

View 49: Westminster Bridge Downstream [LVMF-18b.1] - Existing

Existing

6.394 This view is taken from Westminster Bridge and looking downstream, towards the London Eye. The LVMF SPG states that this view 'represents views towards the Lambeth bank, where the London Eye, County Hall and the Shell Centre are prominent'. The County Hall appears on the right, and the Hungerford Bridges and Golden Jubilee Bridges appear in the background. The LVMF SPG describes notable parts of this view, which include the 'pylons of the Golden Jubilee/Hungerford footbridges, and the structures in the background, including the flèche of the Royal Courts of Justice, the spire of St Clement Danes and the Shell Mex Building'.

6.395 The LVMF SPG goes on to describe the general character of this view: 'There is a strong sense of formality created by the civic scale of the buildings and their relationship to the river. Particular elements, such as the regular pavilions of the Ministry of Defence and the spires of Whitehall Court contribute to this characteristic.'

6.396 Since 2012, Great Arundel Court, New Street Square and development either side of the Shell Centre is seen.



View 49: Westminster Bridge Downstream [LVMF-18b.1] - Future Baseline

Future baseline

6.397 On the northbank, the northern part of the Arundel Great Court Development, 100-108 Fetter Lane and 120 Fleet Street are seen. To the right of the view the London Television Centre redevelopment is visible. Doon Street development and Elizabeth House are seen in the context of the Shell Centre.



View 49: Westminster Bridge Downstream [LVMF-18b.1] - Proposed Clusters

Proposed

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

6.399 The Proposed Holborn and Fleet Street Cluster, shown in purple, is seen creating a backdrop with a horizontal form that maintains the overall scale in this view. The effect would be **neutral**.



View 50: The Monument looking north-west [CoL M05] - Existing

Existing

6.400 This view is taken from The Monument, which is listed Grade I, and looks north-west over the City. The roofs of buildings immediately north-west of the Monument appear in the foreground. Buildings that stand around the junction of King William Street and Cannon Street appear in the middle of the view, and they vary in materiality and style, though are relatively consistent in height and do not generally exceed 12 storeys. Taller buildings appear in the background, including the Barbican towers, and on the right side of the view, at the edge of the existing City cluster. St Paul's Cathedral appears on the right in the background. Its backdrop is largely clear, particularly around the drum and dome. The Cathedral's western towers are also visible. New Street Square forms a backdrop to the western towers and part of the drum to the left. This part of the setting is somewhat compromised in this view, though St Paul's Cathedral is still appreciable in the foreground.

6.401 The Monument Views Study highlights several other important heritage assets in this view:

- *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*);*
- *BT Tower (Listed Grade II); and*
- *The tower of St Mary Aldermary (Listed Grade I).*

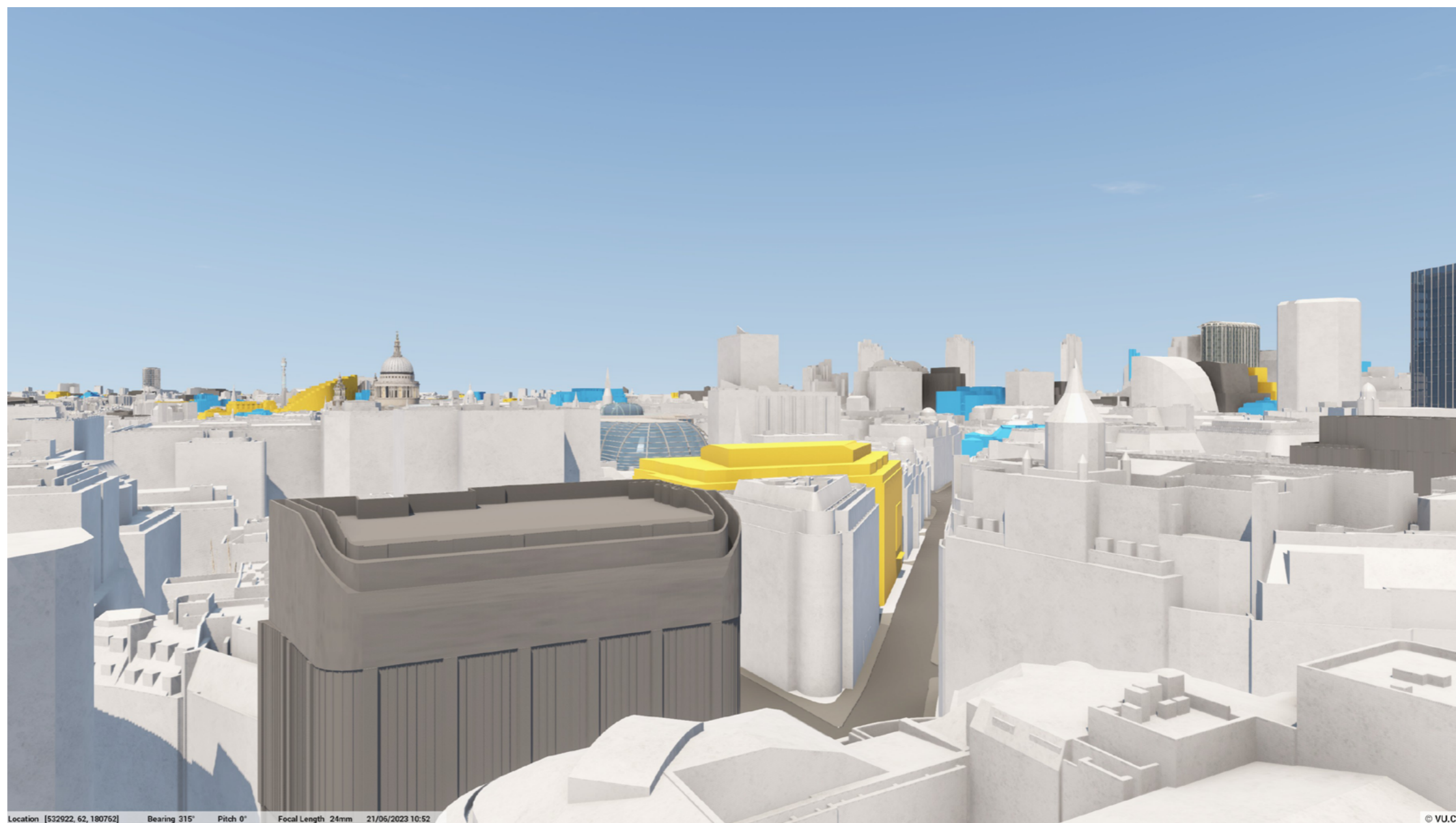




View 50: The Monument looking north-west [CoL M05] - Future Baseline

Future baseline

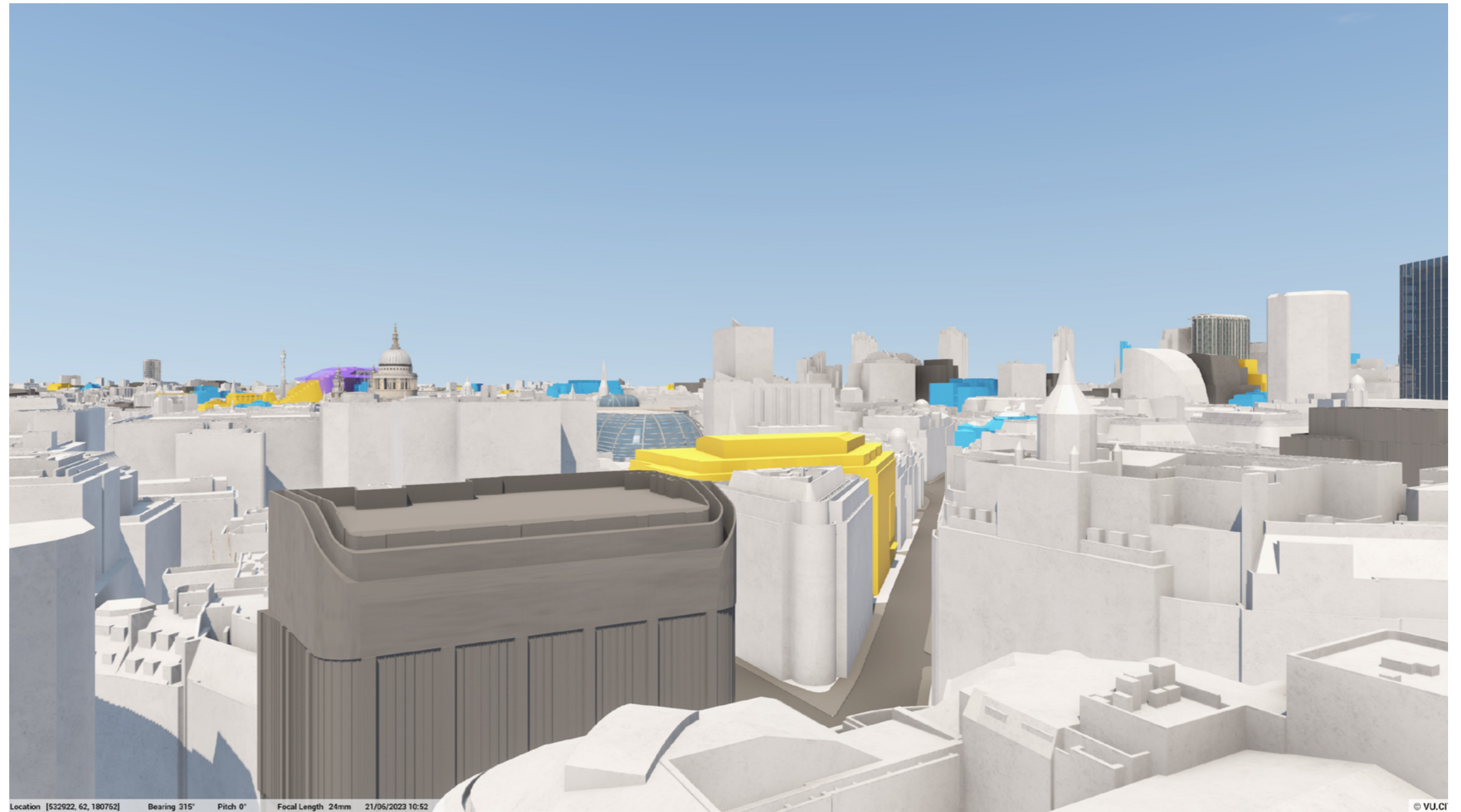
6.402 120 Fleet Street would step down to the left from St Paul's, appearing behind its south-west tower in the foreground of New Street Square. Other mid-rise schemes appear in the middle ground and background which do not affect the setting of St Paul's.



View 50: The Monument looking north-west [CoL M05] - Proposed

Proposed

6.403 The Proposed Holborn and Fleet Valley Cluster would follow the form of 120 Fleet Street and extend this to the north and south. There is potential for there to be a minimal amount of additional backdrop elements to St Paul's. As such there would be the potential for **slight adverse** effects over the future baseline that would need to be rigorously scrutinised at individual scheme stage.





Conclusions

1. The assessments presented in this document have focused on the potential impacts of the two Proposed Clusters on key views of three Strategic Landmark heritage assets identified by the City: the Tower of London, St Paul's Cathedral and the Monument. Additional views such as those from Westminster were included where the Proposed Clusters would have a particular presence in views of heritage assets in that borough; the impacts on a selection of other City Landmarks with a skyline presence, such as St Bride's Church, were also considered. All assessments were carried out for the Proposed Clusters in addition to the future baseline including emerging schemes, both consented and under construction.

Effects on strategic views
2. The effects of the Proposed Clusters on visual receptors were assessed in chapter 7 of this SVIA.
3. It was found that in addition to the future baseline, the Proposed Clusters would have largely neutral and in some cases beneficial effects on the qualities and composition of the views. The consolidation of existing and emerging schemes into a legible form would be beneficial to their composition and architectural identity as Clusters.
4. The Proposed Clusters would, if delivered to their fullest extent, lead to considerable change on the City's skyline. Inevitably, such change could have the potential to create adverse effects in some of the views, taking into account the sensitivity of the Strategic Landmarks and the complexities created by the City's small geographical area, topography and phases of development.
5. Potential for adverse visual effects in relation to the City's Strategic Landmarks were identified in the following views:
 - LVMF 10.1 – Tower Bridge & Approach Route 14 (ToL)
 - LVMF 15B.1 – Waterloo Bridge (St Paul's Cathedral)
 - LVMF 16B.1 – Gabriel's Wharf (The Monument)
 - WCC Metropolitan View 44: Somerset House Terrace (St Paul's Cathedral)
 - CoL Cannon Street at Dowgate Hill and Garlick Hill (St Paul's Cathedral)
 - CoL Monument View 5 (St Paul's Cathedral)
6. Potential for adverse visual effects in relation to other heritage assets within strategic views were identified in the following view:
 - LVMF 26A.1 and associated WCC Metropolitan View 45 – St James's Park.
7. Potential for beneficial effects, in the Proposed City Cluster consolidation, were identified in the London Panoramas assessed in chapter 6.
8. The forms of the Proposed Clusters have been carefully sculpted in relation to these views to minimise the potential for adverse effects as far as possible. In these particular views the Clusters have particularly sensitive relationships to the Strategic Landmarks. However, it is considered that the Proposed Clusters strike an appropriate balance between delivering additional growth and conservation of these most important assets. In these instances, it is acknowledged that some residual potential for adverse impacts remains. These will need to be rigorously scrutinised at individual application stage, when this potential can be mitigated or averted by exemplary design.

Summary of effects

9. With the exception of some potential for adverse effects, the Proposed Clusters were largely found to have either a neutral or beneficial effect on the qualities and composition of the views. Overall, it is considered that the Proposed Clusters would create coherent urban forms, bringing an enhancement over the future baseline in that they would enhance the legibility and identity of the City's skyline and townscape. It is further considered that they represent the right balance between the challenge to deliver further growth within the Square Mile and respecting and safeguarding as far as possible the presence of the Strategic Landmarks.

Appendix 1 - Methodology for the production of 3D model images

1. The views included in this document were selected and produced by the project team at CoLC to show the visibility and appearance of the Proposed Clusters from a range of publicly accessible locations around the tall building areas. The views have been prepared using VU.CITY and they include key strategic views and local views. The full list of views is included in chapter 6, together with a map showing their location. Detailed co-ordinates were used to generate model shots illustrating future baseline and proposed cluster views, provided by Cityscape Digital and included in this appendix.
2. Using 3D modelling, a more detailed analysis on potentially acceptable heights and locations within each area was tested, seeking to create 'clusters' of tall building development.
3. The 3D model was designed in response to a sensitivity criterion established through CoLC's Character Areas Study, and iteratively adjusted to avoid potentially harmful effects. Strategic views identified in policy were used to test the models evolving design, and inform the scoping process selecting which views should be included in the final assessment of visual impact.

4. This process produced a series of contour lines for each cluster, specifying bands of heights and locations where tall buildings could potentially be acceptable. This data was used to create a final 3D model of each proposed Tall Building area. This established an indicative visual envelope to each cluster, enabling an assessment of potential visual impact.

Important Caveat

5. It should be noted that the 3D models are only indicative of the potential visual envelope for each cluster. These models are illustrative of a single consolidated form, and therefore cannot demonstrate how individual sites maybe realised over time. The assessments in this document assume the maximum height within each band of height is reached by development, as indicated by the modelled indicative visual envelopes for each cluster, and also does not allow for how gaps in development between tall buildings within each cluster interior may appear. Therefore, the impacts discussed in the section are described as potential impacts only. Accordingly, while a judgement is made on where tall buildings maybe potentially acceptable, this assessment does not preclude the need for individual tall building schemes to be fully assessed in accordance with National and Local policy.

Establishing the Constraints

6. The initial shaping of the Cluster was informed by a 'Select Criteria', drawn from established, adopted macro-level strategic view and heritage constraints.
7. These were:

The Tower of London World Heritage Site, and associated policy and guidance;
St Paul's Cathedral, and associated policy and guidance;
The London View Management Framework (LVMF), and associated policy and guidance;
City Landmarks and Skyline Features, and associated policy and guidance and;
The Monument to the Great Fire, and associated policy and guidance.
Relevant neighbouring borough's strategic local views.
8. These Select Criteria produced a series of hard constraints, including the Protected Vistas of the LVMF and silhouettes of the City Landmarks and skyline features. The location of existing and consented tall buildings also informed the production of the model, seeking where possible to consolidate tall buildings into a cluster form.

9. Height options were then tested on sites within the cluster and assessed against views identified within the Selected Criteria above, CoLC then settled on an outcome that was considered comfortable, overall. This process is outlined below.

Cluster Modelling Process

10. Using the hard constraints identified above, an initial visual envelope was produced for each cluster, subsequently shaped in the iterative process outlined above. At each stage, adjustments were made with reference to the potential impact to the views associated with the select criteria. A full list of these views is given in Appendix 2.
11. This process then generated forms from which contour lines defining bands of appropriate height in 20 meter increments could be illustrated in 2D maps and provide the basis for the policy. From these contour lines, a stepped mould was established joining the edge of each band to demonstrate potential overall form to each cluster which adhered with the policy.



12. This process enabled two options to be further tested. These tested different spatial boundaries and heights. Form A provided greater capacity and uplift potential than form B. Both options were assessed for visual intrusion within in the identified views associated with the select criteria and adjusted accordingly. This process found that form B struck the appropriate balance overall, when the resultant potential townscape and heritage impacts were taken into consideration and is this option is what is assessed in this report.

13. The overall shape of form B was sculpted to avoid an overly jagged mass; however its form assumes the maximum height within each band, creating edges to each contour band which respond the hard constraints identified above. The form of the clusters were also enclosed, to ensure each appears as a finished shape. As such, the indicative visual envelopes included in this assessment should be understood as a representation, generated to understand potential visibility of each cluster, assuming a 'worst case' scenario.

Photographic Metadata

View	Visualisation type	Level of accuracy of location	Render / wireline	DPlate	OS-E	OS-N	Ground Height (AOD)	Tripod Height (AGL)	Heading	Lens	Lens choice	Field of view	Date	Time
1	Type 3	Better than 1m	Photography	D27543Rx24	533665	180311.4	14.82 M	1.60 M	332°	24mm	Standard lens for open spaces	73.28°	5/2/23	09:16
2	Type 3	Better than 1m	Photography	D27548Mx24	532819.3	180485.8	16.90 M	1.60 M	86°	24mm	Standard lens for open spaces	73.28°	13/2/23	15:09
3	Type 3	Better than 1m	Photography	D29318	532803.4	180406.2	15.36 M	1.60 M	81°	24mm	Standard lens for open spaces	73.74°	6/12/23	12:58
4	Type 3	Better than 1m	Photography	D27559Lx24	532386.3	180647.1	13.93 M	1.60 M	98°	24mm	Standard lens for open spaces	73.28°	13/2/23	16:07
5	Type 3	Better than 1m	Photography	D29023Rx24	532110.6	180548.5	6.24 M	1.60 M	61°	24mm	Standard lens for open spaces	73.74°	4/9/23	12:13
6	Type 3	Better than 1m	Photography	D29031Mx24	531202.7	180528.7	7.00 M	1.60 M	54°	24mm	Standard lens for open spaces	73.74°	13/9/23	11:11
7	Type 3	Better than 1m	Photography	D29319	530792.2	180535.6	16.61 M	1.60 M	64°	24mm	Standard lens for open spaces	73.74°	6/12/23	14:48
8	Type 3	Better than 1m	Photography	D29027Mx24	530723.6	180651.2	16.40 M	1.60 M	70°	24mm	Standard lens for open spaces	73.74°	4/9/23	15:41
9	Type 3	Better than 1m	Photography	D29332	530470.599	180325.665	11.92 M	1.60 M	63°	24mm	Standard lens for open spaces	73.74°	11/12/23	11:15
10	Type 3	Better than 1m	Photography	D29333	530521.653	180301.858	12.06 M	1.60 M	61°	24mm	Standard lens for open spaces	73.74°	11/12/23	10:58
11	Type 3	Better than 1m	Photography	D27664Lx24	533550	180168.1	4.40 M	1.60 M	342°	24mm	Standard lens for open spaces	73.28°	15/3/23	06:42
12	Type 3	Better than 1m	Photography	D27661Lx24	533428.1	180230.1	4.90 M	1.60 M	345°	24mm	Standard lens for open spaces	73.28°	15/3/23	07:05
13	Type 3	Better than 1m	Photography	D27658Lx24	533485.647	180201.22	4.50 M	1.60 M	348°	24mm	Standard lens for open spaces	73.28°	15/3/23	06:52
14	Type 3	Better than 1m	Photography	D27665Mx24	533550	180168.1	4.40 M	1.60 M	9°	24mm	Standard lens for open spaces	73.28°	15/3/23	06:42
15	Type 3	Better than 1m	Photography	D27662Mx24	533428.1	180230.1	4.90 M	1.60 M	29°	24mm	Standard lens for open spaces	73.28°	15/3/23	07:05
16	Type 3	Better than 1m	Photography	D27659Mx24	533485.647	180201.22	4.50 M	1.60 M	21°	24mm	Standard lens for open spaces	73.28°	15/3/23	06:52
17	Type 3	Better than 1m	Photography	D27668Mx50	529529.407	179798.825	3.03 M	1.60 M	64°	50mm	Inclusion of relevant context	39.29°	4/4/23	18:26
18	Type 3	Better than 1m	Photography	D29344	533634.6111	180231.6276	13.23 M	1.60 M	353°	24mm	Standard lens for open spaces	73.74°	15/12/23	13:57
19	Type 3	Better than 1m	Photography	D29361	533812.618	180570.502	6.15 M	1.60 M	302°	24mm	Standard lens for open spaces	73.74°	17/12/23	11:03
20	Type 3	Better than 1m	Photography	D29362	533764.099	180603.693	10.36 M	1.60 M	297°	24mm	Standard lens for open spaces	73.74°	17/12/23	10:52
21	Type 3	Better than 1m	Photography	D29345	533750.14	180638.602	10.43 M	1.60 M	282°	24mm	Standard lens for open spaces	73.74°	15/12/23	14:22
22	Type 3	Better than 1m	Photography	D29346	533802.574	180665.485	11.37 M	1.60 M	286°	24mm	Standard lens for open spaces	73.74°	15/12/23	14:47
23	Type 3	Better than 1m	Photography	D29363	533424.995	180633.008	9.62 M	1.60 M	322°	24mm	Standard lens for open spaces	73.74°	17/12/23	11:25
24	Type 3	Better than 1m	Photography	D29364	533213.016	180755.989	13.85 M	1.60 M	113°	24mm	Standard lens for open spaces	73.74°	17/12/23	11:41
25	Type 3	Better than 1m	Photography	D29347	533479.4677	180517.8778	4.24 M	1.60 M	345°	24mm	Standard lens for open spaces	73.28°	15/12/23	09:19
26	Type 3	Better than 1m	Photography	D29348	533569.3407	180575.5791	10.77 M	1.60 M	323°	24mm	Standard lens for open spaces	73.28°	15/12/23	09:35
27	Type 3	Better than 1m	Photography	D29349	533574.9862	180568.1883	10.50 M	1.60 M	315°	24mm	Standard lens for open spaces	73.74°	15/12/23	09:47
28	Type 3	Better than 1m	Photography	D29350	533587.0312	180564.9127	10.66 M	1.60 M	306°	24mm	Standard lens for open spaces	73.74°	15/12/23	09:55
29	Type 3	Better than 1m	Photography	D29351	533589.1367	180570.618	10.83 M	1.60 M	308°	24mm	Standard lens for open spaces	73.74°	15/12/23	10:09
30	Type 3	Better than 1m	Photography	D29352	533576.5805	180552.6256	10.15 M	1.60 M	329°	24mm	Standard lens for open spaces	73.74°	15/12/23	10:22
31	Type 3	Better than 1m	Photography	D29353	533589.1253	180567.1233	10.73 M	1.60 M	306°	24mm	Standard lens for open spaces	73.74°	15/12/23	10:43
32	Type 3	Better than 1m	Photography	D29354	533615.8414	180627.4862	17.30 M	1.60 M	314°	24mm	Standard lens for open spaces	73.74°	15/12/23	11:26
33	Type 3	Better than 1m	Photography	D29355	533572.0033	180622.5692	17.40 M	1.60 M	303°	24mm	Standard lens for open spaces	73.74°	15/12/23	11:44



Photographic Metadata

View	Visualisation type	Level of accuracy of location	Render / wireline	DPlate	OS-E	OS-N	Ground Height (AOD)	Tripod Height (AGL)	Heading	Lens	Lens choice	Field of view	Date	Time
35	Type 3	Better than 1m	Photography	D29357	533603.72	180483.61	11.64 M	1.60 M	335°	24mm	Standard lens for open spaces	73.74°	15/12/23	12:59
37	Type 3	Better than 1m	Photography	D29334	531303.691	181172.697	14.73 M	1.60 M	92°	24mm	Standard lens for open spaces	73.74°	11/12/23	14:33
39	Type 3	Better than 1m	Photography	D29336	531619.632	181180.914	8.46 M	1.60 M	96°	24mm	Standard lens for open spaces	73.74°	11/12/23	15:14
41	Type 3	Better than 1m	Photography	D29366	529531.838	179792.042	2.97 M	1.60 M	66°	50mm	Inclusion of relevant context	39.60°	17/12/23	14:09
43	Type 3	Better than 1m	Photography	D29368	530820.8036	180768.6828	13.35 M	1.60 M	73°	24mm	Standard lens for open spaces	73.74°	17/12/23	13:13
45	Type 3	Better than 1m	Photography	D29320	531193.868	180530.436	5.36 M	1.60 M	31°	24mm	Standard lens for open spaces	73.74°	6/12/23	14:12
47	Type 3	Better than 1m	Photography	D27116Mx24	530339.029	179677.76	8.71 M	1.60 M	46°	24mm	Standard lens for open spaces	73.28°	18/10/22	14:10
49	Type 3	Better than 1m	Photography	D29323x35	532692.715	180890.461	13.46 M	1.60 M	288°	35mm	Inclusion of relevant context	54.43°	8/12/23	10:49
51	Type 3	Better than 1m	Photography	D29325x24	532481.188	180954.699	11.45 M	1.60 M	294°	24mm	Standard lens for open spaces	73.74°	8/12/23	11:21
53	Type 3	Better than 1m	Photography	D29327x35	532380.497	180985.795	13.46 M	1.60 M	292°	35mm	Inclusion of relevant context	54.43°	8/12/23	12:02
55	Type 3	Better than 1m	Photography	D29339	530549.641	180791.77	15.00 M	1.60 M	58°	24mm	Standard lens for open spaces	73.74°	11/12/23	13:14
57	Type 3	Better than 1m	Photography	D29376	532921.805	180762.012	60.37 M	1.60 M	315°	24mm	Standard lens for open spaces	73.74°	21/12/23	10:00
59	Type 3	Better than 1m	Photography	D29002Mx50	529709.055	190070.991	92.42 M	1.60 M	164°	50mm	Inclusion of relevant context	39.60°	1/11/23	16:21
61	Type 3	Better than 1m	Photography	D27514	528042.247	186154.504	70.15 M	1.60 M	161°	50mm	Inclusion of relevant context	39.60°	3/4/23	19:08
63	Type 3	Better than 1m	Photography	D29007Mx50	527654.897	183893.062	66.76 M	1.60 M	122°	50mm	Inclusion of relevant context	39.60°	27/9/23	11:40
65	Type 3	Better than 1m	Photography	D29010Mx50	538936.149	177334.449	47.21 M	1.60 M	299°	50mm	Inclusion of relevant context	39.60°	29/9/23	10:39

Map

