Part 2 of 7

The study is divided into 7 parts, all available to download from the City of London Tall buildings and St Paul’s Heights Study page:

Part 1: Policy context and history and form of St Paul’s Heights

Part 2: The History of the St Paul’s Heights Study, Infringing Buildings of the St Paul’s Heights policy and Existing Views - Introduction

Part 3: The Existing Views – analysis of the views (part 1)

Part 4: The Existing Views – analysis of the views (part 2)

Part 5: The Existing Views – analysis of the views (part 3)

Part 6: The Existing Views – analysis of the views (part 4)

Part 7: The Existing Views – analysis of the views (part 5), Comparison Summary, Conclusion and Appendices

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History of the St Paul’s Heights Study

The 1978 St Paul’s Heights Subject Study considered the character of the Heights by dividing the area into a number of Sections, the heights contours or heights grid being based on a specific range of views. This approach will be carried forward (with amendments) for this revised Study. The 1978 Study considered not only the viewpoints believed to be the source of the Heights grid, but also additional sites of relevance to views of St Paul’s Cathedral such as Hungerford Bridge in the far South-West, additional relevant points along the riverside in the South-West, South and South-East, additional nearby views such as Paternoster Square in the North, Ludgate Hill and Fleet Street in the West and views from the East at Cheapside, Watling Street and Cannon Street.

This revision and update of the 2013 St Paul’s Heights Study will consider all the viewpoints used in the formulation of the Heights and the 1978 Study, as well as any other points which are relevant as viewing places of St Paul’s Cathedral. These include other sites on the riverside which have become more important due to the redevelopment and opening up of the Thames Path on the South Bank and Bankside, as well as Monument View 5 which integrates with the Core Strategic Policy CS13. The area covered by each of the view Sections is shown in Map 3.

The South-West Section has a large number of both distant and near views. There are elevated views from Hungerford, Waterloo and Blackfriars Bridges, and low viewpoints from the South Bank along the river frontage in between. This is the most complex of the sections.

The South Section has a large number of viewpoints mostly from river level in the Bankside area between Blackfriars and Southwark Bridges, creating a steep but simple gradient to the views.

The South-East Section has a number of both elevated and river level viewpoints between Southwark and London Bridges. This is a complex section of views.

The East Section has a number of low viewpoints at street level nearby from Cheapside, Watling Street and Cannon Street.

The North Section has several low nearby viewpoints at street level from King Edward Street/St Martin’s le Grand and Paternoster Square with steep contours.

The North-West Section has three longer-distance views from Farringdon Road, St John Street and Amwell Street in the London Borough of Islington. The last two were additions to the original Heights. These views form long shallow gradients in
the views although they overlap near the Cathedral, with the Farringdon Road view producing the lower height limits.

The West Section has a number of viewpoints from street level on Fleet Street and Ludgate Hill. Only one of these points was assessed in the original Heights calculations.

Map 3: St Paul’s Heights view sections
Infringing Buildings

Introduction
There are a total of 42 buildings and structures which infringe or have formerly infringed the height limits of the St Paul’s Heights Policy as shown on Map 4 on page 11. 18 of these were historic buildings built before the policy was adopted by the City Corporation. A full list is shown in Appendix A. In order to assess the impact of these infringing buildings, they have been divided into three principal categories:

- There are 7 Historic City Churches that technically infringe the height limits but are usually considered as historic skyline features complementary to St Paul’s cathedral. All are Grade I listed buildings.

- Greater Infringements include all those buildings where the level of infringement is more than 5m over the height limit and that infringement is not just a spire, pinnacle or other minor architectural feature projecting above the height limit. There have been 17 buildings considered as Greater Infringements, 6 of which have since been redeveloped in conformance with the Heights with 4 of the remainder built before the policy was adopted by the City Corporation.

- Lesser Infringements include those remaining buildings where the infringement is less than 5m above the height limit or where there is a greater infringement principally due to roof plant, pinnacles or other minor architectural features projecting above the height limit. Buildings such as the former City of London School building at 60 Victoria Embankment (10) fall into this category. Of these 18 buildings, 6 have since been redeveloped in conformance with the Heights with 5 of the remainder built before the policy was adopted by the City Corporation.
Map 4: Buildings infringing St Paul’s Heights showing buildings both existing and demolished and the level of the existing/former infringements
Greater Infringements – Existing Buildings

Details of the greater infringements by existing buildings within the City are set out in Table 2. The locations of all the existing and demolished infringing buildings are shown on Map 4. References are made in the description to the Viewpoints as shown on Map 5 (e.g. view SE7).

Globe View (13) is a former Victorian warehouse now in residential use. Built before the Heights were formulated, the building was not subject to its controls. Globe View affects views of the Cathedral significantly from S9 & S10, but also from S11, SE1 & SE2. Unilever House (17) and the Faraday Building (18) were completed in 1930 before the Heights were formulated and so were not subject to its controls. Unilever House affects views of the Cathedral from SW4 to SW8. Unilever House is a Grade II listed building. The Faraday Building affects views from Viewpoints SW11 to SW17 & S1 to S2. Thames House / Five Kings House (20) were also built before the Heights were formulated and so were not subject to its controls. They are Grade II listed buildings and affect views SE4 to SE6.

5 Cheapside (30) infringes the St Paul’s Heights Limitations by the equivalent of approximately a storey and a half at 6.77m. Cannon Bridge House (36), completed in 1991 and refurbished in 2006, was built above Cannon Street Station when the ‘air rights’ were sold. The southern part of the building within the Heights Policy area was built above the platforms largely within the listed flanking walls of the station. The roofline is around 4-5m over the Heights limits with further minor infringements due to roof plant. The taller northern part is outside the Heights Policy area, with an abrupt slice marking its edge. It affects views SE7 & SE8.

Part of 81 Newgate Street (37) infringes the Heights limits at the edge of the Policy Area although it does not obstruct views of the dome and drum from viewpoints N1 & N2. 13-21 West Smithfield (41) was redeveloped in 1998 behind a retained façade that contributed to the character of the conservation area. The scheme resulted in the reduction of an existing infringement. The building is at the edge of the affected view from Amwell Street (NW3).

The redevelopment of Blackfriars Station (42) – see Picture 4, involved the construction of a new roof glazed with solar panels to provide essential shelter for the extended station. The new roof canopy exceeds the Heights over the bridge at a level varying from 2.1m at the mid-river boundary to 5.6m at the Southwark bank. The roof affects views of the Cathedral most significantly from SW15 on Blackfriars Bridge.
47-53 Charterhouse Street (40) in the London Borough of Islington affects the view from Farringdon Road (NW1). Both the chimney and the roof line of this listed combined-heat-and-power station exceed the Heights limits. It can be considered as a greater infringement although is outside the planning control of the City of London.
## St Paul’s Heights Study

### Table 2: Greater Infringements – Existing Buildings

<table>
<thead>
<tr>
<th>ID No</th>
<th>Name</th>
<th>Completed</th>
<th>Height (m AOD)</th>
<th>Height Limit (m AOD)</th>
<th>Height in excess of limit (m)</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>13</td>
<td>Globe View</td>
<td>Victorian</td>
<td>36.5</td>
<td>23.7</td>
<td>12.8</td>
<td>Existing</td>
</tr>
<tr>
<td>17</td>
<td>Unilever House</td>
<td>1930</td>
<td>45.3</td>
<td>30.1</td>
<td>15.2</td>
<td>Existing</td>
</tr>
<tr>
<td>18</td>
<td>The Faraday Building</td>
<td>1930</td>
<td>46.8</td>
<td>35.3</td>
<td>11.5</td>
<td>Existing</td>
</tr>
<tr>
<td>20</td>
<td>Thames House / Five Kings House</td>
<td>1930s</td>
<td>34.1</td>
<td>26.4</td>
<td>7.7</td>
<td>Existing</td>
</tr>
<tr>
<td>30</td>
<td>5 Cheapside</td>
<td>1968 (refurb. 2014)</td>
<td>46.2</td>
<td>41.1</td>
<td>5.1</td>
<td>Existing</td>
</tr>
<tr>
<td>35</td>
<td>Watling Court</td>
<td>1980s</td>
<td>45</td>
<td>37.4</td>
<td>7.6</td>
<td>Existing</td>
</tr>
<tr>
<td>36</td>
<td>Cannon Bridge House</td>
<td>1991</td>
<td>35.3</td>
<td>26.7</td>
<td>8.6</td>
<td>Existing</td>
</tr>
<tr>
<td>37</td>
<td>81 Newgate Street</td>
<td>1985</td>
<td>59.3</td>
<td>43.3</td>
<td>16</td>
<td>Existing</td>
</tr>
<tr>
<td>40</td>
<td>47-53 Charterhouse Street</td>
<td>1992</td>
<td>53</td>
<td>33.1</td>
<td>19.9</td>
<td>Existing</td>
</tr>
<tr>
<td>41</td>
<td>13-21 West Smithfield</td>
<td>1998 (refurb.)</td>
<td>49.4</td>
<td>39.5</td>
<td>9.9</td>
<td>Existing</td>
</tr>
<tr>
<td>42</td>
<td>Blackfriars Station (new roof)</td>
<td>2012</td>
<td>19.8</td>
<td>14.2</td>
<td>5.6</td>
<td>Existing</td>
</tr>
</tbody>
</table>

### Table 3: Greater Infringements – Demolished Buildings

<table>
<thead>
<tr>
<th>ID No</th>
<th>Name</th>
<th>Completed</th>
<th>Height (m AOD)</th>
<th>Height Limit (m AOD)</th>
<th>Height in excess of limit (m)</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>Cannon Street Station (former roof)</td>
<td>1866</td>
<td>48</td>
<td>25.2</td>
<td>12.8</td>
<td>Demolished</td>
</tr>
<tr>
<td>13</td>
<td>Sunlight Wharf</td>
<td>Victorian</td>
<td>30</td>
<td>23.7</td>
<td>6.4</td>
<td>Demolished</td>
</tr>
<tr>
<td>14</td>
<td>Vintry House</td>
<td>1930</td>
<td>43.5</td>
<td>24.9</td>
<td>18.6</td>
<td>Demolished</td>
</tr>
<tr>
<td>17</td>
<td>Faraday Building (North)</td>
<td>1930</td>
<td>45.3</td>
<td>38.9</td>
<td>6.4</td>
<td>Demolished</td>
</tr>
<tr>
<td>23</td>
<td>Sudbury House</td>
<td>1964</td>
<td>59.2</td>
<td>51.4</td>
<td>27.8</td>
<td>Demolished</td>
</tr>
<tr>
<td>27</td>
<td>Cardinal House</td>
<td>1960s</td>
<td>50.5</td>
<td>30.1</td>
<td>20.4</td>
<td>Demolished</td>
</tr>
</tbody>
</table>

Note: Buildings in italics were built before the heights were formulated and were not subject to its controls.
Lesser Infringements – Existing Buildings
Lesser infringements include Baynard House (34) which was given permission in 1974 with reservations. The building exceeded the Heights but the applicants argued that it was in the shadow of Faraday Building and thus no extra infringement occurred. It was approved with the proviso it could not be regarded as a precedent. Millennium Bridge House (39) was completed in 1987 and infringes by up to 5.8m principally due to the decorative building pediments along the river frontage. A current planning permission would see the redevelopment of the building to remove these pediments and other features, thereby improving views from S5 to S8.

Other lesser infringements are due to lift plant or other rooftop equipment such as at 24-27 West Smithfield (33), or from minor architectural features of Victorian buildings projecting above the height limit such as at Cannon Street Station Towers (8), 60 Victoria Embankment (10), Bridge House (11) and Carmelite House (12).

Greater Infringements – Demolished Buildings
This section shows that the long term consistent application of the Heights policy has led to the demolition or reduction of inappropriate infringements. Details of the greater infringements now demolished are set out in Table 3.

Cannon Street Station was completed in 1866 before the St Paul’s Heights controls. The former station roof (9) which was demolished in 1958 infringed the Heights. It was eventually replaced with the lower air rights development of Cannon Bridge House (36). Sunlight Wharf (14) was a former Victorian warehouse. Built before the Heights were formulated, the building was not subject to its controls. It was demolished and replaced by Norfolk House in conformance with the Heights.

Vintry House (16) was built before the Heights were formulated and was not subject to its controls. The building was demolished in the 1980s to be replaced by Vintners Place in conformance with the Heights.

Faraday Building (North) (19) was demolished to be replaced in 2009 by the hotel at 10 Godliman Street in conformance with the Heights.

Buildings 25 to 28 all formed part of the former Paternoster development built in the 1960s as part of the St Paul’s Precinct scheme. Sudbury House (25) was the largest infringement and was the subject of a public inquiry in 1959. This proposed a lower level of infringement for Sudbury House with a single floor being added to the other three blocks, raising them just above the height limits. All four buildings were demolished as part of the Paternoster Square redevelopment in the 2000s and redeveloped in conformance with the Heights.
Cardinal House (29) in the London Borough of Islington was demolished as part of the redevelopment of Farringdon Station. This building affected the view from Farringdon Road (NW1).

**Lesser Infringements – Demolished Buildings**

Lesser infringements which have been removed include Watling House (23) which was originally permitted with a minor infringement as it was on the edge of the control area and the proposal allowed a better architectural frontage on Cannon Street. The site was redeveloped in the 1990s in full conformance with the Heights.

Mondial House (31) was demolished in 2006 and replaced by Watermark Place in conformance with the Heights. This has noticeably improved views from SE7 & SE8 on London Bridge. Kennet Wharf (32) which infringed due to roof plant was demolished in the 1980s. The site formed part of the Vintners Place development built in conformance with the Heights.

![Photo 4](image-url)  
*Photo 4: Building ‘cliff’ formed by buildings at Cannon Bridge House / Watermark Place showing the step change in height at the edge of the Policy Area*

Strict observance of the Heights can sometimes lead to a dull uniform rooftscape. Developers are encouraged to provide design solutions to help promote a more articulated, interesting rooftscape within the area of the St Paul’s Heights whilst also keeping to the limitations imposed by the St Paul’s Heights grid.

The desire of developers to maximise usable floorspace whilst complying with the Heights limits can sometimes lead to a ‘cliff’ effect in building heights developing. This is particularly significant at Cannon Bridge House and Watermark Place (Photo 5) where the building design rises significantly immediately beyond the edge of the Policy Area boundary.
The Existing Views

Introduction
This section provides an assessment of the Heights from each of the viewpoints that make up the seven Sectors forming the St Paul’s Heights Policy Area. Research undertaken for the 1978 Study indicated that a total of 30 viewpoints were used to assess the Heights in the original 1930 calculations. Calculations based on views from these 30 points are the source of the height limits that form the grid as shown on Map 2.

The 1978 Study made a number of changes in the assessment of individual viewpoints. A number of views in the South-West sector were not assessed as it was deemed that many of the viewpoints were so close together that the views were almost identical.

Additional viewpoint locations were considered in 1978 where the views of St Paul’s Cathedral were important for monitoring and assessment. These included Hungerford Bridge in the South-West Sector, views from Cheapside / Watling Street / Cannon Street in the East Sector, views from the former Paternoster Square development in the North Sector, additional views from Ludgate Hill / Fleet Street in the West Sector, as well as additional viewpoints in several locations along the riverside in the South-West, South and South-East Sectors. Since the time of the 1978 Study, additional viewpoints from the London Borough of Islington at St John Street and Amwell Street have been added to St Paul’s Heights.

The Mayor of London’s London View Management Framework introduces a number of assessment points as River Prospects, some of which constitute important views toward St Paul’s Cathedral from the riverside and the Thames bridges. Most of these correspond to viewpoints used in the original Heights assessment and/or the 1978 Subject Study, but an additional viewpoint from Millennium Bridge was introduced.

In addition, since 1978 much of the Thames path along the Southwark riverside has been redeveloped and opened up for public amenity, including several prominent viewpoints with plaques to aid public viewing. Where these are additional to recorded viewpoints they have also been assessed.

A map of all viewpoints assessed in this Study is shown on Map 5. Viewpoints are numbered within each sector, for example - South-West 1. Photographic images were taken in 1978, which is the image on the left in black and white, and then in 2013 (or February 2015 where the view has since changed) which is the image on the right in colour. Further details of individual viewpoints including the relevant heights and where the view intersects the Cathedral structure are set out in Appendix B.
Map 5: Viewpoints and Sectors used in this Study