

## View 12: The Queen's Walk at City Hall [LVMF-25a.2] - Future Baseline

# ED-HTB19

### Future baseline

- 6.143 One Undershaft, expected to be the tallest building in the Cluster, is visible on the left edge of the frame. Next to it would be 100 Leadenhall Street, with 40 Leadenhall Street shown in blue in the foreground.
- 6.144 Some smaller developments would be seen emerging at a contextual scale in the setting of the WHS, such as Royal Mint Street, to the right of the White Tower.





## View 12: The Queen's Walk at City Hall [LVMF-25a.2] - Proposed Clusters

### Proposed

- 6.145 This view directed to the WHS gives a clearer understanding of the relationship of the eastern edge of the Cluster with the WHS. The White Tower retains its prominent silhouette in the centre.
- 6.146 Only the eastern edge of the Proposed City Cluster would be visible on the left, with the form gradually stepping up to the taller elements of the Cluster. If the viewer were to pan to the left, the Cluster would be seen as in view 10b. The proposed consolidation would have a **beneficial** effect on the City Cluster form, the effect on the view overall would be **neutral**.



## View 13: The Queen's Walk at City Hall [LVMF-25a.1] - Existing

### Existing

6.147 This view is taken from the same location as view 10c, but is facing directly to the WHS.

6.148 The City Cluster is seen to the left and Tower Bridge to the right.



## View 13: The Queen's Walk at City Hall [LVMF-25a.1] - Future Baseline

### Future baseline

- 6.149 One Undershaft would form the tallest point of the emerging Cluster, with 100 Leadenhall Street stepping down to the east. 50 Fenchurch Street would step down in the foreground of the Cluster, towards the south.
- 6.150 Some smaller developments would be seen emerging at a contextual scale in the setting of the WHS, such as Royal Mint Street, to the right of it.



## View 13: The Queen's Walk at City Hall [LVMF-25a.1] - Proposed Clusters

### Proposed

- 6.151 This view directed to the WHS gives a clearer understanding of the relationship of the eastern edge of the Cluster with the WHS. When viewing directly across the river, the Cluster is experienced as framing the view to the left, with Tower Bridge to the right. This is a considered composition in relation to this view. The protected vista of the White Tower, with its prominent silhouette in the centre, is unaffected.
- 6.152 The proposed consolidation would have a **beneficial** effect on the City Cluster form, and a **neutral** effect on the view overall.



## View 14: St James's Park Bridge [LVMF-26a.1] - Existing

### Existing

6.153 This view is taken from St James's Park Bridge and looks over the lake in St James's Park towards Horse Guards Parade. This is another iconic London view and one of the best examples of the English Picturesque, with a distinctive mix of landscape and townscape. The LVMF SPG states: *'The Viewing Location is on the east side of the footbridge across the lake. The bridge was built in 1956-7 to the designs of Eric Bedford of the Ministry of Works. Views vary from either end of the bridge and a near central location has been selected for the single Assessment Point (26A.1) orientated towards Horse Guards Parade.'*

6.154 *The view derives its particular character from the high quality landscaped setting of St James's Park. The foreground and middle ground are dominated by the lake and surrounding mature parkland. The trees and shrubs enclose the view towards a central element of vegetation known as Duck Island at the east end, with each element of the landscape forming a distinct skyline. Buildings are seen in two groups between trees either side of Duck Island, where they each provide a focus to the view. There is also a fountain to the left of Duck Island that provides a secondary focus to the view.*



## View 14: St James's Park Bridge [LVMF-26a.1] - Existing

- 6.155 *The juxtaposition of the landscaped elements in the foreground and middle ground, and the two groups of important civic buildings, including Horse Guards and Whitehall Court to the left, and the Foreign and Commonwealth Office, as well as the London Eye and the Shell Centre to the right, enable the viewer to appreciate that this is an historic parkland in an important city location. It is essentially a picturesque view dominated by landscape that defines the two distinct groups of buildings, each with different characteristics. The left-hand group includes a skyline of spires and pinnacles, while the right-hand group is one of more strongly geometric forms. The buildings in the view are consistent in their use of Portland stone, with the exception of the London Eye, which stands at 135 metres or 443 feet, is made of steel, is visually permeable and is useful for orientation purposes.*
- 6.156 *Within the two groups of buildings, no single building commands a focus; rather, the two groups work together as a layering of architectural detailing against the skyline. The rooftop of Whitehall Court rises behind Horse Guards to the left of centre. The clear skyline above Duck Island separates the two groups and maintains the dominance of landscape. The Foreign and Commonwealth Office is seen to the right of centre. The Shell Tower and London Eye are seen on the margins of the view and are of a larger scale.'*
- 6.157 Since 2012 the buildings at Casson Square are now visible as a backdrop to the Foreign and Commonwealth Office. 22 Bishopsgate and the tall buildings at Blackfriars are visible through the treescape of Duck Island.



## View 14: St James's Park Bridge [LVMF-26a.1] - Future Baseline

### Future baseline

- 6.158 The Doon Street development and 18 Blackfriars Road, visible above the Duck Island trees, and Elizabeth House, behind the Shell Centre, would be seen as additional backdrop elements to the Foreign and Commonwealth Office.
- 6.159 One Undershaft would be glimpsed through the trees, to the right of 22 Bishopsgate. The submitted scheme at 55 Bishopsgate, if consented, would be seen further to the left.



## View 14: St James's Park Bridge [LVMF-26a.1] - Proposed Clusters

### Proposed

- 6.160 The uppermost parts of the Proposed City Cluster would be visible in this view. The apex of buildings around One Undershaft, and occupying the north-west corner, would emerge off-centre, behind and to the left of the Duck Island trees. The north-west shoulder of the Proposed City Cluster's apex would appear over, and to interact with, the roofline of Whitehall Court.
- 6.161 Although the Proposed City Cluster would appear lower in height overall than the other closer elements of the future baseline, and has been modelled to present a decreasing, deferential edge at its most prominent in this view, it would still form a prominent new presence interacting with the notable elements of the view. Although it would appear as part of one of the existing groups of buildings, in line with the guidance in para 431 of the LVMF SPG, it is considered that the Proposed City Cluster would have the potential to appear to dominate or compete with the notable elements of the view. Therefore, it could potentially conflict with the guidance in para 431 of the SPG, though this could be mitigated by attaining exceptional design quality in individual proposals. In summer, the visibility would be considerably diminished owing to tree coverage. This is illustrated in the summer views in Appendix 3.
- 6.162 Overall, it is acknowledged that there is some **low potential for adverse effects** upon the qualities and composition of this view, and these will need to be rigorously scrutinised at individual scheme stage.



## View 15: St James's Park Bridge [WCC-mv34b] - Existing

### Existing

- 6.163 This view is south along the bridge from view 14.
- 6.164 From the bridge over the lake in St James's Park this view is framed by trees and greenery in the park. Duck Island is at the other end of the lake.
- 6.165 There is a contrast between the landscaped elements in the foreground and middle ground, and the two groups of important civic buildings, including Horse Guards and Whitehall Court to the left, and the Foreign and Commonwealth Office, as well as the London Eye and the Shell Centre to the right (mostly behind tree branches), enabling the viewer to appreciate that this is an historic parkland in an important city location. In this more southern view along the bridge, more of the Foreign and Commonwealth Office is obscured by trees.



## View 15: St James's Park Bridge [WCC-mv34b] - Future Baseline

### Future baseline

- 6.166 The Doon Street development and 18 Blackfriars Road, visible above the Duck Island trees, and Elizabeth House, behind the Shell Centre, would be seen as additional backdrop elements to the Foreign and Commonwealth Office.
- 6.167 One Undershaft would be glimpsed through the trees, to the right of 22 Bishopsgate. The submitted scheme at 55 Bishopsgate, if consented, would be seen further to the left.



## View 15: St James's Park Bridge [WCC-mv34b] - Proposed Clusters

### Proposed

6.168 The Proposed City Cluster, shown in purple, would be mostly obscured by the dense treescape of Duck Island in the summer. This is illustrated in Appendix 3. In winter, there would be minimal glimpsed visibility through the winter branches. As with view 14, it is acknowledged that there would be some **low potential for adverse effects** upon this view, and these would need to be rigorously scrutinised at individual scheme stage.



## View 16: St James's Park Bridge [WCC-mv34a] - Existing

### Existing

- 6.169 This view is north along the bridge from view 14.
- 6.170 The view is framed by trees and greenery in the park, with the lake in the foreground and Duck Island at the end of the lake.
- 6.171 There is a contrast between the landscaped elements in the foreground and middle ground, and the built environment seen beyond.
- 6.172 This is a more open view than that of view 14, with more of the urban backdrop visible. The viewer is clearly able to appreciate that this is an historic parkland in an important city location. Horse Guards Parade and Whitehall Court are seen to the left, with 22 Bishopsgate and The Leadenhall Building within the existing City Cluster seen beyond.
- 6.173 The tall buildings at Blackfriars are just visible through the winter trees of Duck Island.
- 6.174 The Foreign and Commonwealth Office, the London Eye, the Shell Centre, and the Casson Square development are seen to the right.





## View 16: St James's Park Bridge [WCC-mv34a] - Future Baseline

### Future baseline

- 6.175 The Doon Street development and 18 Blackfriars Road, visible above the Duck Island trees, and Elizabeth House, behind the Shell Centre, would be seen as additional backdrop elements to the Foreign and Commonwealth Office.
- 6.176 One Undershaft would be glimpsed through the trees, to the right of 22 Bishopsgate. The submitted scheme at 55 Bishopsgate, if consented, would be seen further to the left.



## View 16: St James's Park Bridge [WCC-mv34a] - Proposed Clusters

### Proposed

6.177 The Proposed City Cluster, shown in purple, would step up from 100 Leadenhall Street to One Undershaft and 22 Bishopsgate, which would form the primary crest, which then expands to the left and has a gentle step down with the submitted 55 Bishopsgate. The group would form a partial backdrop to Horse Guards Parade, the majority of which would still maintain its visibility against the sky. The apex of the Proposed City Cluster would be at One Undershaft.

6.178 It is considered that the Proposed City Cluster would have an appropriate presence in this view. It would maintain the central characteristic of the view as part of the modern City backdrop. It would not dominate over the foreground of the park, in line with the WCC's Metropolitan Views SPD. In summer, the visibility would be considerably diminished owing to tree coverage. This is illustrated in the summer views in Appendix 3.

6.179 As with views 14 and 15, it is acknowledged that there is some low **potential for adverse effects** upon this view, and these will need to be rigorously scrutinised at individual scheme stage.



## View 17: Alexandra Palace [LVMF 1A.1] - Existing

### Existing

- 6.180 This view is taken from the viewing terrace at Alexandra Palace, and it looks toward St Paul's Cathedral. This is a long distance view of the Cathedral, and the LVMF SPG states that it *'represents the best position to see the wider panorama'*. The foreground is dominated by trees and greenery within Alexandra Park, and the LVMF SPG states that this is an important aspect of the view: *'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.'*
- 6.181 The middle ground has a *'broadly residential character'* and is largely comprised of *'red brick terrace houses, pitched roofs and mature vegetation interspersed by church spires and public buildings'*. In the background, tall buildings within the City and other boroughs are visible, including the Shard, Centre Point, and the BT Tower. Additionally, the LVMF SPG notes that from the view the geography and topography of the eastern parts of London can be appreciated.
- 6.182 Since the publication of the LVMF SPG in 2012, several taller and larger developments have appeared, the most prominent of which is 22 Bishopsgate, seen at the centre of the Cluster.



## View 17: Alexandra Palace [LVMF 1A.1] - Future Baseline

### Future baseline

6.183 Emerging schemes would be seen throughout the skyline in this view. Canary Wharf, to the left, and Blackfriars, to the right, would frame the emerging City Cluster, which would be the largest and tallest grouping at the centre. One Undershaft would be clearly read as the pinnacle. The submitted scheme at 55 Bishopsgate, if consented, would be seen in the foreground, central to the Cluster.

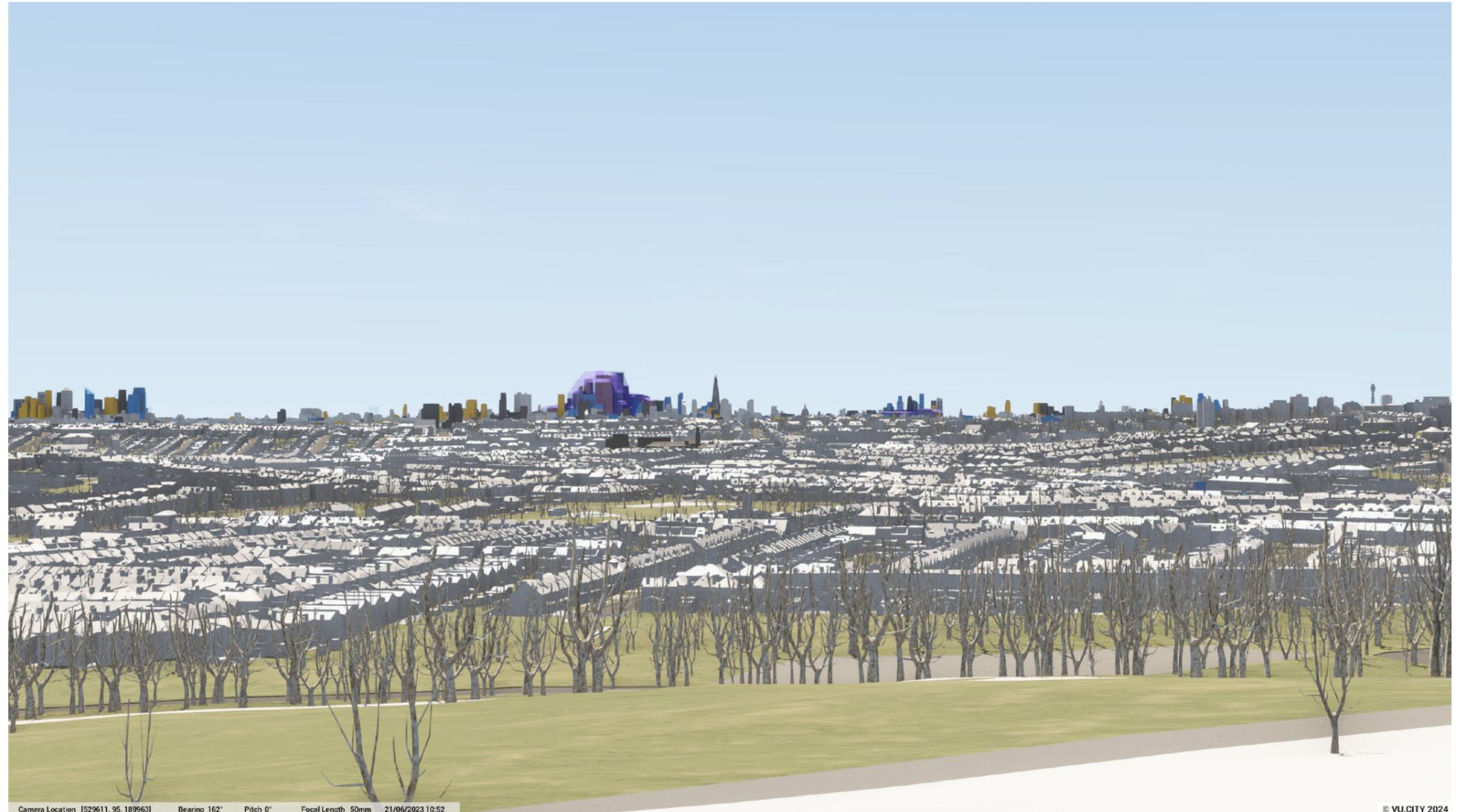




## View 17: Alexandra Palace [LVMF 1A.1] - Proposed Clusters

### Proposed

- 6.184 The Proposed Holborn and Fleet Valley Cluster would just be visible to the right in this view, shown in purple. It would be seen in the foreground of the taller buildings around Blackfriars. There would be no effect as a result of this Proposed Cluster.
- 6.185 The form of the Proposed City Cluster would have a defined edge to the left, with a gradual slope to the primary crest, which from this view would offer a plateau of similar height of the tallest buildings.
- 6.186 There would be a steeper slope down to the right, where foothills would gradually meet the context. This would be a consolidation of the existing and emerging scenario and would contribute to the City's identity, as seen from outer boroughs. It would not affect the visual experience of St Paul's. As such, the proposed consolidation could have a **beneficial** effect, albeit modestly so, on the view overall.



## View 18: Parliament Hill [LVMF 2A.1] - Existing

### Existing

6.187 This view is taken from Parliament Hill, which is an 'open public area of the Heath consisting of fields, hedgerows and woodland'. The view from the hill is panoramic and there are important views towards the City, which take in St Paul's Cathedral and the towers of the Palace of Westminster. Trees and greenery make up the foreground and towers within the City and other boroughs are visible in the background.

6.188 The LVMF SPG states the following: '*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.*'

6.189 In its description of this view, the LVMF SPG highlights several landmark buildings, including St Paul's Cathedral: '*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.*'

6.190 Since the publication of the LVMF SPG, in 2012, several taller and larger developments have appeared in the view, the most prominent of which is 22 Bishopsgate.



## View 18: Parliament Hill [LVMF 2A.1] - Future Baseline

### Future baseline

6.191 Emerging schemes would be seen throughout the skyline in this view, with Canary Wharf to the left and Blackfriars to the right of the emerging City Cluster, the largest and tallest grouping. One Undershaft would be clearly read as the pinnacle. The submitted scheme at 55 Bishopsgate would be seen in the foreground and central to the Cluster.

