

MONUMENT VIEWS STUDY

City of London

Assessment of Key Features and View Protection Considerations



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Introduction

The Monument, built between 1671 and 1677 to commemorate the Great Fire of London, is both a listed building and a scheduled ancient monument. It is an important vantage point with extensive views over London and attracted over 270,000 visitors in the year 2017¹ to its gallery. Many more, however, visit the Monument without ascending it and enjoy it as a City landmark of distinctive height and architectural form. It is a Grade I listed structure.

The City of London Local Plan 2015 Core Strategic Policy CS13 and the draft City Plan 2036 Strategic Policy S13 set the policy for Protected Views. This includes protecting and enhancing significant local views of and from the Monument. The spatial extent of the Monument Views policy area is shown in Figure 1 below and set out on Policies Map A of the Local Plan 2015 and draft City Plan 2036.

This section complements the policy and guidance set out in the City Corporation's Supplementary Planning Document Protected Views (2012) by describing the specific views to establish the key features of each view from the Monument as at April 2020. Nearby familiar skyline landmarks are also described as they are important features in the general panorama to be seen from the public viewing gallery. The documents referenced above are available on the City Corporation's website in the [Planning Policy Library](#).

The Monument Public Viewing Gallery

Figure 2 sets out the elevation of the Monument detailing the components of the structure. This includes the pedestal at ground level upon which is set the Shaft, the Capital, the Drum and at the Flaming Cob at the highest part of the structure. The plan for the Monument sets a height of 202 feet (61.56 metres) above ground level. This is based upon the distance of the Monument to the source of the Great Fire. For the purpose of assessing views from the Monument the public have access to the Public Viewing Gallery located at the Drum.

Further details of the elevation profile and associated key heights can be found in Appendix 1.

¹ Source: Visit Britain, annual Survey of Visitors to Visitor Attractions

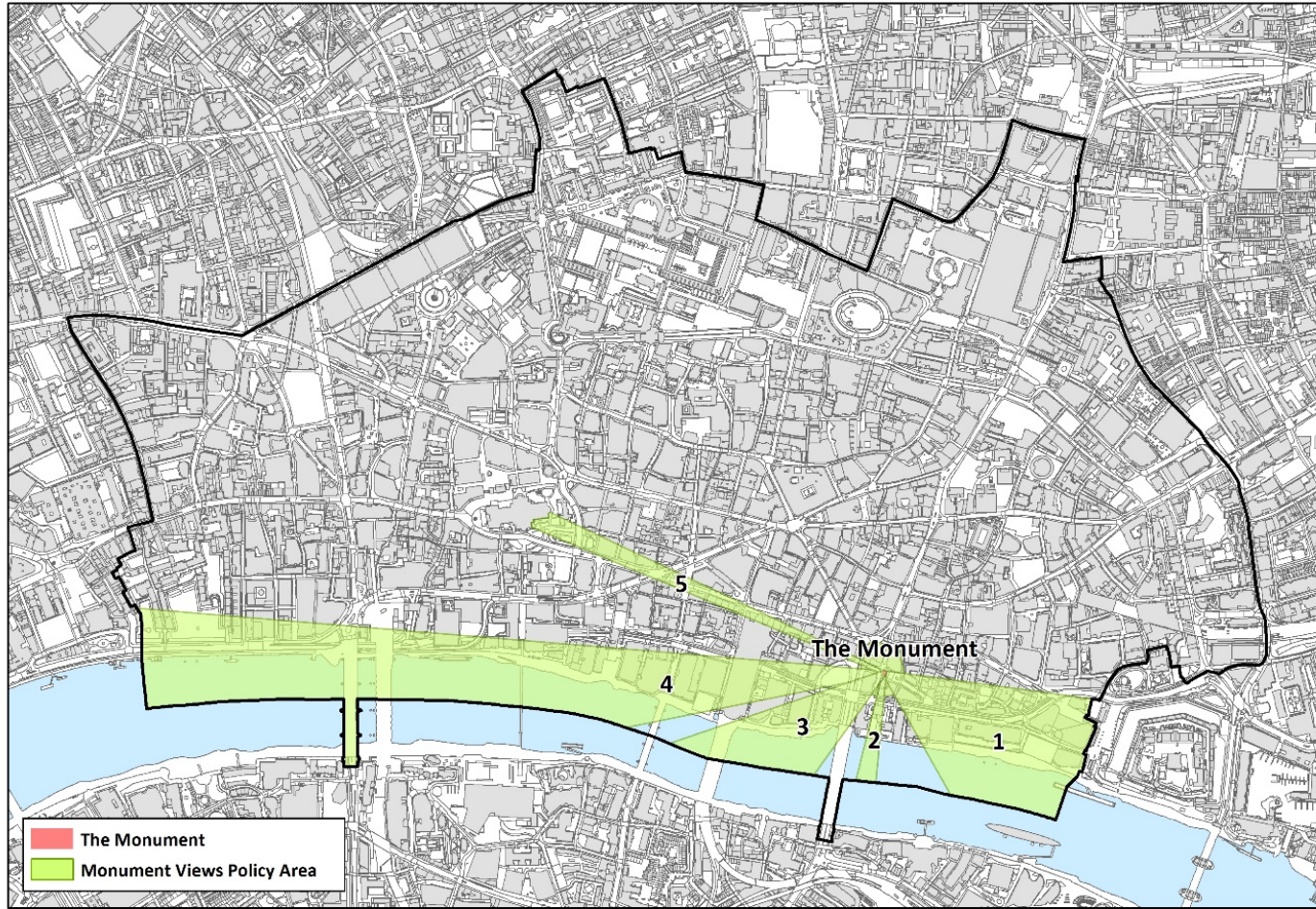


Figure 1: Monument Views Policy Area

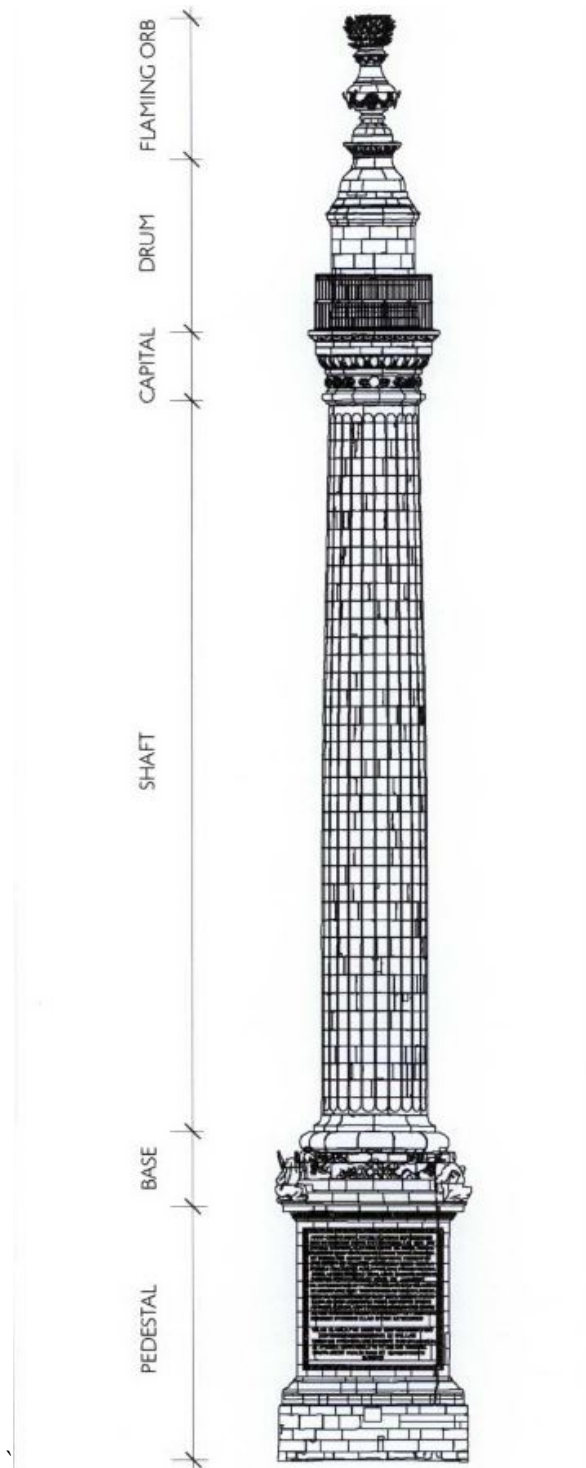


Figure 2: The Monument

Assessing Views from the Monument

In considering proposals which are likely to affect views from the Monument, the City Corporation will be concerned to ensure that development neither obstructs them due to its height or position nor detracts from the general prospect by inappropriate bulk or massing. The effect on the specific views from the gallery of the Monument protected by Local Plan 2015 Core Strategic Policy CS13: Protected Views and draft City Plan 2036 Strategic Policy S13: Protected Views will be a consideration when proposals are made for the redevelopment or alteration of buildings within the views, or which fall within the 'shadow' of buildings which obstruct these views.

There is potential to improve the foreground roofscape in views from the Monument. Height and massing should not visually intrude into the key features of the views as described and views of the River Thames should be maintained.

For each of the five views, there is:

- A listing of the key features which includes the [River Thames](#) and **buildings** such as the Tower of London.
- A photograph from the Monument viewing gallery highlighting the key features of the view and specifically what portions of the key features are visible, including the River Thames where applicable.
- A map of the policy area for that view highlighting the key features of the view including key features in neighbouring boroughs which are beyond the City of London administrative area.
- Details of how each key feature contributes to the overall quality of the view.

View Protection considerations including how other Protected Views policies, particularly the St Paul's Heights Policy and the London View Management Framework Protected Vistas, contribute to the protection of the view. See the [St Paul's Heights Study](#) and [London View Management Framework](#) reports for more information on these views.

View One: Direction of view - South East to the Tower of London, Tower Bridge, the River Thames and HMS Belfast

Key Features (See Figure 3):

River Thames (1); Tower Bridge (2); Tower of London World Heritage Site (3) – White Tower, (4) – Northern Battlements; HMS Belfast (5); Custom House (6); Old Billingsgate (7)



Figure 3: View One Photograph and Map (highlighting key features)

Key Features: Details

- (1) The **River Thames** comes into view beside Tower Bridge and its south bank is then seen in a continuous sweep from the bend of the river at Wapping, Rotherhithe and Bermondsey beyond Tower Bridge, to the bow of HMS Belfast in the Upper Pool. The excellent views of Tower Bridge, City Hall and HMS Belfast are the most prominent features of the eastern riverscape. The development at More London appears adjacent to City Hall.
- (2) **Tower Bridge** (Listed Grade I) can be seen almost in its entirety framed by the river. The setting within the river is key to the appreciation of the bridge. The foreground visual axis provided by Monument Street and the corner of the Custom House (Listed Grade I) leads the eye towards Tower Bridge and focuses the view towards it.
- (3) The **towers and castellations of the White Tower** of the Tower of London (Listed Grade I) can be seen above the roofline of the Tower Place development. This building was designed to be low enough to retain and enhance these views.
- (4) The **northern battlements of the Tower of London** are visible above the curving profile of the Tower Place roofline towards the northern end of the view. Parts of the curtain wall (from Legge's Mount to Brass Mount) are visible to the north of the turrets of the White Tower. The northern battlements merge with the spires of All Hallows by the Tower (Listed Grade I) and St Dunstan in the East (Listed Grade I) churches, recognisable as part of the Eastcheap Conservation Area.
- (5) **HMS Belfast** features in the southern part of the view and extends the appreciation of the river to the right of Tower Bridge. The river setting of HMS Belfast is key to the appreciation of this feature. The design of Montagu House was influenced by the need to retain views of HMS Belfast.
- (6) **Custom House** (Listed Grade I) is partially visible in the foreground of the view beyond the junction of Monument Street with Lower Thames Street. The western side, part of the northern side and much of the roof is visible in the view.
- (7) **Old Billingsgate** (Listed Grade II) is also partially visible in the foreground of the view at the north-west corner of the building. The remainder of the building is obscured by Peninsular House.

View Protection Considerations

Monument View 1 is a downward view from the Monument viewing gallery to much lower heights at the White Tower or to river level for the Tower of London and HMS Belfast and to street level at Lower Thames Street. Much of the view is also protected by the London Views Management Framework (LVMF) relating to St Paul's Cathedral which has lower sightlines in some locations:

- Landmark Viewing Corridors from Greenwich Park and Blackheath Point,

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- Wider Setting Consultation Areas from Greenwich Park and Blackheath Point and Background Wider Setting Consultation Area from Primrose Hill.

View Two: Direction of view - South to the River Thames

Key Features: See Figure 4.

River Thames (1); St Magnus the Martyr Church tower (2) (partly outside policy area - yellow). Other features in the view include the London Bridge tall building cluster in the background.

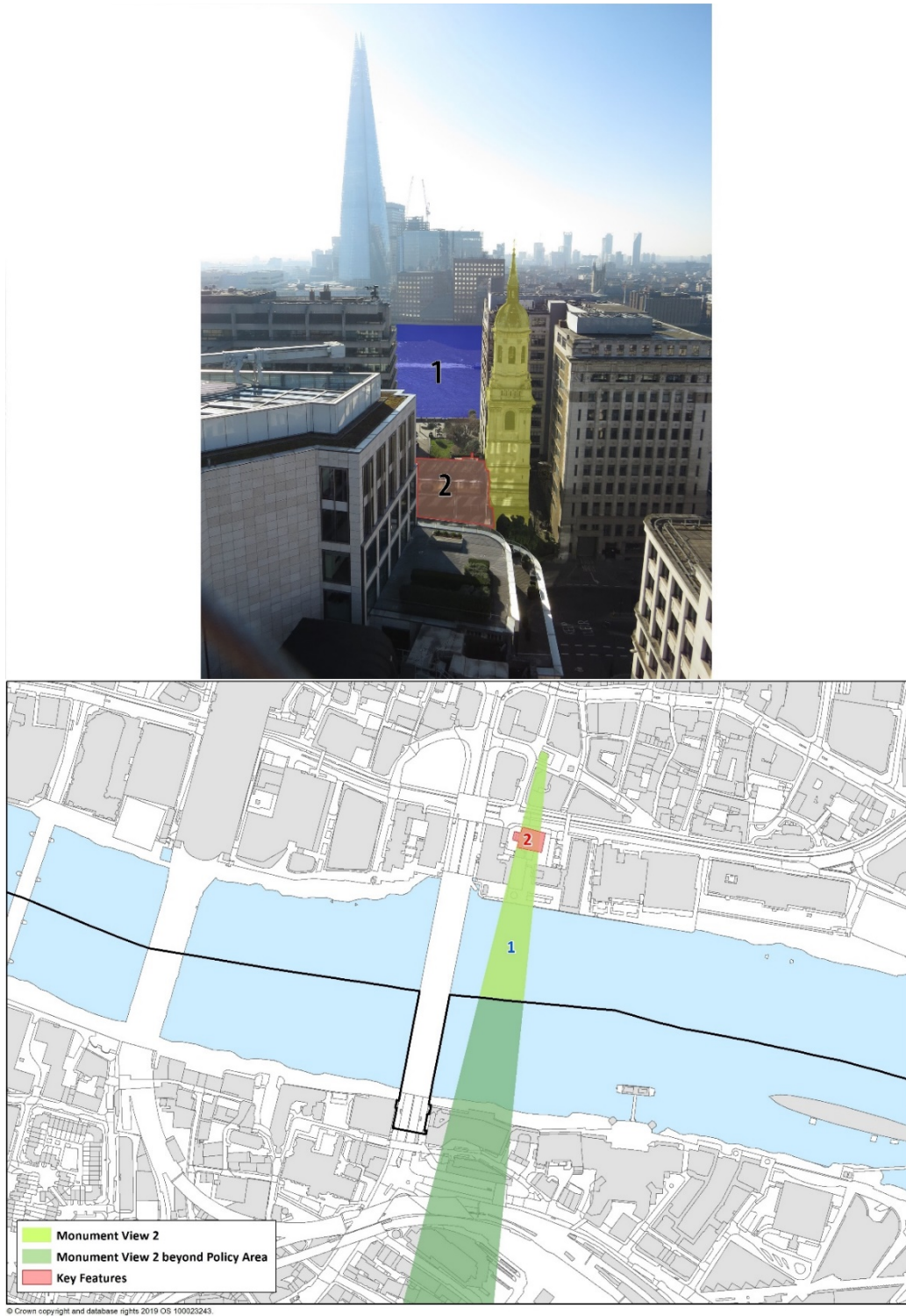


Figure 4: View Two Photograph and Map (highlighting key features)

Key Features: Details

- (1) The **River Thames** is visible as a downward slot-view framed by the north bank office buildings of St Magnus House and Adelaide House (Listed Grade II) including the open space at Fish Wharf / Grant's Quay Wharf adjacent to the riverside walk. Key to the appreciation of the view is the visibility of both banks of the river between buildings. This view is also important as it enables a view of the Monument from the south bank (see section on the Views of the Monument).
- (2) The roof of **St Magnus the Martyr Church** (Listed Grade I) is overlooked by the view such that the riverside walk and open space at Fish Wharf / Grant's Quay Wharf are visible beyond the roof. The tower of St Magnus the Martyr Church is a prominent feature in the foreground although the tower itself lies just outside the Monument View policy area.

View Protection Considerations

The view to the south bank is marked by the office buildings of No 1 London Bridge plus the riverside walkway at Queen's Walk. Beyond the south bank stands further development, dominated by the Shard London Bridge development adjacent to Guy's Hospital tower. The developments at Elephant & Castle and the Strata Tower are features in the wider view.

Monument View 2 is a downward view to river level and almost to street level at St Magnus the Martyr Church. The view is also protected by the LVMF relating to St Paul's Cathedral which has lower sightlines in some locations:

- Landmark Viewing Corridors from Greenwich Park and Blackheath Point,
- Wider Setting Consultation Areas from Greenwich Park and Blackheath Point and
- Background Wider Setting Consultation Area from Primrose Hill.

View Three: Direction of view - South West to London Bridge and Cannon Street Railway Bridge

Key Features: (See Figure 5).

River Thames (1); Golden Hinde Galleon (2); Pickford's, Winchester, New British and Clink Wharves (3), Cannon Street Railway Bridge (4); Fishmongers' Hall (5); part of London Bridge (6). The Seal House redevelopment (7) proposal is shown outlined in yellow.



Figure 5: View Three Photograph and Map (highlighting key features)

Key Features: Details

- (1) The view of the **River Thames** view extends south westward from Adelaide House (Listed Grade II). The view of the northern part of Cannon Street Railway Bridge is obscured by Riverbank House. On the south bank, the view of the river is visible from Minerva House to the southern end of the railway bridge.
- (2) The replica **Golden Hinde** galleon in St Mary Overie's Dock is visible on the south bank.
- (3) The frontages of **Pickford's, Winchester, New British and Clink Wharves** can be seen on the south bank. The visibility of the river in front of the wharves is important to appreciate the context of the buildings.
- (4) The southern third of **Cannon Street Railway Bridge** is visible in the view. The remainder of the bridge is obscured by Riverbank House.
- (5) The southern part of the roof and pediment of **Fishmongers' Hall** (Listed Grade II*) is visible against the backdrop of the river. This Livery Hall is an impressive building on this part of the north bank.
- (6) Part of the northern end of **London Bridge** is visible and is an important reference point adjacent to Fishmongers' Hall, adding context to the river. The north bank of the river is not visible in this view.

Potential Redevelopment

- (7) Redevelopment (18/01178/FULMAJ) at **Seal House** was agreed by Planning and Transportation Committee on 18 March 2019 subject to signing of Section 106 Agreement. The agreed proposal obscures a part of the river and Cannon Street Railway Bridge in views from the Monument viewing gallery (building outline dashed in **yellow** in Figure 5), which represents a departure from policy. It was considered that the proposed scheme offered significant wider and inclusive public benefits which outweigh the less than substantial harm to the view from the Monument. In particular, the provision of a large free to access public roof garden with generous opening hours offering exceptional views of London in a high quality economically and socially inclusive space was considered to represent a valuable and unique new asset for the City of London as a whole, for its workers, residents and visitors.

View Protection Considerations

Monument View 3 is a downward view to river level and its south bank. Parts of the view are also protected by the LVMF relating to St Paul's Cathedral which has lower sightlines in some locations:

- Landmark Viewing Corridors from Greenwich Park and Blackheath Point,
- Wider Setting Consultation Areas from Greenwich Park and Blackheath Point,

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- Background Wider Setting Consultations Areas from Parliament Hill, Kenwood and Primrose Hill.

Part of the view at 1 Angel Lane is also protected by the St Paul's Heights Policy. There are several familiar landmarks which are visible on the horizon within this view corridor, e.g. the Tate Modern, the Victoria Tower and part of the London Eye.

View Four: Direction of view - West to Waterloo Bridge and Victoria Embankment

Key Features: (See Figure 6).

River Thames (1), Waterloo Bridge (2), Victoria Embankment Buildings (3) partly outside policy area - yellow).



Figure 6: View Four Photograph and Map (highlighting key features)

Key Features: Details

- (1) This longer distance westward view of the **River Thames** extends from the south bank of the River Thames at Blackfriars Bridge to the north bank at Unilever House (Listed Grade II) beside Blackfriars Bridge. The river between Blackfriars Bridge and Waterloo Bridge is the main feature of the view as it curves away to the south beside the tree-lined Victoria Embankment. The view of this upstream stretch of river is particularly important because it is the furthest view of the Thames and therefore contributes to the continuity of the whole panorama from the Monument.
- (2) The northern four arches of **Waterloo Bridge** (Listed Grade II*) are visible over the top of Blackfriars Station roof, but the southern bridgehead is hidden behind Sea Containers House. The visibility of the river in front of the bridge is important to appreciate the overall panorama.
- (3) Familiar landmarks visible along the **Victoria Embankment** include the buildings within Whitefriars Conservation Area, Shell-Mex House (Listed Grade II), Somerset House (Listed Grade I), King's College (Listed Grade I) and Unilever House (Listed Grade II), part of which lies outside the policy area.

View Protection Considerations

Monument View 4 is a downward view to river level. Much of the view is also protected by the LVMF relating to St Paul's Cathedral which has lower sightlines in some locations:

- Landmark Viewing Corridors from Greenwich Park and Blackheath Point in the immediate foreground and from Westminster Pier and King Henry VIII's Mound beyond Blackfriars Bridge,
- Wider Setting Consultation Areas from Greenwich Park, Blackheath Point and King Henry VIII's Mound,
- Background Wider Setting Consultations Areas from Alexandra Palace, Parliament Hill, Kenwood and Primrose Hill.

Most of the view is also protected by the St Paul's Heights Policy. Blackfriars Station is important to maintaining the appreciation of the view of the river. The roof height is marginally above that of the relevant lowest height St Paul's Heights threshold in the vicinity of the station structure.

In the immediate foreground of the view, the replacement building at 33 King William Street was reduced in height and the design of the roof storey reconfigured so that it does not adversely impact on the views. The roofscape has been designed to provide visual interest and includes hard and soft landscaping. The view foreground is particularly sensitive to further changes to this roof.

View Five: Direction of view - North West to St Paul's Cathedral

Key Features: See Figure 7.

St Paul's Cathedral (1).

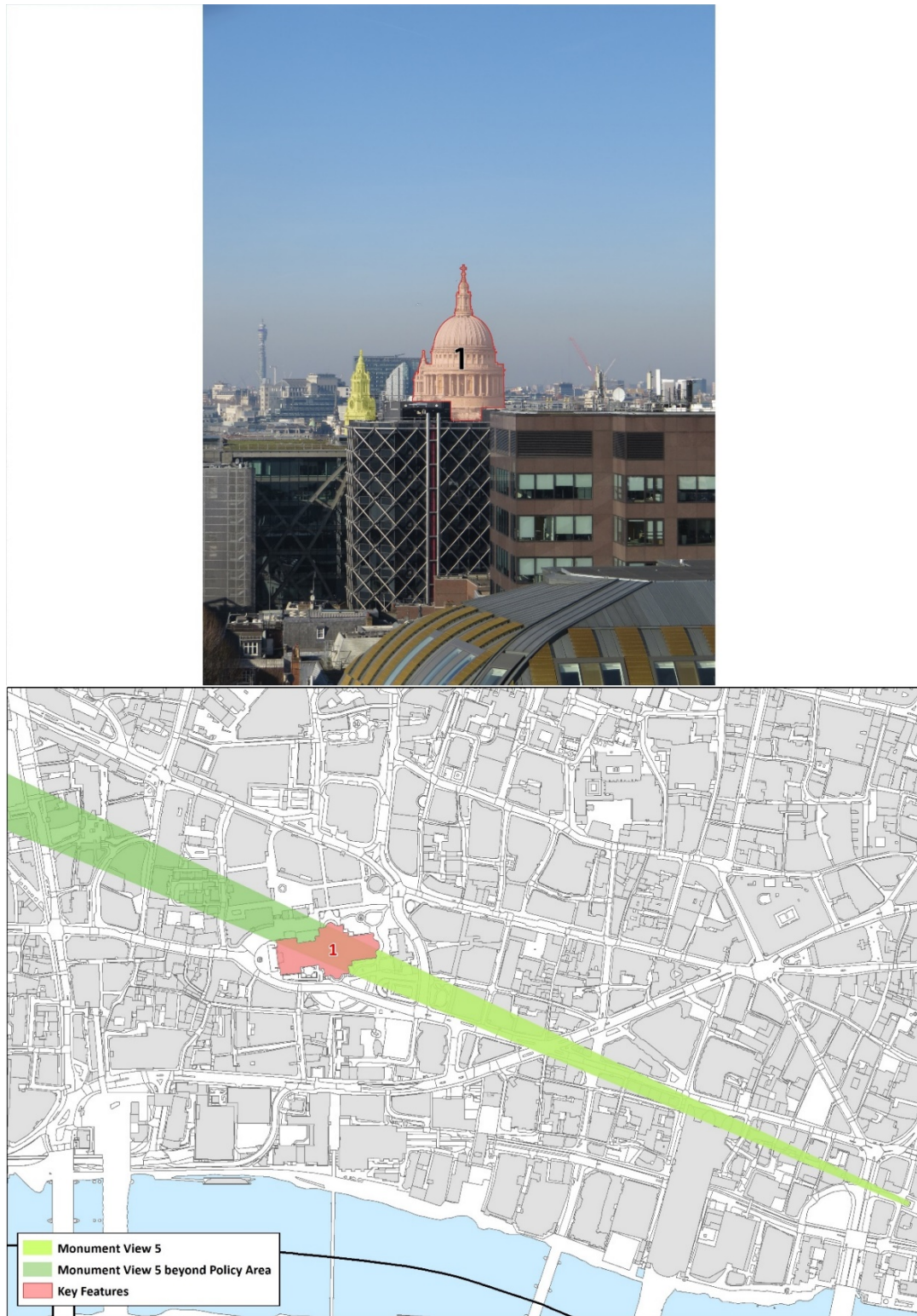


Figure 7: View Five Photograph and Map (highlighting key features)

Key Features: Details

- (1) The view is focused upon the dome and drum of **St Paul's Cathedral** (Listed Grade I) as part of a panorama of the western part of the City and beyond. Visible features of the cathedral are the drum, peristyle and dome with the western towers beyond. The rooftop plant at 80 Cannon Street obscures part of the drum. The south-west tower of the cathedral lies visible just outside the policy area.

View Protection Considerations

Monument view 5 is gradually downward towards the Cathedral. Parts of the view are also protected by the LVMF relating to St Paul's Cathedral which has lower sightlines at some locations:

- Landmark Viewing Corridors from Greenwich Park and Blackheath Point,
- Wider Setting Consultation Areas from Greenwich Park and Blackheath Point and
- Background Wider Setting Consultations Areas from Alexandra Palace, Parliament Hill, Kenwood and Primrose Hill.

Parts of the view adjacent to the cathedral are also protected by the St Paul's Heights Policy. The Monument Views Policy does not protect the background of this view which includes significant areas within the City. However, some of the background is already protected by the Landmark Viewing Corridors of the northern views of the LVMF and the Background Wider Setting Consultations Area from Greenwich Park.

Other features to consider in the wider view that are outside the policy area:

- the spires of St Bride's Church (Listed Grade I),
- St Mary le Bow (Listed Grade I),
- the top of the Old Bailey cupola (Listed Grade II*), and the BT Tower (Listed Grade II) and
- the tower of St Mary Aldermary (Listed Grade I).

Northern Views

Although specific views to the north have not been identified on the Policies Map, they collectively form a spectacular panorama of diverse City buildings. The principal axial views are provided by King William Street and Gracechurch Street / Bishopsgate, leading the eye into the Bank Conservation Area and the fringe of the City Cluster of tall buildings to the north (Figure 8). Any proposed increases in the height of buildings near the Monument will be assessed in terms of their impact on views to and from the Monument.



Figure 8: City Cluster from the Monument Viewing Gallery

Views of the Monument

The Monument is prominent in parts of the City townscape by virtue of its height and architectural form. Development within its surroundings should respect its setting and proposals which could dominate the Monument visually will not be appropriate.

The immediate setting of the Monument is formed by four surrounding street blocks (Figure 9). Development in these four street blocks should not impinge on the general open character of the space around the gallery and should not detract from the elevation of the Monument in relation to its surroundings. Developers are encouraged to provide innovative design solutions to help promote a more articulated, interesting roofscape in the immediate setting of the Monument while appreciating that architectural design should not detract from the Monument itself.

Although views of the Monument from ground level are restricted by the scale of surrounding development, there are some good views along street axes (Figure 9), notably from King William Street, Monument Street and Gracechurch Street, and from viewpoints in Southwark including the Queen's Walk (western end). The remaining ground level views described below are of great value and should be protected and enhanced in accordance with Core Strategic Policy CS13 of the Local Plan 2015 and Strategic Policy S13 of the draft City Plan 2036.

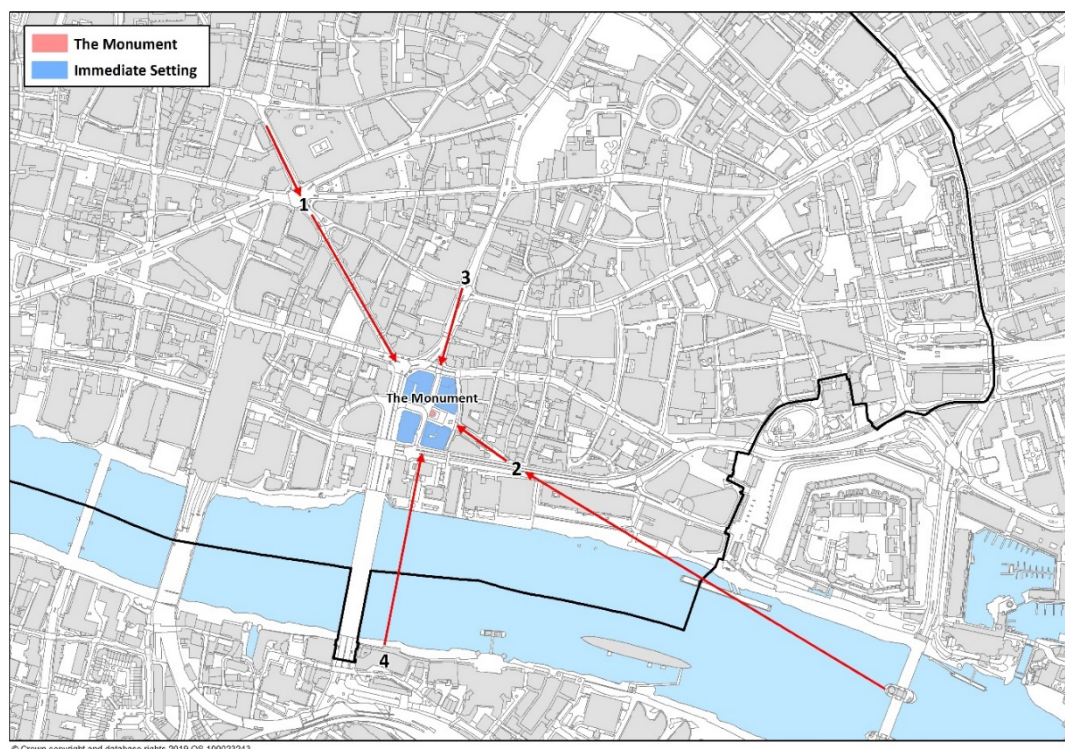


Figure 9: Street Views of the Monument

Street View 1: Views of the Monument from Princes Street & King William Street



Figure 10: Street View One from King William Street

From the right-hand side of Princes Street, the Monument can be first seen, adjacent to the building line on the left of King William Street. Further down Princes Street, more clear sky appears on both sides of the Monument as the viewer approaches Bank junction. The view from Prince's Street near Bank junction is particularly fine, with clear sky on both sides of the Monument down the street axis of King William Street.

As the viewer progresses through Bank junction and onto Lombard Street the Monument temporarily disappears from view. However, as Lombard Street meets King William Street, the Monument reappears against clear sky. The redevelopment of Equitable House, King William Street has considerably improved the view of the Monument. The shaft and viewing gallery can be appreciated from King William Street.

The view extends down King William Street to the junction with Cannon Street (Figure 10), diminishing as the viewer moves closer to the Monument itself. As the viewer moves closer to the junction with Cannon Street, the pitched roofs of

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Equitable House frame the Monument shaft and viewing gallery. At the junction with Cannon Street, the view of the shaft is lost, but the viewing gallery can still be seen.

Street View 2: Views of the Monument from Monument Street and Tower Bridge



Figure 11: Street View Two from Monument Street

This view of the Monument relies on the Monument Street axis but also extends as far as Tower Bridge. The view from Tower Bridge is also recognised by the Mayor of London as LVMF River Prospect 10A.1, which includes the Monument as a significant landmark in the view. From this River Prospect, the Monument is in the centre of the view, with the shaft and viewing gallery seen above the roofscape of Custom House (Listed Grade I).

The Monument can also be appreciated at a closer perspective from Monument Street itself shown in Figure 11. From the south east end of Monument Street (at the junction with Lower Thames Street) uphill to the Monument, the Monument can be fully appreciated as the surrounding street blocks allow adequate space to recognise and appreciate the Monument's setting. This is complemented by street furniture and other environmental enhancement features within the Monument's setting.

Street View 3: Views of the Monument from Gracechurch Street



Figure 12: Street View Three from Gracechurch Street

The view of the Monument from Gracechurch Street is first apparent from its western side at its junction with Lombard Street. At this point the viewing gallery of the Monument appears, with the shaft obscured by buildings. The church of St Magnus the Martyr (Listed Grade I) is seen to the right of the Monument. As the viewer moves down Gracechurch Street towards the junction with Eastcheap (Figure 12), the shaft of the Monument comes further into view. At a point on the western side of Gracechurch Street, opposite 52–54 Gracechurch Street, a narrow slot view of the Monument can be appreciated. The Monument is framed by 11 Monument Street to the left and Equitable House the right.

Street View 4: Views of the Monument from Queen's Walk



Figure 13: Street View Four from the Queen's Walk (western end)

The view from Queen's Walk (western end) northwards to the Monument is also important because it provides the most complete and intimate view of the Monument from the south bank and from the river itself (Figure 13). The view from directly opposite on the south bank is approximately on the line of Old London Bridge and remains one of the oldest and best views of the Monument. At present most of the column of the Monument is visible from the south bank walkway over the roof of St Magnus the Martyr Church and 24 Monument Street and it is important that there is no development north or south of the church which might harm this view.

Appendix 1: The Monument – Estimation of Key Heights

The plan for the Monument gives a height of 202 feet (61.56 metres) above local ground level (AGL). Local ground level varies at the location; therefore, it is more useful to relate the views to absolute heights above the Ordnance Survey datum (AOD).

The ground level is approximately 10.4 just west of the centre of the Monument by OS Mastermap spot heights. Thus, the height of the Monument is estimated at 71.96m AOD with the Viewing Gallery floor at the base of the drum at 59.0 metres AOD (48.6 metres AGL). Table 1 sets out the estimates of the key height information. The viewer’s eye level would be approximately 1.6m higher so sightlines at the Monument would be from an approximate height of 60.6 metres AOD and then fall with distance from the gallery.

Feature	Height (m) AGL	Height (m) AOD
Base of Monument	0	10.4
Viewing Gallery floor (Base of Drum)	48.6	59.0
Viewing Gallery (Eye level)	50.2	60.6
Top of Monument	61.56	71.96

Table 1: The Monument - Estimation of Key Heights

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The City of London Corporation is the Local Authority for the financial and commercial heart of Britain, the City of London.

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