

View 44: Somerset House Terrace [WCC-mv17b] - Proposed Clusters

Proposed

6.352 The Proposed City Cluster, shown in purple, would step up from the side of the dome of St Paul's at the Heron Tower and incline to the primary crest. In this, there is potential for **slight adverse** effects that would need to be rigorously scrutinised at individual scheme stage, and mitigated through the massing and architectural design of individual proposals.



View 45a: The Strand west, at Burleigh Street [WCC-mv18n] - Existing

Existing

6.353 This view is part of a series along the Strand (views 43a-43c).

6.354 This linear view is taken from the Strand looking towards St Mary-le-Strand, which appears in the middle ground in front of St Clement Danes Church, which appears in the background. These churches dominate this view and occupy island sites along the Strand.

6.355 WCC's Metropolitan Views Draft SPD (2007) provides the following description of the churches and their environs, as experienced in this view: *'While St Mary's splendid baroque facade is predominant, the interplay between the two spires as the viewing position changes adds to the experience. The tower of the Royal Courts of Justice is just visible in the distance behind St Clement's. The jagged outline of the Barbican towers is prominent in certain locations.'*

6.356 The junction of the Strand and Lancaster Place appears in the foreground, and buildings fronting the Strand frame the view of the churches. There is a clear backdrop behind the tallest elements of the churches.



View 45a: The Strand west, at Burleigh Street [WCC-mv18n] - Future Baseline

Future baseline

6.357 100-108 Fetter Lane and 120 Fleet Street are seen to the right of St Mary's.



View 45a: The Strand west, at Burleigh Street [WCC-mv18n] - Proposed Clusters

Proposed

6.358 The Proposed City Cluster is not visible in this view.

6.359 The Proposed Holborn and Fleet Valley Cluster, shown in purple, would continue the subtle curve of 120 Fleet Street to the north which would create a slight backdrop to St, Mary's. The tower of the church would retain the majority of its clear sky setting and remain pre-eminent in the view. Individual proposals on relevant sites within the Proposed Holborn and Fleet Valley Cluster would need to be carefully scaled and designed to respond to the skyline setting of the church. Overall, the effect on the view would be **neutral**.



View 45b: The Strand west, at Burleigh Street [WCC-mv18c] - Existing

Existing

6.360 This view is part of a series along the Strand (views 43a-43c).

6.361 This linear view is taken further east from the previous view at the western end of the Strand, and it looks toward St Mary Le Strand, which is in the middle of the view, though it is partially concealed by street clutter and trees in the foreground and middle ground. The tower of St Clement Danes is seen to the right. There is a clear backdrop to both their towers. The view is framed by buildings that line the Strand and are generally below 10 storeys.



View 45b: The Strand west, at Burleigh Street [WCC-mv18c] - Future Baseline

Future baseline

6.362 120 Fleet Street is seen at the end of the right hand side of the street vista.



View 45b: The Strand west, at Burleigh Street [WCC-mv18c] - Proposed Clusters

Proposed

6.363 The Proposed City Cluster is not visible in this view.

6.364 The Proposed Holborn and Fleet Valley Cluster, shown in purple, would continue the subtle curve of 120 Fleet Street to the north which would create a slight backdrop to St, Mary's and St Clements Danes. The effect would be **neutral** over the future baseline.





View 45c: The Strand west, at Burleigh Street [WCC-mv18s] - Existing

Existing

6.365 This view is part of a series along the Strand (views 43a-43c).

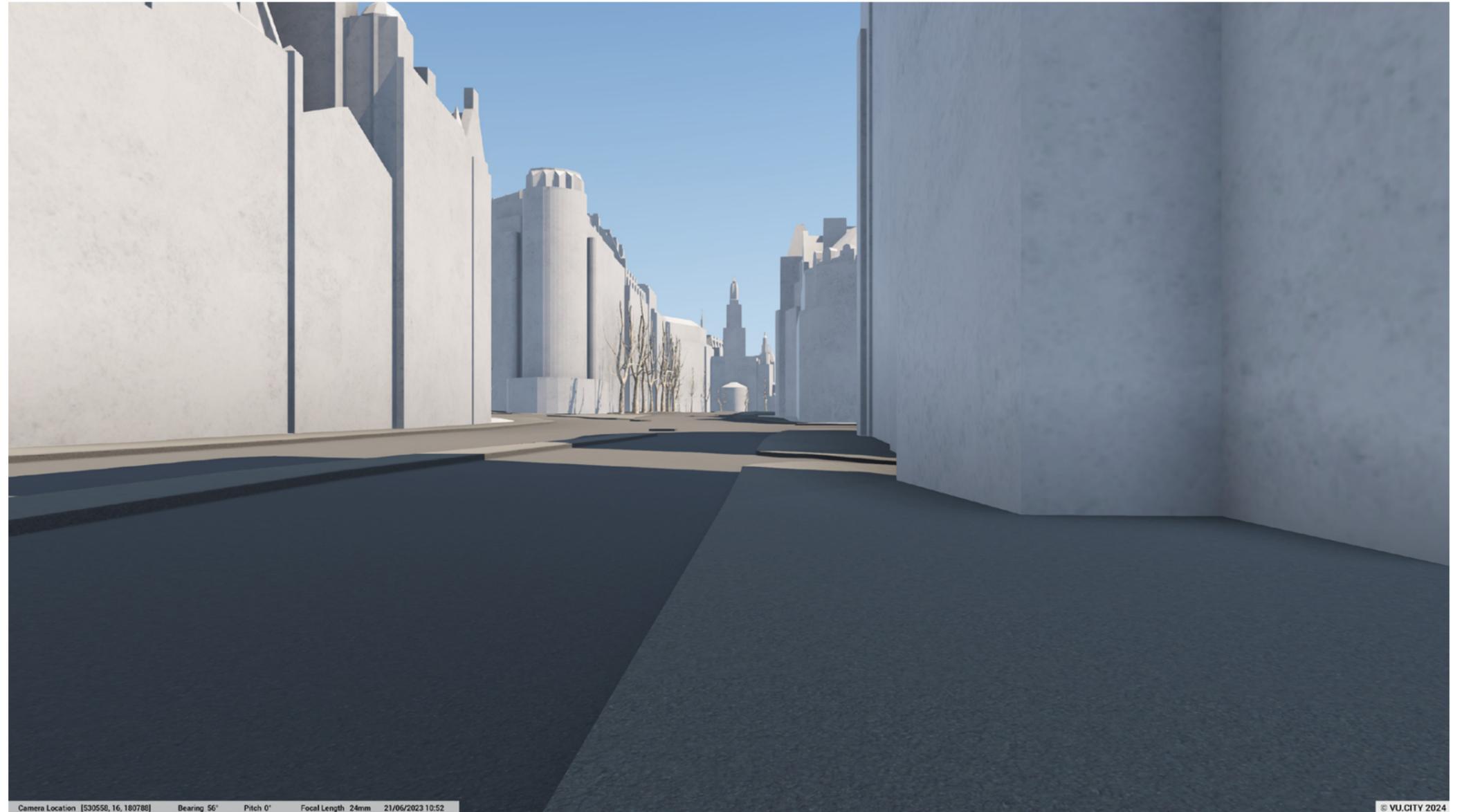
6.366 This view is taken from the west end of the Strand on the south side of the road from the previous view. It looks towards St Mary Le Strand and St Clements Danes, which appears in the background. There is a clear backdrop behind St Mary's and St Clements Danes is seen adjacent to the right hand side street frontage. There are trees in the foreground and middle ground. Buildings that line the Strand take up the foreground of this view, and those around the junction of the Strand and Lancaster Place appear in the middle ground.



View 45c: The Strand west, at Burleigh Street [WCC-mv18s] - Future Baseline

Future baseline

6.367 No consented schemes are seen in this view.

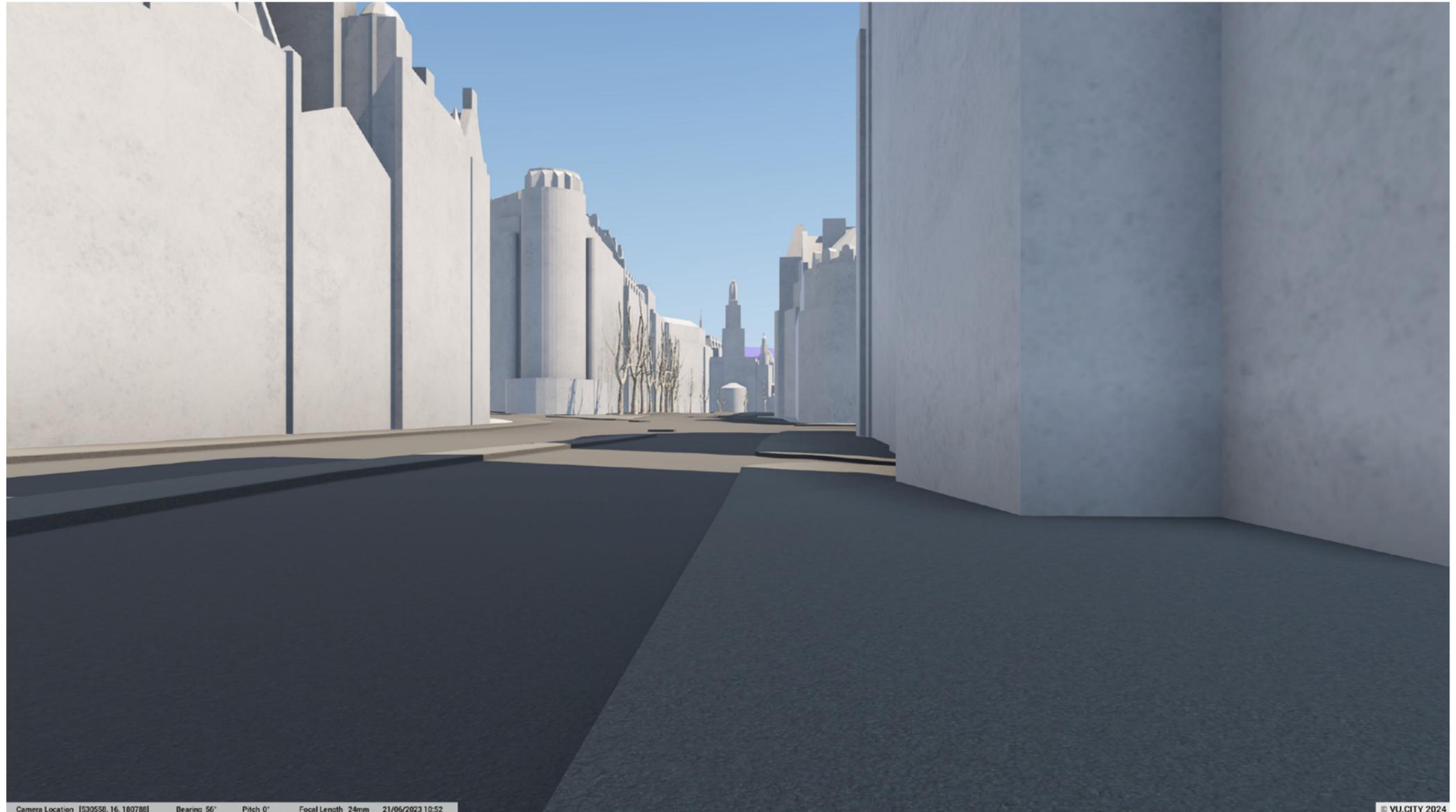


View 45c: The Strand west, at Burleigh Street [WCC-mv18s] - Proposed Clusters

Proposed

6.368 The Proposed City Cluster is not visible in this view.

6.369 The Proposed Holborn and Fleet Valley Cluster, shown in purple, would continue to create a slight backdrop to St Mary's and St Clements Danes. Their towers would retain the majority of their sky space, and the effect would be **neutral**.



View 46: London Bridge: upstream [LVMF-11a.1] - Existing

Existing

6.370 This view is taken from London Bridge and it looks upstream toward St Paul's Cathedral. The Cathedral's dome and towers are visible, with clear sky behind them. This is pointed out in the LVMF: *'St Paul's Cathedral and the listed towers of Cannon Street Station interact as the bridge is crossed. Both are seen against clear sky'*. London Bridge itself has significance, as noted in the LVMF, it *'marks the western extent of the Pool of London'* and is *'the oldest of all the London river crossings'*.

6.371 As already mentioned, St Paul's Cathedral and Canon Street Station are prominent parts of this view, however, in its description of this view, the LVMF SPG highlights other *'elements of townscape interest'*.

6.372 The LVMF SPG states: *'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.'*

6.373 There have been no major visual changes due to development since 2012 in this view.

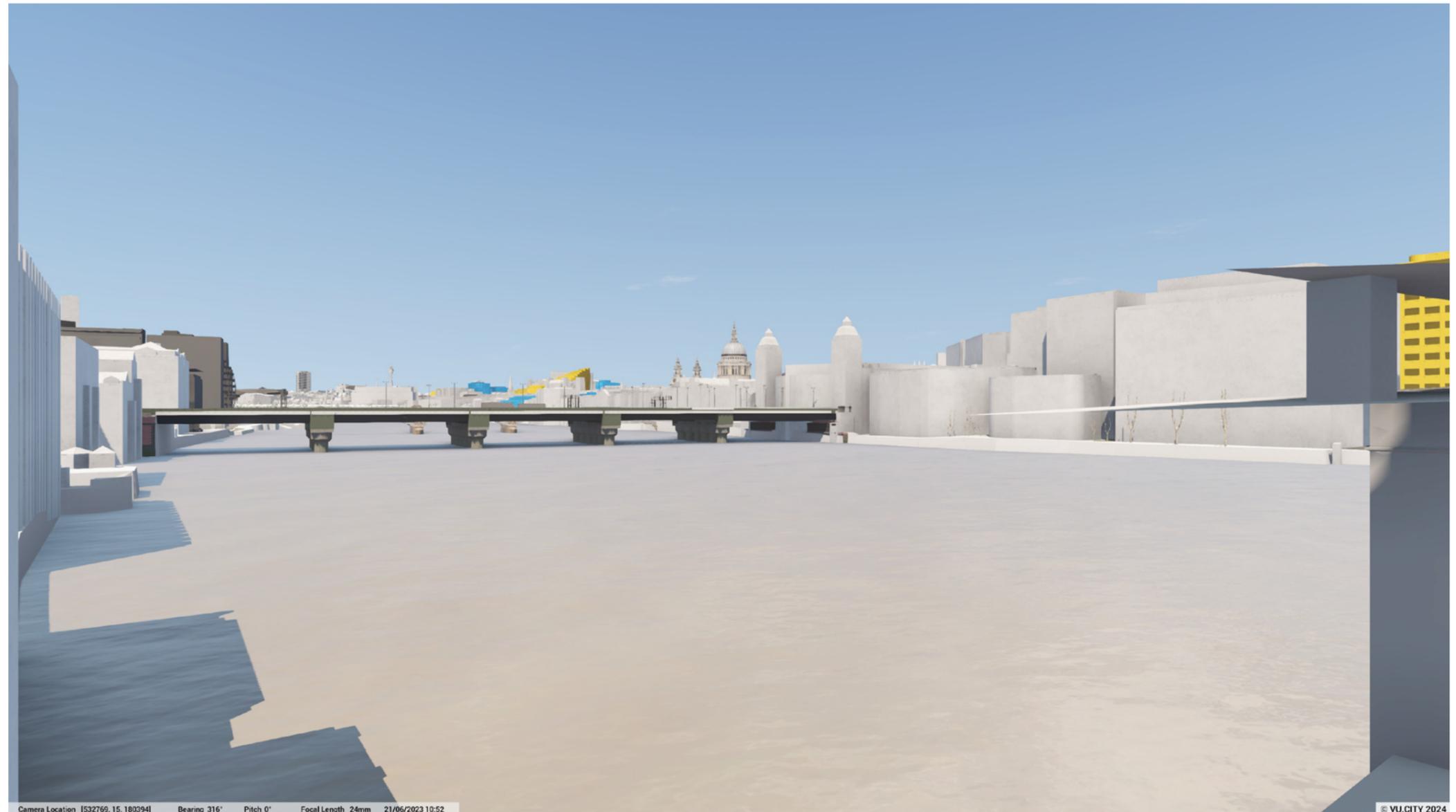




View 46: London Bridge: upstream [LVMF-11a.1] - Future Baseline

Future baseline

- 6.374 120 Fleet Street, Salisbury Square, Stonecutter Court and 65 Fleet Street are seen to the left of St Paul's, with substantial sky space away from the towers of the Cathedral.
- 6.375 There are other mid-rise developments emerging to the left of the view.



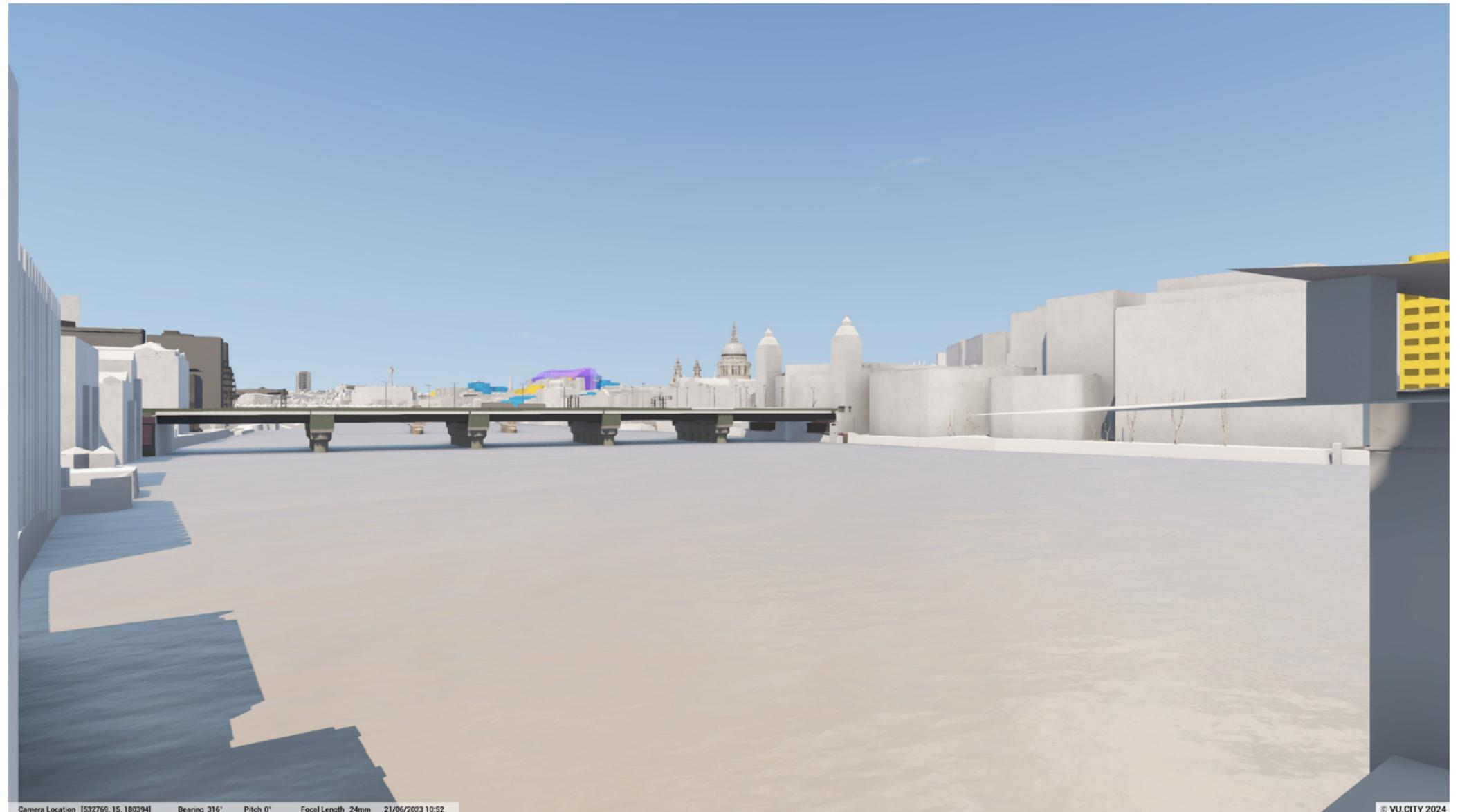
View 46: London Bridge: upstream [LVMF-11a.1] - Proposed Clusters

Proposed

6.376 The Proposed City Cluster is not seen in this view.

6.377 The Proposed Holborn and Fleet Valley Cluster, shown in purple, would be seen to the left of St Paul's, with substantial sky space between. The form of the Proposed Holborn and Fleet Valley Cluster would rise to a singular modest crest at the height of 120 Fleet Street, stepping down to the north and south. Its extent has a defined edge to the south which ensures it does not become a backdrop element to St Bride's Church in this view.

6.378 The elements of significance in this view would be unaffected. The effect would be **neutral**.



View 47: The South Bank: Gabriel's Wharf viewing platform [LVMF-16b.1] - Existing

Existing

6.379 This view is angled towards the Holborn and Fleet Valley Cluster.

6.380 This view is taken from Gabriel's Wharf, along the South Bank. It looks across the river toward St Paul's Cathedral, which appears in the background on the right. The dome and towers of the Cathedral are visible, and much of the development around them is similar in height, or lower. The river takes up much of the foreground, and the north side of the river is tree-lined, beyond which is Temple.

6.381 Blackfriars Bridge appears on the right, and the existing City Cluster appears beyond it. The LVMF SPG provides the following description of this view: *'The cluster of tall buildings in the City of London forms the skyline in the east. The river dominates the foreground, while the middle ground consists of mature trees leading from Temple towards the buildings on the Embankment near Blackfriars Bridge. Buildings between these provide a rich and intricate skyline. The viewing platform provides a distinct view position from which to appreciate St Paul's Cathedral and its wider setting.'*

6.382 Since 2012 the New Street Square development has been built, now seen as part of the back drop to the Temple area.



View 47: The South Bank: Gabriel's Wharf viewing platform [LVMF-16b.1] - Future Baseline

Future baseline

6.383 120 Fleet Street and Salisbury Square are seen to the left of the spire of St Bride's Church. Further left in the backdrop to the Temple area is 100-108 Fetter Lane. The submitted scheme at 55 Bishopsgate would be seen behind Tower 42.



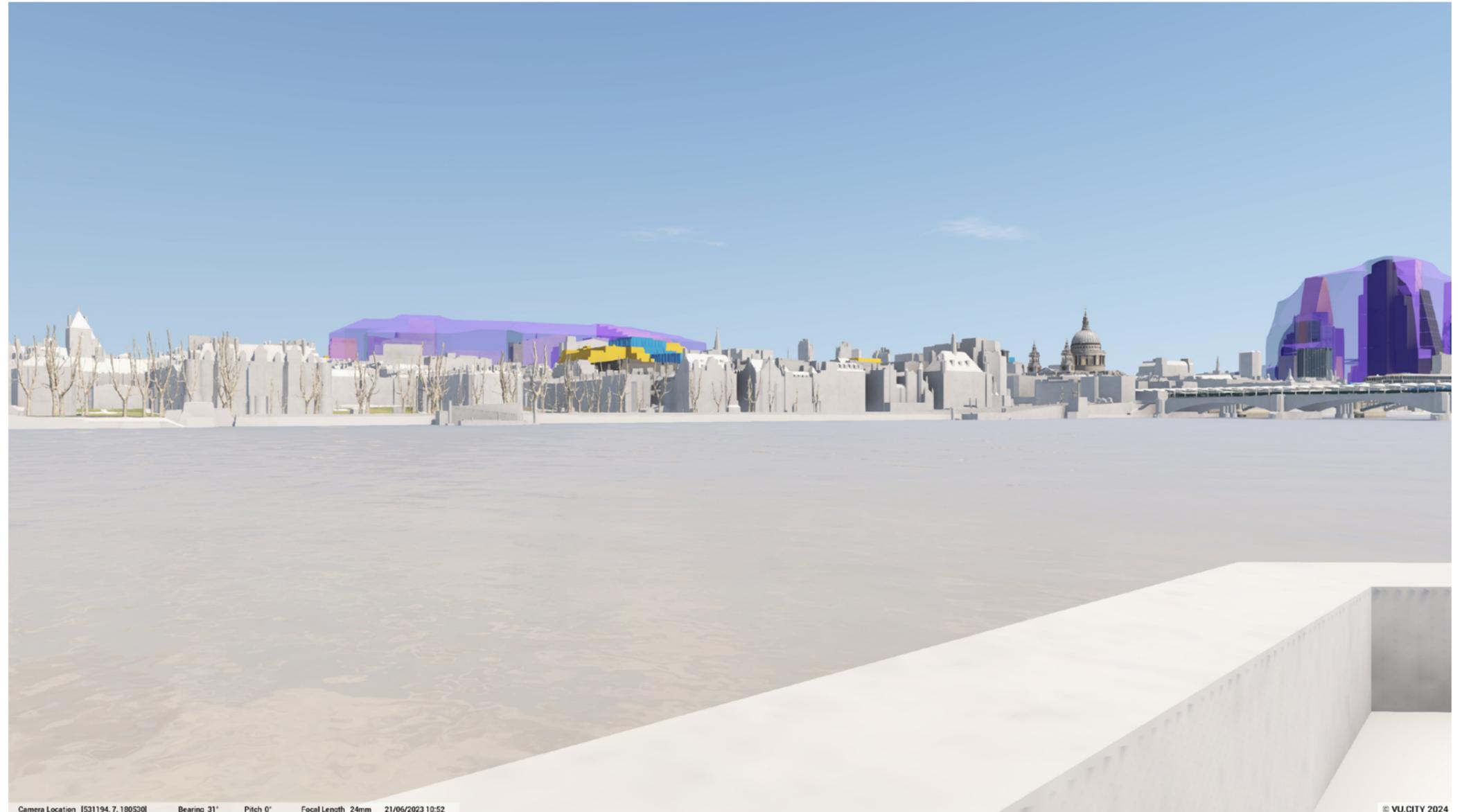


View 47: The South Bank: Gabriel's Wharf viewing platform [LVMF-16b.1] - Proposed Clusters

Proposed

6.384 To the far right the northern edge of the Proposed City Cluster is seen, clearly stepping away from St Paul's and at a substantial distance away.

6.385 The Proposed Holborn and Fleet Valley Cluster is seen to the centre left of this view beyond the treeline of the Temple gardens. The form of the Proposed Holborn and Fleet Valley Cluster is largely horizontal from this view, creating a consistent backdrop element of the same scale as the existing and emerging buildings within the view. There is an edge condition to the east which preserves the sky space of St Bride's spire. Overall, there would be a **neutral** effect, as the elements of significance within this view are unaffected.



View 48: The Queen's Walk at the Royal National Theatre [LVMF-16a.1] - Existing

Existing

- 6.386 This view is taken from the Queen's Walk, outside the Royal National Theatre. The LVMF SPG states the following: *'The Viewing Place has a distinctly late 20th Century character, with a few remnants of Victorian industrial history. The Royal National Theatre is the most significant public building in this area and a significant cultural element of the South Bank Centre. Other elements are 20th Century commercial buildings and the Oxo Tower residential conversion.'*
- 6.387 This view looks across the water, which takes up much of the foreground, towards the City. In the background, on the right, the dome of St Paul's Cathedral is visible. The northern embankment is a prominent part of the background, and it is tree-lined. Development along Temple Place, including Globe House, appears in the middle ground.
- 6.388 The three towers of the Barbican appear in the background, though as noted in the LVMF, views of some assets in the City are limited: *'There are only restricted views of animating structures, such as the fleche of the Royal Courts of Justice and the towers of the Strand churches. These are largely obscured by the riverside commercial buildings.'*
- 6.389 Since 2012 Great Arundel Court on the riverfront to left is seen and the New Street Square development is seen adding to the Temple backdrop.





View 48: The Queen's Walk at the Royal National Theatre [LVMF-16a.1] - Future Baseline

Future baseline

- 6.390 120 Fleet Street and Salisbury Square are seen to the left of the Barbican towers. Further left in the backdrop to the Temple area is 100-108 Fetter Lane. The submitted scheme at 55 Bishopsgate would be seen in the foreground central to the Cluster.
- 6.391 The uppermost storeys of 100 New Bridge Street are also seen to the right, appearing as part of the layered townscape.



View 48: The Queen's Walk at the Royal National Theatre [LVMF-16a.1] - Proposed Clusters

Proposed

6.392 To the far right the northern edge of the Proposed City Cluster is just glimpsed a substantial distance away.

6.393 The Proposed Holborn and Fleet Valley Cluster is seen in the centre of this view beyond the treeline of the Temple gardens and adjacent to Globe House. The form of the Proposed Holborn and Fleet Valley Cluster is largely horizontal from this view, creating a consistent backdrop element of the same scale as the existing and emerging buildings within the view. The architectural relationship between the Proposed Holborn and Fleet Valley Cluster and the verdant, riparian foreground of Temple Gardens would need to be rigorously interrogated at individual scheme stage to secure a suitable sympathetic skyline backdrop. Overall, there would be a **neutral** effect, as the elements of significance in this view would be unaffected.



View 48: The Queen's Walk at the Royal National Theatre [LVMF-16a.1] - Future Baseline

Future baseline

6.390 120 Fleet Street and Salisbury Square are seen to the left of the Barbican towers. Further left in the backdrop to the Temple area is 100-108 Fetter Lane. The submitted scheme at 55 Bishopsgate would be seen in the foreground central to the Cluster.

6.391 The uppermost storeys of 100 New Bridge Street are also seen to the right, appearing as part of the layered townscape.



View 48: The Queen's Walk at the Royal National Theatre [LVMF-16a.1] - Proposed Clusters

Proposed

6.392 To the far right the northern edge of the Proposed City Cluster is just glimpsed a substantial distance away.

6.393 The Proposed Holborn and Fleet Valley Cluster is seen in the centre of this view beyond the treeline of the Temple gardens and adjacent to Globe House. The form of the Proposed Holborn and Fleet Valley Cluster is largely horizontal from this view, creating a consistent backdrop element of the same scale as the existing and emerging buildings within the view. The architectural relationship between the Proposed Holborn and Fleet Valley Cluster and the verdant, riparian foreground of Temple Gardens would need to be rigorously interrogated at individual scheme stage to secure a suitable sympathetic skyline backdrop. Overall, there would be a **neutral** effect, as the elements of significance in this view would be unaffected.

