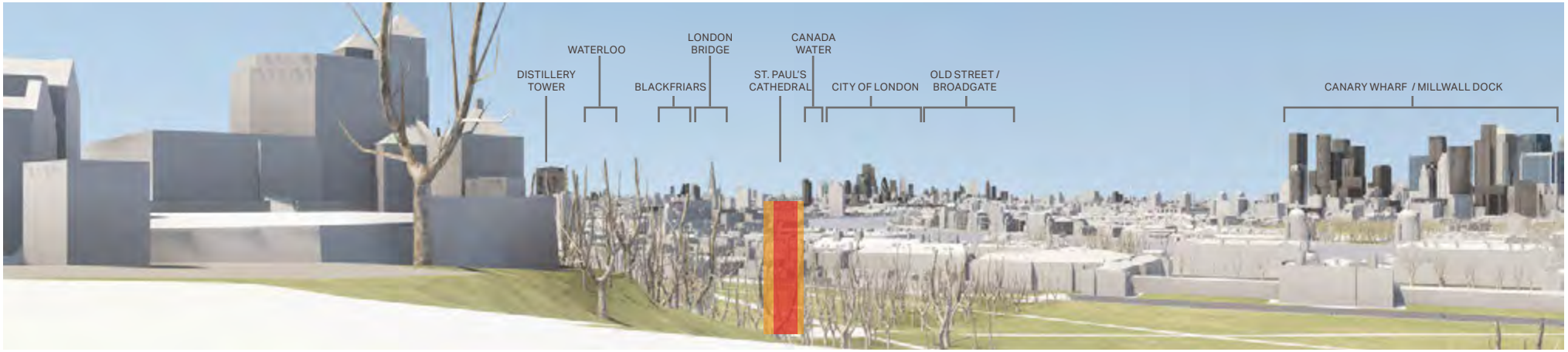


Figure 3.15: LVMF Panoramic View 5A.2: The General Wolfe Statue - Existing © VU City

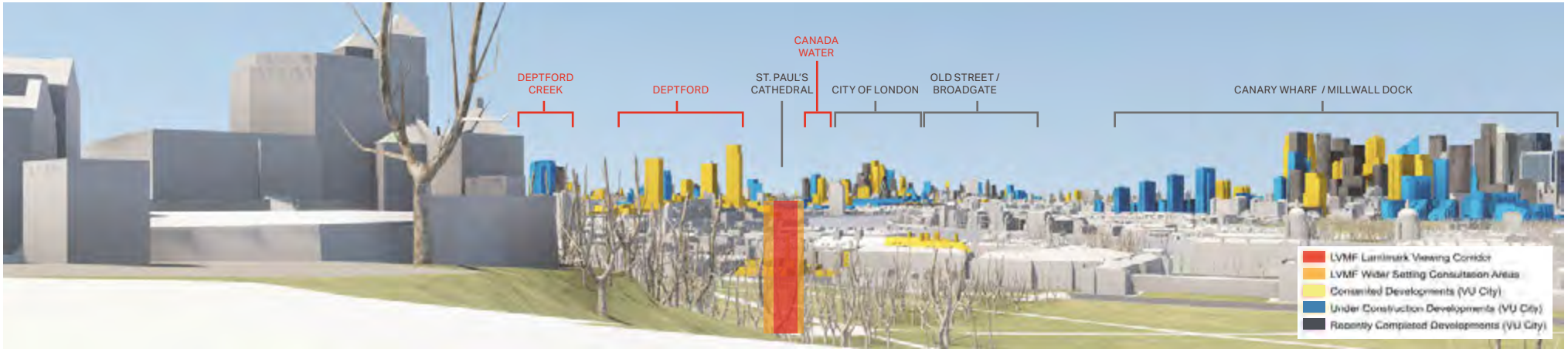


Figure 3.16: LVMF Panoramic View 5A.2: The General Wolfe Statue - Existing & Consented © VU City

LVMF LONDON PANORAMA 6A.1: BLACKHEATH POINT



Figure 3.17: Draft LVMF 6A.1 View Cone

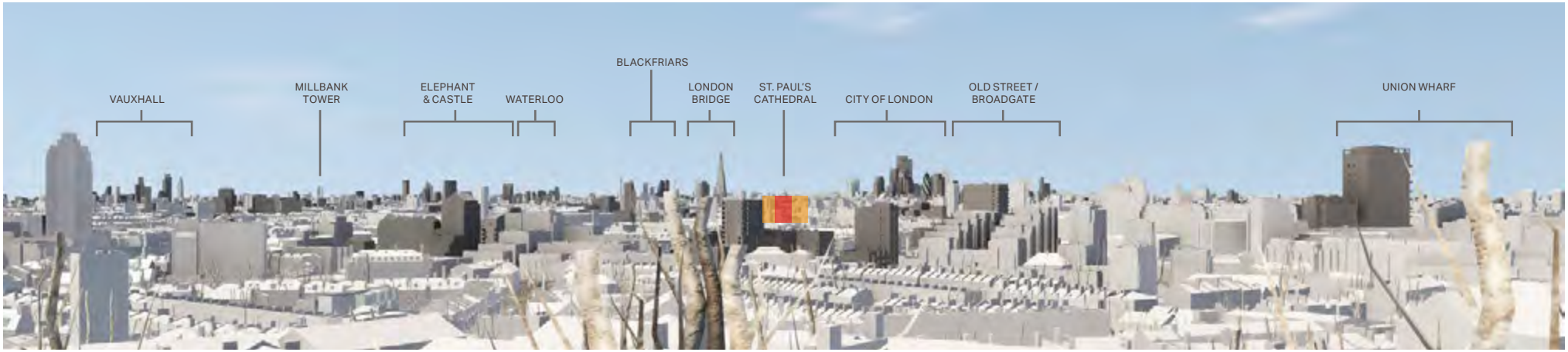


Figure 3.18: LVMF Panoramic View 6A.1: Blackheath Point - Existing © VU City

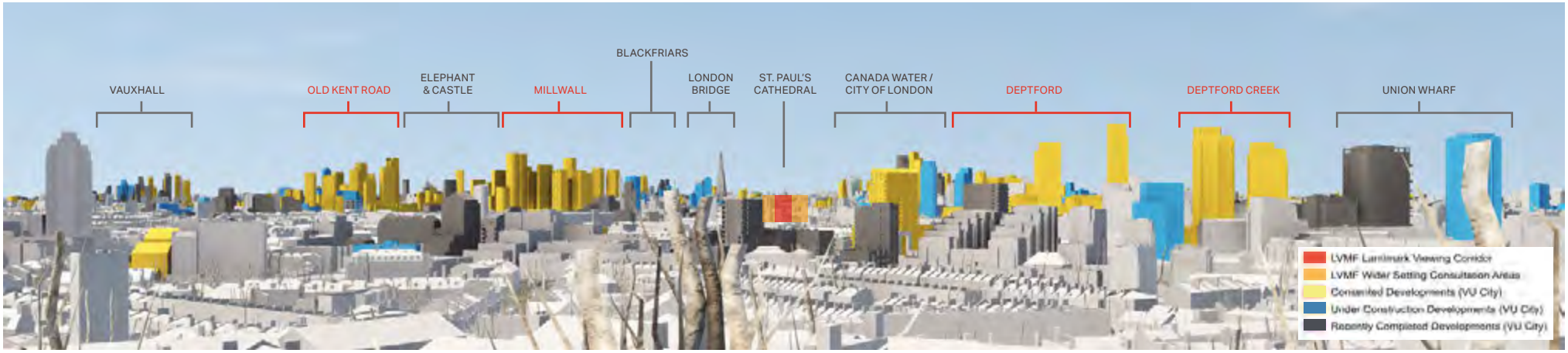


Figure 3.19: LVMF Panoramic View 6A.1: Blackheath Point - Existing & Consented © VU City



View downstream from Waterloo Bridge

3.3 A Proactive Approach to Managing the Location of London's Metropolitan Scale Tall Buildings

3.3.1. Metropolitan Scale Tall Buildings have the potential to shape London's skyline and city image. The following aims help to shape consideration of their locations:

- To shape a memorable and recognisable skyline that sets London's position as a World Class City and where London's key landmarks can be seen and identified from key viewpoints (LVMF views);
- To deliver a harmonious skyline composition where greater building height has meaning – marking locations of economic, social or cultural importance;
- To respond sensitively to valued heritage assets, landscapes and riverscapes and their settings; and
- To encourage change and economic growth that can contribute positively to the city image / skyline.

3.3.2. In identifying potential locations for Metropolitan Scale Tall Building Clusters consideration must be given to both promoting factors that support the potential location of Metropolitan Scale Tall Buildings and sensitivities that may make buildings at this scale inappropriate.

Promoting factors for Metropolitan Scale Tall Buildings

3.3.3. There are a number of promoting factors that support the potential location of Metropolitan Scale Tall Buildings. These include:

- Designated tall building zones and heights established by local planning authority (refer to Figure 3.1);
- Existing and emerging Metropolitan Scale Tall Buildings (above 100m) and existing Very Tall Buildings (of height 60-100m) and (refer to Figure 2.6);
- Excellent public transport accessibility (expressed through SAM scores which reflect accessibility to jobs, and also PTAL - refer to Figure 3.20 and Figure 3.21);
- Opportunity for change and regeneration (Opportunity Area designations, Land for London sites – refer to Figure 3.23 and Figure 3.22); and
- Central locations / legibility (Central Activities Zone (CAZ) and town centre locations – refer to Figure 3.25 and Figure 3.24).

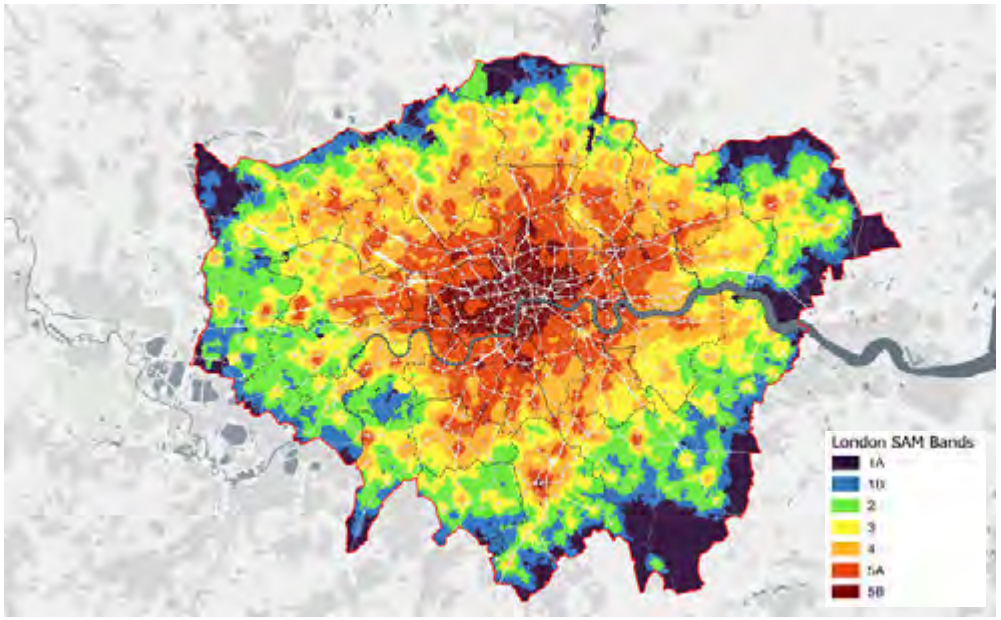


Figure 3.20: London SAM Bands



Figure 3.21: London PTAL Bands (2031)

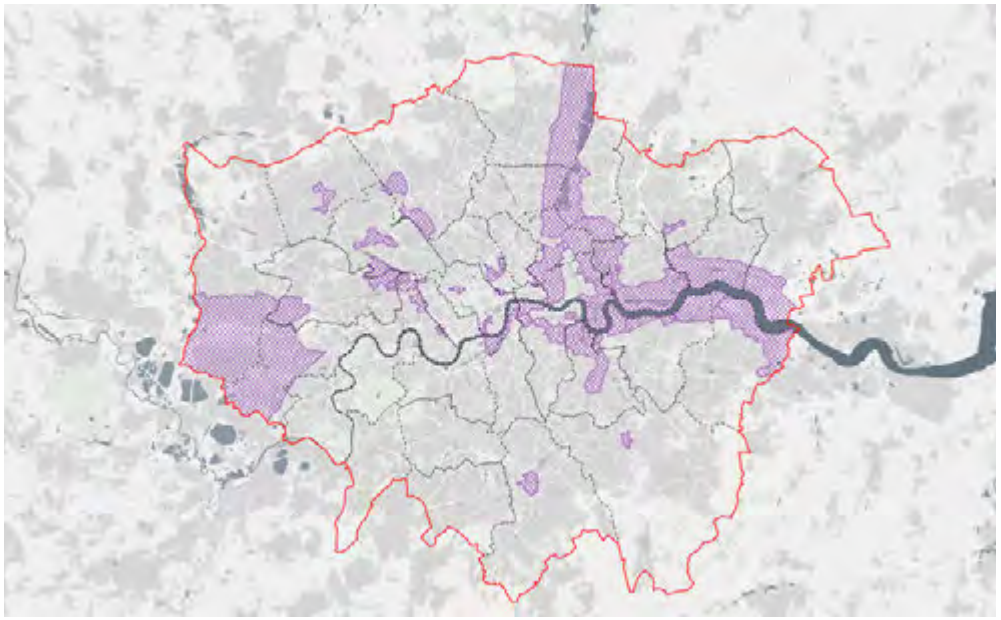


Figure 3.23: London Opportunity Areas



Figure 3.22: Land for London sites (SHLAA)



Figure 3.25: London Central Activity Zone

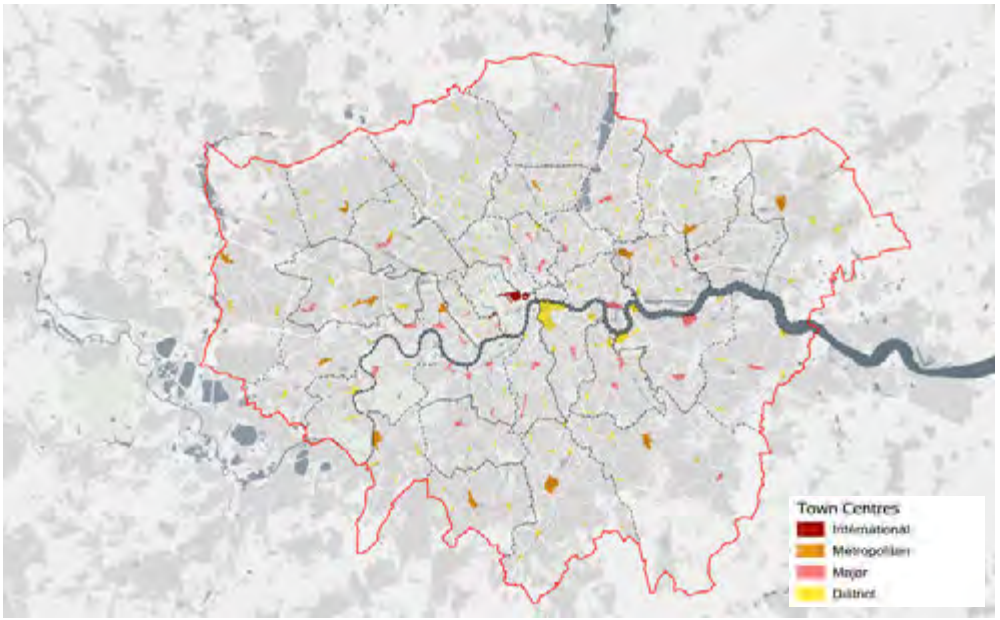


Figure 3.24: London Town Centres

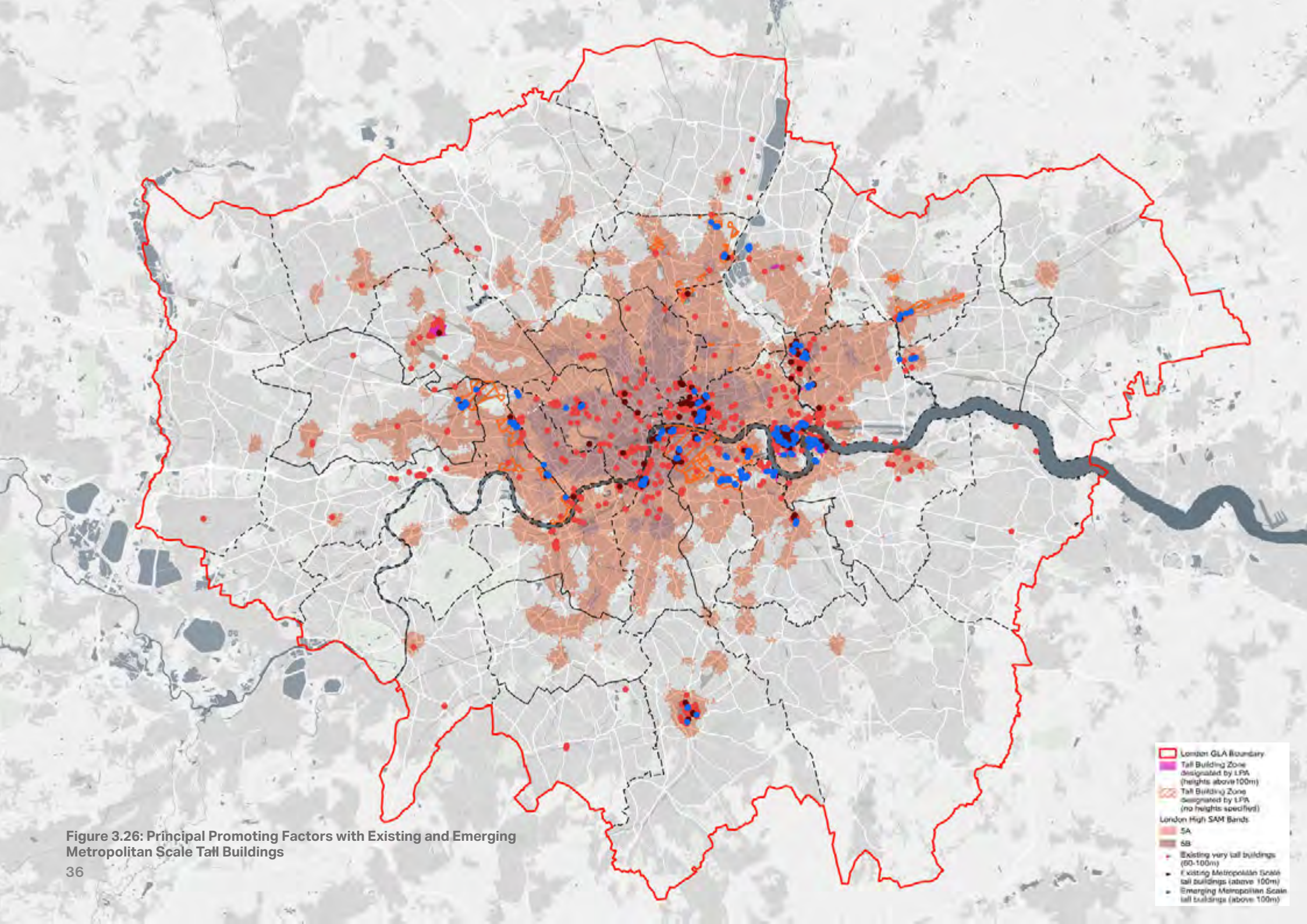


Figure 3.26: Principal Promoting Factors with Existing and Emerging Metropolitan Scale Tall Buildings

3.3.4. Figure 3.28 indicates that the majority of the designated tall building zones are within areas with the highest SAM scores (5A and 5B) and Figure 3.26 that London's Metropolitan Scale Tall Buildings (existing and consented) are located in either a designated tall building zone or areas that have the highest SAM scores (5A or 5B).

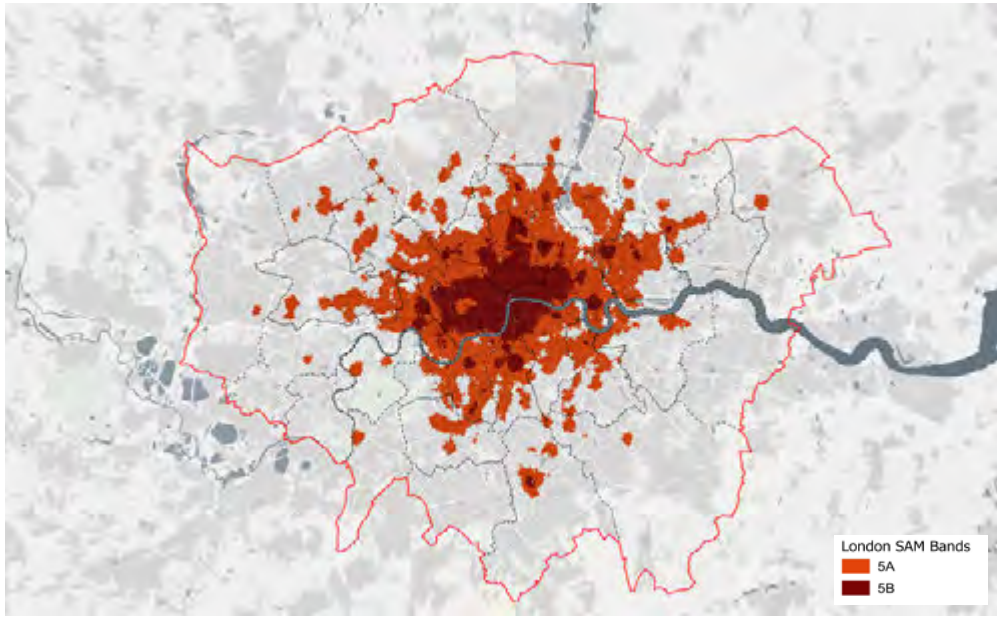


Figure 3.27: London High SAM (Band 5)

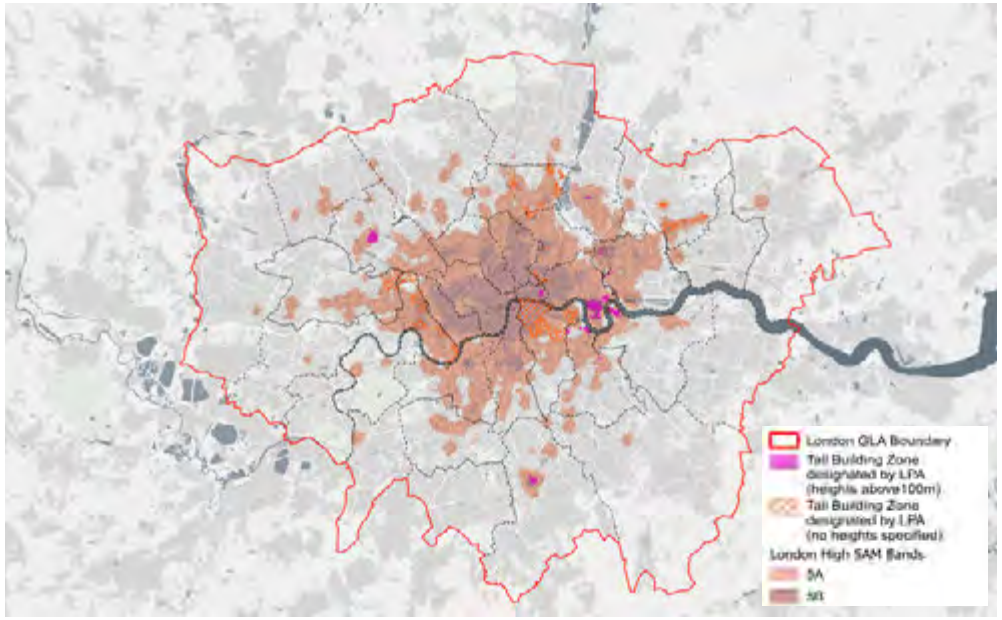


Figure 3.28: LPA Very Tall Building Zones with High SAM

Sensitivities to Metropolitan Scale Tall Buildings

3.3.5. The promoting factors identified above need to be balanced against tall building sensitivities including:

- LVMF Views and their settings and backdrops (Figure 3.29);
- Heritage assets
  - World Heritage Sites and their buffer zones (Figure 3.30);
  - Conservation Areas and listed buildings (Figure 3.31);
  - Registered Parks and Gardens (Figure 3.32);
- Landscape designations (Areas of Outstanding Beauty, open spaces, MOL and Green Belt) (Figure 3.33);
- Nature Conservation Designations (Figure 3.34)

3.3.6. The major sensitivities that will impact on the location of Metropolitan Tall Building Clusters are indicated in Figure 3.35.



Figure 3.29: Draft LVMF View cones and background extensions

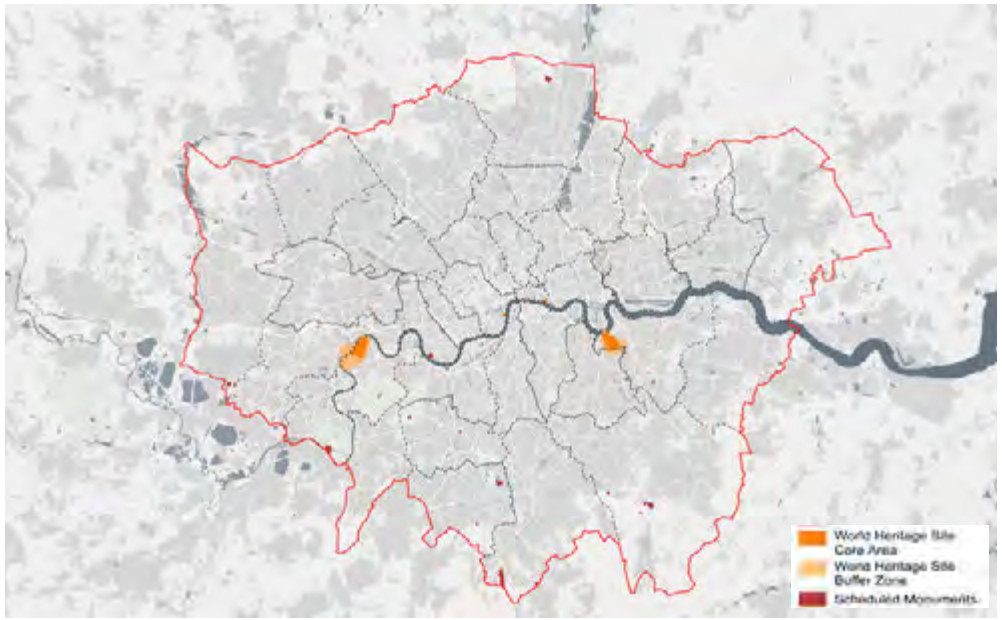


Figure 3.30: World Heritage Sites, Buffer Zones and Scheduled Monuments

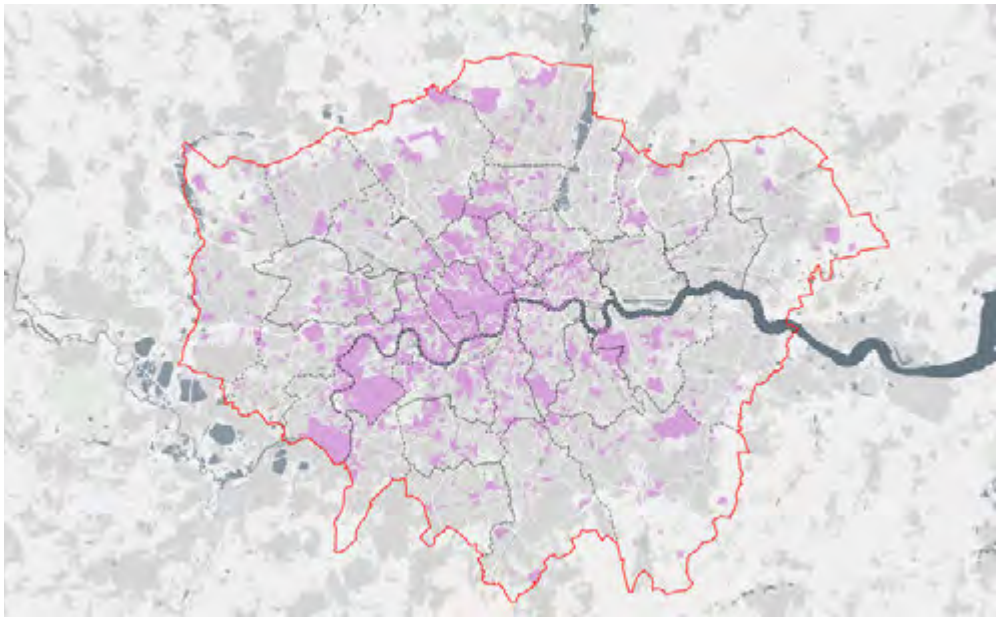


Figure 3.31: Conservation Areas



Figure 3.32: Registered Parks and Gardens



Figure 3.33: Landscape Designations



Figure 3.34: Nature Conservation Designations

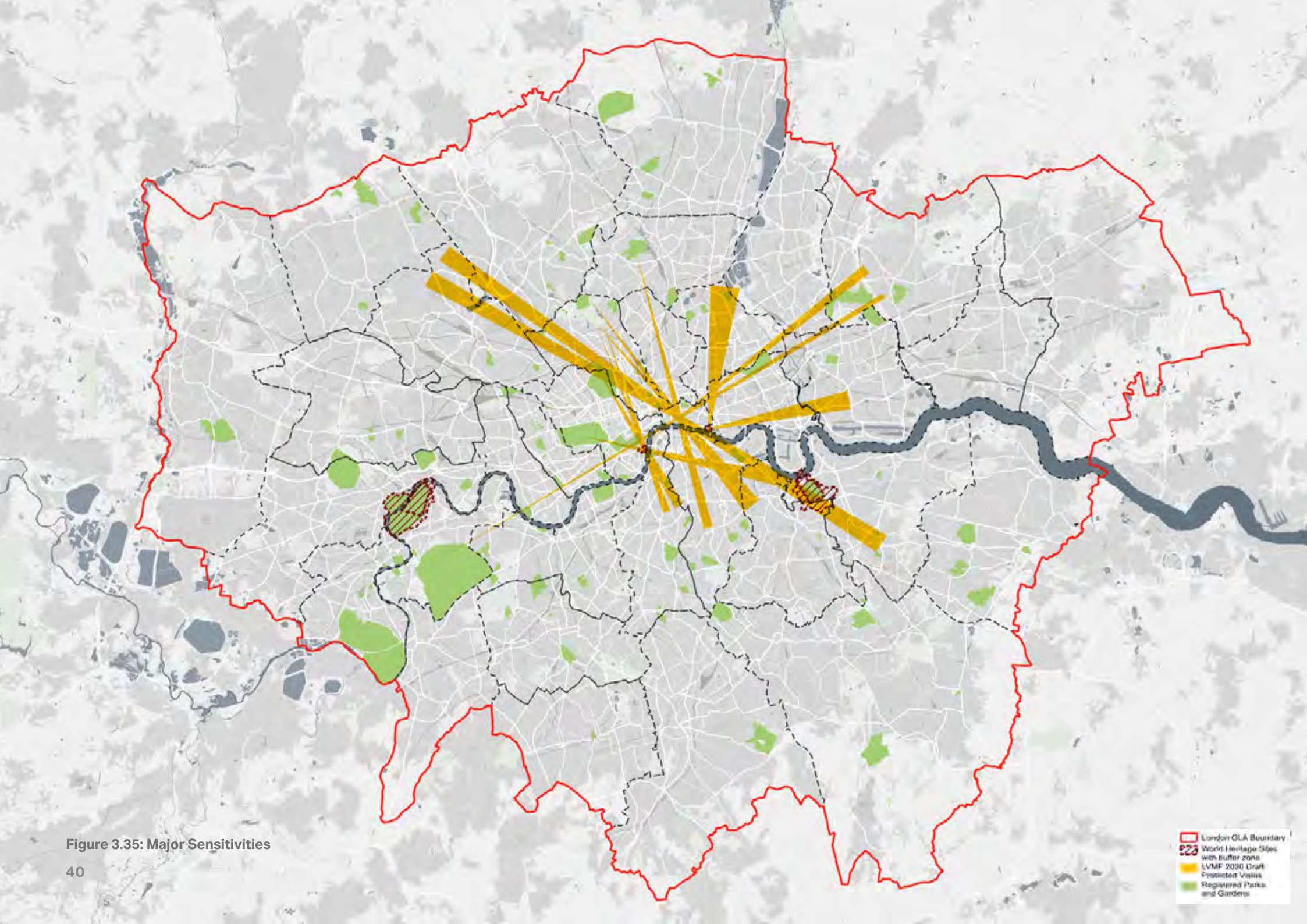


Figure 3.35: Major Sensitivities

Development Value / Viability

3.3.7. Lower property values may not support the delivery of Metropolitan Scale Tall Buildings and whilst planning consents, may be achieved development is unlikely to be brought forward (Figure 3.36).

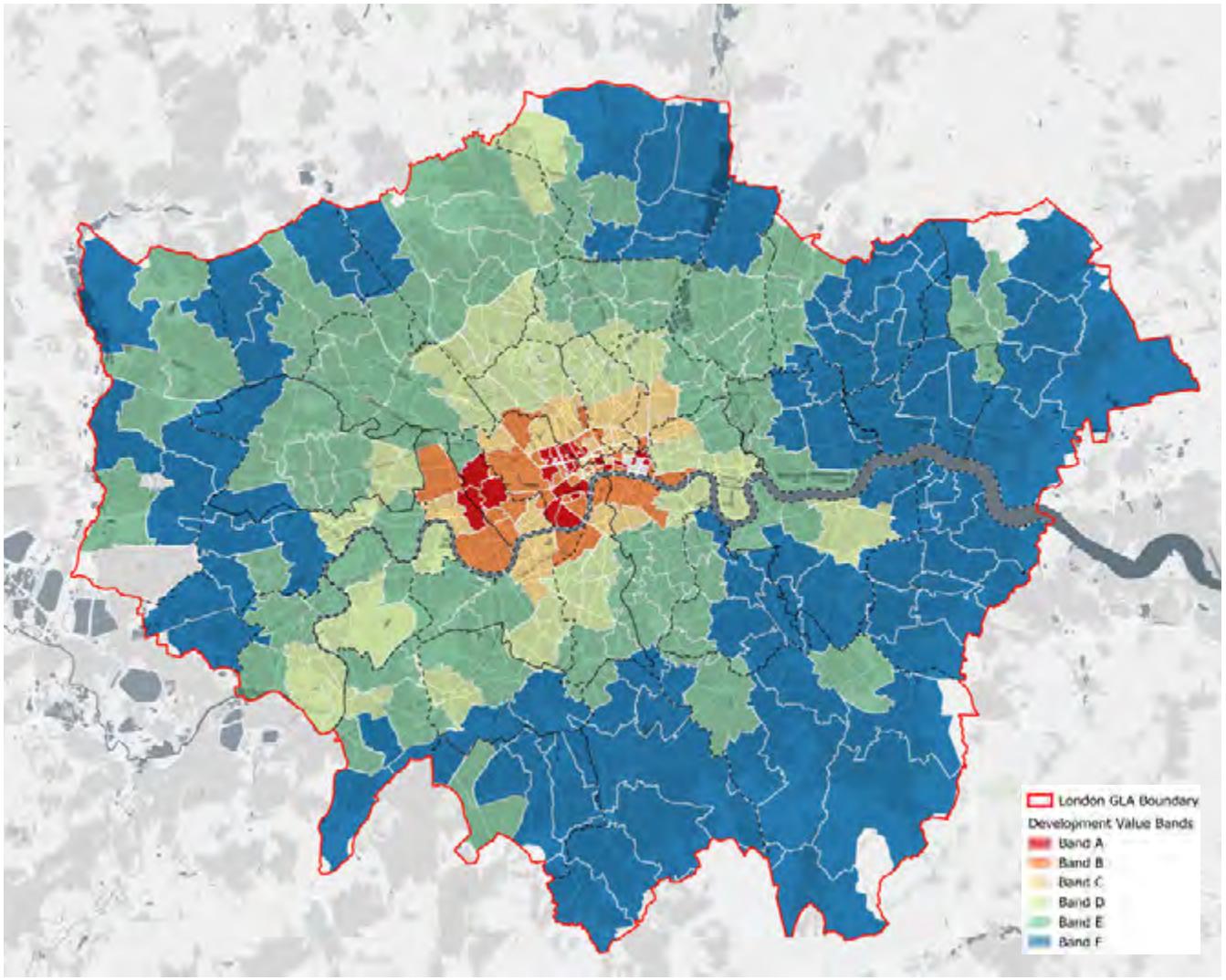


Figure 3.36: London Development Value (by postcodes)



Vauxhall Tall Building Cluster

4

London's Metropolitan Tall Building Clusters

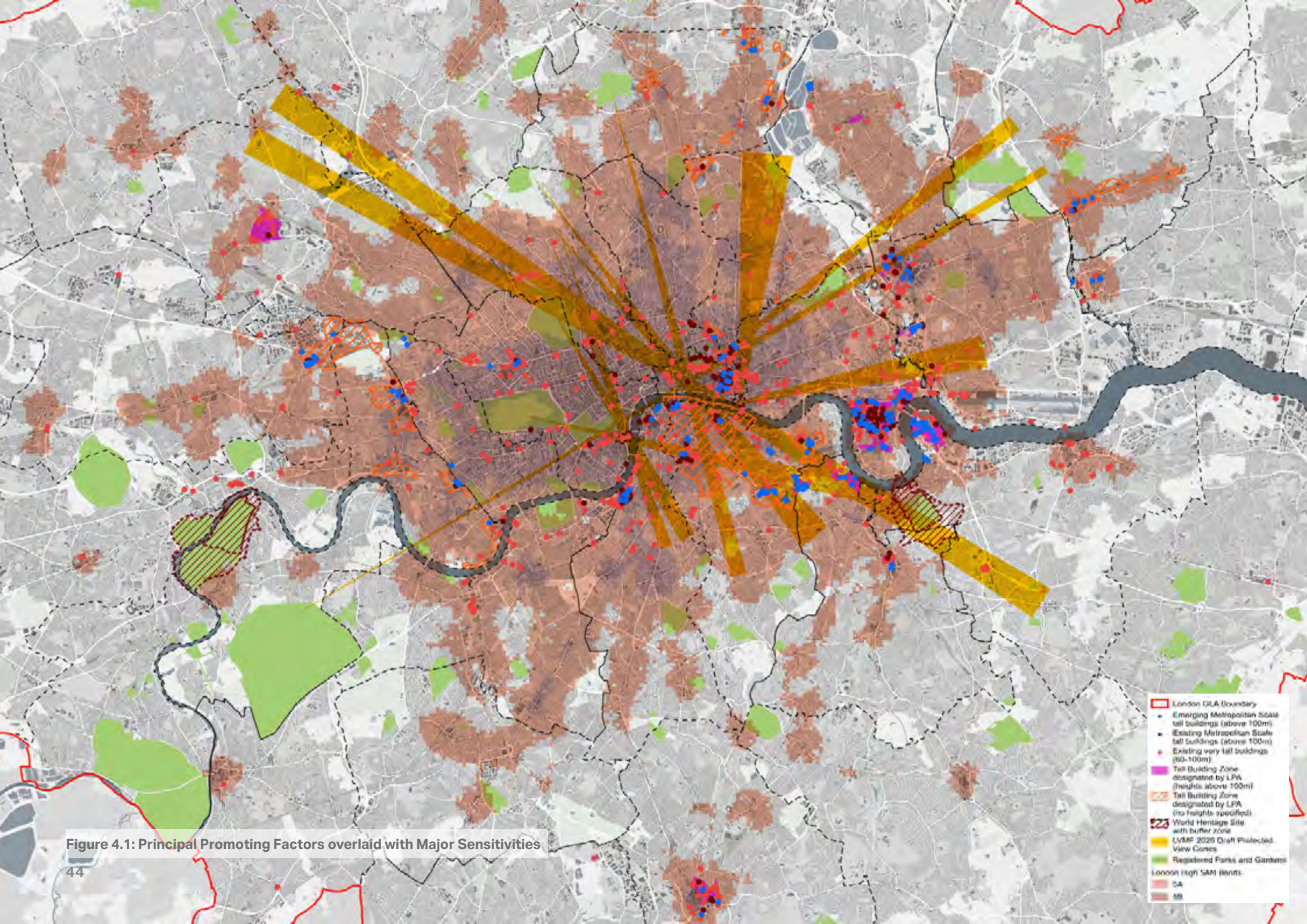


Figure 4.1: Principal Promoting Factors overlaid with Major Sensitivities

4.1 Potential Locations for Metropolitan Tall Building Clusters

4.1.1. To identify potential locations for Metropolitan Tall Building Clusters the principal promoting factors (as indicated in Figure 3.26) have been overlaid over the major sensitivities (as indicated in Figure 3.35). This is presented in Figure 4.1.

4.1.2. Through this sieving a preliminary list of 30 potential locations for Metropolitan Tall Building Clusters have been identified, 6 in outer London Boroughs and 24 within inner London. These are identified in Figure 4.2 and Figure 4.3.

4.1.3. The potential locations are:

- **Outer London**

1 Wembley Park
2 White Hart Lane
3 Tottenham Hale
4 Ilford Town Centre
5 Barking Town Centre
6 Croydon Town Centre

- **Inner London**

7 North Acton / Old Oak Common
8 White City
9 Earl's Court
10 Paddington
11 Vauxhall
12 Waterloo
13 Blackfriars
14 Elephant & Castle
15 London Bridge
16 City of London
17 Moorgate
18 Broadgate
19 Old Street
20 City Road Basin
21 Stratford
22 Twelve Trees / West Ham
23 Blackwall
24 Canary Wharf / Millwall Dock
25 Greenwich Peninsula
26 Canada Water
27 Millwall Stadium / Surrey Canal Road
28 Old Kent Road
29 Deptford (Convoys Wharf)
30 Lewisham Town Centre

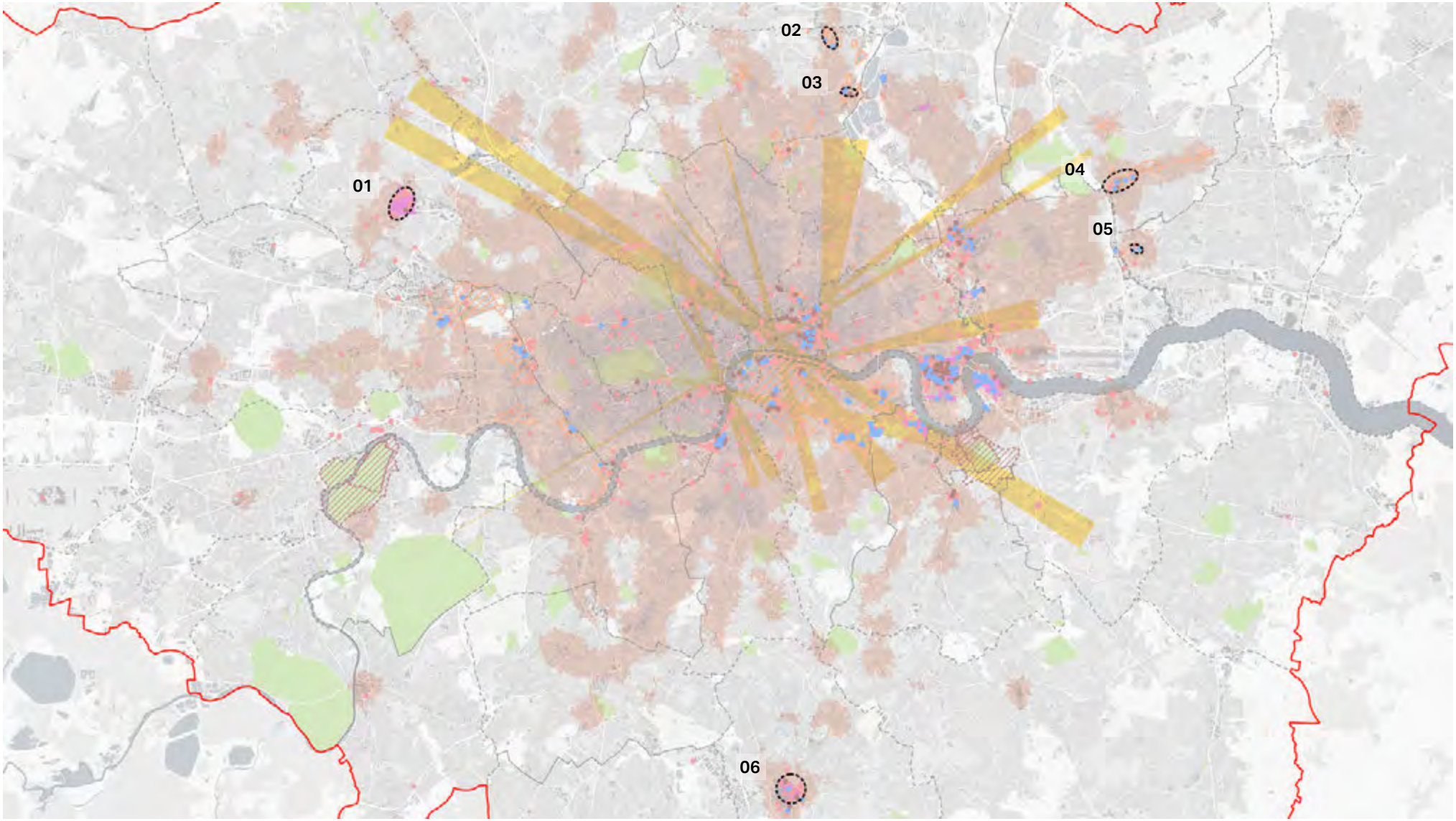


Figure 4.2: Potential Metropolitan Tall Building Cluster (Outer London)

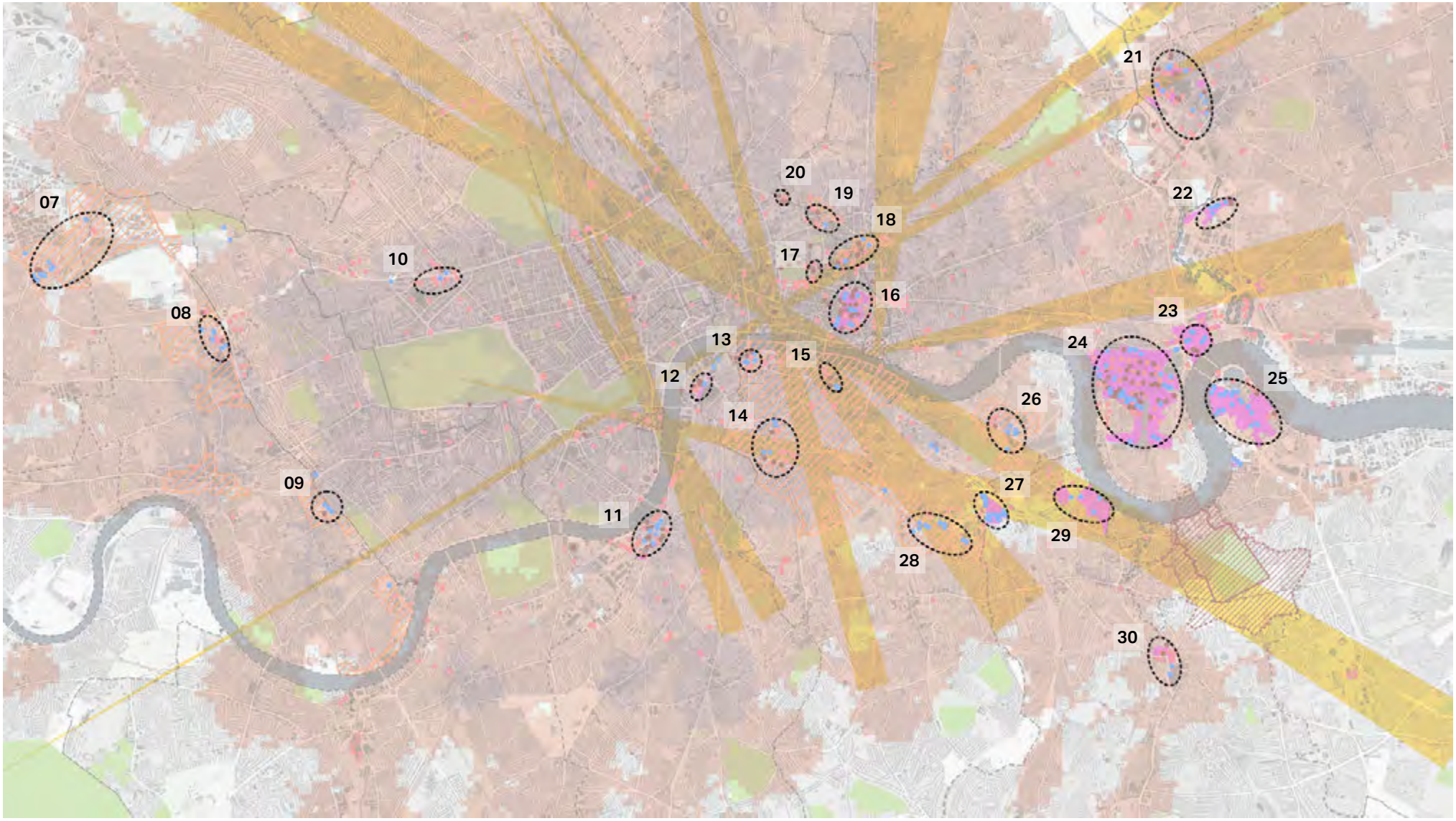


Figure 4.3: Potential Metropolitan Tall Building Cluster (Inner London)

4.2 Assessment of Potential Locations for Metropolitan Tall Building Clusters

4.2.1. Having identified the preliminary selection of locations these have then been assessed against the following criteria in order to identify the recommended locations.

- **Criteria 1: Aligns with local policy** Recognised as an appropriate location for Metropolitan Scale Tall Buildings in Borough's adopted or emerging Development Plan and / or does not conflict with local policy
- **Criteria 2: Is in an accessible location** Minimum SAM band 5A
- **Criteria 3: Has scale / size** Has potential to accommodate a minimum of five Metropolitan Scale Tall Buildings as part of a group that also includes tall buildings of a lesser scale
- **Criteria 4: Has development potential** Offers opportunity for further Metropolitan Scale Tall Buildings (i.e. area is not already built out)
- **Criteria 5: Location is sensitive to Strategic Views** Can be delivered without impacting adversely on LVMF Views
- **Criteria 6: Contributes to identity of London's skyline** Marks a location or destination of London Wide Significance (cultural, economic or social)
- **Criteria 7: Build values support Metropolitan Scale Tall Buildings** Is within an area that supports higher values (minimum Value Band D).

4.2.2. A summary of the assessment for each of the 30 potential Metropolitan Tall Building Clusters against the seven assessment criteria is set out in Table 4.2. The scoring criteria are set out in Table 4.1 and use a traffic light colour coding. Should a potential cluster score any reds against the scoring criteria it is not considered suitable as a location for a Metropolitan Scale Tall Building Cluster. This does not mean that the location is not suitable for tall buildings but rather that it is not considered suitable for 5+ Metropolitan Scale Tall Buildings (i.e. a cluster of Metropolitan Scale Tall Buildings).

4.2.3. Some of the potential tall building clusters are already well established on London's skyline whilst others are only emerging. Table 4.2 also recognises the status of a potential cluster on a scale from emerging to built out. This is important when considering the potential opportunity for growth that a cluster may offer.

4.2.4. A more detailed assessment for each cluster is provided in "Appendix A: Assessment of Potential Metropolitan Tall Building Clusters".

Table 4.1: Scoring Criteria against which potential Metropolitan Scale Clusters have been assessed

Criteria 1: Aligns with Local Policy	Full policy support	Partial policy support (part of area)	Policy doesn't define heights or suggests slightly lower max heights	Policy not supportive of Very Tall Buildings
Criteria 2: Is in an accessible location	SAM Score 5B	SAM Score 5A	SAM Score 4	SAM Score 3 or below
Criteria 3: Has scale / size	Potential for 10+ Metropolitan Scale Tall Buildings	Potential for 5+ Metropolitan Scale Tall Buildings	May be potential for 5 Metropolitan Scale Tall Buildings	Potential for >5 Metropolitan Scale Tall Buildings
Criteria 4: Has development potential	Significant potential for more Metropolitan Scale Tall Buildings	Development potential for more Metropolitan Scale Tall Buildings		Limited or no development potential for Metropolitan Scale Tall Buildings
Criteria 5: Location is sensitive to Strategic Views	Not visible in LVMF views	Visible in LVMF views but limited impact on development potential	LVMF Views have some impact on potential and or height of Very Tall Buildings	LVMF Views preclude establishment of a Metropolitan Tall Building cluster
Criteria 6: Contributes to identity of London's Skyline	Significant London Destination (Centre, mixed use area with citywide / national attractions, excellent public transport)	Minor London Destination (centre, some mixed uses and attractions, good public transport)	Local destination / focus only	
Criteria 7: Build values support Metropolitan Scale Tall Buildings	Value Band A or B	Value Band C or D	Value Band E or F	

Table 4.2: Summary of Potential Metropolitan Scale Cluster Assessment

	POTENTIAL CLUSTER	CRITERIA 1: Aligns with local policy	CRITERIA 2: Is in an accessible location	CRITERIA 3: Has scale / size	CRITERIA 4: Has development potential	CRITERIA 5: Location is sensitive to Strategic Views	CRITERIA 6: Contributes to identity of London's skyline	CRITERIA 7: Build values support Metropolitan Scale Tall Buildings	SUMMARY OF ASSESSMENT	CLUSTER STATUS Emerging ---> to built out
1	**Wembley Park**								**Not recommended for designation as a Metropolitan Tall Building Cluster**	
2	**White Hart Lane**								**Not recommended for designation as a Metropolitan Tall Building Cluster**	
3	**Tottenham Hale**								**Not recommended for designation as a Metropolitan Tall Building Cluster**	
4	**Ilford Town Centre**								**Not recommended for designation as a Metropolitan Tall Building Cluster**	
5	**Barking Town Centre**								**Not recommended for designation as a Metropolitan Tall Building Cluster**	
6	**Croydon Town Centre**								Designate as a **Major Metropolitan Tall Building Cluster**	
7	**North Acton / Old Oak Common**								Designate as a **Major Metropolitan Tall Building Cluster**	
8	**White City**								Designate as a **Metropolitan Tall Building Cluster**	
9	**Earl's Court**								**Not recommended for designation as a Metropolitan Tall Building Cluster**	
10	**Paddington**								**Not recommended for designation as a Metropolitan Tall Building Cluster**	

POTENTIAL CLUSTER		CRITERIA 1: Aligns with local policy	CRITERIA 2: Is in an accessible location	CRITERIA 3: Has scale / size	CRITERIA 4: Has development potential	CRITERIA 5: Location is sensitive to Strategic Views	CRITERIA 6: Contributes to identity of London's skyline	CRITERIA 7: Build values support Metropolitan Scale Tall Buildings	SUMMARY OF ASSESSMENT	CLUSTER STATUS Emerging ---> to built out
11	**Vauxhall**								Designate as a **Major Metropolitan Tall Building Cluster**	
12	**Waterloo**								**Not recommended for designation as a Metropolitan Tall Building Cluster**	
13	**Blackfriars**								Designate as a **Metropolitan Tall Building Cluster**	
14	**Elephant & Castle**								Designate as a **Metropolitan Tall Building Cluster**	
15	**London Bridge**								**Not recommended for designation as a Metropolitan Tall Building Cluster**	
16	**City of London**								Designate as **International Tall Building Cluster**	
17	**Moorgate**								**Not recommended for designation as a Metropolitan Tall Building Cluster**	
18	**Broadgate**								**Not recommended for designation as a Metropolitan Tall Building Cluster**	
19	**Old Street**								Designate as a **Metropolitan Tall Building Cluster**	
20	**City Road Basin**								**Not recommended for designation as a Metropolitan Tall Building Cluster**	

POTENTIAL CLUSTER		CRITERIA 1: Aligns with local policy	CRITERIA 2: Is in an accessible location	CRITERIA 3: Has scale / size	CRITERIA 4: Has development potential	CRITERIA 5: Location is sensitive to Strategic Views	CRITERIA 6: Contributes to identity of London's skyline	CRITERIA 7: Build values support Metropolitan Scale Tall Buildings	SUMMARY OF ASSESSMENT	CLUSTER STATUS Emerging ---> to built out
21	**Stratford**								Designate as a **Major Metropolitan Tall Building Cluster**	
22	**Twelve Trees / West Ham**								Designate as a **Metropolitan Tall Building Cluster**	
23	**Blackwall**								Designate as a **Metropolitan Tall Building Cluster**	
24	**Canary Wharf / Millwall Dock**								Designate as **International Tall Building Cluster**	
25	**Greenwich Peninsula**								Designate as a **Major Metropolitan Tall Building Cluster**	
26	**Canada Water**								Designate as a **Metropolitan Tall Building Cluster**	
27	**Millwall Stadium / Surrey Canal Road**								Designate as a **Metropolitan Tall Building Cluster**	
28	**Old Kent Road**								Designate as a **Major Metropolitan Tall Building Cluster**	
29	**Deptford (Convoys Wharf)**								**Not recommended for designation as a Metropolitan Tall Building Cluster**	
30	**Lewisham Town Centre**								Designate as a **Metropolitan Tall Building Cluster**	

4.3 London's Metropolitan Tall Building Clusters

4.3.1. Through assessment, against the criteria set out in Section 4.2, the preliminary selection of 30 potential clusters has been refined to 17 Metropolitan Tall Building Clusters. These clusters have then been categorised based on their scale and size into three tiers which are:

- **International Tall Building Clusters -** significant skyline features and London's globally recognised primary financial and business locations;
- **Major Metropolitan Tall Building Clusters -** major skyline features; and
- **Metropolitan Tall Building Clusters -** established or emerging confined skyline features.

4.3.2. The 17 Metropolitan Tall Building Clusters identified through this assessment are:

International Tall Building Cluster

- City of London
- Canary Wharf / Millwall Dock

Major Metropolitan Tall Building Clusters

- Croydon Town Centre
- North Acton / Old Oak Common
- Vauxhall
- Stratford
- Greenwich Peninsula
- Old Kent Road

Metropolitan Tall Building Clusters

- White City
- Blackfriars
- Elephant & Castle
- Old Street
- Twelve Trees / West Ham
- Blackwall
- Canada Water
- Millwall Stadium / Surrey Canal Road
- Lewisham Town Centre

4.3.3. This categorisation does not reflect the heights of buildings in the clusters, i.e. the tallest buildings within a Major Metropolitan Tall Building Cluster are not necessarily taller than those in a Metropolitan Tall Building Cluster, but rather on the scale of the cluster and the number of Metropolitan Scale Tall Buildings it may be able to accommodate.

4.3.4. Major Metropolitan and International Clusters must also mark a location or destination of London Wide Significance (cultural, economic or social) (score Green under Criteria 6).

4.3.5. It is also important to note that some clusters are already well established on London's skyline and may offer less potential for additional Metropolitan Scale Tall Buildings, whilst others are only emerging. The categorisation is based on the overall potential of the cluster (existing plus future Metropolitan Scale Tall Buildings). The status of the cluster (emerging through to built out) is indicated for each cluster in the assessment.

4.3.6. The location of the 17 Metropolitan Tall Building Clusters and their categorisation are indicated in Figure 4.4. Table 4.3 provides cluster specific guidance.

4.3.7. For the avoidance of doubt, identification of a cluster for Metropolitan Scale Tall Buildings does not mean that all buildings up to and above 100m are automatically acceptable in the identified locations. Such proposals will still need to be assessed in the context of site-specific circumstances, other development plan policies and the London View Management Framework (LVMF).

4.3.8. Metropolitan Tall Building Clusters should generally include tall buildings of lesser height at the periphery to mediate between greater height at the centre and the surrounding context.

4.3.9. The boundaries of the Metropolitan Clusters and maximum heights / height parameters are not defined in this study. It will remain the responsibility of London Boroughs / LPAs to define the spatial extent of, and set appropriate maximum heights and other design criteria for any metropolitan scale tall building locations in their area in a manner that is proportionate and reflects the significance and hierarchy of local and metropolitan tall building locations in London.



Figure 4.4: London Metropolitan Tall Building Clusters

Table 4.3: Cluster Specific Guidance of Metropolitan Scale Cluster

METROPOLITAN CLUSTER TIER	LOCATION (SEE ALSO ON FIGURE 4.4)	CLUSTER SPECIFIC GUIDANCE
International Cluster	**1. City of London**	This location refers to the City Cluster broadly defined by Bishopsgate in the west, Houndsditch to the north and Stoney Lane and Fenchurch Street to the east and south.
	2. Canary Wharf / Millwall Dock	This location refers to the area towards the north of the Isle of Dogs broadly defined by the River Thames to the west, Aspen Way to the north, Trafalgar Way and Blackwall Basin to the east and Marsh Wall to the south and extending southward along Millwall Inner Dock to Pepper Street.
Major Metropolitan Cluster	**3. Croydon Town Centre**	This location refers to the area around East Croydon Station and either side of Wellesley Road
	4. North Acton / Old Oak Common	This location refers to the area around Old Oak Common Station, Acton Wells and North Acton
	5. Vauxhall	This location refers to the area extending to either side of the railway line from Vauxhall Station in the north to Wyvil Road in the south. Building heights must avoid adverse impacts on the strategic views to the Palace of Westminster and Westminster Abbey
	6. Stratford	This location refers to the area around Stratford and Stratford International Stations. Building heights must avoid adverse impacts on the LVMF view to St. Paul's Cathedral from the King Henry VIII's Mound
	7. Greenwich Peninsula	This location refers to the Greenwich Peninsula Central area which extends from John Harrison Way northwards towards the O2
	8. Old Kent Road	This location refers to the area extending alongside Old Kent Road from its junctions with Rotherhithe New Road and Peckham Park Road in the north-west to its junctions with Asylum Road and Gervase Street to the south-east

METROPOLITAN CLUSTER TIER	LOCATION (SEE ALSO ON FIGURE 4.4)	CLUSTER SPECIFIC GUIDANCE
Metropolitan Cluster	**9. White City**	This location refers to the area immediately to the east of White City and Wood Lane Stations
	10. Blackfriars	This location refers to the area either side of Blackfriars Road from the River Thames in the north to Burrell Road / Colombo Street in the south
	11. Elephant & Castle	This location refers to the areas south-west of Elephant & Castle Station and at Borough Road / Newington Causeway. Building heights between these two areas to be lower to avoid adverse impacts on the LVMF view to the Palace of Westminster from the Serpentine Bridge
	12. Old Street	This location refers to the area east and north-east of Old Street Station
	13. Twelve Trees / West Ham	This location refers to the area south of the railway line, east to west, from West Ham Station to Crows Lane
	14. Blackwall	This location refers to the area east of Blackwall Station and to either side of Aspen Way
	15. Canada Water	This location refers to the area south-east of Canada Water Station
	16. Millwall Stadium / Surrey Canal Road	This location refers to the area south-east of South Bermondsey Station and extending to Surrey Canal Road adjacent to the Millwall Football Stadium
	17. Lewisham Town Centre	This location refers to the area adjacent to Lewisham Station

4.4 Sensitivities in LVMF Views

4.4.1. Many of the 17 Metropolitan Tall Building Clusters will appear in LVMF Panoramic Views and in some cases the location and height of buildings within the clusters will need to be carefully considered and managed to avoid adverse impacts on LVMF River Prospect and / or Townscape Views.

4.4.2. The sensitivities and potential impacts of the Metropolitan Tall Building Clusters on LVMF views have been identified and are set out in Table 4.4.

Table 4.4: Sensitivities and Potential Impacts of Metropolitan Tall Building Clusters on LVMF Views

METROPOLITAN TALL BUILDING CLUSTER	LVMF VIEWS	POTENTIAL IMPACTS / SENSITIVITIES
International Tall Building Cluster		
City of London	• View 1A.1 and 1A.2 Alexandra Palace • View 2A.1 and 2B.1 Parliament Hill (The Summit and East of Summit) • View 3A.1 Kenwood (The Gazebo) • View 4A.1 Primrose Hill (The Summit) • View 5A.2 General Wolfe Statue • View 10A.1 Tower Bridge (upstream) • **View 15B.1** and 15B.2 **Waterloo Bridge (downstream)** • View 16B.1 and 16B.2 Southbank Gabriel's Wharf • View 17B.1 and 17B.2 Hungerford Bridge (downstream) • View 25A.3 City Hall - Public Terraces • View 26A.1 St. James' Park Footbridge	The City of London is recognisable and prominent in London Panoramic views from Alexandra Palace, Parliament Hill, Kenwood, Primrose Hill, Greenwich and Blackheath Point and in River Prospect Views from Waterloo Bridge, Hungerford Bridge and Tower Bridge. There is particular sensitivity in views from Waterloo Bridge (View 15B.1) where the setting of St. Paul's Cathedral may be impacted by greater height promoted north of the existing / consented cluster

METROPOLITAN TALL BUILDING CLUSTER	LVMF VIEWS	POTENTIAL IMPACTS / SENSITIVITIES
Canary Wharf / Millwall Dock	• View 1A.1 and 1A.2 Alexandra Palace • View 2A.1 Parliament Hill (The Summit) • View 3A.1 Kenwood (The Gazebo) • View 4A.1 Primrose Hill (The Summit) • View 5A.1 & 5A.2 General Wolfe Statue • View 6A.1 Blackheath Point • View 11B.1 and **11B.2 London Bridge (downstream)** • View 15B.1 Waterloo Bridge (downstream)	The Canary Wharf cluster with One Canada Square at its centre is visible and recognisable in London Panoramic views from Alexandra Palace, Parliament Hill, Kenwood, Primrose Hill, General Wolfe Statue and Blackheath Point. View 5A.1 from General Wolfe Statue looks directly at the cluster which is located in the backdrop to the Maritime Greenwich WHS. The Canary Wharf cluster is also prominent in River Prospect views from London Bridge and Waterloo Bridge. Tower Bridge is visible in the views from London Bridge with a clear sky view between the frame of the towers and high-level walkways. This view could be impacted by a southern expansion of the Canary Wharf cluster along Millwall Inner Dock - building heights here should step down significantly to avoid impacts on setting.
Major Metropolitan Tall Building Cluster		
Croydon Town Centre	Not Visible in any LVMF View	Not Applicable
North Acton / Old Oak Common	• View 2B.1 Parliament Hill (East of Summit) • View 4A.2 Primrose Hill (The Summit)	The cluster appears in the distance on the western edge of view from the East of Parliament Hill and summit of Primrose Hill but is likely to be largely concealed by trees
Vauxhall	• View 1A.1 and 1A.2 Alexandra Palace • View 2A.1 and 2B.1 Parliament Hill (The Summit and East of Summit) • View 3A.1 Kenwood (The Gazebo) • View 4A.1 & 4A.2 Primrose Hill (The Summit) • View 15A.2 Waterloo Bridge (upstream) • View 17A.1 and **17A.2 Hungerford Bridge (upstream)** • View 18A.2 and 18A.3 Westminster Bridge (upstream) • View 20B.1 Victoria Embankment • View 21A.1 Jubilee Gardens • View 23A.1 Serpentine Bridge • View 27B.2 and **27D Parliament Square**	Cluster is prominent in London Panoramic views from Alexandra Palace, Parliament Hill, Primrose Hill and Blackheath Point and in River Prospect Views from Westminster Bridge, Hungerford Bridge and Waterloo Bridge and from Victoria Embankment. Were the cluster to extend further northwards this would increase impact on the setting of the Palace of Westminster from Parliament Square; extending the cluster southwards would increase impact on the setting of the Palace of Westminster from the River Prospect views.

METROPOLITAN TALL BUILDING CLUSTER	LVMF VIEWS	POTENTIAL IMPACTS / SENSITIVITIES
Stratford	• View 1A.1 and 1A.2 Alexandra Palace • View 2A.1 Parliament Hill • View 4A.1 Primrose Hill (The Summit) • View 9A King Henry VIII's Mound, Richmond	The cluster of tall buildings in Stratford is visible in LVMF Panoramic Views from Alexandra Palace, Parliament Hill and Primrose Hill - the Arcelor Mittal Orbit sculpture by artist Anish Kapoor is visible in these views and helps to orientate viewers to the Olympic Park. The location of greater building height must be carefully managed to avoid appearing in the backdrop to the view from King Henry VIII's Mound towards St. Paul's Cathedral and impacting on the cathedral's setting
Greenwich Peninsula	• View 1A.1 and 1A.2 Alexandra Palace • View 2A.1 Parliament Hill (The Summit) • View 5A.1 General Wolfe Statue	Visible in London Panoramic views from Alexandra Palace, Parliament Hill and the General Wolfe Statue. Appears to the right of the Canary Wharf cluster in views from the General Wolfe statue and heights should step down significantly to avoid competing with Canary Wharf on the skyline.
Old Kent Road	• View 2A.1 and 2B.1 Parliament Hill (The Summit and East of Summit) • View 3A.1 Kenwood (The Gazebo) • View 6A.1 Blackheath Point	Is located in the backdrop to St. Paul's Cathedral in views from Parliament Hill and Kenwood and building heights must be sensitive to this setting
Metropolitan Tall Building Cluster		
White City	• View 2B.1 Parliament Hill (East of Summit) • View 4A.2 Primrose Hill (The Summit)	The cluster appears in the distance on the western edge of views from the East of Parliament Hill and summit of Primrose Hill but is likely to be largely concealed by trees
Blackfriars	• View 1A.1 and 1A.2 Alexandra Palace • View 2A.1 and 2B.1 Parliament Hill (The Summit and East of Summit) • View 3A.1 Kenwood (The Gazebo) • View 4A.1 & 4A.2 Primrose Hill (The Summit) • View 5A.2 General Wolfe Statue • View 6A.1 Blackheath Point • View 10A.1 Tower Bridge (upstream) • View 12A.1 and View 12A.2 Southwark Bridge (upstream) • View 15B.1 and 15B.2 Waterloo Bridge (downstream) • View 23A.1 Serpentine Bridge • **View 26A.1 St. James' Park Footbridge**	Cluster is recognisable in London Panoramic views from Alexandra Palace, Parliament Hill, Kenwood, Primrose Hill, Greenwich and Blackheath Point and in River Prospect Views from Tower Bridge, Southwark Bridge and Waterloo Bridge. The cluster is also visible in townscape views from the Serpentine Bridge and St. James's Park footbridge. Heights should be carefully managed to avoid adverse impacts on these views.
Elephant & Castle	• View 2A.1 and 2B.1 Parliament Hill (The Summit and East of Summit) • View 3A.1 Kenwood (The Gazebo) • View 4A.1 Primrose Hill (The Summit) • View 6A.1 Blackheath Point • **View 23A.1 Serpentine Bridge**	Cluster is recognisable in London Panoramic views from, Parliament Hill, Kenwood, Primrose Hill and Blackheath Point. The cluster is located in the backdrop to the Palace of Westminster in the townscape view from the Serpentine Bridge and heights must be managed to avoid adverse impacts.

METROPOLITAN TALL BUILDING CLUSTER	LVMF VIEWS	POTENTIAL IMPACTS / SENSITIVITIES
Old Street	• View 1A.1 and 1A.2 Alexandra Palace • View 2A.1 and 2B.1 Parliament Hill (The Summit and East of Summit) • View 3A.1 Kenwood (The Gazebo) • View 4A.1 Primrose Hill (The Summit)	Visible in London Panoramic views from Alexandra Palace, Parliament Hill, Kenwood, and Primrose Hill. Appears to the left of the City of London in these views and should be less prominent / significantly lower in height to reflect lesser importance on skyline
Twelve Trees / West Ham	• View 1A.1 and 1A.2 Alexandra Palace • View 2A.1 Parliament Hill (The Summit) • View 4A.1 Primrose Hill (The Summit)	Visible but not prominent in London Panoramic Views from Alexandra Palace, Parliament Hill and Primrose Hill but largely obscured by developments in the foreground
Blackwall	• View 1A.1 and 1A.2 Alexandra Palace • View 2A.1 Parliament Hill (The Summit) • View 5A.1 General Wolfe Statue	Visible in London Panoramic views from Alexandra Palace, and Parliament Hill from the north and General Wolfe Statue from the south. Appears adjacent the Canary Wharf in these views and should be less prominent / significantly lower in height to reflect lesser importance on skyline
Canada Water	• View 1A.1 and 1A.2 Alexandra Palace • View 2A.1 and 2B.1 Parliament Hill (The Summit) • View 5A.2 General Wolfe Statue • View 6A.1 Blackheath Point • **View 11B.1 London Bridge (downstream)**	Located in the foreground to the view towards St. Paul's Cathedral from General Wolfe Statue and also the background to the view from Primrose Hill. The locations and heights of buildings need to be carefully managed to mitigate impacts. The cluster is highly visible from Blackheath Point and is located in the foreground to the City of London cluster. Heights / and tall building locations should be managed to retain visibility of the City Cluster on the skyline.
Millwall Stadium / Surrey Canal Road	• View 1A.1 and 1A.2 Alexandra Palace • View 2A.1 and 2B.1 Parliament Hill (The Summit and East of Summit) • View 3A.1 Kenwood (The Gazebo) • View 4A.1 Primrose Hill (The Summit) • View 6A.1 Blackheath Point • View 23A.1 Serpentine Bridge	Visible in London Panoramic views from Alexandra Palace, Parliament Hill, Kenwood, and Primrose Hill and prominent in the view from Blackheath Point. The cluster is located in the background to the view towards The Palace of Westminster from the Serpentine Bridge. Heights to be managed to avoid impacts in this view.
Lewisham Town Centre	• **View 24A.3 Island Gardens**	Cluster is located in the background to views of the Greenwich Maritime WHS from Island Gardens. The location and height of buildings to be carefully managed to minimise this impact

Views identified in Bold have been modelled by Millerhare and are provided in Appendix B.

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Canada Water Tall Building Cluster

Appendix A: Assessment of Potential Metropolitan Tall Building Clusters

01. WEMBLEY PARK (LONDON BOROUGH OF BRENT)



Site Aerial - Wembley Park © Google Satellite



Figure A.1: Wembley Park- Bird's eye view (VU City)



Figure A.2: Wembley Park - Town Centres



Figure A.3: Wembley Park - Opportunity Areas and Land for London



Figure A.4: Wembley Park - Heritage Sensitivities



Figure A.5: Wembley Park - Tall Buildings and Tall Building Zones



Figure A.6: Wembley Park - London SAM (2041) Bands

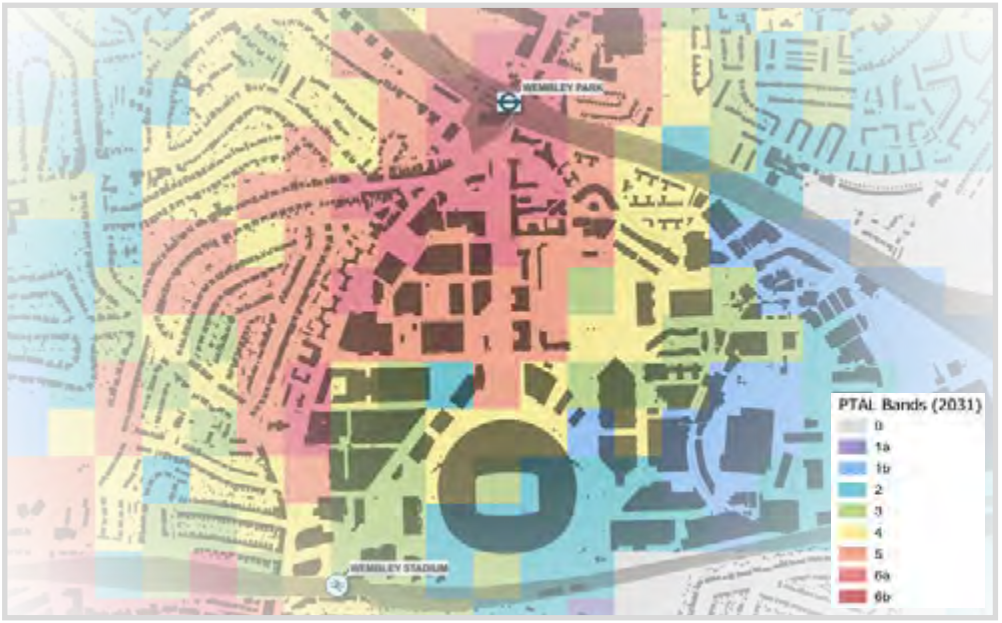


Figure A.7: Wembley Park - PTAL (2031) Bands

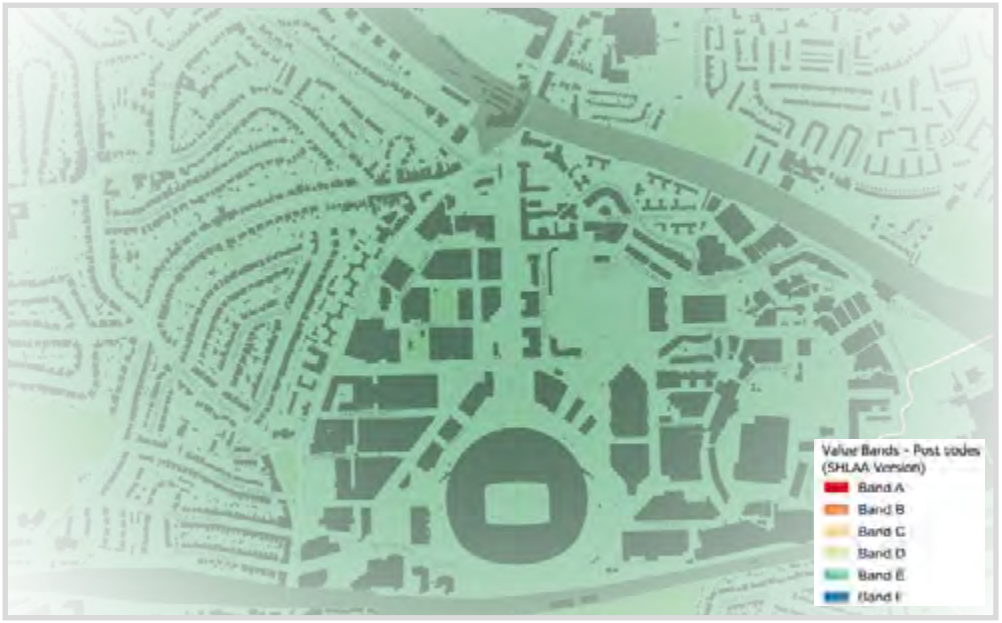


Figure A.8: Wembley Park - Value Bands

ASSESSMENT OF WEMBLEY PARK LOCATION

CRITERIA	ASSESSMENT
Criteria 1: Aligns with local policy Recognised as an appropriate location for Metropolitan Scale Tall Buildings in Borough's adopted or emerging Development Plan and / or does not conflict with local policy	The London Borough of Brent Local Plan (2029-2041) identifies the area as a Tall Building Zone with building height up to 102m
Criteria 2: Is in an accessible location Minimum SAM band 5A	SAM Band 5A
Criteria 3: Has scale / size Has potential to accommodate a minimum of five Metropolitan Scale Tall Buildings as part of a group that also includes tall buildings of a lesser scale	With the exception of Wembley Stadium there are no existing Metropolitan Scale Tall Buildings (100m +) and no consents for buildings over 100m+ within the Area of Search. There are 12 existing and 15 planning consents for tall buildings of 60-100m.
Criteria 4: Has development potential Offers opportunity for further Metropolitan Scale Tall Buildings (i.e. area is not already built out)	Metropolitan Scale Tall Buildings (above 100m) would impact on views to, and the setting of Wembley Stadium, and its arch. Whilst there is potential for intensification and growth in this location appropriate building heights are below the 100m threshold

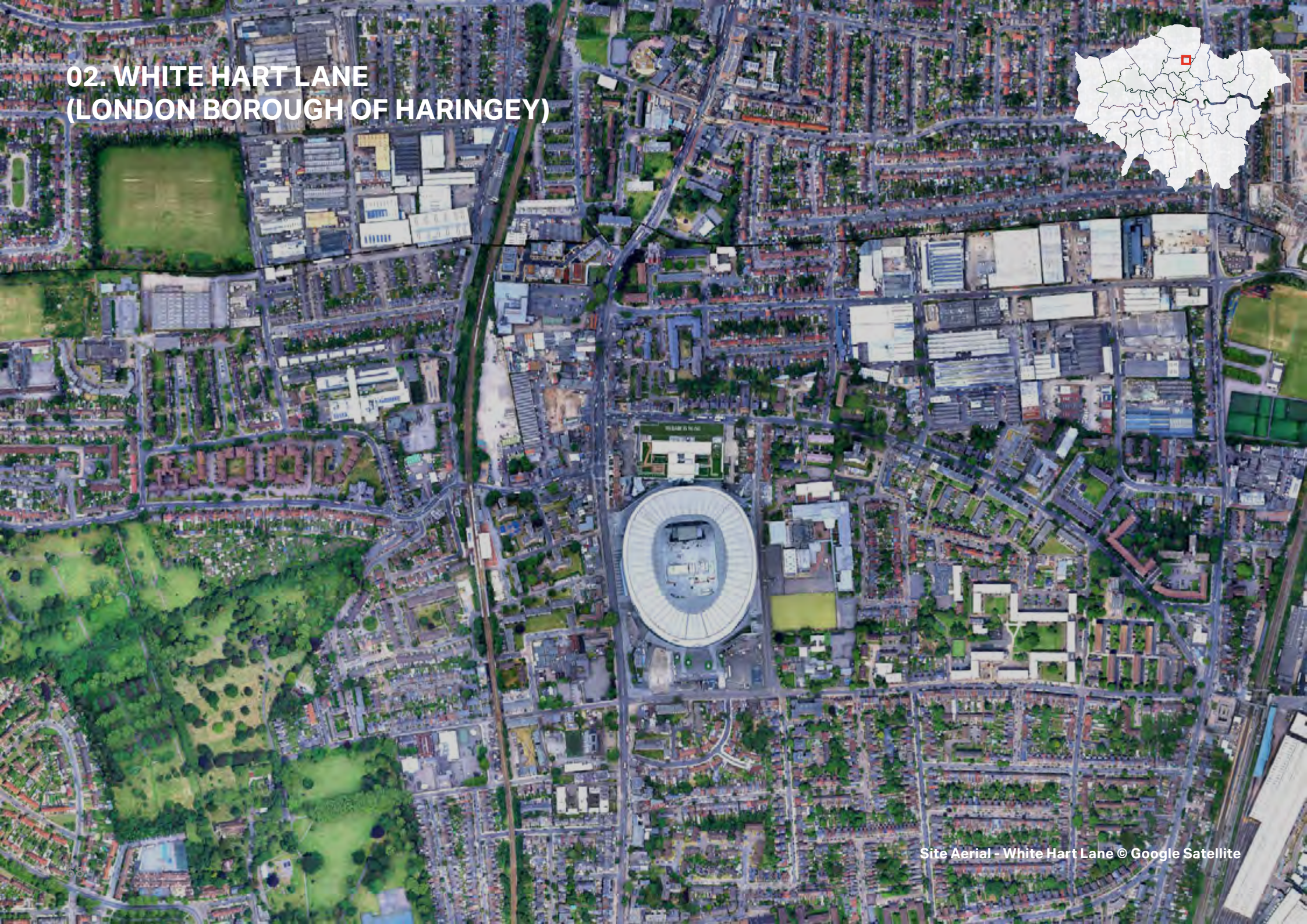
CRITERIA	ASSESSMENT
Criteria 5: Location is sensitive to Strategic Views Can be delivered without impacting adversely on LVMF Views	Not visible in any LVMF Views
Criteria 6: Contributes to identity of London's skyline Marks a location or destination of London Wide Significance (cultural, economic or social)	• Wembley Opportunity Area • District Town Centre • Mixed used regeneration area • Important national and international sporting / entertainment destination • Served by London Underground
Criteria 7: Build values support Metropolitan Scale Tall Buildings Is within an area that supports higher values	Value Band E

Cluster Status



Summary of Assessment	**Not recommended for designation as a Metropolitan Tall Building Cluster**

02. WHITE HART LANE (LONDON BOROUGH OF HARINGEY)



Site Aerial - White Hart Lane © Google Satellite



Figure A.9: White Hart Lane - Bird's eye view (VU City)



Figure A.10: White Hart Lane - Town Centres



Figure A.11: White Hart Lane - Opportunity Areas and Land for London



Figure A.12: White Hart Lane - Heritage Sensitivities

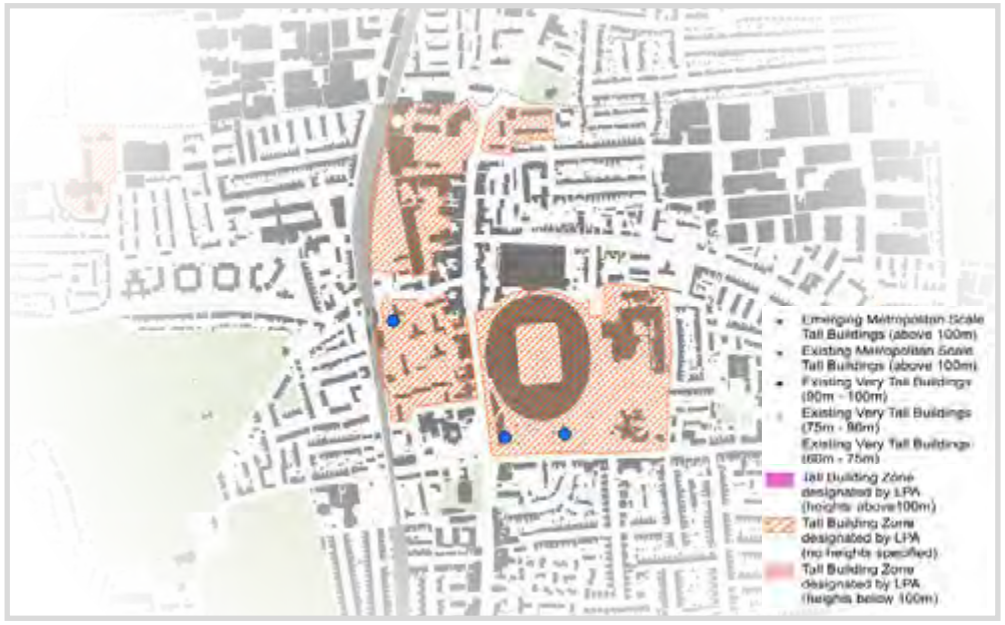


Figure A.13: White Hart Lane - Tall Buildings and Tall Building Zones



Figure A.14: White Hart Lane - London SAM (2041) Bands



Figure A.15: White Hart Lane - PTAL (2031) Bands



Figure A.16: White Hart Lane - Value Bands

ASSESSMENT OF WHITE HART LANE LOCATION

CRITERIA	ASSESSMENT
Criteria 1: Aligns with local policy Recognised as an appropriate location for Metropolitan Scale Tall Buildings in Borough's adopted or emerging Development Plan and / or does not conflict with local policy	The London Borough of Haringey draft Local Plan 2025 identifies the area as a Tall Building Area but does not identify maximum building heights
Criteria 2: Is in an accessible location Minimum SAM band 5A	SAM Band 5A
Criteria 3: Has scale / size Has potential to accommodate a minimum of five Metropolitan Scale Tall Buildings as part of a group that also includes tall buildings of a lesser scale	There are no existing Metropolitan Scale Tall Buildings (100m +) and 3 consents for buildings over 100m+ (up to 121m) within the Area of Search. There is 1 existing and 12 planning consents for tall buildings of 60-100m. Further tall buildings in this location are likely to be below the 100m+ threshold.
Criteria 4: Has development potential Offers opportunity for further Metropolitan Scale Tall Buildings (i.e. area is not already built out)	This is an emerging tall building location with consents for tall and very tall buildings not yet delivered. There are further sites within the area but future tall buildings are likely to be below the 100m+ threshold.

CRITERIA	ASSESSMENT
Criteria 5: Location is sensitive to Strategic Views Can be delivered without impacting adversely on LVMF Views	Not visible in any LVMF Views
Criteria 6: Contributes to identity of London's skyline Marks a location or destination of London Wide Significance (cultural, economic or social)	• Lea Valley Opportunity Area • Locally significant regeneration area • Stadium and venue for London • Served by London Overground
Criteria 7: Build values support Metropolitan Scale Tall Buildings Is within an area that supports higher values	Value Band E

Cluster Status



Summary of Assessment	**Not recommended for designation as a Metropolitan Tall Building Cluster**

03. TOTTENHAM HALE (LONDON BOROUGH OF HARINGEY)



Site Aerial - Tottenham Hale © Google Satellite



Figure A.17: Tottenham Hale - Bird's eye view (VU City)



Figure A.18: Tottenham Hale - Town Centres



Figure A.19: Tottenham Hale - Opportunity Areas and Land for London



Figure A.20: Tottenham Hale - Heritage Sensitivities



Figure A.21: Tottenham Hale - Tall Buildings and Tall Building Zones



Figure A.22: Tottenham Hale - London SAM (2041) Bands



Figure A.23: Tottenham Hale - PTAL (2031) Bands



Figure A.24: Tottenham Hale - Value Bands

ASSESSMENT OF TOTTENHAM HALE LOCATION

CRITERIA	ASSESSMENT
Criteria 1: Aligns with local policy Recognised as an appropriate location for Metropolitan Scale Tall Buildings in Borough's adopted or emerging Development Plan and / or does not conflict with local policy	The London Borough of Haringey draft Local Plan 2025 identifies the area as a Tall Building Area but does not identify maximum building heights
Criteria 2: Is in an accessible location Minimum SAM band 5A	SAM Band 5A
Criteria 3: Has scale / size Has potential to accommodate a minimum of five Metropolitan Scale Tall Buildings as part of a group that also includes tall buildings of a lesser scale	There is 1 existing Metropolitan Scale Tall Building (100m +) at 108m and 2 consents for buildings over 100m+ (up to 128m) within the Area of Search. There are 4 existing and 2 planning consents for tall buildings of 60-100m. Further tall buildings in this location are likely to be below the 100m+ threshold.
Criteria 4: Has development potential Offers opportunity for further Metropolitan Scale Tall Buildings (i.e. area is not already built out)	There are further sites within the area but future tall buildings are likely to be below the 100m+ threshold.

CRITERIA	ASSESSMENT
Criteria 5: Location is sensitive to Strategic Views Can be delivered without impacting adversely on LVMF Views	Not visible in any LVMF Views
Criteria 6: Contributes to identity of London's skyline Marks a location or destination of London Wide Significance (cultural, economic or social)	• Lea Valley Opportunity Area • Locally significant regeneration area • District Town Centre • Served by National Rail and London Underground
Criteria 7: Build values support Metropolitan Scale Tall Buildings Is within an area that supports higher values	Value Band E



Summary of Assessment	**Not recommended for designation as a Metropolitan Tall Building Cluster**

04. ILFORD TOWN CENTRE (LONDON BOROUGH OF REDBRIDGE)



Site Aerial - Ilford Town Centre © Google Satellite



Figure A.25: Ilford Town Centre - Bird's eye view (VU City)



Figure A.26: Ilford Town Centre - Town Centres



Figure A.27: Ilford Town Centre - Opportunity Areas and Land for London



Figure A.28: Ilford Town Centre - Heritage Sensitivities



Figure A.29: Ilford Town Centre - Tall Buildings and Tall Building Zones



Figure A.30: Ilford Town Centre - London SAM (2041) Bands



Figure A.31: Ilford Town Centre - PTAL (2031) Bands



Figure A.32: Ilford Town Centre - Value Bands

ASSESSMENT OF ILFORD TOWN CENTRE LOCATION

CRITERIA	ASSESSMENT
Criteria 1: Aligns with local policy Recognised as an appropriate location for Metropolitan Scale Tall Buildings in Borough's adopted or emerging Development Plan and / or does not conflict with local policy	The London Borough of Redbridge draft Local Plan 2015-2030 (2018) identifies the area as a Tall Building Zone but does not specify maximum building heights
Criteria 2: Is in an accessible location Minimum SAM band 5A	SAM Band 5A / 5B
Criteria 3: Has scale / size Has potential to accommodate a minimum of five Metropolitan Scale Tall Buildings as part of a group that also includes tall buildings of a lesser scale	There is 1 existing Metropolitan Scale Tall Building (100m +) at 103m and 4 consents for buildings over 100m+ (up to 138m) within the Area of Search. There are 4 existing and 8 planning consents for tall buildings of 60-100m. Development viability has however been a challenge in this location and some of the Very Tall Building consents may not be delivered Further tall buildings in this location are likely to be below the 100m+ threshold.

CRITERIA	ASSESSMENT
Criteria 4: Has development potential Offers opportunity for further Metropolitan Scale Tall Buildings (i.e. area is not already built out)	There are further sites within the Area of Search but future tall buildings are likely to be below the 100m+ threshold.
Criteria 5: Location is sensitive to Strategic Views Can be delivered without impacting adversely on LVMF Views	Not visible in any LVMF Views
Criteria 6: Contributes to identity of London's skyline Marks a location or destination of London Wide Significance (cultural, economic or social)	• Ilford Opportunity Area • Locally significant regeneration area • Metropolitan Town Centre serving north-east London • Served by mainline railway and Elizabeth Line
Criteria 7: Build values support Metropolitan Scale Tall Buildings Is within an area that supports higher values	Value Band F

Cluster Status

Emerging → Built out

Summary of Assessment	**Not recommended for designation as a Metropolitan Tall Building Cluster**

05. BARKING TOWN CENTRE (LONDON BOROUGH OF BARKING AND DAGENHAM)



Site Aerial - Barking Town Centre © Google Satellite



Figure A.33: Barking Town Centre - Bird's eye view (VU City)



Figure A.34: Barking Town Centre - Town Centres



Figure A.35: Barking Town Centre - Opportunity Areas and Land for London



Figure A.36: Barking Town Centre - Heritage Sensitivities

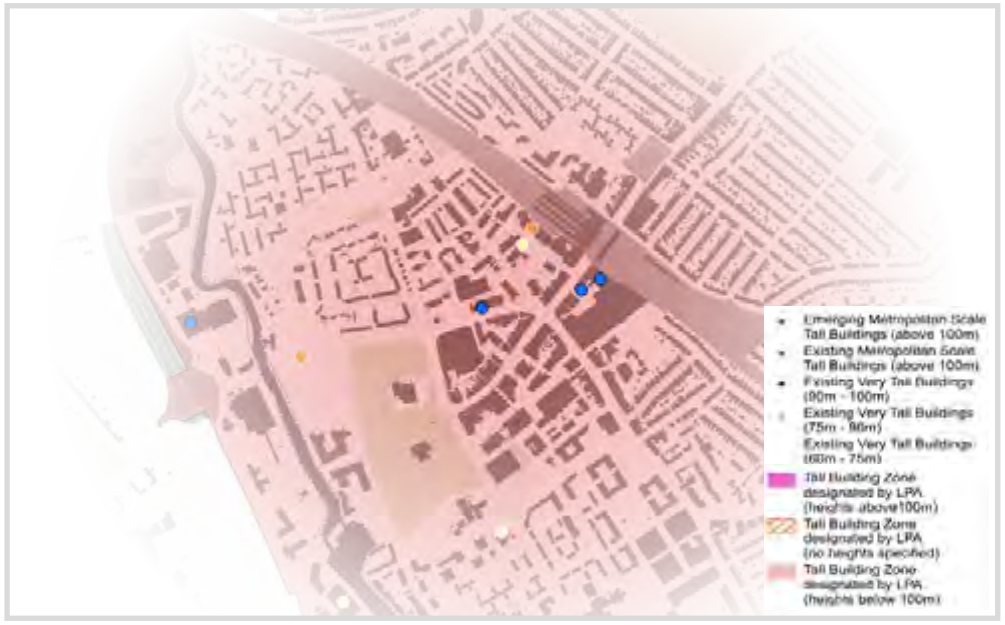


Figure A.37: Barking Town Centre - Tall Buildings and Tall Building Zones



Figure A.38: Barking Town Centre - London SAM (2041) Bands



Figure A.39: Barking Town Centre - PTAL (2031) Bands



Figure A.40: Barking Town Centre - Value Bands

ASSESSMENT OF BARKING TOWN CENTRE LOCATION

CRITERIA	ASSESSMENT
Criteria 1: Aligns with local policy Recognised as an appropriate location for Metropolitan Scale Tall Buildings in Borough's adopted or emerging Development Plan and / or does not conflict with local policy	The London Borough of Barking and Dagenham Local Plan 2020-2037 identifies the area as a Tall Building Zone with maximum building height of 95m
Criteria 2: Is in an accessible location Minimum SAM band 5A	SAM Band 5A
Criteria 3: Has scale / size Has potential to accommodate a minimum of five Metropolitan Scale Tall Buildings as part of a group that also includes tall buildings of a lesser scale	There are 0 existing Metropolitan Scale Tall Buildings (100m +) and 3 consents for buildings over 100m+ (up to 132m) within the Area of Search. There are 2 existing and 6 planning consents for tall buildings of 60-100m. Further tall buildings in this location are likely to be below the 100m+ threshold.
Criteria 4: Has development potential Offers opportunity for further Metropolitan Scale Tall Buildings (i.e. area is not already built out)	There are further sites within the Area of Search but future tall buildings are likely to be below the 100m+ threshold.

CRITERIA	ASSESSMENT
Criteria 5: Location is sensitive to Strategic Views Can be delivered without impacting adversely on LVMF Views	Not visible in any LVMF Views
Criteria 6: Contributes to identity of London's skyline Marks a location or destination of London Wide Significance (cultural, economic or social)	• London Riverside Opportunity Area • Locally significant regeneration area • Major Town Centre • Served by mainline railway and London Underground
Criteria 7: Build values support Metropolitan Scale Tall Buildings Is within an area that supports higher values	Value Band F

Cluster Status



Summary of Assessment	**Not recommended for designation as a Metropolitan Tall Building Cluster**

06. CROYDON TOWN CENTRE (LONDON BOROUGH OF CROYDON)



Site Aerial - Croydon Town Centre © Google Satellite



Figure A.41: Croydon Town Centre - Bird's eye view (VU City)



Figure A.42: Croydon Town Centre - Town Centres



Figure A.43: Croydon Town Centre - Opportunity Areas and Land for London



Figure A.44: Croydon Town Centre - Heritage Sensitivities



Figure A.45: Croydon Town Centre - Tall Buildings and Tall Building Zones



Figure A.46: Croydon Town Centre - London SAM (2041) Bands



Figure A.47: Croydon Town Centre - PTAL (2031) Bands



Figure A.48: Croydon Town Centre - Value Bands

ASSESSMENT OF CROYDON TOWN CENTRE LOCATION

CRITERIA	ASSESSMENT
Criteria 1: Aligns with local policy Recognised as an appropriate location for Metropolitan Scale Tall Buildings in Borough's adopted or emerging Development Plan and / or does not conflict with local policy	Croydon Local Plan 2018 revised June 2024 identifies the area as a Tall Building Zone with maximum building heights up to 138m.
Criteria 2: Is in an accessible location Minimum SAM band 5A	SAM Band 5A / 5B
Criteria 3: Has scale / size Has potential to accommodate a minimum of five Metropolitan Scale Tall Buildings as part of a group that also includes tall buildings of a lesser scale	There are 4 existing Metropolitan Scale Tall Buildings (100m +) up to 154m and 4 consents for buildings over 100m+ (up to 164m) within the Area of Search. There are 20 existing and 10 planning consents for tall buildings of 60-100m. **There is potential for a cluster of 10+ Metropolitan Scale Tall Buildings to emerge in this location**
Criteria 4: Has development potential Offers opportunity for further Metropolitan Scale Tall Buildings (i.e. area is not already built out)	There are numerous consents for Tall and Metropolitan Scale Tall Buildings within this Area of Search and potential for further Tall and Very Tall Buildings to extend the cluster

CRITERIA	ASSESSMENT
Criteria 5: Location is sensitive to Strategic Views Can be delivered without impacting adversely on LVMF Views	Not visible in any LVMF Views
Criteria 6: Contributes to identity of London's skyline Marks a location or destination of London Wide Significance (cultural, economic or social)	• Croydon Opportunity Area • Locally significant regeneration area • Metropolitan Town Centre and economic and cultural focus for south London • Served by mainline railway station
Criteria 7: Build values support Metropolitan Scale Tall Buildings Is within an area that supports higher values	Value Band F

Cluster Status



Summary of Assessment	Designate as a **Major Metropolitan Tall Building Cluster**
Cluster Specific Guidance	This location refers to the area around East Croydon Station and either side of Wellesley Road.

07. NORTH ACTON / OLD OAK COMMON (LONDON BOROUGH OF EALING / LONDON BOROUGH OF HAMMERSMITH AND FULHAM / OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION)



Site Aerial - North Acton / Old Oak Common © Google Satellite



Figure A.49: North Acton / Old Oak Common - Bird's eye view (VU City)



Figure A.50: North Acton / Old Oak Common - Town Centres



Figure A.51: North Acton / Old Oak Common - Opportunity Areas and Land for London



Figure A.52: North Acton / Old Oak Common - Heritage Sensitivities



Figure A.53: North Acton / Old Oak Common - Tall Buildings and Tall Building Zones



Figure A.54: North Acton / Old Oak Common - London SAM (2041) Bands



Figure A.55: North Acton / Old Oak Common - PTAL (2031) Bands



Figure A.56: North Acton / Old Oak Common - Value Bands

ASSESSMENT OF NORTH ACTON / OLD OAK COMMON LOCATION

CRITERIA	ASSESSMENT
Criteria 1: Aligns with local policy Recognised as an appropriate location for Metropolitan Scale Tall Buildings in Borough's adopted or emerging Development Plan and / or does not conflict with local policy	OPDC Local Plan 2018 to 2038 identifies parts of the area as being appropriate for tall buildings with heights ranging up to 55 storeys (approx. 175m).
Criteria 2: Is in an accessible location Minimum SAM band 5A	SAM Band 5A
Criteria 3: Has scale / size Has potential to accommodate a minimum of five Metropolitan Scale Tall Buildings as part of a group that also includes tall buildings of a lesser scale	There are 2 existing Metropolitan Scale Tall Buildings (100m +) up to 184m and 10 consents for buildings over 100m+ (up to 205m) within the Area of Search. There are 4 existing and 5 planning consents for tall buildings of 60-100m. **There is potential for a cluster of 10+ Metropolitan Scale Tall Buildings to emerge in this location.**
Criteria 4: Has development potential Offers opportunity for further Metropolitan Scale Tall Buildings (i.e. area is not already built out)	There are numerous consents for Tall and Metropolitan Scale Tall Buildings within this Area of Search The Area of Search is extensive and offers potential for further Tall and Metropolitan Scale Tall Buildings to extend emerging cluster.

CRITERIA	ASSESSMENT
Criteria 5: Location is sensitive to Strategic Views Can be delivered without impacting adversely on LVMF Views	Minor visibility and impact on LVMF Views (from Parliament Hill and Primrose Hill)
Criteria 6: Contributes to identity of London's skyline Marks a location or destination of London Wide Significance (cultural, economic or social)	• Old Oak / Park Royal Opportunity Area • Strategically significant regeneration area • Emerging mixed-use centre for west London • Significant investment in infrastructure including HS2 station and interchange with Elizabeth Line and National Rail
Criteria 7: Build values support Metropolitan Scale Tall Buildings Is within an area that supports higher values	Value Band E



Summary of Assessment	Designate as a **Major Metropolitan Tall Building Cluster**
Cluster Specific Guidance	This location refers to the area around Old Oak Common Station, Acton Wells and North Acton.

08. WHITE CITY
(LONDON BOROUGH OF HAMMERSMITH AND FULHAM)



Site Aerial - White City © Google Satellite



Figure A.57: White City - Bird's eye view (VU City)



Figure A.58: White City - Town Centres



Figure A.59: White City - Opportunity Areas and Land for London



Figure A.60: White City - Heritage Sensitivities



Figure A.61: White City - Tall Buildings and Tall Building Zones



Figure A.62: White City - London SAM (2041) Bands



Figure A.63: White City - PTAL (2031) Bands



Figure A.64: White City - Value Bands

ASSESSMENT OF WHITE CITY LOCATION

CRITERIA	ASSESSMENT
Criteria 1: Aligns with local policy Recognised as an appropriate location for Metropolitan Scale Tall Buildings in Borough's adopted or emerging Development Plan and / or does not conflict with local policy	Hammersmith and Fulham Local Plan 2018 identifies the area as being appropriate for tall buildings but does not identify maximum building heights.
Criteria 2: Is in an accessible location Minimum SAM band 5A	SAM Band 5A / 5B
Criteria 3: Has scale / size Has potential to accommodate a minimum of five Metropolitan Scale Tall Buildings as part of a group that also includes tall buildings of a lesser scale	There are 2 existing Metropolitan Scale Tall Buildings (100m +) at 120m and 6 consents for buildings over 100m+ (up to 114m) within the Area of Search. There are 5 existing and 12 planning consents for tall buildings of 60-100m. **There is potential for a cluster of 5+ Metropolitan Scale Tall Buildings to emerge in this location.**
Criteria 4: Has development potential Offers opportunity for further Metropolitan Scale Tall Buildings (i.e. area is not already built out)	There are several consents for Tall and Metropolitan Scale Tall Buildings within this Area of Search. These are on the most central sites within this Area of Search and future opportunities for Metropolitan Scale Tall Buildings is likely to be limited

CRITERIA	ASSESSMENT
Criteria 5: Location is sensitive to Strategic Views Can be delivered without impacting adversely on LVMF Views	Minor visibility and impact on LVMF Views (from Parliament Hill and Primrose Hill)
Criteria 6: Contributes to identity of London's skyline Marks a location or destination of London Wide Significance (cultural, economic or social)	• White City Opportunity Area • Locally significant regeneration area • Adjacent Metropolitan Centre • Home to Westfield and the BBC • Served by London Underground
Criteria 7: Build values support Metropolitan Scale Tall Buildings Is within an area that supports higher values	Value Band B

Summary of Assessment	Designate as a **Metropolitan Tall Building Cluster**
Cluster Specific Guidance	This location refers to the area immediately to the east of White City and Wood Lane Stations.



09. EARL'S COURT (LONDON BOROUGH OF HAMMERSMITH AND FULHAM / ROYAL BOROUGH OF KENSINGTON AND CHELSEA)



Site Aerial - Earl's Court © Google Satellite



Figure A.65: Earl's Court - Bird's eye view (VU City)



Figure A.66: Earl's Court - Town Centres



Figure A.67: Earl's Court - Opportunity Areas and Land for London



Figure A.68: Earl's Court - Heritage Sensitivities



Figure A.69: Earl's Court - Tall Buildings and Tall Building Zones



Figure A.70: Earl's Court - London SAM (2041) Bands



Figure A.71: Earl's Court - PTAL (2031) Bands



Figure A.72: Earl's Court - Value Bands

ASSESSMENT OF EARL'S COURT LOCATION

CRITERIA	ASSESSMENT
Criteria 1: Aligns with local policy Recognised as an appropriate location for Metropolitan Scale Tall Buildings in Borough's adopted or emerging Development Plan and / or does not conflict with local policy	Hammersmith and Fulham Local Plan 2018 identifies the area as being appropriate for tall buildings but does not identify maximum building heights.
Criteria 2: Is in an accessible location Minimum SAM band 5A	SAM Band 5A / 5B
Criteria 3: Has scale / size Has potential to accommodate a minimum of five Metropolitan Scale Tall Buildings as part of a group that also includes tall buildings of a lesser scale	There is 1 existing Metropolitan Scale Tall Building (100m +) at 103m and 3 consents for buildings over 100m+ (up to 112m) within the Area of Search. There are 0 existing and 5 planning consents for tall buildings of 60-100m. Further tall buildings in this location are likely to be below the 100m+ threshold.
Criteria 4: Has development potential Offers opportunity for further Metropolitan Scale Tall Buildings (i.e. area is not already built out)	This is an emerging tall building cluster and beyond the planning consents there are likely to be few opportunities in this location

CRITERIA	ASSESSMENT
Criteria 5: Location is sensitive to Strategic Views Can be delivered without impacting adversely on LVMF Views	Minor visibility and impact on LVMF Views (from Parliament Hill and Primrose Hill)
Criteria 6: Contributes to identity of London's skyline Marks a location or destination of London Wide Significance (cultural, economic or social)	• Earl's Court / West Kensington Opportunity Area • Locally significant regeneration area • Served by London Underground
Criteria 7: Build values support Metropolitan Scale Tall Buildings Is within an area that supports higher values	Value Band B



Summary of Assessment	**Not recommended for designation as a Metropolitan Tall Building Cluster**

10. PADDINGTON (CITY OF WESTMINSTER)



Site Aerial - Paddington © Google Satellite



Figure A.73: Paddington - Bird's eye view (VU City)



Figure A.74: Paddington - Town Centres



Figure A.75: Paddington - Opportunity Areas and Land for London



Figure A.76: Paddington - Heritage Sensitivities



Figure A.77: Paddington - Tall Buildings and Tall Building Zones



Figure A.78: Paddington - London SAM (2041) Bands



Figure A.79: Paddington - PTAL (2031) Bands



Figure A.80: Paddington - Value Bands

ASSESSMENT OF PADDINGTON LOCATION

CRITERIA	ASSESSMENT
Criteria 1: Aligns with local policy Recognised as an appropriate location for Metropolitan Scale Tall Buildings in Borough's adopted or emerging Development Plan and / or does not conflict with local policy	Westminster City Plan 2019-2040 identifies the area as being appropriate for tall buildings up to a height of 60m.
Criteria 2: Is in an accessible location Minimum SAM band 5A	SAM Band 5B
Criteria 3: Has scale / size Has potential to accommodate a minimum of five Metropolitan Scale Tall Buildings as part of a group that also includes tall buildings of a lesser scale	There is 1 existing Metropolitan Scale Tall Building (100m +) at 108m and 2 consents for buildings over 100m+ (up to 148m) within the Area of Search. There are 9 existing and 5 planning consents for tall buildings of 60-100m. Further tall buildings in this location are likely to be below the 100m+ threshold.
Criteria 4: Has development potential Offers opportunity for further Metropolitan Scale Tall Buildings (i.e. area is not already built out)	There are several consents for Tall and Metropolitan Scale Tall Buildings within this Area of Search. There are a number of sites that could be brought forward with tall buildings however the area is constrained by heritage sensitivities.

CRITERIA	ASSESSMENT
Criteria 5: Location is sensitive to Strategic Views Can be delivered without impacting adversely on LVMF Views	Minor visibility and impact on LVMF Views (from Parliament Hill and Primrose Hill)
Criteria 6: Contributes to identity of London's skyline Marks a location or destination of London Wide Significance (cultural, economic or social)	• Paddington Opportunity Area • Partly within Central Activities Zone • Mixed-use regeneration area • District Town Centre • Home to St. Mary's Hospital • Served by Mainline Rail terminus, Elizabeth Line and London Underground
Criteria 7: Build values support Metropolitan Scale Tall Buildings Is within an area that supports higher values	Value Band B

Cluster Status



Summary of Assessment	**Not recommended for designation as a Metropolitan Tall Building Cluster**

11. VAUXHALL (LONDON BOROUGH OF LAMBETH / LONDON BOROUGH OF WANDSWORTH)



Site Aerial - Vauxhall © Google Satellite



Figure A.81: Vauxhall - Bird's eye view (VU City)



Figure A.82: Vauxhall - Town Centres



Figure A.83: Vauxhall - Opportunity Areas and Land for London



Figure A.84: Vauxhall - Heritage Sensitivities



Figure A.85: Vauxhall - Tall Buildings and Tall Building Zones



Figure A.86: Vauxhall - London SAM (2041) Bands



Figure A.87: Vauxhall - PTAL (2031) Bands



Figure A.88: Vauxhall - Value Bands

ASSESSMENT OF VAUXHALL LOCATION

CRITERIA	ASSESSMENT
Criteria 1: Aligns with local policy Recognised as an appropriate location for Metropolitan Scale Tall Buildings in Borough's adopted or emerging Development Plan and / or does not conflict with local policy	Lambeth Local Plan 2020-2035 identifies parts of the area as being appropriate for tall buildings up to a height of 150m AOD.
Criteria 2: Is in an accessible location Minimum SAM band 5A	SAM Band 5B
Criteria 3: Has scale / size Has potential to accommodate a minimum of five Metropolitan Scale Tall Buildings as part of a group that also includes tall buildings of a lesser scale	There are 10 Metropolitan Scale Tall Buildings (100m +) up to 199m and 7 consents for buildings over 100m+ (up to 185m) within the Area of Search. There are 18 existing and 19 planning consents for tall buildings of 60-100m. **This is already a significant Metropolitan Scale Tall Building cluster that includes 10+ Metropolitan Scale Tall Buildings**
Criteria 4: Has development potential Offers opportunity for further Metropolitan Scale Tall Buildings (i.e. area is not already built out)	The majority of sites within the cluster have already been developed or are subject to planning consents. However, these consents may not all be developed and new proposals for Tall and Metropolitan Scale Tall Buildings may come forward on these sites.

Cluster Status



CRITERIA	ASSESSMENT
Criteria 5: Location is sensitive to Strategic Views Can be delivered without impacting adversely on LVMF Views	Visible in London Panoramic Views and impacts on setting of Palace of Westminster in some River Prospect views and in Townscape View from Parliament Square. Location and heights of tall and very tall buildings must respond to these sensitivities
Criteria 6: Contributes to identity of London's skyline Marks a location or destination of London Wide Significance (cultural, economic or social)	• Vauxhall, Nine Elms, Battersea Opportunity Area • Within Central Activities Zone • Mixed-use regeneration area • District Town Centre • Served by mainline railway and London Underground
Criteria 7: Build values support Metropolitan Scale Tall Buildings Is within an area that supports higher values	Value Band B

Summary of Assessment	Designate as a **Major Metropolitan Tall Building Cluster**
Cluster Specific Guidance	This location refers to the area extending to either side of the railway line from Vauxhall Station in the north to Wyvil Road in the south. Building heights must avoid adverse impacts on the strategic views to the Palace of Westminster and Westminster Abbey.

12. WATERLOO (LONDON BOROUGH OF LAMBETH)



Site Aerial - Waterloo © Google Satellite



Figure A.92: Waterloo - Bird's eye view (VU City)

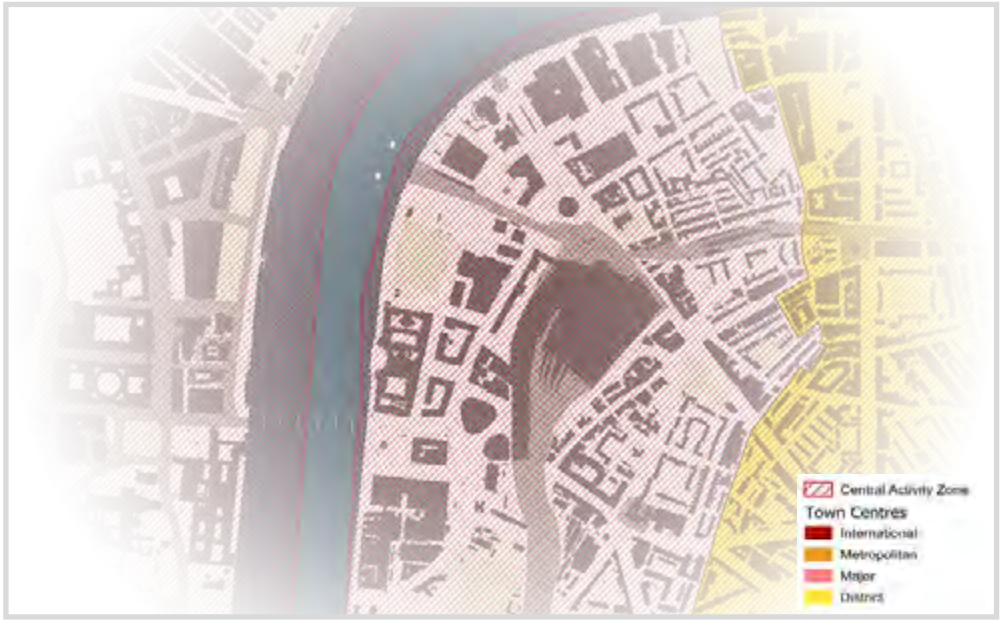


Figure A.89: Waterloo - Town Centres

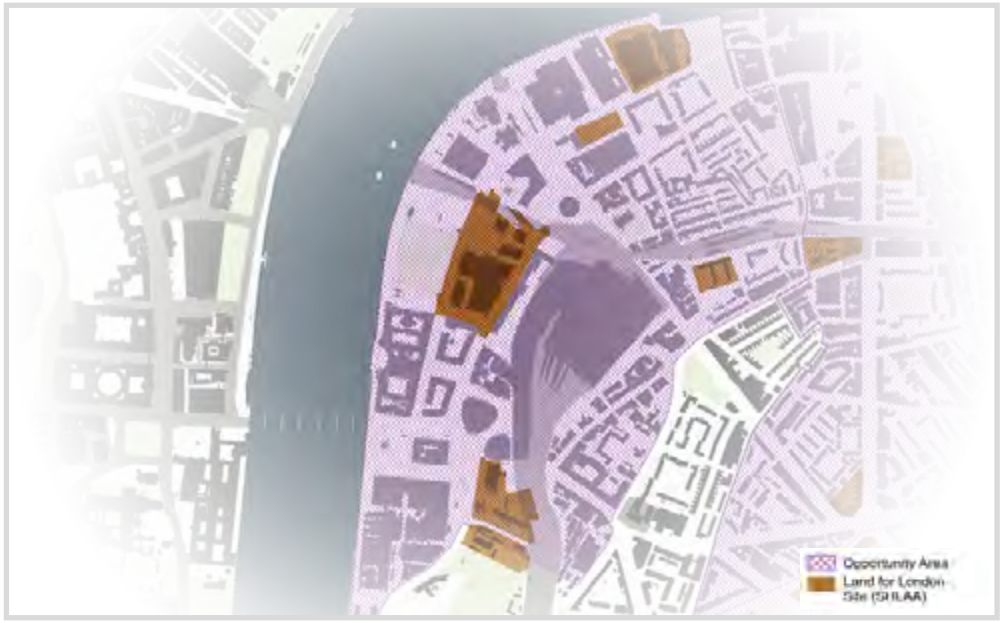


Figure A.90: Waterloo - Opportunity Areas and Land for London

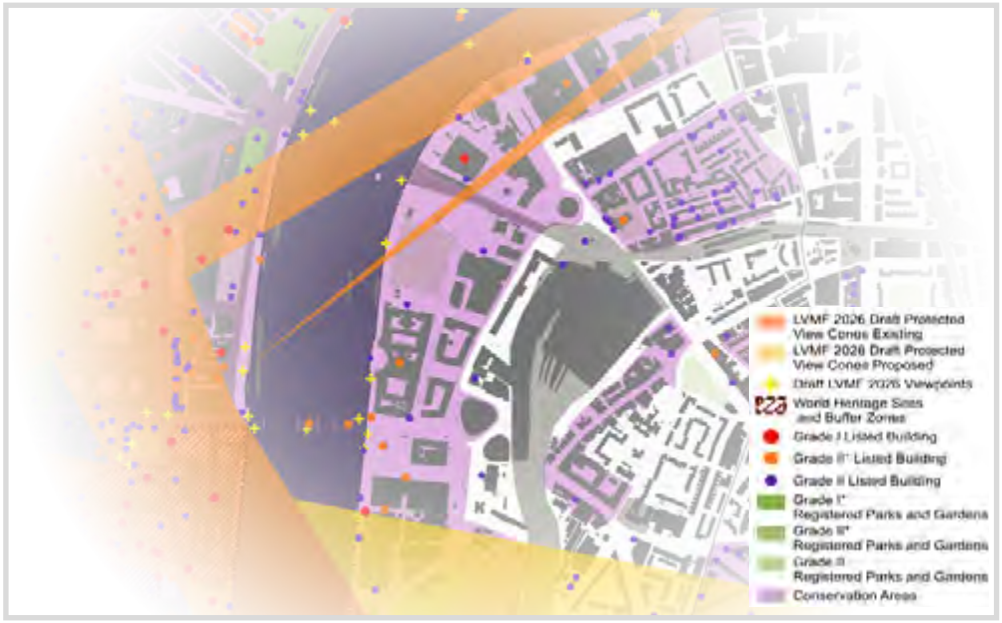


Figure A.91: Waterloo - Heritage Sensitivities



Figure A.93: Waterloo - Tall Buildings and Tall Building Zones



Figure A.94: Waterloo - London SAM (2041) Bands



Figure A.95: Waterloo - PTAL (2031) Bands



Figure A.96: Waterloo - Value Bands

ASSESSMENT OF WATERLOO LOCATION

CRITERIA	ASSESSMENT
Criteria 1: Aligns with local policy Recognised as an appropriate location for Metropolitan Scale Tall Buildings in Borough's adopted or emerging Development Plan and / or does not conflict with local policy	Lambeth Local Plan 2020-2035 identifies parts of the area as being appropriate for tall buildings up to a height of 130m AOD.
Criteria 2: Is in an accessible location Minimum SAM band 5A	SAM Band 5B
Criteria 3: Has scale / size Has potential to accommodate a minimum of five Metropolitan Scale Tall Buildings as part of a group that also includes tall buildings of a lesser scale	There are 4 existing Metropolitan Scale Tall Buildings (100m +) at up to 124m and 1 consent for buildings over 100m+ (up to 126m) within the Area of Search. There are 4 existing and 0 planning consents for tall buildings of 60-100m.
Criteria 4: Has development potential Offers opportunity for further Metropolitan Scale Tall Buildings (i.e. area is not already built out)	Beyond the existing Metropolitan Scale Tall Building consent there is only one further site within this location that has the potential to accommodate a Metropolitan Scale Tall Building

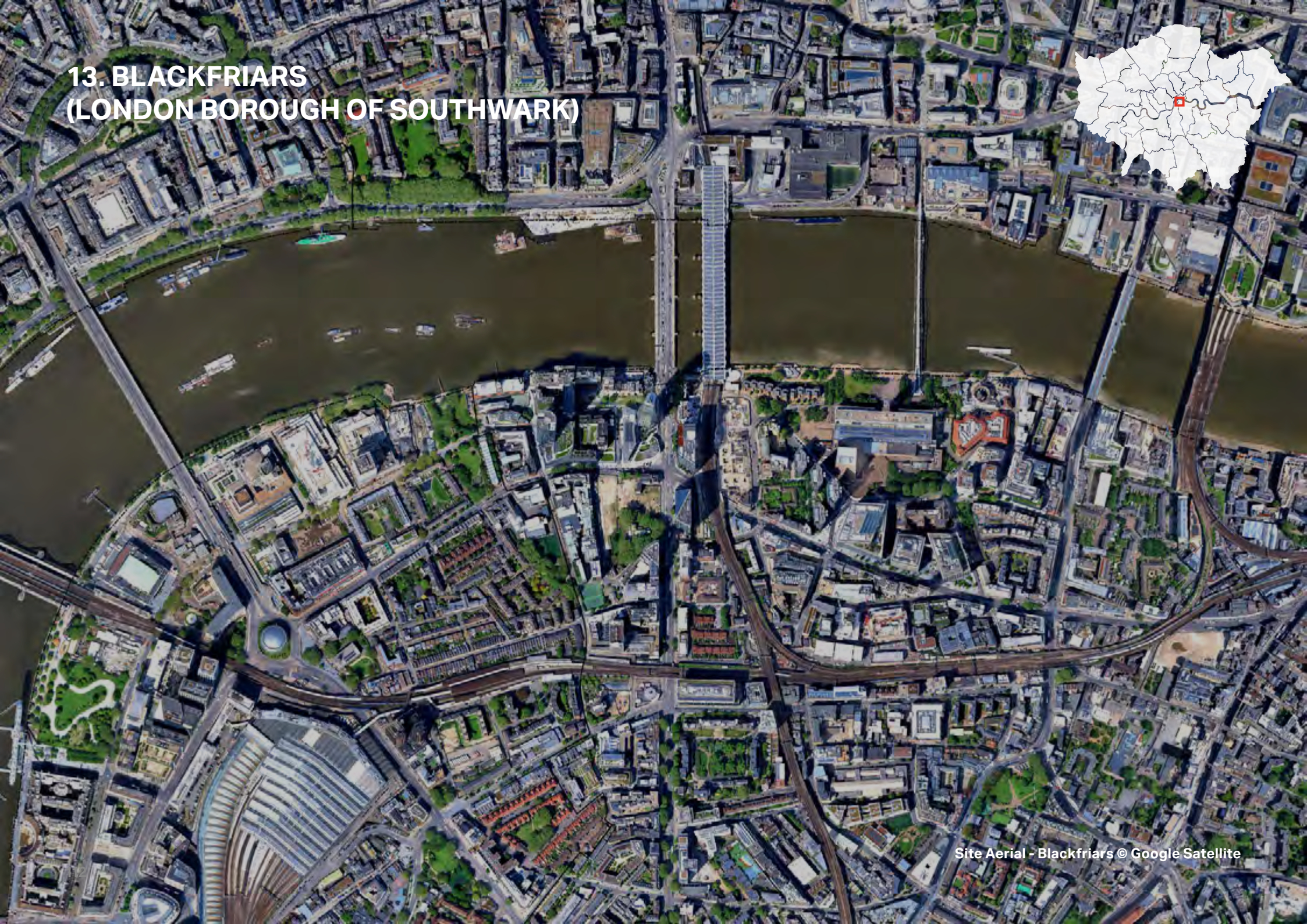
CRITERIA	ASSESSMENT
Criteria 5: Location is sensitive to Strategic Views Can be delivered without impacting adversely on LVMF Views	Visible in many London Panoramic, River Prospect and Townscape views. Height in this cluster must be carefully managed to avoid harmful impacts on the setting of the Palace of Westminster and in particular in Views from Parliament Square. This limits the location and height of taller buildings within the cluster.
Criteria 6: Contributes to identity of London's skyline Marks a location or destination of London Wide Significance (cultural, economic or social)	• Waterloo Opportunity Area • Within Central Activities Zone • Cultural focus for London with Festival Hall and National Theatre • Served by mainline railway terminus and London Underground
Criteria 7: Build values support Metropolitan Scale Tall Buildings Is within an area that supports higher values	Value Band B

Cluster Status



Summary of Assessment	**Not recommended for designation as a Metropolitan Tall Building Cluster**

13. BLACKFRIARS (LONDON BOROUGH OF SOUTHWARK)



Site Aerial - Blackfriars © Google Satellite



Figure A.97: Blackfriars - Bird's eye view (VU City)



Figure A.98: Blackfriars - Town Centres



Figure A.99: Blackfriars - Opportunity Areas and Land for London

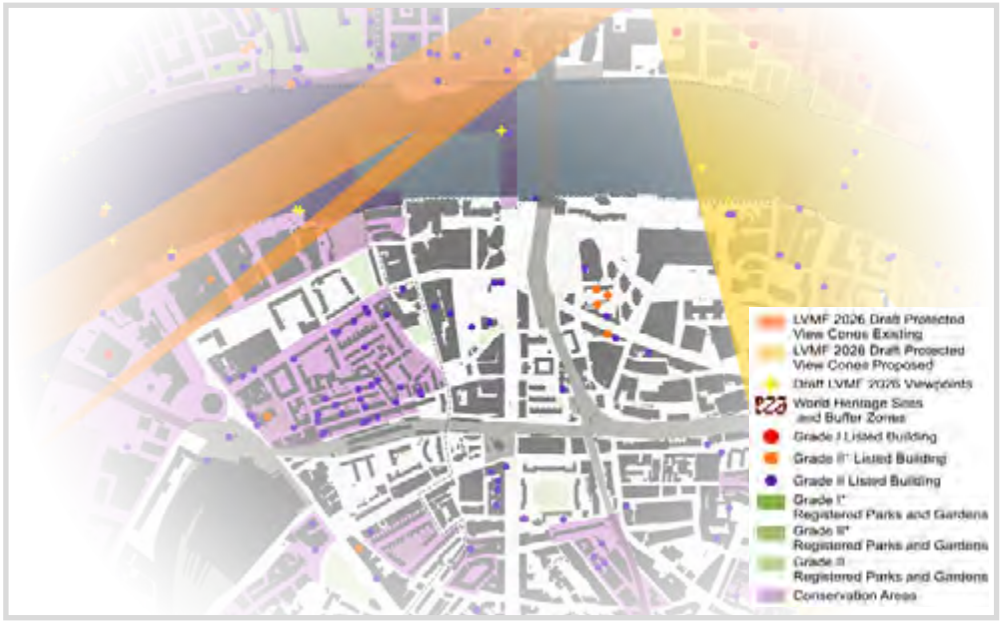


Figure A.100: Blackfriars - Heritage Sensitivities

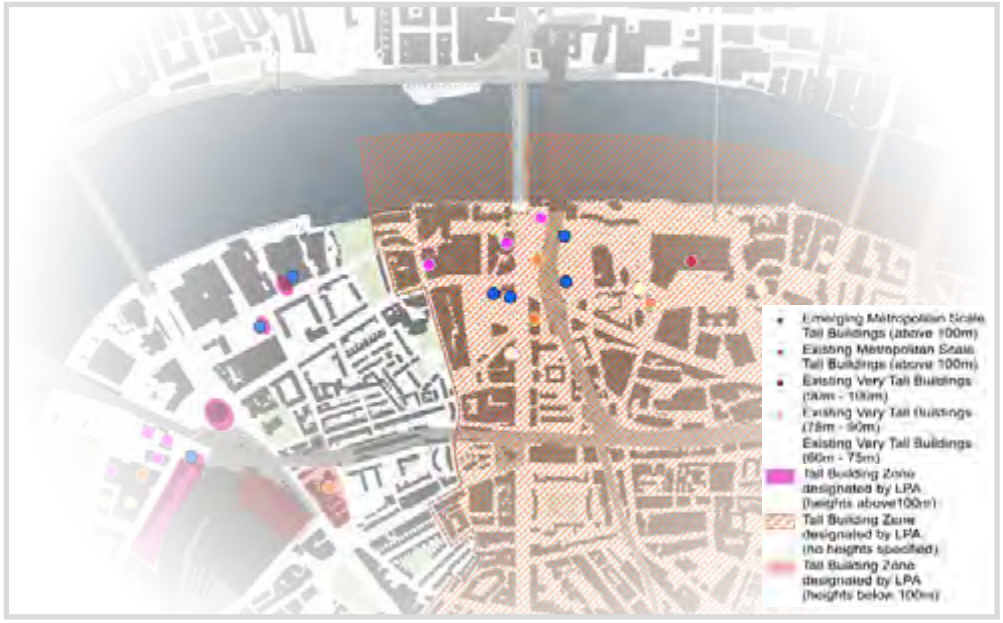


Figure A.101: Blackfriars - Tall Buildings and Tall Building Zones



Figure A.102: Blackfriars - London SAM (2041) Bands



Figure A.103: Blackfriars - PTAL (2031) Bands



Figure A.104: Blackfriars - Value Bands

ASSESSMENT OF BLACKFRIARS LOCATION

CRITERIA	ASSESSMENT
Criteria 1: Aligns with local policy Recognised as an appropriate location for Metropolitan Scale Tall Buildings in Borough's adopted or emerging Development Plan and / or does not conflict with local policy	Southwark Local Plan 2019-2036 identifies the area as being appropriate for tall buildings but does not identify maximum building heights.
Criteria 2: Is in an accessible location Minimum SAM band 5A	SAM Band 5B
Criteria 3: Has scale / size Has potential to accommodate a minimum of five Metropolitan Scale Tall Buildings as part of a group that also includes tall buildings of a lesser scale	There are 3 existing Metropolitan Scale Tall Buildings (100m +) at up to 166m and 4 consent for buildings over 100m+ (up to 190m) within the Area of Search. There are 3 existing and 7 planning consents for tall buildings of 60-100m. **There is potential for a cluster of 5+ Metropolitan Scale Tall Buildings to emerge in this location**
Criteria 4: Has development potential Offers opportunity for further Metropolitan Scale Tall Buildings (i.e. area is not already built out)	The majority of sites within the cluster have already been developed or are subject to planning consents. However these consents could deliver many more Tall and Metropolitan Scale Tall Buildings in this location

CRITERIA	ASSESSMENT
Criteria 5: Location is sensitive to Strategic Views Can be delivered without impacting adversely on LVMF Views	Visible in many London Panoramic, River Prospect and Townscape views. The cluster is also visible in townscape views from the Serpentine Bridge and St. James's Park footbridge and heights need to be carefully managed to avoid adverse impacts on these views.
Criteria 6: Contributes to identity of London's skyline Marks a location or destination of London Wide Significance (cultural, economic or social)	• London Bridge, Borough and Bankside Opportunity Area Opportunity Area • Within Central Activities Zone • District Town Centre • Marks the river crossing at Blackfriars Bridge • Served by mainline railway station and London Underground
Criteria 7: Build values support Metropolitan Scale Tall Buildings Is within an area that supports higher values	Value Band B

Summary of Assessment	Designate as a **Metropolitan Tall Building Cluster**
Cluster Specific Guidance	This location refers to the area either side of Blackfriars Road from the River Thames in the north to Burrell Road / Colombo Street in the south.

Cluster Status



14. ELEPHANT AND CASTLE (LONDON BOROUGH OF SOUTHWARK)



Site Aerial - Elephant and Castle © Google Satellite



Figure A.105: Elephant and Castle - Bird's eye view (VU City)



Figure A.106: Elephant and Castle - Town Centres



Figure A.107: Elephant and Castle - Opportunity Areas and Land for London

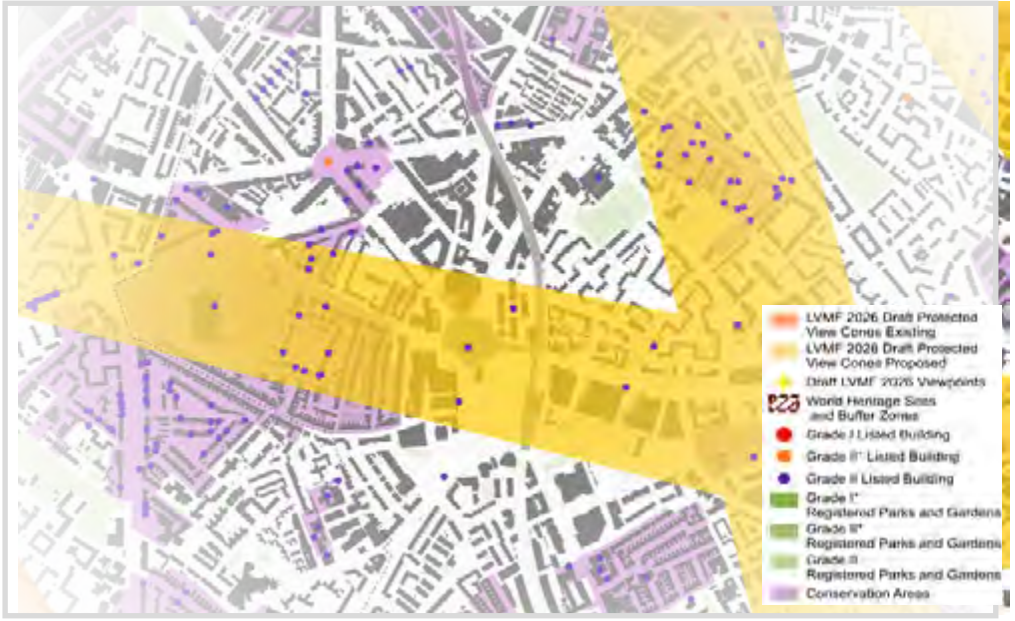


Figure A.108: Elephant and Castle - Heritage Sensitivities



Figure A.109: Elephant and Castle - Tall Buildings and Tall Building Zones



Figure A.110: Elephant and Castle - London SAM (2041) Bands



Figure A.111: Elephant and Castle - PTAL (2031) Bands



Figure A.112: Elephant and Castle - Value Bands

ASSESSMENT OF ELEPHANT & CASTLE LOCATION

CRITERIA	ASSESSMENT
Criteria 1: Aligns with local policy Recognised as an appropriate location for Metropolitan Scale Tall Buildings in Borough's adopted or emerging Development Plan and / or does not conflict with local policy	Southwark Local Plan 2019-2036 identifies the area as being appropriate for tall buildings but does not identify maximum building heights.
Criteria 2: Is in an accessible location Minimum SAM band 5A	SAM Band 5B
Criteria 3: Has scale / size Has potential to accommodate a minimum of five Metropolitan Scale Tall Buildings as part of a group that also includes tall buildings of a lesser scale	There are 5 existing Metropolitan Scale Tall Buildings (100m +) at up to 149m and 4 consent for buildings over 100m+ (up to 157m) within the Area of Search. There are 10 existing and 9 planning consents for tall buildings of 60-100m. **Whilst there are already 5+ Metropolitan Scale Tall Buildings in this location these are widely spaced and do not read as a single cluster. There is however potential for further Metropolitan Scale Tall Buildings to strengthen the cluster**

CRITERIA	ASSESSMENT
Criteria 4: Has development potential Offers opportunity for further Metropolitan Scale Tall Buildings (i.e. area is not already built out)	There are several planning consents for Tall and Metropolitan Scale Tall Buildings within this Area of Search. The majority of sites in this area have either been developed or have consents for development. There are however a few discrete sites that could offer potential for further Tall Metropolitan Scale Tall Buildings
Criteria 5: Location is sensitive to Strategic Views Can be delivered without impacting adversely on LVMF Views	Visible in many London Panoramic Views. The cluster is located in the backdrop to the Palace of Westminster in the townscape view from the Serpentine Bridge and heights need to be carefully managed to avoid adverse impacts in this view.
Criteria 6: Contributes to identity of London's skyline Marks a location or destination of London Wide Significance (cultural, economic or social)	· Elephant & Castle Opportunity Area · Within Central Activities Zone · Mixed-use regeneration area · District Town Centre · Served by London Underground
Criteria 7: Build values support Metropolitan Scale Tall Buildings Is within an area that supports higher values	Value Band B / C

Summary of Assessment	Designate as a **Metropolitan Tall Building Cluster**
Cluster Specific Guidance	This location refers to the areas south-west of Elephant & Castle Station and at Borough Road / Newington Causeway. Building heights between these two areas to be lower to avoid adverse impacts on the LVMF view to the Palace of Westminster from the Serpentine Bridge.



15. LONDON BRIDGE (LONDON BOROUGH OF SOUTHWARK)



Site Aerial - London Bridge © Google Satellite



Figure A.113: London Bridge - Bird's eye view (VU City)



Figure A.114: London Bridge - Town Centres



Figure A.115: London Bridge - Opportunity Areas and Land for London

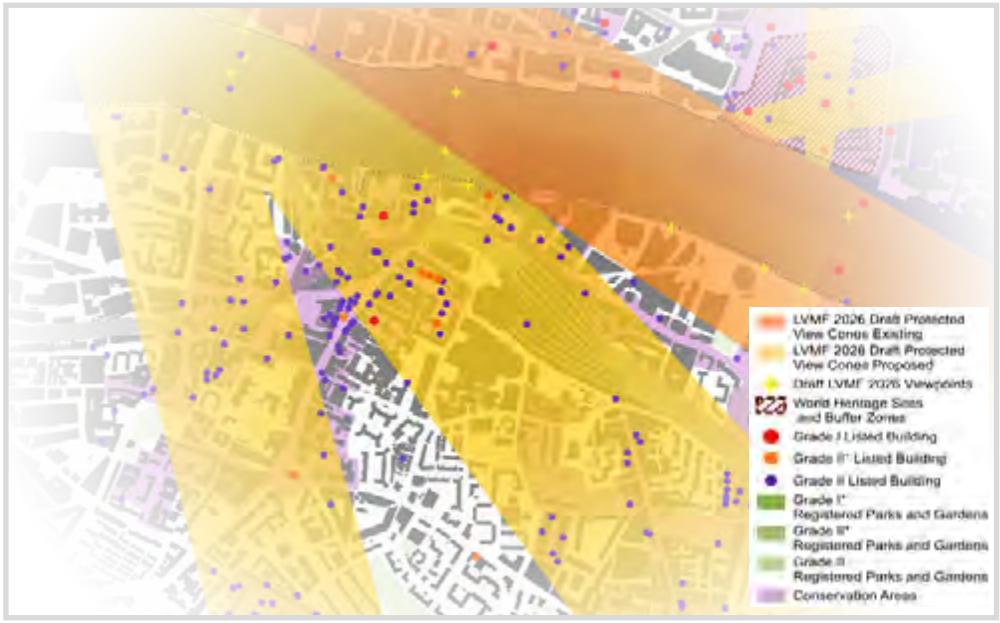


Figure A.116: London Bridge - Heritage Sensitivities



Figure A.117: London Bridge - Tall Buildings and Tall Building Zones



Figure A.118: London Bridge - London SAM (2041) Bands



Figure A.119: London Bridge - PTAL (2031) Bands



Figure A.120: London Bridge - Value Bands

ASSESSMENT OF LONDON BRIDGE LOCATION

CRITERIA	ASSESSMENT
Criteria 1: Aligns with local policy Recognised as an appropriate location for Metropolitan Scale Tall Buildings in Borough's adopted or emerging Development Plan and / or does not conflict with local policy	Southwark Local Plan 2019-2036 identifies the area as being appropriate for tall buildings but does not identify maximum building heights.
Criteria 2: Is in an accessible location Minimum SAM band 5A	SAM Band 5B
Criteria 3: Has scale / size Has potential to accommodate a minimum of five Metropolitan Scale Tall Buildings as part of a group that also includes tall buildings of a lesser scale	There are 2 existing Metropolitan Scale Tall Buildings (100m +) up to 310m and 2 consents for buildings over 100m+ (up to 133m) within the Area of Search. There are 3 existing and 2 planning consents for tall buildings of 60-100m. Further tall buildings in this location are likely to be below the 100m+ threshold.
Criteria 4: Has development potential Offers opportunity for further Metropolitan Scale Tall Buildings (i.e. area is not already built out)	There are few sites in this location and numerous heritage sensitivities

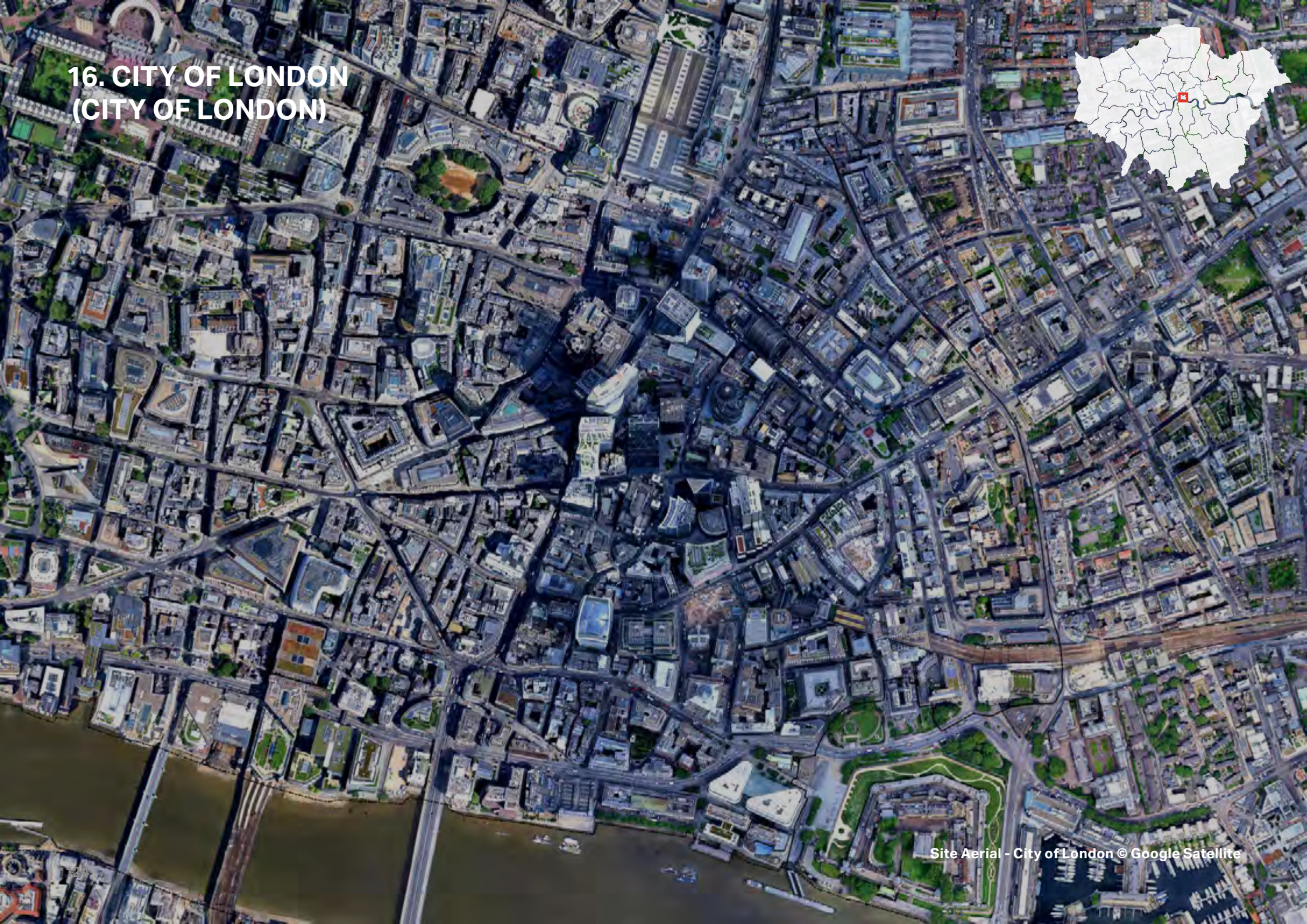
CRITERIA	ASSESSMENT
Criteria 5: Location is sensitive to Strategic Views Can be delivered without impacting adversely on LVMF Views	The Shard at London Bridge is recognisable and prominent in many London Panoramic views and River Prospect Views. The Shard is located in the backdrop to St. Paul's Cathedral from Parliament Hill summit. A cluster of Very Tall Buildings in this location could undermine the appreciation of St. Paul's in this view
Criteria 6: Contributes to identity of London's skyline Marks a location or destination of London Wide Significance (cultural, economic or social)	• London Bridge, Borough and Bankside Opportunity Area Opportunity Area • Within Central Activities Zone • District Town Centre • Home to Guy's Hospital • Served by mainline railway station and London Underground • Station marked by London's tallest building, The Shard
Criteria 7: Build values support Metropolitan Scale Tall Buildings Is within an area that supports higher values	Value Band B

Cluster Status



Summary of Assessment	**Not recommended for designation as a Metropolitan Tall Building Cluster**

16. CITY OF LONDON (CITY OF LONDON)



Site Aerial - City of London © Google Satellite



Figure A.121: City of London - Bird's eye view (VU City)



Figure A.122: City of London - Town Centres



Figure A.123: City of London - Opportunity Areas and Land for London



Figure A.124: City of London - Heritage Sensitivities

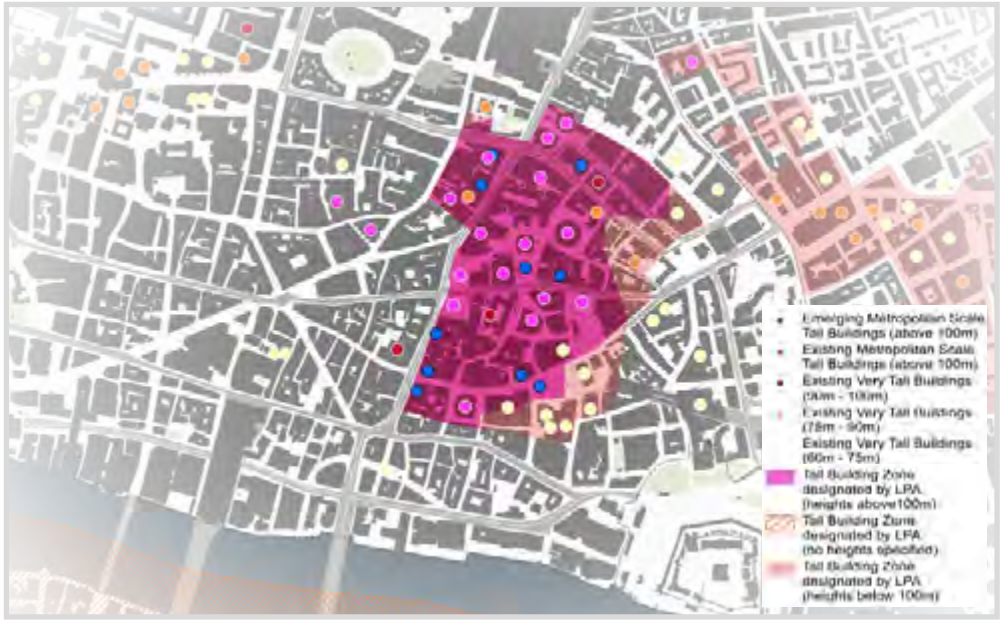


Figure A.125: City of London - Tall Buildings and Tall Building Zones



Figure A.126: City of London - LondonSAM (2041) Bands



Figure A.127: City of London - PTAL (2031) Bands



Figure A.128: City of London - Value Bands

ASSESSMENT OF CITY OF LONDON LOCATION

CRITERIA	ASSESSMENT
Criteria 1: Aligns with local policy Recognised as an appropriate location for Metropolitan Scale Tall Buildings in Borough's adopted or emerging Development Plan and / or does not conflict with local policy	Draft City Plan 2040 identifies the area as being appropriate for tall buildings up to a height of 300m.
Criteria 2: Is in an accessible location Minimum SAM band 5A	SAM Band 5B
Criteria 3: Has scale / size Has potential to accommodate a minimum of five Metropolitan Scale Tall Buildings as part of a group that also includes tall buildings of a lesser scale	There are 15 existing Metropolitan Scale Tall Buildings (100m +) up to 281m and 10 consents for buildings over 100m+ (up to 293m) within the Area of Search. There are 11 existing and 3 planning consents for tall buildings of 60-100m. **This is already a significant Metropolitan Scale Tall Building Cluster of International significance that includes 10+ Very Tall Buildings**
Criteria 4: Has development potential Offers opportunity for further Metropolitan Scale Tall Buildings (i.e. area is not already built out)	There are numerous planning consents for Tall and Metropolitan Scale Tall Buildings and this Area of Search continues to evolve and grow offering further opportunity for Tall and Metropolitan Scale Tall Buildings

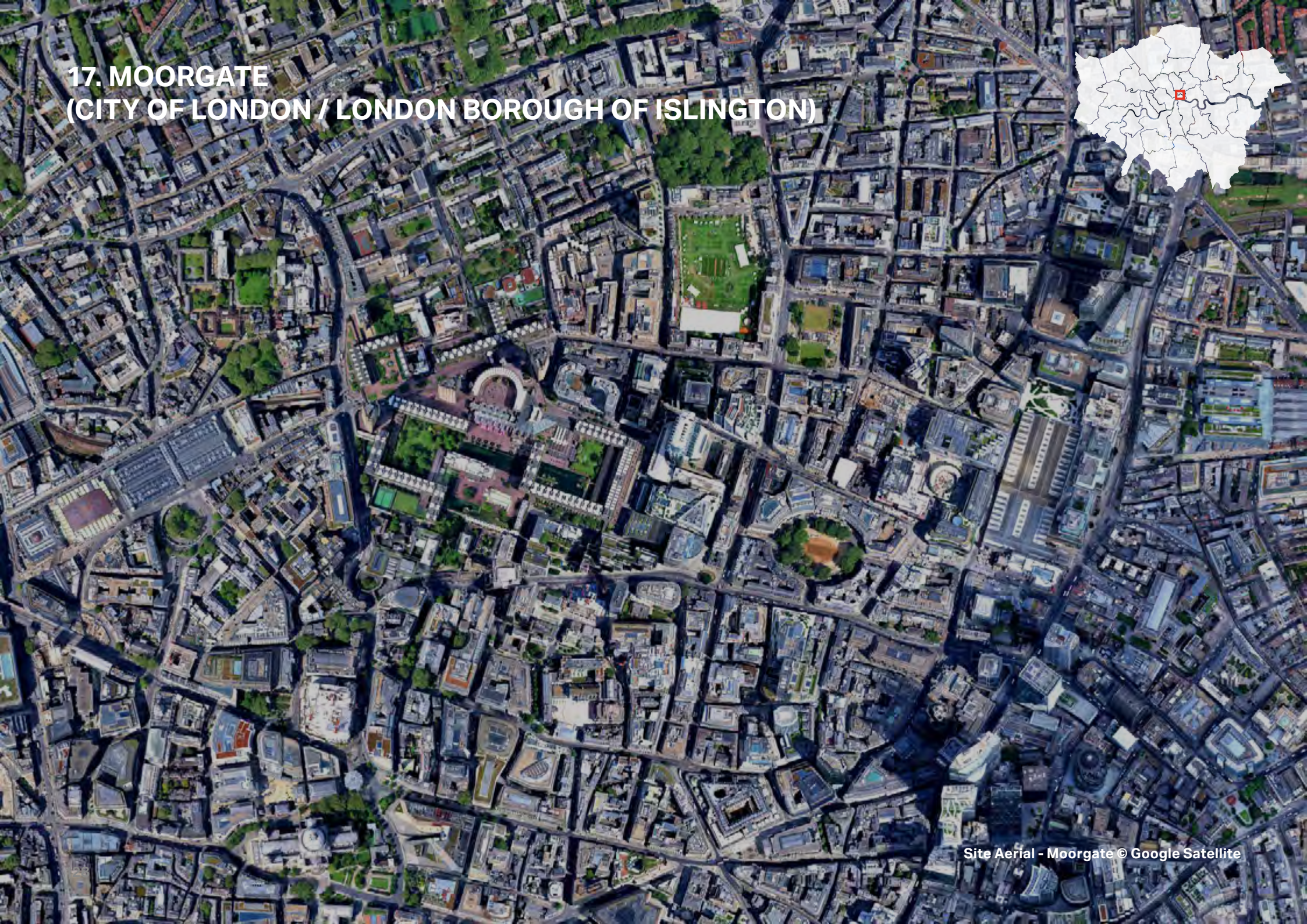
Cluster Status



CRITERIA	ASSESSMENT
Criteria 5: Location is sensitive to Strategic Views Can be delivered without impacting adversely on LVMF Views	The City of London is recognisable and prominent in many London Panoramic and River Prospect Views. There is particular sensitivity in views from Waterloo Bridge where the setting of St. Paul's Cathedral may be impacted by greater height promoted north of the existing / consented cluster.
Criteria 6: Contributes to identity of London's skyline Marks a location or destination of London Wide Significance (cultural, economic or social)	• Historic centre of London • Primary financial and business centre for London and the UK of globally recognised importance • Within Central Activities Zone • Served by mainline railway terminus, the Elizabeth Line and London Underground
Criteria 7: Build values support Metropolitan Scale Tall Buildings Is within an area that supports higher values	Value Band A

Summary of Assessment	Designate as **International Tall Building Cluster**
Cluster Specific Guidance	This location refers to the City Cluster broadly defined by Bishopsgate in the west, Houndsditch to the north and Stoney Lane and Fenchurch Street to the east and south.

17. MOORGATE
(CITY OF LONDON / LONDON BOROUGH OF ISLINGTON)



Site Aerial - Moorgate © Google Satellite



Figure A.129: Moorgate - Bird's eye view (VU City)

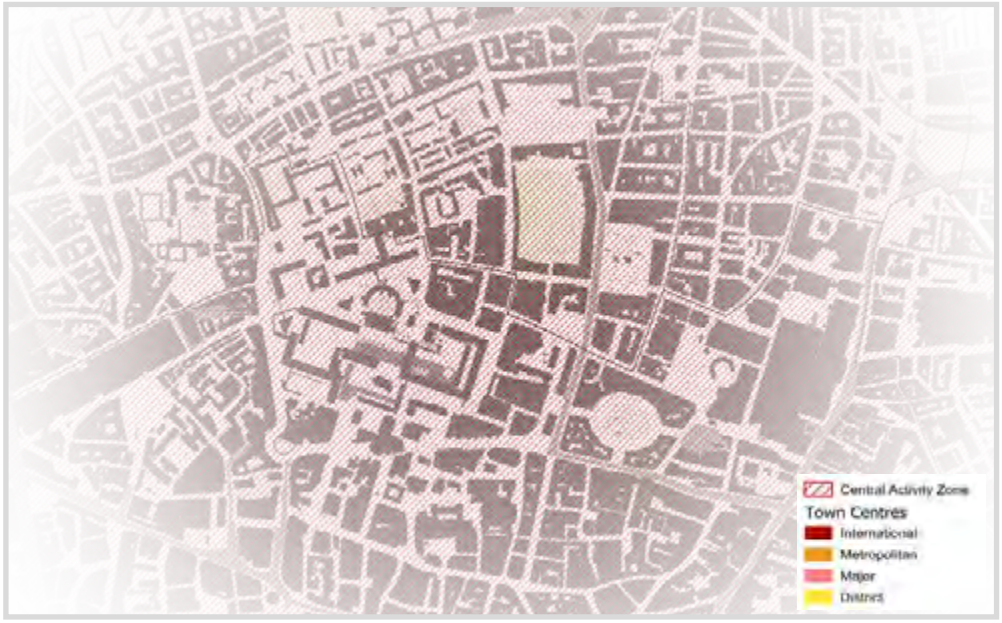


Figure A.130: Moorgate - Town Centres



Figure A.131: Moorgate - Opportunity Areas and Land for London



Figure A.132: Moorgate - Heritage Sensitivities



Figure A.133: Moorgate - Tall Buildings and Tall Building Zones



Figure A.134: Moorgate- London SAM (2041) Bands



Figure A.135: Moorgate - PTAL (2031) Bands



Figure A.136: Moorgate - Value Bands

ASSESSMENT OF MOORGATE LOCATION

CRITERIA	ASSESSMENT
Criteria 1: Aligns with local policy Recognised as an appropriate location for Metropolitan Scale Tall Buildings in Borough's adopted or emerging Development Plan and / or does not conflict with local policy	Neither City Plan 2040 or Islington Local Plan 2023 identifies the area as being appropriate for tall buildings
Criteria 2: Is in an accessible location Minimum SAM band 5A	SAM Band 5B
Criteria 3: Has scale / size Has potential to accommodate a minimum of five Metropolitan Scale Tall Buildings as part of a group that also includes tall buildings of a lesser scale	There are 3 existing Metropolitan Scale Tall Buildings (100m +) up to 127m and 0 consents for buildings over 100m+ within the Area of Search. There are 3 existing and 1 planning consents for tall buildings of 60-100m. Further tall buildings in this location are likely to be below the 100m+ threshold
Criteria 4: Has development potential Offers opportunity for further Metropolitan Scale Tall Buildings (i.e. area is not already built out)	There is limited potential for Tall and Metropolitan Scale Tall Buildings in this location

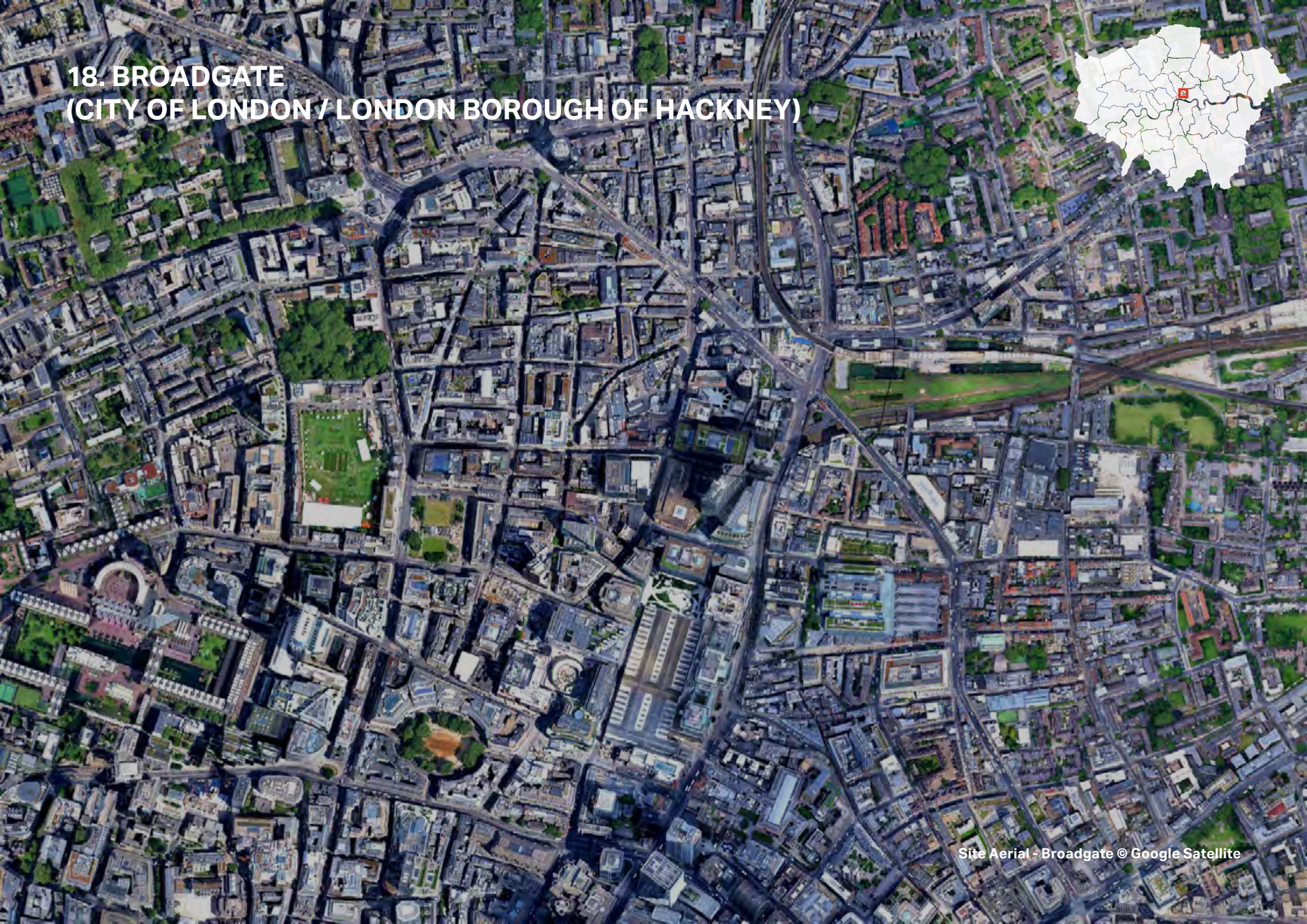
CRITERIA	ASSESSMENT
Criteria 5: Location is sensitive to Strategic Views Can be delivered without impacting adversely on LVMF Views	Visible in some London Panoramic views. The cluster is located in the backdrop of views to St. Paul's Cathedral from Westminster Pier and the location and height of buildings in this view must be carefully managed.
Criteria 6: Contributes to identity of London's skyline Marks a location or destination of London Wide Significance (cultural, economic or social)	• City Fringe Opportunity Area • Within Central Activities Zone • Edge of City location • Served by mainline railway and London Underground
Criteria 7: Build values support Metropolitan Scale Tall Buildings Is within an area that supports higher values	Value Band A / C

Cluster Status



Summary of Assessment	**Not recommended for designation as a Metropolitan Tall Building Cluster**

18. BROADGATE
(CITY OF LONDON / LONDON BOROUGH OF HACKNEY)



Site Aerial - Broadgate © Google Satellite



Figure A.137: Broadgate - Bird's eye view (VU City)

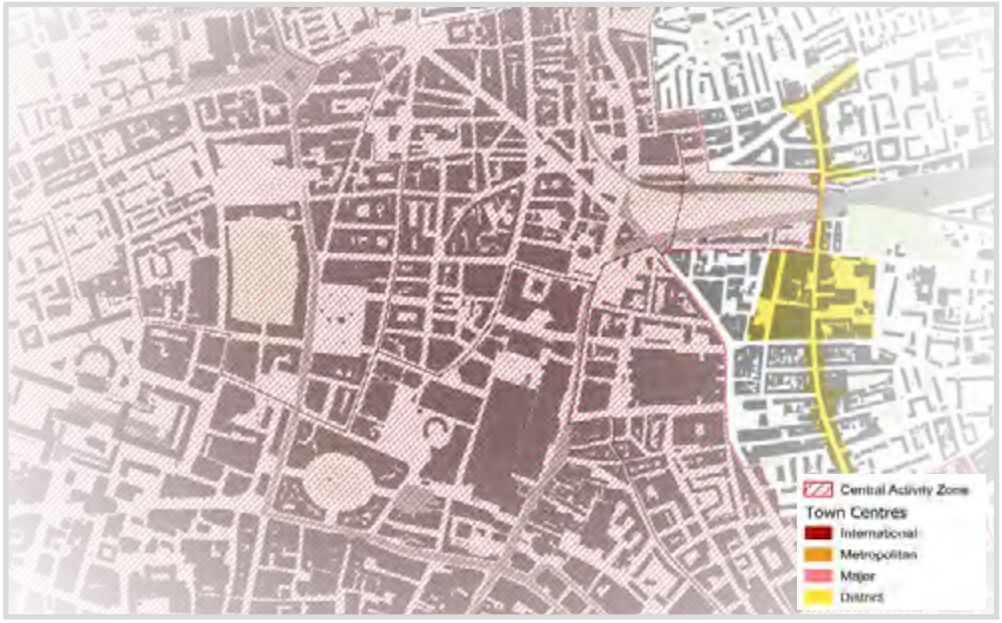


Figure A.138: Broadgate - Town Centres



Figure A.139: Broadgate - Opportunity Areas and Land for London



Figure A.140: Broadgate - Heritage Sensitivities



Figure A.141: Broadgate - Tall Buildings and Tall Building Zones



Figure A.142: Broadgate- London SAM (2041) Bands

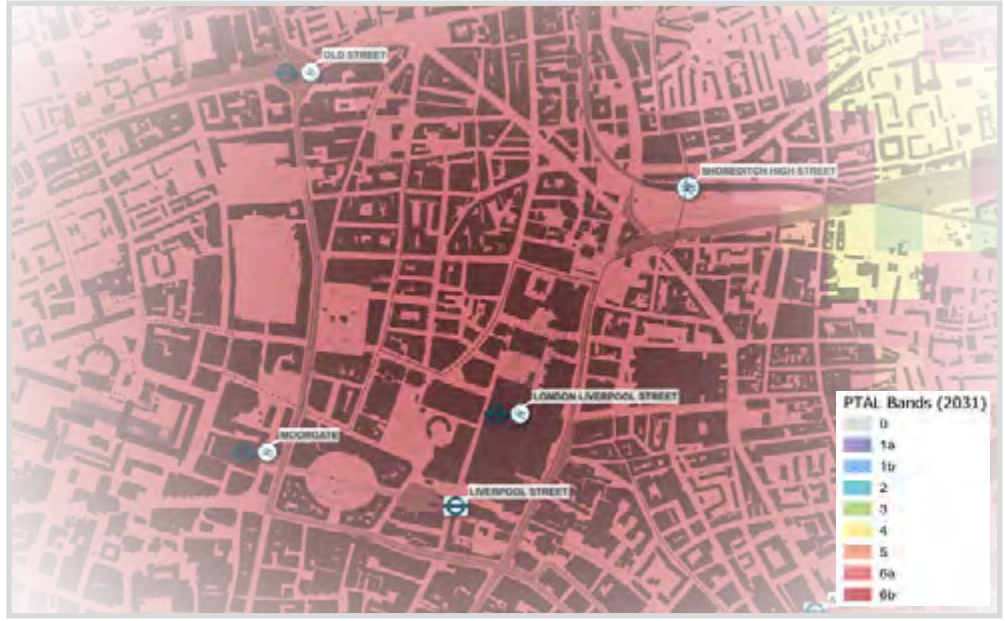


Figure A.143: Broadgate - PTAL (2031) Bands



Figure A.144: Broadgate - Value Bands

ASSESSMENT OF BROADGATE LOCATION

CRITERIA	ASSESSMENT
Criteria 1: Aligns with local policy Recognised as an appropriate location for Metropolitan Scale Tall Buildings in Borough's adopted or emerging Development Plan and / or does not conflict with local policy	The Future Shoreditch Area Action Plan 2026 identifies the area as a tall building zone with maximum building heights up to 90m
Criteria 2: Is in an accessible location Minimum SAM band 5A	SAM Band 5B
Criteria 3: Has scale / size Has potential to accommodate a minimum of five Metropolitan Scale Tall Buildings as part of a group that also includes tall buildings of a lesser scale	There are 4 existing Metropolitan Scale Tall Buildings (100m +) at up to 161m and 4 consents for buildings over 100m+ (up to 155m) within the Area of Search. There are 7 existing and 5 planning consents for tall buildings of 60-100m. Further tall buildings in this location are likely to be below the 100m+ threshold.
Criteria 4: Has development potential Offers opportunity for further Metropolitan Scale Tall Buildings (i.e. area is not already built out)	The majority of sites within the cluster have already been developed or are subject to planning consents. However these consents could deliver further Tall and Metropolitan Scale Tall Buildings in this location

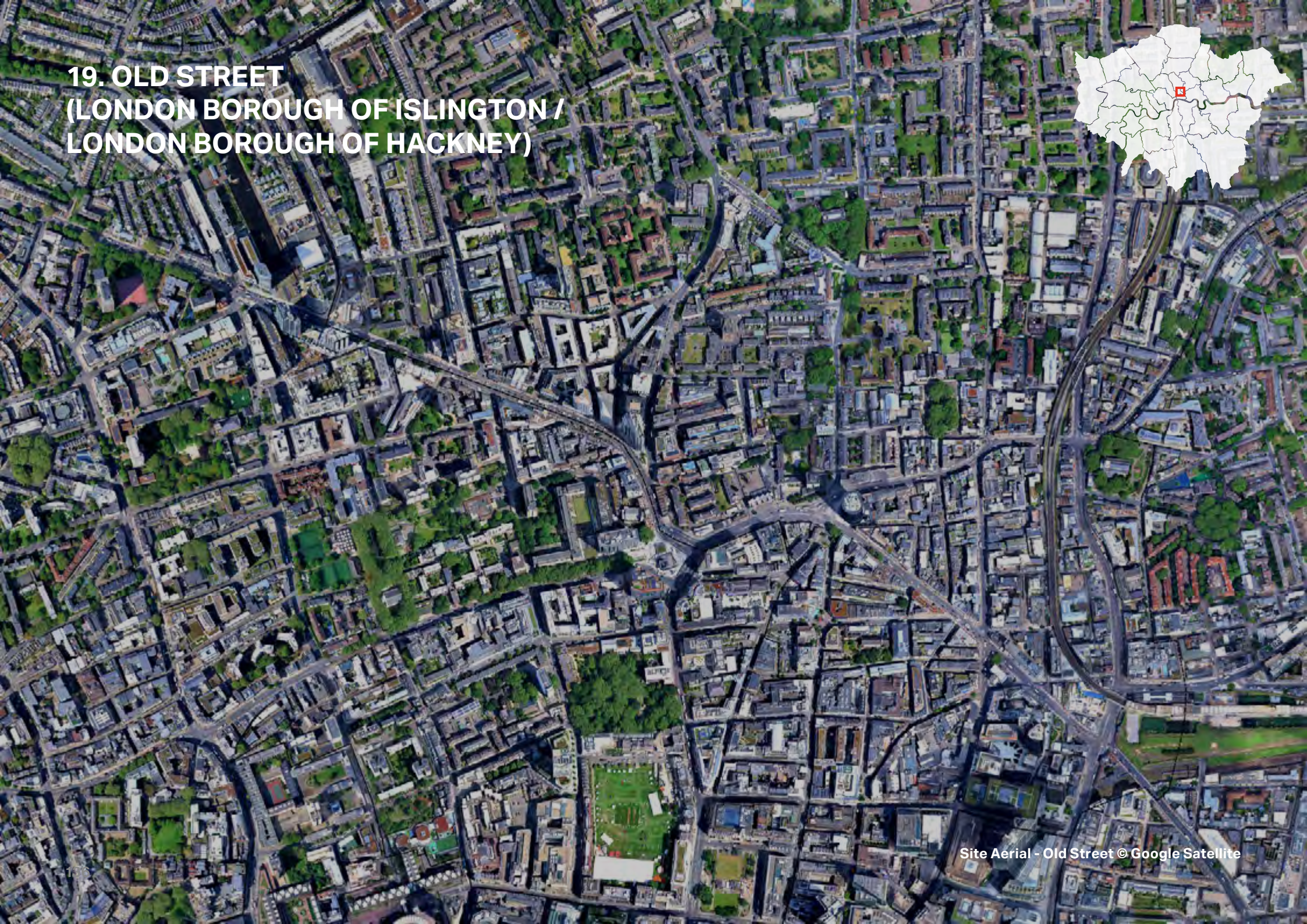
CRITERIA	ASSESSMENT
Criteria 5: Location is sensitive to Strategic Views Can be delivered without impacting adversely on LVMF Views	Visible in some London Panoramic views. Very Tall Buildings in this cluster could appear in the backdrop of views towards St. Paul's Cathedral when viewed in River Prospect views from Waterloo Bridge and Hungerford Bridge and in the linear view from King Henry VIII's Mound in Richmond Park and view from Westminster Pier. The location and height of buildings must be carefully managed to avoid impact and this constrains the opportunity in this cluster
Criteria 6: Contributes to identity of London's skyline Marks a location or destination of London Wide Significance (cultural, economic or social)	• City Fringe Opportunity Area • Within Central Activities Zone • Edge of City location • Served by mainline railway terminus, the Elizabeth Line and London Underground
Criteria 7: Build values support Metropolitan Scale Tall Buildings Is within an area that supports higher values	Value Band B

Cluster Status



Summary of Assessment	**Not recommended for designation as a Metropolitan Tall Building Cluster**

19. OLD STREET (LONDON BOROUGH OF ISLINGTON / LONDON BOROUGH OF HACKNEY)



Site Aerial - Old Street © Google Satellite



Figure A.145: Old Street - Bird's eye view (VU City)



Figure A.146: Old Street - Town Centres



Figure A.147: Old Street - Opportunity Areas and Land for London



Figure A.148: Old Street - Heritage Sensitivities



Figure A.149: Old Street - Tall Buildings and Tall Building Zones



Figure A.150: Old Street - London SAM (2041) Bands

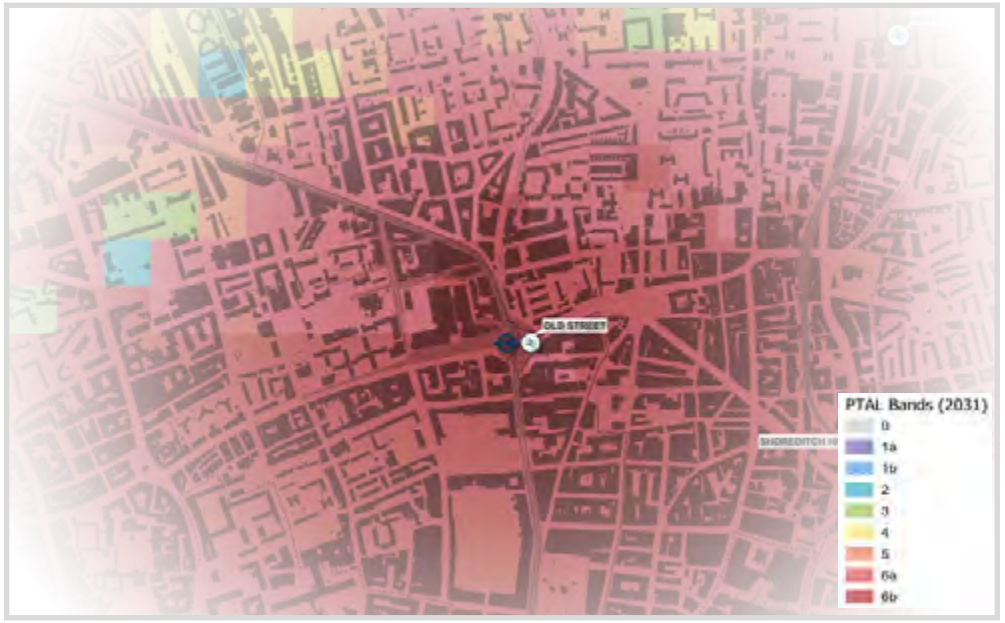


Figure A.151: Old Street - PTAL (2031) Bands



Figure A.152: Old Street - Value Bands

ASSESSMENT OF OLD STREET LOCATION

CRITERIA	ASSESSMENT
Criteria 1: Aligns with local policy Recognised as an appropriate location for Metropolitan Scale Tall Buildings in Borough's adopted or emerging Development Plan and / or does not conflict with local policy	The Future Shoreditch Area Action Plan 2026 identifies the area as a tall building zone with maximum building heights up to 120m. Islington Local Plan 2023 identifies one site within the area as an opportunity for a tall building of up to 106m
Criteria 2: Is in an accessible location Minimum SAM band 5A	SAM Band 5B
Criteria 3: Has scale / size Has potential to accommodate a minimum of five Metropolitan Scale Tall Buildings as part of a group that also includes tall buildings of a lesser scale	There is 1 existing Metropolitan Scale Tall Building (100m +) at 136m and 1 consent for buildings over 100m+ (155m) within the Area of Search. There are 5 existing and 1 planning consents for tall buildings of 60-100m. **There is potential for a cluster of 5+ Metropolitan Scale Tall Buildings to emerge in this location**
Criteria 4: Has development potential Offers opportunity for further Metropolitan Scale Tall Buildings (i.e. area is not already built out)	There are consents for Tall or Metropolitan Scale Tall Buildings in this location and the relatively unconstrained central location offers potential for further Tall or Metropolitan Scale Tall Buildings

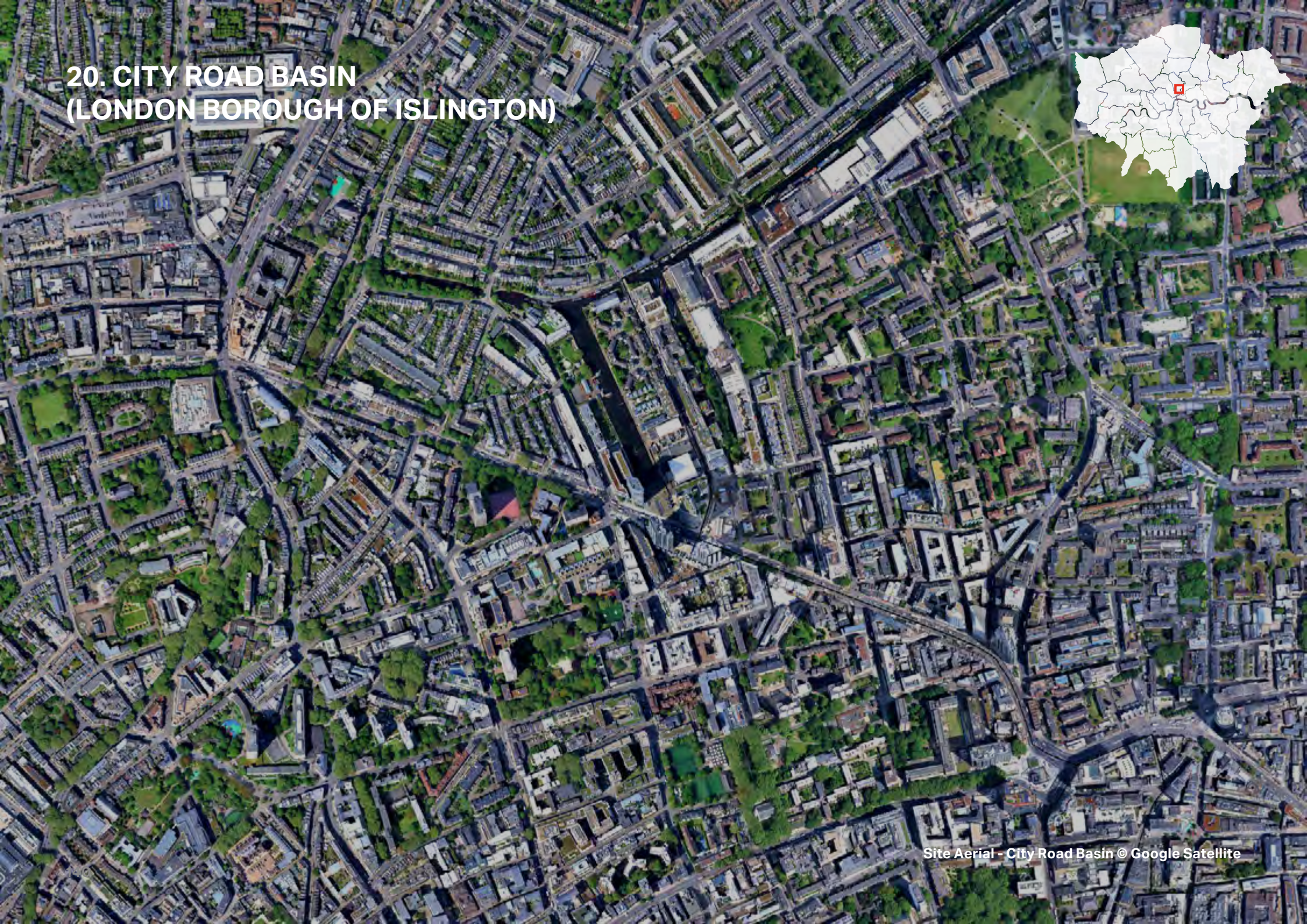
CRITERIA	ASSESSMENT
Criteria 5: Location is sensitive to Strategic Views Can be delivered without impacting adversely on LVMF Views	Visible in some London Panoramic Views but not within any LVMF view cone.
Criteria 6: Contributes to identity of London's skyline Marks a location or destination of London Wide Significance (cultural, economic or social)	• City Fringe Opportunity Area • Within Central Activities Zone • Edge of City location • Home to Moorfields Eye Hospital • Served by mainline railway and London Underground
Criteria 7: Build values support Metropolitan Scale Tall Buildings Is within an area that supports higher values	Value Band B / C

Summary of Assessment	Designate as a **Metropolitan Tall Building Cluster**
Cluster Specific Guidance	This location refers to the area east and north-east of Old Street Station.

Cluster Status



20. CITY ROAD BASIN (LONDON BOROUGH OF ISLINGTON)



Site Aerial - City Road Basin © Google Satellite



Figure A.153: City Road Basin - Bird's eye view (VU City)



Figure A.154: City Road Basin - Town Centres



Figure A.155: City Road Basin - Opportunity Areas and Land for London



Figure A.156: City Road Basin - Heritage Sensitivities



Figure A.157: City Road Basin - Tall Buildings and Tall Building Zones



Figure A.158: City Road Basin- London SAM (2041) Bands



Figure A.159: City Road Basin - PTAL (2031) Bands



Figure A.160: City Road Basin - Value Bands

ASSESSMENT OF CITY ROAD BASIN LOCATION

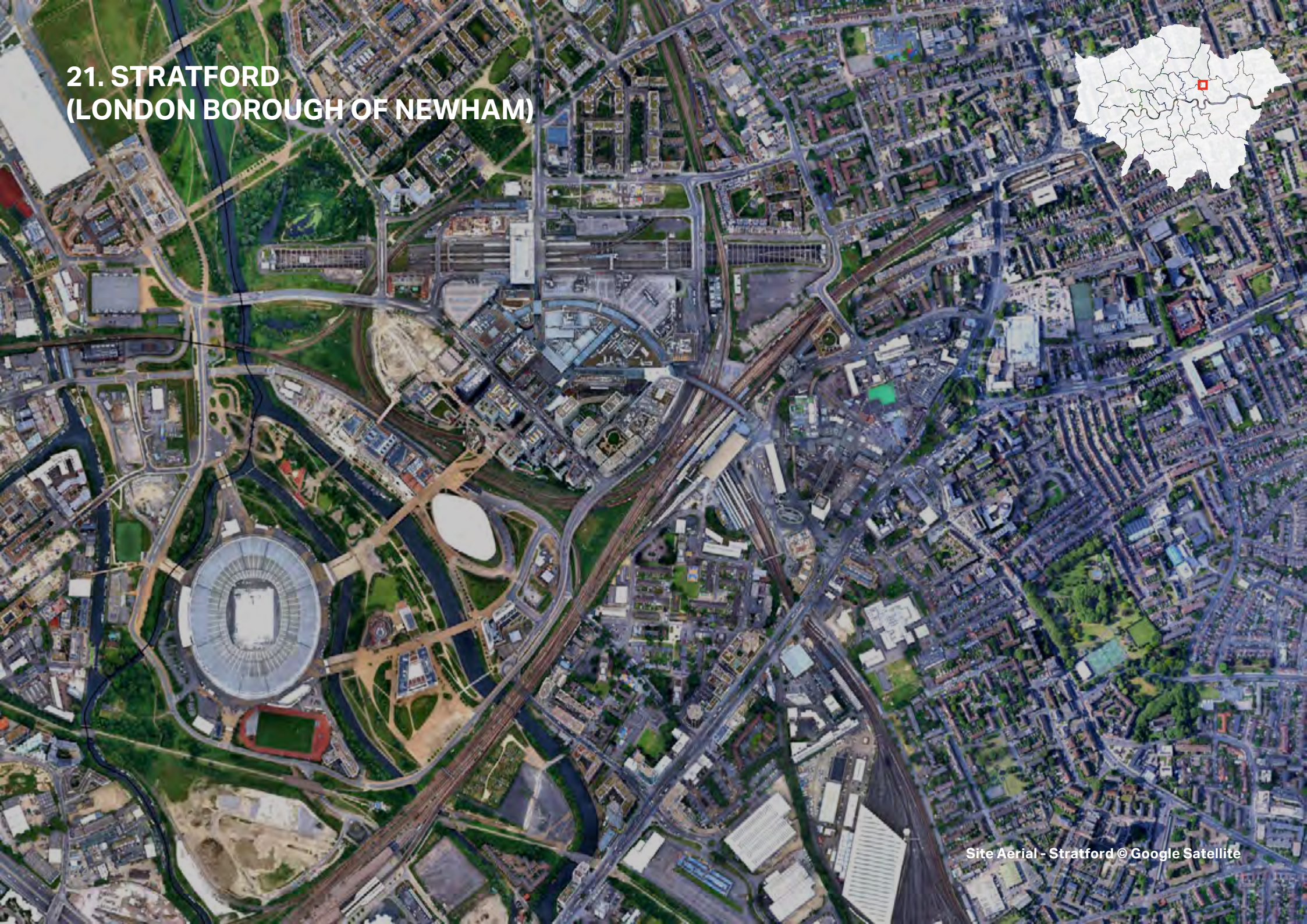
CRITERIA	ASSESSMENT
Criteria 1: Aligns with local policy Recognised as an appropriate location for Metropolitan Scale Tall Buildings in Borough's adopted or emerging Development Plan and / or does not conflict with local policy	Islington Local Plan 2023 does not identify the area as suitable for Tall Buildings
Criteria 2: Is in an accessible location Minimum SAM band 5A	SAM Band 5A / 5B
Criteria 3: Has scale / size Has potential to accommodate a minimum of five Metropolitan Scale Tall Buildings as part of a group that also includes tall buildings of a lesser scale	There are 3 existing Metropolitan Scale Tall Buildings (100m +) at up to 150m and no consents for buildings over 100m+ within the Area of Search. There is 1 existing and no planning consents for tall buildings of 60-100m. There is little opportunity for any further tall buildings in this location
Criteria 4: Has development potential Offers opportunity for further Metropolitan Scale Tall Buildings (i.e. area is not already built out)	There is very limited opportunity for further Tall and Metropolitan Scale Tall Buildings in this location

CRITERIA	ASSESSMENT
Criteria 5: Location is sensitive to Strategic Views Can be delivered without impacting adversely on LVMF Views	Visible in some London Panoramic Views but not within any LVMF view cone.
Criteria 6: Contributes to identity of London's skyline Marks a location or destination of London Wide Significance (cultural, economic or social)	· Partly within Central Activities Zone · Local regeneration area
Criteria 7: Build values support Metropolitan Scale Tall Buildings Is within an area that supports higher values	Value Band C



Summary of Assessment	**Not recommended for designation as a Metropolitan Tall Building Cluster**

21. STRATFORD (LONDON BOROUGH OF NEWHAM)



Site Aerial - Stratford © Google Satellite



Figure A.161: Stratford - Bird's eye view (VU City)



Figure A.162: Stratford - Town Centres



Figure A.163: Stratford - Opportunity Areas and Land for London



Figure A.164: Stratford - Heritage Sensitivities



Figure A.165: Stratford - Tall Buildings and Tall Building Zones



Figure A.166: Stratford - London SAM (2041) Bands



Figure A.167: Stratford - PTAL (2031) Bands



Figure A.168: Stratford - Value Bands

ASSESSMENT OF STRATFORD LOCATION

CRITERIA	ASSESSMENT
Criteria 1: Aligns with local policy Recognised as an appropriate location for Metropolitan Scale Tall Buildings in Borough's adopted or emerging Development Plan and / or does not conflict with local policy	Draft Newham Local Plan (2024) identifies defined areas in Stratford as being appropriate for tall buildings up to a height of 100m
Criteria 2: Is in an accessible location Minimum SAM band 5A	SAM Band 5A / 5B
Criteria 3: Has scale / size Has potential to accommodate a minimum of five Metropolitan Scale Tall Buildings as part of a group that also includes tall buildings of a lesser scale	There are 10 existing Metropolitan Scale Tall Buildings (100m +) up to 142m and 9 consents for buildings over 100m+ (up to 141m) within the Area of Search. There are 21 existing and 23 planning consents for tall buildings of 60-100m. **This is already a significant Metropolitan Tall Building Cluster that includes 10+ Metropolitan Scale Tall Buildings**
Criteria 4: Has development potential Offers opportunity for further Metropolitan Scale Tall Buildings (i.e. area is not already built out)	There are numerous consents for Tall and Metropolitan Scale Tall Buildings in this Area of Search and potential for further growth of the existing cluster.

Cluster Status



CRITERIA	ASSESSMENT
Criteria 5: Location is sensitive to Strategic Views Can be delivered without impacting adversely on LVMF Views	Visible in some Panoramic Views and parts of the cluster are located in the backdrop to the view of St. Paul's Cathedral from King Henry VIII's Mound and also in the view from Westminster Pier. The location and height of buildings in these views must be carefully managed.
Criteria 6: Contributes to identity of London's skyline Marks a location or destination of London Wide Significance (cultural, economic or social)	• Olympic Legacy Opportunity Area • Significant Regeneration Area for London • Metropolitan Town Centre and economic and cultural focus for east London • Location for 2012 Olympic Games Home to Westfield Shopping Centre and to numerous education and cultural institutions • Served by High-Speed Rail, mainline railway, Elizabeth Line and London Underground
Criteria 7: Build values support Metropolitan Scale Tall Buildings Is within an area that supports higher values	Value Band E

Summary of Assessment	Designate as a **Major Metropolitan Tall Building Cluster**
Cluster Specific Guidance	This location refers to the area around Stratford and Stratford International Stations. Building heights must avoid adverse impacts on the LVMF view to St. Paul's Cathedral from the King Henry VIII's Mound.

22. TWELVE TREES / WEST HAM (LONDON BOROUGH OF NEWHAM)



Site Aerial - Twelve Trees / West Ham © Google Satellite



Figure A.169: Twelve Trees / West Ham - Bird's eye view (VU City)



Figure A.170: Twelve Trees / West Ham - Town Centres



Figure A.171: Twelve Trees / West Ham - Opportunity Areas and Land for London



Figure A.172: Twelve Trees / West Ham - Heritage Sensitivities



Figure A.173: Twelve Trees / West Ham - Tall Buildings and Tall Building Zones



Figure A.174: Twelve Trees / West Ham - London SAM (2041) Bands



Figure A.175: Twelve Trees / West Ham - PTAL (2031) Bands



Figure A.176: Twelve Trees / West Ham - Value Bands

ASSESSMENT OF TWELVE TREES / WEST HAM LOCATION

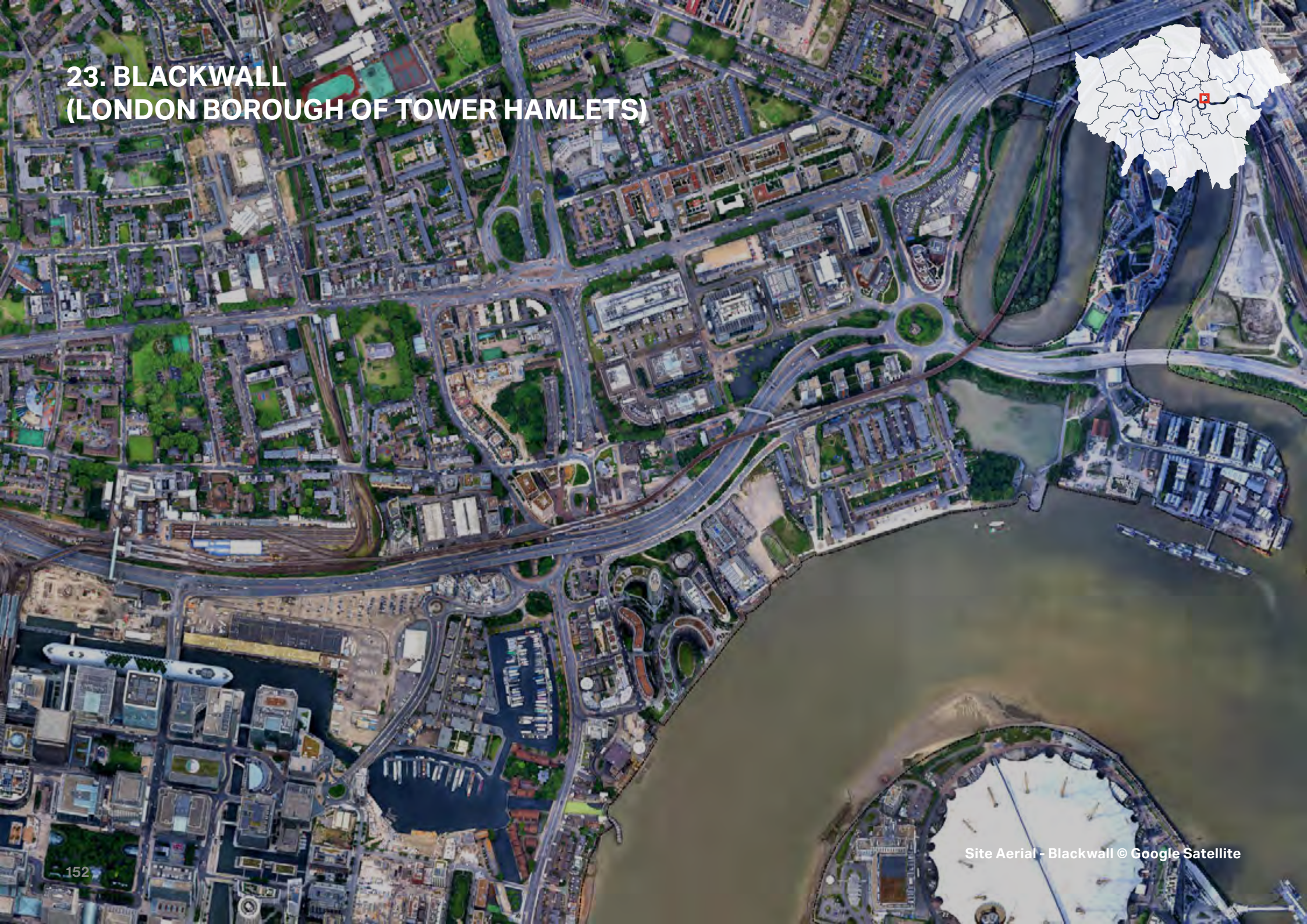
CRITERIA	ASSESSMENT
Criteria 1: Aligns with local policy Recognised as an appropriate location for Metropolitan Scale Tall Buildings in Borough's adopted or emerging Development Plan and / or does not conflict with local policy	Draft Newham Local Plan (2024) defined areas adjacent West Ham station as being appropriate for tall buildings up to a height of 100m
Criteria 2: Is in an accessible location Minimum SAM band 5A	SAM Band 5A
Criteria 3: Has scale / size Has potential to accommodate a minimum of five Metropolitan Scale Tall Buildings as part of a group that also includes tall buildings of a lesser scale	There are 2 existing Metropolitan Scale Tall Buildings (100m +) at up to 112m and 6 consents for buildings over 100m+ (up to 131m) within the Area of Search. There are no existing and 8 planning consents for tall buildings of 60-100m. **There is potential for a cluster of 5+ Metropolitan Scale Tall Buildings to emerge in this location**
Criteria 4: Has development potential Offers opportunity for further Metropolitan Scale Tall Buildings (i.e. area is not already built out)	There are consents for Tall or Metropolitan Scale Tall Buildings in this location however beyond the consented sites there are no further sites suitable for Metropolitan Scale Tall Buildings

CRITERIA	ASSESSMENT
Criteria 5: Location is sensitive to Strategic Views Can be delivered without impacting adversely on LVMF Views	Minor visibility in some London Panoramic Views but largely obscured by developments in the foreground
Criteria 6: Contributes to identity of London's skyline Marks a location or destination of London Wide Significance (cultural, economic or social)	• Poplar Riverside Opportunity Area • Locally significant regeneration area • Served by London Underground
Criteria 7: Build values support Metropolitan Scale Tall Buildings Is within an area that supports higher values	Value Band E

Summary of Assessment	Designate as a **Metropolitan Tall Building Cluster**
Cluster Specific Guidance	This location refers to the area south of the railway line, east to west, from West Ham Station to Crows Lane.



23. BLACKWALL
(LONDON BOROUGH OF TOWER HAMLETS)



Site Aerial - Blackwall © Google Satellite



Figure A.177: Blackwall - Bird's eye view (VU City)



Figure A.178: Blackwall - Town Centres



Figure A.179: Blackwall - Opportunity Areas and Land for London



Figure A.180: Blackwall - Heritage Sensitivities



Figure A.181: Blackwall - Tall Buildings and Tall Building Zones



Figure A.182: Blackwall - London SAM (2041) Bands



Figure A.183: Blackwall - PTAL (2031) Bands



Figure A.184: Blackwall - Value Bands

ASSESSMENT OF BLACKWALL LOCATION

CRITERIA	ASSESSMENT
Criteria 1: Aligns with local policy Recognised as an appropriate location for Metropolitan Scale Tall Buildings in Borough's adopted or emerging Development Plan and / or does not conflict with local policy	Draft Tower Hamlets Local Plan identifies the area as a Tall Building Zone with maximum building heights up to 130m
Criteria 2: Is in an accessible location Minimum SAM band 5A	SAM Band 5A
Criteria 3: Has scale / size Has potential to accommodate a minimum of five Metropolitan Scale Tall Buildings as part of a group that also includes tall buildings of a lesser scale	There are 2 existing Metropolitan Scale Tall Buildings (100m +) at up to 136m and 6 consents for buildings over 100m+ (up to 134m) within the Area of Search. There are 2 existing and 3 planning consents for tall buildings of 60-100m. **There is potential for a cluster of 5+ Metropolitan Scale Tall Buildings to emerge in this location**
Criteria 4: Has development potential Offers opportunity for further Metropolitan Scale Tall Buildings (i.e. area is not already built out)	There are consents for Tall or Metropolitan Scale Tall Buildings in this location however beyond the consented sites there few further sites suitable for Metropolitan Scale Tall Buildings

CRITERIA	ASSESSMENT
Criteria 5: Location is sensitive to Strategic Views Can be delivered without impacting adversely on LVMF Views	Visible in London Panoramic views from Alexandra Palace, and Parliament Hill from the north and General Wolfe Statue from the south. Appears adjacent the Canary Wharf in these views and should be less prominent / significantly lower in height to reflect lesser importance on skyline
Criteria 6: Contributes to identity of London's skyline Marks a location or destination of London Wide Significance (cultural, economic or social)	• Isle of Dogs and South Poplar Opportunity Area • Locally significant mixed use regeneration area • Extension of Canary Wharf and Docklands Regeneration • Served by DLR
Criteria 7: Build values support Metropolitan Scale Tall Buildings Is within an area that supports higher values	Value Band D

Summary of Assessment	Designate as a **Metropolitan Tall Building Cluster**
Cluster Specific Guidance	This location refers to the area east of Blackwall Station and to either side of Aspen Way.

Cluster Status



24. CANARY WHARF / MILLWALL DOCK (LONDON BOROUGH OF TOWER HAMLETS)



Site Aerial - Canary Wharf / Millwall Dock © Google Satellite



Figure A.185: Canary Wharf / Millwall Dock - Bird's eye view (VU City)



Figure A.186: Canary Wharf / Millwall Dock - Town Centres



Figure A.187: Canary Wharf / Millwall Dock - Opportunity Areas and Land for London

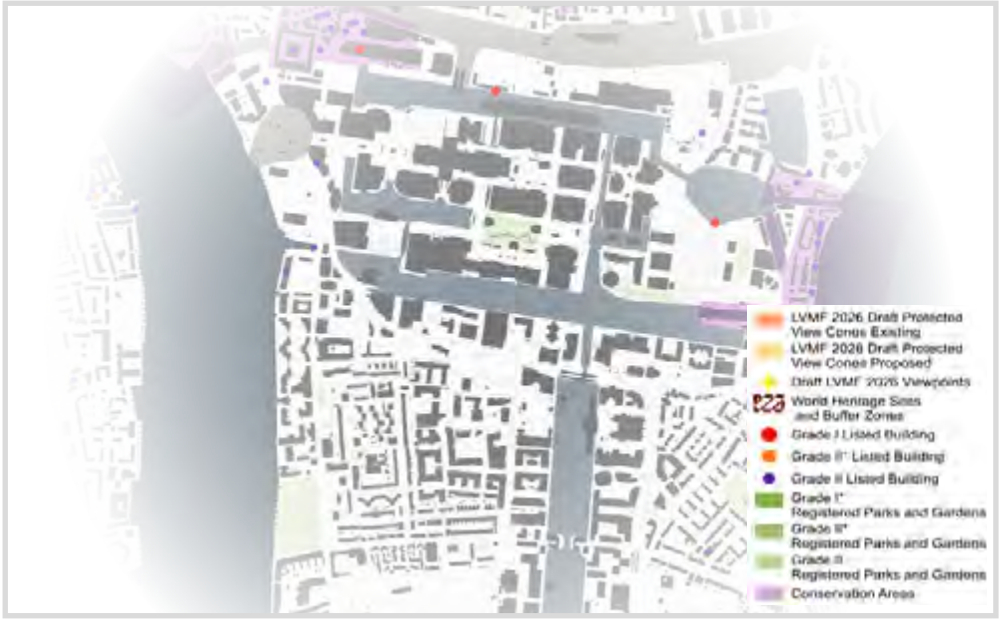


Figure A.188: Canary Wharf / Millwall Dock - Heritage Sensitivities



Figure A.189: Canary Wharf / Millwall Dock - Tall Buildings and Tall Building Zones

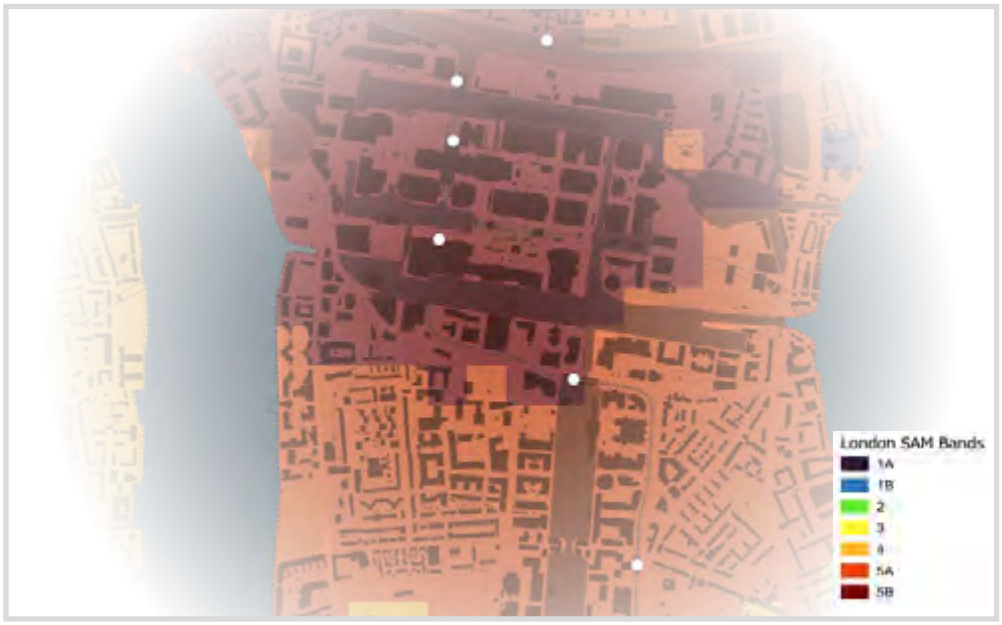


Figure A.190: Canary Wharf / Millwall Dock - London SAM (2041) Bands



Figure A.191: Canary Wharf / Millwall Dock - PTAL (2031) Bands

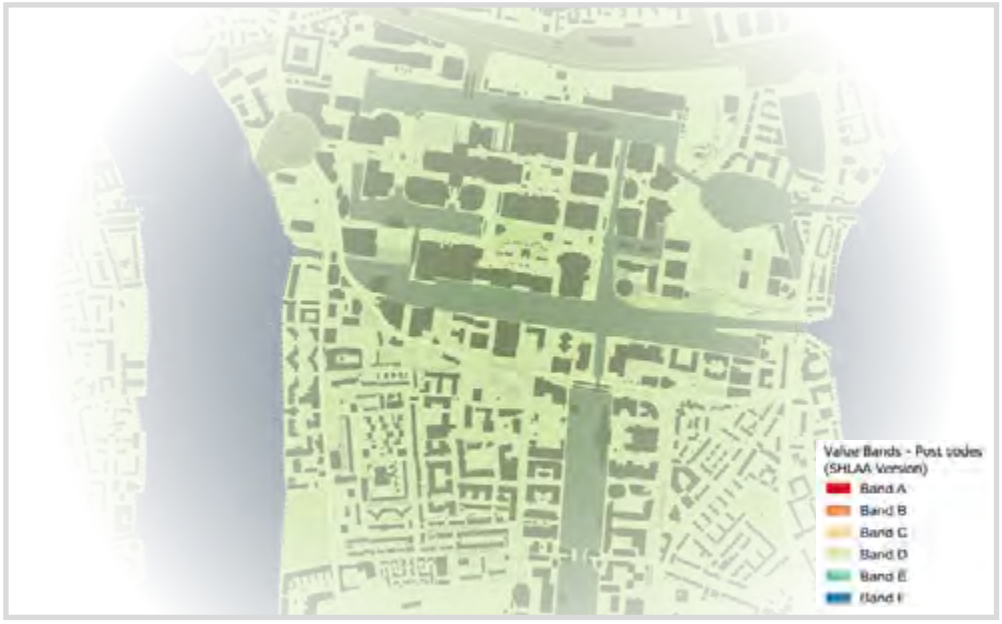


Figure A.192: Canary Wharf / Millwall Dock - Value Bands

ASSESSMENT OF CANARY WHARF / MILLWALL DOCK LOCATION

CRITERIA	ASSESSMENT
Criteria 1: Aligns with local policy Recognised as an appropriate location for Metropolitan Scale Tall Buildings in Borough's adopted or emerging Development Plan and / or does not conflict with local policy	Draft Tower Hamlets Local Plan identifies the area as a Tall Building Zone with maximum building heights up to 180m (for Marsh Wall and Millwall Inner Dock; heights for Canary Wharf are not identified)
Criteria 2: Is in an accessible location Minimum SAM band 5A	SAM Band 5A/5B
Criteria 3: Has scale / size Has potential to accommodate a minimum of five Metropolitan Scale Tall Buildings as part of a group that also includes tall buildings of a lesser scale	There are 32 existing Metropolitan Scale Tall Buildings (100m +) up to 235m and 30 consents for buildings over 100m+ (up to 236m) within the Area of Search. There are 39 existing and 15 planning consents for tall buildings of 60-100m. **This is already a significant Metropolitan Tall Building Cluster of International significance that includes 10+ Metropolitan Scale Tall Buildings**
Criteria 4: Has development potential Offers opportunity for further Metropolitan Scale Tall Buildings (i.e. area is not already built out)	There are numerous planning consents for Tall and Metropolitan Scale Tall Buildings and this Area of Search continues to evolve and grow offering further opportunity for Tall and Metropolitan Scale Tall Buildings

Cluster Status



Emerging → Built out

CRITERIA	ASSESSMENT
Criteria 5: Location is sensitive to Strategic Views Can be delivered without impacting adversely on LVMF Views	The Canary Wharf cluster, with One Canada Square at its centre, is visible and recognisable in London Panoramic views. The view from the General Wolfe Statue looks directly at the cluster which is located in the backdrop to the Maritime Greenwich WHS. The Canary Wharf cluster is also prominent in River Prospect views from London Bridge and Waterloo Bridge. Tower Bridge is visible in the views from London Bridge with a clear sky view between the frame of the towers and high-level walkways. Development height along Millwall Dock will need to step down to avoid filling this 'frame'.
Criteria 6: Contributes to identity of London's skyline Marks a location or destination of London Wide Significance (cultural, economic or social)	• Isle of Dogs and South Poplar Opportunity Area • Major Town Centre within the heart of the regenerated docklands • London's second financial district • Increasingly mixed-use with educational institutions and increasing residential population • Served by Elizabeth Line, London Underground and DLR
Criteria 7: Build values support Metropolitan Scale Tall Buildings Is within an area that supports higher values	Value Band D

Summary of Assessment	Designate as **International Tall Building Cluster**
Cluster Specific Guidance	This location refers to the area towards the north of the Isle of Dogs broadly defined by the River Thames to the west, Aspen Way to the north, Trafalgar Way and Blackwall Basin to the east and Marsh Wall to the south and extending southward along Millwall Inner Dock to Pepper Street.

25. GREENWICH PENINSULA (LONDON BOROUGH OF GREENWICH)



Site Aerial - Greenwich Peninsula © Google Satellite



Figure A.193: Greenwich Peninsula - Bird's eye view (VU City)



Figure A.194: Greenwich Peninsula - Town Centres

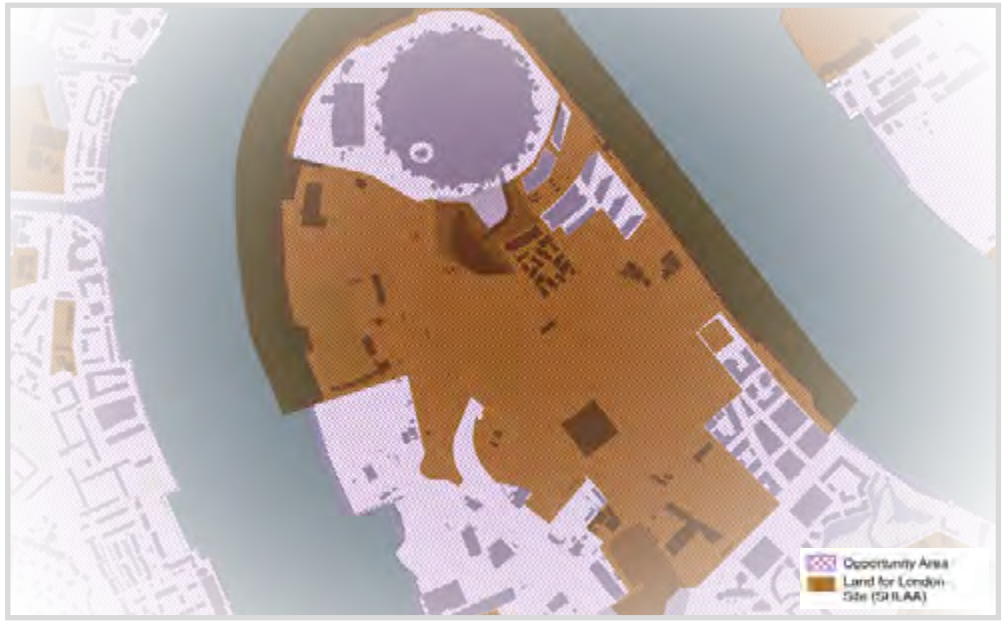


Figure A.195: Greenwich Peninsula - Opportunity Areas and Land for London



Figure A.196: Greenwich Peninsula - Heritage Sensitivities

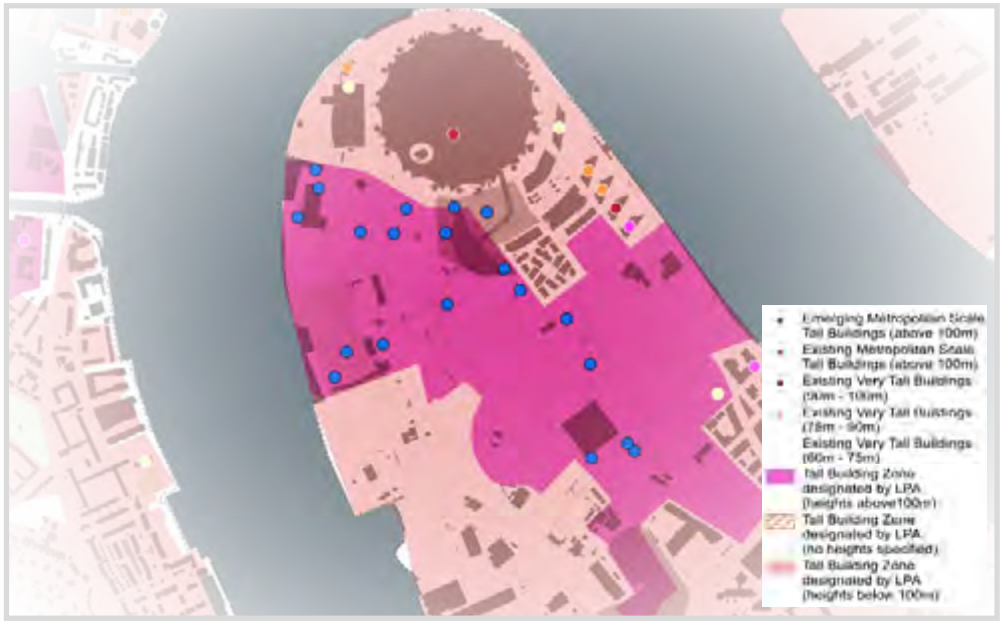


Figure A.197: Greenwich Peninsula - Tall Buildings and Tall Building Zones

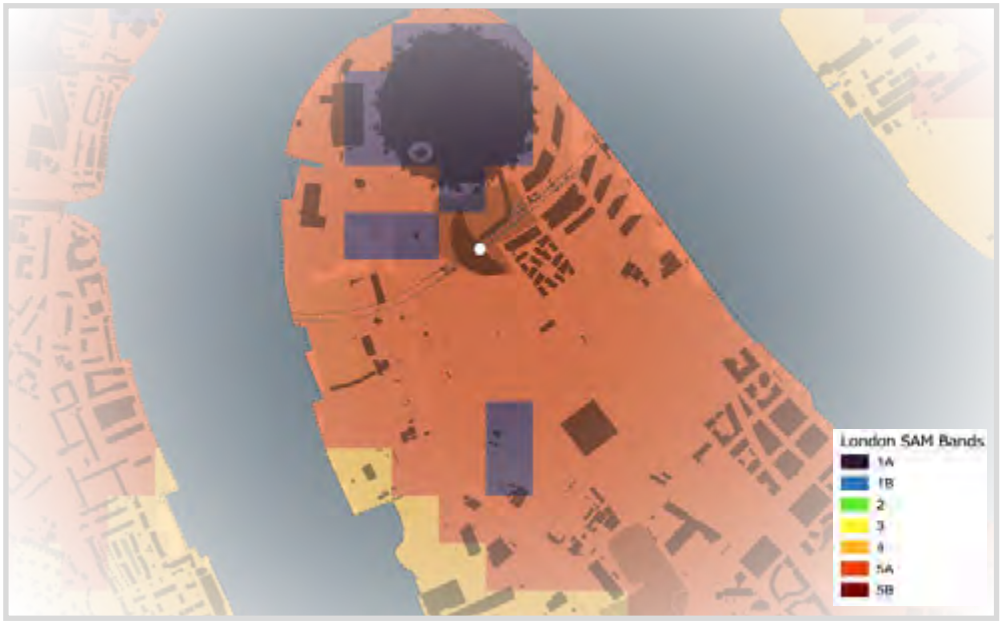


Figure A.198: Greenwich Peninsula - London SAM (2041) Bands



Figure A.199: Greenwich Peninsula - PTAL (2031) Bands

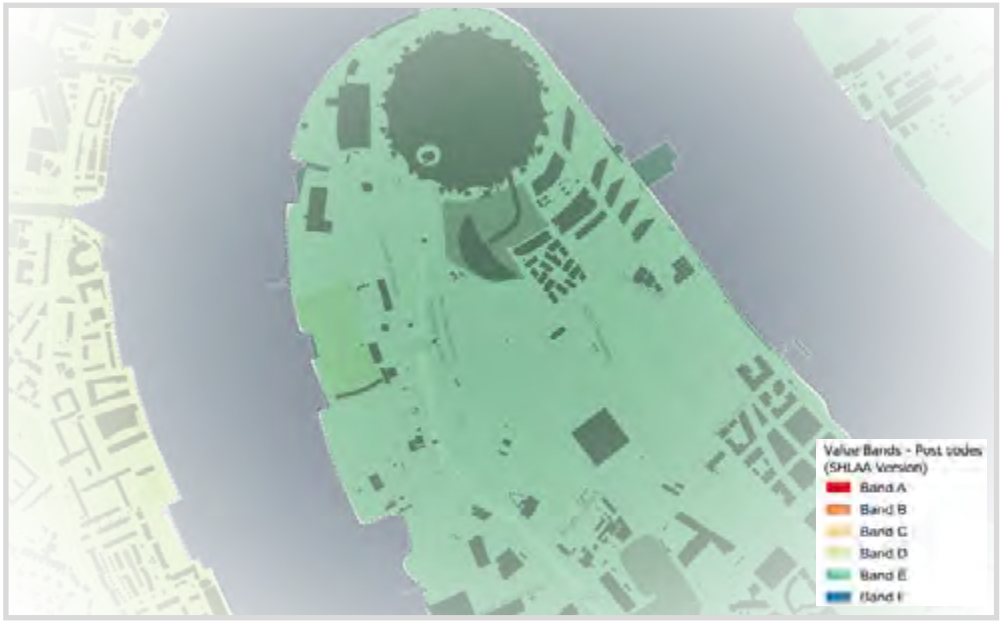


Figure A.200: Greenwich Peninsula - Value Bands

ASSESSMENT OF GREENWICH PENINSULA LOCATION

CRITERIA	ASSESSMENT
Criteria 1: Aligns with local policy Recognised as an appropriate location for Metropolitan Scale Tall Buildings in Borough's adopted or emerging Development Plan and / or does not conflict with local policy	Draft RB Greenwich Local Plan identifies the area as a Tall Building Zone with maximum building heights of 40 storeys (approx.) up to 130m
Criteria 2: Is in an accessible location Minimum SAM band 5A	SAM Band 5A
Criteria 3: Has scale / size Has potential to accommodate a minimum of five Metropolitan Scale Tall Buildings as part of a group that also includes tall buildings of a lesser scale	There are 2 existing Metropolitan Scale Tall Buildings (100m +) up to 102m and 20 consents for buildings over 100m+ (up to 125m) within the Area of Search. There are 9 existing and 35 planning consents for tall buildings of 60-100m. **There is potential for a cluster of 10+ Metropolitan Scale Tall Buildings to emerge in this location**
Criteria 4: Has development potential Offers opportunity for further Metropolitan Scale Tall Buildings (i.e. area is not already built out)	There are numerous consents for Tall and Metropolitan Scale Tall Buildings within this Area of Search. The Area of Search is extensive and offers potential for further Tall and Metropolitan Scale Tall Buildings to extend the emerging cluster.

CRITERIA	ASSESSMENT
Criteria 5: Location is sensitive to Strategic Views Can be delivered without impacting adversely on LVMF Views	Visible in London Panoramic views from Alexandra Palace, Parliament Hill and the General Wolfe Statue. Appears to the right of the Canary Wharf cluster in views from the General Wolfe statue and heights should step down significantly to avoid competing with the Canary Wharf cluster on the skyline.
Criteria 6: Contributes to identity of London's skyline Marks a location or destination of London Wide Significance (cultural, economic or social)	• Greenwich Peninsula Opportunity Area • District Town Centre • Home to the O2 Arena – a national destination • Served by London Underground
Criteria 7: Build values support Metropolitan Scale Tall Buildings Is within an area that supports higher values	Value Band E

Summary of Assessment	Designate as a **Major Metropolitan Tall Building Cluster**
Cluster Specific Guidance	This location refers to the Greenwich Peninsula Central area which extends from John Harrison Way northwards towards the O2.



26. CANADA WATER (LONDON BOROUGH OF SOUTHWARK)



Site Aerial - Canada Water © Google Satellite



Figure A.201: Canada Water - Bird's eye view (VU City)



Figure A.202: Canada Water - Town Centres



Figure A.203: Canada Water - Opportunity Areas and Land for London

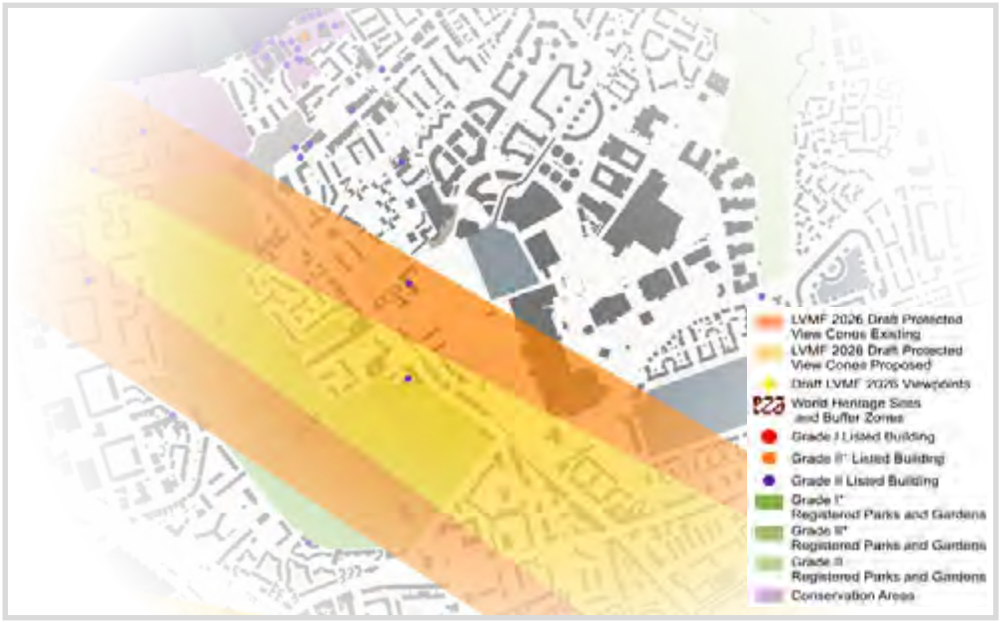


Figure A.204: Canada Water - Heritage Sensitivities



Figure A.205: Canada Water - Tall Buildings and Tall Building Zones

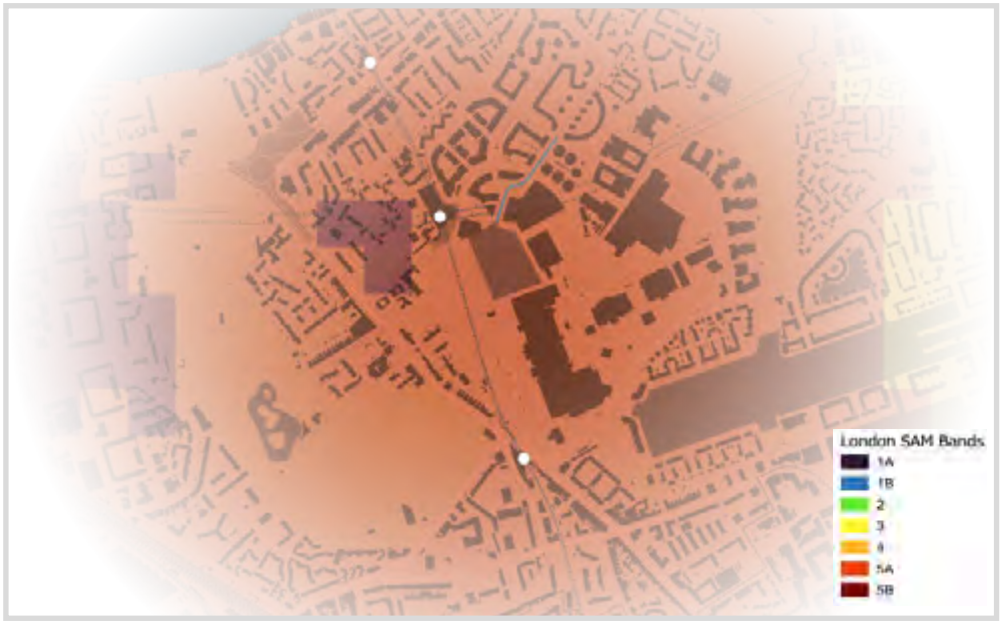


Figure A.206: Canada Water - London SAM (2041) Bands



Figure A.207: Canada Water - PTAL (2031) Bands



Figure A.208: Canada Water - Value Bands

ASSESSMENT OF CANADA WATER LOCATION

CRITERIA	ASSESSMENT
Criteria 1: Aligns with local policy Recognised as an appropriate location for Metropolitan Scale Tall Buildings in Borough's adopted or emerging Development Plan and / or does not conflict with local policy	Southwark Local Plan 2019-2036 identifies the area as being appropriate for tall buildings but does not identify maximum building heights.
Criteria 2: Is in an accessible location Minimum SAM band 5A	SAM Band 5A
Criteria 3: Has scale / size Has potential to accommodate a minimum of five Metropolitan Scale Tall Buildings as part of a group that also includes tall buildings of a lesser scale	There is 1 existing Metropolitan Scale Tall Building (100m +) at 124m and 5 consents for buildings over 100m+ (up to 131m) within the Area of Search. There are 3 existing and 3 planning consents for tall buildings of 60-100m. **There is potential for a cluster of 5+ Metropolitan Scale Tall Buildings to emerge in this location**
Criteria 4: Has development potential Offers opportunity for further Metropolitan Scale Tall Buildings (i.e. area is not already built out)	There are consents for Tall or Metropolitan Scale Tall Buildings in this location however beyond the consented sites there few further sites suitable for Metropolitan Scale Tall Buildings

CRITERIA	ASSESSMENT
Criteria 5: Location is sensitive to Strategic Views Can be delivered without impacting adversely on LVMF Views	Located in the foreground to the view towards St. Paul's Cathedral from General Wolfe Statue and the background to the view from Primrose Hill. The locations and heights of buildings must be carefully managed to avoid adverse impacts. The cluster is located in the foreground to the City of London cluster and will partially obscure its visibility on the skyline in the London Panoramic View from Blackheath Point. Also visible in River Prospect views from London Bridge
Criteria 6: Contributes to identity of London's skyline Marks a location or destination of London Wide Significance (cultural, economic or social)	• Canada Water Opportunity Area • Mixed use regeneration area • District Town Centre • Served by London Underground
Criteria 7: Build values support Metropolitan Scale Tall Buildings Is within an area that supports higher values	Value Band D

Summary of Assessment	Designate as a **Metropolitan Tall Building Cluster**
Cluster Specific Guidance	This location refers to the area south-east of Canada Water Station

Cluster Status



27. MILLWALL STADIUM / SURREY CANAL ROAD (LONDON BOROUGH OF LEWISHAM)



Site Aerial - Millwall Stadium / Surrey Canal Road© Google Satellite



Figure A.209: Millwall Stadium / Surrey Canal Road - Bird's eye view (VU City)



Figure A.210: Millwall Stadium / Surrey Canal Road - Town Centres



Figure A.211: Millwall Stadium / Surrey Canal Road - Opportunity Areas and Land for London



Figure A.212: Millwall Stadium / Surrey Canal Road - Heritage Sensitivities

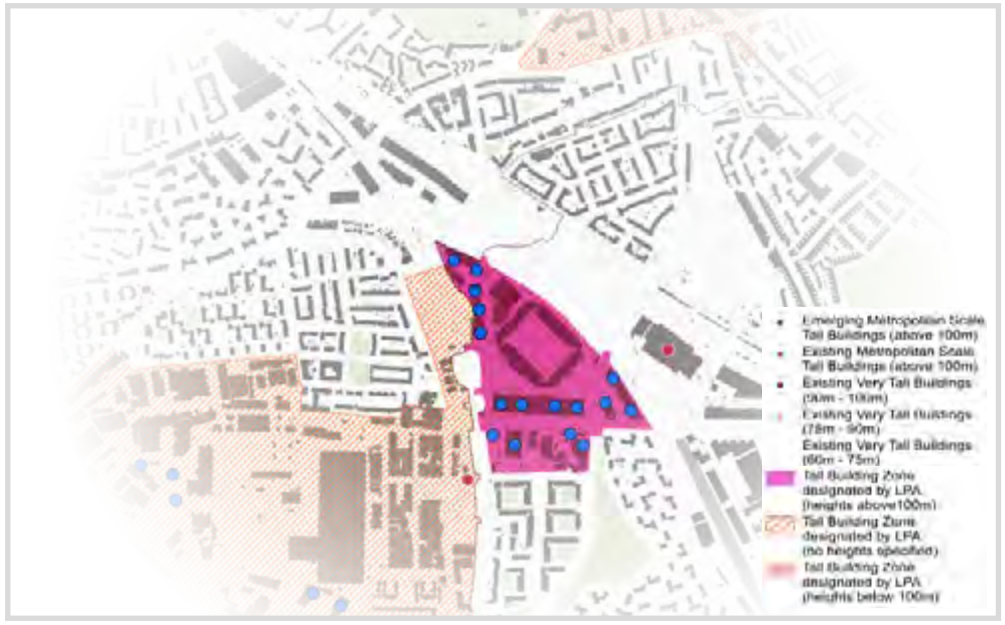


Figure A.213: Millwall Stadium / Surrey Canal Road - Tall Buildings and Tall Building Zones



Figure A.214: Millwall Stadium / Surrey Canal Road - London SAM (2041) Bands



Figure A.216: Millwall Stadium / Surrey Canal Road - PTAL (2031) Bands



Figure A.215: Millwall Stadium / Surrey Canal Road - Value Bands

ASSESSMENT OF MILLWALL STADIUM / SURREY CANAL ROAD LOCATION

CRITERIA	ASSESSMENT
Criteria 1: Aligns with local policy Recognised as an appropriate location for Metropolitan Scale Tall Buildings in Borough's adopted or emerging Development Plan and / or does not conflict with local policy	Draft Lewisham Local Plan (2023) identifies the area as a Tall Building Zone with maximum building heights of 45 storeys (approx.) up to 142m
Criteria 2: Is in an accessible location Minimum SAM band 5A	SAM Band 4
Criteria 3: Has scale / size Has potential to accommodate a minimum of five Metropolitan Scale Tall Buildings as part of a group that also includes tall buildings of a lesser scale	There are 0 existing Metropolitan Scale Tall Buildings (100m +) and 16 consents for buildings over 100m+ (up to 155m) within the Area of Search. There is 1 existing and 5 planning consents for tall buildings of 60-100m. **There is potential for a cluster of 5+ Metropolitan Scale Tall Buildings to emerge in this location**
Criteria 4: Has development potential Offers opportunity for further Metropolitan Scale Tall Buildings (i.e. area is not already built out)	There are numerous consents for Tall or Metropolitan Scale Tall Buildings in this location however beyond the consented sites there few further sites suitable for Metropolitan Scale Tall Buildings

CRITERIA	ASSESSMENT
Criteria 5: Location is sensitive to Strategic Views Can be delivered without impacting adversely on LVMF Views	Visible in many London Panoramic views and prominent in the view from Blackheath Point. The cluster is located in the background to the view of the Palace of Westminster from the Serpentine Bridge. Building heights must be carefully managed to avoid impacts in this view.
Criteria 6: Contributes to identity of London's skyline Marks a location or destination of London Wide Significance (cultural, economic or social)	• New Cross / Lewisham / Catford Opportunity Area • Locally significant regeneration area around football stadium • Served by mainline railway
Criteria 7: Build values support Metropolitan Scale Tall Buildings Is within an area that supports higher values	Value Band D / E

Summary of Assessment	Designate as a **Metropolitan Tall Building Cluster**
Cluster Specific Guidance	This location refers to the area south-east of South Bermondsey Station and extending to Surrey Canal Road adjacent to the Millwall Football Stadium



28. OLD KENT ROAD (LONDON BOROUGH OF SOUTHWARK)



Site Aerial - Old Kent Road © Google Satellite



Figure A.217: Old Kent Road - Bird's eye view (VU City)



Figure A.218: Old Kent Road - Town Centres



Figure A.219: Old Kent Road - Opportunity Areas and Land for London

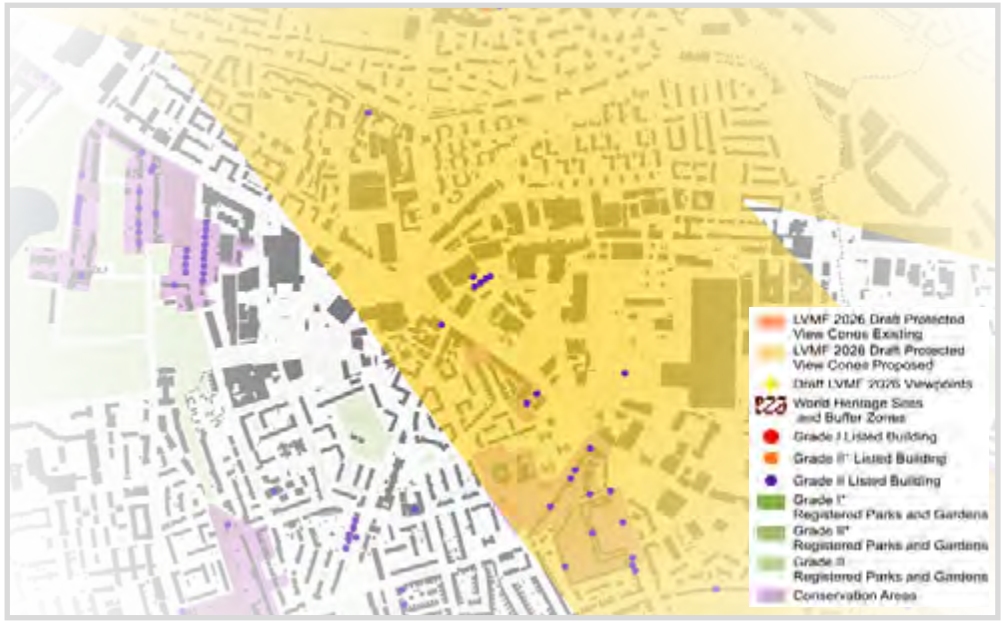


Figure A.220: Old Kent Road - Heritage Sensitivities

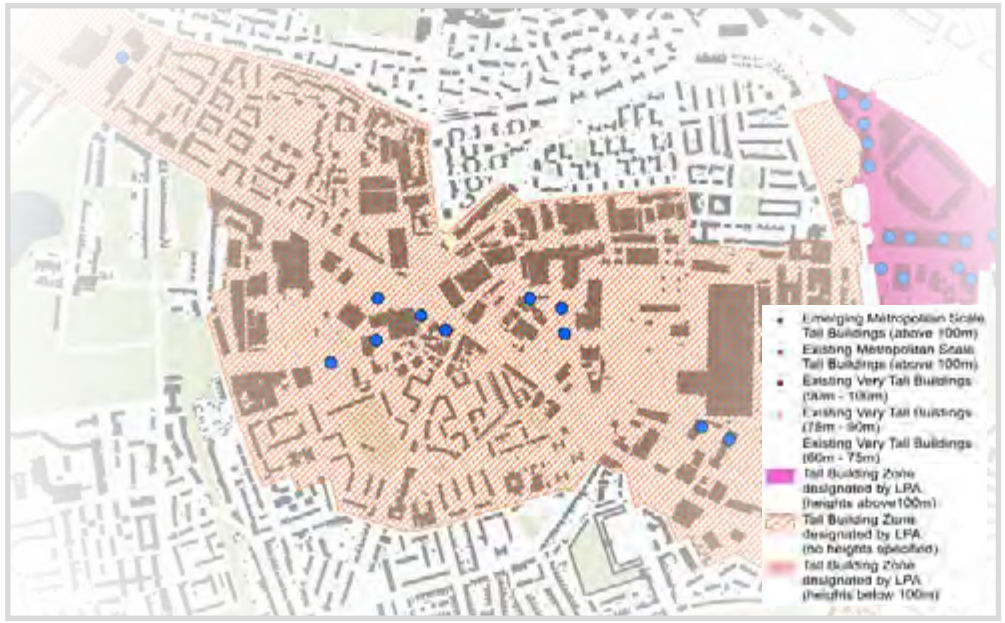


Figure A.221: Old Kent Road - Tall Buildings and Tall Building Zones



Figure A.222: Old Kent Road - London SAM (2041) Band



Figure A.224: Old Kent Road - PTAL (2031) Bands



Figure A.223: Old Kent Road - Value Bands

ASSESSMENT OF OLD KENT ROAD LOCATION

CRITERIA	ASSESSMENT
Criteria 1: Aligns with local policy Recognised as an appropriate location for Metropolitan Scale Tall Buildings in Borough's adopted or emerging Development Plan and / or does not conflict with local policy	Southwark Local Plan 2019-2036 identifies the area as being appropriate for tall buildings but does not identify maximum building heights.
Criteria 2: Is in an accessible location Minimum SAM band 5A	SAM Band 5A
Criteria 3: Has scale / size Has potential to accommodate a minimum of five Metropolitan Scale Tall Buildings as part of a group that also includes tall buildings of a lesser scale	There are 0 existing Metropolitan Scale Tall Buildings (100m +) and 10 consents for buildings over 100m+ (up to 166m) within the Area of Search. There is 1 existing and 13 planning consents for tall buildings of 60-100m. **There is potential for a cluster of 10+ Metropolitan Scale Tall Buildings to emerge in this location**
Criteria 4: Has development potential Offers opportunity for further Metropolitan Scale Tall Buildings (i.e. area is not already built out)	There are numerous consents for Tall and Metropolitan Scale Tall Buildings within this Area of Search. The Area of Search is extensive and offers potential for further Tall and Metropolitan Scale Tall Buildings as part of the emerging cluster.

Cluster Status

Emerging → Built out

CRITERIA	ASSESSMENT
Criteria 5: Location is sensitive to Strategic Views Can be delivered without impacting adversely on LVMF Views	Located in the background to views to St. Paul's Cathedral in London Panoramic Views from Parliament Hill and Kenwood. Height must be controlled to avoid impacting on the setting of the Cathedral in these views. Also highly visible in the LVMF view from Blackheath Point.
Criteria 6: Contributes to identity of London's skyline Marks a location or destination of London Wide Significance (cultural, economic or social)	• Old Kent Road Opportunity Area • Strategically significant mixed-use regeneration area for south London supported by potential new transport infrastructure (Bakerloo Line extension)
Criteria 7: Build values support Metropolitan Scale Tall Buildings Is within an area that supports higher values	Value Band D / E

Summary of Assessment	Designate as a **Major Metropolitan Tall Building Cluster**
Cluster Specific Guidance	This location refers to the area extending alongside Old Kent Road from its junctions with Rotherhithe New Road and Peckham Park Road in the north-west to its junctions with Asylum Road and Gervase Street to the south-east.

29. DEPTFORD (CONVOYS WHARF) (LONDON BOROUGH OF LEWISHAM)



Site Aerial - Deptford (Convoys Wharf) © Google Satellite



Figure A.225: Deptford (Convoys Wharf) - Bird's eye view (VU City)



Figure A.226: Deptford (Convoys Wharf) - Town Centres



Figure A.227: Deptford (Convoys Wharf) - Opportunity Areas and Land for London



Figure A.228: Deptford (Convoys Wharf) - Heritage Sensitivities



Figure A.229: Deptford (Convoys Wharf) - Tall Buildings and Tall Building Zones



Figure A.230: Deptford (Convoys Wharf) - London SAM (2041) Bands



Figure A.231: Deptford (Convoys Wharf) - PTAL (2031) Bands



Figure A.232: Deptford (Convoys Wharf) - Value Bands

ASSESSMENT OF DEPTFORD (CONVOY'S WHARF) LOCATION

CRITERIA	ASSESSMENT
Criteria 1: Aligns with local policy Recognised as an appropriate location for Metropolitan Scale Tall Buildings in Borough's adopted or emerging Development Plan and / or does not conflict with local policy	Draft Lewisham Local Plan (2023) identifies the area as a Tall Building Zone with maximum building heights of 48 storeys (approx.) up to 151m
Criteria 2: Is in an accessible location Minimum SAM band 5A	SAM Band 4
Criteria 3: Has scale / size Has potential to accommodate a minimum of five Metropolitan Scale Tall Buildings as part of a group that also includes tall buildings of a lesser scale	There are 0 existing Metropolitan Scale Tall Buildings (100m +) and 4 consents for buildings over 100m+ (up to 166m) within the Area of Search. There is 1 existing and 1 planning consent for tall buildings of 60-100m. The tall buildings consents are spread across the area and do not form a distinctive cluster. Further tall buildings in this location are likely to be below the 100m+ threshold.
Criteria 4: Has development potential Offers opportunity for further Metropolitan Scale Tall Buildings (i.e. area is not already built out)	The majority of the Area of Search is subject to a planning consent (outline) which includes Metropolitan Scale Tall Buildings. There are no further sites suitable for Metropolitan Scale Tall Buildings outside of this consent

Cluster Status

Emerging → Built out

CRITERIA	ASSESSMENT
Criteria 5: Location is sensitive to Strategic Views Can be delivered without impacting adversely on LVMF Views	Located in the background to views to St. Paul's Cathedral in London Panoramic Views from Primrose Hill and The Serpentine. The height and location of taller buildings needs to be carefully managed to avoid impacts on these views. Also Highly visible in London Panoramic views from the General Wolfe Statue and Blackheath Point from the south. The location of taller buildings should be carefully considered to allow London's skyline to be appreciated from this location (currently consents obscure views of The Shard from the General Wolfe Statue)
Criteria 6: Contributes to identity of London's skyline Marks a location or destination of London Wide Significance (cultural, economic or social)	• Deptford Creek / Greenwich Riverside Opportunity Area and New Cross / Lewisham / Catford Opportunity Area • Locally significant regeneration area • Served by mainline railway
Criteria 7: Build values support Metropolitan Scale Tall Buildings Is within an area that supports higher values	Value Band F

Summary of Assessment	**Not recommended for designation as a Metropolitan Tall Building Cluster**

30. LEWISHAM TOWN CENTRE (LONDON BOROUGH OF LEWISHAM)



Site Aerial - Lewisham Town Centre © Google Satellite



Figure A.233: Lewisham Town Centre - Bird's eye view (VU City)



Figure A.234: Lewisham Town Centre - Town Centres



Figure A.235: Lewisham Town Centre - Opportunity Areas and Land for London



Figure A.236: Lewisham Town Centre - Heritage Sensitivities



Figure A.237: Lewisham Town Centre - Tall Buildings and Tall Building Zones



Figure A.238: Lewisham Town Centre - London SAM (2041) Bands



Figure A.239: Lewisham Town Centre - PTAL (2031) Bands



Figure A.240: Lewisham Town Centre - Value Bands

ASSESSMENT OF LEWISHAM TOWN CENTRE LOCATION

CRITERIA	ASSESSMENT
Criteria 1: Aligns with local policy Recognised as an appropriate location for Metropolitan Scale Tall Buildings in Borough's adopted or emerging Development Plan and / or does not conflict with local policy	Draft Lewisham Local Plan (2023) identifies the area as a Tall Building Zone with maximum building heights of 35 storeys (approx.) up to 112.8m
Criteria 2: Is in an accessible location Minimum SAM band 5A	SAM Band 5A
Criteria 3: Has scale / size Has potential to accommodate a minimum of five Metropolitan Scale Tall Buildings as part of a group that also includes tall buildings of a lesser scale	There are 2 existing Metropolitan Scale Tall Buildings (100m +) up to 127m and 2 consents for buildings over 100m+ (up to 128m) within the Area of Search. There are 8 existing and 7 planning consent for tall buildings of 60-100m. **There is potential for a cluster of 5+ Metropolitan Scale Tall Buildings to emerge in this location**
Criteria 4: Has development potential Offers opportunity for further Metropolitan Scale Tall Buildings (i.e. area is not already built out)	There are numerous consents for Tall and Metropolitan Scale Tall Buildings within this Area of Search. There are further sites within the area but future tall buildings are likely to be below the 100m+ threshold.

CRITERIA	ASSESSMENT
Criteria 5: Location is sensitive to Strategic Views Can be delivered without impacting adversely on LVMF Views	Potential for the cluster to be visible from Island Gardens and impacting on the setting of the Greenwich Maritime WHS. The location and height of tall buildings to be carefully managed to minimise this impact
Criteria 6: Contributes to identity of London's skyline Marks a location or destination of London Wide Significance (cultural, economic or social)	• New Cross / Lewisham / Catford Opportunity Area • Significant local regeneration • Major Town Centre • Mixed use development area • Served by mainline railway and DLR
Criteria 7: Build values support Metropolitan Scale Tall Buildings Is within an area that supports higher values	Value Band F

Summary of Assessment	Designate as a **Metropolitan Tall Building Cluster**
Cluster Specific Guidance	This location refers to the area adjacent to Lewisham Station.

Cluster Status





Canary Wharf / Millwall Dock Tall Building Cluster viewed from General Wolfe Statue

Appendix B: Modelling of Potential Clusters in LVMF Views



Figure B.1: The City of London Cluster in River Prospect View 15B.1 Waterloo Bridge (downstream)©Millerhare



Figure B.2: The Canary Wharf / Millwall Cluster in River Prospect View 11B.2 London Bridge (downstream) ©Millerhare



Figure B.3: The Vauxhall Cluster in River Prospect View 17A.2 Hungerford Bridge ©Millerhare



Figure B.4: The Vauxhall Cluster in Townscape View 27D Parliament Square ©Millerhare

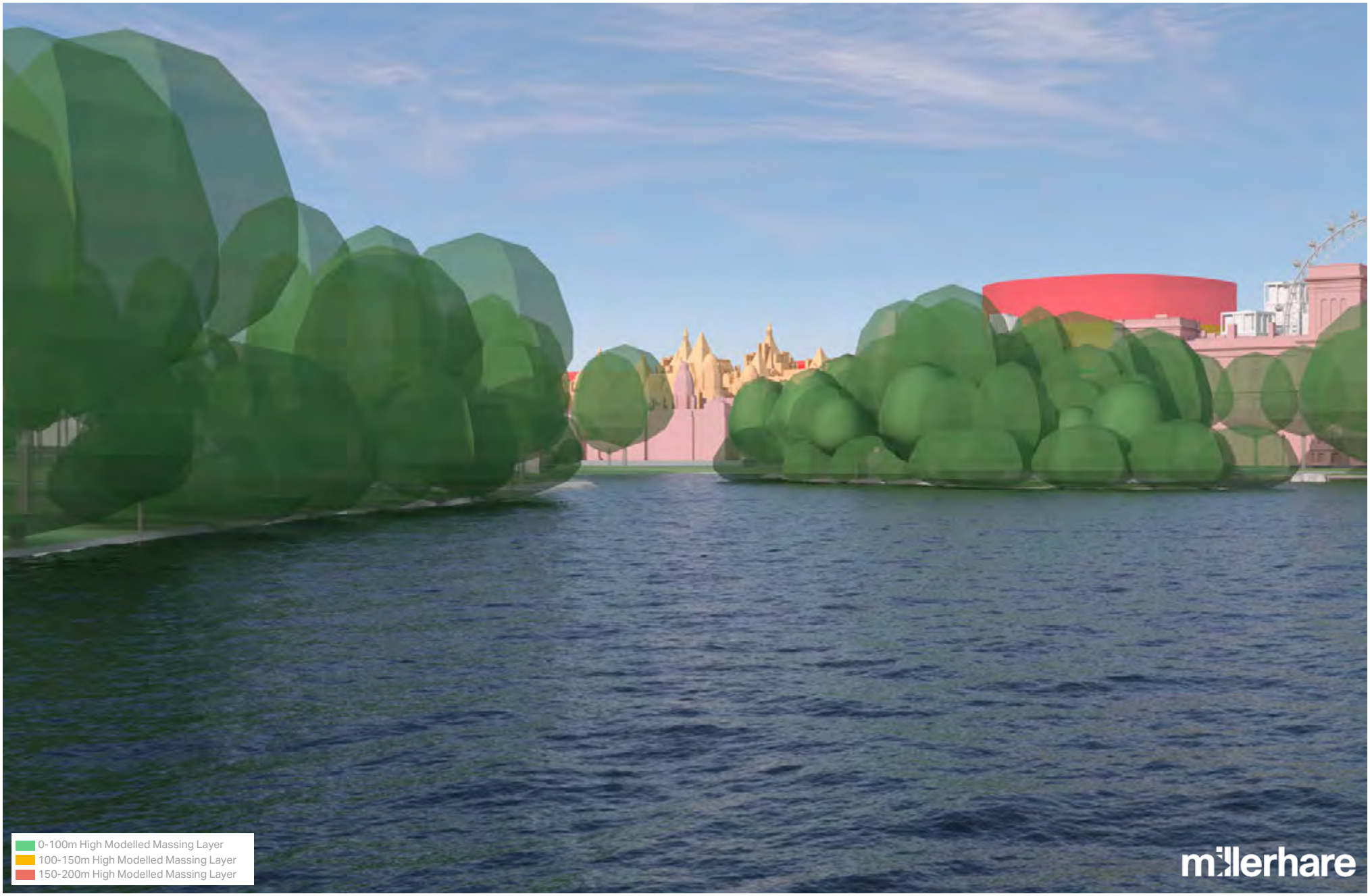


Figure B.5: The Blackfriars Cluster in Townscape View 26A.1 St. James' Park Footbridge ©Millerhare



Figure B.6: The Canada Water Cluster in River Prospect View 11B.1 London Bridge (downstream) ©Millerhare



Figure B.7: The Elephant & Castle Cluster in Townscape View 23A.1 Serpentine Bridge ©Millerhare



Figure B.8: The Lewisham Town Centre Cluster in Townscape View 24A.3 Island Gardens ©Millerhare


Urban
Initiatives