



LONDON VIEW MANAGEMENT FRAMEWORK

SUPPLEMENTARY PLANNING GUIDANCE

MARCH 2012
**LONDON PLAN 2011
IMPLEMENTATION FRAMEWORK**

MAYOR OF LONDON

LONDON VIEW MANAGEMENT FRAMEWORK

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**GREATER LONDON AUTHORITY
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Foreword by Boris Johnson, Mayor of London	v
1 Introduction	1
2 Conformity with Local Policies	5
3 Assessment Process and Consultation	7
4 View Management	17
5 Visual Management Guidance	29
<i>Management Plans: London Panoramas</i>	<i>35</i>
1 London Panorama: Alexandra Palace	37
2 London Panorama: Parliament Hill	43
3 London Panorama: Kenwood	53
4 London Panorama: Primrose Hill	59
5 London Panorama: Greenwich Park	65
6 London Panorama: Blackheath Point	71
<i>Management Plans: Linear Views</i>	<i>77</i>
7 Linear View: The Mall to Buckingham Palace	79
8 Linear View: Westminster Pier to St Paul's Cathedral	83
9 Linear View: King Henry VIII's Mound, Richmond to St Paul's Cathedral	89
<i>Management Plans: River Prospects</i>	<i>95</i>
10 River Prospect: Tower Bridge	97
11 River Prospect: London Bridge	103
12 River Prospect: Southwark Bridge	111
13 River Prospect: Millennium Bridge and Thames side at Tate Modern	119
14 River Prospect: Blackfriars Bridge	127
15 River Prospect: Waterloo Bridge	131
16 River Prospect: The South Bank	141
17 River Prospect: Golden Jubilee/Hungerford Footbridges	149
18 River Prospect: Westminster Bridge	159
19 River Prospect: Lambeth Bridge	169
20 River Prospect: Victoria Embankment between Waterloo and Westminster Bridges	175
21 River Prospect: Jubilee Gardens and Thames side in front of County Hall	183
22 River Prospect: Albert Embankment between Westminster and Lambeth Bridges along Thames path near St Thomas' Hospital	191

<i>Management Plans: Townscape Views</i>	<i>197</i>
23 Townscape View: Bridge over the Serpentine to Westminster	199
24 Townscape View: Island Gardens, Isle of Dogs to Royal Naval College	205
25 Townscape View: The Queen's Walk to Tower of London	211
26 Townscape View: St James's Park to Horse Guards Road	219
27 Townscape View: Parliament Square to Palace of Westminster	225
Appendix A: Glossary	237
Appendix B: Assessment Point Details	239
Appendix C: Accurate Visual Representations	243
Appendix D: Protected Vistas	251
Appendix E: Calculating the height of the consultation plane for a Protected Vista	279

Foreword by Boris Johnson, Mayor of London

For centuries, London has been home to some of the world's greatest buildings and urban spaces. We are privileged to enjoy this architectural history as we go about our daily lives. When we cross one of London's bridges, walk along the South Bank, or visit one of the viewpoints above the city, such as Parliament Hill, Primrose Hill or Greenwich, we are reminded of London's history and beauty, and why we love living here.

High quality, well-designed and thoughtfully located new buildings can add to our enjoyment of our city. They can help grow our economy, add vitality to our streets and complement our existing historic buildings, places and parks. However, it is important that we find a way of ensuring that new development fits with our built heritage so that London continues to be a desirable place to live, work and do business.

In July 2011 I published my London Plan which not only strengthened the protection for strategic views but also provided greater clarity as to their management. It also strengthened the policies related to World Heritage Sites, and is more much explicit about the importance of the settings of World Heritage Sites and their relationship to the outstanding universal value of each. This is particularly important in relation to the visual integrity of the World Heritage Sites. This Supplementary Planning Guidance supports the implementation of these London Plan policies.

The issues of view management are complex in a growing and changing city; it is therefore vital that we work in partnership to get it right.



A handwritten signature in black ink, appearing to read 'Boris Johnson'.

Boris Johnson
Mayor of London



- 1 Policies 7.11 and 7.12 of the London Plan establish the London View Management Framework, which seeks to designate, protect and manage twenty-seven views of London and some of its major landmarks. The purpose of this document is to explain in greater detail this policy approach so that boroughs, applicants and other statutory authorities can assess a proposal's compliance with the London Plan. Policy 7.10 is also relevant to view management and provides greater protection to World Heritage Sites and their settings.
- 2 GOL Circular 1/2008 provides for the preparation, publication and ongoing review of Supplementary Planning Guidance (SPG) to the London Plan. This document constitutes such guidance and is therefore a material consideration in the determination of planning applications.
- 3 The views designated by the London Plan are classified in four ways. They are panoramas across substantial parts of London ('London Panoramas'); views of landmarks framed by objects in the landscape ('Linear Views'); broad prospects along the River Thames ('River Prospects'); or views of the urban townscape ('Townscape Views'). Each view has specific characteristics that contribute to an appreciation of London at the strategic level.
- 4 New development should make a positive contribution to the characteristics and composition of the Designated Views. This SPG seeks to provide a method to understand and protect these characteristics in the foreground, middle ground and background of the views, and the landmark buildings within them. It also seeks to protect and enhance the place from which the view is seen.
- 5 Development applications for proposals that could affect Designated Views should be analysed in accordance with the process and principles set out in the London Plan and this SPG. The SPG is set out in five parts:
 - Part One – Introduction;
 - Part Two – Conformity with Local Policies;
 - Part Three – Assessment Process and Consultation;
 - Part Four – View Management;
 - Part Five – Visual Management Guidance
- 6 This SPG makes reference to geometrically defined corridors between the Viewing Place and Strategically Important Landmarks in Designated Views. These corridors are comprised of a Landmark Viewing Corridor and a Wider Setting Consultation Area. These two components are defined collectively as 'Protected Vistas' in this SPG. Further guidance on the application of the Protected Vistas is provided throughout this SPG and its appendices.
- 7 The Secretary of State for Communities and Local Government has issued Directions in relation to 13 Protected Vistas. The Directions place additional consultation and referral requirements on development that exceeds the threshold plane of Protected Vistas. Table 2 sets out the specified bodies to be consulted by the responsible Local Planning Authority on proposals that fall within the Assessment Areas of Protected Vistas. These Assessment Areas are set out in the Directions as well as in the individual Management Plans and Appendix D: Protected Vistas. The Directions are published on the GLA's website.

- 8 It should be noted that this SPG does not seek to give guidance on every aspect of visual impact assessment. Development that might affect views identified by other statutory authorities should, where relevant, be assessed to determine its effect on those views.
- 9 From time to time, Government, English Heritage and local authorities may publish additional guidance on the assessment of development proposals. Applicants, local planning authorities and other statutory bodies should take such work into account.
- 10 In addition to this SPG, other considerations identified in local policy should also be taken into account in relation to view management.

Policy 7.11 | London View Management Framework Strategic

A

The Mayor has designated a list of strategic views (Table 7.1) that he will keep under review. These views are seen from places that are publicly accessible and well used. They include significant buildings or urban landscapes that help to define London at a strategic level. These views represent at least one of the following categories: panoramas across substantial parts of London; views from an urban space of a building or group of buildings within a townscape setting (including narrow, linear views to a defined object); or broad prospects along the river Thames. Development will be assessed for its impact on the designated view if it falls within the foreground, middle ground or background of that view.

B

Within the designated views the Mayor will identify landmarks that make aesthetic, cultural or other contributions to the view and which assist the viewer's understanding and enjoyment of the view.

C

The Mayor will also identify Strategically Important Landmarks in the views that make a very significant contribution to the image of London at the strategic level or provide a significant cultural orientation point. He will seek to protect vistas towards Strategically Important Landmarks by designating Landmark Viewing Corridors and Wider Setting Consultation Areas. These elements together form a Protected Vista. Each element of the Vista will require a level of management appropriate to its potential impact on the viewer's ability to recognise and appreciate the Strategically Important Landmark.

D

The Mayor will also identify and protect aspects of views that contribute to a viewer's ability to recognise and to appreciate a World Heritage Site's authenticity, integrity, significance and Outstanding Universal Value.

E

The Mayor has prepared supplementary planning guidance on the management of the designated views. This supplementary guidance includes plans for the management of views as seen from specific assessment points within the Viewing Places. The guidance provides advice on the management of the foreground, middle ground and background of each view. The Mayor will, when necessary, review this guidance.

Table 1 –Views designated by the Replacement London Plan

London Panoramas

1	Alexandra Palace to Central London
2	Parliament Hill to Central London
3	Kenwood to Central London
4	Primrose Hill to Central London
5	Greenwich Park to Central London
6	Blackheath Point to Central London

Linear Views

7	The Mall to Buckingham Palace
8	Westminster to St Paul's Cathedral
9	King Henry VIII's Mound, Richmond to St Paul's Cathedral

River Prospects

10	Tower Bridge
11	London Bridge
12	Southwark Bridge
13	Millennium Bridge and Thameside at Tate Modern
14	Blackfriars Bridge
15	Waterloo Bridge
16	The South Bank
17	Golden Jubilee/Hungerford Footbridges
18	Westminster Bridge
19	Lambeth Bridge
20	Victoria Embankment between Waterloo and Westminster Bridges
21	Jubilee Gardens and Thameside in front of County Hall
22	Albert Embankment between Westminster and Lambeth Bridges along Thames Path near St Thomas' Hospital

Townscape Views

23	Bridge over the Serpentine, Hyde Park to Westminster
24	Island Gardens, Isle of Dogs to Royal Naval College
25	The Queen's Walk to Tower of London
26	St James' Park to Horse Guards Road
27	Parliament Square to Palace of Westminster

- 11 This document is Supplementary Planning Guidance to the London Plan. London boroughs, statutory authorities and other stakeholders (such as The Royal Parks and World Heritage Site Management Committees) should take its contents fully into account when preparing development plan documents and policies, and when preparing, reviewing and responding to applications for planning permission and other consents. When the London Plan is published, where Development Plan Documents have not been prepared in general conformity with Policies 7.10, 7.11 and 7.12 of the London Plan, these policies will take precedence.
- 12 Local Planning Authorities should:
 - Incorporate the principles of the London Plan and this SPG into development plan documents.
 - Monitor any changes to the townscape in Designated Views and their effect on the quality of the view as required by this SPG.
 - Ensure that development plan documents support the policy of protecting the setting of the Palace of Westminster, Tower of London and Greenwich World Heritage Sites in accordance with the London Plan and this SPG.
 - Determine planning applications with regard to the process set out in this SPG.
- 13 It should be noted that the City of London Corporation's 'St Paul's Heights Limitations' is considered to be in general conformity with the objectives of this SPG.
- 14 The regulatory authority or agency managing the area seen in the view, and the area from which the view is seen, should ensure that their approach to place and landscape management enables the view to be fully seen and appreciated. This may include, for example, the prudent management of trees that may otherwise obscure landmarks or other important elements of the view. Noise and air pollution at the Viewing Place should not reduce visitors' amenity and, landscaping, facilities and access should enhance visitors' appreciation of the view.
- 15 Over time the Designated Views may change. For this reason, Policy 7.11 of the London Plan provides for their on-going review. The Designated Views should be managed so that they will continue to qualify for designation under the criteria set out in the London Plan.
- 16 To assist with this monitoring and review process, boroughs are strongly encouraged to retain photographic records of the changes to the Designated Views over time. These records could include images captured during the construction phase of a development that will impact on the Designated View. The archive can inform visual and townscape assessments, help measure the accuracy of visual representations and provide evidence that a developer has complied with consent conditions.
- 17 From time to time the Mayor and statutory consultees may ask the developer of an approved development to provide photographs of the completed scheme, as it is seen in Designated Views. Developers are invited to respond positively to this request.



CITY CRUISES

BOAT TRIPS TO TOWER & GREENWICH
HOP ON HOP-OFF tick



Assessment Process

- 18 A planning application for a proposal that could affect a Designated View should be accompanied by an analysis that explains, evaluates and justifies any visual impact on the view. The analysis will demonstrate that the proposal is consistent with the relevant London Plan policies, including 7.10 World Heritage Sites, 7.11 London View Management Framework and 7.12 Implementing London View Management Framework.
- 19 A proposal that is not consistent with Policies 7.10, 7.11 and 7.12 of the London Plan, and the principles and guidance set out in this SPG, should be refused.
- 20 The analysis should consider the likely significance, scale and magnitude of effect caused by the proposal's size, shape or design with reference to the London Plan, the guidance contained in this document and other relevant considerations such as local planning policies.
- 21 The assessment should be part of the Design and Access Statement or Townscape and Visual Impact Assessment submitted with a planning application. It should address all of the requirements of this SPG using clearly defined terminology, be as concise, impartial and objective as possible, draw upon the advice and opinion of others including English Heritage, and local authorities affected by changes to the Designated View. The applicant should acknowledge any potential harm to the view from the proposed development.
- 22 The analysis should be conducted according to the following, three-step process:

Step 1: Scoping

The applicant should determine whether the proposal is likely to affect a Designated View. The scoping process should confirm:

- The Designated Views relevant to the application;
- The location of any Assessment Points* from which the assessment shall be undertaken;
- Whether the proposal will be subject to the consultation procedures applied to Protected Vistas and Protected Silhouettes*;
- The form and detail of the materials to be used to describe the proposed development and its impact on the view.

The scoping exercise shall be completed in consultation with the affected local authorities. The number of Assessment Points and the level of visualisation can be refined throughout the assessment process, also in consultation with the local planning authority or statutory consultees.

Note: Most Designated Views are seen in a 120 degree field of view, defined from predetermined Assessment Points. It is not expected that the LVMF should be used to manage development falling outside this field of view unless specifically required by the assessing authority.

* Assessment Points, Protected Vistas and Protected Silhouettes are elements of a Designated View. They are described in greater detail in Part 4 of this SPG.

Step 2: Description of the view

The applicant should provide a description of the view to establish the following:

- The view's composition, including the skyline and the elements that contribute to and detract from it. The description should provide confirmation of what is distinctive, characteristic, aesthetically or culturally important in the view, and its benefit to London;
- Any existing constraints, or opportunities to enhance the view and its setting, (e.g. any relevant designations, local policies and consented schemes that have not yet been implemented).
- Conditions relevant to the assessment of the view including the effect of atmospheric conditions, distance and weather or seasonal change, building works that could block or harm views on a temporary basis and/or night-time appearance.

Note: This SPG describes the general features and characteristics of the Designated View. The application should complement and expand upon the description of the view contained in this SPG.

Step 3: Description of the proposal and its impact on the view

The applicant should provide sufficient information to describe the proposed development, its precise location, setting, height, scale, design, external appearance and relationship to important buildings and landmarks to enable an evaluation of how it would be experienced from the Assessment Points agreed in Step 1. The assessment of effects on Designated Views should also refer to the following factors relating to the proposal:

- The scale, grain and massing of the proposal in relation to the existing townscape;
- Its appearance and materials (that may include, for example, texture, colour, scale and reflectivity);
- The effects on the skyline;
- The obstruction of existing views and any loss of views to the identified landmarks;
- The visual relationship of the proposal to its setting and surroundings;
- Night-time effects/lighting, including aviation and other lighting, and their impact on the landmarks and the viewing experience generally;
- Seasonal changes, weather and atmospheric conditions (assuming the best possible visibility),
- Any shadowing from other buildings;
- The effect of the distance between the viewer, the elements of the view and the proposal.

- 23 The descriptions of the qualities and characteristics of each view in this SPG, and the images supporting them, cannot fully replicate the experience of the Viewing Place. Therefore, it is expected that those involved in assessing the impact of a proposal on a view will visit the place from which the analysis was conducted in order to fully understand the proposal in its context. To assist assessment, Accurate Visual Representations should be created to describe the proposed development.

Accurate Visual Representations

An Accurate Visual Representation (AVR) is a static or moving image that shows the location of a proposed development, the degree to which it will be visible, its detailed form and/or the materials to be used. AVRs combine images of the proposed development with a representation of the existing view.

The detail of the analysis should be appropriate to the scale and type of development proposed. Additional information about preparing and using Accurate Visual Representations is contained in Appendix C.

Consultation

All Designated Views

- 24 If a development proposal will have a significant impact on a Designated View or if it will be contrary to the management principles in this SPG or policies 7.10, 7.11 and 7.12 of the London Plan, the boroughs affected by the proposal, the relevant Government agencies and expert bodies such as English Heritage should be consulted. The local planning authority deciding the application will decide the extent of the consultation to be carried out and advise the Mayor of its decision.
- 25 If large parts of the view are managed by a single organisation, the local planning authority is encouraged to consult that organisation. These organisations could include The Royal Parks, Historic Royal Palaces, a World Heritage Site Management Committee (if it is a World Heritage Site), or, in the case of St Paul's Cathedral, The Dean and Chapter. The local planning authority should also take into account any responses to consultation submitted by amenity groups and individuals.

Protected Vistas

- 26 Applications for development that will exceed the threshold height of a Protected Vista must be sent to the Mayor and the affected London boroughs. Before granting permission for the development, the assessing authority must consult English Heritage and in the case of the Protected Vista over the Tower of London, Historic Royal Palaces. (refer to Table 2).

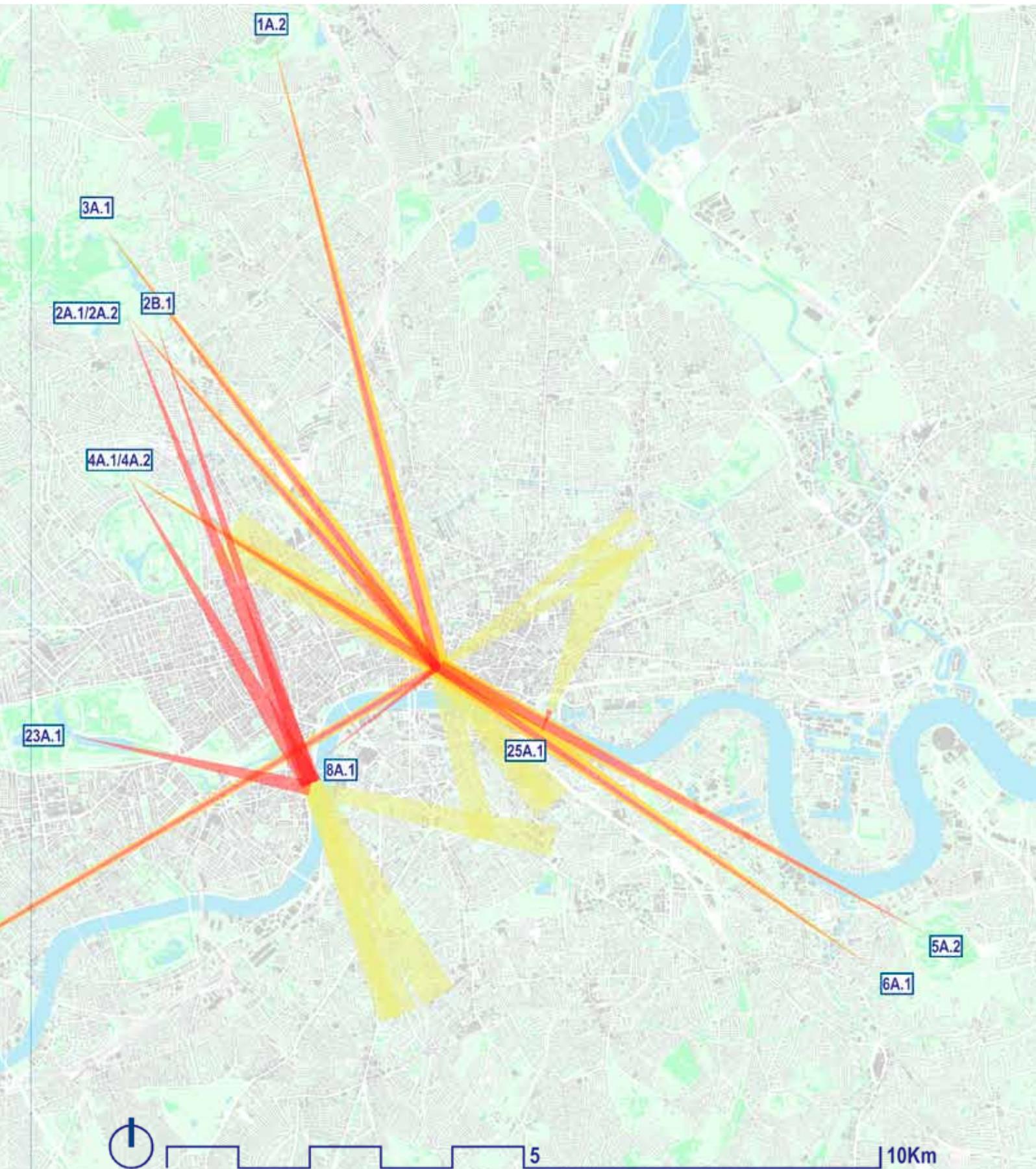
- 27 The local planning authority deciding the application shall not determine the application until at least 14 days after the date of the last service of a copy of the application on the statutory consultees.
- 28 If a consultee makes representations about the effect of a proposal on a view to the assessing authority, they should forward a copy of the representations to the Mayor at the same time.
- 29 Decisions issued following consultation with other authorities should state all the reasons for approval or refusal. Copies of all the decisions on the planning application on which other local planning authorities have been consulted should be sent to the Mayor and other statutory consultees.
- 30 Local authorities should inform the Mayor and other relevant local authorities of notifications received by authorities of intention to carry out works that will impact on a Protected Vista. Proposals for schemes made under the Development Management Procedure Order under the Town and Country Planning Act that will impact on a Protected Vista, should also be notified to the Mayor and any relevant local planning authorities.



Table 2 – Statutory Consultees for Protected Vistas.

<i>Viewing Location</i>	1A.2	2A.1	2A.2	2B.1	3A.1	4A.1	4A.2	5A.2	6A.1	8A.1	9A.1	23A.1	25A.1
GLA	●	●	●	●	●	●	●	●	●	●	●	●	●
City of London	●	●			●	●		●	●	●	●		●
LB Camden		●	●	●	●	●	●	●	●				
LB Greenwich								●	●				
LB Hackney										●	●		
LB Haringey	●												
LB Hammersmith & Fulham											●		
LB Islington	●	●			●					●			
RB Kensington & Chelsea											●		
LB Lambeth			●	●			●			●	●	●	
LB Lewisham								●	●				
LB Richmond upon Thames											●		
LB Southwark	●	●			●	●	●	●	●	●	●	●	●
LB Tower Hamlets						●		●		●	●		●
LB Wandsworth											●		
City of Westminster			●	●		●	●			●	●	●	
English Heritage	●	●	●	●	●	●	●	●	●	●	●	●	●
Historic Royal Palaces													●

LB London Borough; **RB** Royal Borough.



Map 1: Protected vistas

Policy 7.12 | Implementing the London View Management Framework Strategic

A

New development should not harm and where possible should 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.

Planning decisions

B

Development in the foreground and middle ground of a designated view should not, be overly intrusive, unsightly or prominent to the detriment of the view.

C

Development proposals in the background of a view should give context to landmarks and not harm the composition of the view as a whole. Where a silhouette of a World Heritage Site is identified by the Mayor as prominent in a townscape or river prospect, and well preserved within its setting with clear sky behind it, it should not be altered by new development appearing in its background. Assessment of the impact of development in the foreground, middle ground or background of the view or the setting of a landmark should take into account the effects of distance and atmospheric or seasonal changes.

D

In addition to the above, new development in designated views should comply with the following:

- a London Panoramas – should be managed so that development fits within the prevailing pattern of buildings and spaces and should not detract from the panorama as a whole. The management of views containing Strategically Important Landmarks should afford them an appropriate setting and prevent a canyon effect from new buildings crowding in too close to the Strategically Important Landmark in the foreground, or background where appropriate.
- b River Prospects – views should be managed to ensure that the juxtaposition between elements, including the river frontages and key landmarks, can be appreciated within their wider London context.
- c Townscape and Linear Views – should be managed so that the ability to see specific buildings, or groups of buildings, in conjunction with the surrounding environment, including distant buildings within views, is preserved.

E

Viewing places should be accessible and managed so that they enhance people's experience of the view.

F

In addition to the above, where there is a Protected Vista:

- a development that exceeds the threshold height of a Landmark Viewing Corridor should be refused
- b development in the Wider Setting Consultation Area should form an attractive element in its own right and preserve or enhance the viewer's ability to recognise and to appreciate the Strategically Important Landmark. It should not cause a canyon effect around the Landmark Viewing Corridor
- c development in the foreground of the Wider Setting Consultation Area should not detract from the prominence of the Strategically Important Landmark in this part of the view.

G

In complying with the above new development should not cause negative or undesirable local urban design outcomes.

H

The Mayor will identify, in some designated views, situations where the silhouette of a World Heritage Site, or part of a World Heritage Site, should be protected.

LDF preparation**J**

Boroughs should reflect the principles of this policy and include all designated views, including the Protected Vistas, into their Local Development Frameworks. Boroughs may also wish to use the principles of this policy for the designation and management of local views.



Managing Views

- 31 Policy 7.12 of the London Plan sets out clear requirements and principles for assessing and managing the impact of development proposals on the Designated Views. The policy provides for the preparation of Management Plans that set out the criteria for assessment and management of the impact of development on each of the London Panoramas, Linear Views, River Prospects and Townscape Views.
- 32 This SPG contains Management Plans for each of the 27 views designated in the London Plan. The Management Plans provide a description of the condition, attributes, composition and key features and landmarks of each view.
- 33 The Management Plans also contain Visual Management Guidance to draw attention to the general principles for managing development in the foreground, middle ground and background of the view and for managing the Viewing Location. The Visual Management Guidance must be addressed when designing and siting new development that will impact on a Designated View.

- 34 Each Designated View is unique but many share common features and principles for their management. Therefore, to avoid repetition, the guidance and principles for managing the Designated Views are set out in three sections in Part 5 of this SPG:

Visual Management Guidance for all Designated Views

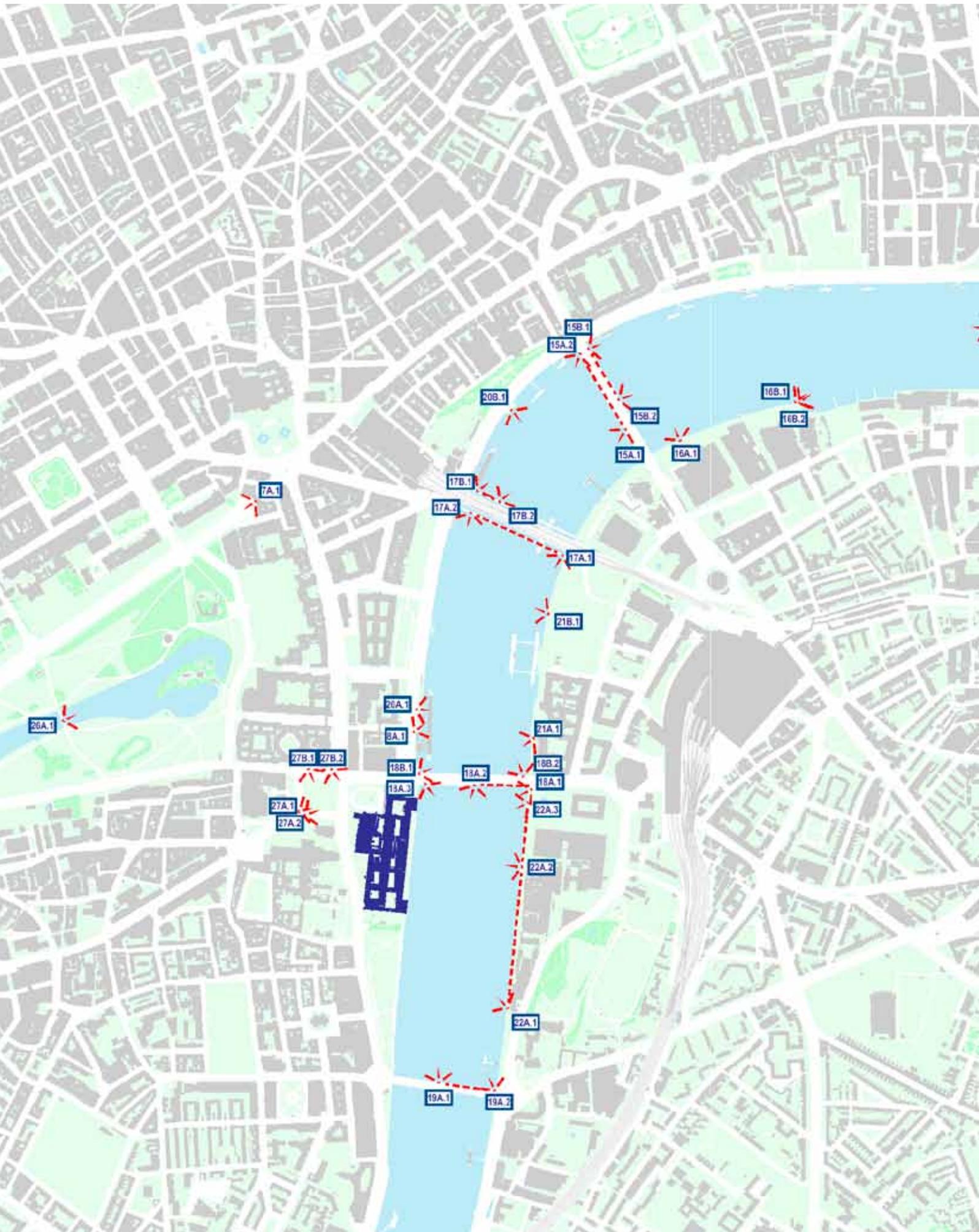


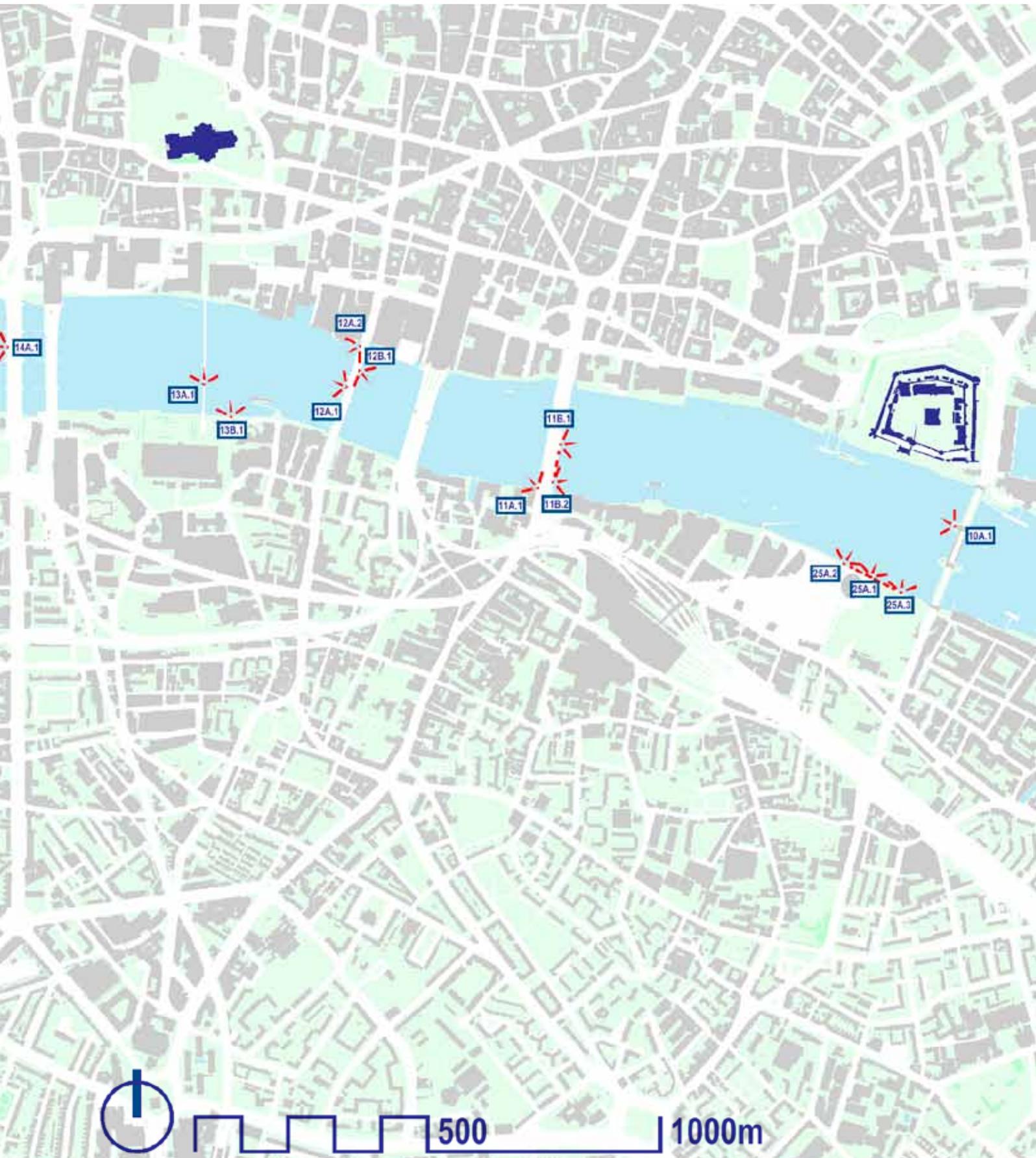
Visual Management Guidance for the management of London Panoramas; Linear Views; River Prospects; or Townscape Views.



Visual Management Guidance for each Designated View. These are set out in 27 Management Plans.

The three levels of guidance above are the basis on which assessment should be conducted. Planning authorities should refer to the Management Plans and associated guidance to understand the attributes of the view, and ensure that decisions reflect the requirement for those views to be appreciated at the London strategic level. Development that does not comply with the Visual Management Guidance laid out in this SPG and the relevant London Plan policies (including 7.10, 7.11 and 7.12) should be refused.





Map 2: Assessment Points in central London

Description of a Designated View

- 35 A Designated View comprises the following:
- A Viewing Place, containing one or more specific Viewing Locations
 - One or more Assessment Points each defined with a 120 degree field of interest
 - A foreground, middle ground and background as described in each Management Plan

Viewing Place

- 36 The guidance set out in Part 5 of this SPG is derived from an analysis of the Designated Views seen from 27 Viewing Places. There is one Management Plan for each of the 27 Viewing Places (numbered 1 to 27 in this SPG). A Viewing Place comprises one or more Viewing Locations each containing one or more Assessment Points:

Viewing Locations

- 37 Within each Viewing Place, there may be one or more locations from where the overall view can best be appreciated. These are Viewing Locations are denoted in each Management Plan by a letter suffix after the number of the Designated View (e.g. 1A, 1B, 2A, 2B, etc.). Viewing Location are general site from which the view is seen. They are not defined geographically in this SPG.

Assessment Points

- 38 Within each Viewing Location, one or more 'Assessment Points' have been identified. These are numbered in reference to the relevant Viewing Place and Viewing Location (e.g. 1A.1, 1A.2, 1B.1, etc.). In the Management Plan maps, Assessment Points are shown using a red directional symbol. This indicates the viewing direction and the 120 degree field of view upon

which the accompanying photography and Visual Management Guidance is based (refer image 1). Assessment and analysis of proposed development should be undertaken in this defined field of view, initially from these designated Assessment Points.

- 39 As part of the scoping exercise, the local planning authority may identify supplementary Assessment Points within a Viewing Location in addition to those defined in the Management Plan.
- 40 Where it is important to consider a view as it would be experienced by a person moving through the Viewing Location, a red line has been drawn between two or more Assessment Points (refer image 1). In these cases, it will be necessary to analyse the degree of visibility of the proposal between the Assessment Points. Where development is likely to create a change to the characteristics of the view, particularly to those features for which Visual Management Guidance has been provided, then one or more AVR images should be created to allow these effects to be assessed. The location for the views should be selected at points from which changes to the view can best be understood.

Foreground and Middle Ground

- 41 The foreground and middle ground of the view is an area between the Viewing Location and a specified landmark or the general skyline.

Background

- 42 The background of a view extends away from the foreground or middle ground into the distance. Part of the background may include built or landscape elements that provide a backdrop to a landmark.

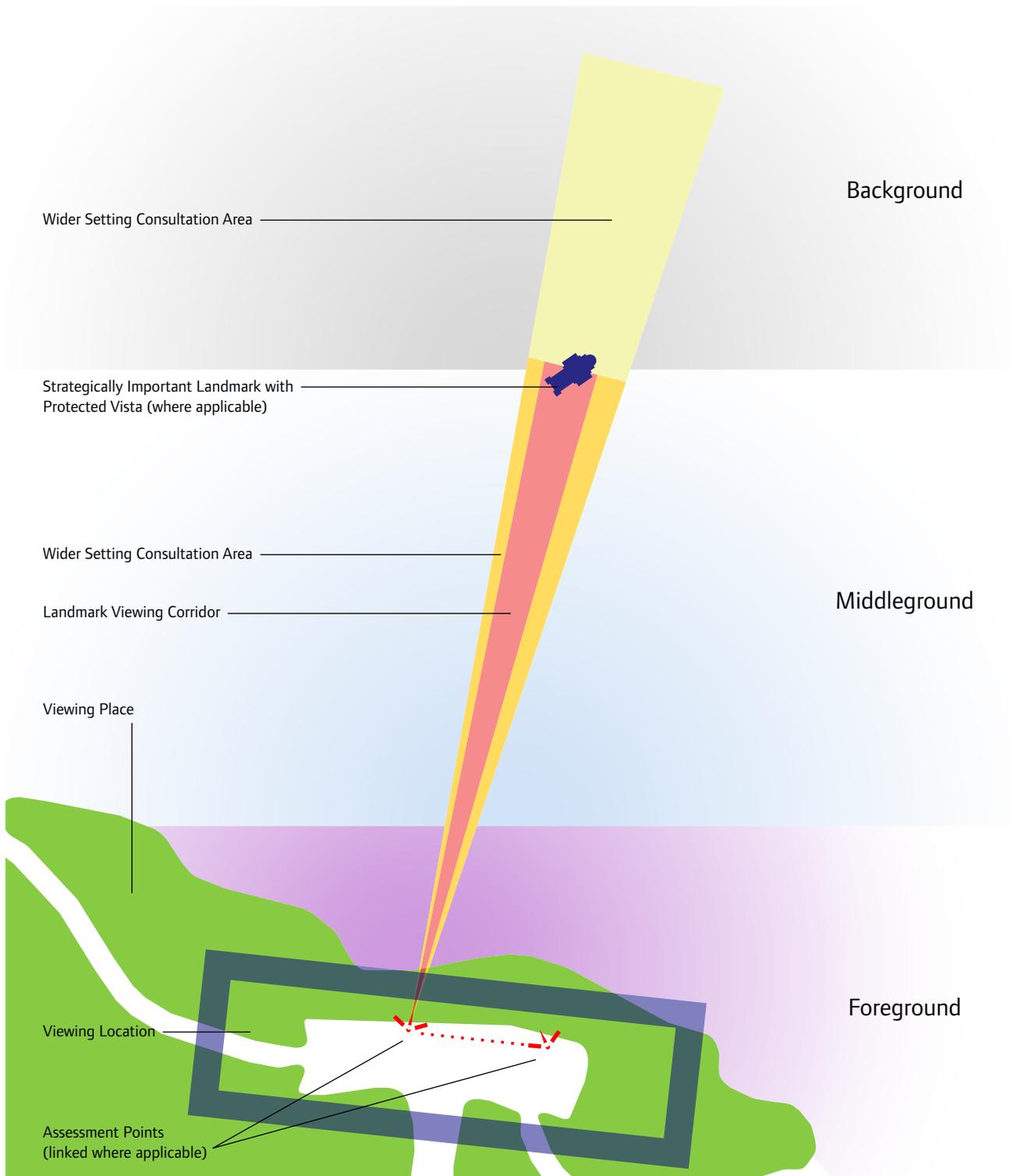


Image 1: Components of a Designated View

Protected Vistas

43 In some Designated Views, a Protected Vista is specified. A Protected Vista is a geometrically defined area that generally represents a rising or falling sight line between an Assessment Point and the Strategically Important Landmarks of St Paul's Cathedral, Palace of Westminster or the Tower of London, and continues for some distance into the background. It has a defined threshold plane above Ordnance Datum that conforms to this sight line.

44 All development that exceeds the threshold plane of the Protected Vista will be subject to specific Visual Management Guidance and consultation and referral procedures, to ensure that it will preserve or enhance the viewer's ability to recognise and appreciate Strategically Important Landmarks in the Designated View. The Protected Vista is composed of:

Landmark Viewing Corridor

45 A Landmark Viewing Corridor is the triangular area that lies between an Assessment Point and a Strategically Important Landmark. The threshold plane defined for this area is derived from the line of sight linking the observer at the Assessment Points with a specific target point on the Landmark. Development that exceeds this threshold plane is likely to harm the viewer's ability to recognise and appreciate the Strategically Important Landmark. It is subject to specific referral and consultation requirements (refer Part 3) and should be refused.

46 If existing buildings in a Landmark Viewing Corridor are demolished, any replacement building should be designed so that no part of the building envelope or element fixed to its structure exceeds the threshold plane. A proposal that is 'hidden' behind an existing building is not exempt from this requirement.

Wider Setting Consultation Area

47 The Wider Setting Consultation Area is an area enclosing the Landmark Viewing Corridor both in the foreground and middle ground, and the background of the Protected Vista. It is integral to the viewer's ability to recognise and appreciate the Strategically Important Landmark and is sensitive to change. Therefore, development that exceeds the threshold plane of the defined Wider Setting Consultation Area will be subject to the same consultation and referral requirements as the Landmark Viewing Corridor and must be designed and sited so that it preserves or enhances the viewer's ability to recognise and appreciate the Strategically Important Landmark.

48 The impact of development in the Wider Setting Consultation Area and its relationship with the Strategically Important Landmark will depend on whether it is in front of the landmark or behind it. It should be noted that not all Protected Vistas include a Wider Setting Consultation Area.

49 Each Protected Vista is described and illustrated in the Management Plans alongside the Assessment Point from which they are defined. The Landmark Viewing Corridor is shown in red and the Wider Setting Consultation Area is shown in yellow. For convenience, the indicative height of the threshold plane is shown on the diagram. In order to determine the precise height of the threshold plane within the Wider Setting Consultation Area, a simple calculation may be carried out based on the relative distances between the Assessment Point, the Landmark and the site. If the site falls within the defined Viewing Corridor, a more precise method should be used to determine the threshold plane, using a formula that takes into account the

Curvature of the Earth and the Refraction of Light calculations. The precise steps to be followed in each case are defined in Appendix E.

- 50 Where a proposal exceeds the threshold plane of more than one Protected Vista, each affected vista should be tested. Where a site lies within more than one Viewing Corridor, the lowest threshold height should be used.
- 51 New development proposals should form attractive features in their own right and their bulk and shape should not be based solely on the parameters set by the requirements and constraints of the Protected vista.



Image 2: Map of Protected Vista, annotated to show indicative threshold heights



Image 3: Telephoto view from Assessment Point showing Protected Vista thresholds

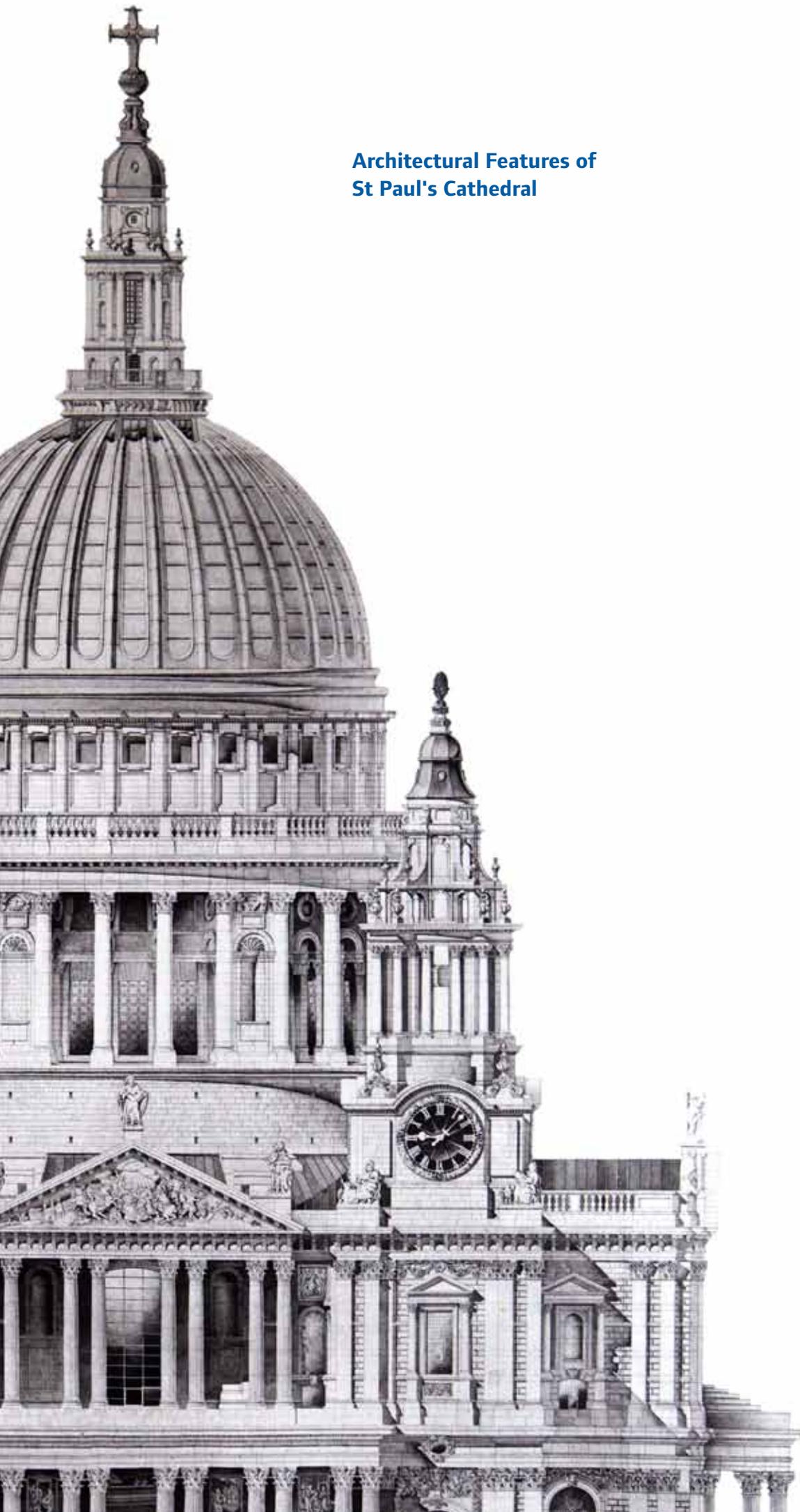
52.1m AOD

**Height of threshold for
Protected Vistas to St Paul's
Cathedral**

Image 4: Architectural features
of St Paul's Cathedral



Architectural Features of St Paul's Cathedral



Lantern

Dome

Upper
Drum

Upper
Balustrade

Peristyle

Drum

Balustrade

Policy 7.10 | World Heritage Sites

Strategic

A

Development in World Heritage Sites and their settings, including any buffer zones, should conserve, promote, sustainably use and enhance their authenticity, integrity, significance and Outstanding Universal Value. The Mayor will work with relevant stakeholders to develop supplementary planning guidance to define the setting of World Heritage Sites.

Planning decisions

B

Development should not cause adverse impact World Heritage Sites or their setting, including any buffer zone which is likely to compromise a viewer's ability to appreciate its Outstanding Universal Value, integrity, authenticity and significance. In considering planning applications appropriate weight should be given to implementing the provisions of the World Heritage Site Management Plans.

LDF preparation

C

LDFs should contain policies to:

- a protect, promote, interpret, and conserve the historic significance of the World Heritage Sites and their Outstanding Universal Value, integrity and authenticity
- b safeguard, and where, appropriate enhance both World Heritage Sites and their settings.

D

Where available, World Heritage Site Management Plans should be used to inform the plan-making process.

Protected Silhouette

- 52 London Plan Policy 7.12 states that where a silhouette of a World Heritage Site is identified by the Mayor as prominent in a townscape or river prospect, and well preserved within its setting with clear sky behind it, it should not be altered by new development appearing in its background.
- 53 London Plan Policy 7.10 also states that development in World Heritage Sites and their settings, should conserve, promote, sustainably use and enhance their authenticity, integrity and significance and Outstanding Universal Value; and that development should not cause adverse impact to World Heritage Sites or their setting, which is likely to compromise a viewer's ability to appreciate its Outstanding Universal Value, integrity, authenticity and significance.
- 54 The Palace of Westminster, the Tower of London and Maritime Greenwich World Heritage Sites appear in a number of Designated Views. Where it is clear that any change to the silhouette of these World Heritage Sites (as seen from the Viewing Place) will damage their background setting, the Management Plan will specify that this silhouette be preserved. In cases where the Visual Management Guidance specifies protection of the silhouette of a World Heritage Site, a purple line is drawn above and below the image of the Designated View to which the guidance refers. To clarify its effect the local map shown on the first page of each Management Plan shows a shaded area corresponding to the start of the zone affected by any Protected Silhouettes defined for a specific Viewing Place.
- 55 Where development proposals are likely to affect the settings of World Heritage Sites, the relevant World Heritage Site Management Plans should be referred to. The Mayor's Supplementary Planning Guidance on London World Heritage Site – Guidance on Settings also provides further guidance for understanding the Outstanding Universal Value of World Heritage Sites and should be referred to where appropriate. It is also recommended that English Heritage is consulted on all relevant proposals at an early stage.



Image 5: Panorama annotated to show extent of Protected Silhouette



Image 6: Local map included in Management Plan, showing area affected by a Protected Silhouette

- 56 The views designated in the London Plan are highly valued because they make a significant contribution to people's ability to understand and appreciate London as a whole. They are also highly valued because they allow a viewer to see significant historic and cultural landmarks in their landscape or townscape setting and to understand the relationship between them.
- 57 Therefore, while it is neither desirable nor necessary to preserve in stasis every aspect of a Designated View, changes to them should be managed in a way that does not harm the composition of the view or key elements of its character. New development that will be visible in a Designated View should be of appropriate height and incorporate excellent architectural design quality. It should safeguard the setting of landmarks (including Strategically Important Landmarks and World Heritage Sites) and, where tall, should ideally contribute to the development or consolidation of clusters of tall buildings that contribute positively to the cityscape. New development should not harm a viewer's ability to appreciate the Outstanding Universal Value of a World Heritage Site.
- 58 Changes to the Designated Views should be consistent with the principles of the London Plan (including policies 7.10, 7.11 and 7.12) and the Visual Management Guidance contained in this SPG. In considering the impact of development on all Designated Views, the following should be taken in to account:
- Development in the foreground or middle ground of a Designated View should not cause undue damage to the view by being overly intrusive, unsightly or prominent to the detriment of the view as a whole by way of (for example) its size, mass, height, design, materials or colour. It should not unacceptably impose on a landmark;
 - Development in the background of a Designated View should give appropriate context to landmarks and should seek to preserve or enhance the setting of Strategically Important Landmarks, World Heritage Sites or other landmark buildings that contribute to the special characteristics of the view;
 - Development that exceeds the threshold plane of the Landmark Viewing Corridor of a Protected Vista should be refused;
 - Development that exceeds the threshold plane of the Wider Setting Consultation Area of a Protected Vista should preserve or enhance a viewer's ability to recognise and appreciate the Strategically Important Landmark when seen from the Assessment Point of the Protected Vista;
 - Development that exceeds a Protected Silhouette of a World Heritage Sites, as defined by this SPG, should be refused;
 - The Viewing Places identified in this SPG should provide viewers with a high level of amenity. They should be open, publicly accessible and allow for pause and enjoyment of the view.

Recognise and Appreciate

The phrase 'recognise and appreciate' is used throughout this document as a standard measure for maintaining adequate visibility of a landmark. The word 'recognise' is a quantitative measure and concerns the ability of the viewer to see critical parts of a landmark that make up its recognisable composition. The clarity of the landmark will be affected by a number of factors including distance, weather and atmospheric conditions. The word 'appreciate' is a qualitative measure that concerns the way a landmark is perceived. This will be affected by its relationship to other objects nearby in the townscape, the space around the landmark, and the degree to which objects in the foreground, middle ground and background interrupt the visual enjoyment of it.

Visual Management Guidance for all London Panoramas

- 59 London Panoramas provide views of central London and its suburbs from elevated public open spaces. Development, as seen from above or obliquely in the front and middle ground, should fit within the prevailing pattern of buildings and spaces and should not detract from the Panorama as a whole.
- 60 All London Panoramas include either the Palace of Westminster or St Paul's Cathedral as their focus. These buildings are cultural landmarks that help promote London at a strategic level while also providing orientation and legibility within the panorama. Therefore, each panorama incorporates one or more Protected Vistas to ensure that the ability to recognise and appreciate the Strategically Important Landmark within the wider panorama is preserved or enhanced.
- 61 Development in the foreground, middle ground or background of a London Panorama should provide an appropriate setting for Strategically Important Landmarks by not crowding in too close to them and by not contributing to a canyon effect either side of the Protected Vista.
- Foreground and Middle Ground of London Panoramas*
- 62 The view can be greatly affected by the quality of the elements in the foreground, which may be of different textures, materials, colours and forms. The middle ground is an important element that leads from the foreground to the principal foci of the view. The 'grain' of development, including rooflines, colours and materials, often reveals a patchwork of different areas where character may vary in a subtle or radically different way. The middle ground is often an area of transition, most often formed by lower scale development merging with a more intense commercial core. Development in the foreground and middle ground that is overly intrusive, unsightly or prominent to the detriment of the view as a whole should be refused.

Background of London Panoramas

- 63 The background of London Panoramas includes the area beyond the principal focus of the buildings within the Designated View and plays an important part in a person's ability to recognise and appreciate Strategically Important Landmarks in the view. Development that is noticeable in the background of London Panoramas should be of high quality and execution and should provide landmarks with an appropriate setting. New development should comply with the requirements for the Wider Setting Consultation Areas of Protected Vistas where they apply.

Visual Management Guidance for Linear Views

- 64 Linear Views are defined by virtue of a gap between existing elements of the built or natural environment. The compositional quality of the view varies according to the different character of the associated Viewing Places. They should be managed so that the ability to recognise and appreciate the landmark building in combination with the surrounding environment is preserved or enhanced.

Foreground and Middle Ground of Linear Views

- 65 The ability to see specific buildings, or groups of buildings, in conjunction with the surrounding environment is an important aspect of Linear Views. Proposals for development within the foreground or middle ground of Linear Views should preserve or enhance the existing composition of the view (including the frame around the landmark) and should not become a dominant element in the view. Development in the foreground or middle ground that is overly intrusive, unsightly or prominent to the detriment of the view as a whole should be refused.
- 66 Linear Views that focus on St Paul's Cathedral incorporate a Protected Vista. The Protected Vistas have been defined according to the width of field of view created by the landscape elements in the foreground.

Background of Linear Views

- 67 Development in the background of Linear Views should preserve the characteristics of the view that allow the landmark to be perceived in a landscape or townscape frame. Whether a development proposal falls inside the Wider Setting Consultation Area of a Protected Vista or not, it should not harm the composition of the view, and where possible, should contribute positively to the relationship between the landmark and the associated landscape or townscape elements of the Linear View. Development should preserve or enhance the viewer's ability to recognise and appreciate the landmark building. New development proposals should not become a dominant element in the view.

Visual Management Guidance for River Prospects

- 68 Views of the River Thames and its associated landmarks often provide key images of London and reinforce the city's identity. The views of London and its skyline across riverscapes and from bridge to bridge are representative of the capital and include many iconic buildings. Several of these views are experienced as the viewer moves through the Viewing Place.
- 69 The character and composition of built form above the river is often coherent and of very high quality. In many cases, it encompasses Conservation Areas, Listed Buildings and World Heritage Sites, enhanced by mature trees lining well-designed publicly accessible walkways. In areas where historic townscape of high quality exists, new development should preserve or enhance the historic skyline. In other areas, the current framing of the view and the settings of landmarks, including Strategically Important Landmarks, is poor and could benefit from new development.
- 70 The management of River Prospects should ensure that the juxtaposition between elements, including the river frontage and landmarks, is appreciated within a wider London context. Development must ensure that key features of the view can continue to be enjoyed in the context of their surrounding environment, including distant buildings.

Foreground and Middle Ground of River Prospects

- 71 The foreground and middle ground of River Prospects often consist largely of the River Thames and its embankments, the foreshore, piers, moorings and elements associated with activities connected with the river. In some cases, the foreground includes a significant landmark in the view. Bridges help frame River Prospects, create a setting for particular landmarks, demarcate the extent of the middle ground and/or add to the sense of movement and activity. They can also be landmarks in their own right. Development in the foreground and middle ground of the River Prospects should enhance the juxtaposition of townscape elements with the riverbanks and the depth and variety of the surrounding London townscape. Interventions into the built fabric should preserve or, where possible, enhance this relationship. Development in the foreground or middle ground that is overly intrusive, unsightly or prominent to the detriment of the view as a whole should be refused.

Background of River Prospects

- 72 New development should preserve or enhance the existing composition of the view and give context to landmarks.
- 73 New development in the background of a River Prospect should, where relevant, not appear in the background of the defined Protected Silhouette of a World Heritage Site, should preserve or enhance a viewer's ability to appreciate its Outstanding Universal Value and should be consistent with the objectives of the World Heritage Site Management Plans.

Visual Management Guidance for Townscape Views

- 74 The Townscape Views focus on architecturally and/or culturally significant set pieces. They are views of an architectural or landscape composition of historical significance.
- 75 All new development within a townscape view should be of high quality and execution. Townscape Views should be managed so that the ability to see specific buildings, or groups of buildings, in conjunction with the surrounding environment, including distant buildings within views, is preserved or enhanced.

Foreground and Middle Ground of Townscape Views

- 76 The quality of the views to these set pieces is dependent on the high quality of their existing foreground and middle ground. Development within the foreground or middle ground of townscape views should not harm and should, where possible, contribute positively to the existing composition of townscape elements. It should not be overly intrusive, unsightly or prominent to the detriment of the view as a whole, or to the landmarks within the view.

Background of Townscape Views

- 77 Development in the background of Townscape Views should preserve or enhance the characteristics and composition of the views, and the setting of the landmarks within them. Development should also conform with or enhance the composition of the townscape ensemble.
- 78 The background of townscape views is susceptible to change. For this reason, careful consideration should be given to any new developments that might affect these views to ensure that the general compositional character of the skyline is preserved or enhanced, particularly where they will affect the setting of a Strategically Important Landmark.
- 79 New development in the background of a Townscape View should preserve or enhance a viewer's ability to appreciate the Outstanding Universal Value of a World Heritage Site and should not contradict the achievement of the objectives of the World Heritage Site Management Plans. Where this SPG defines a Protected Silhouette, the Protected Silhouette of the World Heritage Site should not be altered by development appearing in its background.



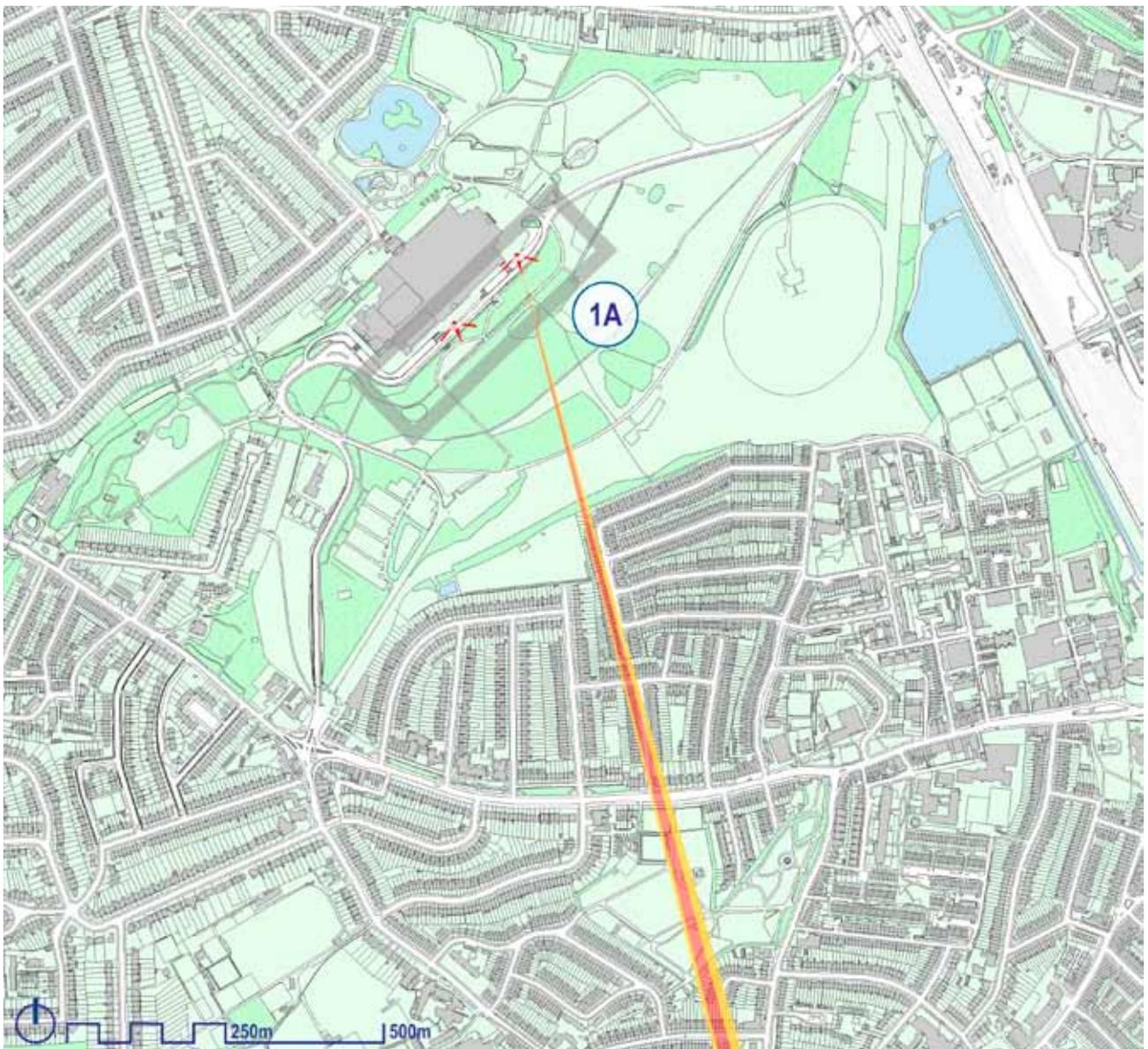
Management Plans: London Panoramas



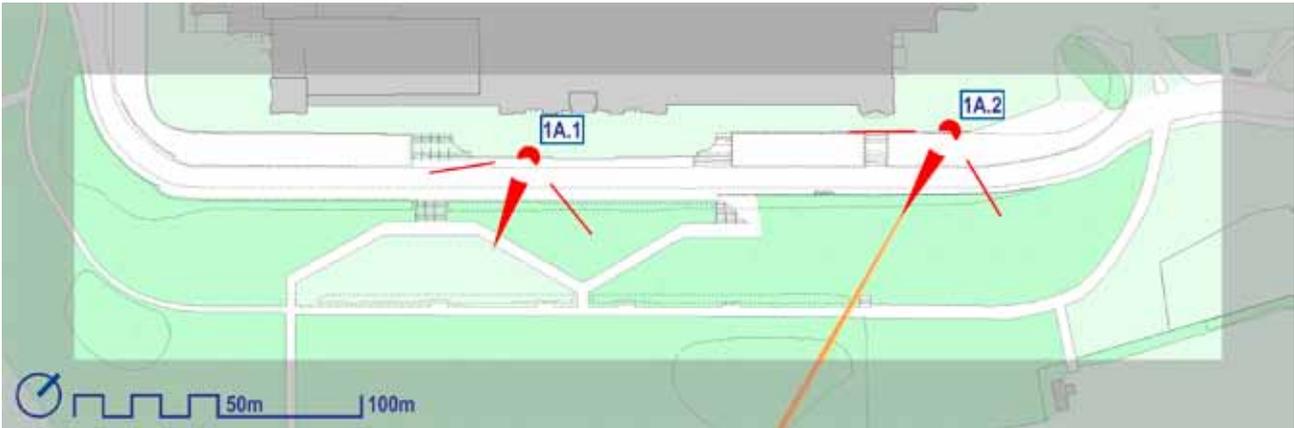
London Panoramas			
	Designated View	Viewing Locations	Assessment Points
1	Alexandra Palace	1A The Viewing Terrace	1A.1 1A.2
2	Parliament Hill	2A The Summit	2A.1 2A.2
		2B East of the Summit	2B.1
3	Kenwood	3A The Gazebo	3A.1
4	Primrose Hill	4A The Summit	4A.1 4A.2
5	Greenwich Park	5A The General Wolfe Statue	5A.1 5A.2
6	Blackheath Point	6A The Point	6A.1

1 London Panorama: Alexandra Palace

- 80 The viewing terrace at Alexandra Palace, set in 196 acres of parkland on the rising ground of Muswell Hill, provides a panoramic view to the south. A predominantly vegetated ridge running across the view forms a distinction between the middle ground and the background. This distinction is crucial to the quality of the panorama.
- 81 There is one Viewing Location at Alexandra Palace: 1A, looking south.



Viewing Location 1A Alexandra Palace: the viewing terrace



N.B for key to symbols refer to image 1



Panorama from Assessment Point 1A.1 Alexandra Palace: the viewing terrace – south-western section



Panorama from Assessment Point 1A.2 Alexandra Palace: the viewing terrace – approaching from the north-eastern carpark

Description of the View

- 82 There are several positions along the terrace from which to see the panorama and St Paul's Cathedral. For this reason two Assessment Points have been identified. Assessment Point 1A.1 represents the best position to see the wider panorama, and Assessment Point 1A.2 is the best position from which to appreciate St Paul's Cathedral. The latter is managed by way of a Protected Vista.
- 83 The trees in Alexandra Park, which slopes into the valley below, dominate the foreground of the view. Views of the panorama are limited, in some places, to glimpses through these trees.
- 84 The middle ground rises from the park to a ridge running east west across the panorama. This part of the view has a broadly residential character dominated by red brick terrace houses, pitched roofs and mature vegetation interspersed by church spires and public buildings.
- 85 The wide background of the panorama includes a number of focal points. These include a cluster of taller buildings in the City of London, incorporating St Paul's Cathedral, Euston Tower, BT Tower, Centre Point and the Shard. From some positions, a second cluster of tall buildings at the Docklands is visible, beyond an open middle ground. The peristyle, dome and lantern of St Paul's Cathedral are particularly visible from the eastern entry to the terrace, owing to a dip in the east west ridgeline.
- 86 The panorama provides a strong sense of the geography and topography of the flatter, eastern parts of London, extending towards the Thames Estuary.

Landmarks include:

St Paul's Cathedral (I) †
 The London Eye
 BT Tower (II)
 The Shard

Also in the views:

Caledonian Market Clock Tower (II*)
 Canary Wharf
 Broadgate Tower
 City cluster of tall buildings
 London Bridge cluster of tall buildings
 St Pancras Station (I)
 Euston Tower

() Grade of Listed Building

† Strategically Important Landmark

Visual Management Guidance

- 87 New tall buildings in the panorama should consolidate and improve the composition of the existing clusters of towers and preserve the distinction between the lower density residential character of the middle ground and the higher density character of central London in the background.



View from Assessment Point 1A.1 Alexandra Palace: the viewing terrace – south-western section (South-western area of terrace). 529611.2E 189963.7N. Camera height 94.11m AOD. Aiming at Swiss Re (Apex of tower). Bearing 157.0°, distance 9.5km.

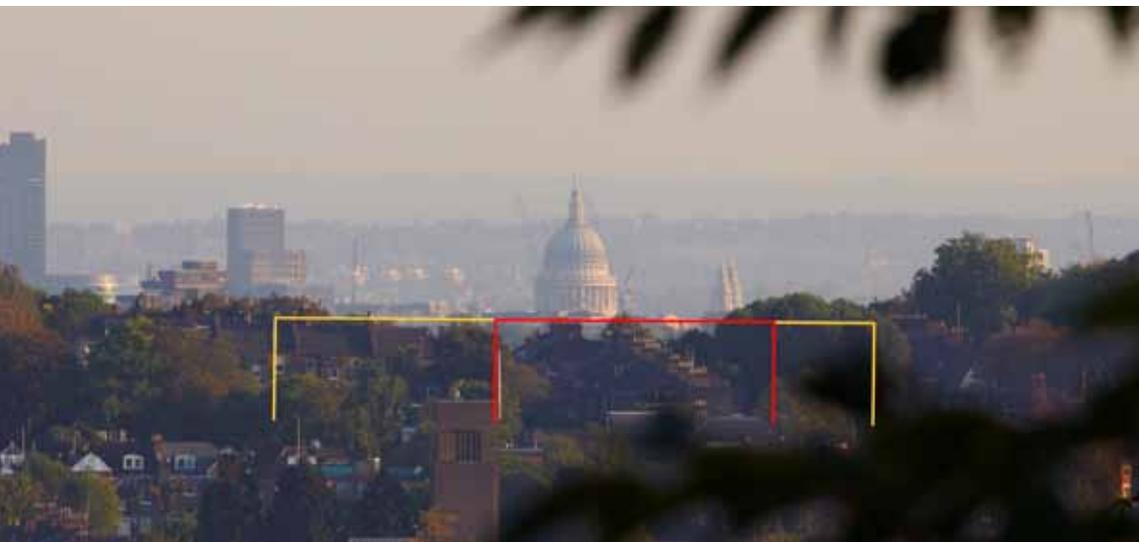


Foreground & Middle Ground

- 88 Development that breaches the vegetated ridgeline should not compromise the distinction between the middle ground and background. All development should make a positive contribution to the existing characteristics of the view.
- 89 The dome and western towers of St Paul's Cathedral make an important contribution to the viewer's ability to recognise and appreciate the landmark as a whole. Therefore, they are included in the Landmark Viewing Corridor of the Protected Vista.

Background

- 90 Development should reinforce the existing composition of the view. It should consolidate existing townscape elements and manage development near St Paul’s Cathedral carefully. The dome and peristyle are clearly recognised in the panorama because they are vertical elements set against two distinct ranges of hills with a strong horizontal emphasis. Development in the Wider Setting Consultation Area should preserve or enhance the viewer’s ability to recognise and appreciate the peristyle, drum, dome and western towers of St Paul’s Cathedral when viewed from the Viewing Place.



View from Assessment Point 1A.2 Alexandra Palace: the viewing terrace – approaching from the north-eastern carpark (Approx 90m north-east of viewing telescope). 529710.3E 190072.2N. Camera height 94.00m AOD. Aiming at St Paul’s Cathedral (Central axis of the dome, at the base of the drum). Bearing 165.3°, distance 9.2km.

Management of the Viewing Location

- 91 Tree growth in the foreground can diminish the viewer’s ability to see the panorama. The Landscape Management Strategy should ensure that views (particularly those from the Assessment Points) are accessible.
- 92 The viewers’ experience of the view would be enhanced if the area adjacent to the northeastern car park were improved. Plaques, describing the view, should be provided in positions that reflect the above guidance.



Annotated map of Protected Vista from Assessment Point 1A.2 to St Paul’s Cathedral



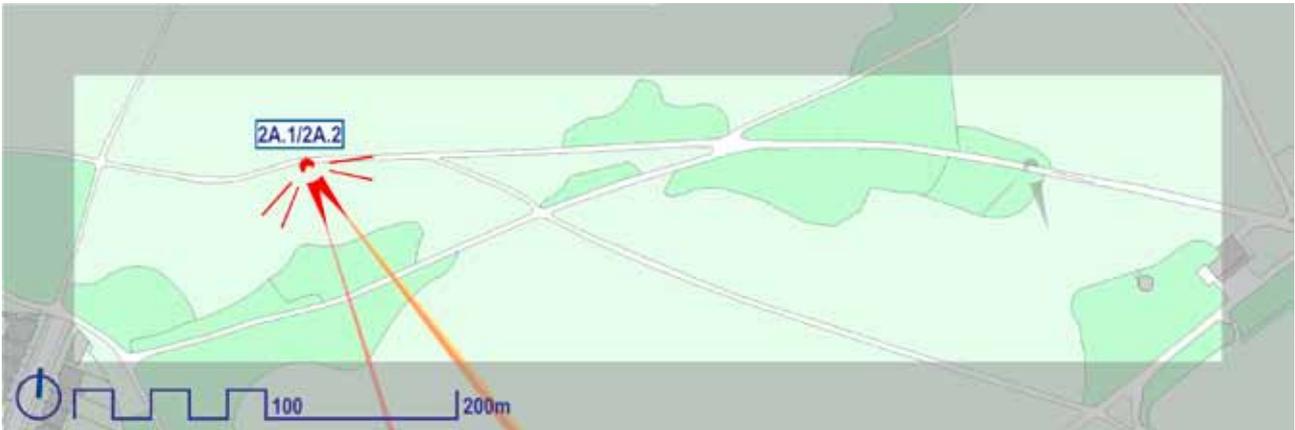
2 London Panorama: Parliament Hill

- 93 Parliament Hill forms part of the prominent east west ridge traversing Hampstead Heath. It is an open public area of the Heath consisting of fields, hedgerows and woodland. There are a number of outlooks on the hill but some of the best panoramic views are from the summit, towards the City of London, St Paul's Cathedral and the Victoria Tower of the Palace of Westminster. All three of the towers of the Palace of Westminster can be seen from positions on the east side of the Viewing Place.



- 94 This Management Plan refers to two Viewing Locations: 2A, at the summit of the hill and 2B, east of the summit.

Viewing Location 2A: Parliament Hill: the summit



N.B for key to symbols refer to image 1



Panorama from Assessment Point 2A.1 Parliament Hill: the summit - looking toward St Paul's Cathedral



Panorama from Assessment Point 2A.2 Parliament Hill: the summit - looking toward the Palace of Westminster

Description of the View

- 95 The summit of Parliament Hill provides panoramic views across a wide span of London. Two Assessment Points are identified at the summit, 2A.1 and 2A.2. They are orientated in different directions, although they share the same position: one looks towards St Paul's Cathedral and the other looks towards the Victoria Tower of the Palace of Westminster. There are also two Protected Vistas between these Assessment Points and the Strategically Important Landmarks.
- 96 The topography of London frames the silhouette of the city. The viewer can see a number of complementary and prominent elements, in particular the tall buildings in the City's financial district and an aggregation of taller buildings at Docklands. The latter feature has particular prominence in this view because of the rise of Shooter's Hill in the background.
- 97 St Paul's Cathedral is set within a miscellany of buildings, in both its foreground and background. The dome and peristyle are visible, but some development in the background diminishes the viewer's ability to recognise and appreciate the landmark, particularly in poor weather conditions. However, the Shard with its distinctive shape and high quality materials provides a strong orientation point to allow the viewer to recognise St Paul within the wider panorama. The Palace of Westminster is positioned behind the Euston Tower and the BT Tower. Only the Central Lobby Lantern and the Victoria Tower are visible. The latter's turrets and finials contrast with the simple housing blocks in the middle ground.

Landmarks include:

St Paul's Cathedral (I) †
 Palace of Westminster (I) †
 BT Tower (II)
 The Shard

Also in the views:

Caledonian Market Clock Tower (II*)
 Canary Wharf
 Broadgate Tower
 City cluster of tall buildings
 London Bridge cluster of tall buildings
 St Pancras Station (I)
 Euston Tower

() Grade of Listed Building

† Strategically Important Landmark

Visual Management Guidance

- 98 Development proposals likely to affect the World Heritage Site should pay regard to the guidance set out in the Westminster World Heritage Site Management Plan. It is also recommended that English Heritage are consulted on all relevant proposals at an early stage.

Foreground and Middle Ground

- 99 The panorama is sensitive to large-scale development in the foreground and middle ground.
- 100 St Paul's Cathedral and its western towers should be recognisable in the panorama. A Protected Vista is applied in this view.
- 101 New development should preserve or enhance the viewer's ability to recognise and appreciate the Palace of Westminster in this view. A Protected Vista is applied in this view.



View from Assessment Point 2A.1 Parliament Hill: the summit - looking toward St Paul's Cathedral (at the orientation board). 527665.4E 186131.5N. Camera height 98.10m AOD. Aiming at St Paul's Cathedral (Central axis of the dome, at the base of the drum). Bearing 138.7°, distance 6.6km.



Annotated map of Protected Vista from Assessment Point 2A.1 to St Paul's Cathedral

Background

- 102 The form and materials of development in the background of St Paul’s Cathedral should preserve or enhance the clarity with which the silhouette of the Cathedral can be distinguished from its background.
- 103 The backdrop of the Victoria Tower has significant influence over the viewer’s ability to recognise the Palace of Westminster in the panorama. Change may occur in this backdrop if it is incremental, carefully designed, and of a small scale. No development in the background should dominate the Victoria Tower or Central Lobby Lantern.



View from Assessment Point 2A.2 Parliament Hill: the summit - looking toward the Palace of Westminster (at the orientation board). 527665.4E 186131.5N. Camera height 98.10m AOD. Aiming at Palace of Westminster (The Central Tower, above the lobby crossing). Bearing 158.6°, distance 7.1km.

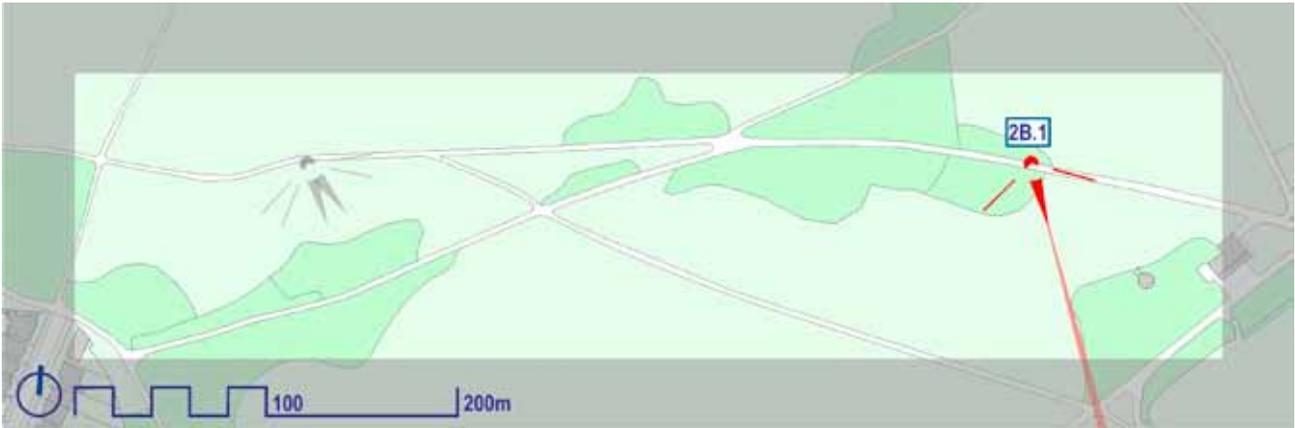
Management of the Viewing Location

- 104 Tree growth in the immediate foreground has the potential to reduce the quality of the view, and should be managed to ensure visibility of the panorama. Infrastructure that assists the viewer to understand the view, such as an up to date plaque, would enhance the viewing experience.



Annotated map of Protected Vista from Assessment Point 2A.2 to Palace of Westminster

Viewing Location 2B: Parliament Hill: east of the summit



N.B for key to symbols refer to image 1



Panorama from Assessment Point 2B.1 Parliament Hill: east of the summit – at the prominent oak tree

Description of the View

- 105 This Viewing Location is on the east side of Parliament Hill, lower than the summit. Assessment Point 2B.1 is located at a position that provides one of the few publicly available views of all of the principal towers of the Palace of Westminster.
- 106 The viewer can also see the tall buildings that define the financial and governmental centres of London, although trees in the foreground and middle ground interrupt much of the panorama. A break in the trees to the east allows a discrete view of Canary Wharf.
- 107 All three towers of the Palace of Westminster are set against the distant hills. The scale and simple outline of existing tall buildings in the view frame the Palace of Westminster and contrast with its more delicate and intricate silhouette of towers.

Landmarks include:

Palace of Westminster (I) †
 St Paul's Cathedral (I) †
 BT Tower (II)

Also in the views:

Canary Wharf
 Caledonian Market Clock Tower (II*)
 30 St Mary Axe
 Heron Tower
 Tower 42
 St Pancras Station (I)
 Centre Point (II)

() Grade of Listed Building

† Strategically Important Landmark

Visual Management Guidance

- 108 Development proposals likely to affect the World Heritage Site should pay regard to the guidance set out in the Westminster World Heritage Site Management Plan. It is recommended that English Heritage is consulted on all relevant proposals at an early stage.

Foreground and Middle Ground

- 109 The viewer's ability to perceive the visual relationship between the Clock Tower, the Central Tower and the Victoria Tower should be maintained or enhanced. Any development proposals that would undermine this relationship should be refused. A Protected Vista, incorporating the full width of the Palace of Westminster, reinforces this requirement.

Background

- 110 Small scale incremental change in the background of the three towers of the Palace of Westminster might be appropriate if it does not dominate the individual towers or diminish the spatial relationship between them.



View from Assessment Point 2B.1 Parliament Hill: east of the summit – at the prominent oak tree (Alongside prominent oak tree). 528043.1E 186154.5N. Camera height 71.61m AOD. Aiming at Palace of Westminster (The Central Tower, above the lobby crossing). Bearing 161.6°, distance 7.0km.



Management of the Viewing Location

- 111 The quality of the viewing experience can be affected by tree growth in the foreground. Vegetation should be managed to ensure important elements of the panorama, in particular of the Palace of Westminster, remain visible.
- 112 Provision of an accurate viewing plaque should be considered. This would help to mark the place as one where all three towers of the Palace of Westminster are visible.



Telephoto view of Protected Vista from Assessment Point 2B.1 to Palace of Westminster



Annotated map of Protected Vista from Assessment Point 2B.1 to Palace of Westminster



3 London Panorama: Kenwood

- 113 Kenwood House is considered the finest 18th Century house in north London, and is set within a landscaped estate bordering Hampstead Heath. The Viewing Place occupies a stretch of parkland that runs into a meadow, which falls away to the south.
- 114 There is one Viewing Location at Kenwood: 3A, the viewing gazebo.



Viewing Location 3A Kenwood: the viewing gazebo



N.B for key to symbols refer to image 1



Panorama from Assessment Point 3A.1 Kenwood: the viewing gazebo – in front of the orientation board

Description of the View

- 115 The viewing gazebo identifies the position from which views should be considered. An Assessment Point (3A.1) is located there, and includes a Protected Vista orientated towards St Paul's Cathedral.
- 116 The middle ground consists of a wooded ridge, generally free of buildings. There is an abrupt contrast between the parkland in the foreground and middle ground and the modern commercial tower buildings of central London. Hills beyond the City form the background.
- 117 Within the City of London, 30 St Mary Axe is prominent in the dense cluster of more rectilinear towers around Tower 42. Many of these buildings break the line of hills in the background. St Paul's Cathedral, to the west of the City of London, is seen in front of a cluster of taller buildings at London Bridge, including Guy's Hospital tower and the Shard. The views of the Cathedral dome benefit from an absence of development in the foreground but development behind the dome compromises the viewer's ability to appreciate the landmark.
- 118 There is also a glimpsed view of the Clock Tower of the Palace of Westminster, amongst the group of buildings between Camden and Westminster. There is little consistency in the composition of this part of the view; no recognisable cluster of tall buildings exists, it is instead a mixture of tall commercial structures interspersed with residential towers, other commercial development such as Centre Point, and occasional individual elements such as church spires, the Clock Tower of the Palace of Westminster and the London Eye. In the far background the Crystal Palace transmitter creates a distinctive structure on the horizon.

Landmarks include:

St Paul's Cathedral (I) †
 Palace of Westminster (I) (The Clock Tower) †
 The London Eye
 BT Tower (II)
 The Shard

Also in the views:

Broadgate Tower
 30 St Mary Axe
 Guy's Hospital
 Centre Point (II)
 Euston Tower

() Grade of Listed Building

† Strategically Important Landmark

Visual Management Guidance

Foreground and Middle Ground

- 119 A Protected Vista includes a Landmark Viewing Corridor to the peristyle, drum, dome and western towers of the Cathedral. Development above the threshold plane of this Landmark Viewing Corridor would compromise the viewer's ability to recognise the landmark, and should be refused.
- 120 The view is particularly sensitive to development breaching the tree line in the middle ground, as it would inhibit views of the panorama.



View from Assessment Point 3A.1 Kenwood: the viewing gazebo – in front of the orientation board (Centre line of the gazebo). 527270.1E 187486.2N. Camera height 114.15m AOD. Aiming at St Paul's Cathedral (Central axis of the dome, at the base of the drum). Bearing 143.0°, distance 7.9km.



Background

- 121 Development behind St Paul's Cathedral that breaches the Wider Setting Consultation Area should contribute to a composition that enhances the setting of the Strategically Important Landmark, and the ability to recognise and appreciate it when seen from the Assessment Point. Special regard should be paid to the height, orientation, design and materials used in the development. Careful use of form and materials could enable development proposals to improve the clarity with which St Paul's Cathedral is seen in its surroundings, including the hills in south London.
- 122 It is important that the viewer's ability to recognise and appreciate the Clock Tower of the Palace of Westminster is preserved or enhanced.

Management of the Viewing Location

- 123 The Viewing Location is well designed and should continue to be well maintained.



Telephoto view of Protected Vista from Assessment Point 3A.1 to St Paul's Cathedral

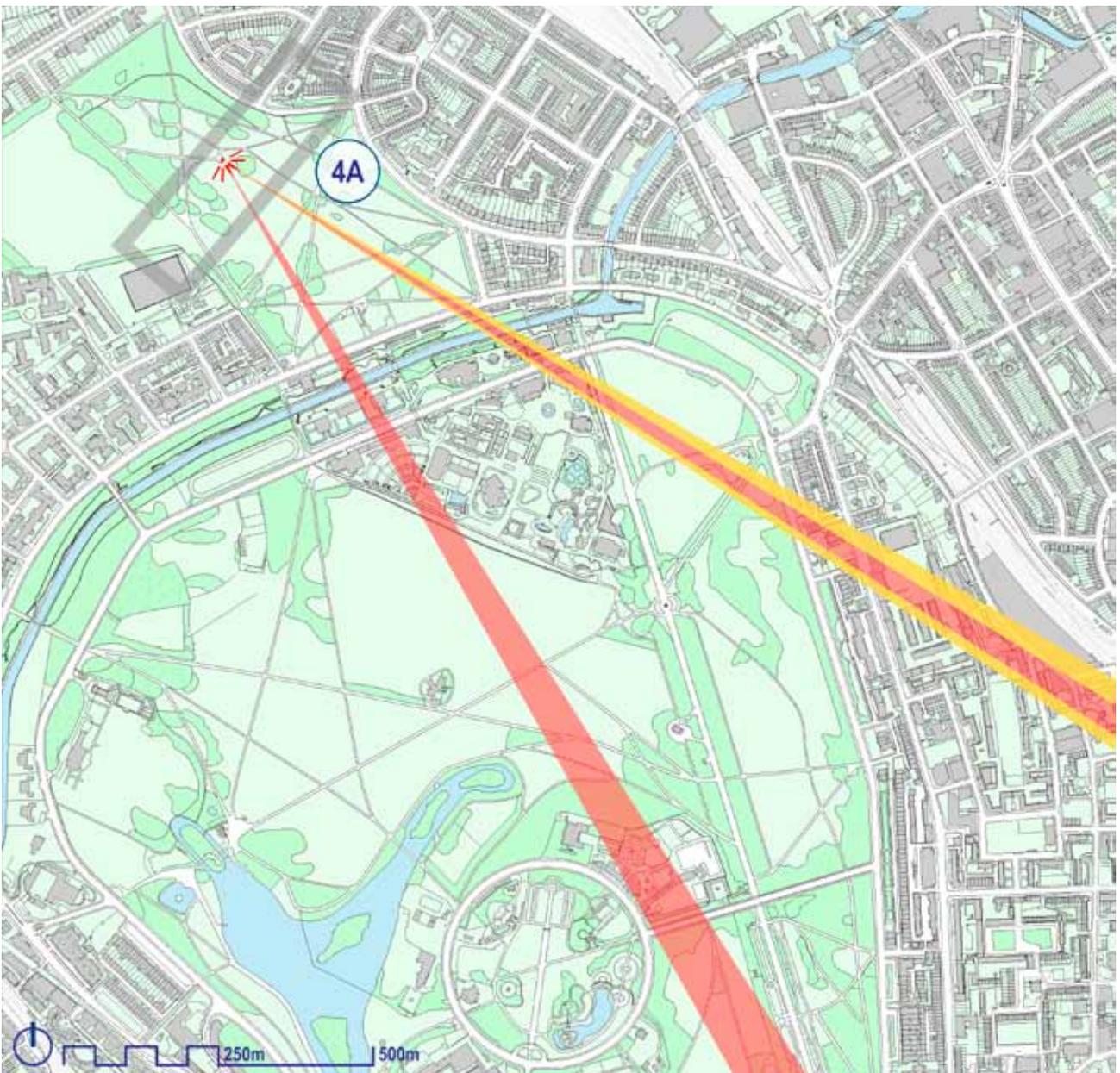


Annotated map of Protected Vista from Assessment Point 3A.1 to St Paul's Cathedral

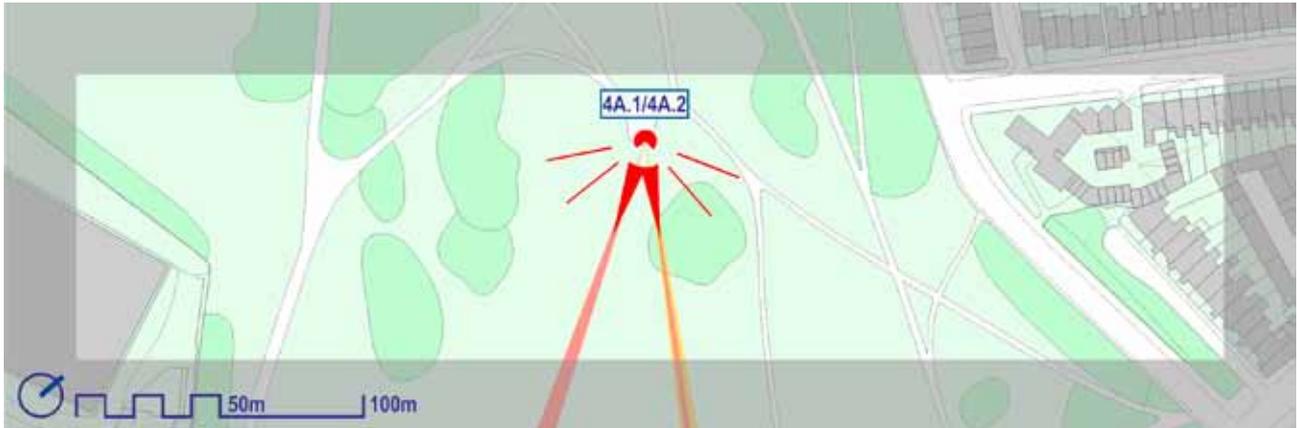


4 London Panorama: Primrose Hill

- 124 Primrose Hill is a 50 acre park, north of Regent's Park. The panoramic views available from the summit of the hill allow the perception of considerable detail, including the principal buildings in central London.
- 125 There is one Viewing Location on Primrose Hill: 4A, at the summit of the hill, with two Protected Vistas.



Viewing Location 4A Primrose Hill: the summit



N.B for key to symbols refer to image 1



Panorama from Assessment Point 4A.1 Primrose Hill: the summit - looking toward St Paul's Cathedral



Panorama from Assessment Point 4A.2 Primrose Hill: the summit - looking toward the Palace of Westminster

Description of the View

- 126 The summit of Primrose Hill is a clearly defined and popular place from which to enjoy a wide panorama of London. Good views of St Paul's Cathedral and the Palace of Westminster are available from here. Therefore, two Protected Vistas are provided between the Assessment Points (4A.1 and 4A.2) and the Strategically Important Landmarks.
- 127 The foreground and much of the middle ground of the panorama is dominated by open space, with only London Zoo introducing significant urban content. The panorama is wide, extending into Islington in the east, and as far as the Trellick Tower, beyond Paddington, in the west. To the east, there is residential development of brick and painted stucco, pitched slate and tile roofs, complemented occasionally by church spires, blocks of flats and trees.
- 128 Urban development dominates the far middle ground, beyond Regent's Park. There is little order or prevailing character amongst the groups of large commercial buildings and tall residential buildings. Continued development of this kind in the middle ground could reduce the viewer's ability to see the principal buildings in the City of London, as well as the Palace of Westminster further west.
- 129 The cluster of taller buildings on the Isle of Dogs forms the background of the panorama in the east. The cluster of tall buildings in the City of London is partially obscured by towers at Euston. St Paul's Cathedral is framed by two of these towers but a third, lower tower, reduces the viewer's appreciation of the dome and drum. Further to the west the three towers of the Palace of Westminster are visible amongst the townscape elements that obscure the main building.

Landmarks include:

St Paul's Cathedral (I) †
 Palace of Westminster (I) †
 BT Tower (II)
 The London Eye
 The Shard

Also in the views:

Canary Wharf
 City cluster of towers
 University College Hospital
 Euston Tower
 Centre Point (II)
 Westminster Cathedral (I)

() Grade of Listed Building
 † Strategically Important Landmark

Visual Management Guidance

- 130 The scale of new developments should be compatible with the composition of the view. Larger-scale elements could make the panorama more legible if they consolidate existing landscape elements such as clusters of tall buildings.



View from Assessment Point 4A.1 Primrose Hill: the summit - looking toward St Paul's Cathedral (at the orientation board). 527657.3E 183893.0N. Camera height 68.29m AOD. Aiming at St Paul's Cathedral (Central axis of the dome, at the base of the drum). Bearing 122.0°, distance 5.2km.



- 131 Development proposals likely to affect the World Heritage Site should pay regard to the guidance set out in the Westminster World Heritage Site Management Plan. It is recommended that English Heritage is consulted on all relevant proposals at an early stage.

Foreground and Middle Ground

- 132 It is an important characteristic of the view that the viewer's ability to recognise and appreciate the peristyle, drum, dome and western towers of St Paul's Cathedral in the panorama is preserved or enhanced. Development between the Assessment Point and St Paul's Cathedral is subject to a Protected Vista.



Annotated map of Protected Vista from Assessment Point 4A.1 to St Paul's Cathedral

- 133 New development should preserve or enhance the viewer’s ability to recognise and appreciate the Palace of Westminster within the panorama. Development between the Assessment Point and the Palace of Westminster is subject to a Protected Vista.

Background

- 134 St Paul’s Cathedral and its Western Towers are recognisable in this view largely because it is seen clearly against the sky and it is not dominated by development in its backdrop. Development proposals should not compromise this situation.



View from Assessment Point 4A.2 Primrose Hill: the summit - looking toward the Palace of Westminster (at the orientation board). 527657.3E 183893.0N. Camera height 68.29m AOD. Aiming at Palace of Westminster (The Central Tower, above the lobby crossing). Bearing 149.4°, distance 5.1km.

- 135 Development in the background of the Palace of Westminster should preserve or enhance the viewer’s ability to recognise and appreciate the Strategically Important Landmark. The form and materials of new development should help improve the clarity with which the silhouette of the towers of the Palace of Westminster can be distinguished from their surroundings.

Management of the Viewing Location

- 136 The Viewing Location is well maintained and should continue to be so.

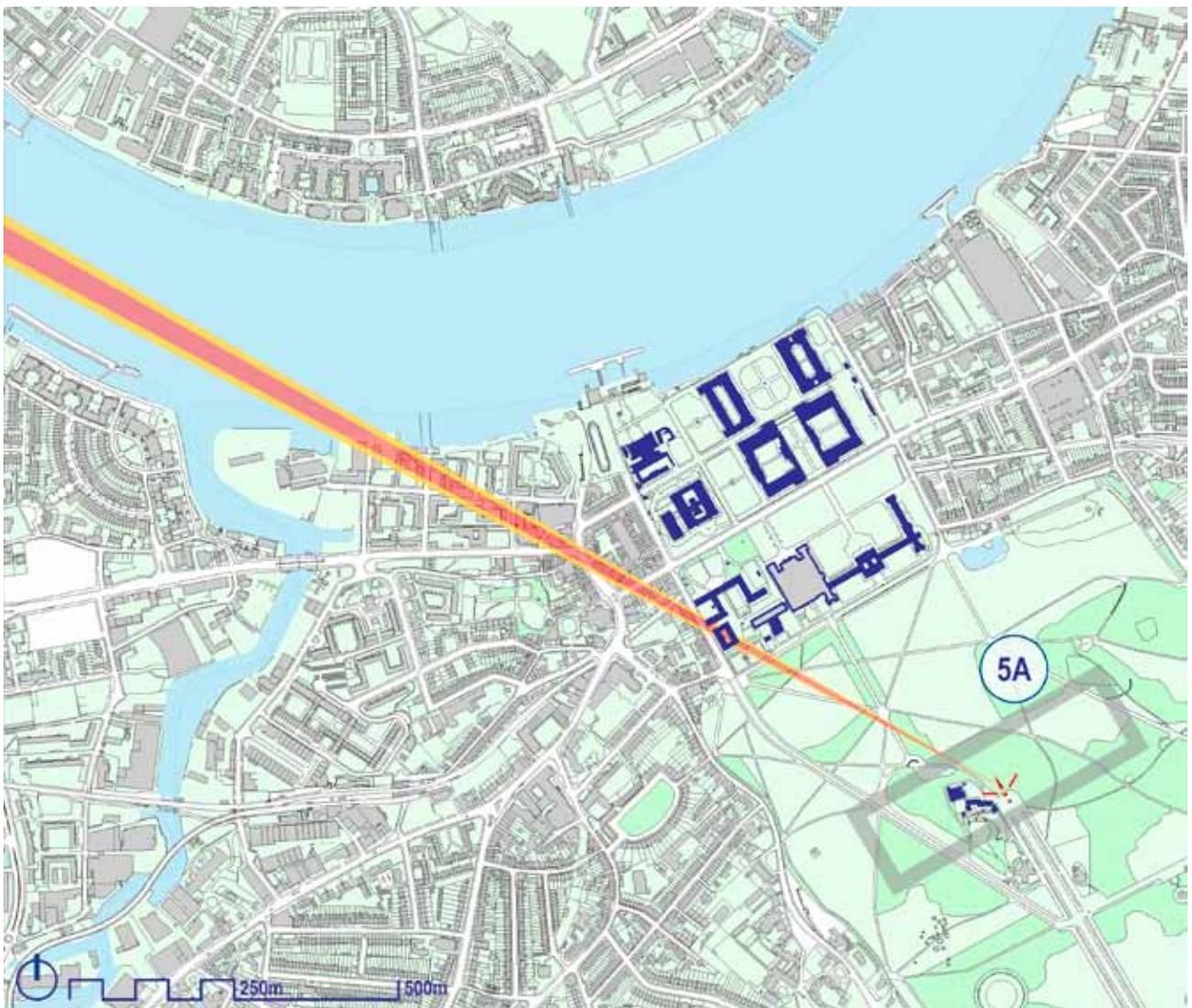


Annotated map of Protected Vista from Assessment Point 4A.2 to Palace of Westminster

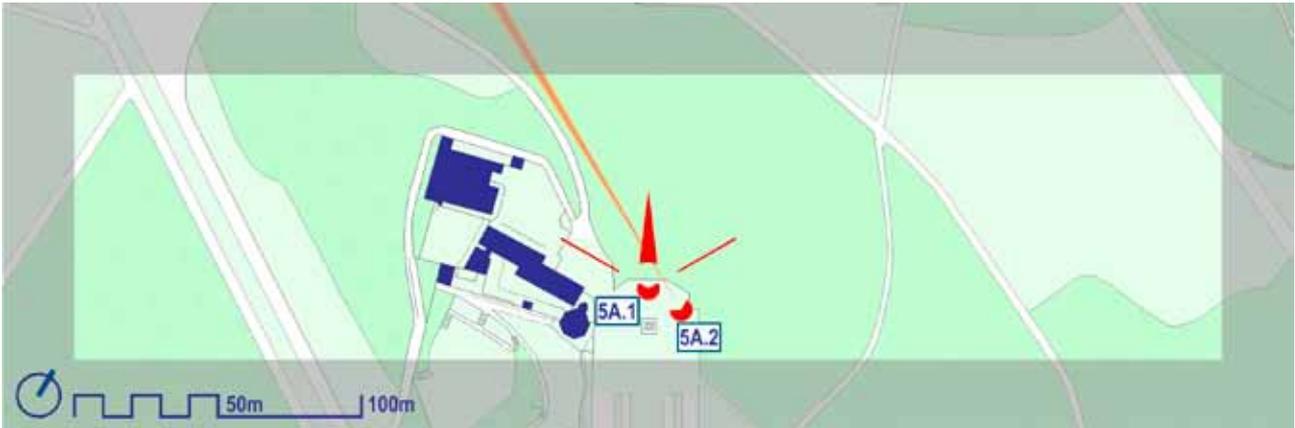


5 London Panorama: Greenwich Park

- 137 Greenwich Park is part of the Greenwich Maritime World Heritage Site and a Grade I registered park. It is characterised by undulating hills and gravel terraces which level out towards the river, where the formality and symmetry of the park, redesigned in the 1660s by André Le Nôtre, comes into relationship with the group of buildings known as Greenwich Palace. The Palace includes the Queen’s House by Inigo Jones, the National Maritime Museum, and the former Old Royal Naval Hospital by Wren and Hawksmoor.
- 138 There is one Viewing Location at Greenwich: 5A, close to the statue of General Wolfe.



Viewing Location 5A Greenwich Park: the General Wolfe Statue



N.B for key to symbols refer to image 1



Panorama from Assessment Point 5A.1 Greenwich Park: the General Wolfe statue – at the orientation board



Panorama from Assessment Point 5A.2 Greenwich Park: the General Wolfe statue – north-east of the statue

Description of the View

- 139 Viewing location 5A includes two Assessment Points. The view from the statue, at Assessment Point 5A.1, takes in the formal, axial arrangement between Greenwich Palace, and the Queen's House. The view also includes Greenwich Reach and the tall buildings on the Isle of Dogs.
- 140 The eastern extent of the panorama is towards central London and St Paul's Cathedral. This is best seen from Assessment Point 5A.2, and includes a Protected Vista towards the Cathedral.
- 141 The foreground of the formal view includes the park and Greenwich town centre. The middle ground is the flat plane of the river valley. In the west, the middle ground is distinguished from the foreground by a ridge. To the east, a range of houses and terraces predominantly from the eighteenth and nineteenth centuries creates a largely uniform setting with articulated rooflines and chimneys providing detail. From here the ribbon of the Thames opens up and sweeps around to reveal a riverside dominated by industry and docks and the densely developed eastern suburbs of London; this is an important element of the view. The flat plane of the river and the suburbs beyond are interrupted by a scattering of post-war public housing towers which compromise the full experience of the view and, in particular, obscure the grain of central London beyond.
- 142 St Paul's Cathedral and Tower Bridge are visible in the panorama. Adjacent to Tower Bridge, and to its right in the view, is The Monument to the Great Fire. The background of St Paul's Cathedral in the view is mostly unimpeded, with a clear silhouette of the dome above the peristyle, and the western towers. The sight line to the Tower Bridge and St Paul's Cathedral is unimpeded in the foreground, ensuring the two elements are seen as a composition. The ability to see sky between the upper parts of the various elements is crucial to the viewer being able to recognise and appreciate St Paul's Cathedral in this panorama.

Landmarks include:

St Paul's Cathedral (I) †
 Maritime Greenwich (I, II* and II)
 Greenwich Observatory (II)
 Tower Bridge (I)
 The Monument (I)
 Millennium Dome
 The Shard

Also in the views:

City Cluster
 Canary Wharf

() Grade of Listed Building
 † Strategically Important Landmark

Visual Management Guidance

- 143 The impact of a development proposal should be tested first from Assessment Point 5A.1. Detailed assessment should also be carried out from Assessment Point 5A.2 when development occurs in close proximity to the Protected Vista.



View from Assessment Point 5A.1 Greenwich Park: the General Wolfe statue – at the orientation board (On top of wall in front of orientation board, centre of terrace in front of General Wolfe statue). 538922.5E 177335.2N. Camera height 48.27m AOD. Aiming at The Queen's House (Central axis of the house; roof ridge line). Bearing 329.8°, distance 0.4km.



Foreground and Middle Ground

- 144 Development on the river edge at Deptford should help to reinforce the composition of the existing view. The low rise nature of the axial view to Greenwich Palace in the front and middle ground should be preserved with the cluster of taller buildings at Canary Wharf across the River providing layers and depth to the understanding of the panorama.
- 145 The relationship between Tower Bridge, the Monument to the Great Fire and St Paul's Cathedral are important elements of the view. The threshold height of the Protected Vista between Assessment Point 5A.2 and St Paul's Cathedral acknowledges the visual relationship between these three landmarks. The relationship, and the elements themselves, are integral to the viewer's ability to recognise and appreciate St Paul's Cathedral and its western towers in the view. Therefore, new development should preserve or enhance the setting of the landmarks and the relationship between them.

Background

- 146 The composition of the view would benefit from further, incremental consolidation of the clusters of taller buildings on the Isle of Dogs and the City of London. However any consolidation of clustering of taller buildings on the Isle of Dogs needs to consider how the significance of the axis view from the Royal Observatory towards Queen Mary’s House could be appreciated.
- 147 The dome (above the peristyle) and the upper parts of the western towers of St Paul’s Cathedral are well defined against their background in this view. Development that exceeds the Wider Setting Consultation Area in the background of this view should preserve or enhance this level of definition.



View from Assessment Point 5A.2 Greenwich Park: the General Wolfe statue – north-east of the statue (Eastern edge of paved area (approx 20m off axis) between top of steps and stone bollard). 538936.1E 177334.5N. Camera height 48.80m AOD. Aiming at St Paul’s Cathedral (Central axis of the dome, at the base of the drum). Bearing 299.0°, distance 7.9km.

Management of the Viewing Location

- 148 The Viewing Location is well designed and should continue to be well maintained.

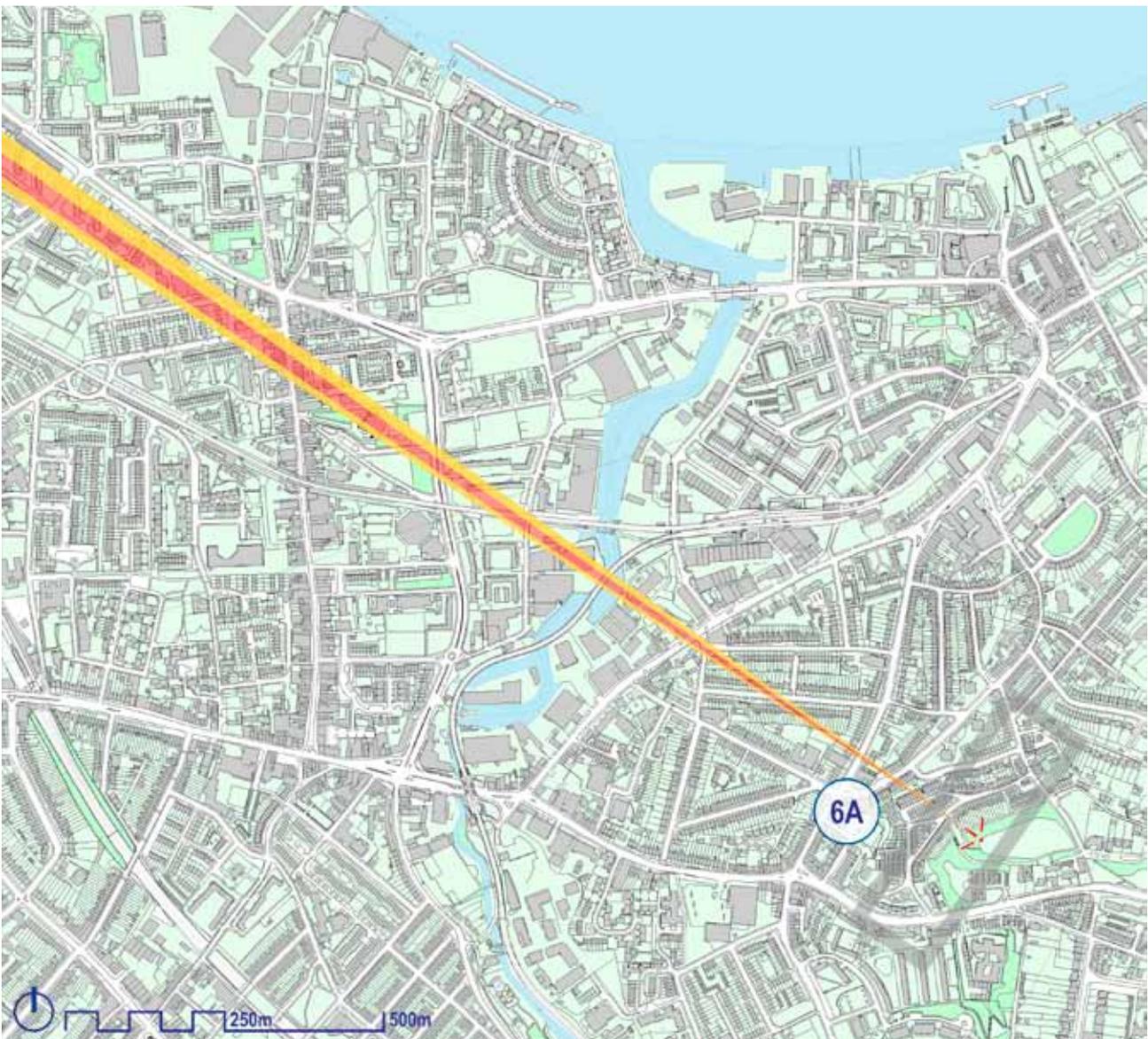


Annotated map of Protected Vista from Assessment Point 5A.2 to St Paul’s Cathedral

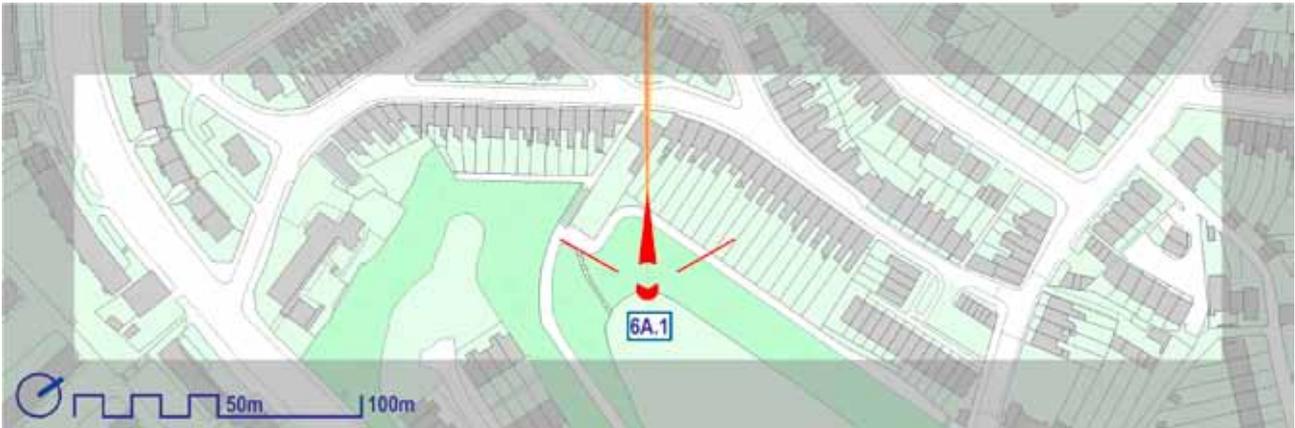


6 London Panorama: Blackheath Point

- 149 Blackheath Point is a local public garden, to the west of the heath, within a mid-Victorian residential area. The high ground of Blackheath was once a place of strategic importance, overlooking London on the route from the Kent coast. The garden provides a broad Panorama from Westminster to Canary Wharf.
- 150 There is one Viewing Location at Blackheath Point: 6A, from the west side of the public garden.



Viewing Location 6A Blackheath: the Point



N.B for key to symbols refer to image 1



Panorama from Assessment Point 6A.1 Blackheath Point – near the orientation board

Description of the View

- 151 The Viewing Location is a level green space above a dramatic escarpment, partially enclosed by trees. At the western end is an open space with views towards central London. Assessment Point 6A.1 is located at this position, and includes a Protected Vista to ensure development does not have a negative effect on views of St Paul's Cathedral.
- 152 The foreground is detached from the Viewing Location because of the dramatic drop from the Blackheath Point escarpment to the flat plane of rooftops below. The foreground and middle ground are visually merged and are largely made up of late eighteenth century and early nineteenth century houses and terraces, generally consistent in their materials, colour, roof and chimneys amid a rich treescape. St Paul's Church in Deptford and the Laban Centre are two existing examples of contrasting buildings in the middle ground. They add interest to the view by virtue of high quality design.
- 153 A number of tall buildings stand in isolation on the skyline. Tower Bridge is visible between St Paul's Cathedral and the City cluster of tall buildings, including 30 St Mary Axe. The dome and western towers of the Cathedral are visible, the former silhouetted against the sky, enabling clear recognition and appreciation of the landmark. Few buildings are visible immediately behind the landmark, such that the rising line of hills to the north are the dominant backdrop feature. The dome of the Old Bailey is just visible to the right of the peristyle of the Cathedral.

Landmarks include:

St Paul's Cathedral (I) †
 Tower Bridge (I)
 The Old Bailey (II*)
 The Shard

Also in the views:

Guy's Hospital
 St Paul's Church, Deptford (I)
 The City cluster
 Canary Wharf

() Grade of Listed Building
 † Strategically Important Landmark

Visual Management Guidance

Foreground and Middle Ground

- 154 The panorama is sensitive to large-scale development in the foreground and middle ground. There is considerable opportunity, however, to introduce new development if it is sympathetic to the composition and character of the view.
- 155 The western towers of St Paul's Cathedral are integral to the viewer's ability to recognise and appreciate the landmark. Therefore, the Landmark Viewing Corridor of the Protected Vista from Assessment Point 6A.1 incorporates these features.



View from Assessment Point 6A.1 Blackheath Point – near the orientation board (West of the orientation board, close to the railings). 538238.2E 176823.1N. Camera height 47.61m AOD. Aiming at St Paul's Cathedral (Central axis of the dome, at the base of the drum). Bearing 304.9°, distance 7.5km.



Background

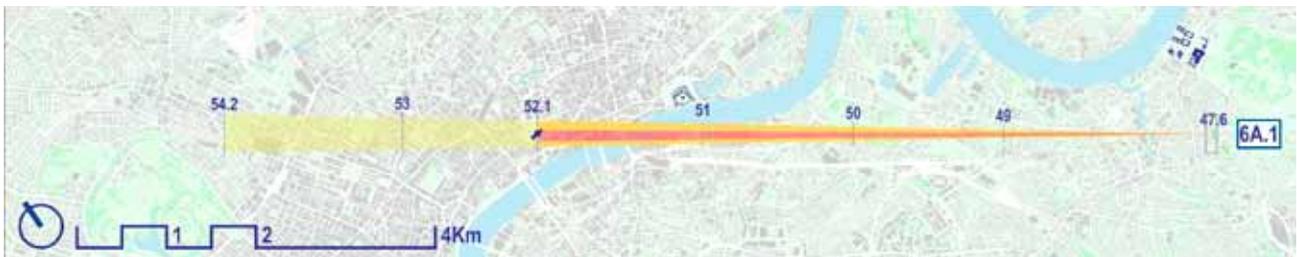
- 156 Development in the Wider Setting Consultation Area should preserve or enhance the viewer's ability to recognise and appreciate St Paul's Cathedral and its western towers. It should generally not be taller than the base of the peristyle of the Cathedral although the effect of colour, scale, reflectivity and distance from the landmark of new development should be understood and tested.

Management of the Viewing Location

- 157 Vegetation in the immediate foreground, if it is not controlled, could reduce the quality of the view. The Assessment Point is not clearly defined. The space should be designed so that this point is recognisable to the viewer.



Telephoto view of Protected Vista from Assessment Point 6A.1 to St Paul's Cathedral



Annotated map of Protected Vista from Assessment Point 6A.1 to St Paul's Cathedral



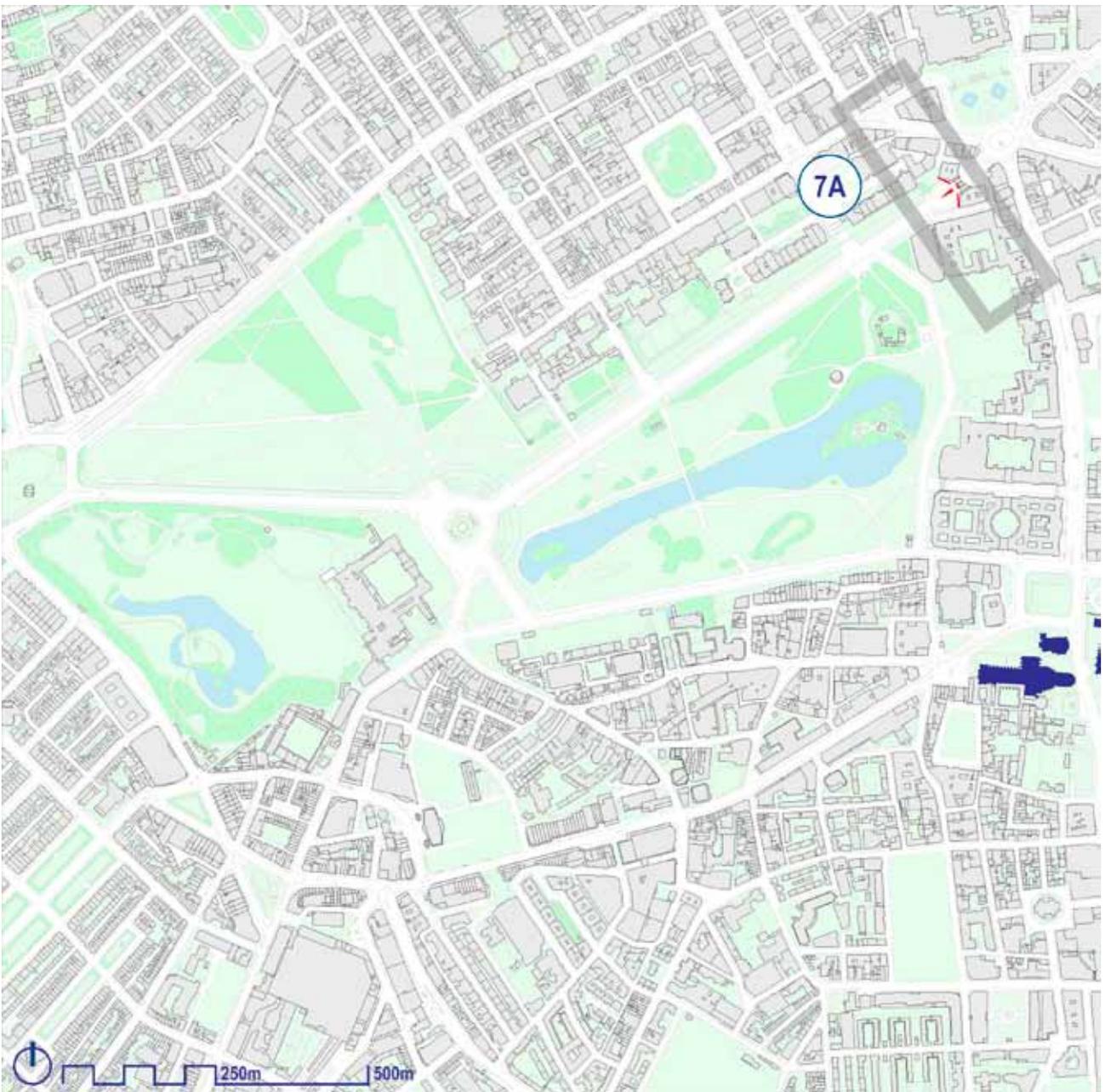
Management Plans: Linear Views



Linear Views			
	Designated View	Viewing Locations	Assessment Points
7	The Mall	7A Admiralty Arch	7A.1
8	Westminster Pier	8A Orientation Plaque	8A.1
9	King Henry VIII's Mound	9A The Viewing Point	9A.1

7 Linear View: The Mall to Buckingham Palace

158 The Mall is London's principal ceremonial route used by royal processions on many state occasions. It was originally laid out for Charles II in the 1660s, forming part of the landscape design for St James's Park, was formalised by John Nash in 1827 and had significant enhancements made in the early 1900s.



Viewing Location 7A The Mall: at Admiralty Arch



N.B for key to symbols refer to image 1



Panorama from Assessment Point 7A.1 The Mall: at Admiralty Arch – axial view

Description of the Views

- 159 The Viewing Location on The Mall is immediately south-west of the central arch of Admiralty Arch. The symmetry of the view to Buckingham Palace demands that this position be used for Assessment Point 7A.1.
- 160 The foreground is a large expanse of red tarmac with the fortified Citadel of the Admiralty building beyond, on the south side. The avenue of trees forms a deep middle ground, and leads the eye to the Victoria Memorial and Buckingham Palace. Flagpoles seasonally contribute to the perspective of the view.

Landmarks include:

Buckingham Palace (I)

Also in the view:

Queen Victoria Memorial (I)

() Grade of Listed Building

Visual Management Guidance

Foreground and Middle Ground

- 161 The view towards Buckingham Palace would be diminished by any intrusion above the foreground landscaping. Management of the front and middle ground should be considered in conjunction with the management of trees on The Mall.

Background

- 162 Buckingham Palace is the London residence of the Monarch. Its dominance in the view emphasises its status. For this reason, it would be inappropriate for any development in the background to become visible above the palace.



View from Assessment Point 7A.1 The Mall: at Admiralty Arch – axial view (On traffic island outside central arch). 529964.3E 180301.8N. Camera height 9.20m AOD. Aiming at Buckingham Palace (Central axis of the East Front). Bearing 235.2°, distance 1.1km.

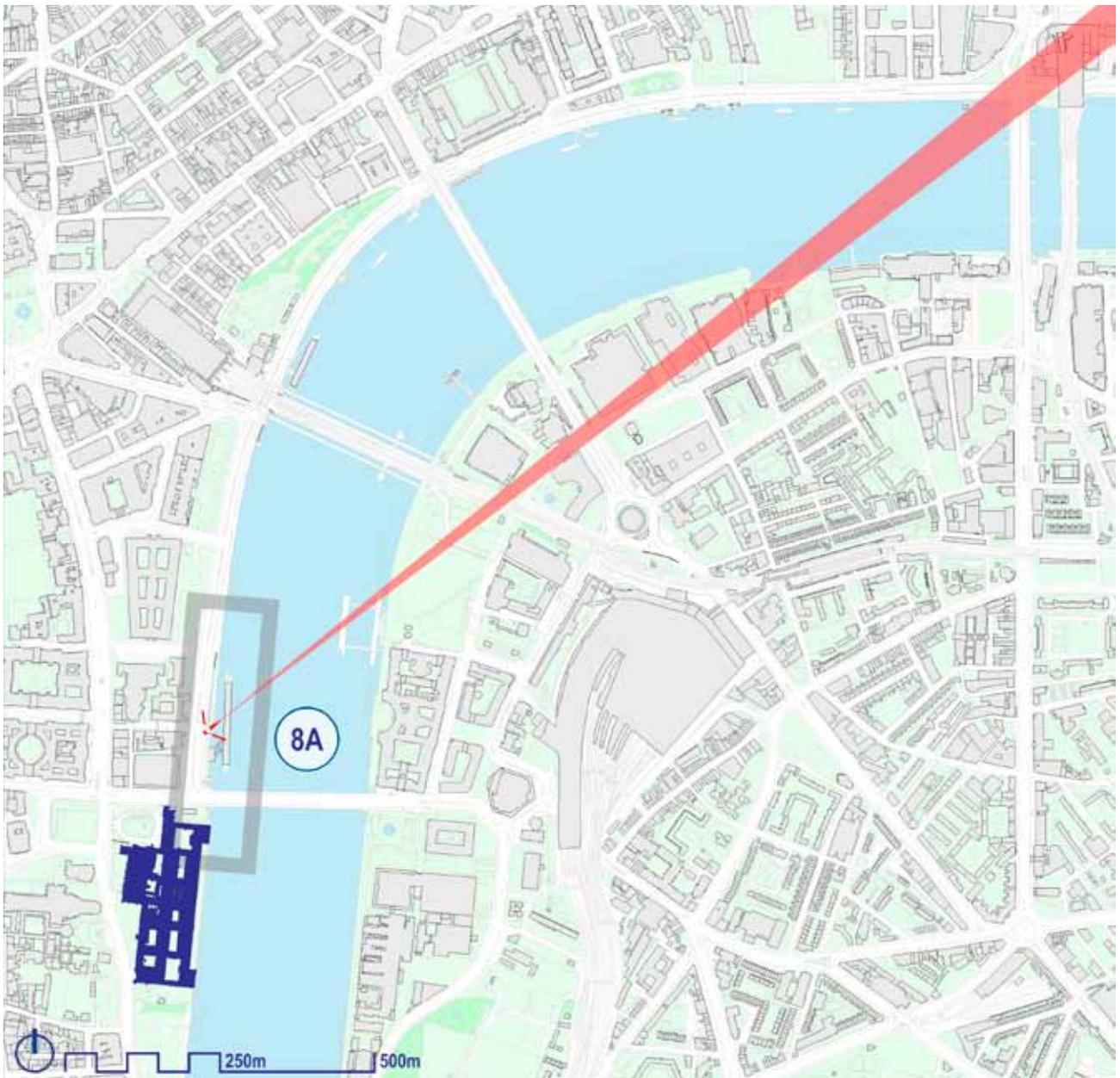


Management of the Viewing Location

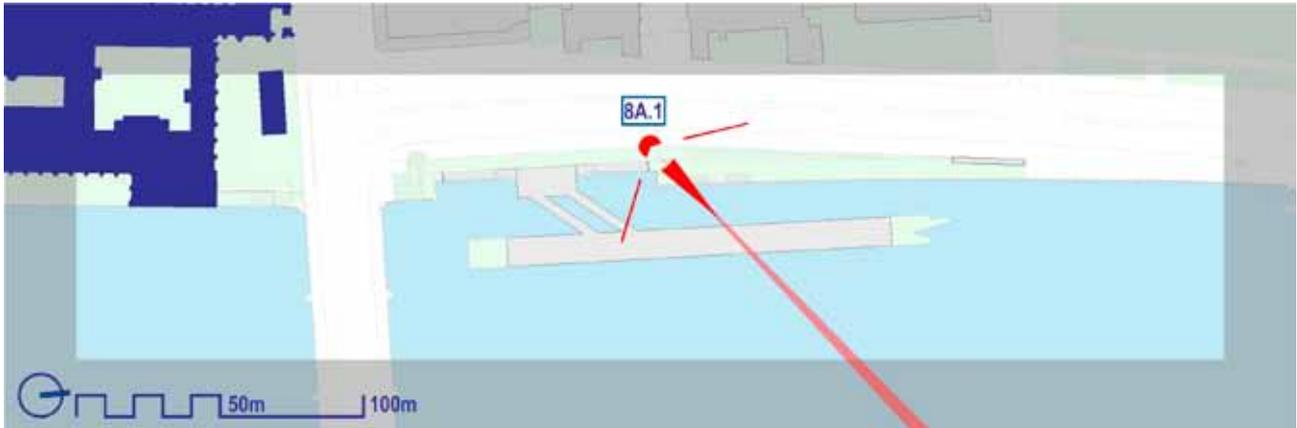
- 163 This view is experienced from the centre of The Mall, the axial position having been chosen for its symmetry. It is not expected that the place can be managed like other Viewing Locations that are more easily accessible to public. The Assessment Point should remain accessible, however, to those required to assess development falling in the foreground, middle ground or background of Buckingham Palace.

8 Linear View: Westminster Pier to St Paul's Cathedral

164 Westminster Pier is immediately north of Westminster Bridge and alongside Victoria Embankment. It was designed by Bazalgette and constructed from 1864-70. Victoria Embankment is part of a major thoroughfare from the heart of Westminster to the City, linking government buildings with the financial district. It is a leafy, tree-lined boulevard with a backdrop of grand buildings that create a strong, curved building line.



Viewing Location 8A Westminster Pier



N.B for key to symbols refer to image 1



Panorama from Assessment Point 8A.1 Westminster Pier – the orientation plaque

Description of the View

- 165 The Embankment layout causes a flow of pedestrians and vehicles, rather than encouraging a gathering place. Westminster Pier, however, provides a tourist focus for riverboat use, and it is at this position that Assessment Point 8A.1 is located. A Protected Vista is included from the Assessment Point to St Paul's Cathedral.
- 166 The bend in the river brings the cultural attractions of the South Bank into relationship with the City beyond. St Paul's Cathedral is framed by middle-ground buildings formed by the former 'downstream' Shell Building and the Royal Festival Hall. The South Bank is unified by the Portland stone façades of the former County Hall, the Royal Festival Hall and the Shell Centre group. In the middle ground the interaction between the London Eye and St Paul's Cathedral is of note, the capsules of the former skimming the dome of the Cathedral.
- 167 The two buildings that frame St Paul's Cathedral allow an unimpeded view of the peristyle, upper drum and dome, silhouetted against the sky. This is a key attribute of this view. The most southerly of the western towers of the Cathedral partially obscures the peristyle, while the northern tower is largely hidden behind the Royal Festival Hall. The London Weekend Television (ITV) tower is also seen in the backdrop of the Shell Centre building.

Landmarks include:

St Paul's Cathedral (I) †

Also in the views:

The London Eye

Royal Festival Hall (I)

Former County Hall (II*)

Shell Centre

ITV Tower

() Grade of Listed Building

† Strategically Important Landmark

Visual Management Guidance

Foreground and Middle Ground

168 The clear view of the Cathedral should not be obscured by tree growth in either the foreground or middle ground.

169 A Landmark Viewing Corridor will maintain the existing visual frame around



View from Assessment Point 8A.1 Westminster Pier – the orientation plaque (At the orientation board). 530326.9E 179773.9N. Camera height 8.40m AOD. Aiming at St Paul's Cathedral (Central axis of the dome, at the base of the drum). Bearing 51.6°, distance 2.2km.



the Cathedral created by the middle ground buildings.

Background

170 Development should preserve or enhance the viewer's ability to recognise or appreciate the dome, peristyle and south-west tower of St Paul's Cathedral. These elements should generally remain with a clear sky backdrop.

Management of the Viewing Location

- 171 The Viewing Location should be managed so that new development, such as kiosks, are designed and sited to enhance the view and viewing experience.



Telephoto view of Protected Vista from Assessment Point 8A.1 to St Paul's Cathedral

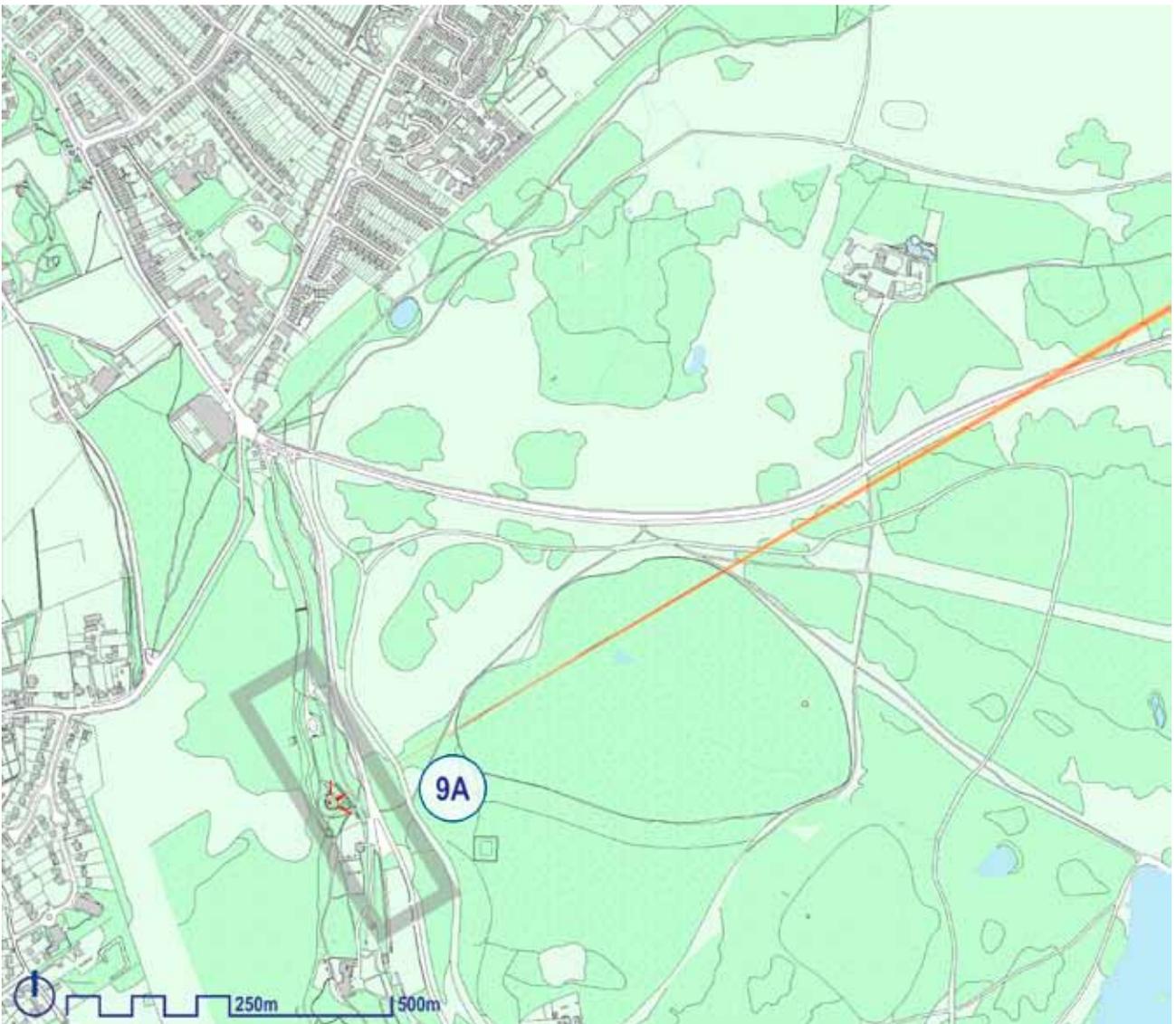


Annotated map of Protected Vista from Assessment Point 8A.1 to St Paul's Cathedral

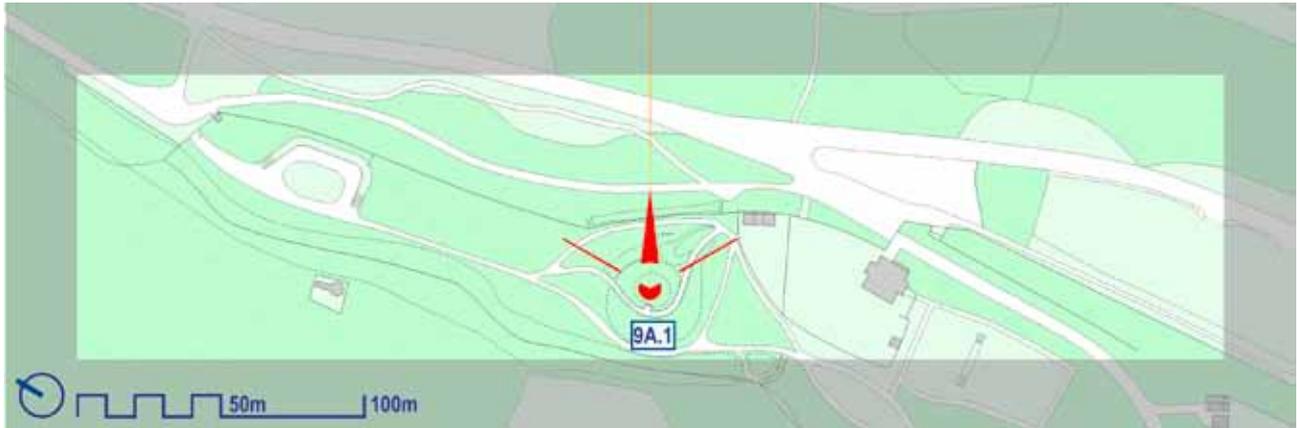


9 Linear View: King Henry VIII's Mound, Richmond to St Paul's Cathedral

172 Richmond Park was first enclosed by Charles I and is the largest of London's Royal Parks. King Henry VIII's Mound is reputedly a Bronze Age barrow, much altered. It provides magnificent views across the Thames to Twickenham and the North Downs to the west. To the east, the dome and peristyle of St Paul's Cathedral can be seen through an avenue of trees both from the mound and from the footpath in front. This avenue was planted in the early 18th Century in order to create a 'keyhole' view of the then newly completed Cathedral. The avenue has been maintained for this purpose since then, and is pruned regularly.



Viewing Location 9A: King Henry VIII's Mound



N.B for key to symbols refer to image 1



Panorama from Assessment Point 9A.1 King Henry VIII's Mound – the viewing point

Description of the View

- 173 Although the Viewing Location is far removed from central London, it offers a truly unique view of one of London's best-known landmarks, ten miles away. The view is experienced from Assessment Point 9A.1, and a Protected Vista is also included from that point.
- 174 The view of St Paul's Cathedral from King Henry's Mound is fully framed by trees, the aperture changing in size and form owing to the seasons and pruning management. Very little intervening development can be seen in the foreground. Development around Broadgate and Liverpool Street Station can be seen in the background beneath the springing level of the dome. Also in the background, partially hidden by trees on the left but discernible by the viewer, is the vertical edge of the recently completed Broadgate Tower.

Landmarks include:

St Paul's Cathedral (I) †

Also in the view:

Broadgate Tower

() Grade of Listed Building

† Strategically Important Landmark

Visual Management Guidance

Foreground and Middle Ground

- 175 A Protected Vista has been defined between the Assessment Point and St Paul's Cathedral. Development that exceeds the threshold plane of the Landmark Viewing Corridor should be refused. Development that exceeds the threshold plane of the Wider Setting Consultation Area of the Protected Vista in the foreground and middle ground should not compromise the viewer's ability to recognise and appreciate the Cathedral. It should not dominate the landmark, or cause a canyon effect.



View from Assessment Point 9A.1 King Henry VIII's Mound – the viewing point (Looking through the gap in the hedge). 518605.8E 173150.4N. Camera height 59.09m AOD. Aiming at St Paul's Cathedral (Central axis of the dome, at the base of the drum). Bearing 59.3°, distance 15.6km.



Background

- 176 Development that exceeds the threshold plane of the Wider Setting Consultation Area of the Protected Vista in the background should preserve or enhance the viewer's ability to recognise and appreciate the dome of the Cathedral. In determining applications, it is essential that development in the background of the view is subordinate to the Cathedral and that the clear sky background profile of the upper part of the dome remains.

Management of the Viewing Location

- 177 Trees should be pruned in order to preserve the existing narrow view of St Paul's Cathedral, while also obscuring the existing tall buildings in the City of London.



Telephoto view of Protected Vista from Assessment Point 9A.1 to St Paul's Cathedral



Annotated map of Protected Vista from Assessment Point 9A.1 to St Paul's Cathedral



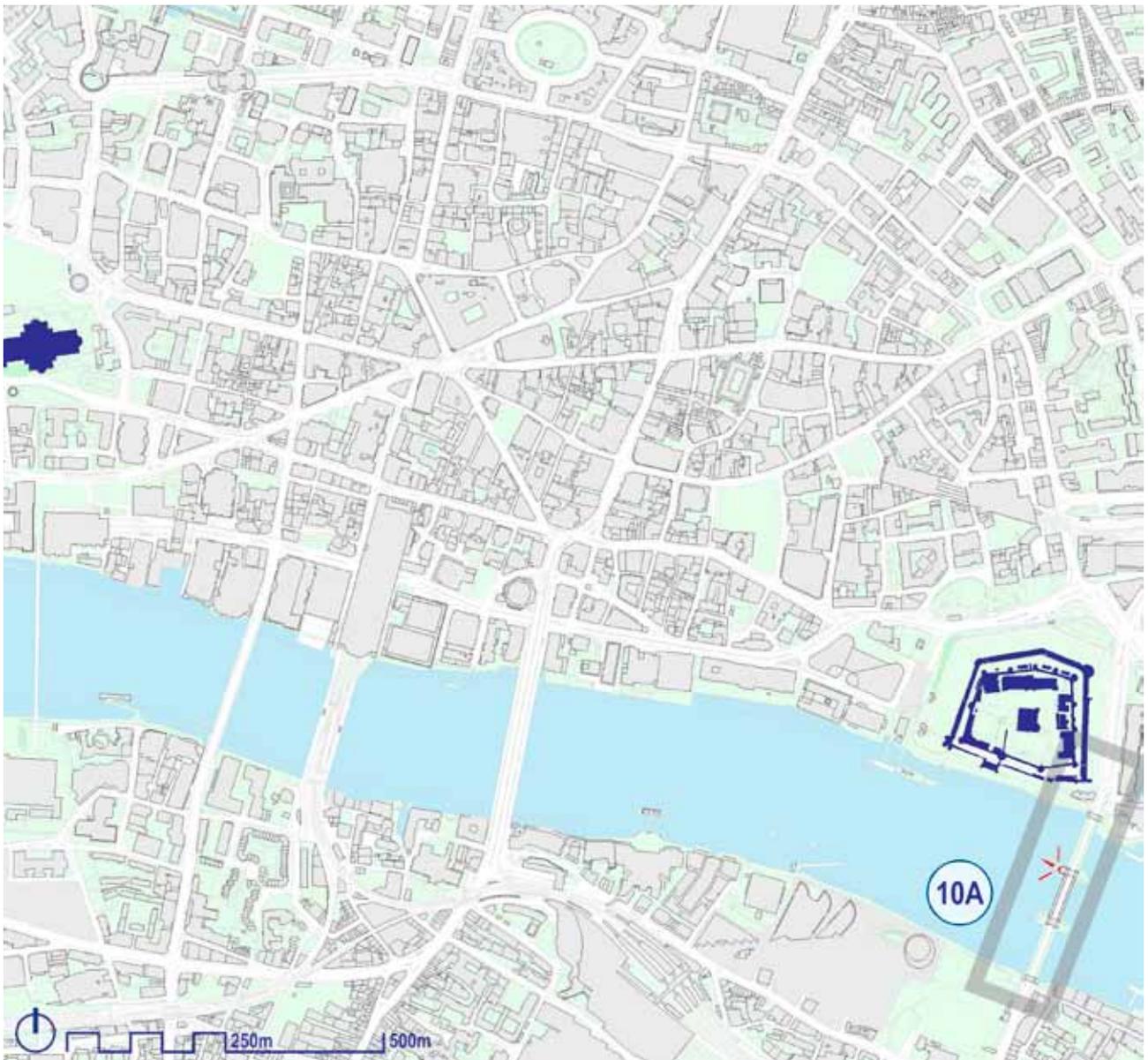
Management Plans: River Prospects



River Prospects			
	Designated View	Viewing Locations	Assessment Points
10	Tower Bridge	10A Upstream – The North Bastion	10A.1
11	London Bridge	11A The Upstream Pavement	11A.1
		11B The Downstream Pavement	11B.1 11B.2
12	Southwark Bridge	12A The Upstream Pavement	12A.1 12A.2
		12B The Downstream Pavement	12B.1
13	Millennium Bridge and Thames side at Tate Modern	13A Millennium Bridge	13A.1
		13B Thames side at Tate Modern	13B.1
14	Blackfriars Bridge	14A The Upstream Pavement	14A.1
15	Waterloo Bridge	15A The Upstream Pavement	15A.1 15A.1
		15B The Downstream Pavement	15B.1 15B.2
16	The South Bank	16A Outside the National Theatre	16A.1
		16B Gabriel's Wharf	16B.1 16B.2
17	Golden Jubilee/Hungerford Footbridges	17A The Upstream Footbridge	17A.1 17A.2
		17B Downstream – Crossing the Westminster Bank	17B.1 17B.2
18	Westminster Bridge	18A The Upstream Pavement	18A.1 18A.2 18A.3
		18B The Downstream Pavement	18B.1 18B.2
19	Lambeth Bridge	19A The Downstream Pavement	19A.1 19A.2
20	Victoria Embankment	20A Opposite County Hall	20A.1
		20B At Cleopatra's Needle	20B.1
21	Jubilee Gardens and Thames side in front of County Hall	21A In front of County Hall	21A.1
		21B Jubilee Gardens	21B.1
22	Albert Embankment between Westminster and Lambeth Bridges	22A Between Lambeth and Westminster Bridges	22A.1 22A.2 22A.3

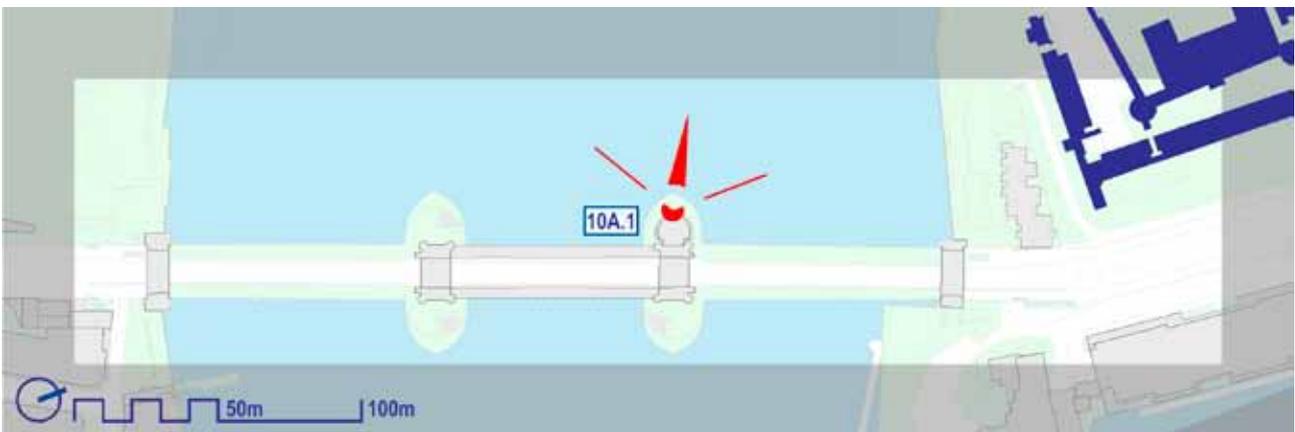
10 River Prospect: Tower Bridge

178 Tower Bridge, the eastern most of the bridges in central London, stands between the formerly industrial, but now largely residential districts to its east and the commercial buildings of the City to its west. Designed by Sir John Wolfe Barry, engineer, and Sir Horace Jones, architect, and constructed between 1886 and 1894, it provided a river crossing where no bridge previously stood. It is Grade I Listed, adjacent to the Tower of London World Heritage Site and known internationally as a symbol of London.



- 179 This place contains one Viewing Location: 10A, on the upstream side of the bridge at the North Bastion.

Viewing Location 10A Tower Bridge: upstream



N.B for key to symbols refer to image 1



Panorama from Assessment Point 10A.1 Tower Bridge: upstream – the North Bastion

Description of the View

- 180 A single Assessment Point (10A.1) is located on the North Bastion.
- 181 The character of the upstream views is derived from the significant depth and width of the view, which includes important buildings and public spaces in the foreground on both sides of the river. Groups of trees along the northern embankment, especially around the Tower of London, form important elements in the view.
- 182 The location enables the fine detail and the layers of history of the Tower of London to be readily understood. This understanding and appreciation is enhanced by the free sky space around the White Tower. Where it has been compromised its visual dominance has been devalued. The middle ground includes the varied elements of the City, rising behind the Tower. These include prominent tall buildings of the late 20th and early 21st centuries, and earlier periods such as spires of City churches and The Monument in the centre of the view. 30 St Mary Axe ('The Gherkin') is prominent in its relationship with the Tower of London. London Bridge marks the extent of the middle ground. The lantern and upper dome of St Paul's Cathedral can be seen, while other prominent buildings or structures in the background, include the Cannon Street Station towers, BT Tower, Centre Point and Tate Modern.

Landmarks include:

Tower of London (I, II* and II) †
 St Paul's Cathedral (I) †
 The Monument (I)
 City Hall
 HMS Belfast

Also in the views:

Guy's Hospital Tower
 Tate Modern Chimney
 Cannon Street Station towers (II)
 Old Billingsgate Market (II)
 Custom House (I)
 Tower 42
 30 St Mary Axe
 Church of All Hallows (I)
 Church of St Margaret Pattens (I)
 Church of St Dunstan in the East (I)
 Heron Tower

() Grade of Listed Building

† Strategically Important Landmark

Visual Management Guidance

- 183 The Tower of London should not be dominated by new development close to it.
- 184 Development proposals likely to affect the World Heritage Site should pay regard to the guidance set out in the Tower of London World Heritage Site Management Plan published by Historic Royal Palaces (HRP). HRP manages the Tower of London. It is recommended that HRP and English Heritage are consulted on all relevant proposals at an early stage.



View from Assessment Point 10A.1 Tower Bridge: upstream – the North Bastion (Outside information centre). 533665.0E 180311.4N. Camera height 14.82m AOD. Aiming at The Monument to the Great Fire (Central Axis i.e. passing through centre of flaming urn; viewing gallery). Bearing 300.0°, distance 0.9km.



Foreground and Middle Ground

- 185 Landmarks which enable an appreciation of the scale and geography of London should not be obscured by inappropriate development in the foreground. This applies to the Monument, in particular, which is closely associated with Tower Bridge in the view, owing to their proximity and visibility. This relationship should be maintained.

Background

- 186 Views from this place include the relationship between the Tower of London and the City in the background. It is important that the background of the landmark in these views is managed sensitively and should not compromise a viewer's ability to appreciate the Outstanding Universal Value of the World Heritage Site. Development should not breach the skyline of the four towers of the White Tower or its castellations. Some visual separation should be retained between the upper parts of the White Tower and the emerging cluster of tall buildings in the background.
- 187 It is anticipated that the cluster of tall buildings in the City of London and the cluster of tall buildings at London Bridge Station will be consolidated over time such as the new development of the Shard, and will add considerably to the character and stature of the view. Any proposed building which would add to the skyline, must take account of the way it relates to existing skyline features.

Management of the Viewing Location

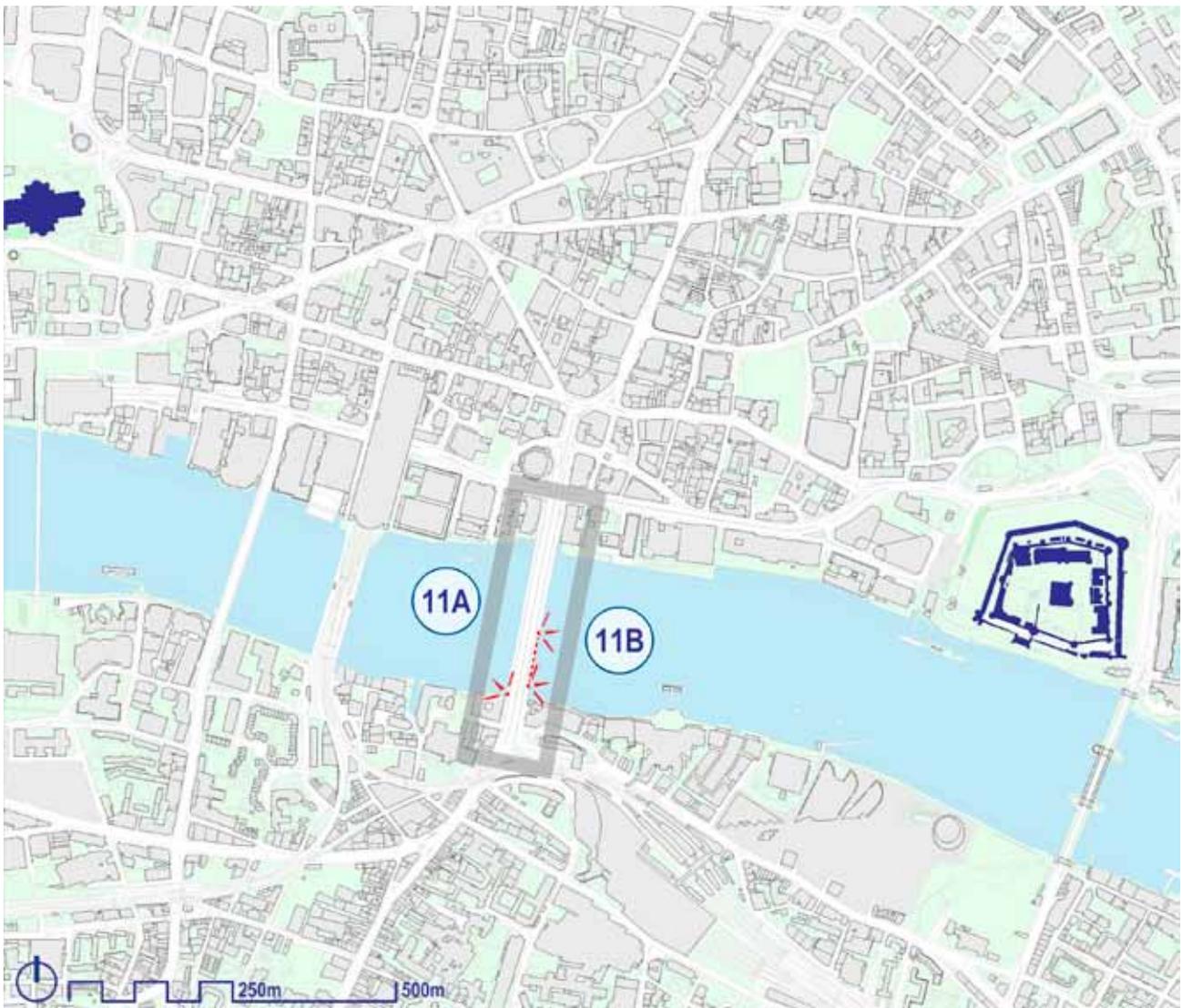
- 188 An up to date viewing plaque would aid people's enjoyment of the prospects experienced from the Viewing Location.



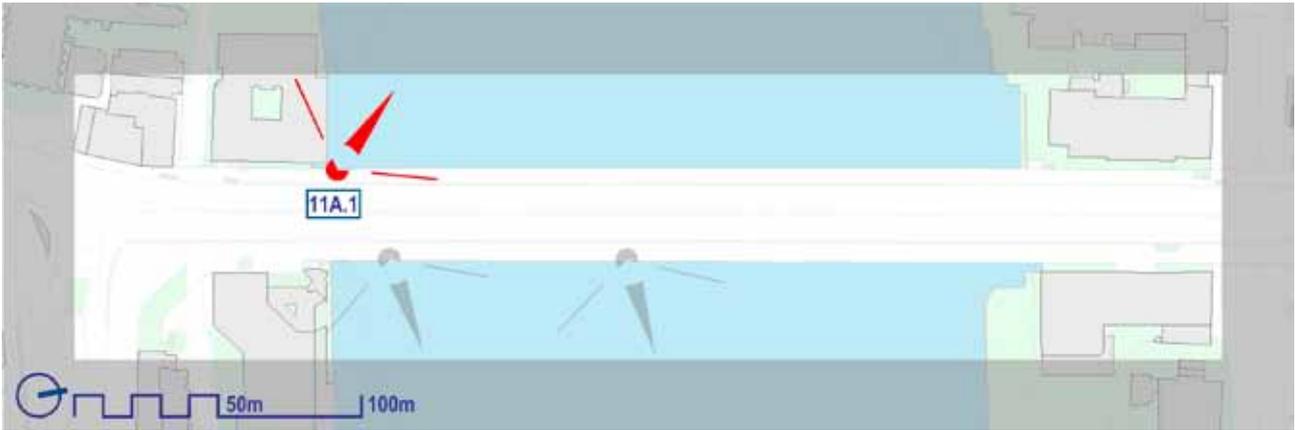
11 River Prospect: London Bridge

¹⁸⁹ London Bridge marks the western extent of the Pool of London, which until the 1970s, was a thriving port. Extensive river prospects are available to the east, as far as Canary Wharf, while those to the west are limited by the Cannon Street Railway Bridge. Protected by St Paul's Heights Limitations, the Cathedral is relatively free of competing development. London Bridge is the oldest of all the London river crossings. The present bridge was completed in 1972.

¹⁹⁰ There are two Viewing Locations at London Bridge. 11A is orientated upstream and 11B is orientated downstream.



Viewing Location 11A London Bridge: upstream



N.B for key to symbols refer to image 1



Panorama from Assessment Point 11A.1 London Bridge: upstream – crossing the Southwark bank

Description of the View

- 191 Upstream views are foreshortened by Cannon Street Railway Bridge. St Paul's Cathedral and the listed towers of Cannon Street Station interact as the bridge is crossed. Both are seen against clear sky. A single Assessment Point, 11A.1, is located at the southern end of the bridge, where the relationship between these two landmarks is of most interest.
- 192 There are other worthy elements of townscape interest in the view – such as the spire of St Bride's Church and the figure of Lady Justice on the Old Bailey – which appear between the peristyle and western towers of the Cathedral. The upstream views from London Bridge, however, are often incoherent, with considerable potential for improvement. Recently completed buildings are in the foreground of the view, just east of Cannon Street station. They improve the setting of the listed Cannon Street station towers, and other such improvements to the composition of the view will be welcomed.

Landmarks include:

St Paul's Cathedral (I) †
 Tate Modern
 BT Tower (II)
 St Bride's Church (I)
 Cannon Street Station Towers (II)
 The Old Bailey (II*)

Also in the views:

Unilever House (II)
 Centre Point (II)

() Grade of Listed Building

† Strategically Important Landmark

Visual Management Guidance

- 193 The setting of St Paul's Cathedral is important in this view. New buildings can contribute to its setting through design that is sympathetic to the landmarks listed above, the view as a whole and specifically to the relationship between the Cathedral and the Cannon Street Station towers.
- 194 New development should not visually dominate the upper parts of the Cathedral or the space between the dome and its western towers. It also should not diminish the relationship between the dome and the Cannon Street Station towers.



View from Assessment Point 11A.1 London Bridge: upstream – crossing the Southwark bank (South-western end of bridge, over river edge). 532769.2E 180394.3N. Camera height 14.60m AOD. Aiming at St Paul's Cathedral (Central axis of the dome, at the base of the drum). Bearing 316.3°, distance 1.0km.



Foreground and Middle Ground

- 195 Other landmarks make an important contribution to this view. They should not be blocked by development in the foreground.
- 196 The St Paul's Heights Limitations should be observed in order to maintain maximum visibility of the Cathedral. However, within this constraint, building proposals should not be overtly horizontal in emphasis. Modest roof top design features that provide a more interesting skyline without obscuring significant parts of the Cathedral might be acceptable.

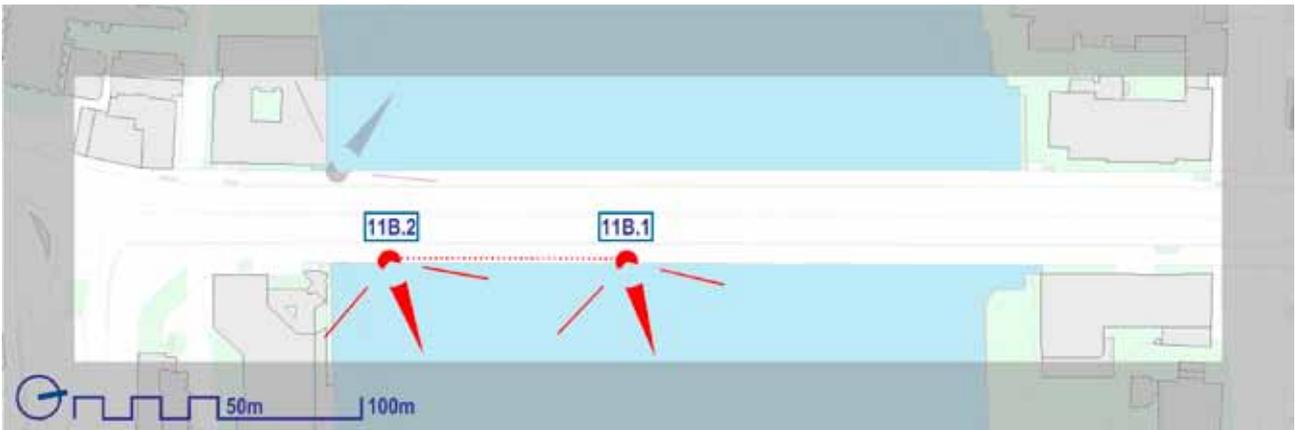
Background

- 197 New development should not dominate the space between the dome of the Cathedral and its western towers.

Management of the Viewing Location

- 198 The upstream side of London Bridge suffers as a Viewing Location owing to the environment created by heavy traffic and a lack of focus for viewing positions. There is considerable scope for improvement to the Viewing Place, to improve accessibility for the enjoyment of views.

Viewing Location 11B London Bridge: downstream



N.B for key to symbols refer to image 1



Panorama from Assessment Point 11B.1 London Bridge: downstream – at the centre of the bridge



Panorama from Assessment Point 11B.2 London Bridge: downstream – close to the Southwark bank

Landmarks include:

Tower of London (I, II* and II) †
 Tower Bridge (I)
 HMS Belfast

Also in the views:

Old Billingsgate Market (II)
 Custom House (I)
 Port of London Authority
 Building (II*)
 Canary Wharf

Description of the View

- 199 The downstream pavement provides views to the Tower of London World Heritage Site, Tower Bridge, and beyond, to the rising ground at Greenwich and the cluster of towers at Canary Wharf. The best views are experienced between the Southwark bank and the centre of the bridge, and two Assessment Points (11B.1 and 11B.2) are located there.
- 200 The river dominates the foreground and middle ground. Trees along the northern embankment are an important element in the views. The focus of the views is Tower Bridge, dominant over the Tower of London. The City, to the left of the view, expresses variety in its grain and character. Adelaide House, the former Billingsgate fish market and the Custom House, all listed, add formality to the foreground. The Southwark riverside buildings direct the view to the profile of Tower Bridge. HMS Belfast adds considerable interest to the view.
- 201 The tall buildings at Canary Wharf mark the path of the river as it continues further east. The best view of the Tower of London is from close to the Southwark bank.

() Grade of Listed Building

† Strategically Important Landmark

Visual Management Guidance

- 202 Tower Bridge should remain the dominant structure in the view when seen from the centre of London Bridge (Assessment Point 11B.1). The viewer's ability to easily recognise its outer profile should not be compromised.



View from Assessment Point 11B.1 London Bridge: downstream – at the centre of the bridge (Approximate centreline of bridge). 532819.2E 180487.5N. Camera height 16.70m AOD. Aiming at Tower of London (Centreline of NW Turret of The White Tower; top of dome). Bearing 84.4°, distance 0.8km.

- 203 Development proposals likely to affect the World Heritage Site should pay regard to the guidance set out in the Tower of London World Heritage Site Management Plan published by Historic Royal Palaces (HRP). HRP manages the Tower of London. It is recommended that HRP and English Heritage are consulted on all relevant proposals at an early stage.

Foreground and Middle Ground

- 204 There are opportunities to insert innovative new development into the riverside on the north and south banks. Development here should contribute positively to the settings of the existing historic riverside buildings seen in the view and in particular should not compromise a viewer's ability to appreciate the Outstanding Universal Value of the World Heritage Site

Background

- 205 From the south side of London Bridge (Assessment Point 11B.2) there is a clear backdrop of sky to the White Tower’s four turrets and castellations. Development should not cause adverse impact to the World Heritage Site and should not compromise a viewer’s ability to appreciate the Outstanding Universal Value of the World Heritage by unacceptably imposing on the Tower, or have a negative impact on a person’s ability to recognise and appreciate this Strategically Important Landmark.



View from Assessment Point 11B.2 London Bridge: downstream – close to the Southwark bank (Creating clear space between White Tower and Mint Square). 532803.4E 180406.2N. Camera height 15.14m AOD. Aiming at Tower of London (Centreline of SW Turret of The White Tower; top of dome). Bearing 81.0°, distance 0.8km.



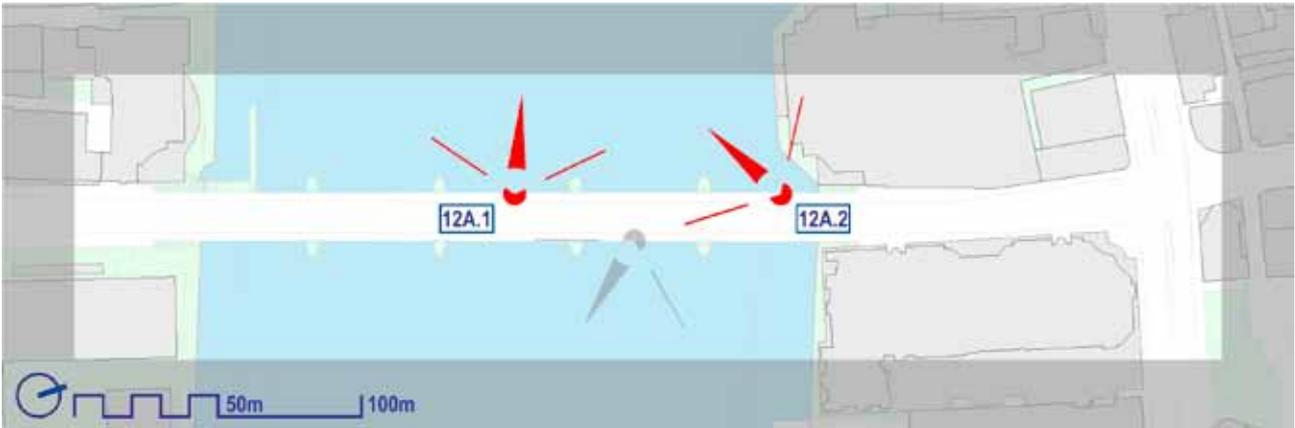
Management of the Viewing Location

- 206 The downstream side of London Bridge suffers as a Viewing Location owing to traffic noise and a lack of appropriate viewing positions. There is considerable scope for improvement of this Viewing Place in order to make it more accessible for the enjoyment of views.

- 207 Southwark Bridge, which connects Southwark and the City of London, is one of the narrowest and shortest road bridges in central London. It was designed by Sir Ernest George with the engineers Mott & Hay and built between 1912 and 1921. The cluster of tall buildings in the City is visible beyond the north end of the bridge. Building heights west of this are controlled by St Paul's Heights Limitations. In the far west the Shell Mex building, Orion House (formerly Thorn House) on St Martin's Lane and Centre Point can be seen.
- 208 There are two Viewing Locations on Southwark Bridge. 12A is orientated upstream, and 12B is orientated downstream.



Viewing Location 12A Southwark Bridge: upstream



N.B for key to symbols refer to image 1



Panorama from Assessment Point 12A.1 Southwark Bridge: upstream – at the centre of the bridge



Panorama from Assessment Point 12A.2 Southwark Bridge: upstream – at the City of London bank

Description of the View

- 209 The upstream views are best seen from two Assessment Points, 12A.1 and 12A.2. Views to the north from these points are dominated by St Paul's Cathedral with the wide expanse of the Thames in the foreground. Surrounding buildings in the foreground and middle ground are characterised by a strong horizontality in the existing built elements and riverscape.
- 210 The layering of history is evident in this view, the built fabric including townscape elements such as the spire of St Bride's Church, remnants of Victorian warehousing, interwar buildings such as Faraday House and Unilever House and more recent additions, including the Millennium Bridge. Buildings on the skyline indicate the presence of Westminster and Camden and provide important orientation points in the background. They indicate the depth of London behind the riverside frontages.

Landmarks include:

St Paul's Cathedral (I) †
Tate Modern
Millennium Bridge

Also in the views:

IPC Tower
Centre Point (II)
Unilever House (II)
BT Tower (II)
St Bride's Church (I)
Blackfriars Railway Bridge

() Grade of Listed Building

† Strategically Important Landmark

Visual Management Guidance

- 211 In order for the viewer to continue to recognise and appreciate St Paul’s Cathedral into the future, it is important that any development that will be seen in conjunction with it makes a positive contribution to its setting.

Foreground and Middle Ground

- 212 Landmarks that contribute to the view should not be obscured by inappropriate development in the foreground.
- 213 The St Paul’s Heights Limitations have played an important role in the development of the townscape setting around St Paul’s Cathedral during the 20th Century. While respecting the Limitations, new development should also improve this townscape environment where possible.

Background

- 214 Development should allow the drum and peristyle of the Cathedral to be dominant in the view, and should not dominate or unacceptably impose on the landmark.



View from Assessment Point 12A.1 Southwark Bridge: upstream – at the centre of the bridge (Approximate centreline of bridge) 532357.5E 180612.7N. Camera height 14.70m AOD. Aiming at BT Tower (Central axis; top of radio mast). Bearing 292.7°, distance 3.4km.



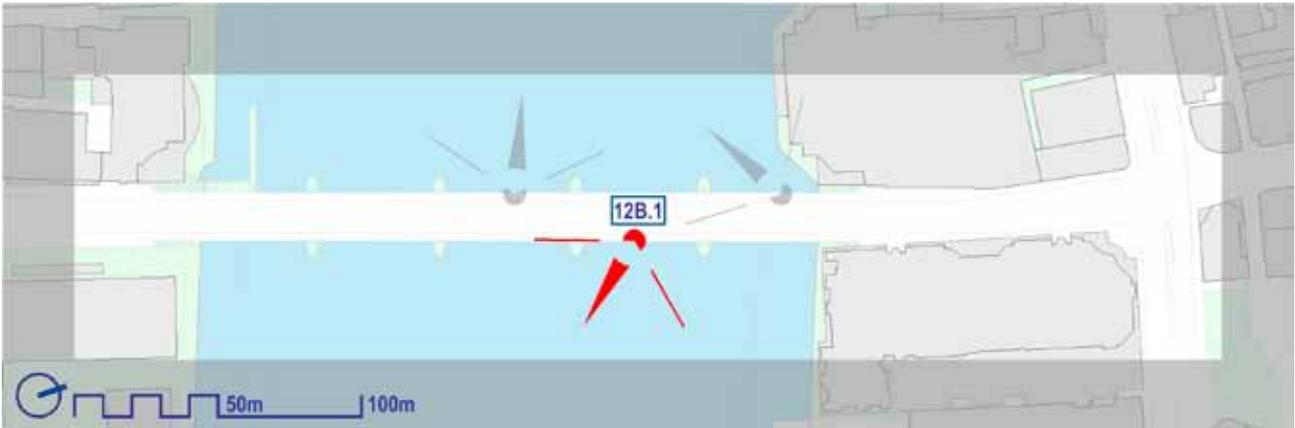
Management of the Viewing Location

- 215 Of the central London bridges, Southwark Bridge has the least traffic. While the pavement is narrow, experience of the view is relatively tranquil. Consideration should be given to provision of an appropriate viewing plaque.



View from Assessment Point 12A.2 Southwark Bridge: upstream – at the City of London bank (north-west side of bridge, over river edge.). 532387.0E 180700.6N. Camera height 12.80m AOD. Aiming at Tate Modern (Centreline of chimney; top of chimney). Bearing 240.9°, distance 0.4km.

Viewing Location 12B Southwark Bridge: downstream



N.B for key to symbols refer to image 1



Panorama from Assessment Point 12B.1 Southwark Bridge: downstream – close to the City of London bank

Description of the View

- 216 Views from the downstream pavement are limited, owing to the Cannon Street railway bridge, which dominates the near foreground. Seen, above the bridge, there is a limited prospect of Tower Bridge. Part of the cluster of tall buildings close to Canary Wharf can also be seen, indicating the breadth of London.
- 217 The view of Southwark Cathedral, set between the tall buildings in the London Bridge cluster, is of significance. Assessment Point 12B.1 is located at the position where this is experienced. The cluster is currently being re-ordered, including the Shard. This will alter the current backdrop condition of the cathedral.
- 218 Views of Southwark here also include small, low scale buildings such as the 17th Century Anchor Public House, which provides human activity on the riverbank. It is a reminder of London's development over time, as are the warehouse buildings at Pickford's Wharf and Horseshoe Wharf, both in the immediate foreground of Southwark Cathedral.

Landmarks include:

Southwark Cathedral (I)
 Cannon Street Station towers (II)
 Tower Bridge (I)
 The Shard

Also in the views:

Cannon Street Railway Bridge
 Canary Wharf
 Guy's Hospital
 The Anchor Public House (II)

Visual Management Guidance

Foreground and Middle Ground

- 219 The view of Southwark Cathedral should be considered carefully in relation to the emerging cluster of towers at London Bridge Station, particularly the Shard. Applicants should be encouraged to improve the setting of Southwark Cathedral in the view through appropriate design.

Background

- 220 Developments should seek to ensure that they preserve an appropriate relationship between the Cathedral and the developing cluster of tall buildings at London Bridge.



View from Assessment Point 12B.1 Southwark Bridge: downstream – close to the City of London bank (On axis with Southwark Cathedral leaving clear space around.). 532386.3E 180647.1N. Camera height 13.93m AOD. Aiming at Southwark Cathedral (Centre of Tower). Bearing 139.1°, distance 0.5km.

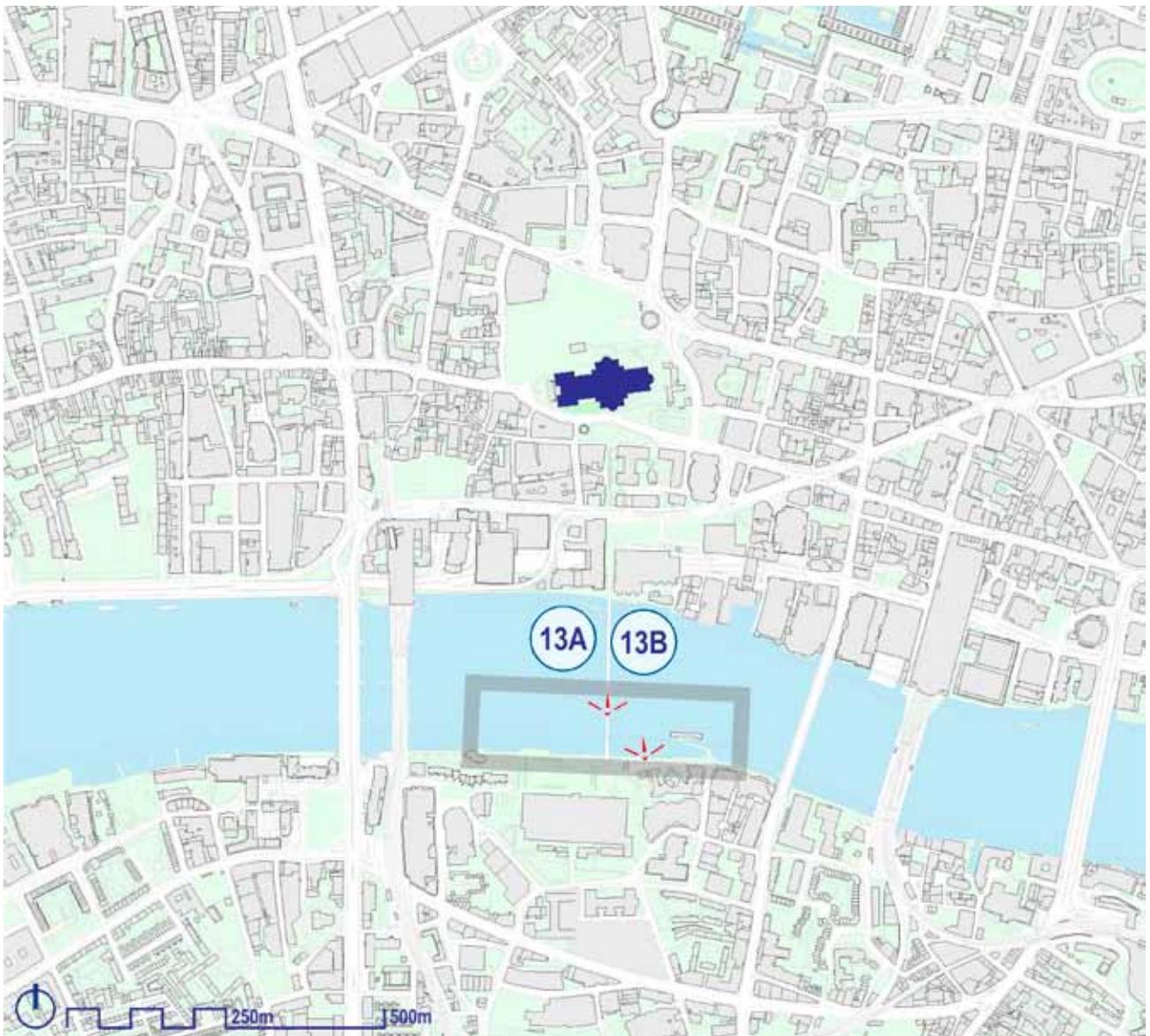


Management of the Viewing Location

- 221 Of the central London bridges, Southwark Bridge has the least traffic. While the pavement is narrow, experience of the view is relatively tranquil. Consideration should be given to provision of an appropriate viewing plaque.

13 River Prospect: Millennium Bridge and Thames side at Tate Modern

222 There are good views of St Paul's Cathedral and its environs between Blackfriars Railway Bridge and Southwark Bridge. This stretch of the river has a distinct character, being directly opposite the Cathedral and experienced from the generous width of the Queen's Walk, particularly at the Tate Modern with its landscaped frontage. The Millennium Bridge is at the centre, in line with the dome and the south transept of the Cathedral. The bridge was designed by Foster & Partners with Sir Anthony Caro and Arup engineers, and erected in 1999-2002.



- 223 There are two Viewing Locations at this place: 13A is situated on the Millennium Bridge and 13B is situated on the river wall at Thames side, to the east of Tate Modern.

Viewing Location 13A Millennium Bridge



N.B for key to symbols refer to image 1



Panorama from Assessment Point 13A.1 Millennium Bridge – close to the Southwark landing

Description of the View

- 224 There is a good view of St Paul's Cathedral, looking north across the bridge. Assessment Point 13A.1 is located on the bridge.
- 225 The foreground of the view is dominated by the bridge and its structure, with buildings in front of St Paul's forming the middle ground. The south transept can be clearly recognised and appreciated, beyond the steps leading to the Cathedral. On the north bank the dominance of the Cathedral in the townscape can be attributed to the effects on development of the St Paul's Heights Limitations, which ensure that the cornice line of the cathedral remains visible. The backdrop of the Cathedral is compromised by taller buildings including the Barbican towers.
- 226 The St Paul's Heights Limitations have also led to an unrelenting horizontal emphasis to the buildings in the middle ground, although this is relieved by the spires and towers of the City's churches, which can also be seen in the view.

Landmarks include:

St Paul's Cathedral (I) †
Millennium Bridge

Also in the views:

Unilever House (II)
Faraday House (II)
200 Aldersgate
Barbican Towers (II)
Church of St Benet Paul's Wharf (I)
St Nicholas Cole Abbey (I)
Church of St Mary Somerset (I)
Church of St Mary-le-Bow (I)
Church of St Mary Aldermary (I)
Church of St James Garlickhithe (I)
Church of St Michael Paternoster
Royal (I)

() Grade of Listed Building

† Strategically Important Landmark

Visual Management Guidance

- 227 The level of detail visible in the clear view of St Paul’s Cathedral is important and should not be reduced in quality by inappropriate development crowding in too close to the landmark.

Foreground and Middle Ground

- 228 Developers should seek to improve the townscape setting of the Cathedral, while working within the general geometric constraints of the St Paul’s Heights Limitations. Within this constraint, however, new buildings in the middle ground should incorporate unoccupied vertical features where they can be shown to improve the qualities of the view without undermining the visibility or dominance of the Cathedral.



View from Assessment Point 13A.1 Millennium Bridge – close to the Southwark landing (At crest of bridge – best view of St Paul’s). 532051.5E 180619.3N. Camera height 14.38m AOD. Aiming at St Paul’s Cathedral (Central axis of the dome, at the base of the drum). Bearing 0.3°, distance 0.5km.



Background

- 229 Background development crowding in too close to St Paul’s Cathedral has already compromised the ability to appreciate it and this condition should not be worsened. Development should help preserve or enhance the peristyle, drum and dome’s prominence in the view.

Management of the Viewing Location

- 230 The location forms part of a busy pedestrian bridge. It should be maintained in such a way that views to St Paul’s Cathedral can be enjoyed as the viewer moves through the Viewing Location.

Viewing Location 13B Thames side at Tate Modern



N.B for key to symbols refer to image 1



Panorama from Assessment Point 13B.1 Thames side at Tate Modern – axial to St Paul's Cathedral

Landmarks include:

St Paul's Cathedral (I) †
Millennium Bridge

Also in the views:

Unilever House (II)
Faraday House
200 Aldersgate
Barbican Towers (II)
Church of St Benet Paul's Wharf (I)
Church of St Mary Somerset (I)
Church of St Mary-le-Bow (I)
Church of St James Garlickhithe (I)

Description of the View

- 231 Of all the views from Queen's Walk, the most pleasing is that experienced on axis with the main body of the Cathedral. Assessment Point 13B.1 is located at this axial point.
- 232 The view is dominated by the river in the foreground with buildings located directly on the river edge forming the middle ground in front of St Paul's. The restricted height and overt horizontality of the middle ground buildings is attributable to the St Paul's Heights Limitations, which ensure that the cornice line of the Cathedral remains visible. In the background of the Cathedral, there are taller buildings, including the Barbican towers.
- 233 Some of the spires and towers of the City churches remain visible owing to the restricted height of the middle ground.

Visual Management Guidance

Foreground and Middle Ground

- 234 Development should seek to preserve or enhance the townscape setting of the Cathedral, while working within the general geometric constraints of the St Paul's Heights Limitations. The incorporation of unoccupied vertical features is encouraged on middle ground buildings, where these can be shown to improve the experience of the view without undermining the visibility of the Cathedral.
- 235 Visible City churches contribute to the townscape quality of views of the foreground and middle ground from this place. New development should respect the historic environment and should not harm the relationship between these landmarks and the broader composition of the view.

Background

- 236 Existing development in the background of the view has begun to compromise the dominance of St Paul's Cathedral because of its size and visual proximity. This condition should not be worsened by development that has a negative visual inter-relationship with the peristyle, drum or dome.



View from Assessment Point 13B.1 Thames side at Tate Modern – axial to St Paul's Cathedral (Axial to St Pauls (GA 8)). 532110.6E 180548.6N. Camera height 6.58m AOD. Aiming at St Paul's Cathedral (Central axis of the dome, at the base of the drum). Bearing 354.6°, distance 0.6km.

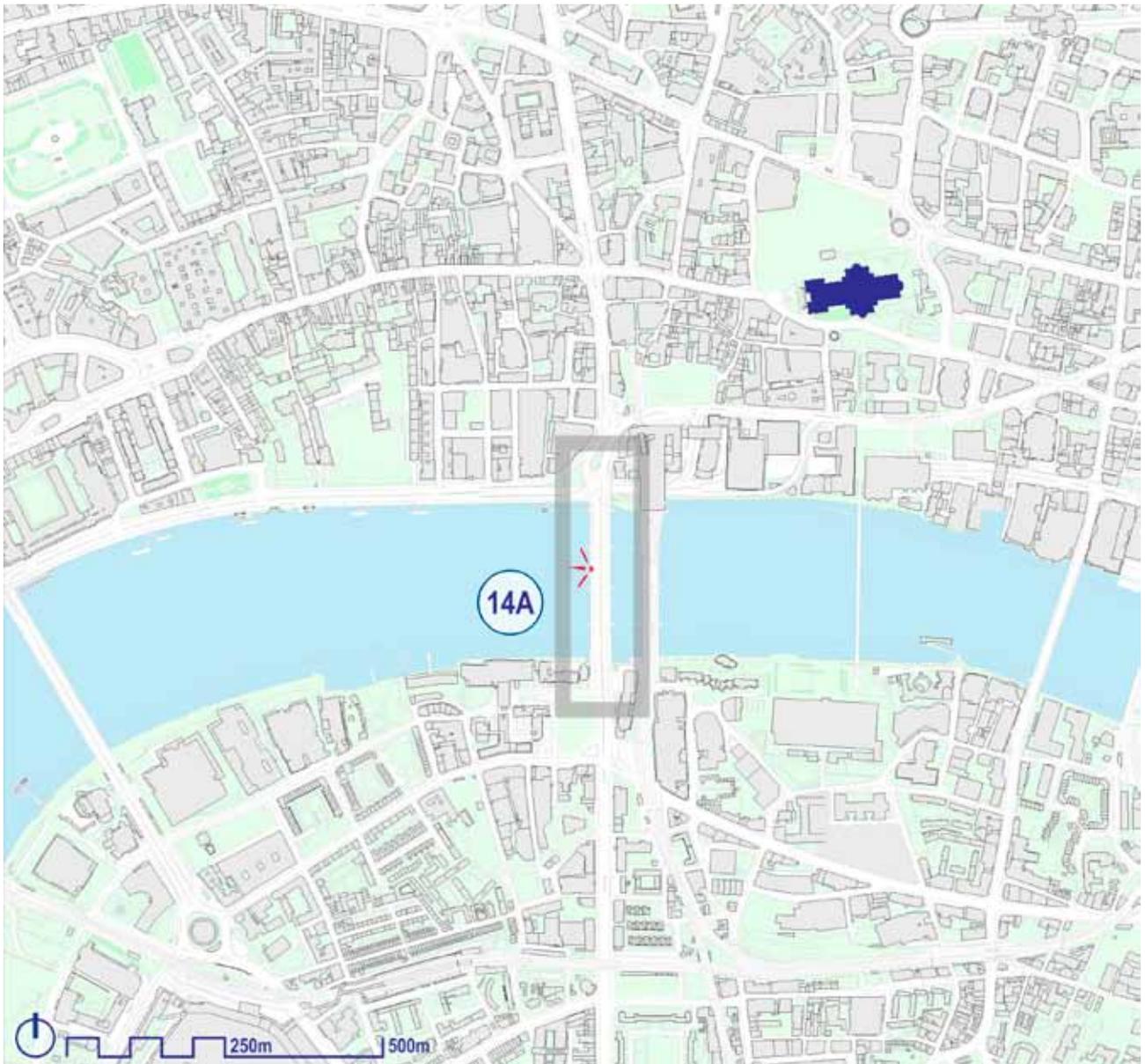
Management of the Viewing Location

- 237 This is a good location from which to experience views. Consideration should be given to provision of a viewing plaque at the point axial to the Cathedral.



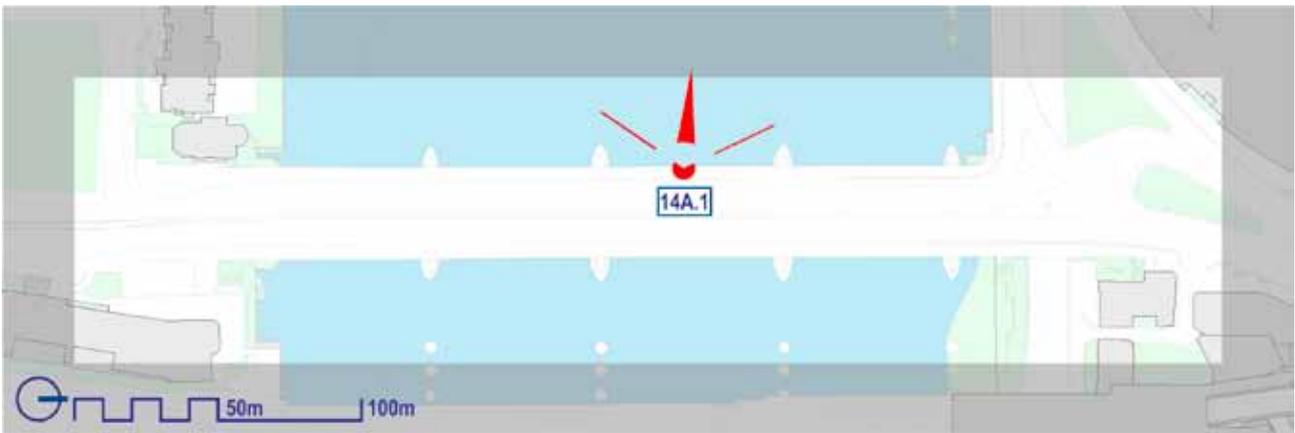
14 River Prospect: Blackfriars Bridge

238 Blackfriars Bridge runs in a north south orientation. Designed by Joseph Cubitt and H. Carr it was opened in 1869 and widened on the west side in 1907-10. It is now the widest river bridge in central London. To the west, buildings in Westminster rise beyond Temple Gardens. To the north and east, the view is becoming dominated by the new development of Blackfriars Thameslink Station and the top of the dome of St Paul's Cathedral is only just visible. To the southwest there are views to the South Bank.



239 There is one Viewing Location at Blackfriars Bridge 14A which looks upstream.

Viewing Location 14A Blackfriars Bridge: upstream



N.B for key to symbols refer to image 1



Panorama from Assessment Point 14A.1 Blackfriars Bridge: upstream – at the centre of the bridge

Description of the Views

- 240 Looking upstream, the expanse of the River Thames is impressive. A single Assessment Point (14A.1) is located at the centre of the bridge.
- 241 To the north, foreground development on the Victoria Embankment has a fine historic grain, varied materials and a skyline including spires and other roof top elements. Mature trees, especially at Temple Gardens, are an underlying feature. The elegant arches of Waterloo Bridge link two important historic buildings – the National Theatre, on the south side of the river, and Somerset House on the north.
- 242 The larger-scale, predominantly 20th Century elements on the South Bank create an unequal balance to the prospect. Waterloo Bridge forms a middle ground threshold. Beyond it there are some of central London’s principal riverside buildings, such as Shell Mex House, the Savoy Hotel, and Embankment Place, combining to create a strong silhouette against the sky, terminating with the finials and spires of Whitehall Court.

Landmarks include:

The London Eye
 Whitehall Court (II*)
 Waterloo Bridge (II*)
 Somerset House (I)

Also in the views:

IPC Tower
 Sea Containers House
 Oxo Tower
 ITV Tower
 Shell Mex House (II)
 Centre Point (II)
 Temple Gardens (I)
 BT Tower (II)
 Fleche of the Royal Courts
 of Justice (I)
 Former City of London School
 for Boys (II)

() Grade of Listed Building

Visual Management Guidance

Foreground and Middle Ground

- 243 New development in the foreground and middle ground should not obscure the landmarks in this view, and their scale, form, orientation and materials should reference the scale and orientation of the river and the associated landscape.



View from Assessment Point 14A.1 Blackfriars Bridge: upstream – at the centre of the bridge (Approximate centreline of bridge). 531629.0E 180698.4N. Camera height 14.50m AOD. Aiming at Somerset House (Flag pole on dome at centre of southern range; top of dome). Bearing 274.4°, distance 0.9km.



Background

- 244 There are opportunities to develop sites on and behind the river frontages in views from this location. Any such development should be mindful of the contribution made by the prominent buildings within the view, their prevailing scale and height, and their relationship with the river. It should also contribute to the richness of the skyline. It should not dominate the relationship that buildings have with the river.

Management of the Viewing Location

- 245 Consideration should be given to provision of an appropriate viewing plaque.