



View 3: Southwark Bridge: downstream [LVMF-12b.1] - Proposed Clusters

ED-HTB17

Proposed

- 6.40 The Proposed City Cluster is seen to the left of this view, shown in purple. Only the southern extent is visible. The form of the Proposed City Cluster would draw the schemes on Gracechurch and Fenchurch Streets into a consolidated form, to the benefit of the Cluster as a composition maintaining the reading of the riverside townscape in this view. This is a **neutral** effect.



View 4: Thames side at Tate Modern [LVMF-13b.1] - Existing

Existing

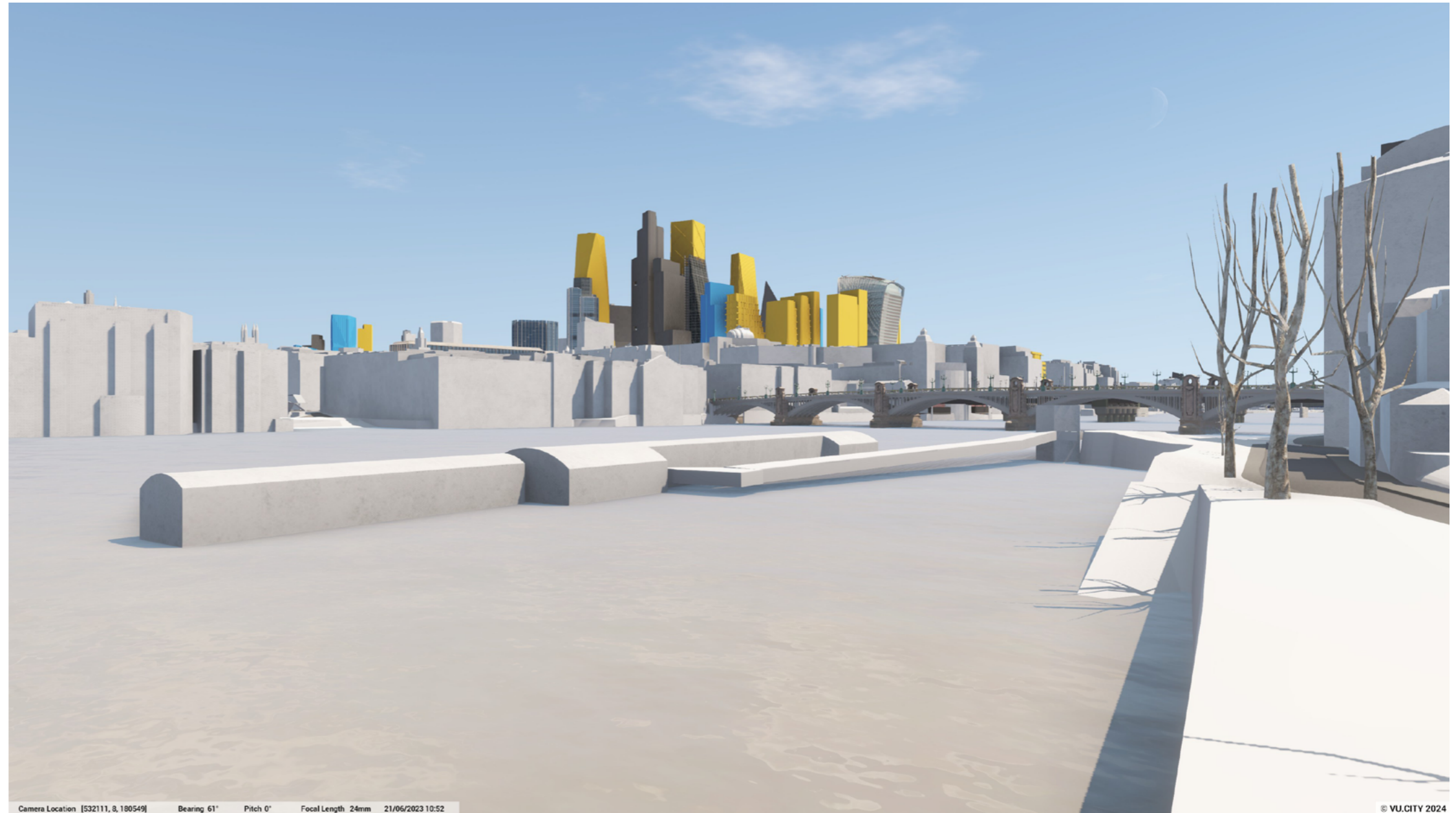
- 6.41 This view is taken from the south bank, in front of the Tate Modern, looking north-east across the river. St Paul's Cathedral is just out of shot to the left. Within the LVMF SPG the view is focused on the axial view of St Paul's across the Millenium Bridge, but for the purpose of this assessment, it is focused on the eastern environs.
- 6.42 The LVMF SPG describes view 13b as follows: *'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.'*
- 6.43 *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.*
- 6.44 *Some of the spires and towers of the City churches remain visible owing to the restricted height of the middle ground.'*
- 6.45 Since 2012 several taller buildings have been constructed, including 22 Bishopsgate, The Leadenhall Building, 52 Lime Street and 20 Fenchurch Street.



View 4: Thames side at Tate Modern [LVMF-13b.1] - Future Baseline

Future baseline

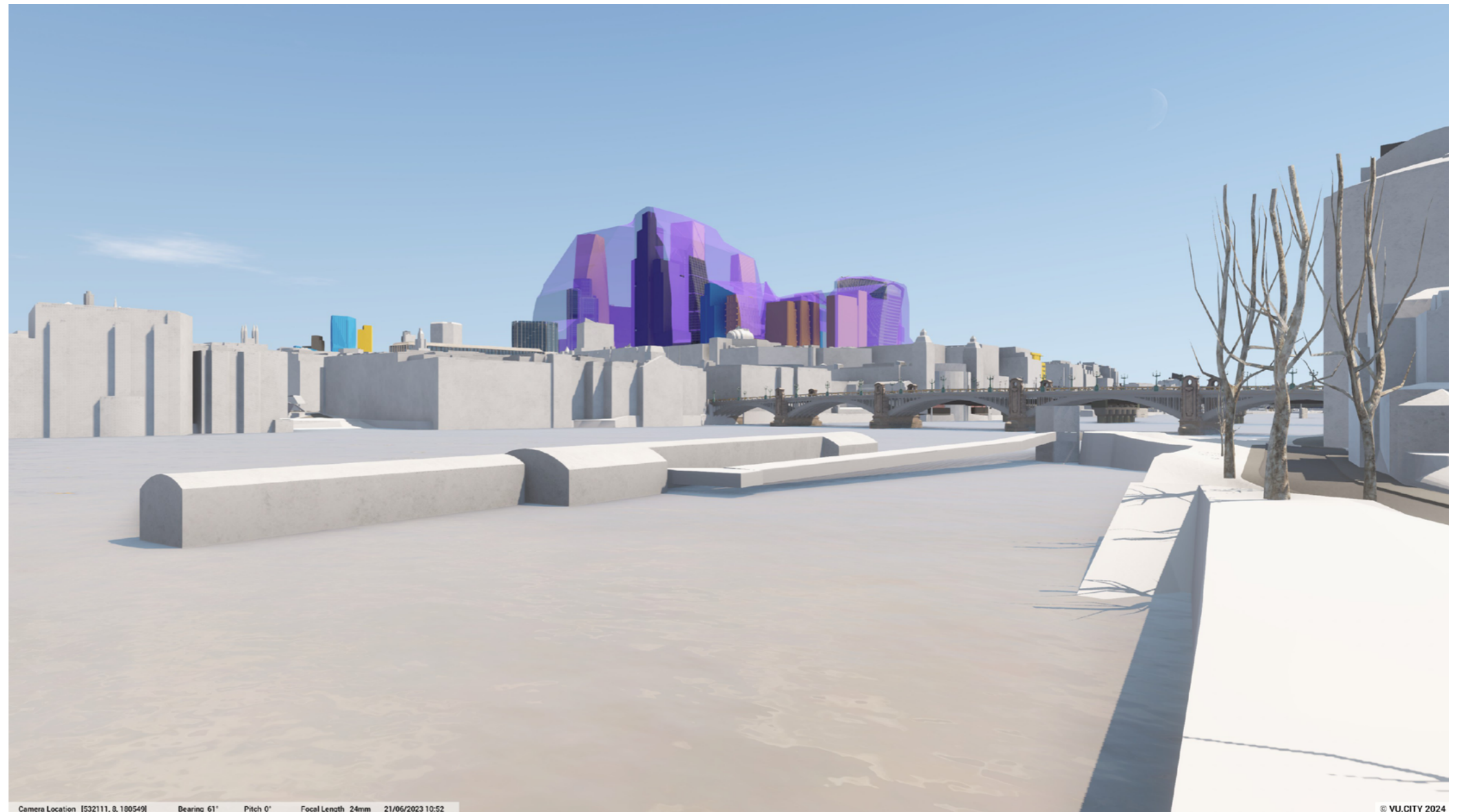
6.46 Consented schemes are shown in yellow in this view, with those under construction in blue. 55, 70 and 85 Gracechurch Street form the western edge, along with One Leadenhall Street, which also provides a bridging of the gap between the peak of the Cluster and 20 Fenchurch Street, to the south. 100 Leadenhall Street provides a step up to One Undershaft, which is to be the tallest element within the emerging Cluster. 2-3 Finsbury Avenue and Appold Street are seen beyond the riverside in the centre of the view, not part of the Clusters. If consented, the submitted 55 Bishopsgate scheme, also depicted in yellow, would appear behind tower 42.



View 4: Thames side at Tate Modern [LVMF-13b.1] - Proposed Clusters

Proposed

- 6.47 The Proposed City Cluster, shown in purple, follows quite tightly the emerging form to the south side around 20 Fenchurch Street and Gracechurch Street. To the north, the Cluster rises to its tallest crest. The northern context is less sensitive, and this is acknowledged through the more generous form of the crest to the north. The peak of this is established by 22 Bishopsgate and One Undershaft.
- 6.48 A consolidated form would leave the main characteristics and composition of the view unaffected, which is the principal vista of St Paul's and the riverside. This approach to growth in the Cluster does not interfere with the strategic approach of the St Paul's Height limitations. The Proposed City Cluster is at a substantial distance away and would not crowd St Paul's and its immediate setting. The further consolidation of the Proposed City Cluster as a singular skyline form would assist the viewers' reading of the characteristics and composition of the view as a whole. This would be a **beneficial** effect.



View 5: The South Bank: Gabriel's Wharf viewing platform [LVMF-16B.2] - Existing

Existing

- 6.49 This view is orientated towards St Paul's Cathedral at the centre of the view. The LVMF SPG states in the description of the view that *'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.'*
- 6.50 *The scale of development gradually increases from the largely intact fine network based on a medieval foundation of alleys, courts and interlocking squares forming part of the Temple to the more recent institutional and commercial developments around Fleet Street and Ludgate in the City. Larger commercial development includes buildings such as Unilever House and the unforgiving Faraday House, which imposes on the view of the Cathedral. Beyond, to the right, is the City's eastern cluster of tall buildings.'*
- 6.51 Some existing tall buildings are seen in the backdrop, including Citypoint and 5 Aldermanbury Square. Other tall buildings in the wider view include the Barbican towers (seen in the backdrop on the left half of the view) and those in the existing Cluster.



View 5: The South Bank: Gabriel's Wharf viewing platform [LVMF-16B.2] - Existing

- 6.52 Since the publication of the LVMF SPG in 2012 several buildings have been completed in the context of this view. These include (from right to left) 20 Fenchurch Street, 40 Leadenhall Street, 52 Lime Street, One Leadenhall Street (seen under construction surrounded by cranes), The Leadenhall Building, 8 Bishopsgate, 22 Bishopsgate, and 100 Bishopsgate. Angel Court has since been reclad. These additions within the last decade form a denser group of taller buildings.
- 6.53 To the west of the cathedral, Carmelite House has since been redeveloped along the river front. There is less prominent recent development seen as a backdrop on this side of the view.

View 5: The South Bank: Gabriel's Wharf viewing platform [LVMF-16B.2] - Future Baseline

Future baseline

- 6.54 The two areas of tall buildings lie in the wider environs of the view to the left and right of St Paul's Cathedral, with the Holborn and Fleet Valley Cluster to the left and the City Cluster to the right. They are not directly in the foreground or background of the view of St Paul's Cathedral.
- 6.55 Consented schemes are shown in yellow in the model view, with those under construction in blue. Emerging proposals within the Holborn and Fleet Valley Cluster include 120 Fleet Street, with the Salisbury Square development in the foreground. 120 Fleet Street cascades down in height towards the south.
- 6.56 In the City Cluster, the consented 55, 70, and 85 Gracechurch Street and One Leadenhall Street begin to bridge the gap between 20 Fenchurch Street and the centre of the Cluster. One Undershaft forms the peak of the Cluster, with 22 Bishopsgate being the second tallest building visible. 100 Leadenhall Street steps down from the tallest point towards the lower valley. The emerging Cluster retains clear sky around the cathedral. The submitted 55 Bishopsgate scheme would appear behind tower 42.



View 5: The South Bank: Gabriel's Wharf viewing platform [LVMF-16B.2] - Proposed Clusters

Proposed

- 6.57 The landmark form of St Paul's Cathedral would continue to be appreciated and understood.
- 6.58 The Proposed Clusters lie outside of the St Paul's Heights policy area. The dominance of St Paul's Cathedral and the visibility of its principal features are further safeguarded by these limitations.
- 6.59 The Proposed Clusters would preserve the ability to recognise and appreciate St Paul's Cathedral and the other landmarks and historic buildings identified in the guidance, including the relationship between the Inner Temple Gardens and the Victoria Embankment.
- 6.60 The overall form of the Proposed City Cluster ensures the retention of the prominence of St Paul's Cathedral by avoiding visually crowding or dominating the landmark in this view. The Cluster is some distance from the Cathedral in this view, with height clearly and commodiously stepped away from the Cathedral, starting with a small sky gap retained between the Cluster and Angel Court.
- 6.61 The Proposed City Cluster forms the skyline to the east as a dynamic counterpoint to the more historic and green areas of the Temples and Victoria Embankment to the west. There is more of a sense of intricacy, fine grain, and a layered townscape in the western half of the view contrasting with the higher density, height, and modern geometries of the eastern half of the view, in which the City Cluster stands. The relationship between the Cathedral and the City Cluster can be appreciated through this juxtaposition in this view.





View 5: The South Bank: Gabriel's Wharf viewing platform LVMF-16B.2 - Proposed Clusters

- 6.62 To the south, the proposed City Cluster would step down dramatically in scale to significantly lower foothills, terminating just short of the Monument. As such, there would be a degree of encroachment into the clear sky setting of the Monument and therefore very minor potential for adverse effects on its presence in this view, which should be interrogated at individual scheme stage.
- 6.63 The form of the Holborn and Fleet Valley Cluster, though largely concealed by trees, would create a subtle crest in the skyline. The extent of height does not interfere with the silhouette of St Bride's Church in this view. The emerging developments within the Holborn and Fleet Valley Cluster are of a finer grain which relates to the character of the Temples in the foreground.
- 6.64 Further tall buildings within the Proposed Clusters have the potential to reinforce the dynamic qualities of contrasts and further define the modern skyline in this view, to the overall benefit of the dramatic contrast with the Cathedral. The LVMF SPG notes that proposals for new tall buildings should contribute to the existing cluster (para 281) and that new tall buildings should not reduce the prominence of the Cathedral when moving between the LVMF Assessment Points 16.B.1 and 16B.2 (para 283).
- 6.65 The architectural character, materials, and colour palette of individual proposals coming forward within the Proposed Clusters would need to provide an appropriate context to the landmark of St Paul's Cathedral, to further preserve its legibility in the skyline.
- 6.66 Overall, the visual effect is considered to be **beneficial** owing to the reinforcement of the character of the Proposed Clusters into cohesive forms, which will continue to develop a recognised identity over time, although it is acknowledged that there could be some potential for **adverse** effects upon the setting of the Monument, and these will have to be very carefully scrutinised at individual scheme stage.

View 6: Waterloo Bridge: downstream [LVMF-15b.1] - Existing

Existing

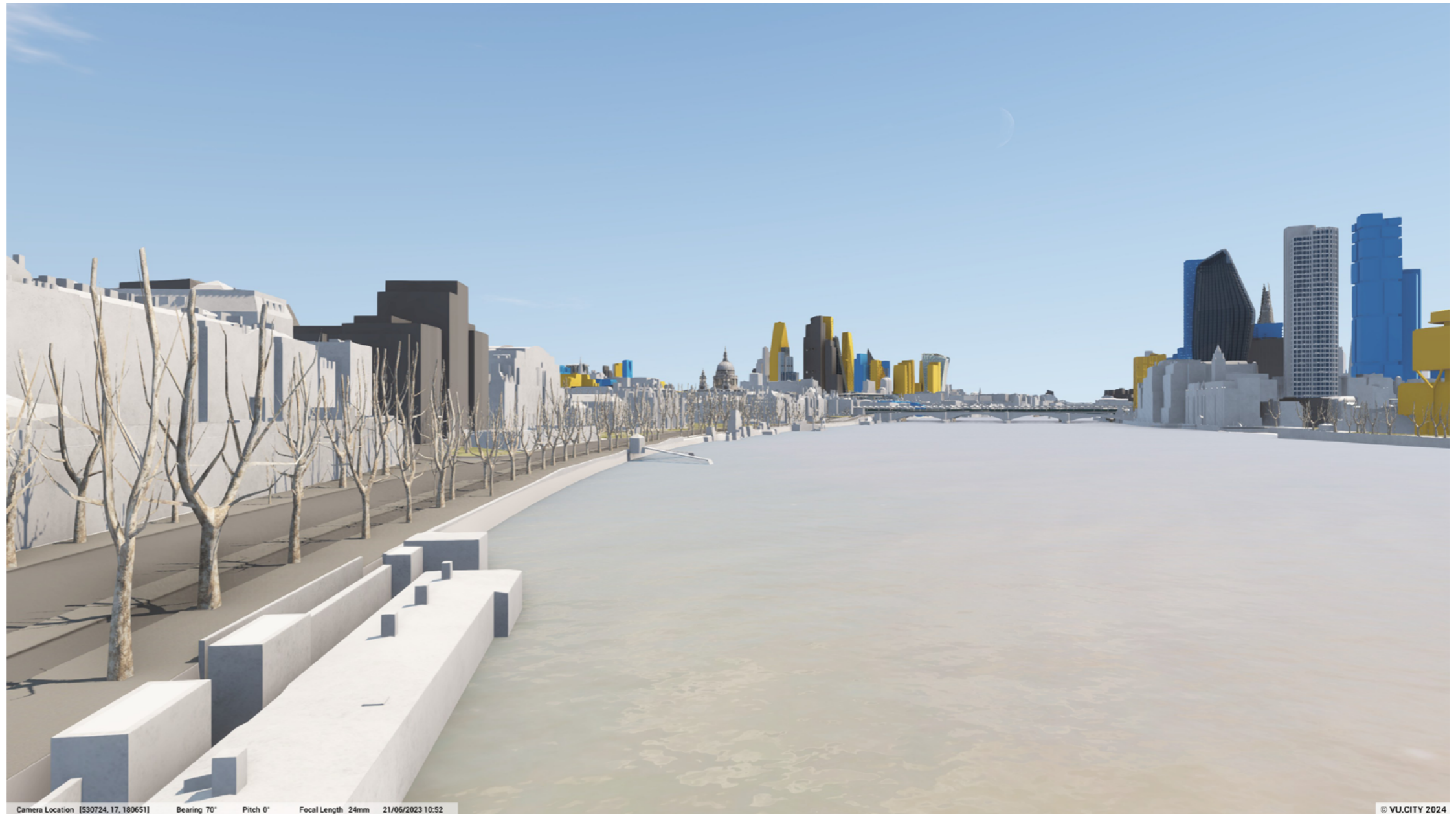
- 6.67 This view is taken from Waterloo Bridge, looking downstream. The LVMF SPG gives the following description of this view: *'The location provides important views east towards St Paul's Cathedral and the City of London. The river frontage buildings on the Westminster and Southwark sides of the Thames frame the middle ground views and the river dominates the foreground. The viewer's eye is drawn towards Temple Gardens, St Paul's Cathedral and the City's financial district. There is also a good view of the tall buildings at Canary Wharf, in the distance.'*
- 6.68 *Both river banks are softened by trees in the foreground of the view. From the north end of the bridge, St Paul's Cathedral appears above the trees on the Embankment, with only the river and tethered boats also in the foreground. The principal cluster of tall buildings in the City remains to the right of the Cathedral in views from Waterloo Bridge.*
- 6.69 *The view of the south side of the river includes several large individual buildings, including the Shard. There is little sense of a coherent composition of buildings at this location.'*
- 6.70 Since 2012, Southbank Tower, One Blackfriars and 240 Blackfriars Road have been constructed south of the river, near Blackfriars Bridge. Numerous tall buildings in the City have also been constructed since 2012, including 22 Bishopsgate, the tallest element, and 20 Fenchurch Street, which marks the extent of the Cluster to the south.



View 6: Waterloo Bridge: downstream [LVMF-15b.1] - Future Baseline

Future baseline

- 6.71 Salisbury Square can be seen to the left of the view sitting within the surrounding context at a similar scale. 2-3 Finsbury Avenue and Appold Street are taller buildings in the distance.
- 6.72 In the City Cluster area, One Undershaft would mark the tallest point, with 100 Leadenhall Street stepping down to One Leadenhall Street, 85, 70 and 55 Gracechurch Street, to the south. The submitted 55 Bishopsgate scheme would appear behind tower 42.
- 6.73 Taller developments are emerging in the distance around Canary Wharf and there are also emerging developments on the south side of the river.



View 6: Waterloo Bridge: downstream [LVMF-15b.1] - Proposed Clusters

Proposed

- 6.74 The Proposed City Cluster would be consolidated, preserving the overall composition of the view, but covering further sky space closer to the east of the Cathedral. While the Cathedral would retain a clear sky setting around its silhouette, the drawing of the Proposed City Cluster form closer to the Cathedral in the view could create the potential for conflict with the guidance in the LVMG SPG, which requires development to maintain the Cathedral's visual prominence and not dominate any element of the Cathedral's silhouette in the background of the view (paras 266 and 267). It is acknowledged that, in this scenario, individual schemes coming forward on sites at the Proposed City Cluster's edge in this location could have the potential to conflict with the guidance. Nevertheless, it is considered that the form and modelling of the Proposed City Cluster at this point strikes, overall, an appropriate balance in respect of the SPG and the consolidation of the City Cluster form.
- 6.75 Overall, the visual effect in respect of the Proposed City Cluster form alone is considered to be **beneficial**, through the enhancement of its form and sharper definition of its edges. However, it is acknowledged that there is some low potential for **adverse** effects, particularly at the north-western corner closest to the Cathedral, and these will need to be scrutinised at individual scheme stage.



View 7: Waterloo Bridge: downstream [LVMF-15b.2] - Existing

Existing

- 6.76 This view is taken from Waterloo Bridge, and it looks downstream towards St Paul's Cathedral. The LVMF SPG gives the following description of the view: *'The location provides important views east towards St Paul's Cathedral and the City of London. The river frontage buildings on the Westminster and Southwark sides of the Thames frame the middle ground views and the river dominates the foreground. The viewer's eye is drawn towards Temple Gardens, St Paul's Cathedral and the City's financial district. There is also a good view of the tall buildings at Canary Wharf, in the distance.'*
- 6.77 *Both river banks are softened by trees in the foreground of the view. From the north end of the bridge, St Paul's Cathedral appears above the trees on the Embankment, with only the river and tethered boats also in the foreground. While the principal cluster of tall buildings in the City remains to the right of the Cathedral in views from Waterloo Bridge, recent developments close to the north-east edge of the City, have begun to create a second cluster on the left side of the Cathedral.'*
- 6.78 Numerous tall buildings in the City have been completed since the LVMF SPG was published in 2012, including 22 Bishopsgate, The Leadenhall Building, 8 Bishopsgate and 52 Lime Street, as some of the tallest. 30 St Mary Axe (The Gherkin) is now concealed by them. Tall developments have also been constructed around Blackfriars on the south side of the river.
- 6.79 The City Cluster is a highly prominent and defining feature of the view. This viewpoint location is one of the best places from which to appreciate both St Paul's and the City Cluster.



View 7: Waterloo Bridge: downstream [LVMF-15b.2] - Future Baseline

Future baseline

6.80 120 Fleet Street and Salisbury Square can be seen to the left of the view and 2-3 Finsbury Avenue and Appold Street lie to the left of St Paul's. In the City Cluster area, One Undershaft marks the tallest point, with 100 Leadenhall Street stepping down to One Leadenhall Street, 85, 70 and 55 Gracechurch Street. The submitted 55 Bishopsgate scheme would appear behind tower 42. There are also emerging developments on the south side of the river.





View 7: Waterloo Bridge: downstream [LVMF-15b.2] - Proposed Clusters

Proposed

- 6.81 The Proposed Holborn and Fleet Valley Cluster would be seen to the left of this view. The eastern edge of it is defined by 120 Fleet Street, with the gentle curve of the Proposed Holborn and Fleet Valley Cluster reaching to the west to allow for similarly scaled developments to consolidate the existing nucleus of tall buildings into a compelling modern skyline.
- 6.82 The Proposed City Cluster form would follow the shape of the emerging schemes to the south. The primary crest peaks around One Undershaft. The northern part of the Proposed City Cluster would establish an opportunity for future development, creating a coherent crest between 100 Leadenhall Street and the Heron Tower, while preserving the Cathedral's clear sky setting. The southern part of the Cluster would consolidate around 20 Fenchurch Street and drop down significantly in scale towards the Monument, the clear sky setting of which would be preserved in the view.
- 6.83 Overall, the effect would be **beneficial** in respect of the enhancement of the Cluster forms themselves, and **neutral** in respect of the overall qualities of the view.

