



LONDON VIEW MANAGEMENT FRAMEWORK

SUPPLEMENTARY PLANNING GUIDANCE

MARCH 2012
**LONDON PLAN 2011
IMPLEMENTATION FRAMEWORK**

MAYOR OF LONDON

LONDON VIEW MANAGEMENT FRAMEWORK

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Foreword by Boris Johnson, Mayor of London

For centuries, London has been home to some of the world's greatest buildings and urban spaces. We are privileged to enjoy this architectural history as we go about our daily lives. When we cross one of London's bridges, walk along the South Bank, or visit one of the viewpoints above the city, such as Parliament Hill, Primrose Hill or Greenwich, we are reminded of London's history and beauty, and why we love living here.

High quality, well-designed and thoughtfully located new buildings can add to our enjoyment of our city. They can help grow our economy, add vitality to our streets and complement our existing historic buildings, places and parks. However, it is important that we find a way of ensuring that new development fits with our built heritage so that London continues to be a desirable place to live, work and do business.

In July 2011 I published my London Plan which not only strengthened the protection for strategic views but also provided greater clarity as to their management. It also strengthened the policies related to World Heritage Sites, and is more much explicit about the importance of the settings of World Heritage Sites and their relationship to the outstanding universal value of each. This is particularly important in relation to the visual integrity of the World Heritage Sites. This Supplementary Planning Guidance supports the implementation of these London Plan policies.

The issues of view management are complex in a growing and changing city; it is therefore vital that we work in partnership to get it right.



A handwritten signature of Boris Johnson in black ink, featuring a stylized 'B' and 'J'.

Boris Johnson
Mayor of London



- 1 Policies 7.11 and 7.12 of the London Plan establish the London View Management Framework, which seeks to designate, protect and manage twenty-seven views of London and some of its major landmarks. The purpose of this document is to explain in greater detail this policy approach so that boroughs, applicants and other statutory authorities can assess a proposal's compliance with the London Plan. Policy 7.10 is also relevant to view management and provides greater protection to World Heritage Sites and their settings.
- 2 GOL Circular 1/2008 provides for the preparation, publication and ongoing review of Supplementary Planning Guidance (SPG) to the London Plan. This document constitutes such guidance and is therefore a material consideration in the determination of planning applications.
- 3 The views designated by the London Plan are classified in four ways. They are panoramas across substantial parts of London ('London Panoramas'); views of landmarks framed by objects in the landscape ('Linear Views'); broad prospects along the River Thames ('River Prospects'); or views of the urban townscape ('Townscape Views'). Each view has specific characteristics that contribute to an appreciation of London at the strategic level.
- 4 New development should make a positive contribution to the characteristics and composition of the Designated Views. This SPG seeks to provide a method to understand and protect these characteristics in the foreground, middle ground and background of the views, and the landmark buildings within them. It also seeks to protect and enhance the place from which the view is seen.
- 5 Development applications for proposals that could affect Designated Views should be analysed in accordance with the process and principles set out in the London Plan and this SPG. The SPG is set out in five parts:
 - Part One – Introduction;
 - Part Two – Conformity with Local Policies;
 - Part Three – Assessment Process and Consultation;
 - Part Four – View Management;
 - Part Five – Visual Management Guidance
- 6 This SPG makes reference to geometrically defined corridors between the Viewing Place and Strategically Important Landmarks in Designated Views. These corridors are comprised of a Landmark Viewing Corridor and a Wider Setting Consultation Area. These two components are defined collectively as 'Protected Vistas' in this SPG. Further guidance on the application of the Protected Vistas is provided throughout this SPG and its appendices.
- 7 The Secretary of State for Communities and Local Government has issued Directions in relation to 13 Protected Vistas. The Directions place additional consultation and referral requirements on development that exceeds the threshold plane of Protected Vistas. Table 2 sets out the specified bodies to be consulted by the responsible Local Planning Authority on proposals that fall within the Assessment Areas of Protected Vistas. These Assessment Areas are set out in the Directions as well as in the individual Management Plans and Appendix D: Protected Vistas. The Directions are published on the GLA's website.

- 8 It should be noted that this SPG does not seek to give guidance on every aspect of visual impact assessment. Development that might affect views identified by other statutory authorities should, where relevant, be assessed to determine its effect on those views.
- 9 From time to time, Government, English Heritage and local authorities may publish additional guidance on the assessment of development proposals. Applicants, local planning authorities and other statutory bodies should take such work into account.
- 10 In addition to this SPG, other considerations identified in local policy should also be taken into account in relation to view management.

Policy 7.11 | London View Management Framework Strategic

A

The Mayor has designated a list of strategic views (Table 7.1) that he will keep under review. These views are seen from places that are publicly accessible and well used. They include significant buildings or urban landscapes that help to define London at a strategic level. These views represent at least one of the following categories: panoramas across substantial parts of London; views from an urban space of a building or group of buildings within a townscape setting (including narrow, linear views to a defined object); or broad prospects along the river Thames. Development will be assessed for its impact on the designated view if it falls within the foreground, middle ground or background of that view.

B

Within the designated views the Mayor will identify landmarks that make aesthetic, cultural or other contributions to the view and which assist the viewer's understanding and enjoyment of the view.

C

The Mayor will also identify Strategically Important Landmarks in the views that make a very significant contribution to the image of London at the strategic level or provide a significant cultural orientation point. He will seek to protect vistas towards Strategically Important Landmarks by designating Landmark Viewing Corridors and Wider Setting Consultation Areas. These elements together form a Protected Vista. Each element of the Vista will require a level of management appropriate to its potential impact on the viewer's ability to recognise and appreciate the Strategically Important Landmark.

D

The Mayor will also identify and protect aspects of views that contribute to a viewer's ability to recognise and to appreciate a World Heritage Site's authenticity, integrity, significance and Outstanding Universal Value.

E

The Mayor has prepared supplementary planning guidance on the management of the designated views. This supplementary guidance includes plans for the management of views as seen from specific assessment points within the Viewing Places. The guidance provides advice on the management of the foreground, middle ground and background of each view. The Mayor will, when necessary, review this guidance.

Table 1 –Views designated by the Replacement London Plan

London Panoramas

1	Alexandra Palace to Central London
2	Parliament Hill to Central London
3	Kenwood to Central London
4	Primrose Hill to Central London
5	Greenwich Park to Central London
6	Blackheath Point to Central London

Linear Views

7	The Mall to Buckingham Palace
8	Westminster to St Paul's Cathedral
9	King Henry VIII's Mound, Richmond to St Paul's Cathedral

River Prospects

10	Tower Bridge
11	London Bridge
12	Southwark Bridge
13	Millennium Bridge and Thameside at Tate Modern
14	Blackfriars Bridge
15	Waterloo Bridge
16	The South Bank
17	Golden Jubilee/Hungerford Footbridges
18	Westminster Bridge
19	Lambeth Bridge
20	Victoria Embankment between Waterloo and Westminster Bridges
21	Jubilee Gardens and Thameside in front of County Hall
22	Albert Embankment between Westminster and Lambeth Bridges along Thames Path near St Thomas' Hospital

Townscape Views

23	Bridge over the Serpentine, Hyde Park to Westminster
24	Island Gardens, Isle of Dogs to Royal Naval College
25	The Queen's Walk to Tower of London
26	St James' Park to Horse Guards Road
27	Parliament Square to Palace of Westminster

- 11 This document is Supplementary Planning Guidance to the London Plan. London boroughs, statutory authorities and other stakeholders (such as The Royal Parks and World Heritage Site Management Committees) should take its contents fully into account when preparing development plan documents and policies, and when preparing, reviewing and responding to applications for planning permission and other consents. When the London Plan is published, where Development Plan Documents have not been prepared in general conformity with Policies 7.10, 7.11 and 7.12 of the London Plan, these policies will take precedence.
- 12 Local Planning Authorities should:
 - Incorporate the principles of the London Plan and this SPG into development plan documents.
 - Monitor any changes to the townscape in Designated Views and their effect on the quality of the view as required by this SPG.
 - Ensure that development plan documents support the policy of protecting the setting of the Palace of Westminster, Tower of London and Greenwich World Heritage Sites in accordance with the London Plan and this SPG.
 - Determine planning applications with regard to the process set out in this SPG.
- 13 It should be noted that the City of London Corporation's 'St Paul's Heights Limitations' is considered to be in general conformity with the objectives of this SPG.
- 14 The regulatory authority or agency managing the area seen in the view, and the area from which the view is seen, should ensure that their approach to place and landscape management enables the view to be fully seen and appreciated. This may include, for example, the prudent management of trees that may otherwise obscure landmarks or other important elements of the view. Noise and air pollution at the Viewing Place should not reduce visitors' amenity and, landscaping, facilities and access should enhance visitors' appreciation of the view.
- 15 Over time the Designated Views may change. For this reason, Policy 7.11 of the London Plan provides for their on-going review. The Designated Views should be managed so that they will continue to qualify for designation under the criteria set out in the London Plan.
- 16 To assist with this monitoring and review process, boroughs are strongly encouraged to retain photographic records of the changes to the Designated Views over time. These records could include images captured during the construction phase of a development that will impact on the Designated View. The archive can inform visual and townscape assessments, help measure the accuracy of visual representations and provide evidence that a developer has complied with consent conditions.
- 17 From time to time the Mayor and statutory consultees may ask the developer of an approved development to provide photographs of the completed scheme, as it is seen in Designated Views. Developers are invited to respond positively to this request.



CITY CRUISES

BOAT TRIPS TO TOWER & GREENWICH
HOP ON HOP-OFF tick



Assessment Process

- 18 A planning application for a proposal that could affect a Designated View should be accompanied by an analysis that explains, evaluates and justifies any visual impact on the view. The analysis will demonstrate that the proposal is consistent with the relevant London Plan policies, including 7.10 World Heritage Sites, 7.11 London View Management Framework and 7.12 Implementing London View Management Framework.
- 19 A proposal that is not consistent with Policies 7.10, 7.11 and 7.12 of the London Plan, and the principles and guidance set out in this SPG, should be refused.
- 20 The analysis should consider the likely significance, scale and magnitude of effect caused by the proposal's size, shape or design with reference to the London Plan, the guidance contained in this document and other relevant considerations such as local planning policies.
- 21 The assessment should be part of the Design and Access Statement or Townscape and Visual Impact Assessment submitted with a planning application. It should address all of the requirements of this SPG using clearly defined terminology, be as concise, impartial and objective as possible, draw upon the advice and opinion of others including English Heritage, and local authorities affected by changes to the Designated View. The applicant should acknowledge any potential harm to the view from the proposed development.
- 22 The analysis should be conducted according to the following, three-step process:

Step 1: Scoping

The applicant should determine whether the proposal is likely to affect a Designated View. The scoping process should confirm:

- The Designated Views relevant to the application;
- The location of any Assessment Points* from which the assessment shall be undertaken;
- Whether the proposal will be subject to the consultation procedures applied to Protected Vistas and Protected Silhouettes*;
- The form and detail of the materials to be used to describe the proposed development and its impact on the view.

The scoping exercise shall be completed in consultation with the affected local authorities. The number of Assessment Points and the level of visualisation can be refined throughout the assessment process, also in consultation with the local planning authority or statutory consultees.

Note: Most Designated Views are seen in a 120 degree field of view, defined from predetermined Assessment Points. It is not expected that the LVMF should be used to manage development falling outside this field of view unless specifically required by the assessing authority.

* Assessment Points, Protected Vistas and Protected Silhouettes are elements of a Designated View. They are described in greater detail in Part 4 of this SPG.

Step 2: Description of the view

The applicant should provide a description of the view to establish the following:

- The view's composition, including the skyline and the elements that contribute to and detract from it. The description should provide confirmation of what is distinctive, characteristic, aesthetically or culturally important in the view, and its benefit to London;
- Any existing constraints, or opportunities to enhance the view and its setting, (e.g. any relevant designations, local policies and consented schemes that have not yet been implemented).
- Conditions relevant to the assessment of the view including the effect of atmospheric conditions, distance and weather or seasonal change, building works that could block or harm views on a temporary basis and/or night-time appearance.

Note: This SPG describes the general features and characteristics of the Designated View. The application should complement and expand upon the description of the view contained in this SPG.

Step 3: Description of the proposal and its impact on the view

The applicant should provide sufficient information to describe the proposed development, its precise location, setting, height, scale, design, external appearance and relationship to important buildings and landmarks to enable an evaluation of how it would be experienced from the Assessment Points agreed in Step 1. The assessment of effects on Designated Views should also refer to the following factors relating to the proposal:

- The scale, grain and massing of the proposal in relation to the existing townscape;
- Its appearance and materials (that may include, for example, texture, colour, scale and reflectivity);
- The effects on the skyline;
- The obstruction of existing views and any loss of views to the identified landmarks;
- The visual relationship of the proposal to its setting and surroundings;
- Night-time effects/lighting, including aviation and other lighting, and their impact on the landmarks and the viewing experience generally;
- Seasonal changes, weather and atmospheric conditions (assuming the best possible visibility),
- Any shadowing from other buildings;
- The effect of the distance between the viewer, the elements of the view and the proposal.

- 23 The descriptions of the qualities and characteristics of each view in this SPG, and the images supporting them, cannot fully replicate the experience of the Viewing Place. Therefore, it is expected that those involved in assessing the impact of a proposal on a view will visit the place from which the analysis was conducted in order to fully understand the proposal in its context. To assist assessment, Accurate Visual Representations should be created to describe the proposed development.

Accurate Visual Representations

An Accurate Visual Representation (AVR) is a static or moving image that shows the location of a proposed development, the degree to which it will be visible, its detailed form and/or the materials to be used. AVRs combine images of the proposed development with a representation of the existing view.

The detail of the analysis should be appropriate to the scale and type of development proposed. Additional information about preparing and using Accurate Visual Representations is contained in Appendix C.

Consultation

All Designated Views

- 24 If a development proposal will have a significant impact on a Designated View or if it will be contrary to the management principles in this SPG or policies 7.10, 7.11 and 7.12 of the London Plan, the boroughs affected by the proposal, the relevant Government agencies and expert bodies such as English Heritage should be consulted. The local planning authority deciding the application will decide the extent of the consultation to be carried out and advise the Mayor of its decision.
- 25 If large parts of the view are managed by a single organisation, the local planning authority is encouraged to consult that organisation. These organisations could include The Royal Parks, Historic Royal Palaces, a World Heritage Site Management Committee (if it is a World Heritage Site), or, in the case of St Paul's Cathedral, The Dean and Chapter. The local planning authority should also take into account any responses to consultation submitted by amenity groups and individuals.

Protected Vistas

- 26 Applications for development that will exceed the threshold height of a Protected Vista must be sent to the Mayor and the affected London boroughs. Before granting permission for the development, the assessing authority must consult English Heritage and in the case of the Protected Vista over the Tower of London, Historic Royal Palaces. (refer to Table 2).

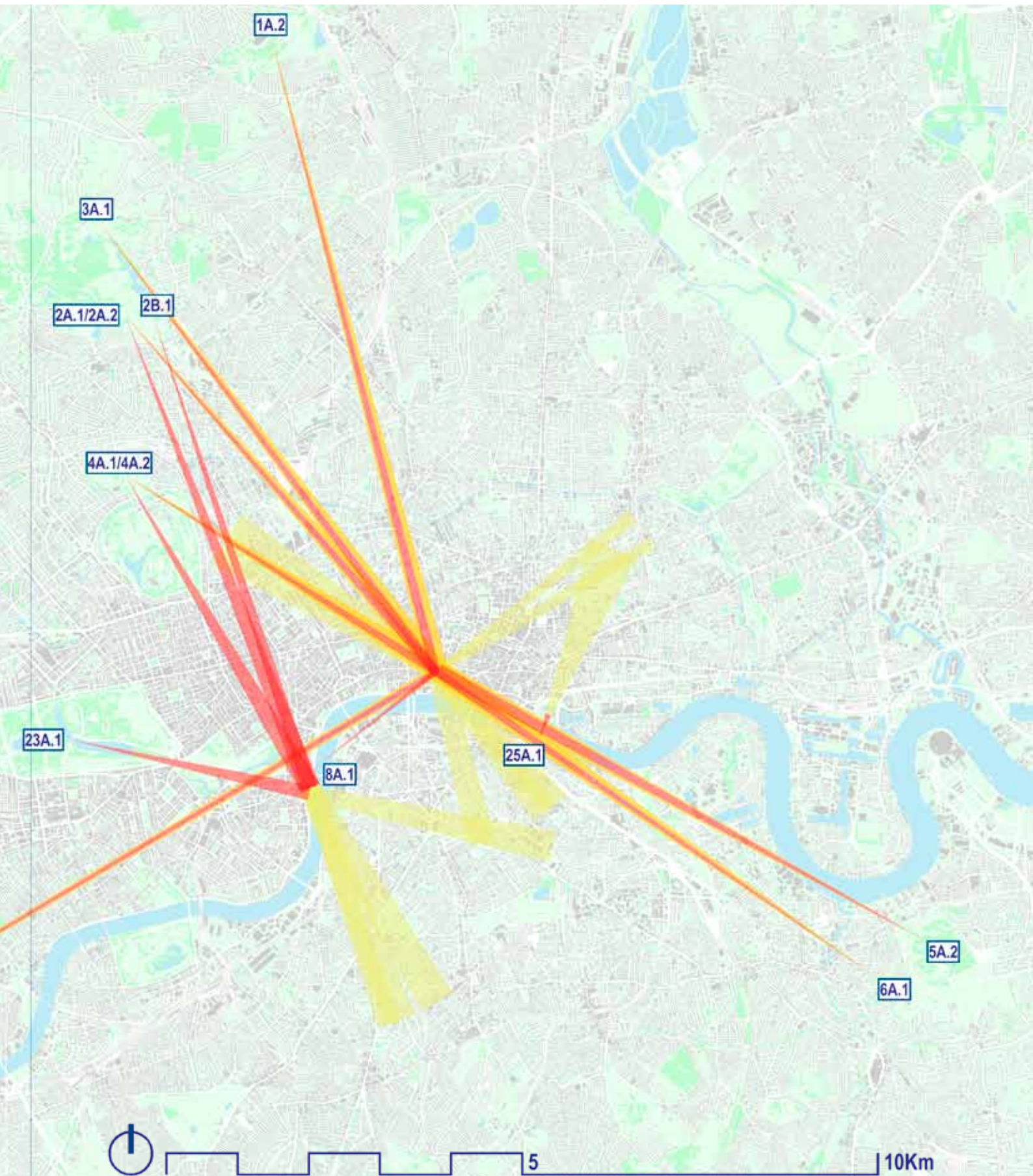
- 27 The local planning authority deciding the application shall not determine the application until at least 14 days after the date of the last service of a copy of the application on the statutory consultees.
- 28 If a consultee makes representations about the effect of a proposal on a view to the assessing authority, they should forward a copy of the representations to the Mayor at the same time.
- 29 Decisions issued following consultation with other authorities should state all the reasons for approval or refusal. Copies of all the decisions on the planning application on which other local planning authorities have been consulted should be sent to the Mayor and other statutory consultees.
- 30 Local authorities should inform the Mayor and other relevant local authorities of notifications received by authorities of intention to carry out works that will impact on a Protected Vista. Proposals for schemes made under the Development Management Procedure Order under the Town and Country Planning Act that will impact on a Protected Vista, should also be notified to the Mayor and any relevant local planning authorities.



Table 2 – Statutory Consultees for Protected Vistas.

<i>Viewing Location</i>	1A.2	2A.1	2A.2	2B.1	3A.1	4A.1	4A.2	5A.2	6A.1	8A.1	9A.1	23A.1	25A.1
GLA	●	●	●	●	●	●	●	●	●	●	●	●	●
City of London	●	●			●	●		●	●	●	●		●
LB Camden		●	●	●	●	●	●	●	●				
LB Greenwich								●	●				
LB Hackney										●	●		
LB Haringey	●												
LB Hammersmith & Fulham											●		
LB Islington	●	●			●					●			
RB Kensington & Chelsea											●		
LB Lambeth			●	●			●			●	●	●	
LB Lewisham								●	●				
LB Richmond upon Thames											●		
LB Southwark	●	●			●	●	●	●	●	●	●	●	●
LB Tower Hamlets						●		●		●	●		●
LB Wandsworth											●		
City of Westminster			●	●		●	●			●	●	●	
English Heritage	●	●	●	●	●	●	●	●	●	●	●	●	●
Historic Royal Palaces													●

LB London Borough; **RB** Royal Borough.



Map 1: Protected vistas

Policy 7.12 | Implementing the London View Management Framework

Strategic

A

New development should not harm and where possible should make a positive contribution to the characteristics and composition of the strategic views and their landmark elements. It should also, preserve or enhance viewers' ability to recognise and to appreciate Strategically Important Landmarks in these views and, where appropriate, protect the silhouette of landmark elements of World Heritage Sites as seen from designated Viewing Places.

Planning decisions

B

Development in the foreground and middle ground of a designated view should not, be overly intrusive, unsightly or prominent to the detriment of the view.

C

Development proposals in the background of a view should give context to landmarks and not harm the composition of the view as a whole. Where a silhouette of a World Heritage Site is identified by the Mayor as prominent in a townscape or river prospect, and well preserved within its setting with clear sky behind it, it should not be altered by new development appearing in its background. Assessment of the impact of development in the foreground, middle ground or background of the view or the setting of a landmark should take into account the effects of distance and atmospheric or seasonal changes.

D

In addition to the above, new development in designated views should comply with the following:

- a London Panoramas – should be managed so that development fits within the prevailing pattern of buildings and spaces and should not detract from the panorama as a whole. The management of views containing Strategically Important Landmarks should afford them an appropriate setting and prevent a canyon effect from new buildings crowding in too close to the Strategically Important Landmark in the foreground, or background where appropriate.
- b River Prospects – views should be managed to ensure that the juxtaposition between elements, including the river frontages and key landmarks, can be appreciated within their wider London context.
- c Townscape and Linear Views – should be managed so that the ability to see specific buildings, or groups of buildings, in conjunction with the surrounding environment, including distant buildings within views, is preserved.

E

Viewing places should be accessible and managed so that they enhance people's experience of the view.

F

In addition to the above, where there is a Protected Vista:

- a development that exceeds the threshold height of a Landmark Viewing Corridor should be refused
- b development in the Wider Setting Consultation Area should form an attractive element in its own right and preserve or enhance the viewer's ability to recognise and to appreciate the Strategically Important Landmark. It should not cause a canyon effect around the Landmark Viewing Corridor
- c development in the foreground of the Wider Setting Consultation Area should not detract from the prominence of the Strategically Important Landmark in this part of the view.

G

In complying with the above new development should not cause negative or undesirable local urban design outcomes.

H

The Mayor will identify, in some designated views, situations where the silhouette of a World Heritage Site, or part of a World Heritage Site, should be protected.

LDF preparation**J**

Boroughs should reflect the principles of this policy and include all designated views, including the Protected Vistas, into their Local Development Frameworks. Boroughs may also wish to use the principles of this policy for the designation and management of local views.



Managing Views

- 31 Policy 7.12 of the London Plan sets out clear requirements and principles for assessing and managing the impact of development proposals on the Designated Views. The policy provides for the preparation of Management Plans that set out the criteria for assessment and management of the impact of development on each of the London Panoramas, Linear Views, River Prospects and Townscape Views.
- 32 This SPG contains Management Plans for each of the 27 views designated in the London Plan. The Management Plans provide a description of the condition, attributes, composition and key features and landmarks of each view.
- 33 The Management Plans also contain Visual Management Guidance to draw attention to the general principles for managing development in the foreground, middle ground and background of the view and for managing the Viewing Location. The Visual Management Guidance must be addressed when designing and siting new development that will impact on a Designated View.

- 34 Each Designated View is unique but many share common features and principles for their management. Therefore, to avoid repetition, the guidance and principles for managing the Designated Views are set out in three sections in Part 5 of this SPG:

Visual Management Guidance for all Designated Views

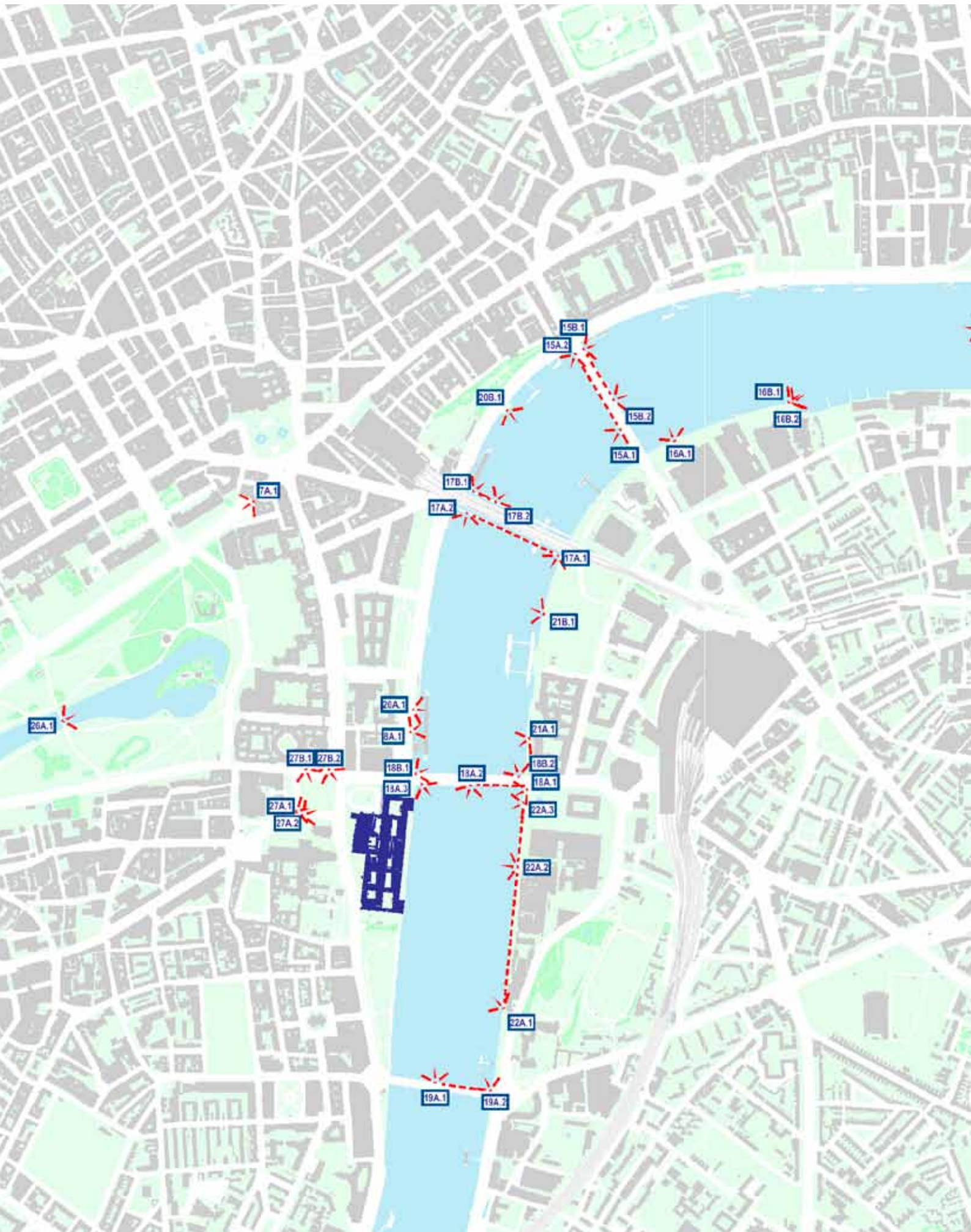


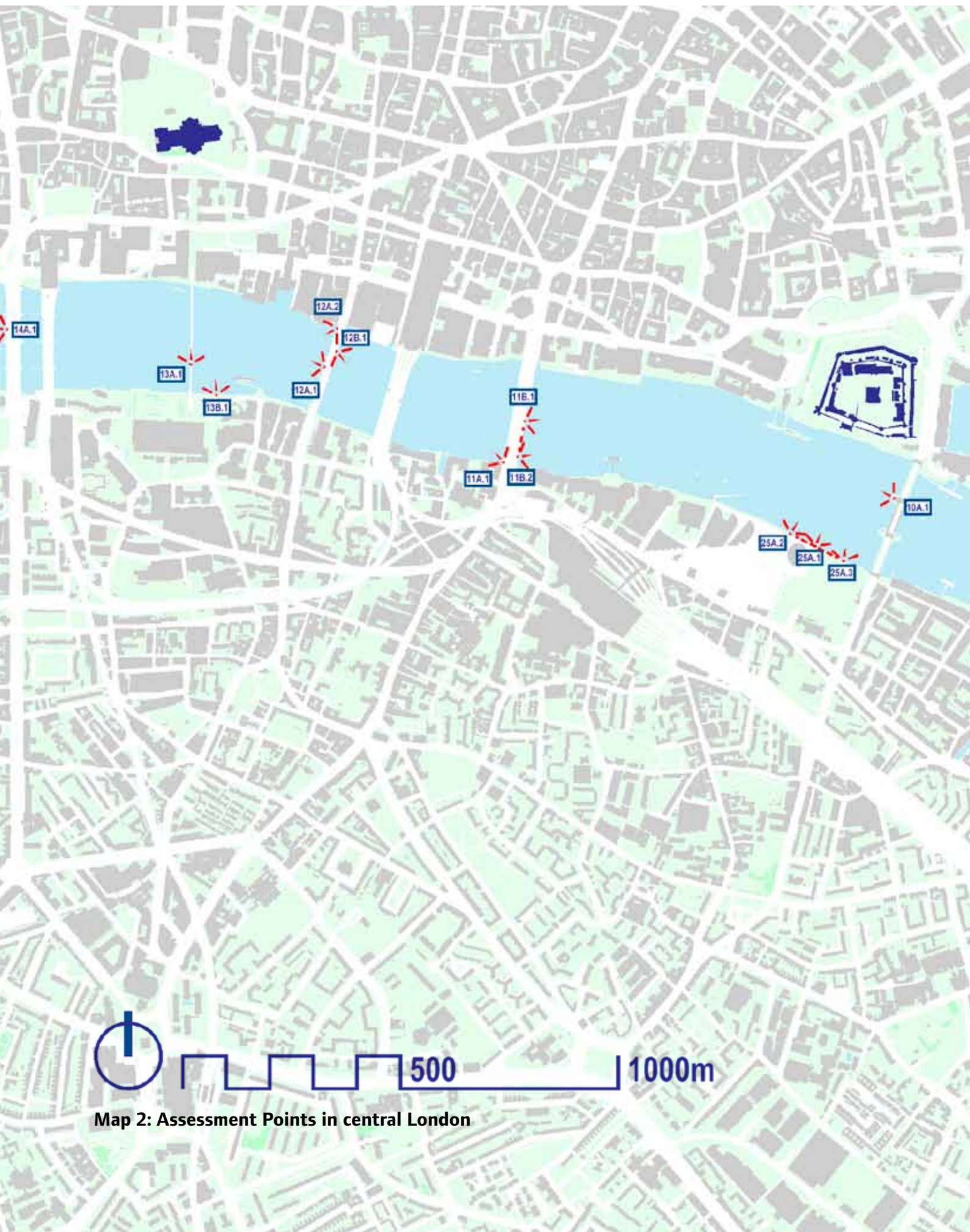
Visual Management Guidance for the management of London Panoramas; Linear Views; River Prospects; or Townscape Views.



Visual Management Guidance for each Designated View. These are set out in 27 Management Plans.

The three levels of guidance above are the basis on which assessment should be conducted. Planning authorities should refer to the Management Plans and associated guidance to understand the attributes of the view, and ensure that decisions reflect the requirement for those views to be appreciated at the London strategic level. Development that does not comply with the Visual Management Guidance laid out in this SPG and the relevant London Plan policies (including 7.10, 7.11 and 7.12) should be refused.





Map 2: Assessment Points in central London

Description of a Designated View

- 35 A Designated View comprises the following:
- A Viewing Place, containing one or more specific Viewing Locations
 - One or more Assessment Points each defined with a 120 degree field of interest
 - A foreground, middle ground and background as described in each Management Plan

Viewing Place

- 36 The guidance set out in Part 5 of this SPG is derived from an analysis of the Designated Views seen from 27 Viewing Places. There is one Management Plan for each of the 27 Viewing Places (numbered 1 to 27 in this SPG). A Viewing Place comprises one or more Viewing Locations each containing one or more Assessment Points:

Viewing Locations

- 37 Within each Viewing Place, there may be one or more locations from where the overall view can best be appreciated. These are Viewing Locations are denoted in each Management Plan by a letter suffix after the number of the Designated View (e.g. 1A, 1B, 2A, 2B, etc.). Viewing Location are general site from which the view is seen. They are not defined geographically in this SPG.

Assessment Points

- 38 Within each Viewing Location, one or more 'Assessment Points' have been identified. These are numbered in reference to the relevant Viewing Place and Viewing Location (e.g. 1A.1, 1A.2, 1B.1, etc.). In the Management Plan maps, Assessment Points are shown using a red directional symbol. This indicates the viewing direction and the 120 degree field of view upon

which the accompanying photography and Visual Management Guidance is based (refer image 1). Assessment and analysis of proposed development should be undertaken in this defined field of view, initially from these designated Assessment Points.

- 39 As part of the scoping exercise, the local planning authority may identify supplementary Assessment Points within a Viewing Location in addition to those defined in the Management Plan.
- 40 Where it is important to consider a view as it would be experienced by a person moving through the Viewing Location, a red line has been drawn between two or more Assessment Points (refer image 1). In these cases, it will be necessary to analyse the degree of visibility of the proposal between the Assessment Points. Where development is likely to create a change to the characteristics of the view, particularly to those features for which Visual Management Guidance has been provided, then one or more AVR images should be created to allow these effects to be assessed. The location for the views should be selected at points from which changes to the view can best be understood.

Foreground and Middle Ground

- 41 The foreground and middle ground of the view is an area between the Viewing Location and a specified landmark or the general skyline.

Background

- 42 The background of a view extends away from the foreground or middle ground into the distance. Part of the background may include built or landscape elements that provide a backdrop to a landmark.

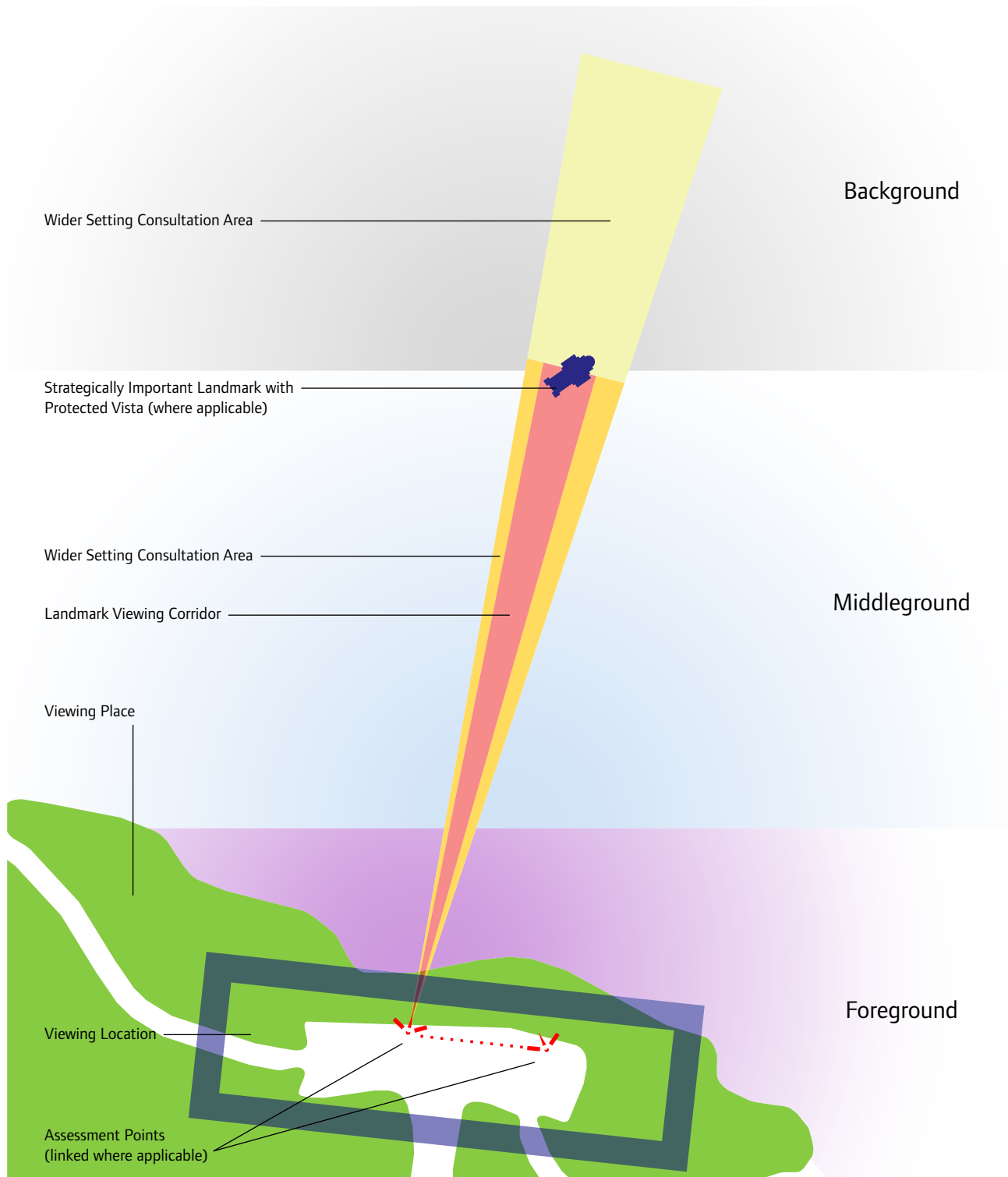


Image 1: Components of a Designated View

Protected Vistas

- 43 In some Designated Views, a Protected Vista is specified. A Protected Vista is a geometrically defined area that generally represents a rising or falling sight line between an Assessment Point and the Strategically Important Landmarks of St Paul's Cathedral, Palace of Westminster or the Tower of London, and continues for some distance into the background. It has a defined threshold plane above Ordinance Datum that conforms to this sight line.
- 44 All development that exceeds the threshold plane of the Protected Vista will be subject to specific Visual Management Guidance and consultation and referral procedures, to ensure that it will preserve or enhance the viewer's ability to recognise and appreciate Strategically Important Landmarks in the Designated View. The Protected Vista is composed of:

Landmark Viewing Corridor

- 45 A Landmark Viewing Corridor is the triangular area that lies between an Assessment Point and a Strategically Important Landmark. The threshold plane defined for this area is derived from the line of sight linking the observer at the Assessment Points with a specific target point on the Landmark. Development that exceeds this threshold plane is likely to harm the viewer's ability to recognise and appreciate the Strategically Important Landmark. It is subject to specific referral and consultation requirements (refer Part 3) and should be refused.

- 46 If existing buildings in a Landmark Viewing Corridor are demolished, any replacement building should be designed so that no part of the building envelope or element fixed to its structure exceeds the threshold plane. A proposal that is 'hidden' behind an existing building is not exempt from this requirement.

Wider Setting Consultation Area

- 47 The Wider Setting Consultation Area is an area enclosing the Landmark Viewing Corridor both in the foreground and middle ground, and the background of the Protected Vista. It is integral to the viewer's ability to recognise and appreciate the Strategically Important Landmark and is sensitive to change. Therefore, development that exceeds the threshold plane of the defined Wider Setting Consultation Area will be subject to the same consultation and referral requirements as the Landmark Viewing Corridor and must be designed and sited so that it preserves or enhances the viewer's ability to recognise and appreciate the Strategically Important Landmark.
- 48 The impact of development in the Wider Setting Consultation Area and its relationship with the Strategically Important Landmark will depend on whether it is in front of the landmark or behind it. It should be noted that not all Protected Vistas include a Wider Setting Consultation Area.

- 49 Each Protected Vista is described and illustrated in the Management Plans alongside the Assessment Point from which they are defined. The Landmark Viewing Corridor is shown in red and the Wider Setting Consultation Area is shown in yellow. For convenience, the indicative height of the threshold plane is shown on the diagram. In order to determine the precise height of the threshold plane within the Wider Setting Consultation Area, a simple calculation may be carried out based on the relative distances between the Assessment Point, the Landmark and the site. If the site falls within the defined Viewing Corridor, a more precise method should be used to determine the threshold plane, using a formula that takes into account the

Curvature of the Earth and the Refraction of Light calculations. The precise steps to be followed in each case are defined in Appendix E.

- 50 Where a proposal exceeds the threshold plane of more than one Protected Vista, each affected vista should be tested. Where a site lies within more than one Viewing Corridor, the lowest threshold height should be used.
- 51 New development proposals should form attractive features in their own right and their bulk and shape should not be based solely on the parameters set by the requirements and constraints of the Protected vista.



Image 2: Map of Protected Vista, annotated to show indicative threshold heights

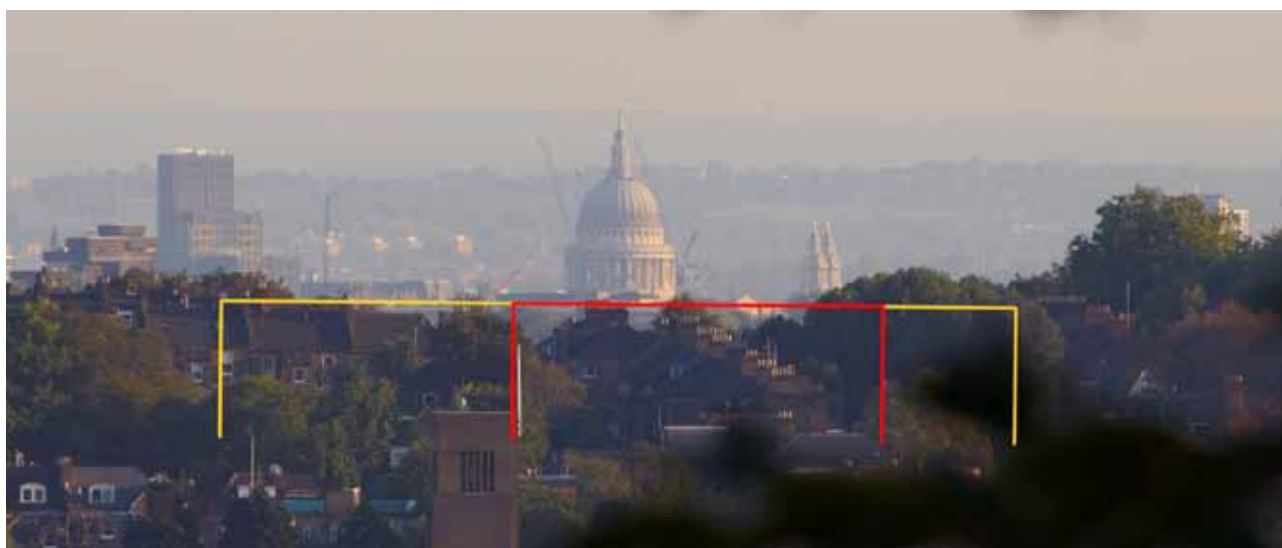


Image 3: Telephoto view from Assessment Point showing Protected Vista thresholds

52.1m AOD

Height of threshold for
Protected Vistas to St Paul's
Cathedral

Image 4: Architectural features
of St Paul's Cathedral



Architectural Features of St Paul's Cathedral



Lantern

Dome

Upper
Drum

Upper
Balustrade

Peristyle

Drum

Balustrade

Policy 7.10 | World Heritage Sites

Strategic

A

Development in World Heritage Sites and their settings, including any buffer zones, should conserve, promote, sustainably use and enhance their authenticity, integrity, significance and Outstanding Universal Value. The Mayor will work with relevant stakeholders to develop supplementary planning guidance to define the setting of World Heritage Sites.

Planning decisions

B

Development should not cause adverse impact World Heritage Sites or their setting, including any buffer zone which is likely to compromise a viewer's ability to appreciate its Outstanding Universal Value, integrity, authenticity and significance. In considering planning applications appropriate weight should be given to implementing the provisions of the World Heritage Site Management Plans.

LDF preparation

C

LDFs should contain policies to:

- a protect, promote, interpret, and conserve the historic significance of the World Heritage Sites and their Outstanding Universal Value, integrity and authenticity
- b safeguard, and where, appropriate enhance both World Heritage Sites and their settings.

D

Where available, World Heritage Site Management Plans should be used to inform the plan-making process.

Protected Silhouette

- 52 London Plan Policy 7.12 states that where a silhouette of a World Heritage Site is identified by the Mayor as prominent in a townscape or river prospect, and well preserved within its setting with clear sky behind it, it should not be altered by new development appearing in its background.
- 53 London Plan Policy 7.10 also states that development in World Heritage Sites and their settings, should conserve, promote, sustainably use and enhance their authenticity, integrity and significance and Outstanding Universal Value; and that development should not cause adverse impact to World Heritage Sites or their setting, which is likely to compromise a viewer's ability to appreciate its Outstanding Universal Value, integrity, authenticity and significance.
- 54 The Palace of Westminster, the Tower of London and Maritime Greenwich World Heritage Sites appear in a number of Designated Views. Where it is clear that any change to the silhouette of these World Heritage Sites (as seen from the Viewing Place) will damage their background setting, the Management Plan will specify that this silhouette be preserved. In cases where the Visual Management Guidance specifies protection of the silhouette of a World Heritage Site, a purple line is drawn above and below the image of the Designated View to which the guidance refers. To clarify its effect the local map shown on the first page of each Management Plan shows a shaded area corresponding to the start of the zone affected by any Protected Silhouettes defined for a specific Viewing Place.
- 55 Where development proposals are likely to affect the settings of World Heritage Sites, the relevant World Heritage Site Management Plans should be referred to. The Mayor's Supplementary Planning Guidance on London World Heritage Site – Guidance on Settings also provides further guidance for understanding the Outstanding Universal Value of World Heritage Sites and should be referred to where appropriate. It is also recommended that English Heritage is consulted on all relevant proposals at an early stage.



Image 5: Panorama annotated to show extent of Protected Silhouette

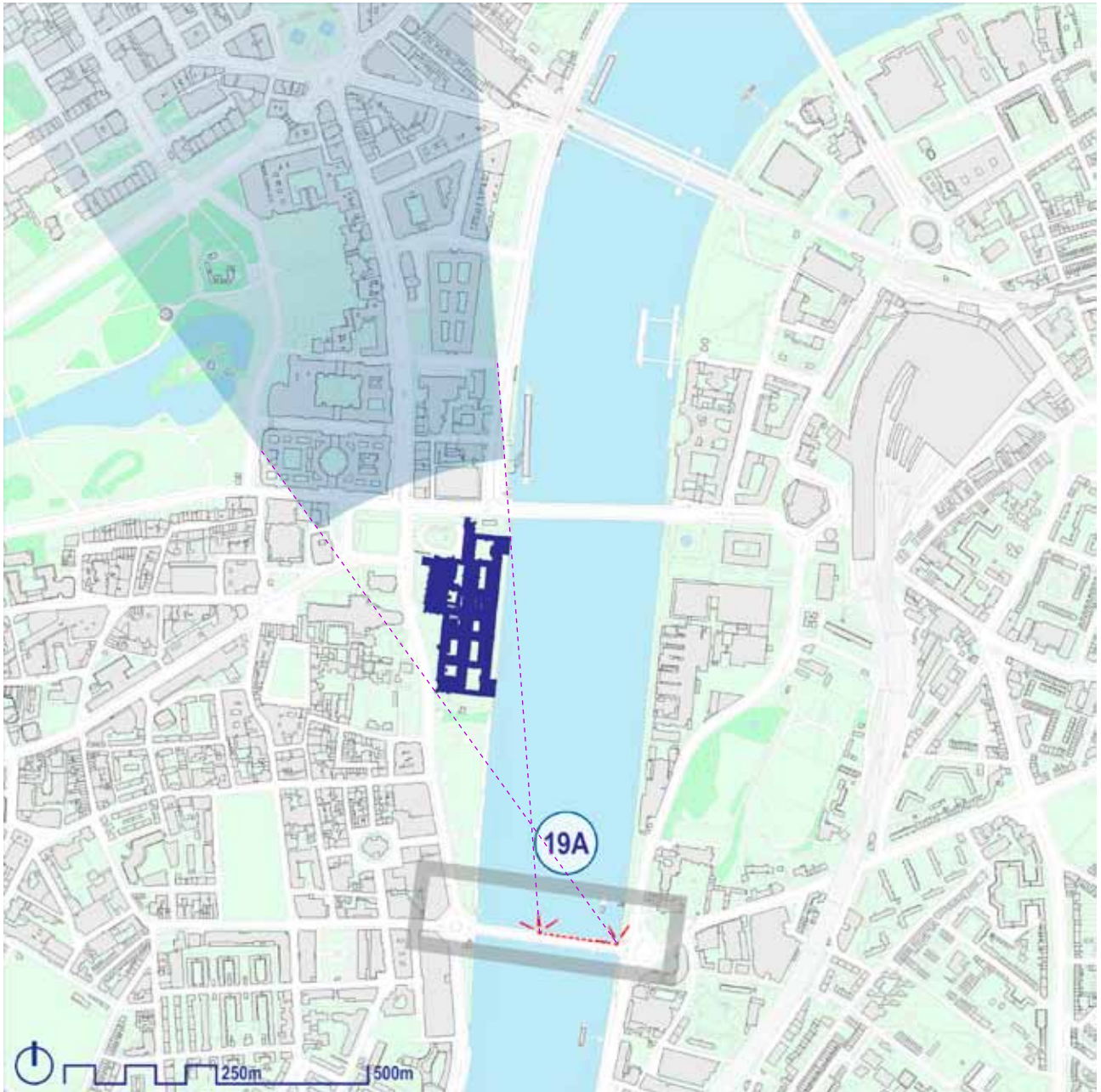


Image 6: Local map included in Management Plan, showing area affected by a Protected Silhouette

- 56 The views designated in the London Plan are highly valued because they make a significant contribution to people's ability to understand and appreciate London as a whole. They are also highly valued because they allow a viewer to see significant historic and cultural landmarks in their landscape or townscape setting and to understand the relationship between them.
- 57 Therefore, while it is neither desirable nor necessary to preserve in stasis every aspect of a Designated View, changes to them should be managed in a way that does not harm the composition of the view or key elements of its character. New development that will be visible in a Designated View should be of appropriate height and incorporate excellent architectural design quality. It should safeguard the setting of landmarks (including Strategically Important Landmarks and World Heritage Sites) and, where tall, should ideally contribute to the development or consolidation of clusters of tall buildings that contribute positively to the cityscape. New development should not harm a viewer's ability to appreciate the Outstanding Universal Value of a World Heritage Site.
- 58 Changes to the Designated Views should be consistent with the principles of the London Plan (including policies 7.10, 7.11 and 7.12) and the Visual Management Guidance contained in this SPG. In considering the impact of development on all Designated Views, the following should be taken in to account:
- Development in the foreground or middle ground of a Designated View should not cause undue damage to the view by being overly intrusive, unsightly or prominent to the detriment of the view as a whole by way of (for example) its size, mass, height, design, materials or colour. It should not unacceptably impose on a landmark;
 - Development in the background of a Designated View should give appropriate context to landmarks and should seek to preserve or enhance the setting of Strategically Important Landmarks, World Heritage Sites or other landmark buildings that contribute to the special characteristics of the view;
 - Development that exceeds the threshold plane of the Landmark Viewing Corridor of a Protected Vista should be refused;
 - Development that exceeds the threshold plane of the Wider Setting Consultation Area of a Protected Vista should preserve or enhance a viewer's ability to recognise and appreciate the Strategically Important Landmark when seen from the Assessment Point of the Protected Vista;
 - Development that exceeds a Protected Silhouette of a World Heritage Sites, as defined by this SPG, should be refused;
 - The Viewing Places identified in this SPG should provide viewers with a high level of amenity. They should be open, publicly accessible and allow for pause and enjoyment of the view.

Recognise and Appreciate

The phrase 'recognise and appreciate' is used throughout this document as a standard measure for maintaining adequate visibility of a landmark. The word 'recognise' is a quantitative measure and concerns the ability of the viewer to see critical parts of a landmark that make up its recognisable composition. The clarity of the landmark will be affected by a number of factors including distance, weather and atmospheric conditions. The word 'appreciate' is a qualitative measure that concerns the way a landmark is perceived. This will be affected by its relationship to other objects nearby in the townscape, the space around the landmark, and the degree to which objects in the foreground, middle ground and background interrupt the visual enjoyment of it.

Visual Management Guidance for all London Panoramas

- 59 London Panoramas provide views of central London and its suburbs from elevated public open spaces. Development, as seen from above or obliquely in the front and middle ground, should fit within the prevailing pattern of buildings and spaces and should not detract from the Panorama as a whole.
- 60 All London Panoramas include either the Palace of Westminster or St Paul's Cathedral as their focus. These buildings are cultural landmarks that help promote London at a strategic level while also providing orientation and legibility within the panorama. Therefore, each panorama incorporates one or more Protected Vistas to ensure that the ability to recognise and appreciate the Strategically Important Landmark within the wider panorama is preserved or enhanced.
- 61 Development in the foreground, middle ground or background of a London Panorama should provide an appropriate setting for Strategically Important Landmarks by not crowding in too close to them and by not contributing to a canyon effect either side of the Protected Vista.
- Foreground and Middle Ground of London Panoramas*
- 62 The view can be greatly affected by the quality of the elements in the foreground, which may be of different textures, materials, colours and forms. The middle ground is an important element that leads from the foreground to the principal foci of the view. The 'grain' of development, including rooflines, colours and materials, often reveals a patchwork of different areas where character may vary in a subtle or radically different way. The middle ground is often an area of transition, most often formed by lower scale development merging with a more intense commercial core. Development in the foreground and middle ground that is overly intrusive, unsightly or prominent to the detriment of the view as a whole should be refused.

Background of London Panoramas

- 63 The background of London Panoramas includes the area beyond the principal focus of the buildings within the Designated View and plays an important part in a person's ability to recognise and appreciate Strategically Important Landmarks in the view. Development that is noticeable in the background of London Panoramas should be of high quality and execution and should provide landmarks with an appropriate setting. New development should comply with the requirements for the Wider Setting Consultation Areas of Protected Vistas where they apply.

Visual Management Guidance for Linear Views

- 64 Linear Views are defined by virtue of a gap between existing elements of the built or natural environment. The compositional quality of the view varies according to the different character of the associated Viewing Places. They should be managed so that the ability to recognise and appreciate the landmark building in combination with the surrounding environment is preserved or enhanced.

Foreground and Middle Ground of Linear Views

- 65 The ability to see specific buildings, or groups of buildings, in conjunction with the surrounding environment is an important aspect of Linear Views. Proposals for development within the foreground or middle ground of Linear Views should preserve or enhance the existing composition of the view (including the frame around the landmark) and should not become a dominant element in the view. Development in the foreground or middle ground that is overly intrusive, unsightly or prominent to the detriment of the view as a whole should be refused.
- 66 Linear Views that focus on St Paul's Cathedral incorporate a Protected Vista. The Protected Vistas have been defined according to the width of field of view created by the landscape elements in the foreground.

Background of Linear Views

- 67 Development in the background of Linear Views should preserve the characteristics of the view that allow the landmark to be perceived in a landscape or townscape frame. Whether a development proposal falls inside the Wider Setting Consultation Area of a Protected Vista or not, it should not harm the composition of the view, and where possible, should contribute positively to the relationship between the landmark and the associated landscape or townscape elements of the Linear View. Development should preserve or enhance the viewer's ability to recognise and appreciate the landmark building. New development proposals should not become a dominant element in the view.

Visual Management Guidance for River Prospects

- 68 Views of the River Thames and its associated landmarks often provide key images of London and reinforce the city's identity. The views of London and its skyline across riverscapes and from bridge to bridge are representative of the capital and include many iconic buildings. Several of these views are experienced as the viewer moves through the Viewing Place.
- 69 The character and composition of built form above the river is often coherent and of very high quality. In many cases, it encompasses Conservation Areas, Listed Buildings and World Heritage Sites, enhanced by mature trees lining well-designed publicly accessible walkways. In areas where historic townscape of high quality exists, new development should preserve or enhance the historic skyline. In other areas, the current framing of the view and the settings of landmarks, including Strategically Important Landmarks, is poor and could benefit from new development.
- 70 The management of River Prospects should ensure that the juxtaposition between elements, including the river frontage and landmarks, is appreciated within a wider London context. Development must ensure that key features of the view can continue to be enjoyed in the context of their surrounding environment, including distant buildings.

Foreground and Middle Ground of River Prospects

- 71 The foreground and middle ground of River Prospects often consist largely of the River Thames and its embankments, the foreshore, piers, moorings and elements associated with activities connected with the river. In some cases, the foreground includes a significant landmark in the view. Bridges help frame River Prospects, create a setting for particular landmarks, demarcate the extent of the middle ground and/or add to the sense of movement and activity. They can also be landmarks in their own right. Development in the foreground and middle ground of the River Prospects should enhance the juxtaposition of townscape elements with the riverbanks and the depth and variety of the surrounding London townscape. Interventions into the built fabric should preserve or, where possible, enhance this relationship. Development in the foreground or middle ground that is overly intrusive, unsightly or prominent to the detriment of the view as a whole should be refused.

Background of River Prospects

- 72 New development should preserve or enhance the existing composition of the view and give context to landmarks.
- 73 New development in the background of a River Prospect should, where relevant, not appear in the background of the defined Protected Silhouette of a World Heritage Site, should preserve or enhance a viewer's ability to appreciate its Outstanding Universal Value and should be consistent with the objectives of the World Heritage Site Management Plans.

Visual Management Guidance for Townscape Views

- 74 The Townscape Views focus on architecturally and/or culturally significant set pieces. They are views of an architectural or landscape composition of historical significance.
- 75 All new development within a townscape view should be of high quality and execution. Townscape Views should be managed so that the ability to see specific buildings, or groups of buildings, in conjunction with the surrounding environment, including distant buildings within views, is preserved or enhanced.

Foreground and Middle Ground of Townscape Views

- 76 The quality of the views to these set pieces is dependent on the high quality of their existing foreground and middle ground. Development within the foreground or middle ground of townscape views should not harm and should, where possible, contribute positively to the existing composition of townscape elements. It should not be overly intrusive, unsightly or prominent to the detriment of the view as a whole, or to the landmarks within the view.

Background of Townscape Views

- 77 Development in the background of Townscape Views should preserve or enhance the characteristics and composition of the views, and the setting of the landmarks within them. Development should also conform with or enhance the composition of the townscape ensemble.
- 78 The background of townscape views is susceptible to change. For this reason, careful consideration should be given to any new developments that might affect these views to ensure that the general compositional character of the skyline is preserved or enhanced, particularly where they will affect the setting of a Strategically Important Landmark.
- 79 New development in the background of a Townscape View should preserve or enhance a viewer's ability to appreciate the Outstanding Universal Value of a World Heritage Site and should not contradict the achievement of the objectives of the World Heritage Site Management Plans. Where this SPG defines a Protected Silhouette, the Protected Silhouette of the World Heritage Site should not be altered by development appearing in its background.



Management Plans: London Panoramas

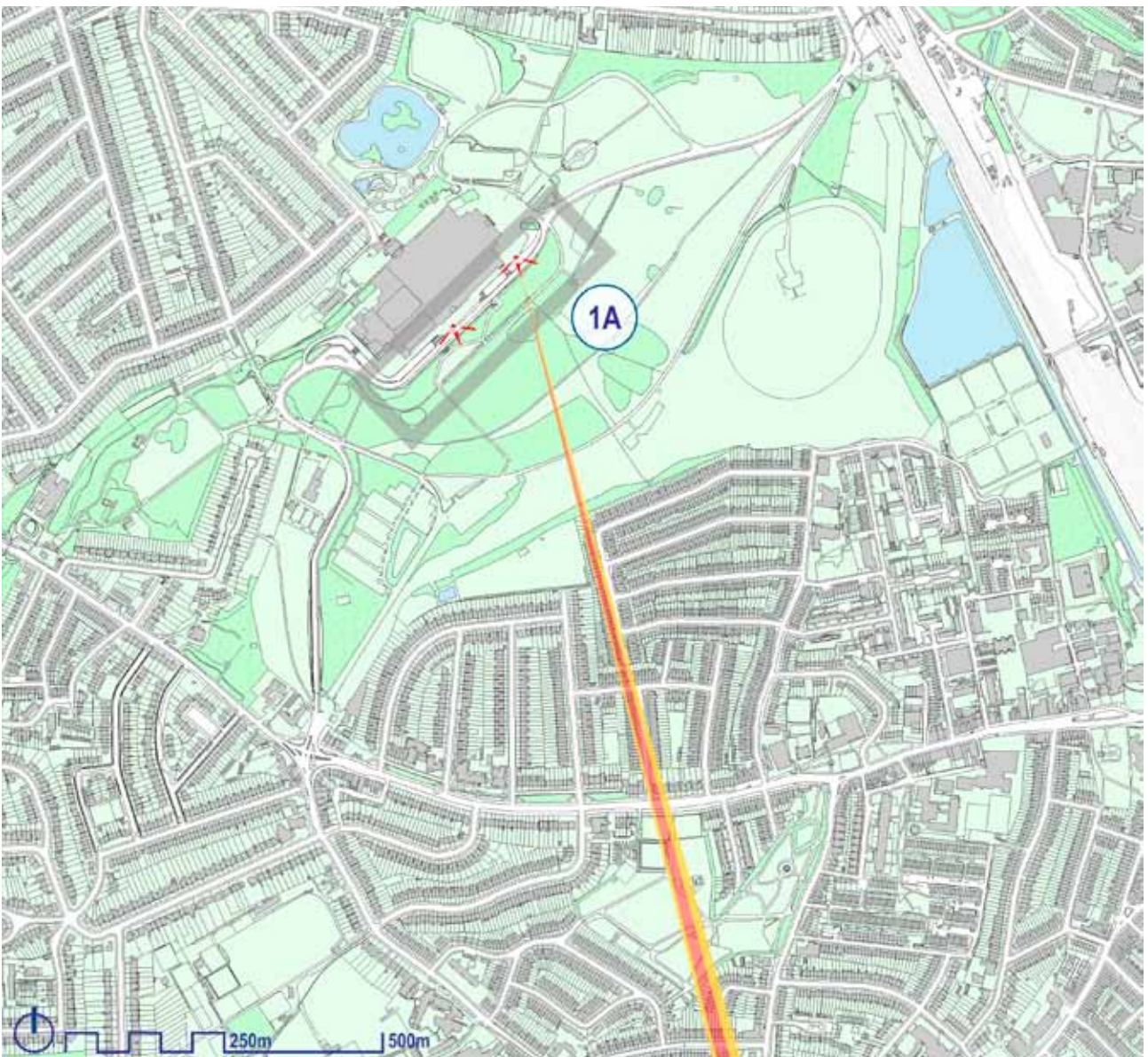


London Panoramas			
	Designated View	Viewing Locations	Assessment Points
1	Alexandra Palace	1A The Viewing Terrace	1A.1 1A.2
2	Parliament Hill	2A The Summit	2A.1 2A.2
		2B East of the Summit	2B.1
3	Kenwood	3A The Gazebo	3A.1
4	Primrose Hill	4A The Summit	4A.1 4A.2
5	Greenwich Park	5A The General Wolfe Statue	5A.1 5A.2
6	Blackheath Point	6A The Point	6A.1

1 London Panorama: Alexandra Palace

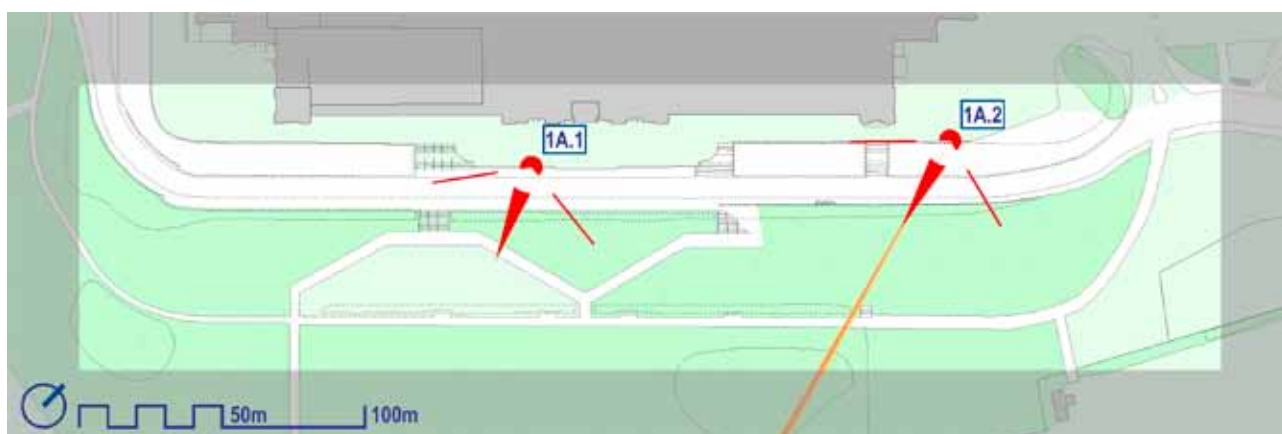
37

- 80 The viewing terrace at Alexandra Palace, set in 196 acres of parkland on the rising ground of Muswell Hill, provides a panoramic view to the south. 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.
- 81 There is one Viewing Location at Alexandra Palace: 1A, looking south.



Viewing Location 1A

Alexandra Palace: the viewing terrace



N.B for key to symbols refer to image 1



Panorama from Assessment Point 1A.1 Alexandra Palace: the viewing terrace – south-western section



Panorama from Assessment Point 1A.2 Alexandra Palace: the viewing terrace – approaching from the north-eastern carpark

Description of the View

- 82 There are several positions along the terrace from which to see the panorama and St Paul's Cathedral. For this reason two Assessment Points have been identified. Assessment Point 1A.1 represents the best position to see the wider panorama, and Assessment Point 1A.2 is the best position from which to appreciate St Paul's Cathedral. The latter is managed by way of a Protected Vista.
- 83 The trees in Alexandra Park, which slopes into the valley below, dominate the foreground of the view. Views of the panorama are limited, in some places, to glimpses through these trees.
- 84 The middle ground rises from the park to a ridge running east west across the panorama. This part of the view has a broadly residential character dominated by red brick terrace houses, pitched roofs and mature vegetation interspersed by church spires and public buildings.
- 85 The wide background of the panorama includes a number of focal points. These include a cluster of taller buildings in the City of London, incorporating St Paul's Cathedral, Euston Tower, BT Tower, Centre Point and the Shard. From some positions, a second cluster of tall buildings at the Docklands is visible, beyond an open middle ground. The peristyle, dome and lantern of St Paul's Cathedral are particularly visible from the eastern entry to the terrace, owing to a dip in the east west ridgeline.
- 86 The panorama provides a strong sense of the geography and topography of the flatter, eastern parts of London, extending towards the Thames Estuary.

Landmarks include:

St Paul's Cathedral (I) †
 The London Eye
 BT Tower (II)
 The Shard

Also in the views:

Caledonian Market Clock Tower (II*)
 Canary Wharf
 Broadgate Tower
 City cluster of tall buildings
 London Bridge cluster of tall buildings
 St Pancras Station (I)
 Euston Tower

() Grade of Listed Building
 † Strategically Important Landmark

Visual Management Guidance

- 87 New tall buildings in the panorama should consolidate and improve the composition of the existing clusters of towers and preserve the distinction between the lower density residential character of the middle ground and the higher density character of central London in the background.



View from Assessment Point 1A.1 Alexandra Palace: the viewing terrace – south-western section (South-western area of terrace). 529611.2E 189963.7N. Camera height 94.11m AOD. Aiming at Swiss Re (Apex of tower). Bearing 157.0°, distance 9.5km.



Foreground & Middle Ground

- 88 Development that breaches the vegetated ridgeline should not compromise the distinction between the middle ground and background. All development should make a positive contribution to the existing characteristics of the view.
- 89 The dome and western towers of St Paul's Cathedral make an important contribution to the viewer's ability to recognise and appreciate the landmark as a whole. Therefore, they are included in the Landmark Viewing Corridor of the Protected Vista.

Background

- 90 Development should reinforce the existing composition of the view. It should consolidate existing townscape elements and manage development near St Paul's Cathedral carefully. The dome and peristyle are clearly recognised in the panorama because they are vertical elements set against two distinct ranges of hills with a strong horizontal emphasis. Development in the Wider Setting Consultation Area should preserve or enhance the viewer's ability to recognise and appreciate the peristyle, drum, dome and western towers of St Paul's Cathedral when viewed from the Viewing Place.



View from Assessment Point 1A.2 Alexandra Palace: the viewing terrace – approaching from the north-eastern carpark (Approx 90m north-east of viewing telescope). 529710.3E 190072.2N. Camera height 94.00m AOD. Aiming at St Paul's Cathedral (Central axis of the dome, at the base of the drum). Bearing 165.3°, distance 9.2km.

Management of the Viewing Location

- 91 Tree growth in the foreground can diminish the viewer's ability to see the panorama. The Landscape Management Strategy should ensure that views (particularly those from the Assessment Points) are accessible.
- 92 The viewers' experience of the view would be enhanced if the area adjacent to the northeastern car park were improved. Plaques, describing the view, should be provided in positions that reflect the above guidance.



Annotated map of Protected Vista from Assessment Point 1A.2 to St Paul's Cathedral



2 London Panorama: Parliament Hill

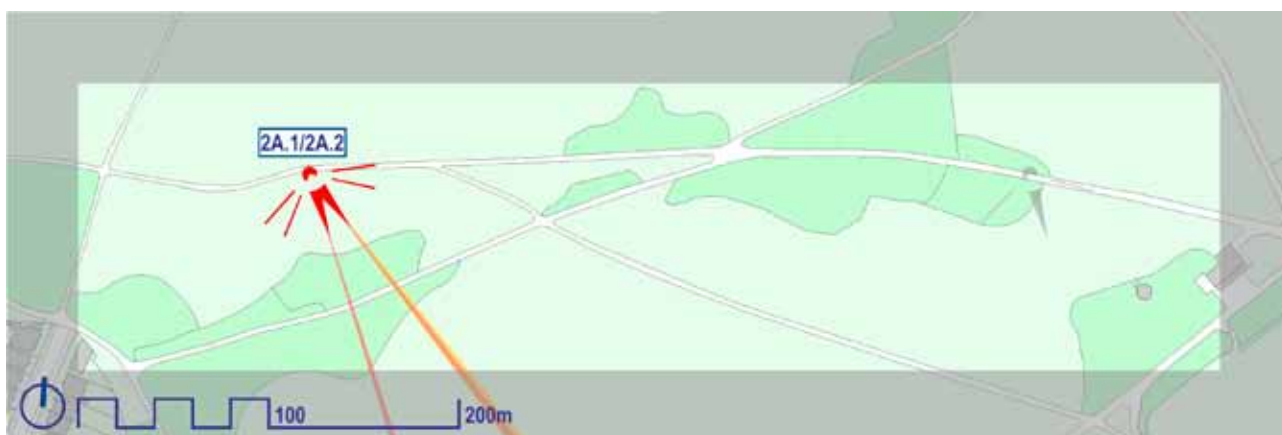
43

- 93 Parliament Hill forms part of the prominent east west ridge traversing Hampstead Heath. It is an open public area of the Heath consisting of fields, hedgerows and woodland. There are a number of outlooks on the hill but some of the best panoramic views are from the summit, towards the City of London, St Paul's Cathedral and the Victoria Tower of the Palace of Westminster. All three of the towers of the Palace of Westminster can be seen from positions on the east side of the Viewing Place.



- 94 This Management Plan refers to two Viewing Locations: 2A, at the summit of the hill and 2B, east of the summit.

Viewing Location 2A: Parliament Hill: the summit



N.B for key to symbols refer to image 1



Panorama from Assessment Point 2A.1 Parliament Hill: the summit - looking toward St Paul's Cathedral



Panorama from Assessment Point 2A.2 Parliament Hill: the summit - looking toward the Palace of Westminster

Description of the View

- 95 The summit of Parliament Hill provides panoramic views across a wide span of London. Two Assessment Points are identified at the summit, 2A.1 and 2A.2. They are orientated in different directions, although they share the same position: one looks towards St Paul's Cathedral and the other looks towards the Victoria Tower of the Palace of Westminster. There are also two Protected Vistas between these Assessment Points and the Strategically Important Landmarks.
- 96 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.
- 97 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. The Palace of Westminster is positioned behind the Euston Tower and the BT Tower. Only the Central Lobby Lantern and the Victoria Tower are visible. The latter's turrets and finials contrast with the simple housing blocks in the middle ground.

Landmarks include:

St Paul's Cathedral (I) †
 Palace of Westminster (I) †
 BT Tower (II)
 The Shard

Also in the views:

Caledonian Market Clock Tower (II*)
 Canary Wharf
 Broadgate Tower
 City cluster of tall buildings
 London Bridge cluster of tall buildings
 St Pancras Station (I)
 Euston Tower

() Grade of Listed Building
 † Strategically Important Landmark

Visual Management Guidance

- 98 Development proposals likely to affect the World Heritage Site should pay regard to the guidance set out in the Westminster World Heritage Site Management Plan. It is also recommended that English Heritage are consulted on all relevant proposals at an early stage.

Foreground and Middle Ground

- 99 The panorama is sensitive to large-scale development in the foreground and middle ground.
- 100 St Paul's Cathedral and its western towers should be recognisable in the panorama. A Protected Vista is applied in this view.
- 101 New development should preserve or enhance the viewer's ability to recognise and appreciate the Palace of Westminster in this view. A Protected Vista is applied in this view.



View from Assessment Point 2A.1 Parliament Hill: the summit - looking toward St Paul's Cathedral (at the orientation board). 527665.4E 186131.5N. Camera height 98.10m AOD. Aiming at St Paul's Cathedral (Central axis of the dome, at the base of the drum). Bearing 138.7°, distance 6.6km.



Annotated map of Protected Vista from Assessment Point 2A.1 to St Paul's Cathedral

Background

- 102 The form and materials of development in the background of St Paul's Cathedral should preserve or enhance the clarity with which the silhouette of the Cathedral can be distinguished from its background.
- 103 The backdrop of the Victoria Tower has significant influence over the viewer's ability to recognise the Palace of Westminster in the panorama. Change may occur in this backdrop if it is incremental, carefully designed, and of a small scale. No development in the background should dominate the Victoria Tower or Central Lobby Lantern.



View from Assessment Point 2A.2 Parliament Hill: the summit - looking toward the Palace of Westminster (at the orientation board). 527665.4E 186131.5N. Camera height 98.10m AOD. Aiming at Palace of Westminster (The Central Tower, above the lobby crossing). Bearing 158.6°, distance 7.1km.

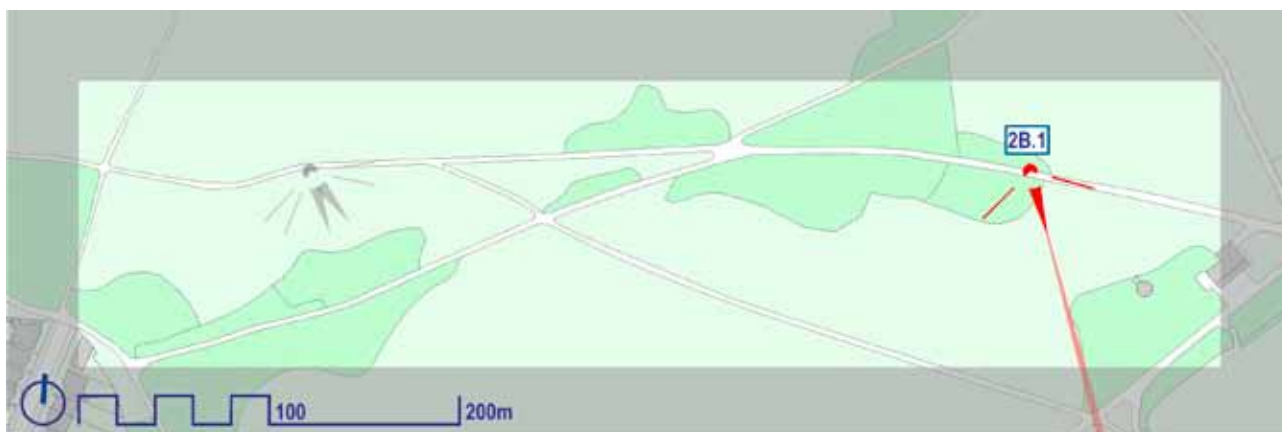
Management of the Viewing Location

- 104 Tree growth in the immediate foreground has the potential to reduce the quality of the view, and should be managed to ensure visibility of the panorama. Infrastructure that assists the viewer to understand the view, such as an up to date plaque, would enhance the viewing experience.



Annotated map of Protected Vista from Assessment Point 2A.2 to Palace of Westminster

Viewing Location 2B: Parliament Hill: east of the summit



N.B for key to symbols refer to image 1



Panorama from Assessment Point 2B.1 Parliament Hill: east of the summit – at the prominent oak tree

Description of the View

- 105 This Viewing Location is on the east side of Parliament Hill, lower than the summit. Assessment Point 2B.1 is located at a position that provides one of the few publicly available views of all of the principal towers of the Palace of Westminster.
- 106 The viewer can also see the tall buildings that define the financial and governmental centres of London, although trees in the foreground and middle ground interrupt much of the panorama. A break in the trees to the east allows a discrete view of Canary Wharf.
- 107 All three towers of the Palace of Westminster are set against the distant hills. The scale and simple outline of existing tall buildings in the view frame the Palace of Westminster and contrast with its more delicate and intricate silhouette of towers.

Landmarks include:

Palace of Westminster (I) †
 St Paul's Cathedral (I) †
 BT Tower (II)

Also in the views:

Canary Wharf
 Caledonian Market Clock Tower (II*)
 30 St Mary Axe
 Heron Tower
 Tower 42
 St Pancras Station (I)
 Centre Point (II)

() Grade of Listed Building

† Strategically Important Landmark

Visual Management Guidance

- 108 Development proposals likely to affect the World Heritage Site should pay regard to the guidance set out in the Westminster World Heritage Site Management Plan. It is recommended that English Heritage is consulted on all relevant proposals at an early stage.

Foreground and Middle Ground

- 109 The viewer's ability to perceive the visual relationship between the Clock Tower, the Central Tower and the Victoria Tower should be maintained or enhanced. Any development proposals that would undermine this relationship should be refused. A Protected Vista, incorporating the full width of the Palace of Westminster, reinforces this requirement.

Background

- 110 Small scale incremental change in the background of the three towers of the Palace of Westminster might be appropriate if it does not dominate the individual towers or diminish the spatial relationship between them.



View from Assessment Point 2B.1 Parliament Hill: east of the summit – at the prominent oak tree (Alongside prominent oak tree). 528043.1E 186154.5N. Camera height 71.61m AOD. Aiming at Palace of Westminster (The Central Tower, above the lobby crossing). Bearing 161.6°, distance 7.0km.



Management of the Viewing Location

- 111 The quality of the viewing experience can be affected by tree growth in the foreground. Vegetation should be managed to ensure important elements of the panorama, in particular of the Palace of Westminster, remain visible.
- 112 Provision of an accurate viewing plaque should be considered. This would help to mark the place as one where all three towers of the Palace of Westminster are visible.



Telephoto view of Protected Vista from Assessment Point 2B.1 to Palace of Westminster



Annotated map of Protected Vista from Assessment Point 2B.1 to Palace of Westminster



3 London Panorama: Kenwood

53

- 113 Kenwood House is considered the finest 18th Century house in north London, and is set within a landscaped estate bordering Hampstead Heath. The Viewing Place occupies a stretch of parkland that runs into a meadow, which falls away to the south.
- 114 There is one Viewing Location at Kenwood: 3A, the viewing gazebo.



Viewing Location 3A Kenwood: the viewing gazebo



N.B for key to symbols refer to image 1



Panorama from Assessment Point 3A.1 Kenwood: the viewing gazebo – in front of the orientation board

Description of the View

- 115 The viewing gazebo identifies the position from which views should be considered. An Assessment Point (3A.1) is located there, and includes a Protected Vista orientated towards St Paul's Cathedral.
- 116 The middle ground consists of a wooded ridge, generally free of buildings. There is an abrupt contrast between the parkland in the foreground and middle ground and the modern commercial tower buildings of central London. Hills beyond the City form the background.
- 117 Within the City of London, 30 St Mary Axe is prominent in the dense cluster of more rectilinear towers around Tower 42. Many of these buildings break the line of hills in the background. St Paul's Cathedral, to the west of the City of London, is seen in front of a cluster of taller buildings at London Bridge, including Guy's Hospital tower and the Shard. The views of the Cathedral dome benefit from an absence of development in the foreground but development behind the dome compromises the viewer's ability to appreciate the landmark.
- 118 There is also a glimpsed view of the Clock Tower of the Palace of Westminster, amongst the group of buildings between Camden and Westminster. There is little consistency in the composition of this part of the view; no recognisable cluster of tall buildings exists, it is instead a mixture of tall commercial structures interspersed with residential towers, other commercial development such as Centre Point, and occasional individual elements such as church spires, the Clock Tower of the Palace of Westminster and the London Eye. In the far background the Crystal Palace transmitter creates a distinctive structure on the horizon.

Landmarks include:

St Paul's Cathedral (I) †
 Palace of Westminster (I) (The Clock Tower) †
 The London Eye
 BT Tower (II)
 The Shard

Also in the views:

Broadgate Tower
 30 St Mary Axe
 Guy's Hospital
 Centre Point (II)
 Euston Tower

() Grade of Listed Building
 † Strategically Important Landmark

Visual Management Guidance

Foreground and Middle Ground

- 119 A Protected Vista includes a Landmark Viewing Corridor to the peristyle, drum, dome and western towers of the Cathedral. Development above the threshold plane of this Landmark Viewing Corridor would compromise the viewer's ability to recognise the landmark, and should be refused.
- 120 The view is particularly sensitive to development breaching the tree line in the middle ground, as it would inhibit views of the panorama.



View from Assessment Point 3A.1 Kenwood: the viewing gazebo – in front of the orientation board (Centre line of the gazebo). 527270.1E 187486.2N. Camera height 114.15m AOD. Aiming at St Paul's Cathedral (Central axis of the dome, at the base of the drum). Bearing 143.0°, distance 7.9km.



Background

- 121 Development behind St Paul's Cathedral that breaches the Wider Setting Consultation Area should contribute to a composition that enhances the setting of the Strategically Important Landmark, and the ability to recognise and appreciate it when seen from the Assessment Point. Special regard should be paid to the height, orientation, design and materials used in the development. Careful use of form and materials could enable development proposals to improve the clarity with which St Paul's Cathedral is seen in its surroundings, including the hills in south London.
- 122 It is important that the viewer's ability to recognise and appreciate the Clock Tower of the Palace of Westminster is preserved or enhanced.

Management of the Viewing Location

- 123 The Viewing Location is well designed and should continue to be well maintained.



Telephoto view of Protected Vista from Assessment Point 3A.1 to St Paul's Cathedral



Annotated map of Protected Vista from Assessment Point 3A.1 to St Paul's Cathedral



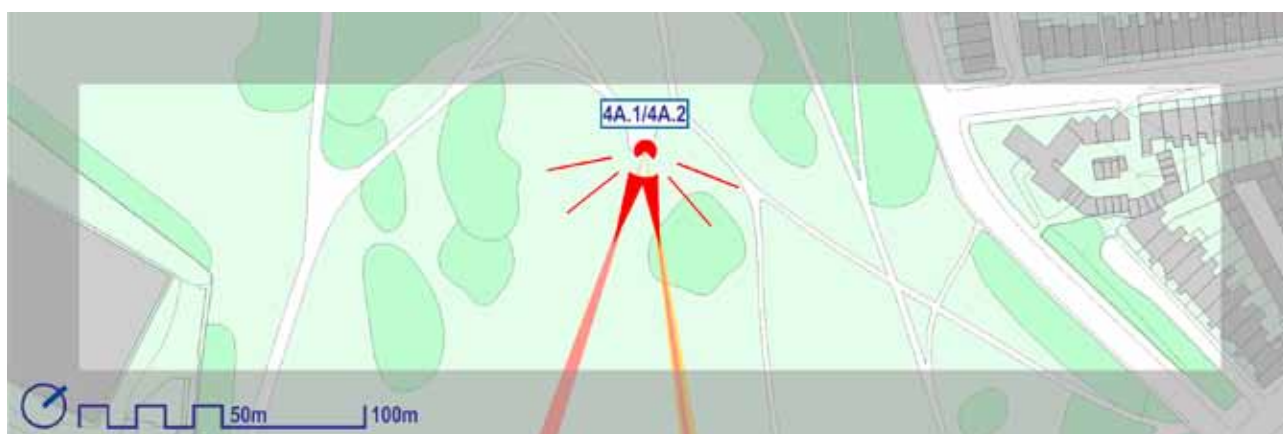
4 London Panorama: Primrose Hill

59

- 124 Primrose Hill is a 50 acre park, north of Regent's Park. The panoramic views available from the summit of the hill allow the perception of considerable detail, including the principal buildings in central London.
- 125 There is one Viewing Location on Primrose Hill: 4A, at the summit of the hill, with two Protected Vistas.



Viewing Location 4A Primrose Hill: the summit



N.B for key to symbols refer to image 1



Panorama from Assessment Point 4A.1 Primrose Hill: the summit - looking toward St Paul's Cathedral



Panorama from Assessment Point 4A.2 Primrose Hill: the summit - looking toward the Palace of Westminster

Description of the View

- 126 The summit of Primrose Hill is a clearly defined and popular place from which to enjoy a wide panorama of London. Good views of St Paul's Cathedral and the Palace of Westminster are available from here. Therefore, two Protected Vistas are provided between the Assessment Points (4A.1 and 4A.2) and the Strategically Important Landmarks.
- 127 The foreground and much of the middle ground of the panorama is dominated by open space, with only London Zoo introducing significant urban content. The panorama is wide, extending into Islington in the east, and as far as the Trellick Tower, beyond Paddington, in the west. To the east, there is residential development of brick and painted stucco, pitched slate and tile roofs, complemented occasionally by church spires, blocks of flats and trees.
- 128 Urban development dominates the far middle ground, beyond Regent's Park. There is little order or prevailing character amongst the groups of large commercial buildings and tall residential buildings. Continued development of this kind in the middle ground could reduce the viewer's ability to see the principal buildings in the City of London, as well as the Palace of Westminster further west.
- 129 The cluster of taller buildings on the Isle of Dogs forms the background of the panorama in the east. The cluster of tall buildings in the City of London is partially obscured by towers at Euston. St Paul's Cathedral is framed by two of these towers but a third, lower tower, reduces the viewer's appreciation of the dome and drum. Further to the west the three towers of the Palace of Westminster are visible amongst the townscape elements that obscure the main building.

Landmarks include:

St Paul's Cathedral (I) †
 Palace of Westminster (I) †
 BT Tower (II)
 The London Eye
 The Shard

Also in the views:

Canary Wharf
 City cluster of towers
 University College Hospital
 Euston Tower
 Centre Point (II)
 Westminster Cathedral (I)

() Grade of Listed Building
 † Strategically Important Landmark

Visual Management Guidance

- 130 The scale of new developments should be compatible with the composition of the view. Larger-scale elements could make the panorama more legible if they consolidate existing landscape elements such as clusters of tall buildings.



View from Assessment Point 4A.1 Primrose Hill: the summit - looking toward St Paul's Cathedral (at the orientation board). 527657.3E 183893.0N. Camera height 68.29m AOD. Aiming at St Paul's Cathedral (Central axis of the dome, at the base of the drum). Bearing 122.0°, distance 5.2km.



- 131 Development proposals likely to affect the World Heritage Site should pay regard to the guidance set out in the Westminster World Heritage Site Management Plan. It is recommended that English Heritage is consulted on all relevant proposals at an early stage.

Foreground and Middle Ground

- 132 It is an important characteristic of the view that the viewer's ability to recognise and appreciate the peristyle, drum, dome and western towers of St Paul's Cathedral in the panorama is preserved or enhanced. Development between the Assessment Point and St Paul's Cathedral is subject to a Protected Vista.



Annotated map of Protected Vista from Assessment Point 4A.1 to St Paul's Cathedral

- 133 New development should preserve or enhance the viewer's ability to recognise and appreciate the Palace of Westminster within the panorama. Development between the Assessment Point and the Palace of Westminster is subject to a Protected Vista.

Background

- 134 St Paul's Cathedral and its Western Towers are recognisable in this view largely because it is seen clearly against the sky and it is not dominated by development in its backdrop. Development proposals should not compromise this situation.



View from Assessment Point 4A.2 Primrose Hill: the summit - looking toward the Palace of Westminster (at the orientation board). 527657.3E 183893.0N. Camera height 68.29m AOD. Aiming at Palace of Westminster (The Central Tower, above the lobby crossing). Bearing 149.4°, distance 5.1km.

- 135 Development in the background of the Palace of Westminster should preserve or enhance the viewer's ability to recognise and appreciate the Strategically Important Landmark. The form and materials of new development should help improve the clarity with which the silhouette of the towers of the Palace of Westminster can be distinguished from their surroundings.

Management of the Viewing Location

- 136 The Viewing Location is well maintained and should continue to be so.



Annotated map of Protected Vista from Assessment Point 4A.2 to Palace of Westminster



5 London Panorama: Greenwich Park

65

- 137 Greenwich Park is part of the Greenwich Maritime World Heritage Site and a Grade I registered park. It is characterised by undulating hills and gravel terraces which level out towards the river, where the formality and symmetry of the park, redesigned in the 1660s by André Le Nôtre, comes into relationship with the group of buildings known as Greenwich Palace. The Palace includes the Queen's House by Inigo Jones, the National Maritime Museum, and the former Old Royal Naval Hospital by Wren and Hawksmoor.
- 138 There is one Viewing Location at Greenwich: 5A, close to the statue of General Wolfe.



Viewing Location 5A Greenwich Park: the General Wolfe Statue



N.B for key to symbols refer to image 1



Panorama from Assessment Point 5A.1 Greenwich Park: the General Wolfe statue – at the orientation board



Panorama from Assessment Point 5A.2 Greenwich Park: the General Wolfe statue – north-east of the statue

Description of the View

- 139 Viewing location 5A includes two Assessment Points. The view from the statue, at Assessment Point 5A.1, takes in the formal, axial arrangement between Greenwich Palace, and the Queen's House. The view also includes Greenwich Reach and the tall buildings on the Isle of Dogs.
- 140 The eastern extent of the panorama is towards central London and St Paul's Cathedral. This is best seen from Assessment Point 5A.2, and includes a Protected Vista towards the Cathedral.
- 141 The foreground of the formal view includes the park and Greenwich town centre. The middle ground is the flat plane of the river valley. In the west, the middle ground is distinguished from the foreground by a ridge. To the east, a range of houses and terraces predominantly from the eighteenth and nineteenth centuries creates a largely uniform setting with articulated rooflines and chimneys providing detail. From here the ribbon of the Thames opens up and sweeps around to reveal a riverside dominated by industry and docks and the densely developed eastern suburbs of London; this is an important element of the view. The flat plane of the river and the suburbs beyond are interrupted by a scattering of post-war public housing towers which compromise the full experience of the view and, in particular, obscure the grain of central London beyond.
- 142 St Paul's Cathedral and Tower Bridge are visible in the panorama. Adjacent to Tower Bridge, and to its right in the view, is The Monument to the Great Fire. The background of St Paul's Cathedral in the view is mostly unimpeded, with a clear silhouette of the dome above the peristyle, and the western towers. The sight line to the Tower Bridge and St Paul's Cathedral is unimpeded in the foreground, ensuring the two elements are seen as a composition. The ability to see sky between the upper parts of the various elements is crucial to the viewer being able to recognise and appreciate St Paul's Cathedral in this panorama.

Landmarks include:

St Paul's Cathedral (I) †
 Maritime Greenwich (I, II* and II)
 Greenwich Observatory (II)
 Tower Bridge (I)
 The Monument (I)
 Millennium Dome
 The Shard

Also in the views:

City Cluster
 Canary Wharf

() Grade of Listed Building
 † Strategically Important Landmark

Visual Management Guidance

- 143 The impact of a development proposal should be tested first from Assessment Point 5A.1. Detailed assessment should also be carried out from Assessment Point 5A.2 when development occurs in close proximity to the Protected Vista.



View from Assessment Point 5A.1 Greenwich Park: the General Wolfe statue – at the orientation board (On top of wall in front of orientation board, centre of terrace in front of General Wolfe statue). 538922.5E 177335.2N. Camera height 48.27m AOD. Aiming at The Queen's House (Central axis of the house; roof ridge line). Bearing 329.8°, distance 0.4km.



Foreground and Middle Ground

- 144 Development on the river edge at Deptford should help to reinforce the composition of the existing view. The low rise nature of the axial view to Greenwich Palace in the front and middle ground should be preserved with the cluster of taller buildings at Canary Wharf across the River providing layers and depth to the understanding of the panorama.
- 145 The relationship between Tower Bridge, the Monument to the Great Fire and St Paul's Cathedral are important elements of the view. The threshold height of the Protected Vista between Assessment Point 5A.2 and St Paul's Cathedral acknowledges the visual relationship between these three landmarks. The relationship, and the elements themselves, are integral to the viewer's ability to recognise and appreciate St Paul's Cathedral and its western towers in the view. Therefore, new development should preserve or enhance the setting of the landmarks and the relationship between them.

Background

- 146 The composition of the view would benefit from further, incremental consolidation of the clusters of taller buildings on the Isle of Dogs and the City of London. However any consolidation of clustering of taller buildings on the Isle of Dogs needs to consider how the significance of the axis view from the Royal Observatory towards Queen Mary's House could be appreciated.
- 147 The dome (above the peristyle) and the upper parts of the western towers of St Paul's Cathedral are well defined against their background in this view. Development that exceeds the Wider Setting Consultation Area in the background of this view should preserve or enhance this level of definition.



View from Assessment Point 5A.2 Greenwich Park: the General Wolfe statue – north-east of the statue (Eastern edge of paved area (approx 20m off axis) between top of steps and stone bollard). 538936.1E 177334.5N. Camera height 48.80m AOD. Aiming at St Paul's Cathedral (Central axis of the dome, at the base of the drum). Bearing 299.0°, distance 7.9km.

Management of the Viewing Location

- 148 The Viewing Location is well designed and should continue to be well maintained.



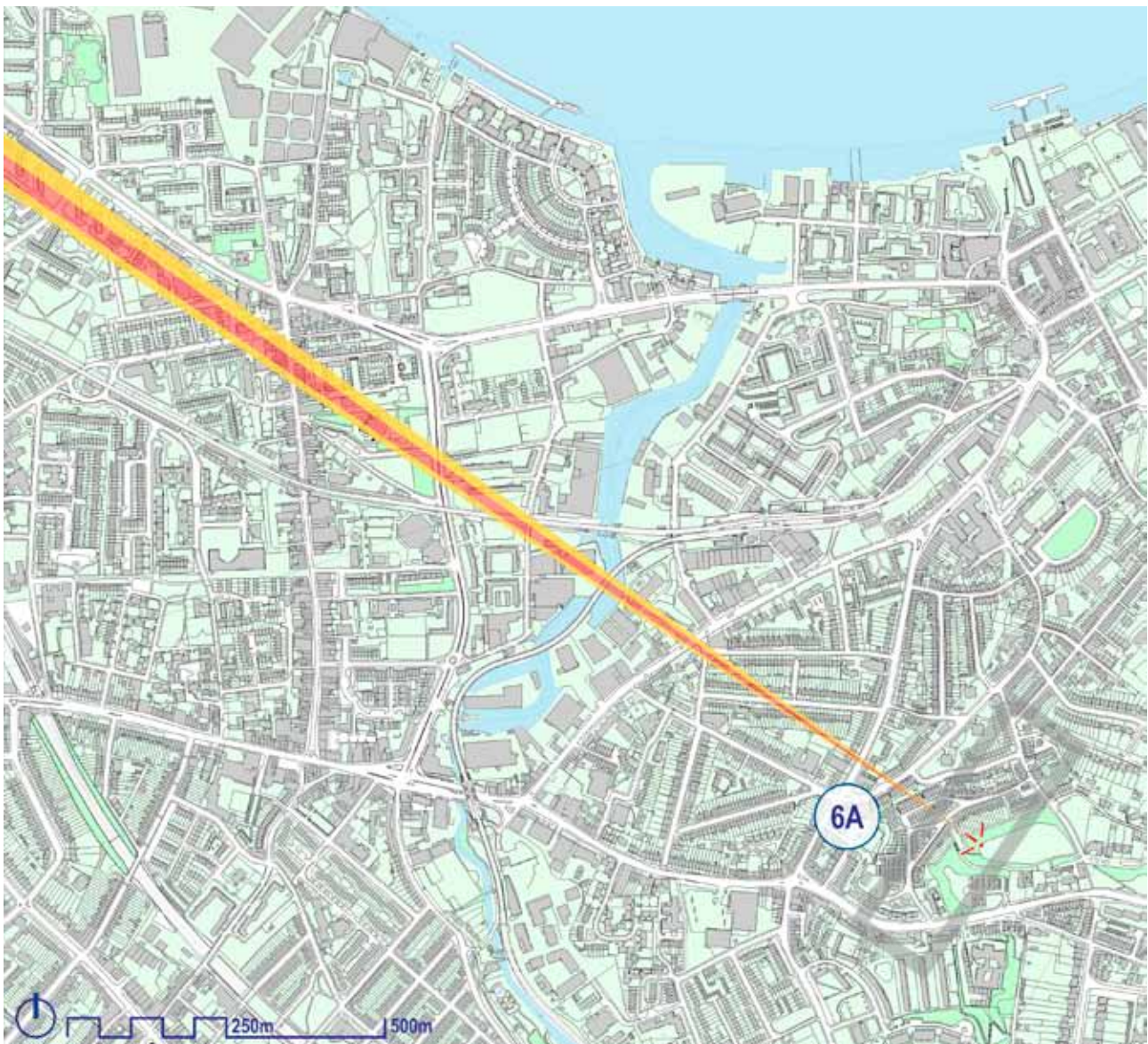
Annotated map of Protected Vista from Assessment Point 5A.2 to St Paul's Cathedral



6 London Panorama: Blackheath Point

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- 149 Blackheath Point is a local public garden, to the west of the heath, within a mid-Victorian residential area. The high ground of Blackheath was once a place of strategic importance, overlooking London on the route from the Kent coast. The garden provides a broad Panorama from Westminster to Canary Wharf.
- 150 There is one Viewing Location at Blackheath Point: 6A, from the west side of the public garden.



Viewing Location 6A Blackheath: the Point



N.B for key to symbols refer to image 1



Panorama from Assessment Point 6A.1 Blackheath Point – near the orientation board

Description of the View

- 151 The Viewing Location is a level green space above a dramatic escarpment, partially enclosed by trees. At the western end is an open space with views towards central London. Assessment Point 6A.1 is located at this position, and includes a Protected Vista to ensure development does not have a negative effect on views of St Paul's Cathedral.
- 152 The foreground is detached from the Viewing Location because of the dramatic drop from the Blackheath Point escarpment to the flat plane of rooftops below. The foreground and middle ground are visually merged and are largely made up of late eighteenth century and early nineteenth century houses and terraces, generally consistent in their materials, colour, roof and chimneys amid a rich treescape. St Paul's Church in Deptford and the Laban Centre are two existing examples of contrasting buildings in the middle ground. They add interest to the view by virtue of high quality design.
- 153 A number of tall buildings stand in isolation on the skyline. Tower Bridge is visible between St Paul's Cathedral and the City cluster of tall buildings, including 30 St Mary Axe. The dome and western towers of the Cathedral are visible, the former silhouetted against the sky, enabling clear recognition and appreciation of the landmark. Few buildings are visible immediately behind the landmark, such that the rising line of hills to the north are the dominant backdrop feature. The dome of the Old Bailey is just visible to the right of the peristyle of the Cathedral.

Landmarks include:

St Paul's Cathedral (I) †
 Tower Bridge (I)
 The Old Bailey (II*)
 The Shard

Also in the views:

Guy's Hospital
 St Paul's Church, Deptford (I)
 The City cluster
 Canary Wharf

() Grade of Listed Building
 † Strategically Important Landmark

Visual Management Guidance

Foreground and Middle Ground

- 154 The panorama is sensitive to large-scale development in the foreground and middle ground. There is considerable opportunity, however, to introduce new development if it is sympathetic to the composition and character of the view.
- 155 The western towers of St Paul's Cathedral are integral to the viewer's ability to recognise and appreciate the landmark. Therefore, the Landmark Viewing Corridor of the Protected Vista from Assessment Point 6A.1 incorporates these features.



View from Assessment Point 6A.1 Blackheath Point – near the orientation board (West of the orientation board, close to the railings). 538238.2E 176823.1N. Camera height 47.61m AOD. Aiming at St Paul's Cathedral (Central axis of the dome, at the base of the drum). Bearing 304.9°, distance 7.5km.



Background

- 156 Development in the Wider Setting Consultation Area should preserve or enhance the viewer's ability to recognise and appreciate St Paul's Cathedral and its western towers. It should generally not be taller than the base of the peristyle of the Cathedral although the effect of colour, scale, reflectivity and distance from the landmark of new development should be understood and tested.

Management of the Viewing Location

- 157 Vegetation in the immediate foreground, if it is not controlled, could reduce the quality of the view. The Assessment Point is not clearly defined. The space should be designed so that this point is recognisable to the viewer.



Telephoto view of Protected Vista from Assessment Point 6A.1 to St Paul's Cathedral



Annotated map of Protected Vista from Assessment Point 6A.1 to St Paul's Cathedral



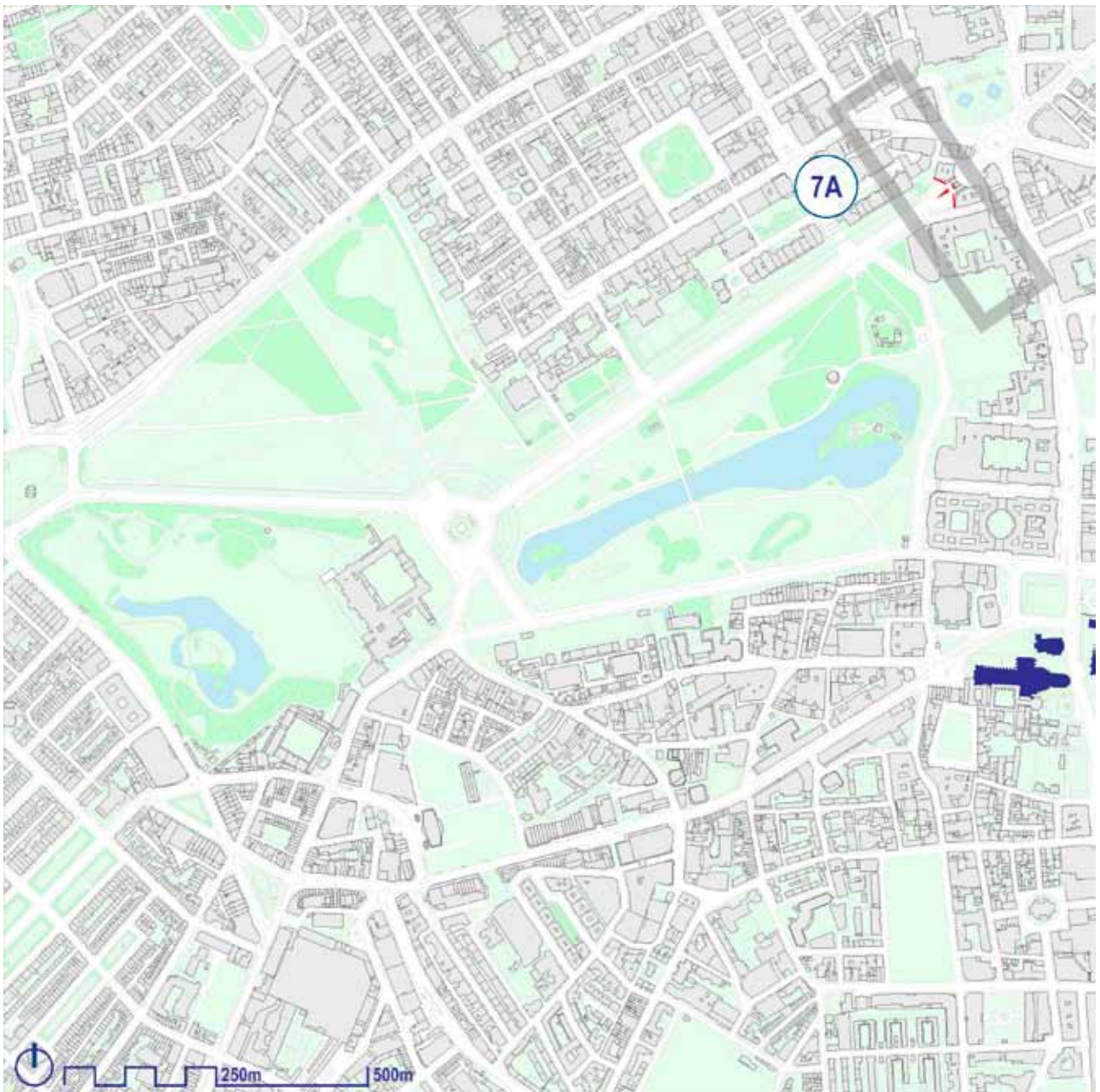
Management Plans: Linear Views



Linear Views			
	Designated View	Viewing Locations	Assessment Points
7	The Mall	7A Admiralty Arch	7A.1
8	Westminster Pier	8A Orientation Plaque	8A.1
9	King Henry VIII's Mound	9A The Viewing Point	9A.1

7 Linear View: The Mall to Buckingham Palace

- 158 The Mall is London's principal ceremonial route used by royal processions on many state occasions. It was originally laid out for Charles II in the 1660s, forming part of the landscape design for St James's Park, was formalised by John Nash in 1827 and had significant enhancements made in the early 1900s.



Viewing Location 7A The Mall: at Admiralty Arch



N.B for key to symbols refer to image 1



Panorama from Assessment Point 7A.1 The Mall: at Admiralty Arch – axial view

Description of the Views

- 159 The Viewing Location on The Mall is immediately south-west of the central arch of Admiralty Arch. The symmetry of the view to Buckingham Palace demands that this position be used for Assessment Point 7A.1.
- 160 The foreground is a large expanse of red tarmac with the fortified Citadel of the Admiralty building beyond, on the south side. The avenue of trees forms a deep middle ground, and leads the eye to the Victoria Memorial and Buckingham Palace. Flagpoles seasonally contribute to the perspective of the view.

Landmarks include:

Buckingham Palace (I)

Also in the view:

Queen Victoria Memorial (I)

() Grade of Listed Building

Visual Management Guidance

Foreground and Middle Ground

- 161 The view towards Buckingham Palace would be diminished by any intrusion above the foreground landscaping. Management of the front and middle ground should be considered in conjunction with the management of trees on The Mall.

Background

- 162 Buckingham Palace is the London residence of the Monarch. Its dominance in the view emphasises its status. For this reason, it would be inappropriate for any development in the background to become visible above the palace.



View from Assessment Point 7A.1 The Mall: at Admiralty Arch – axial view (On traffic island outside central arch). 529964.3E 180301.8N. Camera height 9.20m AOD. Aiming at Buckingham Palace (Central axis of the East Front). Bearing 235.2°, distance 1.1km.

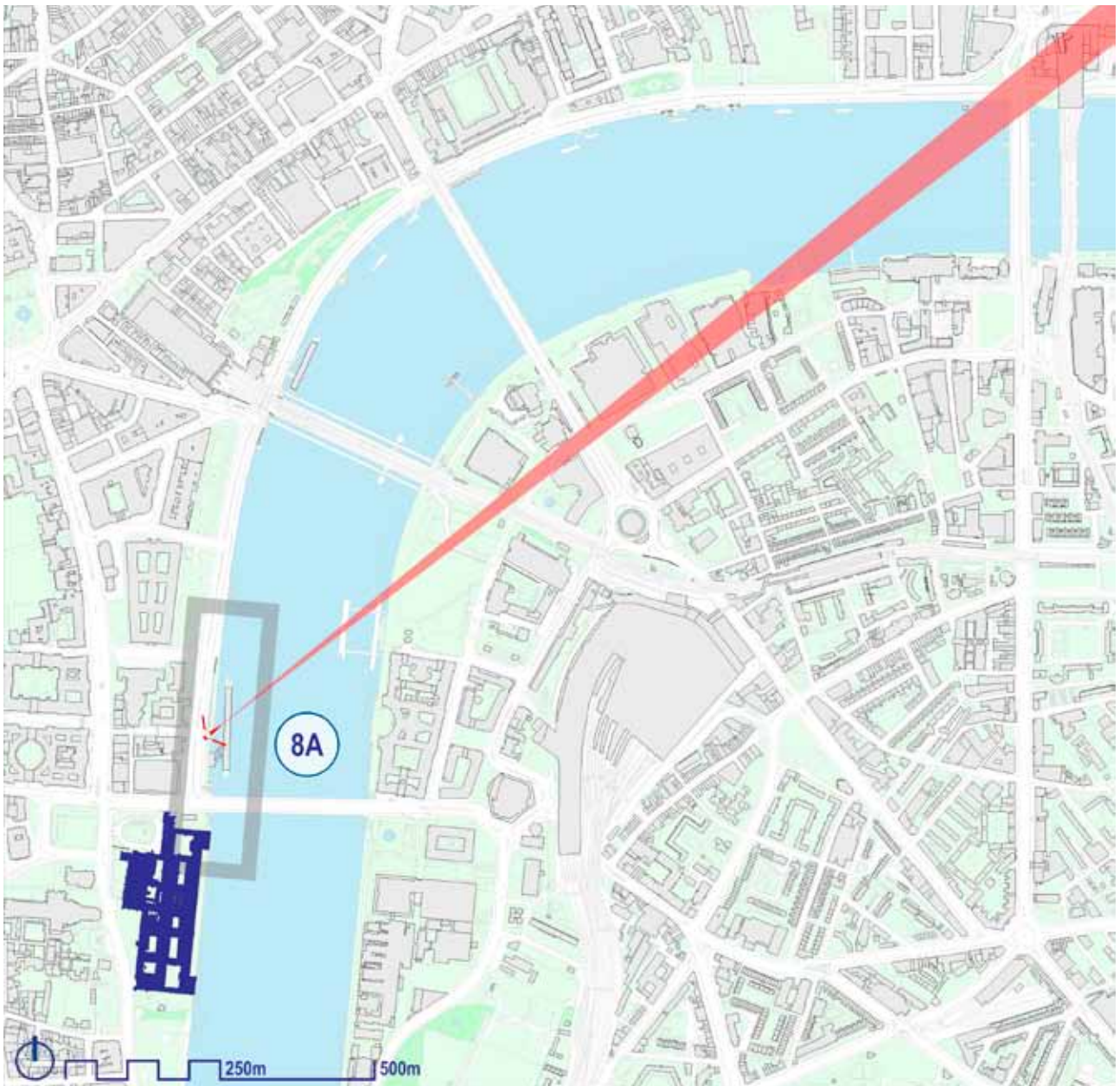


Management of the Viewing Location

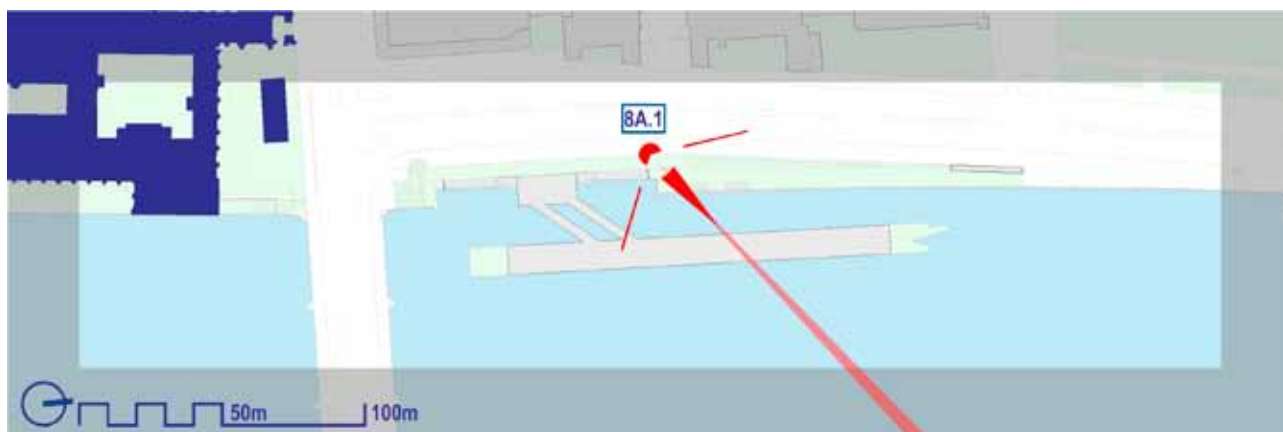
- 163 This view is experienced from the centre of The Mall, the axial position having been chosen for its symmetry. It is not expected that the place can be managed like other Viewing Locations that are more easily accessible to public. The Assessment Point should remain accessible, however, to those required to assess development falling in the foreground, middle ground or background of Buckingham Palace.

8 Linear View: Westminster Pier to St Paul's Cathedral

164 Westminster Pier is immediately north of Westminster Bridge and alongside Victoria Embankment. It was designed by Bazalgette and constructed from 1864-70. Victoria Embankment is part of a major thoroughfare from the heart of Westminster to the City, linking government buildings with the financial district. It is a leafy, tree-lined boulevard with a backdrop of grand buildings that create a strong, curved building line.



Viewing Location 8A Westminster Pier



N.B for key to symbols refer to image 1



Panorama from Assessment Point 8A.1 Westminster Pier – the orientation plaque

Description of the View

- 165 The Embankment layout causes a flow of pedestrians and vehicles, rather than encouraging a gathering place. Westminster Pier, however, provides a tourist focus for riverboat use, and it is at this position that Assessment Point 8A.1 is located. A Protected Vista is included from the Assessment Point to St Paul's Cathedral.
- 166 The bend in the river brings the cultural attractions of the South Bank into relationship with the City beyond. St Paul's Cathedral is framed by middle-ground buildings formed by the former 'downstream' Shell Building and the Royal Festival Hall. The South Bank is unified by the Portland stone façades of the former County Hall, the Royal Festival Hall and the Shell Centre group. In the middle ground the interaction between the London Eye and St Paul's Cathedral is of note, the capsules of the former skimming the dome of the Cathedral.
- 167 The two buildings that frame St Paul's Cathedral allow an unimpeded view of the peristyle, upper drum and dome, silhouetted against the sky. This is a key attribute of this view. The most southerly of the western towers of the Cathedral partially obscures the peristyle, while the northern tower is largely hidden behind the Royal Festival Hall. The London Weekend Television (ITV) tower is also seen in the backdrop of the Shell Centre building.

Landmarks include:

St Paul's Cathedral (I) †

Also in the views:

The London Eye

Royal Festival Hall (I)

Former County Hall (II*)

Shell Centre

ITV Tower

() Grade of Listed Building

† Strategically Important Landmark

Visual Management Guidance

Foreground and Middle Ground

168 The clear view of the Cathedral should not be obscured by tree growth in either the foreground or middle ground.

169 A Landmark Viewing Corridor will maintain the existing visual frame around



View from Assessment Point 8A.1 Westminster Pier – the orientation plaque (At the orientation board). 530326.9E 179773.9N. Camera height 8.40m AOD. Aiming at St Paul's Cathedral (Central axis of the dome, at the base of the drum). Bearing 51.6°, distance 2.2km.



the Cathedral created by the middle ground buildings.

Background

170 Development should preserve or enhance the viewer's ability to recognise or appreciate the dome, peristyle and south-west tower of St Paul's Cathedral. These elements should generally remain with a clear sky backdrop.

Management of the Viewing Location

- 171 The Viewing Location should be managed so that new development, such as kiosks, are designed and sited to enhance the view and viewing experience.



Telephoto view of Protected Vista from Assessment Point 8A.1 to St Paul's Cathedral

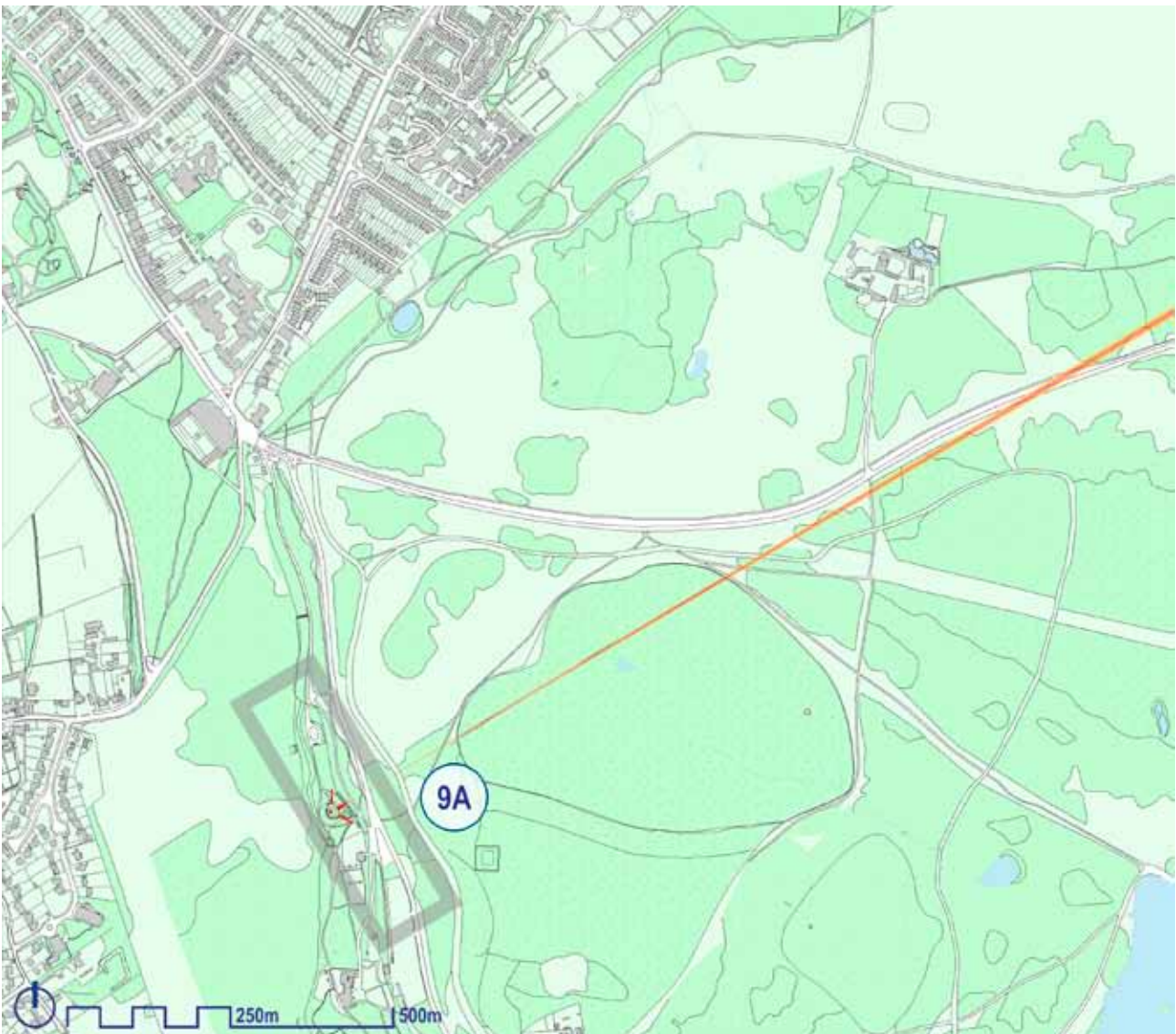


Annotated map of Protected Vista from Assessment Point 8A.1 to St Paul's Cathedral

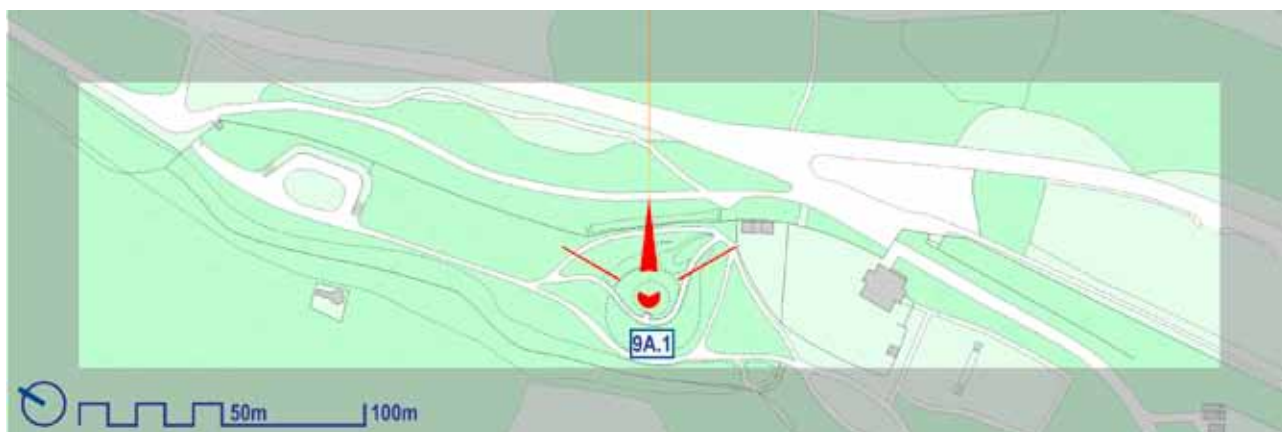


9 Linear View: King Henry VIII's Mound, Richmond to St Paul's Cathedral

- 172 Richmond Park was first enclosed by Charles I and is the largest of London's Royal Parks. King Henry VIII's Mound is reputedly a Bronze Age barrow, much altered. It provides magnificent views across the Thames to Twickenham and the North Downs to the west. To the east, the dome and peristyle of St Paul's Cathedral can be seen through an avenue of trees both from the mound and from the footpath in front. This avenue was planted in the early 18th Century in order to create a 'keyhole' view of the then newly completed Cathedral. The avenue has been maintained for this purpose since then, and is pruned regularly.



Viewing Location 9A: King Henry VIII's Mound



N.B for key to symbols refer to image 1



Panorama from Assessment Point 9A.1 King Henry VIII's Mound – the viewing point

Description of the View

- 173 Although the Viewing Location is far removed from central London, it offers a truly unique view of one of London's best-known landmarks, ten miles away. The view is experienced from Assessment Point 9A.1, and a Protected Vista is also included from that point.
- 174 The view of St Paul's Cathedral from King Henry's Mound is fully framed by trees, the aperture changing in size and form owing to the seasons and pruning management. Very little intervening development can be seen in the foreground. Development around Broadgate and Liverpool Street Station can be seen in the background beneath the springing level of the dome. Also in the background, partially hidden by trees on the left but discernible by the viewer, is the vertical edge of the recently completed Broadgate Tower.

Landmarks include:

St Paul's Cathedral (I) †

Also in the view:

Broadgate Tower

() Grade of Listed Building

† Strategically Important Landmark

Visual Management Guidance

Foreground and Middle Ground

- 175 A Protected Vista has been defined between the Assessment Point and St Paul's Cathedral. Development that exceeds the threshold plane of the Landmark Viewing Corridor should be refused. Development that exceeds the threshold plane of the Wider Setting Consultation Area of the Protected Vista in the foreground and middle ground should not compromise the viewer's ability to recognise and appreciate the Cathedral. It should not dominate the landmark, or cause a canyon effect.



View from Assessment Point 9A.1 King Henry VIII's Mound – the viewing point (Looking through the gap in the hedge). 518605.8E 173150.4N. Camera height 59.09m AOD. Aiming at St Paul's Cathedral (Central axis of the dome, at the base of the drum). Bearing 59.3°, distance 15.6km.

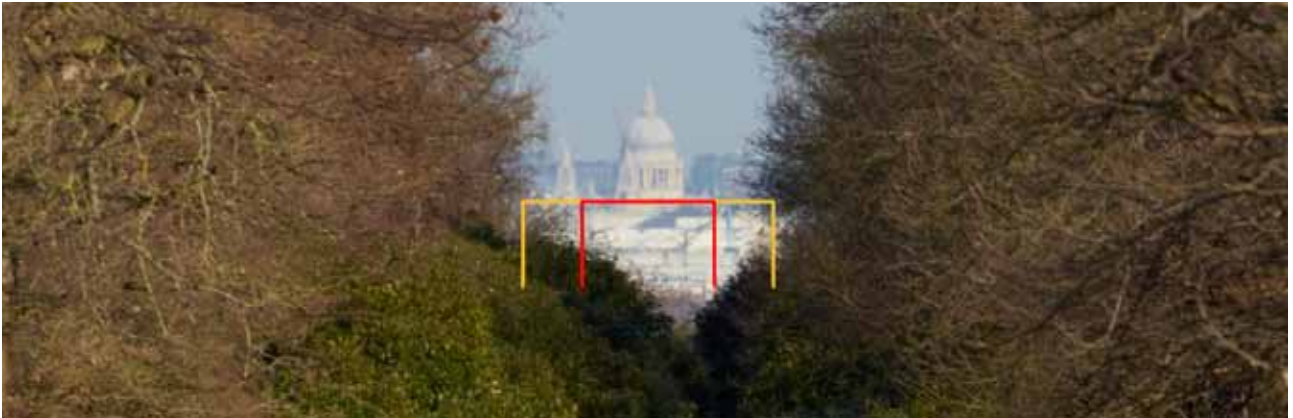


Background

- 176 Development that exceeds the threshold plane of the Wider Setting Consultation Area of the Protected Vista in the background should preserve or enhance the viewer's ability to recognise and appreciate the dome of the Cathedral. In determining applications, it is essential that development in the background of the view is subordinate to the Cathedral and that the clear sky background profile of the upper part of the dome remains.

Management of the Viewing Location

- 177 Trees should be pruned in order to preserve the existing narrow view of St Paul's Cathedral, while also obscuring the existing tall buildings in the City of London.



Telephoto view of Protected Vista from Assessment Point 9A.1 to St Paul's Cathedral



Annotated map of Protected Vista from Assessment Point 9A.1 to St Paul's Cathedral



Management Plans: River Prospects

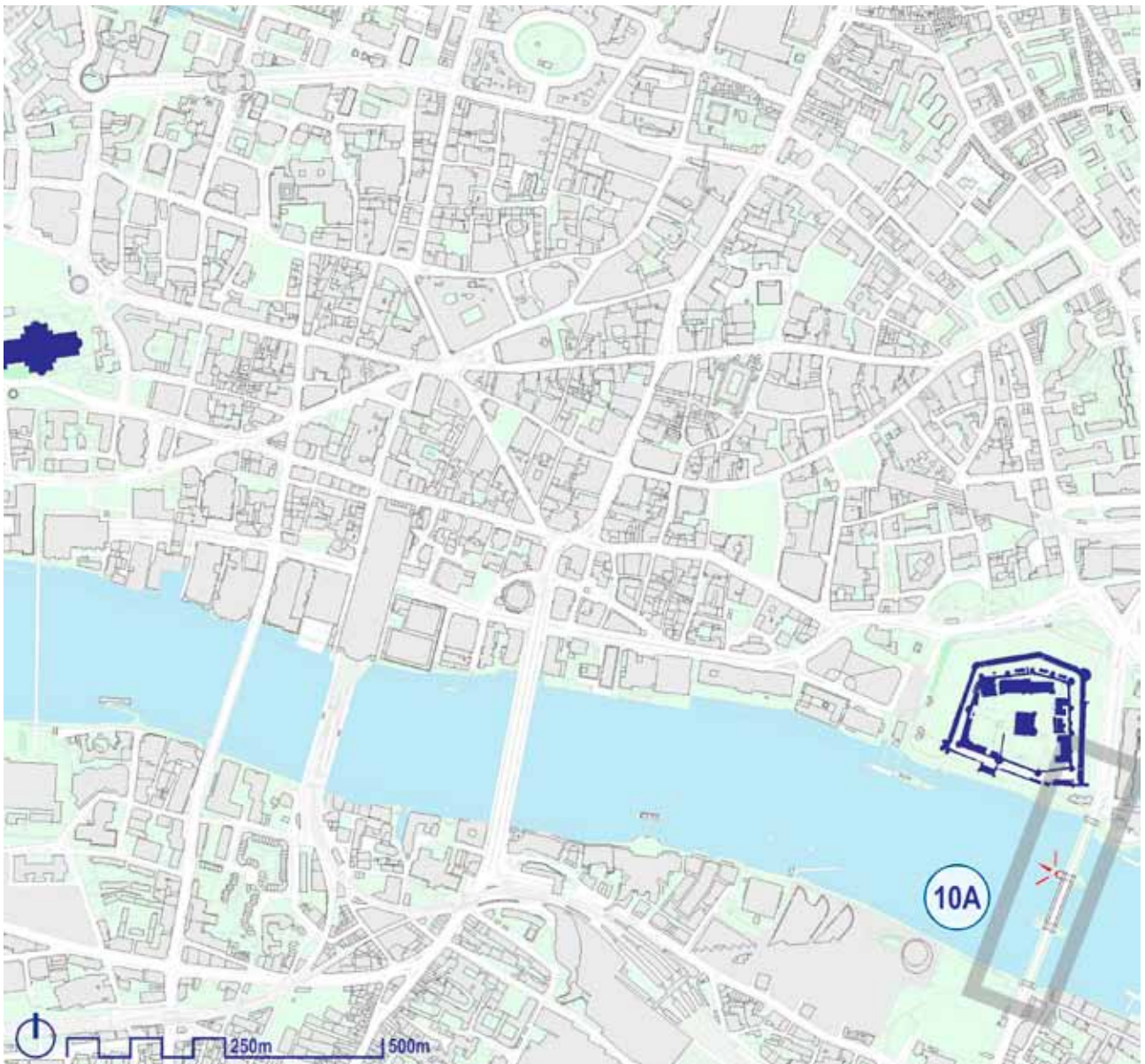


River Prospects			
	Designated View	Viewing Locations	Assessment Points
10	Tower Bridge	10A Upstream – The North Bastion	10A.1
11	London Bridge	11A The Upstream Pavement	11A.1
		11B The Downstream Pavement	11B.1 11B.2
12	Southwark Bridge	12A The Upstream Pavement	12A.1 12A.2
		12B The Downstream Pavement	12B.1
13	Millennium Bridge and Thames side at Tate Modern	13A Millennium Bridge	13A.1
		13B Thames side at Tate Modern	13B.1
14	Blackfriars Bridge	14A The Upstream Pavement	14A.1
15	Waterloo Bridge	15A The Upstream Pavement	15A.1 15A.1
		15B The Downstream Pavement	15B.1 15B.2
16	The South Bank	16A Outside the National Theatre	16A.1
		16B Gabriel's Wharf	16B.1 16B.2
17	Golden Jubilee/Hungerford Footbridges	17A The Upstream Footbridge	17A.1 17A.2
		17B Downstream – Crossing the Westminster Bank	17B.1 17B.2
18	Westminster Bridge	18A The Upstream Pavement	18A.1 18A.2 18A.3
		18B The Downstream Pavement	18B.1 18B.2
19	Lambeth Bridge	19A The Downstream Pavement	19A.1 19A.2
20	Victoria Embankment	20A Opposite County Hall	20A.1
		20B At Cleopatra's Needle	20B.1
21	Jubilee Gardens and Thames side in front of County Hall	21A In front of County Hall	21A.1
		21B Jubilee Gardens	21B.1
22	Albert Embankment between Westminster and Lambeth Bridges	22A Between Lambeth and Westminster Bridges	22A.1
			22A.2
			22A.3

10 River Prospect: Tower Bridge

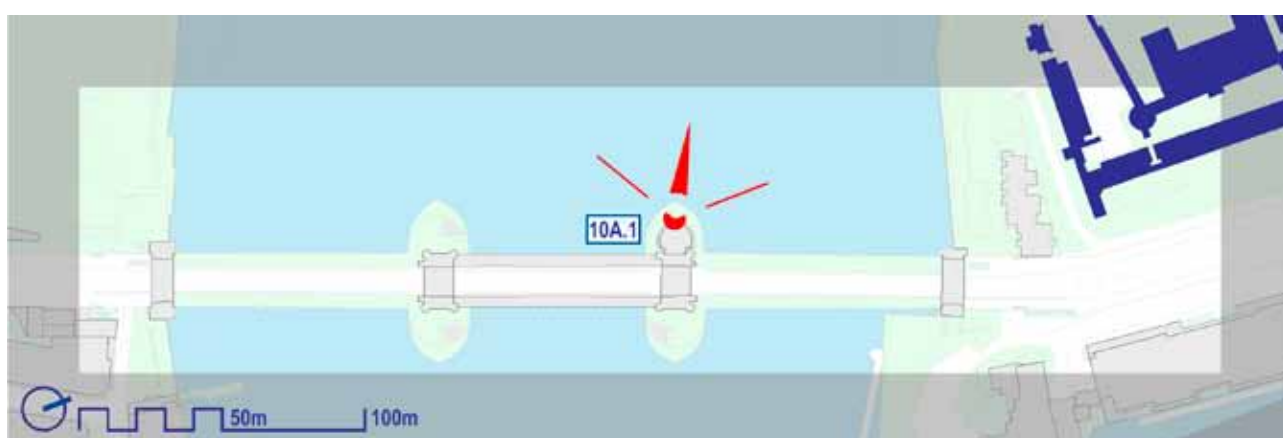
97

- 178 Tower Bridge, the eastern most of the bridges in central London, stands between the formerly industrial, but now largely residential districts to its east and the commercial buildings of the City to its west. Designed by Sir John Wolfe Barry, engineer, and Sir Horace Jones, architect, and constructed between 1886 and 1894, it provided a river crossing where no bridge previously stood. It is Grade I Listed, adjacent to the Tower of London World Heritage Site and known internationally as a symbol of London.



- 179 This place contains one Viewing Location: 10A, on the upstream side of the bridge at the North Bastion.

Viewing Location 10A Tower Bridge: upstream



N.B for key to symbols refer to image 1



Panorama from Assessment Point 10A.1 Tower Bridge: upstream – the North Bastion

Description of the View

- 180 A single Assessment Point (10A.1) is located on the North Bastion.
- 181 The character of the upstream views is derived from the significant depth and width of the view, which includes important buildings and public spaces in the foreground on both sides of the river. Groups of trees along the northern embankment, especially around the Tower of London, form important elements in the view.
- 182 The location enables the fine detail and the layers of history of the Tower of London to be readily understood. This understanding and appreciation is enhanced by the free sky space around the White Tower. Where it has been compromised its visual dominance has been devalued. The middle ground includes the varied elements of the City, rising behind the Tower. These include prominent tall buildings of the late 20th and early 21st centuries, and earlier periods such as spires of City churches and The Monument in the centre of the view. 30 St Mary Axe ('The Gherkin') is prominent in its relationship with the Tower of London. London Bridge marks the extent of the middle ground. The lantern and upper dome of St Paul's Cathedral can be seen, while other prominent buildings or structures in the background, include the Cannon Street Station towers, BT Tower, Centre Point and Tate Modern.

Landmarks include:

Tower of London (I, II* and II) †
 St Paul's Cathedral (I) †
 The Monument (I)
 City Hall
 HMS Belfast

Also in the views:

Guy's Hospital Tower
 Tate Modern Chimney
 Cannon Street Station towers (II)
 Old Billingsgate Market (II)
 Custom House (I)
 Tower 42
 30 St Mary Axe
 Church of All Hallows (I)
 Church of St Margaret Pattens (I)
 Church of St Dunstan in the East (I)
 Heron Tower

() Grade of Listed Building
 † Strategically Important Landmark

Visual Management Guidance

- 183 The Tower of London should not be dominated by new development close to it.
- 184 Development proposals likely to affect the World Heritage Site should pay regard to the guidance set out in the Tower of London World Heritage Site Management Plan published by Historic Royal Palaces (HRP). HRP manages the Tower of London. It is recommended that HRP and English Heritage are consulted on all relevant proposals at an early stage.



View from Assessment Point 10A.1 Tower Bridge: upstream – the North Bastion (Outside information centre). 533665.0E 180311.4N. Camera height 14.82m AOD. Aiming at The Monument to the Great Fire (Central Axis i.e. passing through centre of flaming urn; viewing gallery). Bearing 300.0°, distance 0.9km.



Foreground and Middle Ground

- 185 Landmarks which enable an appreciation of the scale and geography of London should not be obscured by inappropriate development in the foreground. This applies to the Monument, in particular, which is closely associated with Tower Bridge in the view, owing to their proximity and visibility. This relationship should be maintained.

Background

- 186 Views from this place include the relationship between the Tower of London and the City in the background. It is important that the background of the landmark in these views is managed sensitively and should not compromise a viewer's ability to appreciate the Outstanding Universal Value of the World Heritage Site. Development should not breach the skyline of the four towers of the White Tower or its castellations. Some visual separation should be retained between the upper parts of the White Tower and the emerging cluster of tall buildings in the background.
- 187 It is anticipated that the cluster of tall buildings in the City of London and the cluster of tall buildings at London Bridge Station will be consolidated over time such as the new development of the Shard, and will add considerably to the character and stature of the view. Any proposed building which would add to the skyline, must take account of the way it relates to existing skyline features.

Management of the Viewing Location

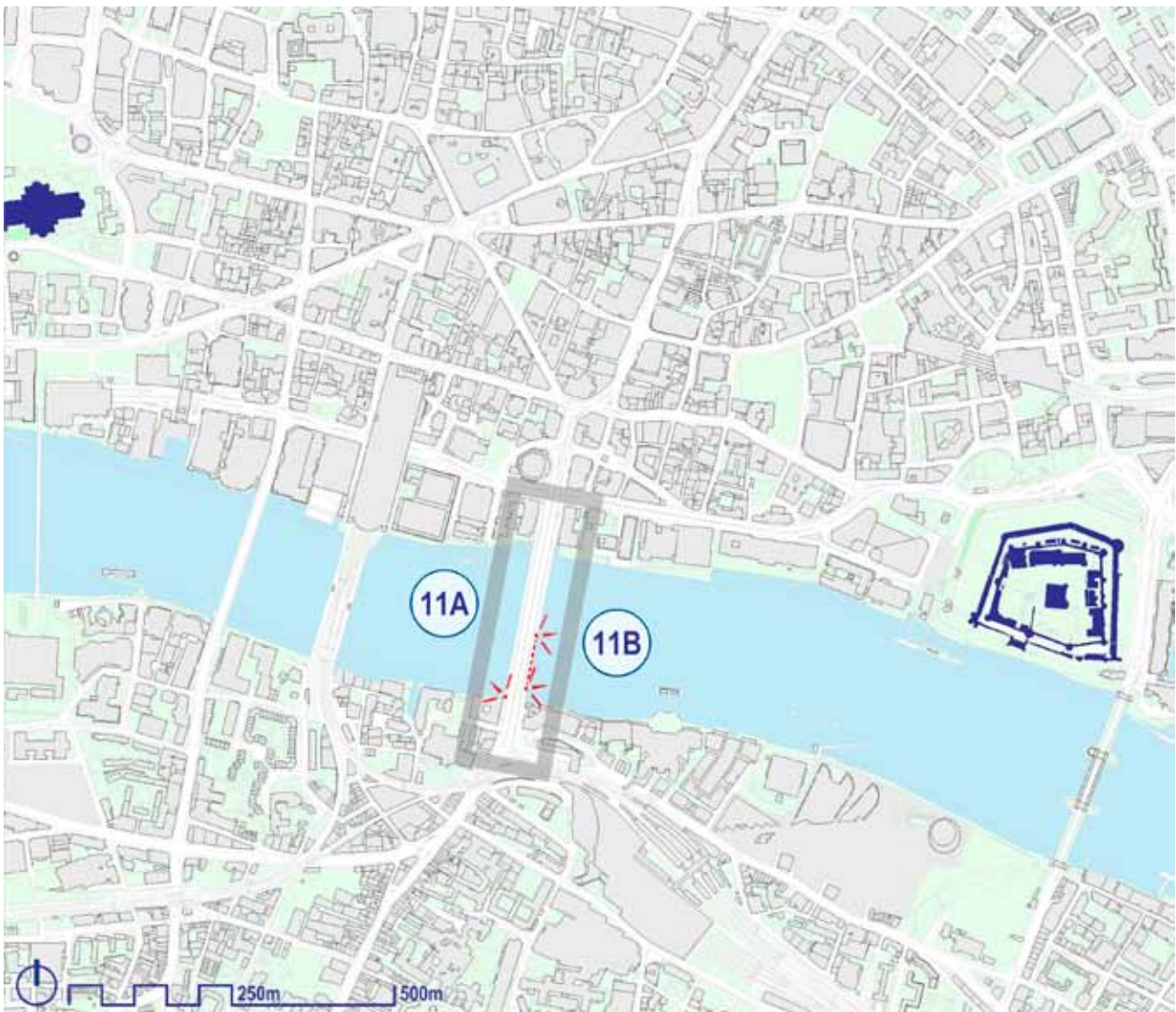
- 188 An up to date viewing plaque would aid people's enjoyment of the prospects experienced from the Viewing Location.



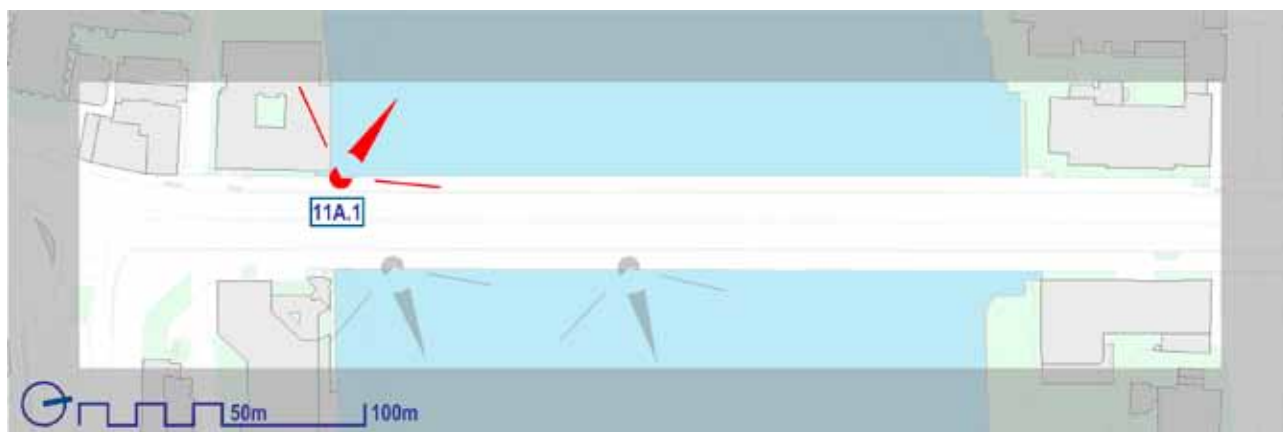
11 River Prospect: London Bridge

103

- 189 London Bridge marks the western extent of the Pool of London, which until the 1970s, was a thriving port. Extensive river prospects are available to the east, as far as Canary Wharf, while those to the west are limited by the Cannon Street Railway Bridge. Protected by St Paul's Heights Limitations, the Cathedral is relatively free of competing development. London Bridge is the oldest of all the London river crossings. The present bridge was completed in 1972.
- 190 There are two Viewing Locations at London Bridge. 11A is orientated upstream and 11B is orientated downstream.



Viewing Location 11A London Bridge: upstream



N.B for key to symbols refer to image 1



Panorama from Assessment Point 11A.1 London Bridge: upstream – crossing the Southwark bank

Description of the View

- 191 Upstream views are foreshortened by Cannon Street Railway Bridge. St Paul's Cathedral and the listed towers of Cannon Street Station interact as the bridge is crossed. Both are seen against clear sky. A single Assessment Point, 11A.1, is located at the southern end of the bridge, where the relationship between these two landmarks is of most interest.
- 192 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.

Landmarks include:

St Paul's Cathedral (I) †
 Tate Modern
 BT Tower (II)
 St Bride's Church (I)
 Cannon Street Station Towers (II)
 The Old Bailey (II*)

Also in the views:

Unilever House (II)
 Centre Point (II)

() Grade of Listed Building
 † Strategically Important Landmark

Visual Management Guidance

- 193 The setting of St Paul's Cathedral is important in this view. New buildings can contribute to its setting through design that is sympathetic to the landmarks listed above, the view as a whole and specifically to the relationship between the Cathedral and the Cannon Street Station towers.
- 194 New development should not visually dominate the upper parts of the Cathedral or the space between the dome and its western towers. It also should not diminish the relationship between the dome and the Cannon Street Station towers.



View from Assessment Point 11A.1 London Bridge: upstream – crossing the Southwark bank (South-western end of bridge, over river edge). 532769.2E 180394.3N. Camera height 14.60m AOD. Aiming at St Paul's Cathedral (Central axis of the dome, at the base of the drum). Bearing 316.3°, distance 1.0km.



Foreground and Middle Ground

- 195 Other landmarks make an important contribution to this view. They should not be blocked by development in the foreground.
- 196 The St Paul's Heights Limitations should be observed in order to maintain maximum visibility of the Cathedral. However, within this constraint, building proposals should not be overtly horizontal in emphasis. Modest roof top design features that provide a more interesting skyline without obscuring significant parts of the Cathedral might be acceptable.

Background

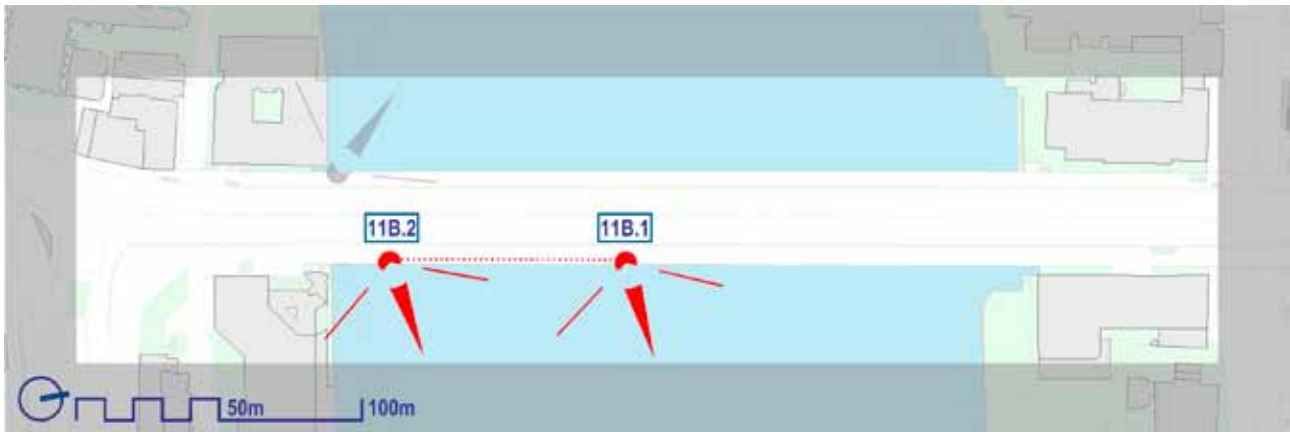
- 197 New development should not dominate the space between the dome of the Cathedral and its western towers.

Management of the Viewing Location

- 198 The upstream side of London Bridge suffers as a Viewing Location owing to the environment created by heavy traffic and a lack of focus for viewing positions. There is considerable scope for improvement to the Viewing Place, to improve accessibility for the enjoyment of views.

Viewing Location 11B

London Bridge: downstream



N.B for key to symbols refer to image 1



Panorama from Assessment Point 11B.1 London Bridge: downstream – at the centre of the bridge



Panorama from Assessment Point 11B.2 London Bridge: downstream – close to the Southwark bank

Landmarks include:

Tower of London (I, II* and II) †
 Tower Bridge (I)
 HMS Belfast

Also in the views:

Old Billingsgate Market (II)
 Custom House (I)
 Port of London Authority
 Building (II*)
 Canary Wharf

Description of the View

- 199 The downstream pavement provides views to the Tower of London World Heritage Site, Tower Bridge, and beyond, to the rising ground at Greenwich and the cluster of towers at Canary Wharf. The best views are experienced between the Southwark bank and the centre of the bridge, and two Assessment Points (11B.1 and 11B.2) are located there.
- 200 The river dominates the foreground and middle ground. Trees along the northern embankment are an important element in the views. The focus of the views is Tower Bridge, dominant over the Tower of London. The City, to the left of the view, expresses variety in its grain and character. Adelaide House, the former Billingsgate fish market and the Custom House, all listed, add formality to the foreground. The Southwark riverside buildings direct the view to the profile of Tower Bridge. HMS Belfast adds considerable interest to the view.
- 201 The tall buildings at Canary Wharf mark the path of the river as it continues further east. The best view of the Tower of London is from close to the Southwark bank.

() Grade of Listed Building

† Strategically Important Landmark

Visual Management Guidance

- 202 Tower Bridge should remain the dominant structure in the view when seen from the centre of London Bridge (Assessment Point 11B.1). The viewer's ability to easily recognise its outer profile should not be compromised.



View from Assessment Point 11B.1 London Bridge: downstream – at the centre of the bridge (Approximate centreline of bridge). 532819.2E 180487.5N. Camera height 16.70m AOD. Aiming at Tower of London (Centreline of NW Turret of The White Tower; top of dome). Bearing 84.4°, distance 0.8km.

- 203 Development proposals likely to affect the World Heritage Site should pay regard to the guidance set out in the Tower of London World Heritage Site Management Plan published by Historic Royal Palaces (HRP). HRP manages the Tower of London. It is recommended that HRP and English Heritage are consulted on all relevant proposals at an early stage.

Foreground and Middle Ground

- 204 There are opportunities to insert innovative new development into the riverside on the north and south banks. Development here should contribute positively to the settings of the existing historic riverside buildings seen in the view and in particular should not compromise a viewer's ability to appreciate the Outstanding Universal Value of the World Heritage Site

Background

- 205 From the south side of London Bridge (Assessment Point 11B.2) there is a clear backdrop of sky to the White Tower's four turrets and castellations. Development should not cause adverse impact to the World Heritage Site and should not compromise a viewer's ability to appreciate the Outstanding Universal Value of the World Heritage by unacceptably imposing on the Tower, or have a negative impact on a person's ability to recognise and appreciate this Strategically Important Landmark.



View from Assessment Point 11B.2 London Bridge: downstream – close to the Southwark bank (Creating clear space between White Tower and Mint Square). 532803.4E 180406.2N. Camera height 15.14m AOD. Aiming at Tower of London (Centreline of SW Turret of The White Tower; top of dome). Bearing 81.0°, distance 0.8km.



Management of the Viewing Location

- 206 The downstream side of London Bridge suffers as a Viewing Location owing to traffic noise and a lack of appropriate viewing positions. There is considerable scope for improvement of this Viewing Place in order to make it more accessible for the enjoyment of views.

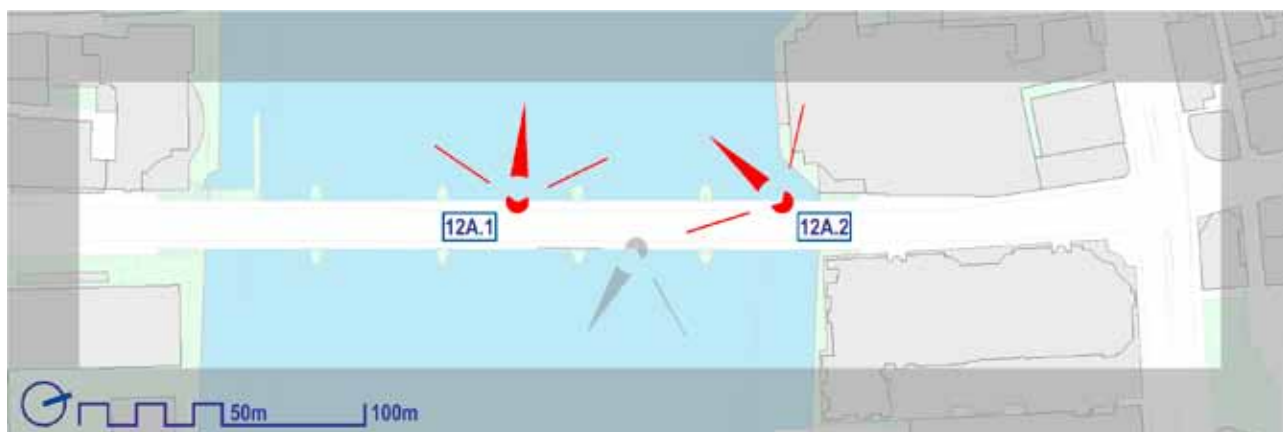
12 River Prospect: Southwark Bridge

111

- 207 Southwark Bridge, which connects Southwark and the City of London, is one of the narrowest and shortest road bridges in central London. It was designed by Sir Ernest George with the engineers Mott & Hay and built between 1912 and 1921. The cluster of tall buildings in the City is visible beyond the north end of the bridge. Building heights west of this are controlled by St Paul's Heights Limitations. In the far west the Shell Mex building, Orion House (formerly Thorn House) on St Martin's Lane and Centre Point can be seen.
- 208 There are two Viewing Locations on Southwark Bridge. 12A is orientated upstream, and 12B is orientated downstream.



Viewing Location 12A Southwark Bridge: upstream



N.B for key to symbols refer to image 1



Panorama from Assessment Point 12A.1 Southwark Bridge: upstream – at the centre of the bridge



Panorama from Assessment Point 12A.2 Southwark Bridge: upstream – at the City of London bank

Description of the View

- 209 The upstream views are best seen from two Assessment Points, 12A.1 and 12A.2. Views to the north from these points are dominated by St Paul's Cathedral with the wide expanse of the Thames in the foreground. Surrounding buildings in the foreground and middle ground are characterised by a strong horizontality in the existing built elements and riverscape.
- 210 The layering of history is evident in this view, the built fabric including townscape elements such as the spire of St Bride's Church, remnants of Victorian warehousing, interwar buildings such as Faraday House and Unilever House and more recent additions, including the Millennium Bridge. Buildings on the skyline indicate the presence of Westminster and Camden and provide important orientation points in the background. They indicate the depth of London behind the riverside frontages.

Landmarks include:

St Paul's Cathedral (I) †
Tate Modern
Millennium Bridge

Also in the views:

IPC Tower
Centre Point (II)
Unilever House (II)
BT Tower (II)
St Bride's Church (I)
Blackfriars Railway Bridge

() Grade of Listed Building
† Strategically Important Landmark

Visual Management Guidance

- 211 In order for the viewer to continue to recognise and appreciate St Paul's Cathedral into the future, it is important that any development that will be seen in conjunction with it makes a positive contribution to its setting.

Foreground and Middle Ground

- 212 Landmarks that contribute to the view should not be obscured by inappropriate development in the foreground.
- 213 The St Paul's Heights Limitations have played an important role in the development of the townscape setting around St Paul's Cathedral during the 20th Century. While respecting the Limitations, new development should also improve this townscape environment where possible.

Background

- 214 Development should allow the drum and peristyle of the Cathedral to be dominant in the view, and should not dominate or unacceptably impose on the landmark.



View from Assessment Point 12A.1 Southwark Bridge: upstream – at the centre of the bridge (Approximate centreline of bridge) 532357.5E 180612.7N. Camera height 14.70m AOD. Aiming at BT Tower (Central axis; top of radio mast). Bearing 292.7°, distance 3.4km.



Management of the Viewing Location

- 215 Of the central London bridges, Southwark Bridge has the least traffic. While the pavement is narrow, experience of the view is relatively tranquil. Consideration should be given to provision of an appropriate viewing plaque.



View from Assessment Point 12A.2 Southwark Bridge: upstream – at the City of London bank (north-west side of bridge, over river edge.). 532387.0E 180700.6N. Camera height 12.80m AOD. Aiming at Tate Modern (Centreline of chimney; top of chimney). Bearing 240.9°, distance 0.4km.

Viewing Location 12B

Southwark Bridge: downstream



N.B for key to symbols refer to image 1



Panorama from Assessment Point 12B.1 Southwark Bridge: downstream – close to the City of London bank

Description of the View

- 216 Views from the downstream pavement are limited, owing to the Cannon Street railway bridge, which dominates the near foreground. Seen, above the bridge, there is a limited prospect of Tower Bridge. Part of the cluster of tall buildings close to Canary Wharf can also be seen, indicating the breadth of London.
- 217 The view of Southwark Cathedral, set between the tall buildings in the London Bridge cluster, is of significance. Assessment Point 12B.1 is located at the position where this is experienced. The cluster is currently being re-ordered, including the Shard. This will alter the current backdrop condition of the cathedral.
- 218 Views of Southwark here also include small, low scale buildings such as the 17th Century Anchor Public House, which provides human activity on the riverbank. It is a reminder of London’s development over time, as are the warehouse buildings at Pickford’s Wharf and Horseshoe Wharf, both in the immediate foreground of Southwark Cathedral.

Landmarks include:
Southwark Cathedral (I)
Cannon Street Station towers (II)
Tower Bridge (I)
The Shard

Also in the views:
Cannon Street Railway Bridge
Canary Wharf
Guy’s Hospital
The Anchor Public House (II)

Visual Management Guidance

Foreground and Middle Ground

- 219 The view of Southwark Cathedral should be considered carefully in relation to the emerging cluster of towers at London Bridge Station, particularly the Shard. Applicants should be encouraged to improve the setting of Southwark Cathedral in the view through appropriate design.

Background

- 220 Developments should seek to ensure that they preserve an appropriate relationship between the Cathedral and the developing cluster of tall buildings at London Bridge.



View from Assessment Point 12B.1 Southwark Bridge: downstream – close to the City of London bank (On axis with Southwark Cathedral leaving clear space around.). 532386.3E 180647.1N. Camera height 13.93m AOD. Aiming at Southwark Cathedral (Centre of Tower). Bearing 139.1°, distance 0.5km.



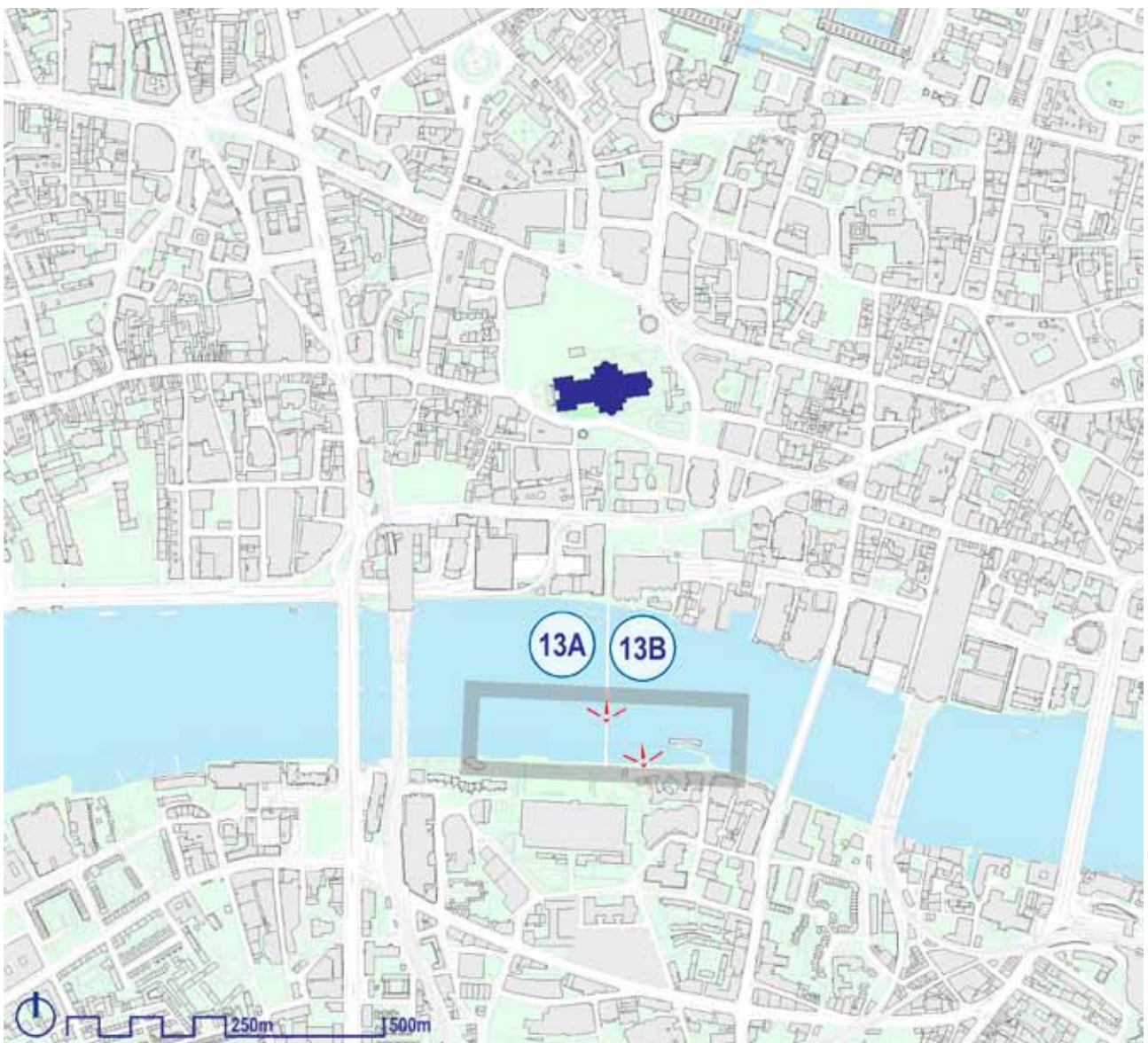
Management of the Viewing Location

- 221 Of the central London bridges, Southwark Bridge has the least traffic. While the pavement is narrow, experience of the view is relatively tranquil. Consideration should be given to provision of an appropriate viewing plaque.

13 River Prospect: Millennium Bridge and Thames side at Tate Modern

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- 222 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. The Millennium Bridge is at the centre, in line with the dome and the south transept of the Cathedral. The bridge was designed by Foster & Partners with Sir Anthony Caro and Arup engineers, and erected in 1999-2002.



- 223 There are two Viewing Locations at this place: 13A is situated on the Millennium Bridge and 13B is situated on the river wall at Thames side, to the east of Tate Modern.

Viewing Location 13A Millennium Bridge



N.B for key to symbols refer to image 1



Panorama from Assessment Point 13A.1 Millennium Bridge – close to the Southwark landing

Description of the View

- 224 There is a good view of St Paul's Cathedral, looking north across the bridge. Assessment Point 13A.1 is located on the bridge.
- 225 The foreground of the view is dominated by the bridge and its structure, with buildings in front of St Paul's forming the middle ground. The south transept can be clearly recognised and appreciated, beyond the steps leading to the Cathedral. On the north bank the dominance of the Cathedral in the townscape can be attributed to the effects on development of the St Paul's Heights Limitations, which ensure that the cornice line of the cathedral remains visible. The backdrop of the Cathedral is compromised by taller buildings including the Barbican towers.
- 226 The St Paul's Heights Limitations have also led to an unrelenting horizontal emphasis to the buildings in the middle ground, although this is relieved by the spires and towers of the City's churches, which can also be seen in the view.

Landmarks include:

St Paul's Cathedral (I) †
Millennium Bridge

Also in the views:

Unilever House (II)
Faraday House (II)
200 Aldersgate
Barbican Towers (II)
Church of St Benet Paul's Wharf (I)
St Nicholas Cole Abbey (I)
Church of St Mary Somerset (I)
Church of St Mary-le-Bow (I)
Church of St Mary Aldermary (I)
Church of St James Garlickhithe (I)
Church of St Michael Paternoster
Royal (I)

() Grade of Listed Building
† Strategically Important Landmark

Visual Management Guidance

- 227 The level of detail visible in the clear view of St Paul's Cathedral is important and should not be reduced in quality by inappropriate development crowding in too close to the landmark.

Foreground and Middle Ground

- 228 Developers should seek to improve the townscape setting of the Cathedral, while working within the general geometric constraints of the St Paul's Heights Limitations. Within this constraint, however, new buildings in the middle ground should incorporate unoccupied vertical features where they can be shown to improve the qualities of the view without undermining the visibility or dominance of the Cathedral.



View from Assessment Point 13A.1 Millennium Bridge – close to the Southwark landing (At crest of bridge – best view of St Paul's). 532051.5E 180619.3N. Camera height 14.38m AOD. Aiming at St Paul's Cathedral (Central axis of the dome, at the base of the drum). Bearing 0.3°, distance 0.5km.



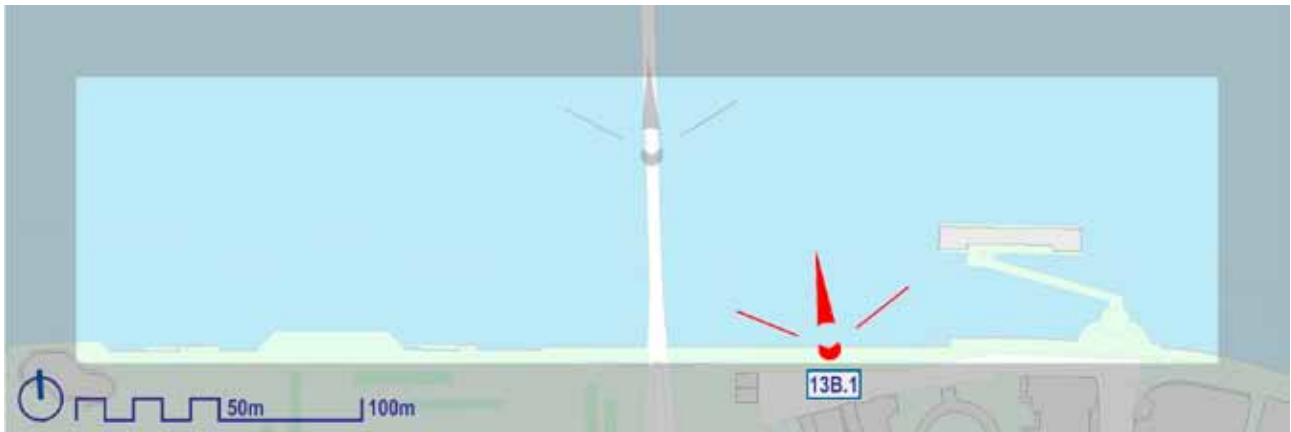
Background

- 229 Background development crowding in too close to St Paul's Cathedral has already compromised the ability to appreciate it and this condition should not be worsened. Development should help preserve or enhance the peristyle, drum and dome's prominence in the view.

Management of the Viewing Location

- 230 The location forms part of a busy pedestrian bridge. It should be maintained in such a way that views to St Paul's Cathedral can be enjoyed as the viewer moves through the Viewing Location.

Viewing Location 13B Thames side at Tate Modern



N.B for key to symbols refer to image 1



Panorama from Assessment Point 13B.1 Thames side at Tate Modern – axial to St Paul's Cathedral

Landmarks include:

St Paul's Cathedral (I) †
Millennium Bridge

Also in the views:

Unilever House (II)
Faraday House
200 Aldersgate
Barbican Towers (II)
Church of St Benet Paul's Wharf (I)
Church of St Mary Somerset (I)
Church of St Mary-le-Bow (I)
Church of St James Garlickhithe (I)

Description of the View

- 231 Of all the views from Queen's Walk, the most pleasing is that experienced on axis with the main body of the Cathedral. Assessment Point 13B.1 is located at this axial point.
- 232 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. In the background of the Cathedral, there are taller buildings, including the Barbican towers.
- 233 Some of the spires and towers of the City churches remain visible owing to the restricted height of the middle ground.

() Grade of Listed Building

† Strategically Important Landmark

Visual Management Guidance

Foreground and Middle Ground

- 234 Development should seek to preserve or enhance the townscape setting of the Cathedral, while working within the general geometric constraints of the St Paul's Heights Limitations. The incorporation of unoccupied vertical features is encouraged on middle ground buildings, where these can be shown to improve the experience of the view without undermining the visibility of the Cathedral.
- 235 Visible City churches contribute to the townscape quality of views of the foreground and middle ground from this place. New development should respect the historic environment and should not harm the relationship between these landmarks and the broader composition of the view.

Background

- 236 Existing development in the background of the view has begun to compromise the dominance of St Paul's Cathedral because of its size and visual proximity. This condition should not be worsened by development that has a negative visual inter-relationship with the peristyle, drum or dome.



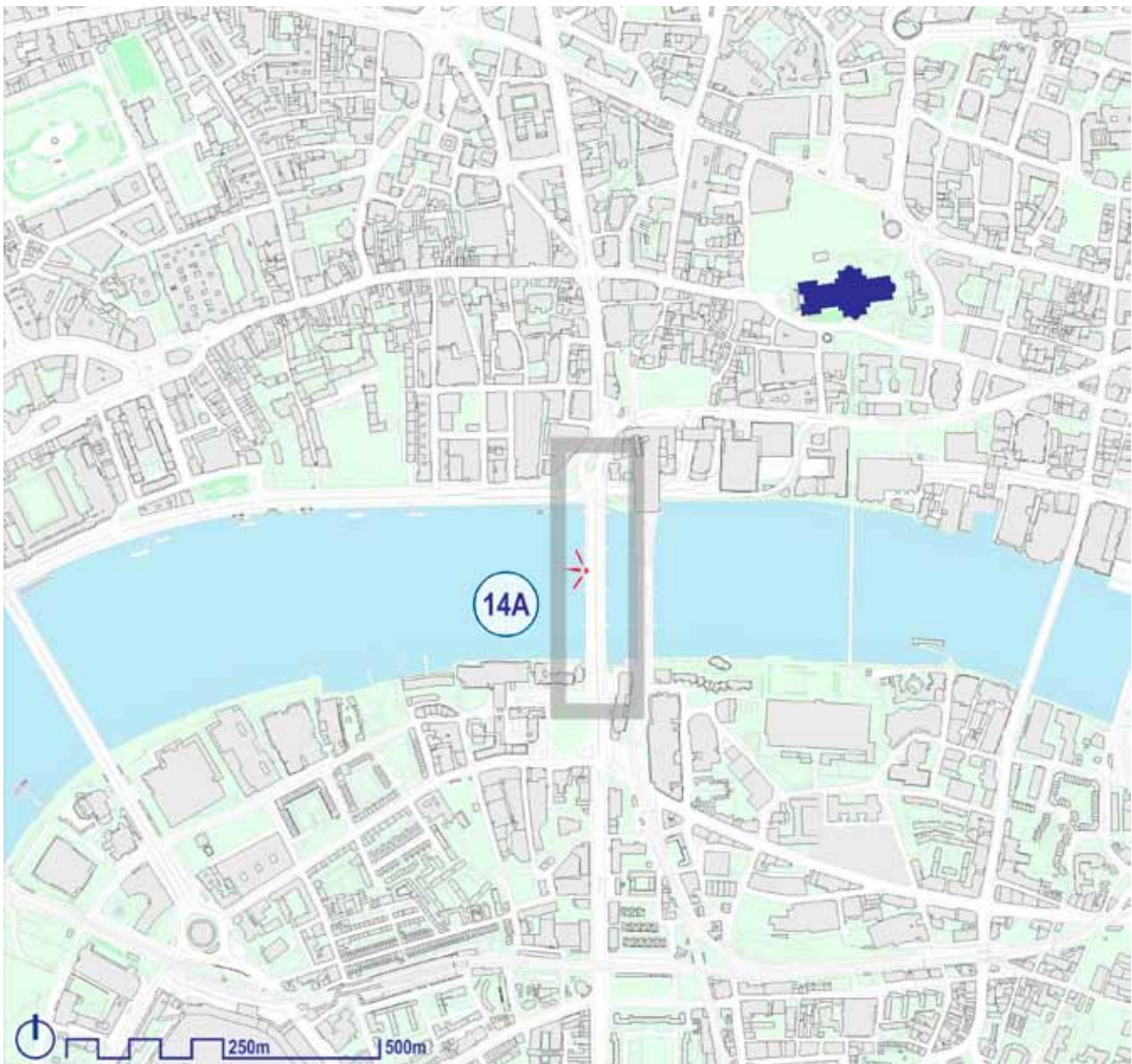
View from Assessment Point 13B.1 Thames side at Tate Modern – axial to St Paul's Cathedral (Axial to St Pauls (GA 8)). 532110.6E 180548.6N. Camera height 6.58m AOD. Aiming at St Paul's Cathedral (Central axis of the dome, at the base of the drum). Bearing 354.6°, distance 0.6km.

Management of the Viewing Location

- 237 This is a good location from which to experience views. Consideration should be given to provision of a viewing plaque at the point axial to the Cathedral.

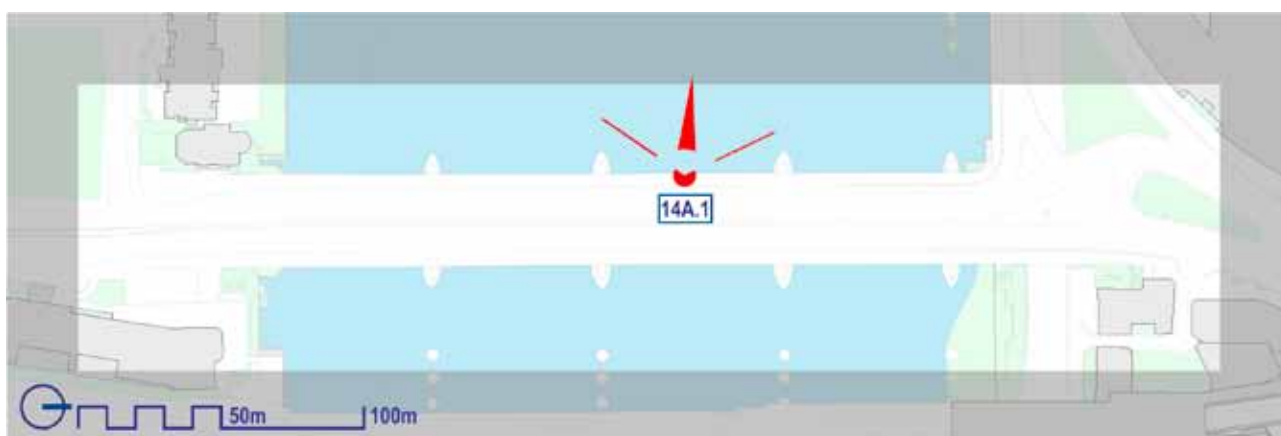


- 238 Blackfriars Bridge runs in a north south orientation. Designed by Joseph Cubitt and H. Carr it was opened in 1869 and widened on the west side in 1907-10. It is now the widest river bridge in central London. To the west, buildings in Westminster rise beyond Temple Gardens. To the north and east, the view is becoming dominated by the new development of Blackfriars Thameslink Station and the top of the dome of St Paul's Cathedral is only just visible. To the southwest there are views to the South Bank.



239 There is one Viewing Location at Blackfriars Bridge 14A which looks upstream.

Viewing Location 14A Blackfriars Bridge: upstream



N.B for key to symbols refer to image 1



Panorama from Assessment Point 14A.1 Blackfriars Bridge: upstream – at the centre of the bridge

Description of the Views

- 240 Looking upstream, the expanse of the River Thames is impressive. A single Assessment Point (14A.1) is located at the centre of the bridge.
- 241 To the north, foreground development on the Victoria Embankment has a fine historic grain, varied materials and a skyline including spires and other roof top elements. Mature trees, especially at Temple Gardens, are an underlying feature. The elegant arches of Waterloo Bridge link two important historic buildings – the National Theatre, on the south side of the river, and Somerset House on the north.
- 242 The larger-scale, predominantly 20th Century elements on the South Bank create an unequal balance to the prospect. Waterloo Bridge forms a middle ground threshold. Beyond it there are some of central London's principal riverside buildings, such as Shell Mex House, the Savoy Hotel, and Embankment Place, combining to create a strong silhouette against the sky, terminating with the finials and spires of Whitehall Court.

Landmarks include:

The London Eye
Whitehall Court (II*)
Waterloo Bridge (II*)
Somerset House (I)

Also in the views:

IPC Tower
Sea Containers House
Oxo Tower
ITV Tower
Shell Mex House (II)
Centre Point (II)
Temple Gardens (I)
BT Tower (II)
Fleche of the Royal Courts of Justice (I)
Former City of London School for Boys (II)

Visual Management Guidance

Foreground and Middle Ground

- 243 New development in the foreground and middle ground should not obscure the landmarks in this view, and their scale, form, orientation and materials should reference the scale and orientation of the river and the associated landscape.



View from Assessment Point 14A.1 Blackfriars Bridge: upstream – at the centre of the bridge (Approximate centreline of bridge). 531629.0E 180698.4N. Camera height 14.50m AOD. Aiming at Somerset House (Flag pole on dome at centre of southern range; top of dome). Bearing 274.4°, distance 0.9km.



Background

- 244 There are opportunities to develop sites on and behind the river frontages in views from this location. Any such development should be mindful of the contribution made by the prominent buildings within the view, their prevailing scale and height, and their relationship with the river. It should also contribute to the richness of the skyline. It should not dominate the relationship that buildings have with the river.

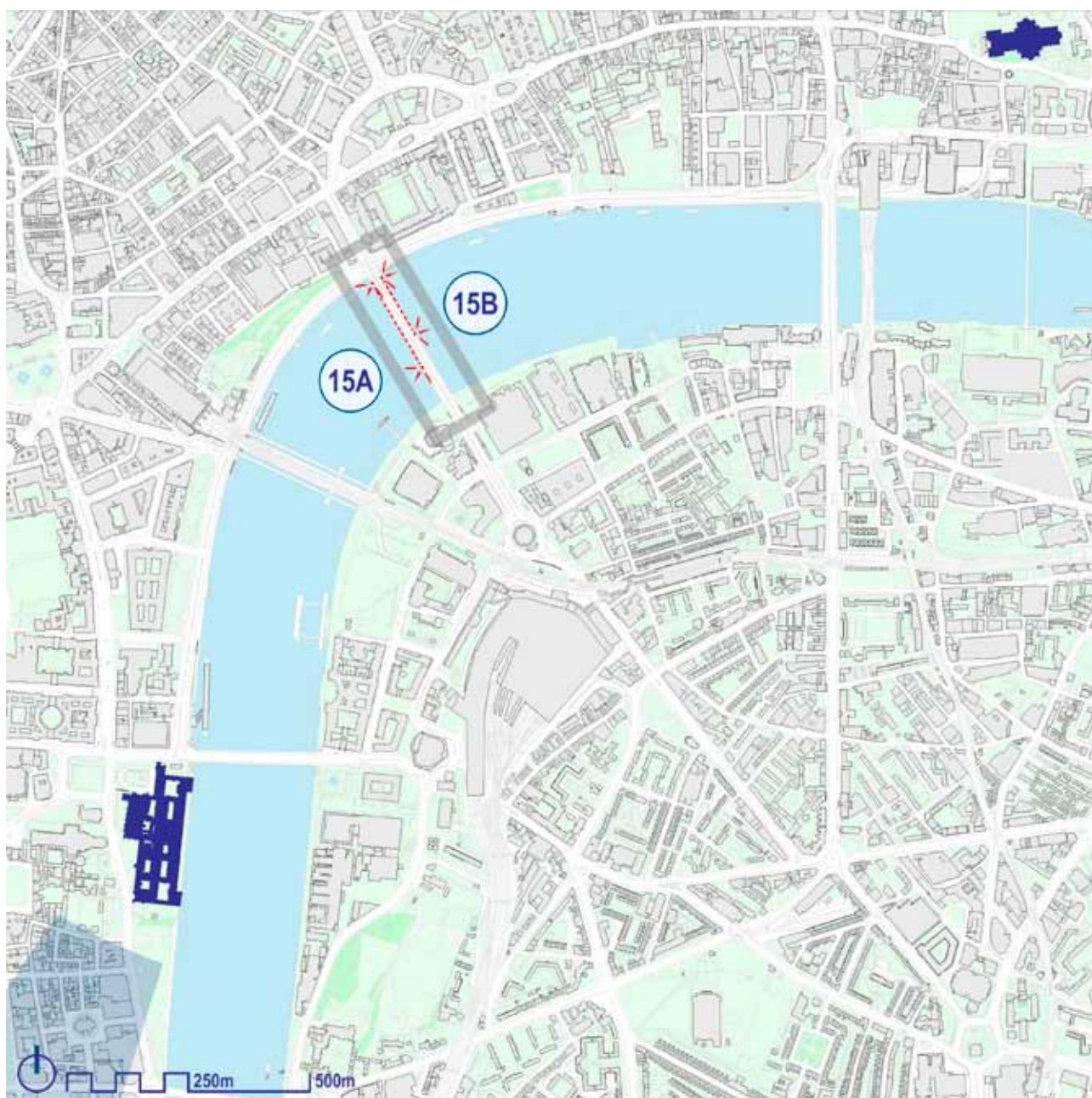
Management of the Viewing Location

- 245 Consideration should be given to provision of an appropriate viewing plaque.

15 River Prospect: Waterloo Bridge

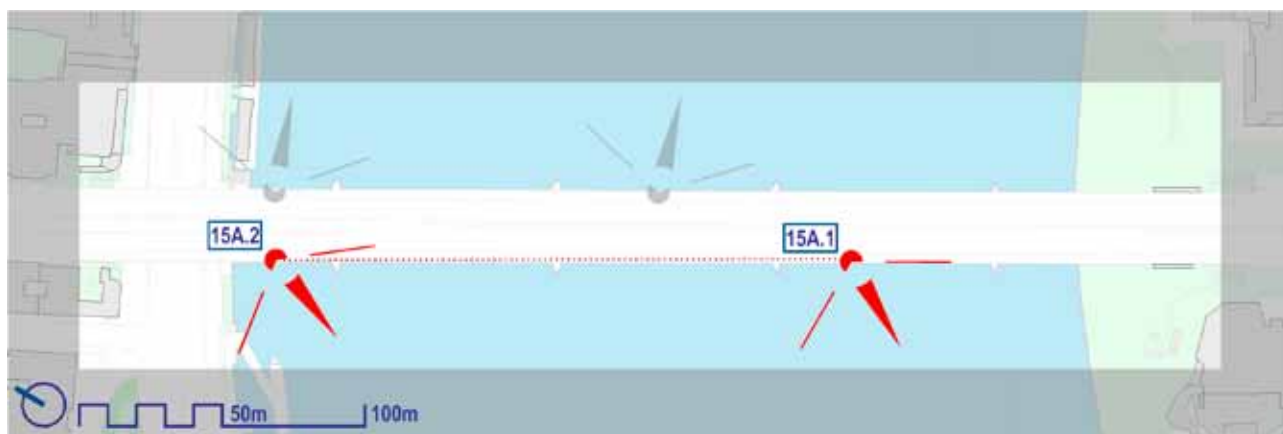
131

- 246 Waterloo Bridge marks the apex of the principal bend in the Thames through central London and provides extensive views to the west as far as Vauxhall, and to the east as far as Canary Wharf. The bridge is Grade II* Listed and was designed by Rendel, Palmer & Tritton with Sir Giles Gilbert Scott and was opened in 1945.



- 247 There are two Viewing Locations at Waterloo Bridge, 15A and 15B, referring to the upstream and downstream sides of the bridge.

Viewing Location 15A Waterloo Bridge: upstream



N.B for key to symbols refer to image 1



Panorama from Assessment Point 15A.1 Waterloo Bridge: upstream – close to the Lambeth bank



Panorama from Assessment Point 15A.2 Waterloo Bridge: upstream – close to the Westminster bank

Description of the View

- 248 The character of the upstream views is dominated by the considerable length and breadth of the river in the foreground. Two Assessment Points (15A.1 and 15A.2) are located on the upstream side of the bridge where these characteristics are best appreciated in relation to the townscape. A Protected Silhouette of the Palace of Westminster is applied between Assessment Points 15A.1 and 15A.2.
- 249 Buildings on the Embankment in this view are of consistent height, material and mass. They form the middle ground either side of Hungerford Bridge and strengthen the broad outer curve of the river. These buildings – including the Palace of Westminster, Portcullis House, Ministry of Defence, Whitehall Court and Embankment Place, Adelphi, and Shell Mex House, produce a varied skyline that adds visual richness to the view, as do the pylons of the Hungerford Footbridges. Trees on the Embankment soften the relationship between the river and the built fabric.
- 250 The view culminates on the outer curve with the Palace of Westminster, which is prominent on the skyline. The three principal towers of this Strategically Important Landmark stand clear against the sky, as do many of the lesser roof top elements and finials. The towers of Westminster Abbey are visible. As the bridge is crossed from north to south, buildings in Pimlico can be glimpsed in the background of the Palace of Westminster. The ability of the viewer to recognise and appreciate the Strategically Important Landmark must not be undermined. There is a marked difference in the visual experience of the Palace of Westminster at different times of day and in different light conditions. The London Eye forms a visually permeable counterpoint to the Strategically Important Landmark.

Landmarks include:

Palace of Westminster (I) †
Towers of Westminster Abbey (I)
Royal Festival Hall (I)
The London Eye
Cleopatra's Needle (I)
Whitehall Court (II*)

Also in the views:

Shell Centre
County Hall (II*)
Norman Shaw North (I) & South (II*) (Formerly Old & New Scotland Yard)
Methodist Central Hall (II*)
Tower of Church of St Martin-in-the-Fields (I)
Embankment Place
Shell Mex House (II)

() Grade of Listed Building
† Strategically Important Landmark

- 251 The convex inner curve of the river, to the left of the view, has a less consistent townscape but includes several listed 20th Century buildings of note, forming the middle ground of this view. Rows of trees along the Embankment are also important elements in the view. The viewer is more aware of the southern bank when on the northern landing of the bridge. Here the depth of the view past Millbank Tower extends to the Vauxhall area.



View from Assessment Point 15A.1 Waterloo Bridge: upstream – close to the Lambeth Bank (Centre of the second span from the Lambeth Bank). 530806.0E 180465.1N. Camera height 16.60m AOD. Aiming at Palace of Westminster (The Central Tower, above the lobby crossing). Bearing 209.2°, distance 1.1km.



Visual Management Guidance

- 252 Development within this River Prospect must contribute to the settings of spaces and buildings immediately fronting the river, including the Strategically Important Landmark of the Palace of Westminster, and the other landmarks.
- 253 Development proposals likely to affect the World Heritage Site should pay regard to the guidance set out in the Westminster World Heritage Site Management Plan. It is recommended that English Heritage is consulted on all relevant proposals at an early stage.

Foreground and Middle Ground

- 254 250 Development in the foreground and middle ground should not compromise the existing riverscape character or obscure significant landmarks.

- 255 Development should not cause adverse impact to the World Heritage Site and should not compromise a viewer's ability to appreciate its Outstanding Universal Value.

Background

- 256 New clusters of tall buildings may emerge within the Waterloo and Vauxhall/Nine Elms Opportunity Areas. Tall buildings are already consented at Vauxhall/Nine Elms and it is important that further proposals are designed to relate to and strengthen the composition of the emerging cluster there. New buildings to the right of Millbank Tower should not detract from the dominance of the Palace of Westminster in the view, should preserve the dominance of the trees in this part of the view, and contribute to the horizontal emphasis of the buildings on Millbank.



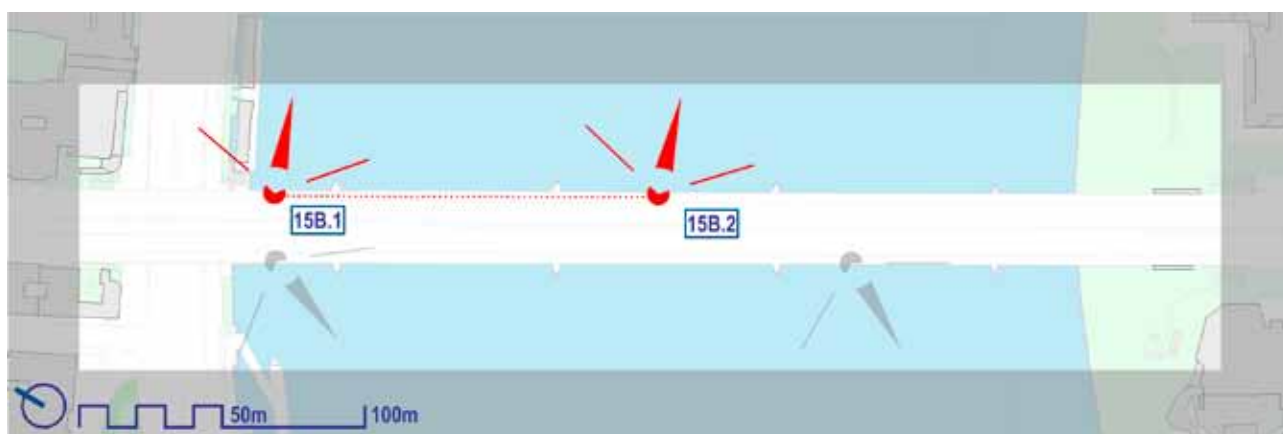
View from Assessment Point 15A.2 Waterloo Bridge: upstream – close to the Westminster bank (Entering Bridge from the Westminster bank). 530703.3E 180638.4N. Camera height 16.40m AOD. Aiming at Palace of Westminster (The Central Tower, above the lobby crossing). Bearing 201.1°, distance 1.2km.

- 257 Development should not cause adverse impact to the World Heritage Site and should not compromise a viewer's ability to appreciate its Outstanding Universal Value. The Protected Silhouette should not be altered by development appearing in its background from any position at or between Assessment Points 15A.1 and 15A.2.

Management of the Viewing Location

- 258 Viewing plaques should be updated and repositioned to aid viewers' enjoyment of the views.

Viewing Location 15B Waterloo Bridge: downstream



N.B for key to symbols refer to image 1



Panorama from Assessment Point 15B.1 Waterloo Bridge: downstream – close to the Westminster bank



Panorama from Assessment Point 15B.2 Waterloo Bridge: downstream – at the centre of the bridge

Description of the View

- 259 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.
- 260 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.
- 261 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.

Landmarks include:

St Paul's Cathedral (I) †
Somerset House (I)
The Shard

Also in the views:

Temple Gardens (I)
St Bride's Church (I)
Barbican Towers (II)
The Old Bailey (II*)
Tower 42
30 St Mary Axe
Heron Tower
Tate Modern Chimney
IPC Tower
ITV Tower
Royal National Theatre (II*)

() Grade of Listed Building

† Strategically Important Landmark

Visual Management Guidance

- 262 Development proposals must show how they contribute to the settings of spaces and buildings immediately fronting the river, including the Strategically Important Landmark of St Paul's Cathedral.
- 263 New tall buildings should seek to complement the City's eastern cluster of tall buildings with buildings of a height appropriate to their site and of high architectural design quality.
- 264 New development which draws the emerging clusters of tall buildings closer to St Paul's Cathedral from these viewpoints, whether on its left or right hand side, should preserve or enhance the composition of the view, the Cathedral's relationship with its clear sky background and should not dominate the dome or western towers. A canyon effect caused by the addition of buildings too close to the left of the Cathedral should not be accepted.



View from Assessment Point 15B.1 Waterloo Bridge: downstream – close to the Westminister bank (Crossing bank). 530723.6E 180651.2N. Camera height 16.44m AOD. Aiming at St Paul's Cathedral (Central axis of the dome, at the base of the drum). Bearing 69.7°, distance 1.4km.



Foreground and Middle Ground

- 265 New development should not obscure a significant landmark.

Background

- 266 Consideration should be given to the space St Paul's Cathedral requires between it and tall buildings to maintain its visual prominence in the river prospect.
- 267 Development should not dominate the peristyle, drum, dome or western towers of St Paul's Cathedral in the background of the view. Development that visually interacts with the dome in the immediate background should not diminish the viewer's ability to recognise and appreciate the Strategically Important Landmark.



View from Assessment Point 15B.2 Waterloo Bridge: downstream – at the centre of the bridge (Approximate centreline of bridge). 530792.2E 180535.6N. Camera height 16.61m AOD. Aiming at St Nicholas Cole Abbey (Centre line through spire). Bearing 72.5°, distance 1.4km.

Management of the Viewing Location

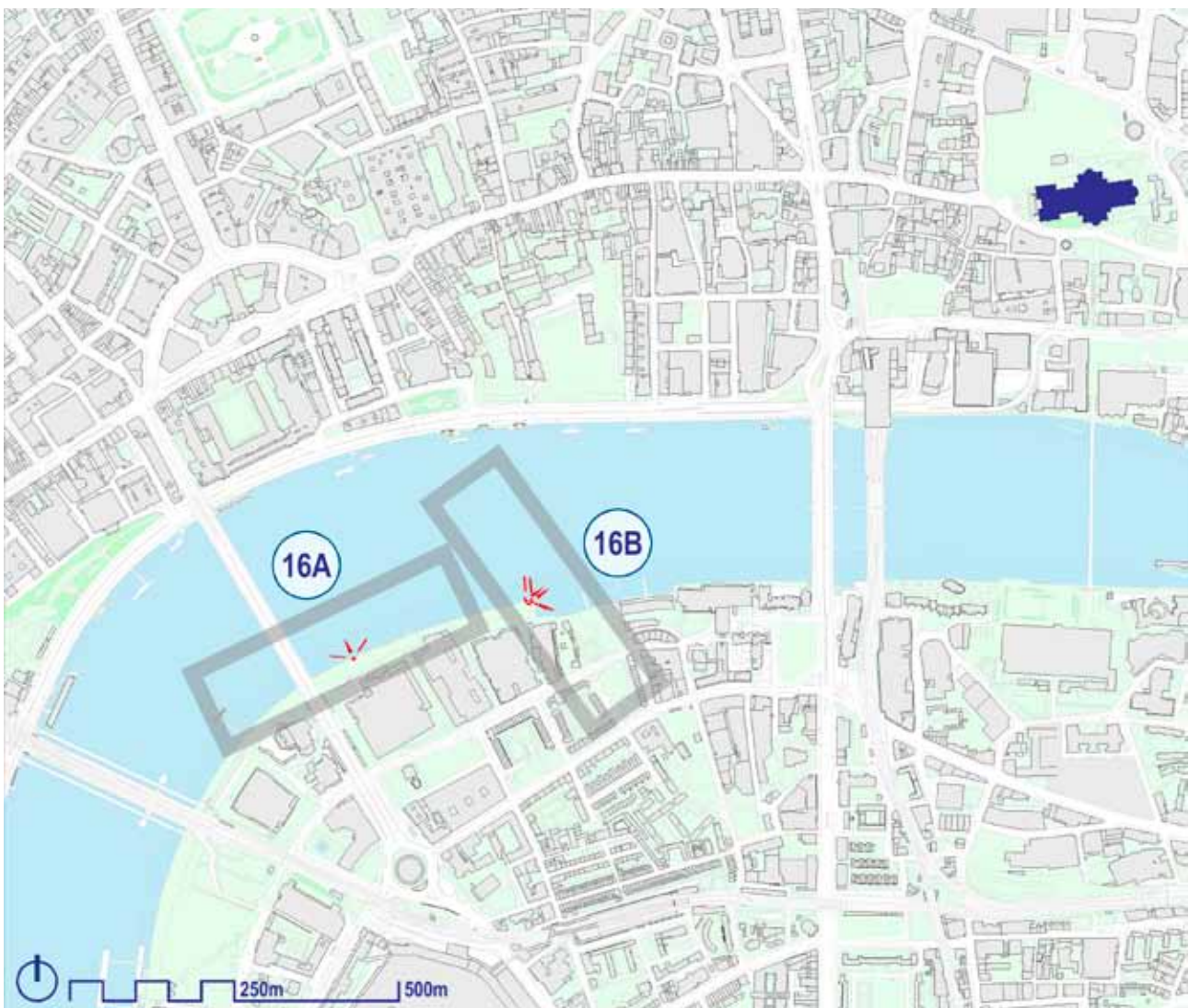
- 268 Viewing plaques should be corrected and repositioned to aid viewers' enjoyment of the views.



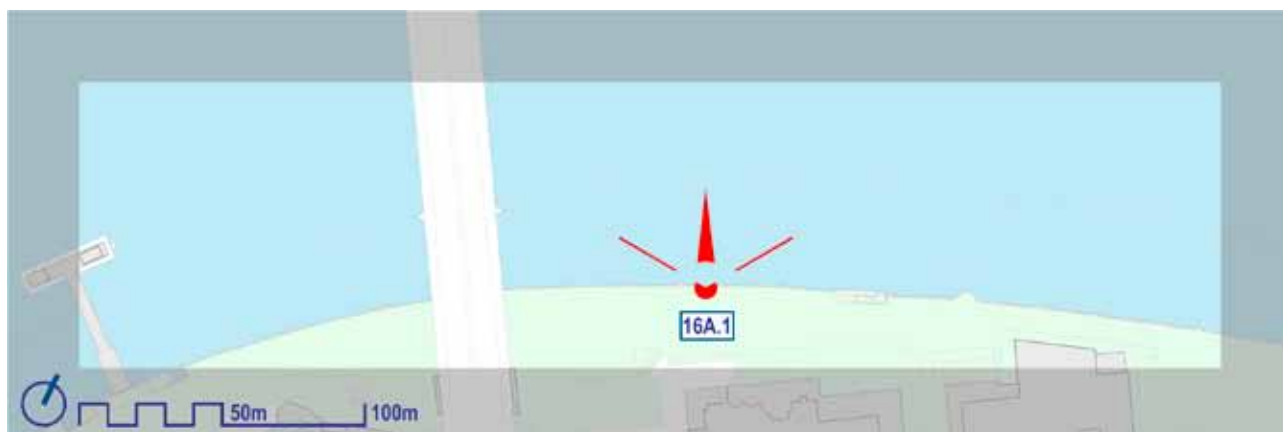
16 River Prospect: The South Bank

141

- 269 The South Bank River Prospect is the wide and pleasantly shaded section of the Queen's Walk between Waterloo Bridge and Blackfriars Bridge. 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.
- 270 There are two Viewing Locations at The South Bank: 16A is outside the National Theatre and 16B is at Gabriel's Wharf.



Viewing Location 16A The South Bank: outside Royal National Theatre



N.B for key to symbols refer to image 1



Panorama from Assessment Point 16A.1 The South Bank: outside Royal National Theatre – axial to Somerset House

Description of the View

- 271 The position of Assessment Point 16A.1 relates principally to the Grade I listed Somerset House and its immediate setting of Brettenham House, Waterloo Bridge and Kings College. The view also includes Temple Gardens and the intervening commercial buildings to the east and the Savoy Hotel and the former Shell Mex House to the west. The low profile of Somerset House means that buildings on higher ground in the Aldwych area provide a backdrop. 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.
- 272 The foreground and middle ground consist of the river, Waterloo Bridge and the northern Embankment. Trees along the Embankment are an important element in the view.

Landmarks include:

Somerset House (I)
Waterloo Bridge (II*)

Also in the views:

Fleche of the Royal Courts of Justice (I)

Visual Management Guidance

Foreground and Middle Ground

- 273 The dominance and singularity of the treescape of Temple Gardens, as a break in development, should be preserved or enhanced, as should the treescape on the Embankment.



View from Assessment Point 16A.1 The South Bank: outside Royal National Theatre – axial to Somerset House (3rd bay to west of steps). 530931.0E 180441.6N. Camera height 6.82m AOD. Aiming at Somerset House (Flag pole on dome at centre of southern range; top of dome). Bearing 334.5°, distance 0.4km.



Background

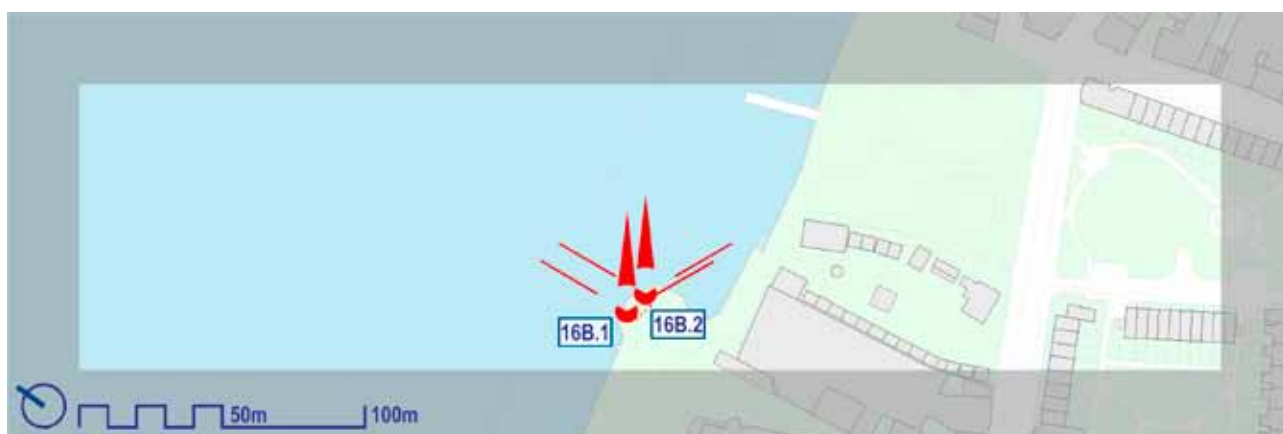
- 274 Development in the background of Somerset House should not dominate the landmark. Improvements to the setting of the landmark are encouraged through appropriate, high-quality design that respects Somerset House as the principal building in the view. The skyline of the view could be improved by new development of high architectural design quality in the background that respects the horizontal composition of the view and the dominance of Somerset House.

Management of the Viewing Location

- 275 Consideration should be given to the installation of a viewing plaque at Assessment Point 16A.1

Viewing Location 16B

The South Bank: Gabriel's Wharf viewing platform



N.B for key to symbols refer to image 1



Panorama from Assessment Point 16B.1 The South Bank: Gabriel's Wharf viewing platform – centre of north rail



Panorama from Assessment Point 16B.2 The South Bank: Gabriel's Wharf viewing platform – centre of north-east rail

Landmarks include:

St Paul's Cathedral (I) †
The Oxo Tower

Also in the views:

Temple Gardens (I)
St Bride's Church (I)
Unilever House (II)
Tower 42
30 St Mary Axe
Heron Tower
IPC Tower

Description of the View

- 276 Two Assessment Points (16B.1 and 16B.2), are located close together on the viewing platform, both orientated towards St Paul's Cathedral at the centre of the view.
- 277 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.
- 278 There is a subtle transition from the Westminster section of this prospect, left of the view, to the City section further east and to the right. 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.
- 279 The three dimensional form of St Paul's Cathedral can be fully appreciated in this view, with the main cornice and western towers both prominent. The dominance of St Paul's Cathedral and the visibility of its principal features are safeguarded by the St Paul's Heights Limitations, which prevent inappropriately high developments close to the Cathedral. Some existing tall buildings in the backdrop have started to damage the clarity of the Cathedral's overall form, and reduce the viewer's ability to appreciate it.

() Grade of Listed Building

† Strategically Important Landmark

Visual Management Guidance

- 280 New development should preserve or enhance the townscape setting of St Paul's Cathedral within this view. Development within the St Paul's Heights Limitations will need to conform to that local policy, maintained by the City of London Corporation, but should utilise good design principles to avoid the overt horizontality of many of the existing buildings in that area.
- 281 Proposals for new tall buildings should contribute to the existing northern or eastern clusters of tall buildings, seen on either side of St Paul's Cathedral.



View from Assessment Point 16B.1 The South Bank: Gabriel's Wharf viewing platform – centre of north rail (Centre of north railing, on strip of granite setts). 531193.8E 180530.4N. Camera height 6.93m AOD. Aiming at St Paul's Cathedral (Central axis of the dome, at the base of the drum). Bearing 54.6°, distance 1.1km.

Foreground and Middle Ground

- 282 There are several landmarks and historic buildings other than St Paul's Cathedral in the view, which aid the viewer's strategic appreciation of London. The viewer's ability to recognise these landmarks should be preserved or enhanced.

Background

- 283 The prominence of St Paul's Cathedral should not be reduced by development visually crowding or dominating the landmark when seen by the viewer moving between Assessment Points. The architectural form and materials of a proposal in the background should provide an appropriate context to the landmark.

Management of the Viewing Location

- 284 Accurate viewing plaques should be made available at this location to aid the public's enjoyment of the view.



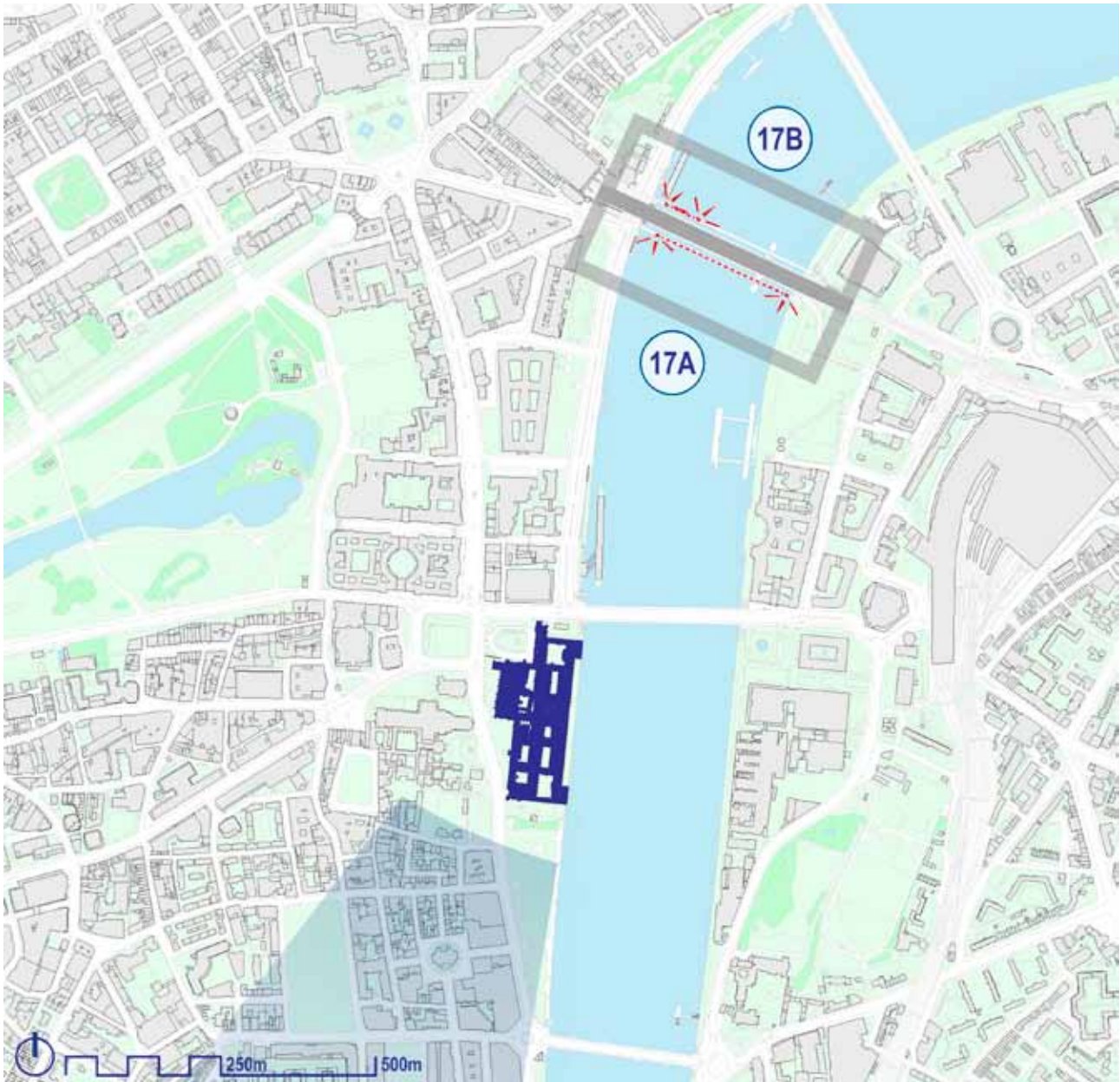
View from Assessment Point 16B.2 The South Bank: Gabriel's Wharf viewing platform – centre of north-east rail (On strip of granite setts). 531202.7E 180528.7N. Camera height 6.95m AOD. Aiming at St Paul's Cathedral (Central axis of the dome, at the base of the drum). Bearing 54.2°, distance 1.0km.



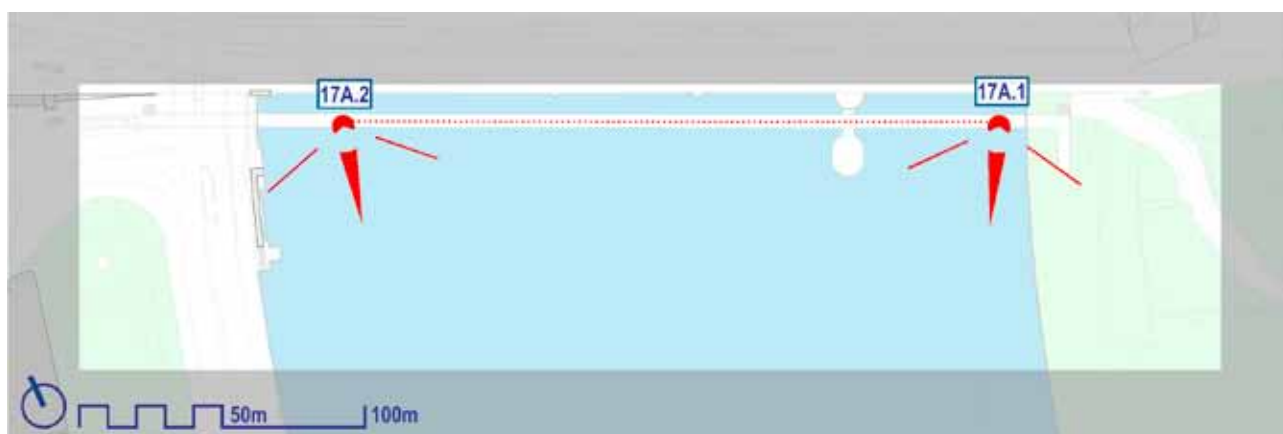
17 River Prospect: Golden Jubilee/ Hungerford Footbridges

149

- 285 The Golden Jubilee/Hungerford Footbridges flank the Hungerford railway bridge, built in 1863. The footbridges were designed by the architects Lifschutz Davidson and were opened as a Millennium Project in 2003.
- 286 There are two Viewing Locations at Golden Jubilee/Hungerford Footbridges, 17A and 17B, referring to the upstream and downstream sides of the bridge.



Viewing Location 17A Golden Jubilee/Hungerford Footbridges: upstream



N.B for key to symbols refer to image 1



Panorama from Assessment Point 17A.1 Golden Jubilee/Hungerford Footbridges: upstream - close to the Lambeth bank



Panorama from Assessment Point 17A.2 Golden Jubilee/Hungerford Footbridges: upstream - close to the Westminster bank

Description of the View

- 287 Two Assessment Points are located on the upstream side of the bridge (17A.1 and 17A.2) representing the wide swathe of views available. A Protected Silhouette of the Palace of Westminster is applied between Assessment Points 17A.1 and 17A.2.
- 288 The river dominates the foreground. In the middle ground the London Eye and Embankment trees form distinctive elements. The visible buildings on Victoria Embankment comprise a broad curve of large, formal elements of consistent height and scale, mostly of Portland stone. They form a strong and harmonious building line.
- 289 The Palace of Westminster, part of the World Heritage Site, terminates the view, along with the listed Millbank Tower. The lower cluster of buildings at Vauxhall is also visible in the background. The towers of Westminster Abbey can just be seen as a backdrop to New Scotland Yard. The pinnacles of the Palace of Westminster are echoed in the gables, turrets and chimneys of adjoining buildings, which together create a distinctive and vibrant skyline. In most of the views from the bridge the complete silhouette of the Palace of Westminster can be seen against sky. Where buildings are glimpsed in the background of the landmark, the viewing experience is diminished. Enjoyment of the view is affected by the time of day and the changing quality of the light.

Landmarks include:

Palace of Westminster (I) †
Towers of Westminster Abbey (I)
The London Eye
Westminster Bridge (II*)
Whitehall Court (II*)

Also in the views:

The Shell Centre
County Hall (II*)
St Thomas's Hospital (Victorian section) (II)
St George's Wharf, Vauxhall
Millbank Tower (II)
Portcullis House
Norman Shaw North (I) & South (II*) (Formerly Old & New Scotland Yard)
Ministry of Defence

() Grade of Listed Building

† Strategically Important Landmark

Visual Management Guidance

- 290 Development should contribute to the settings of spaces and buildings immediately fronting the river, including the Strategically Important Landmark of the Palace of Westminster.
- 291 Development proposals likely to affect the World Heritage Site should pay regard to the guidance set out in the Westminster World Heritage Site Management Plan. It is recommended that English Heritage is consulted on all relevant proposals at an early stage.



View from Assessment Point 17A.1 Golden Jubilee/Hungerford Footbridges: upstream - close to the Lambeth bank (Adjacent to the first support mast). 530662.9E 180177.2N. Camera height 13.60m AOD. Aiming at Palace of Westminster (The Central Tower, above the lobby crossing). Bearing 210.4°, distance 0.8km.



Foreground and Middle Ground

- 292 Development should not cause adverse impact to the World Heritage Site and should not compromise a viewer's ability to appreciate its Outstanding Universal Value. Landmarks also make an important contribution to the skyline and they should not be obscured by new development.

Background

- 293 The view is characterised by the Palace of Westminster, as the most prominent building, punctuating the skyline and rising above the trees on the Embankment south of Millbank Tower. Development proposed behind the other river frontage buildings must respond to the character and appearance of existing buildings and landscape, and should not encroach on, or form a backdrop to, the Palace of Westminster or Westminster Abbey in this view. New development should not impact adversely on the Outstanding Universal Value of the World Heritage Site.
- 294 Incremental change to development in the background of the river frontage is acceptable provided each addition to the view contributes positively to the overtly horizontal composition.
- 295 It should be noted that new clusters of tall buildings may emerge at Vauxhall/ Nine Elms Opportunity Area. Tall building proposals in that area should be designed to preserve or enhance the setting of key landmarks and to relate to and strengthen the composition of the emerging cluster of tall buildings.
- 296 The Protected Silhouette should not be altered by development appearing in its background at or between Assessment Points 17A.1 and 17A.2.

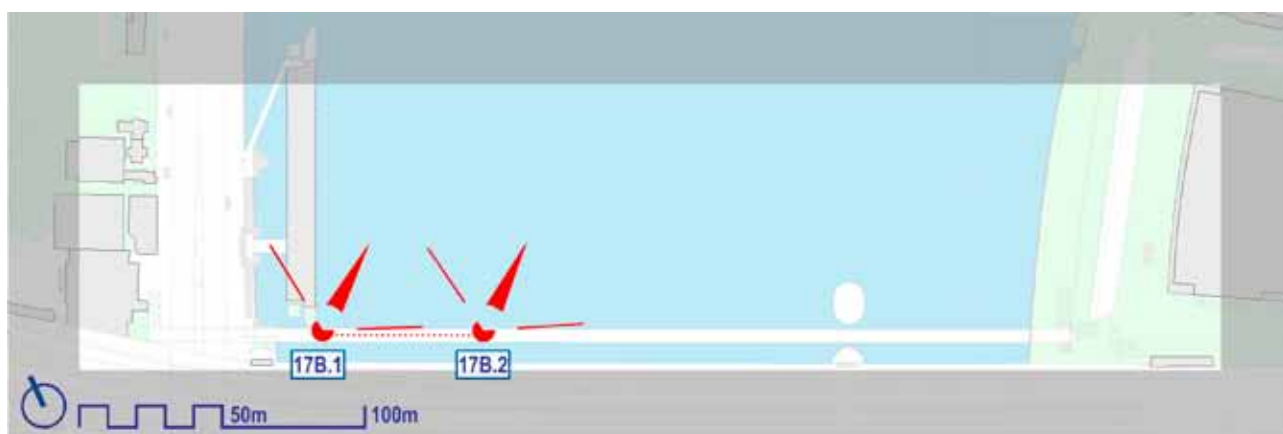


View from Assessment Point 17A.2 Golden Jubilee/ Hungerford Footbridges: upstream - close to the Westminster bank (Next to the orientation board). 530454.6E 180274.1N. Camera height 13.52m AOD. Aiming at Palace of Westminster (The Central Tower, above the lobby crossing). Bearing 193.8°, distance 0.8km.

Management of the Viewing Location

- 297 Accurate viewing plaques should be positioned to relate to the Assessment Points.

Viewing Location 17B Golden Jubilee/Hungerford Footbridges: downstream



N.B for key to symbols refer to image 1



Panorama from Assessment Point 17B.1 Golden Jubilee/Hungerford Footbridges: downstream – crossing the Westminster bank



Panorama from Assessment Point 17B.2 Golden Jubilee/Hungerford Footbridges: downstream – close to the Westminster bank

Description of the View

- 298 The footbridge provides enhanced views east towards the City of London owing to its elevated position. Two Assessment Points are located on the downstream side, 17B.1 and 17B.2.
- 299 The riverside buildings, such as Shell Mex House, to the left, and the Royal Festival Hall to the right, frame the view. The dominant element in this view is the expanse of the river, which forms a very wide foreground and middle ground. Waterloo Bridge, and trees on the Embankment, are significant elements of horizontality. The Embankment, Festival Piers and the permanently moored boats in the foreground reinforce the character of the Thames as a working river, and contribute to a rich foreground.
- 300 St Paul's Cathedral and its western towers rise above the general townscape, although recent development reduces the quality of its setting in the view from the south-east side of the bridge. Either side of the Cathedral are the east and northern clusters of tall buildings in the City of London. The spire of St Brides and the dome of the Old Bailey are distinctive vertical elements seen against the sky. The curve of the river emphasises the more solid mass of buildings on the South Bank, which acts as a pivot to the sweep of buildings along the Victoria Embankment.

Landmarks include:

St Paul's Cathedral (I) †
 Cleopatra's Needle (I)
 Somerset House (I)
 Waterloo Bridge (II*)
 St Bride's Church (I)
 Royal National Theatre (II*)
 Royal Festival Hall (I)
 The Shard

Also in the views:

Shell Mex House
 Brettenham House
 Fleche of the Royal Courts of Justice (I)
 Barbican Towers (II)
 Dome of the Old Bailey (II*)
 Tower 42
 30 St Mary Axe
 IPC Tower
 Heron Tower

() Grade of Listed Building

† Strategically Important Landmark

Visual Management Guidance

- 301 The setting of St Paul's Cathedral within the view, as the singular most important structure, should be preserved or enhanced.



View from Assessment Point 17B.1 Golden Jubilee/Hungerford Footbridges: downstream – crossing the Westminster bank (Crossing Westminster Bank). 530470.6E 180325.7N. Camera height 13.58m AOD. Aiming at St Bride's Church (Centre of steeple; tip of steeple). Bearing 53.1°, distance 1.3km.



- 302 New development should strengthen the composition of the existing clusters of tall buildings. Buildings near Somerset House should utilise the highest standards of architecture and materials, and relate positively to the landmark building.

Foreground and Middle Ground

- 303 The intensification of river activity will be welcomed as a counterpoint to the distinct middle ground of Waterloo Bridge.

Background

- 304 There are opportunities for additional development in the background if it is of a high quality, and if it makes a contribution to the existing characteristics and composition of the view. In particular, proposals for tall buildings in the Waterloo Opportunity Area should be designed to relate to and strengthen the composition of the group of buildings in the middle ground on the South Bank without overpowering other elements of the view or harming the setting of the Royal Festival Hall or the National Theatre.
- 305 High buildings seen in relation to St Paul's Cathedral should be grouped with either the eastern or northern cluster of tall buildings in the City.

Management of the Viewing Location

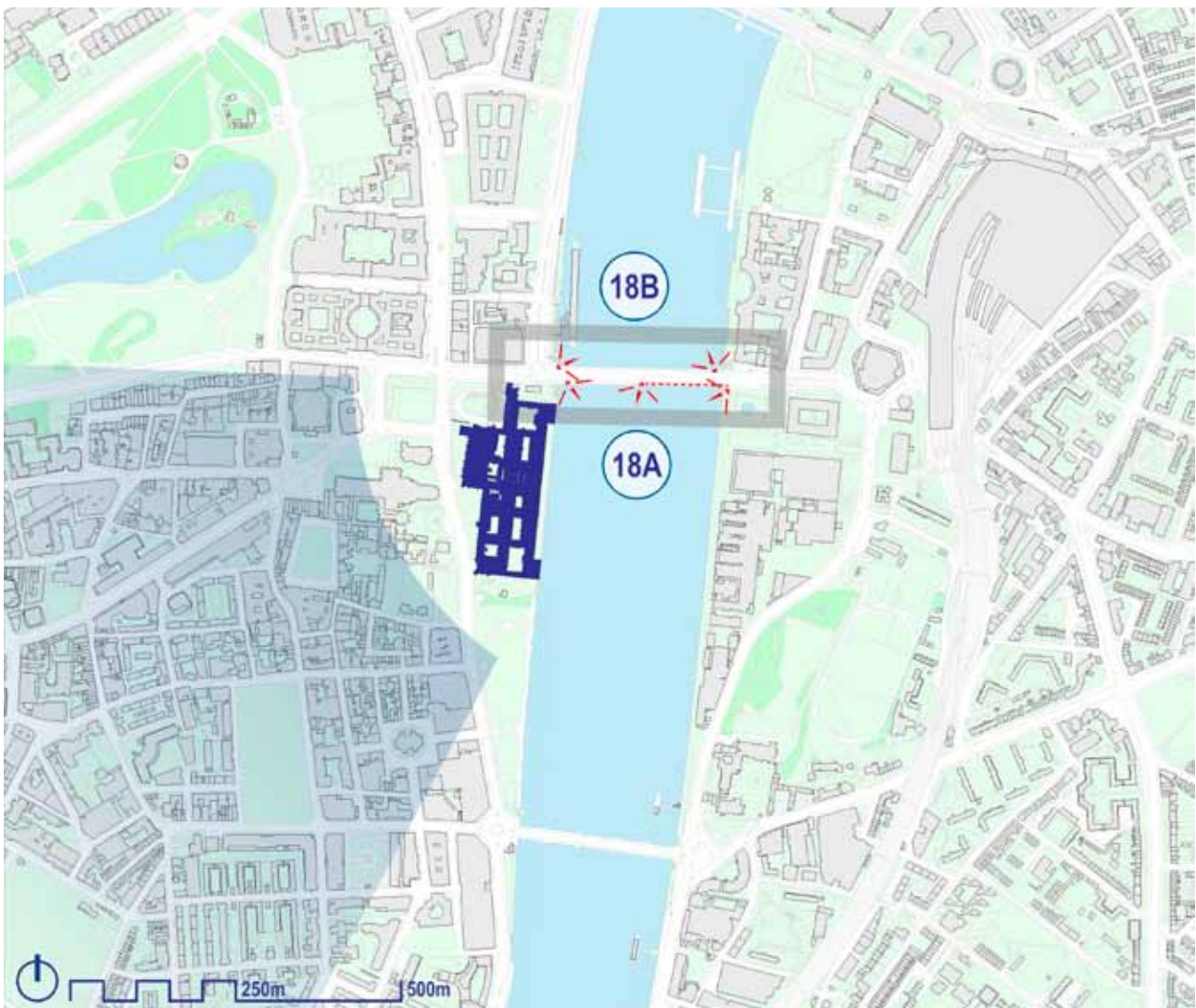
- 306 Viewing plaques should be added and positioned to relate to the Assessment Points.



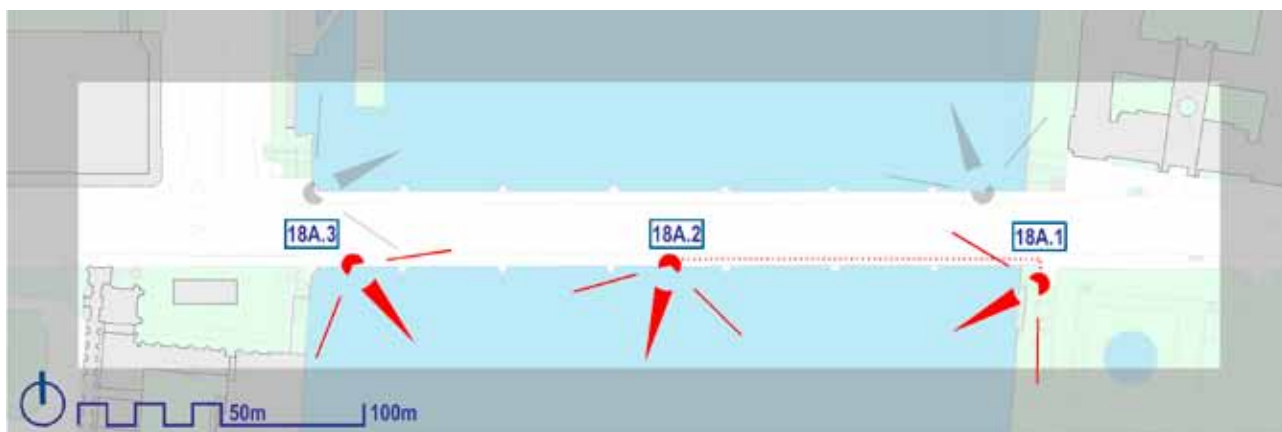
View from Assessment Point 17B.2 Golden Jubilee/Hungerford Footbridges: downstream – close to the Westminster bank (One span towards Westminster bank from centre of bridge, above navigation lights). 530521.7E 180301.9N. Camera height 13.64m AOD. Aiming at St Bride's Church (Centre of steeple; tip of steeple). Bearing 50.9°, distance 1.3km.



- 307 Westminster Bridge has an east west orientation, across the Thames. The Bridge was constructed in 1854-62 to the designs of Thomas Page and Sir Charles Barry. The bridge makes a visual connection between two of London's historic civic buildings, the Palace of Westminster and the former County Hall. William Wordsworth's sonnet 'Composed Upon Westminster Bridge, September 3rd, 1802', celebrates views from the bridge.
- 308 There are two Viewing Locations at Westminster Bridge, 18A and 18B, referring to the upstream and downstream sides of the bridge.



Viewing Location 18A Westminster Bridge: upstream



N.B for key to symbols refer to image 1



Panorama from Assessment Point 18A.1 Westminster Bridge: upstream – at the top of the steps from the Albert Embankment



Panorama from Assessment Point 18A.2 Westminster Bridge: upstream – at the centre of the bridge



Panorama from Assessment Point 18A.3 Westminster Bridge: upstream – at the Westminster bank

Description of the View

- 309 The upstream side of Westminster Bridge provides views south towards Lambeth Bridge and beyond to Vauxhall. Three Assessment Points (18A.1, 18A.2 and 18A.3) are located on the upstream side of the bridge, each with a different orientation. A Protected Silhouette of the Palace of Westminster is applied between Assessment Points 18A.1 and 18A.2.
- 310 The river forms the foreground of the views. The wide and relatively clear stretch of the river in this prospect contrasts with many other views from bridges, in which the river is relatively busy and includes many moored boats and barges. Mature trees along both embankments form important middle ground elements. The axial views in this straight portion of the river focus on an unresolved modern part of the city around Vauxhall Station, seen between the strong vertical elements of the listed Millbank Tower and the smaller Westminster Tower, beyond Lambeth Palace.
- 311 The pinnacles and towers of the Palace of Westminster, and those of Westminster Abbey behind, are seen against the skyline and are key elements of the Outstanding Universal Value of the Westminster World Heritage Site. The prominence of the Strategically Important Landmark is enhanced by the setting provided by the diminishing trees of Victoria Tower Gardens to the south. The trees accentuate the sense of perspective, while also shielding the cliff-like Thames House buildings, and visually separating the World Heritage Site from the Millbank Tower. There is an emphatic culmination of this River Prospect at the foot of the bridge, with the impressive Clock Tower of the Palace of Westminster most prominent in the view.

Landmarks include:

Palace of Westminster (I) †
 Towers of Westminster Abbey (I)
 Westminster Bridge (II*)
 Lambeth Palace (I)
 Lambeth Bridge (II)

Also in the views:

St Thomas's Hospital (1960s addition)
 St Thomas's Hospital (Victorian section) (II)
 St George's Wharf, Vauxhall
 Millbank Tower (II)

() Grade of Listed Building

† Strategically Important Landmark

- 312 Looking towards the Lambeth bank from just beyond the front wall of the Palace of Westminster, the Victorian turrets of St Thomas's Hospital are clearly seen against the sky. As in the view from the centre of the bridge, Lambeth Palace can also be seen. The prominence of St George's Wharf, Vauxhall, indicates how important the further development of this area will be to the composition of the view as a whole.



View from Assessment Point 18A.1 Westminster Bridge: upstream – at the top of the steps from the Albert Embankment (At head of stairs from Albert Embankment, alongside viewing telescope). 530591.9E 179640.8N. Camera height 10.16m AOD. Aiming at Palace of Westminster (ventilation tower to south of Central Tower). Bearing 242.0°, distance 0.4km.



Visual Management Guidance

- 313 The Palace of Westminster is the most prominent feature in most of the views from this Viewing Place. It requires maintenance of an appropriate setting reflecting its Outstanding Universal Value as a World Heritage Site. New development affecting the setting of the Palace of Westminster should be of the highest architectural quality and should be subordinate to the Strategically Important Landmark.
- 314 Development proposals likely to affect the World Heritage Site should pay regard to the guidance set out in the Westminster World Heritage Site Management Plan. It is recommended that English Heritage is consulted on all relevant proposals at an early stage.
- 315 Viewing place 18A includes three Assessment Points. Visual Management Guidance applies equally to all locations, accessible on foot, between Assessment Points 18A.1 and 18A.2. Assessment Point 18A.3 is dealt with as a separate point, being orientated to the south and east.

Foreground and Middle Ground

- 316 No development is anticipated in the foreground and middle ground of this view.

Background

- 317 New clusters of tall buildings are likely to emerge within the Vauxhall/Nine Elms Opportunity Area. These developments offer the potential opportunity to significantly improve the background townscape and skyline to Lambeth Bridge. New development in this area should be of the highest design quality, including tall buildings that contribute to a cluster of compositional value that enhances views from Westminster Bridge. Development on Millbank should respect the predominantly horizontal composition of this section of the view and should not reduce the dominance of the towers of the Palace of Westminster.



View from Assessment Point 18A.2 Westminster Bridge: upstream – at the centre of the bridge (Centre line of bridge above navigation lights). 530463.0E 179650.1N. Camera height 12.20m AOD. Aiming at Thames House (Base of flagpost on east façade). Bearing 195.6°, distance 0.8km.

- 318 The Protected Silhouette should not be altered by development appearing in its background at or between Assessment Points 18A.1 and 18A.2
- 319 The opportunity presented by any new development on the south side of the River in front of Lambeth Bridge to improve the quality of the view would need to be assessed against its impact on Lambeth Palace, the Victorian turrets of St Thomas's Hospital as well as on the Outstanding Universal Value of the World Heritage Site.

Management of the Viewing Location

- 320 This is a popular Viewing Place, attracting many tourists owing to its proximity to the Palace of Westminster, the London Eye and other South Bank attractions. Opportunities to improve the Viewing Place, including an effective cleaning strategy, should be taken to ensure that views continue to be enjoyed.

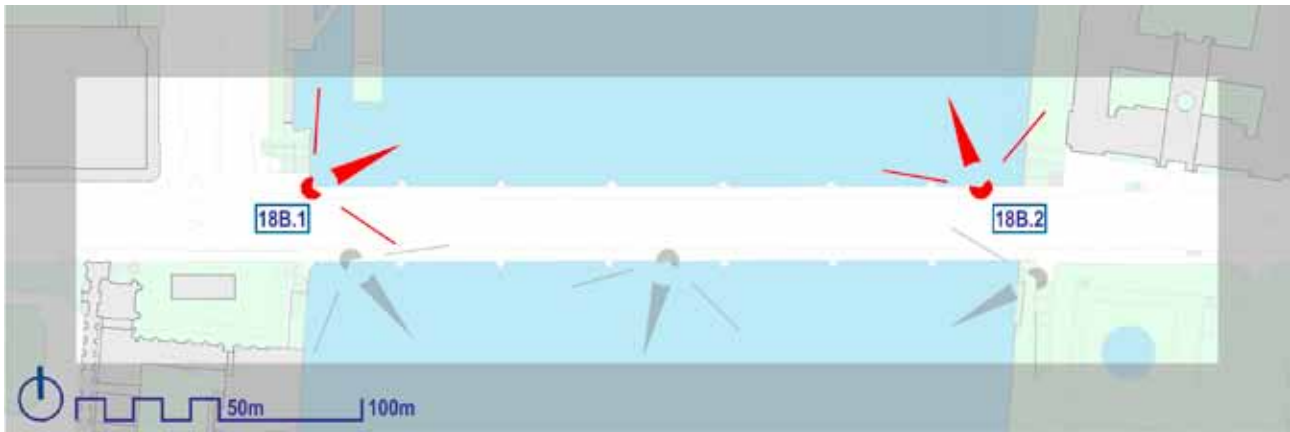


View from Assessment Point 18A.3 Westminster Bridge: upstream – at the Westminster bank (Close to the Westminster bank, outboard of the façade of the Palace of Westminster). 530352.0E 179652.5N. Camera height 10.63m AOD. Aiming at Old St Thomas' Hospital (SW turret of central Nightingale Ward). Bearing 142.8°, distance 0.4km.



Viewing Location 18B

Westminster Bridge: downstream



N.B for key to symbols refer to image 1



Panorama from Assessment Point 18B.1 Westminster Bridge: downstream – at the Westminster bank



Panorama from Assessment Point 18B.2 Westminster Bridge: downstream – at the Lambeth bank

Landmarks include:

Golden Jubilee/Hungerford
Footbridges
The London Eye
Whitehall Court (II*)

Also in the views:

Norman Shaw North (I) & South (II*)
(Formerly Old & New Scotland Yard)
Ministry of Defence
Embankment Place
Shell Mex House (II)
Flèche of the Royal Courts of
Justice (I)
Shell Centre tower
County Hall (II*)

Description of the View

- 321 The Westminster Bridge downstream location extends across the north pavement of the bridge. Two Assessment Points are located in the place. 18B.1 represents views towards the Lambeth bank, where the London Eye, County Hall and the Shell Centre are prominent. 18B.2 represents views north towards the Golden Jubilee/Hungerford footbridges and beyond to the boundary between Westminster and the City. These buildings and structures create an ensemble within the wider prospect, with the flat plane of the river providing the foreground, County Hall and the London Eye existing in the middle ground, and the Shell Centre being the only significant element in the background.
- 322 Views orientated towards the north bank of the river are quite different. They are notable for the perspective that the Embankment buildings provide, along with the trees, 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. 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.

Visual Management Guidance

Foreground and Middle Ground

- 323 The foreground is the river and the middle ground is the Embankment, which leads the eye to the various landmark buildings forming it.
- 324 The setting of the group of buildings including County Hall, the London Eye and the Shell Centre, should be carefully considered. New development in the view should contribute positively to that setting and the significance of heritage assets in the view.



View from Assessment Point 18B.1 Westminster Bridge: downstream – at the Westminster bank (At head of stairs leading up from Victoria Embankment). 530339.0E 179677.9N. Camera height 10.36m AOD. Aiming at The London Eye (Western tip of axis of wheel). Bearing 65.0°, distance 0.6km.

Background

- 325 The civic nature of the buildings on the north bank in this view has a clarity that should not be diminished by development in the background.
- 326 New tall buildings at the Waterloo Opportunity Area should contribute to the development of a legible cluster that respects the prominence of County Hall, and does not diminish its role in establishing a horizontally oriented riverfront composition. These buildings should be of the highest design quality, respect the historic environment and should, as part of the cluster, enhance the juxtaposition between the vertical London Eye and the horizontal County Hall. No new building should dominate landmark buildings or diminish their relationship with the river.

Management of the Viewing Location

- 327 The quality of the Viewing Location on the downstream side of Westminster Bridge is poor. Opportunities to improve the location, including an effective cleaning strategy, should be taken to ensure that views continue to be enjoyed by its many visitors.



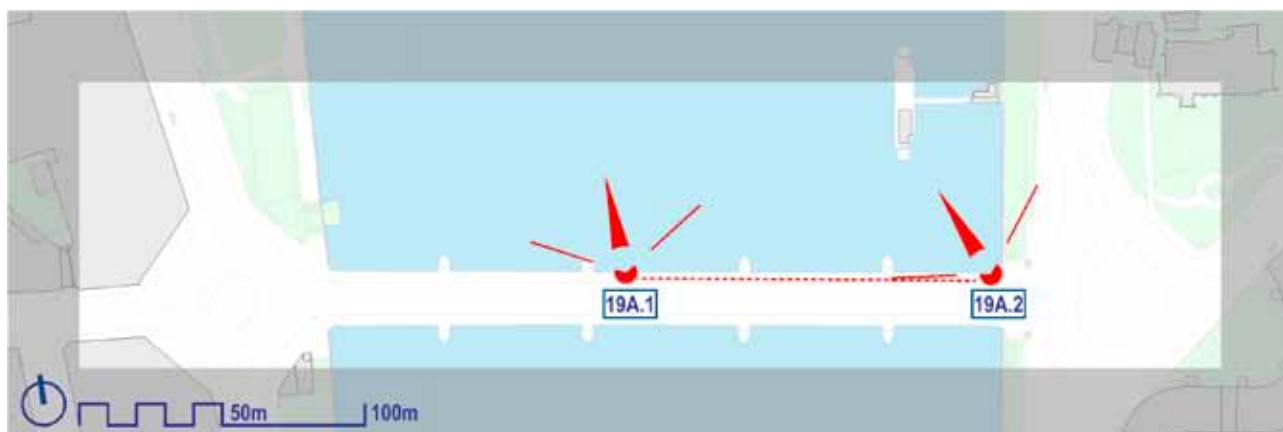
View from Assessment Point 18B.2 Westminster Bridge: downstream – at the Lambeth bank (On Axis of the London Eye). 530573.2E 179673.1N. Camera height 10.70m AOD. Aiming at Embankment Place (Centre of River (SE) Façade). Bearing 341.2°, distance 0.7km.



- 328 Lambeth Bridge is the furthest upstream of the bridges from which River Prospects have been designated. It crosses a straight section of the Thames that runs north south, passing the Palace of Westminster. On the Westminster side of the river, the bridge allows access into the heart of SW1, while on the Lambeth side is Lambeth Palace, the official London residence of the Archbishop of Canterbury since 1207.
- 329 There is one Viewing Location at Lambeth Bridge, 19A. It is located on the downstream side of the bridge.



Viewing Location 19A Lambeth Bridge: downstream



N.B for key to symbols refer to image 1



Panorama from Assessment Point 19A.1 Lambeth Bridge: downstream – at the centre of the bridge



Panorama from Assessment Point 19A.2 Lambeth Bridge: downstream – close to the Lambeth bank

Description of the View

- 330 The downstream pavement Viewing Location provides important views to the northwest and towards the Palace of Westminster. Two Assessment Points (19A.1 and 19A.2) have been identified. A Protected Silhouette of the Palace of Westminster is applied between Assessment Points 19A.1 and 19A.2.
- 331 The river dominates the foreground and middle ground of the view, with the Palace of Westminster forming the focus. Other important elements in the view are the mature trees on both sides of the river. The intensity of riverside buildings north of Westminster Bridge and east into the City of London, is secondary in this view to the visually 'semi-pastoral' setting of the World Heritage Site. No development crowds in close to the World Heritage Site, with only the towers of Westminster Abbey interacting with it to the left of the view (the roof of the Abbey also being visible through the trees in winter).
- 332 A group of prominent, similarly sized buildings on the riverfront, which includes Whitehall Court, Embankment Place, Adelphi House and Shell Mex House, can also be seen in this view. These are underscored by Westminster Bridge, while other prominent buildings – including the London Eye, the former County Hall, St Thomas's Hospital are seen on the Lambeth side of the river.
- 333 To the far north-east is the City of London, including Tower 42 and 30 St Mary Axe ('The Gherkin'), making this a Viewing Location with some exceptionally deep views. Centre Point and the BT Tower become visible in the backdrop of the Palace of Westminster in views from certain angles across the bridge.

Landmarks:

The Palace of Westminster (I) †
 Towers of Westminster Abbey (I)
 Whitehall Court (II*)
 The London Eye
 Lambeth Palace (I)
 Westminster Bridge (II*)
 Victoria Tower Gardens

Also in the views:

BT Tower (II)
 Centre Point (II)
 Embankment Place
 Shell Mex House (II)
 County Hall (II*)
 St Thomas's Hospital (Victorian section) (II)
 30 St Mary Axe
 Tower 42

() Grade of Listed Building

† Strategically Important Landmark

Visual Management Guidance

- 334 Development in the background of the buildings on the river must respond positively to their characteristics and enhance the composition of the view. The visual effect of new development on landmarks should not diminish their status in the view.
- 335 The setting of the Palace of Westminster is largely unaffected by modern development when seen in views from Lambeth Bridge. The qualities of this setting must remain in order that the Outstanding Universal Value of the World Heritage Site, in townscape and visual terms, can be recognised and appreciated by the viewer.
- 336 Development proposals likely to affect the World Heritage Site should pay regard to the guidance set out in the Westminster World Heritage Site Management Plan. It is recommended that English Heritage is consulted on all relevant proposals at an early stage.



View from Assessment Point 19A.1 Lambeth Bridge: downstream – at the centre of the bridge (northern side of bridge, just west of the centre, looking straight downstream.). 530382.3E 178970.2N. Camera height 13.16m AOD. Aiming at Palace of Westminster (NE finial on northern most tower of river frontage). Bearing 355.7°, distance 0.7km.



Foreground and Middle Ground

- 337 Each landmark should remain visible and able to be appreciated by the viewer.

Background

- 338 It should be noted that a new tall buildings might emerge at the Waterloo Opportunity Area. These should be of high quality, contribute to the formation of a cluster of tall buildings, respect the historic environment, and should contribute positively to views from Lambeth Bridge. The incremental consolidation of the cluster of tall buildings at the City of London is also anticipated.
- 339 The Protected Silhouette should not be altered by development appearing in its background at or between Assessment Points 19A.1 and 19A.2.



View from Assessment Point 19A.2 Lambeth Bridge: downstream – close to the Lambeth bank (Entering bridge from Lambeth Bank). 530508.9E 178952.1N. Camera height 9.68m AOD. Aiming at Palace of Westminster (The Central Tower, above the lobby crossing). Bearing 335.6°, distance 0.6km.

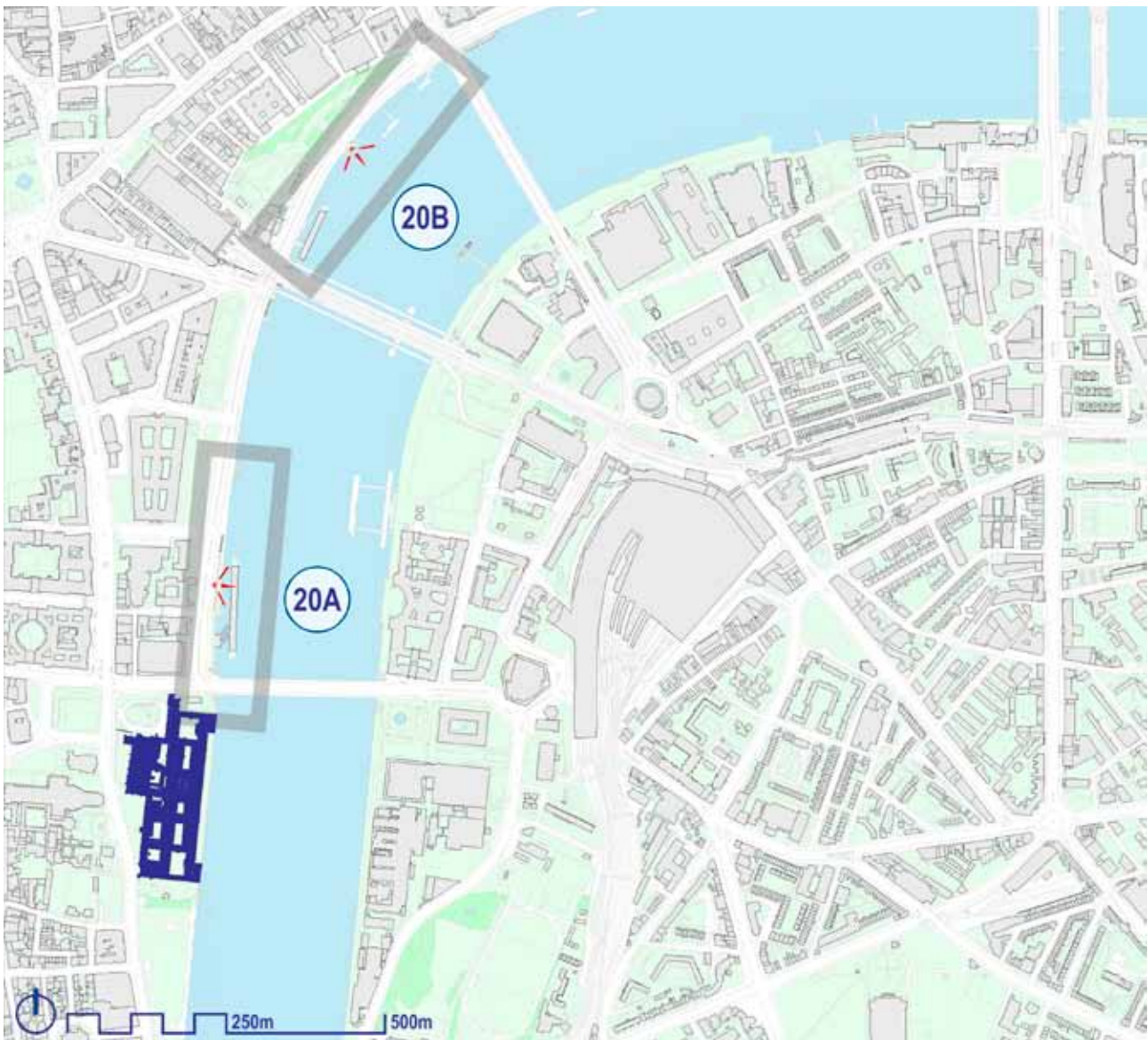
Management of the Viewing Location

- 340 The Viewing Location consists of a relatively narrow pavement on a heavily trafficked bridge. Viewers would benefit from a reduction in noise and an improvement in general cleanliness at the location.



20 River Prospect: Victoria Embankment between Waterloo and Westminster Bridges

- 341 This River Prospect is a continual experience from Westminster Bridge to Waterloo Bridge. Sir Joseph Bazalgette, the Victorian engineer, embanked the Thames here in 1864-70 providing for the London Underground and upgraded sewers. A broad thoroughfare for vehicles and pedestrians was also created. Gardens were established on the landward side and avenues of trees planted. The Viewing Place provides a promenade when walking between the Palace of Westminster and Somerset House and via Waterloo Bridge to the cultural attractions of the South Bank.



- 342 There are two Viewing Locations between Waterloo Bridge and Westminster Bridge. The first of these, 20A, is located between Westminster Bridge and the Golden Jubilee/Hungerford Footbridges. The second, 20B, is located further north between the Golden Jubilee/Hungerford Footbridges and Waterloo Bridge.

Viewing Location 20A Victoria Embankment: between Westminster and Hungerford Bridges



N.B for key to symbols refer to image 1



Panorama from Assessment Point 20A.1 Victoria Embankment: between Westminster and Hungerford Bridges – axial to County Hall

Description of the View

- 343 A single Assessment Point (20A.1) is located at a position axial to the former County Hall.
- 344 The river dominates the foreground. The view is of a series of buildings, which have visual strength as separate objects, rather than continuity. The principal elements are the former County Hall, the Shell Centre, the London Eye and the two bridges. At various positions, prominent background buildings of varying quality appear, including Guy's Hospital, the Shard and, momentarily, St Paul's Cathedral (see also the Linear View from Westminster Pier).

Landmarks include:

Golden Jubilee and Hungerford
Footbridges
County Hall (II*)
The London Eye
Westminster Bridge (II*)
The Shard

Also in the views:

Shell Centre
St Thomas's Hospital (1960s
section) (II)
St Thomas's Hospital (Victorian
section) (II)

() Grade of Listed Building

Visual Management Guidance

Foreground and Middle Ground

- 345 Landmarks in the view should not be obscured by foreground elements, including kiosks on the Embankment and moored boats or jetties on the river.



View from Assessment Point 20A.1 Victoria Embankment: between Westminster and Hungerford Bridges – axial to County Hall (On axis of County Hall). 530332.4E 179824.7N. Camera height 7.40m AOD. Aiming at County Hall (Central axis of tower in centre of crescent; tip of tower). Bearing 95.3°, distance 0.3km.



Background

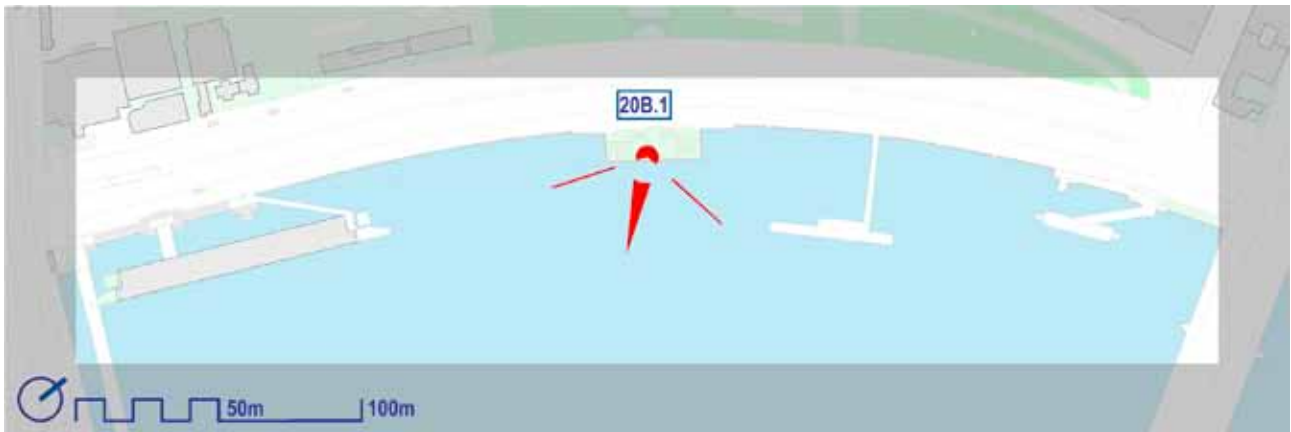
- 346 It is recognised that new development, including within the Waterloo Opportunity Area, may become visible in the background of this view. Such development may be acceptable if it is sensitively designed and does not dominate the horizontal emphasis of the composition provided by landmark riverside buildings, particularly the former County Hall. New development should contribute to the juxtaposition between the vertical elements around the Shell Centre and the horizontal elements of County Hall.

Management of the Viewing Location

- 347 A strategy for cleaning and maintenance should be developed to ensure viewers can enjoy the prospects from this location.

Viewing Location 20B

Victoria Embankment: between Waterloo and Hungerford Bridges



N.B for key to symbols refer to image 1



Panorama from Assessment Point 20B.1 Victoria Embankment: between Waterloo and Hungerford Bridges – at Cleopatra's Needle

Landmarks include:

Waterloo Bridge (II*)
 Royal National Theatre (II*)
 Royal Festival Hall (I)
 The London Eye
 Golden Jubilee/Hungerford
 Footbridges
 The Shard

Also in the views:

IPC Tower
 ITV Tower
 Shell Centre tower

Description of the View

- 348 A single Assessment Point (20B.1) is located below Cleopatra's Needle, on the river bank.
- 349 The view is of a series of post-war object buildings, mostly with a strong horizontal massing in contrast with the Shell Tower. The principal elements are the Royal Festival Hall, surrounded by the former Shell Centre Complex, with the Shell Tower standing beyond the landing of Hungerford Railway Bridge. The Shard can also be clearly seen in the view.
- 350 The London Eye and the ITV tower, though towards the periphery of the view, are strong visual elements in the wider townscape. Trees on the South Bank soften the relationship between the river and the buildings.

Visual Management Guidance

Foreground and Middle Ground

- 351 New development placed amongst the buildings in the middle ground should be designed to contribute positively to the composition of the group as a whole and should respect the historic environment.

Background

- 352 It is recognised that new development, including within the Waterloo Opportunity Area, may become visible in the background of this view. Such development may be acceptable if it is sensitively designed, respects the heritage assets in this view and their settings and does not compromise or dominate the composition of the landmark buildings that characterise the South Bank.



View from Assessment Point 20B.1 Victoria Embankment: between Waterloo and Hungerford Bridges – at Cleopatra's Needle (At Cleopatra's Needle). 530548.3E 180509.9N. Camera height 5.50m AOD. Aiming at Royal Festival Hall (Centre of River (NW) Facade). Bearing 140.9°, distance 0.3km.

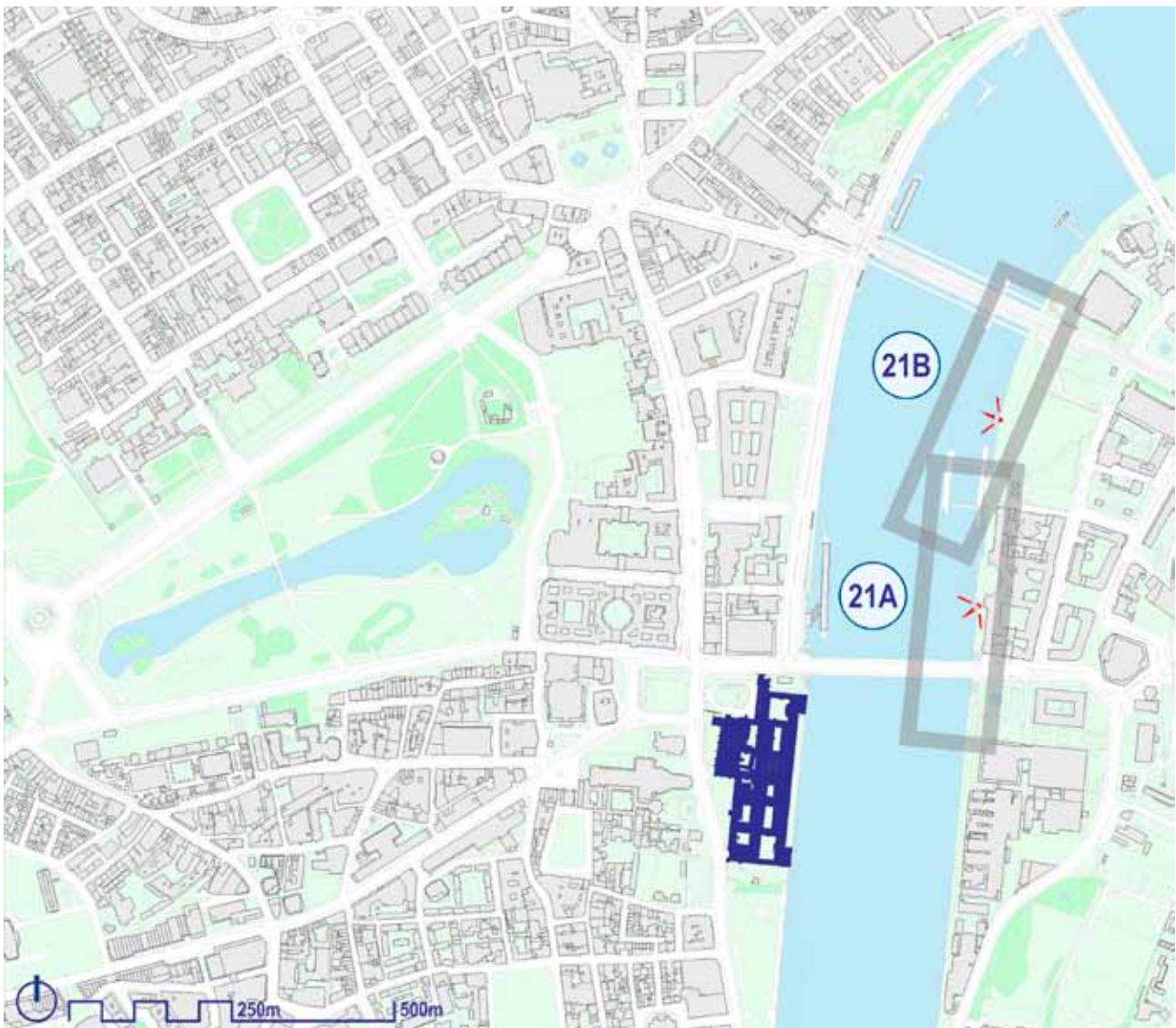
Management of the Viewing Location

- 353 A strategy for cleaning and maintenance should be developed to ensure viewers can enjoy the prospects from this place.
- 354 It should be noted that the viewing position might not be accessible at high tide.



21 River Prospect: Jubilee Gardens and Thames side in front of County Hall

- 355 The views are appreciated along the whole stretch of the Queen's Walk between Westminster Bridge and the Hungerford Bridge on the South Bank. This is a popular public space, with the London Eye and other attractions encouraging visitors, and the Hungerford footbridges allowing excellent access to the place.
- 356 There are two Viewing Locations on the Queen's Walk. The first, 21A, is south of The London Eye in front of the former County Hall. The second, 21B, is further north, in front of Jubilee Gardens.



Viewing Location 21A Thames side in front of County Hall



N.B for key to symbols refer to image 1



Panorama from Assessment Point 21A.1 Thames side in front of County Hall – close to Westminster Bridge

Description of the View

- 357 A single Assessment Point (21A.1) is located close to the river wall, in front of the former County Hall.
- 358 Views from this place are orientated towards the Westminster bank of the Thames, and in particular to the Palace of Westminster, which is underlined in the view by Westminster Bridge. The Clock Tower of the Palace of Westminster is the most prominent feature, and the towers of Westminster Abbey combine with the composition in a harmonious way. Buildings on the far side of Parliament Square provide a sense of depth, including the Methodist Central Hall behind the trees.
- 359 Beyond Westminster Bridge, the Millbank Tower provides a landmark of high quality design marking a continuation of the city further south. Lambeth Bridge is visible under the eastern most arch of Westminster Bridge.
- 360 The buildings on the Victoria Embankment are prominent in the view. They are generally of seven or eight storeys and set behind mature trees. They are generally individual objects with glimpses between to Whitehall beyond.

Landmarks include:

Palace of Westminster (I) †
Towers of Westminster Abbey (I)
Westminster Bridge (II*)

Also in the views:

Canary Wharf
Millbank Tower (II)
Methodist Central Hall (II*)
Portcullis House
Norman Shaw North (I) & South (II*)
(Formerly Old & New Scotland Yard)
Ministry of Defence

() Grade of Listed Building

† Strategically Important Landmark

Visual Management Guidance

- 361 Development proposals likely to affect the World Heritage Site should pay regard to the guidance set out in the Westminster World Heritage Site Management Plan. It is recommended that English Heritage is consulted on all relevant proposals at an early stage.



View from Assessment Point 21A.1 Thames side in front of County Hall – close to Westminster Bridge (Just West of ticket office outside County Hall, against river wall.). 530597.8E 179758.1N. Camera height 6.70m AOD. Aiming at Westminster Bridge (Top of streetlamp to east of central upstream span i.e. 5th from Westminster Bank). Bearing 234.4°, distance 0.1km.



Foreground and Middle Ground

- 362 Built elements, or elements moored on the river, should not be allowed to compromise this clear view towards the Palace of Westminster.

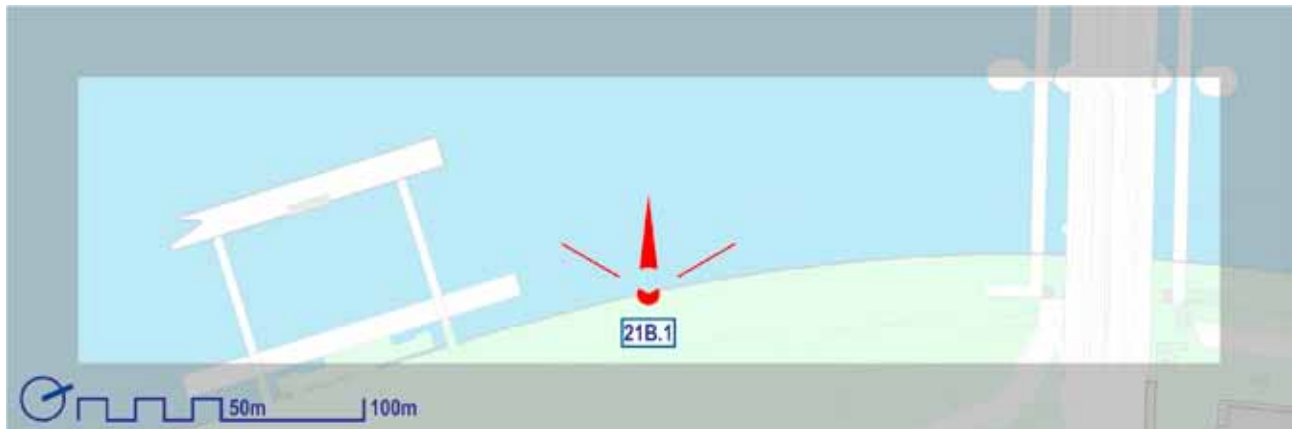
Background

- 363 Background development that breaches the roofline of the Palace of Westminster should be refused.
- 364 Other development within the background of the view should enhance the composition of the view and the relationship between landscape elements and landmarks. It should also be of exceptional architectural quality and execution and should not compromise a viewer's ability to appreciate the Outstanding Universal Value of the World Heritage Site. The assessment should also consider viewing positions in the Viewing Location, such as where the towers of the Abbey are seen in the gap between the Clock Tower and Portcullis House.

Management of the Viewing Location

- 365 The quality of the viewing environment is varied. A high number of visitors move through the location and there is a daily accumulation of rubbish. Management schemes should mitigate the impact of these problems on the amenity of the Viewing Location.

Viewing Location 21B Jubilee Gardens



N.B for key to symbols refer to image 1



Panorama from Assessment Point 21B.1 Jubilee Gardens – opposite Whitehall Court

Landmarks include:

Whitehall Court (II*)
 Golden Jubilee/Hungerford Bridge
 Victoria Tower Gardens
 Victoria Embankment and lamps (II)

Also in the views:

Ministry of Defence
 Embankment Place
 Shell Mex House (II)

Description of the View

- 366 A single Assessment Point (21B.1) is located opposite Whitehall Court.
- 367 The river dominates the foreground of views from this location, and there is constant riverboat activity enlivening the scene. The Victoria Embankment treescape forms an important middle ground, partially screening the buildings. The views are relatively shallow, extending only to the buildings on the riverside. There are limited glimpses between them towards the townscape immediately beyond.
- 368 Whitehall Court is a worthy focus of views from this place. Its spires are reflected in the pylons of the Hungerford Footbridges to the right of the view, while its scale, height and architectural form are reflected in the adjacent, and less exuberant, Ministry of Defence building.

Visual Management Guidance

Foreground and Middle Ground

- 369 The dominance of the river, river-oriented activities and the backdrop of trees are important elements of the view that should not be compromised.

Background

- 370 New development in the backdrop should be designed sensitively and should not dominate the riverside buildings, or undermine their relationship with the river.



View from Assessment Point 21B.1 Jubilee Gardens – opposite Whitehall Court (Northern end of London Eye). 530630.5E 180044.5N. Camera height 7.00m AOD. Aiming at Whitehall Court (Centre of east façade). Bearing 293.6°, distance 0.4km.

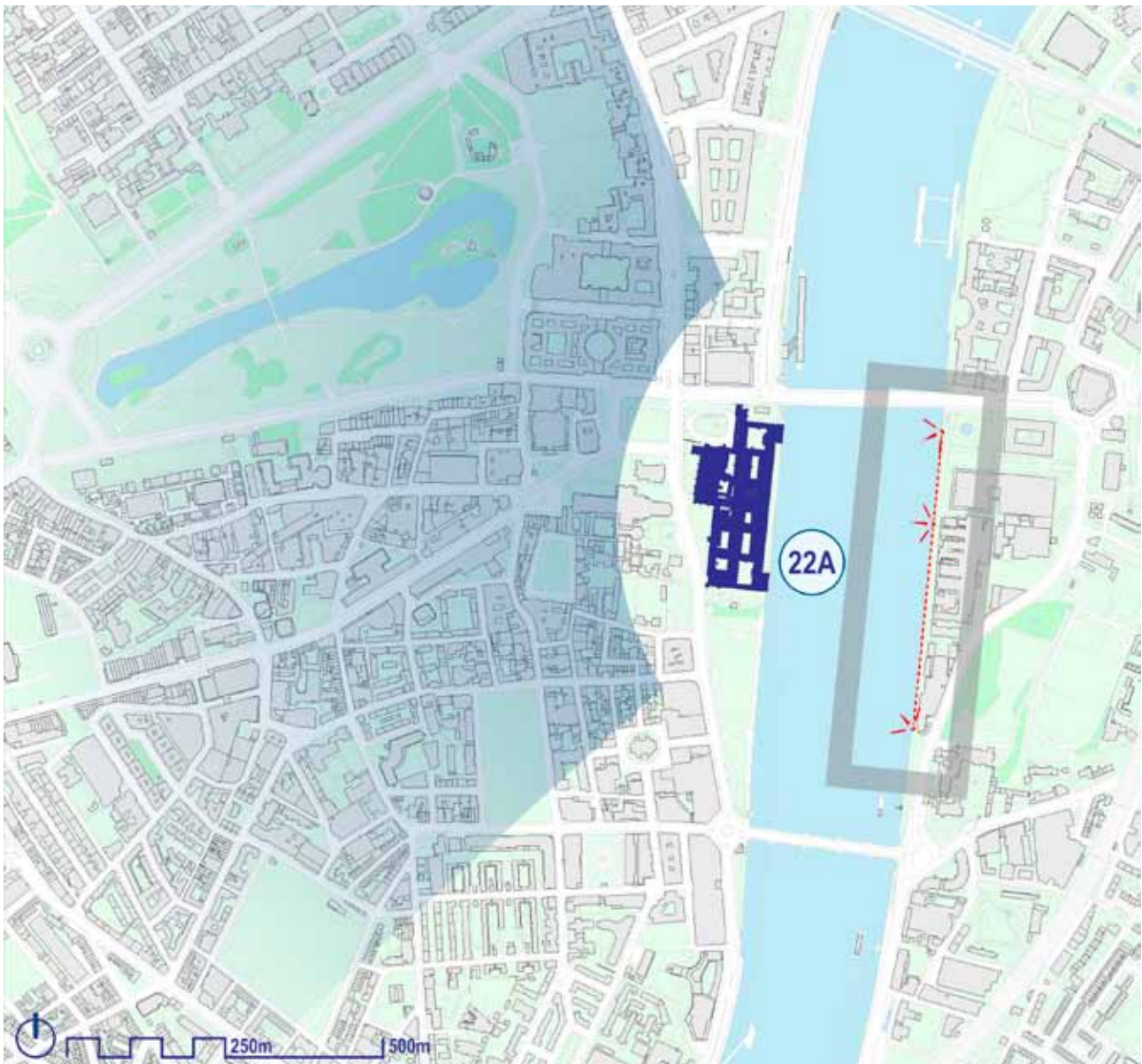
Management of the Viewing Location

- 371 This location should continue to be well maintained and clean.



22 River Prospect: Albert Embankment between Westminster and Lambeth Bridges along Thames path near St Thomas' Hospital

- 372 The Embankment was built in 1866-69 by the engineer Sir Joseph Bazalgette to accommodate the southern low-level sewer from Putney. Here the Thames flows past in direct relationship to the Palace of Westminster World Heritage Site.
- 373 There is one Viewing Location at Albert Embankment, 22A, consisting of a significant stretch of Albert Embankment.



Viewing Location 22A

Albert Embankment: opposite the Palace of Westminster



N.B for key to symbols refer to image 1



Panorama from Assessment Point 22A.1 Albert Embankment: opposite the Palace of Westminster – approaching from Lambeth Palace



Panorama from Assessment Point 22A.2 Albert Embankment: opposite the Palace of Westminster – axial to the Central Lobby



Panorama from Assessment Point 22A.3 Albert Embankment: opposite the Palace of Westminster – at the foot of the steps onto Westminster Bridge

Description of the View

- 374 Three Assessment Points (22A.1, 22A.2 and 22A.3) are located on Albert Embankment. The entire length of the Viewing Location provides primary views of the Palace of Westminster. The angle of view changes as the viewer moves along Albert Embankment, allowing an appreciation of the architecture both on axis and from several angles. A Protected Silhouette to the Palace of Westminster is applied between Assessment Points 22A.1 and 22A.3.
- 375 The foreground is the river, while the viewer's eye is drawn to the fine architectural detail of the monument. Trees along the Embankment to either side of the Palace of Westminster form an important element in the views, partially screening riverside buildings. The prominence of the Palace of Westminster is maintained by the generally limited height of the riverside buildings to its north.
- 376 There is no visual intrusion above the Strategically Important Landmark close to the axial position other than the towers of Westminster Abbey. Distant tall buildings, such as Centre Point, can be seen in the background of views from certain angles from further south along the Embankment.

Landmarks include:

The Palace of Westminster (I) †
 Towers of Westminster Abbey (I)
 Westminster Bridge (II*)
 Victoria Tower Gardens

Also in the views:

Portcullis House
 Ministry of Defence
 Embankment Place
 Centre Point (II)

() Grade of Listed Building
 † Strategically Important Landmark

Visual Management Guidance

- 377 The existing qualities of the setting of the Palace of Westminster must remain in order that the Outstanding Universal Value of the World Heritage Site, in townscape and visual terms, can be recognised and appreciated by the viewer.
- 378 Development proposals likely to affect the World Heritage Site should pay regard to the guidance set out in the Westminster World Heritage Site Management Plan. It is recommended that English Heritage is consulted on all relevant proposals at an early stage.



View from Assessment Point 22A.1 Albert Embankment: opposite the Palace of Westminster – approaching from Lambeth Palace (At Orientation board just east of Lambeth Pier). 530538.5E 179140.7N. Camera height 6.17m AOD. Aiming at Palace of Westminster (ventilation tower to south of Central Tower). Bearing 318.1°, distance 0.4km.



Foreground and Middle Ground

- 379 No development or fixed items should be added to the foreground. The temporary structures on the terrace to Parliament should be kept in good order and should not be prominent in the view.

Background

- 380 The existing skyline of the Palace of Westminster from Albert Embankment, as seen in this view, should not be altered. Development of high quality, which does not dominate the Strategically Important Landmark and that conforms to the prevailing composition of the view, may be acceptable in the areas north of the Strategically Important Landmark. To the south, development should not dominate the tree line of Victoria Tower Gardens, which, from all of the views in this Viewing Place, visually co-join the Strategically Important Landmark.



- 381 The Protected Silhouette should not be altered by development appearing in its background any position between Assessment Points 22A.1, 22A.2 and 22A.3.



View from Assessment Point 22A.2 Albert Embankment: opposite the Palace of Westminster – axial to the Central Lobby (On axis of Houses of Parliament). 530570.0E 179463.7N. Camera height 6.10m AOD. Aiming at Palace of Westminster (The Central Tower, above the lobby crossing). Bearing 275.8°, distance 0.3km.



View from Assessment Point 22A.3 Albert Embankment: opposite the Palace of Westminster – at the foot of the steps onto Westminster Bridge (Axial to St Stephens Tower, at embankment wall, in line with steps to Westminster Bridge). 530584.1E 179609.7N. Camera height 6.06m AOD. Aiming at Palace of Westminster (ventilation tower to south of Central Tower). Bearing 245.7°, distance 0.4km.

Management of the Viewing Location

- 382 The Viewing Place is well managed, but the north end, where the Viewing Place is accessed through the pedestrian sub-way under Westminster Bridge, should, in particular, be kept clean and accessible.



Management Plans: Townscape Views



Townscape Views			
	Designated View	Viewing Locations	Assessment Points
23	Serpentine Bridge	23A The Bridge	23A.1
24	Island Gardens	24A Opposite the Royal Naval Hospital	24A.1 24A.2 24A.3
25	The Queen's Walk	25A The Public Terraces	25A.1 25A.2 25A.3
26	St James' Park	26A The Footbridge Across the Lake	26A.1
27	Parliament Square	27A Southwest corner outside UK Supreme Court	27A.1
		27B North Pavement	27B.1 27B.2

23 Townscape View: Bridge over the Serpentine to Westminster

- 383 In 1637 Hyde Park became the first Royal Park to be opened to the public. The Serpentine was created in the eighteenth century by damming the Westbourne River. Hyde Park is included on English Heritage's Register of Parks and Gardens of Historic Interest classified as Grade I and is maintained to a very high standard.
- 384 A single Viewing Location, 23A, is on the eastern footway of the Serpentine Bridge.



Viewing Location 23A Bridge over the Serpentine



N.B for key to symbols refer to image 1



Panorama from Assessment Point 23A.1 Bridge over the Serpentine – at the centre of the bridge

Description of the View

- 385 A single Assessment Point (23A.1) is located at the centre of the bridge, representing views eastward towards the far end of the lake and the townscape beyond.
- 386 The foreground and middle ground comprise the lake and the trees along its perimeter. The landscape, between sky and water, converges to a point at the far end of the lake, where certain elements of the Westminster World Heritage Site are visible. The Victoria and Central Lobby Towers of the Palace of Westminster and the western towers of Westminster Abbey form the distant focus of the view. The Victoria Tower is partially obscured by the Ministry of Justice building (formerly the Home Office). The Clock Tower is entirely obscured. Buildings are visible in the middle ground. The dense treescape in summer provides a buffer between the urban environment and the park. Buildings such as the Hilton Hotel and Knightsbridge Barracks, rising above the tree line in the middle ground, make the viewer aware of the city beyond.

Landmarks include:

Palace of Westminster (I) †
Towers of Westminster Abbey (I)

Also in the views:

Lantern of Methodist Central Hall (II*)
Ministry of Justice (formerly the Home Office)
Knightsbridge Barracks

() Grade of Listed Building

† Strategically Important Landmark

Visual Management Guidance

- 387 Applicants are encouraged to bring any proposals to change this view to the attention of the Royal Parks Agency at the earliest opportunity.
- 388 Development proposals likely to affect the World Heritage Site should pay regard to the guidance set out in the Westminster World Heritage Site Management Plan. It is recommended that English Heritage is consulted on all relevant proposals at an early stage.

Foreground and Middle Ground

- 389 Development proposals that are overly intrusive, unsightly or prominent to the detriment of the view as a whole should be refused. Seen from this



View from Assessment Point 23A.1 Bridge over the Serpentine – at the centre of the bridge (Centre of Eastern side of bridge.). 526927.2E 180167.2N. Camera height 22.00m AOD. Aiming at Palace of Westminster (The Central Tower, above the lobby crossing). Bearing 101.4°, distance 3.4km.



Viewing Place, new development should relate well in terms of height, scale, massing and materials, and relationship to other buildings and landscape elements in the view, including the focus of the Strategically Important Landmark and the historic features within the World Heritage Site.

- 390 The line of view crosses Green Park, St James's Park and Parliament Square, as well as the built-up area to the south-east of St James's Park. The landscape maintenance regime in the foreground and middle ground, therefore, has a strong influence on the character and composition of the view. It should be reviewed periodically to ensure that the qualities of the view are maintained.
- 391 A Protected Vista is defined from Assessment Point 23A.1 to the Victoria Tower and the Central Lobby Tower of the Palace of Westminster. It also includes the western towers of Westminster Abbey.

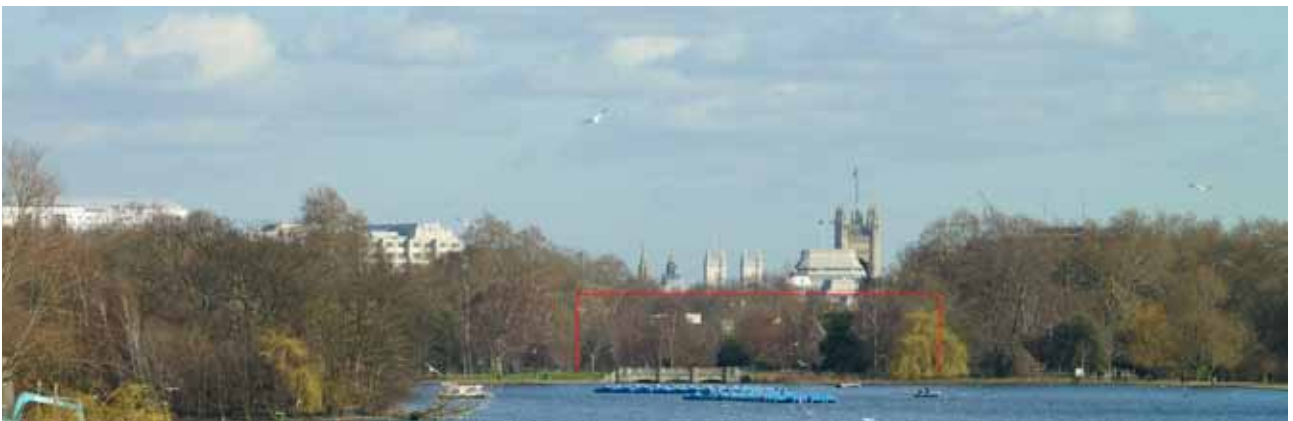
- 392 The Landmark Viewing Corridor extends across the lake and through the city to the south side of St James's Park. The Ministry of Justice building in the foreground significantly diminishes views of the Westminster World Heritage Site but is not justification for further development that would impact, in a negative way, on the view.

Background

- 393 Development in the background of the view should not undermine the relationship between the predominantly parkland landscape composition in the foreground and the landmark buildings at the focus of the view in the middle ground (including the Palace of Westminster and Westminster Abbey). New buildings in the background of the view must be subordinate to the World Heritage Site.
- 394 Buildings that exceed the threshold plane of the Wider Setting Consultation Area in the background should preserve or enhance the viewer's ability to recognise and appreciate the Palace of Westminster.

Management of the Viewing Location

- 395 The Viewing Location should continue to be well managed.



Telephoto view of Protected Vista from Assessment Point 23A.1 to Palace of Westminster

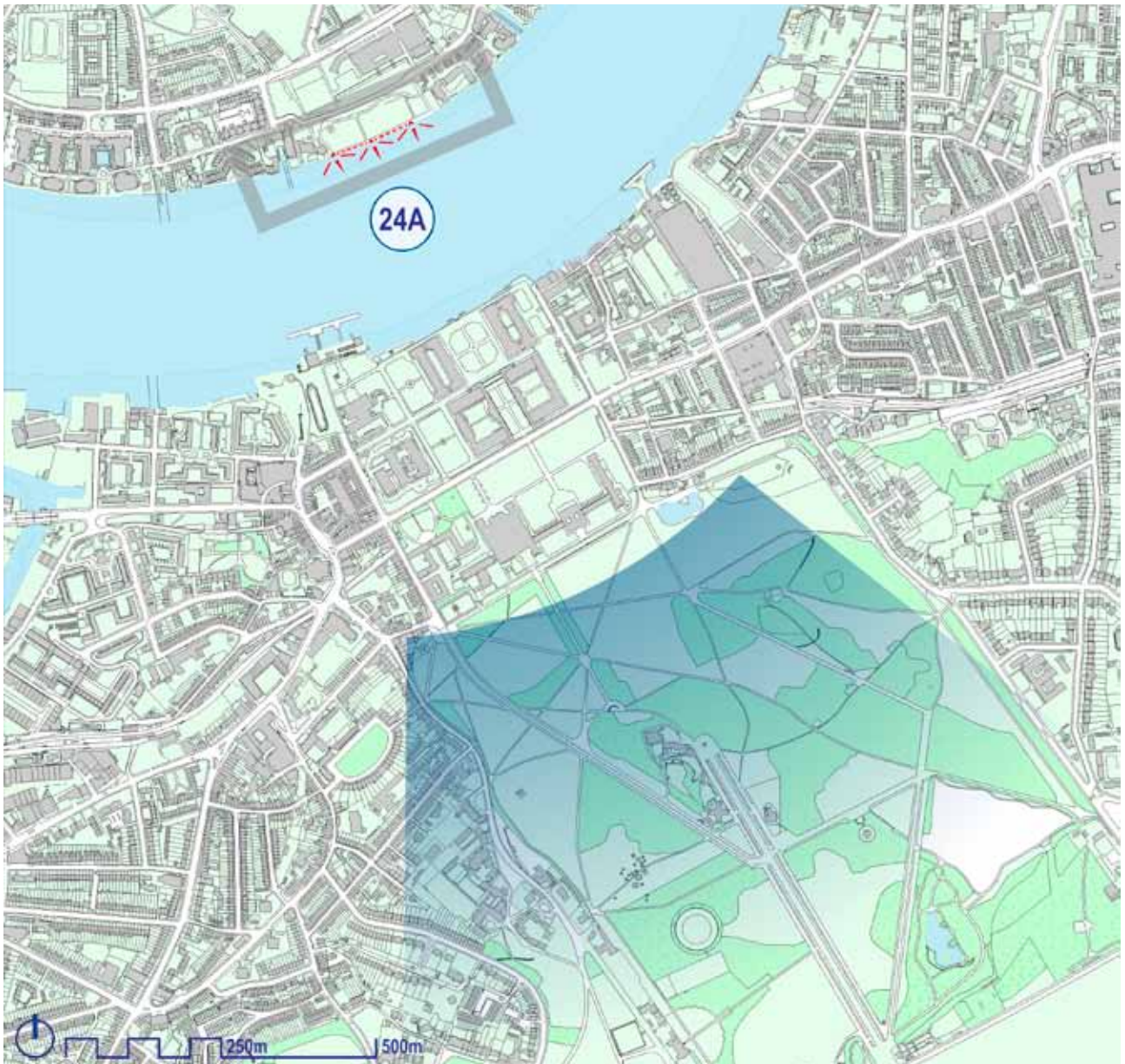


Annotated map of Protected Vista from Assessment Point 23A.1 to Palace of Westminster



24 Townscape View: Island Gardens, Isle of Dogs to Royal Naval College

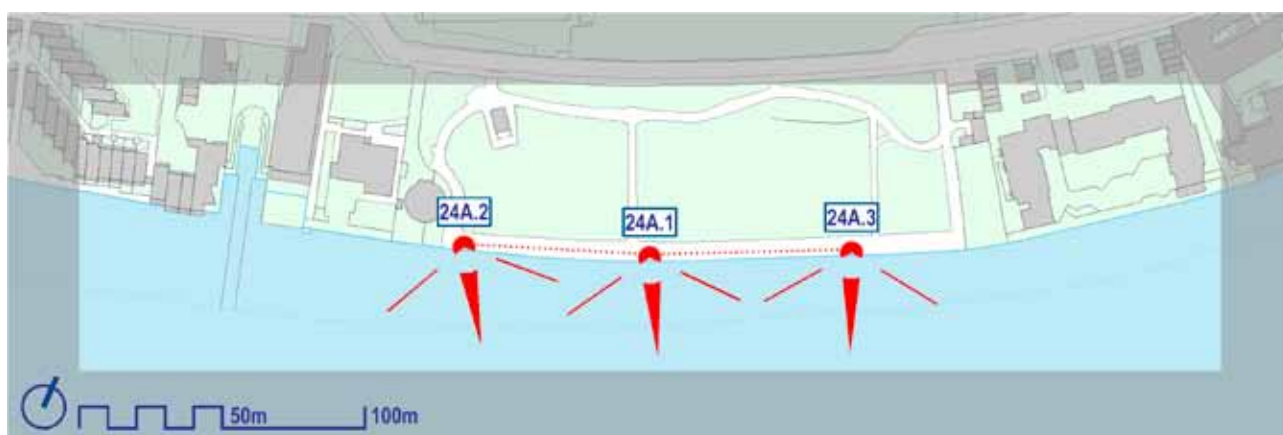
396 Island Gardens are at the southern tip of the Isle of Dogs, opposite the Greenwich Maritime World Heritage Site. The gardens were purchased by Greenwich Hospital for the purpose of providing a public view to the Royal Naval College. Island Gardens make a generous area for this purpose and provide an axial view through the two Royal Naval College buildings to the Queen's House, with a backdrop of Greenwich Park. Canaletto's painting of 1751 captured this view.



- 397 There is one Viewing Location on the Isle of Dogs: 24A, on the north bank of the River Thames at Island Gardens.

Viewing Location 24A

Island Gardens: opposite the Royal Naval College



N.B for key to symbols refer to image 1



Panorama from Assessment Point 24A.1 Island Gardens: opposite the Royal Naval College – at the orientation board



Panorama from Assessment Point 24A.2 Island Gardens: opposite the Royal Naval College – western end of gardens



Panorama from Assessment Point 24A.3 Island Gardens: opposite the Royal Naval College – eastern end of gardens

Description of the View

- 398 Three Assessment Points (24A.1, 24A.2 and 24A.3) are located within the Viewing Location, and encompass almost the full length of Island Gardens. A Protected Silhouette is applied to the Royal Naval College between Assessment Points 24A.2 and 24A.3.
- 399 The formal composition, set in the foreground of the steeply sloping Royal Park, includes Inigo Jones's Palladian centrepiece – The Queen's House – seen between the Baroque King William and Queen Anne wings, by Christopher Wren and Nicholas Hawksmoor.
- 400 The Old Royal Observatory, on higher ground in the park and off axis, is an historical building in its own right. It is visible from points east of the axial view. The building represents British pre-eminence in science during the seventeenth, eighteenth and nineteenth centuries, culminating in the adoption in 1884, of the Greenwich Meridian and Greenwich Mean Time as a world standard.
- 401 Trees frame the composition of the Old Royal Naval College. In the background large domestic properties on the ridge are visible through gaps in the trees. To the east the riverfront mostly consists of Georgian and Victorian buildings including the Trafalgar Tavern public house. The 19th Century power station is clearly visible. To the west, the dominant features are St Alfege's church tower and the Greenwich town hall clock tower. The Cutty Sark will also be prominent, once it is repaired.

Landmarks include:

Maritime Greenwich World Heritage Site (I, II*, II)
(Cutty Sark – when rebuilt)
Greenwich Observatory (II)
Greenwich Park

Also in the views:

London Transport Power Station
Trafalgar Tavern (II)
Church of St Alfege (I)
Former Greenwich Town Hall Tower (II)

() Grade of Listed Building

Visual Management Guidance

- 402 Greenwich Maritime's status as a World Heritage Site means that its setting must be managed with sensitivity to its Outstanding Universal Value. Permanent structures or infrastructure in the view should preserve or enhance the setting of the World Heritage Site. Consideration should be given to advice set out in the Maritime Greenwich World Heritage Site Management Plan.
- 403 Applicants will be required to demonstrate that proposed development will not damage the setting of the World Heritage Site or other landmarks in the view. Development at the Deptford Creek / Greenwich Opportunity Area in the right of the view should contribute to the view as a whole.



View from Assessment Point 24A.1 Island Gardens: opposite the Royal Naval College – at the orientation board (In front of orientation board). 538392.1E 178295.2N. Camera height 6.70m AOD. Aiming at The Queen's House (Central axis of the house; roof ridge line). Bearing 151.8°, distance 0.7km.



Foreground and Middle Ground

- 404 Other landmarks make important contributions to wider views from Island Gardens. New development should be designed so as not to impact on the viewer's ability to recognise and appreciate these landmarks.



View from Assessment Point 24A.2 Island Gardens: opposite the Royal Naval College – western end of gardens (At rivers edge). 538331.0E 178272.7N. Camera height 6.78m AOD. Aiming at The Queen's House (Central axis of the house; roof ridge line). Bearing 146.6°, distance 0.7km.

Background

- 405 Development that affects the silhouette of the Greenwich Maritime World Heritage Site will have a negative impact on the setting of the landmark. The Protected Silhouette should not be altered by development appearing in its background from any position at or between 24A.2 and 24A.3.

Management of the Viewing Location

406 The location should continue to be well managed and accessible.

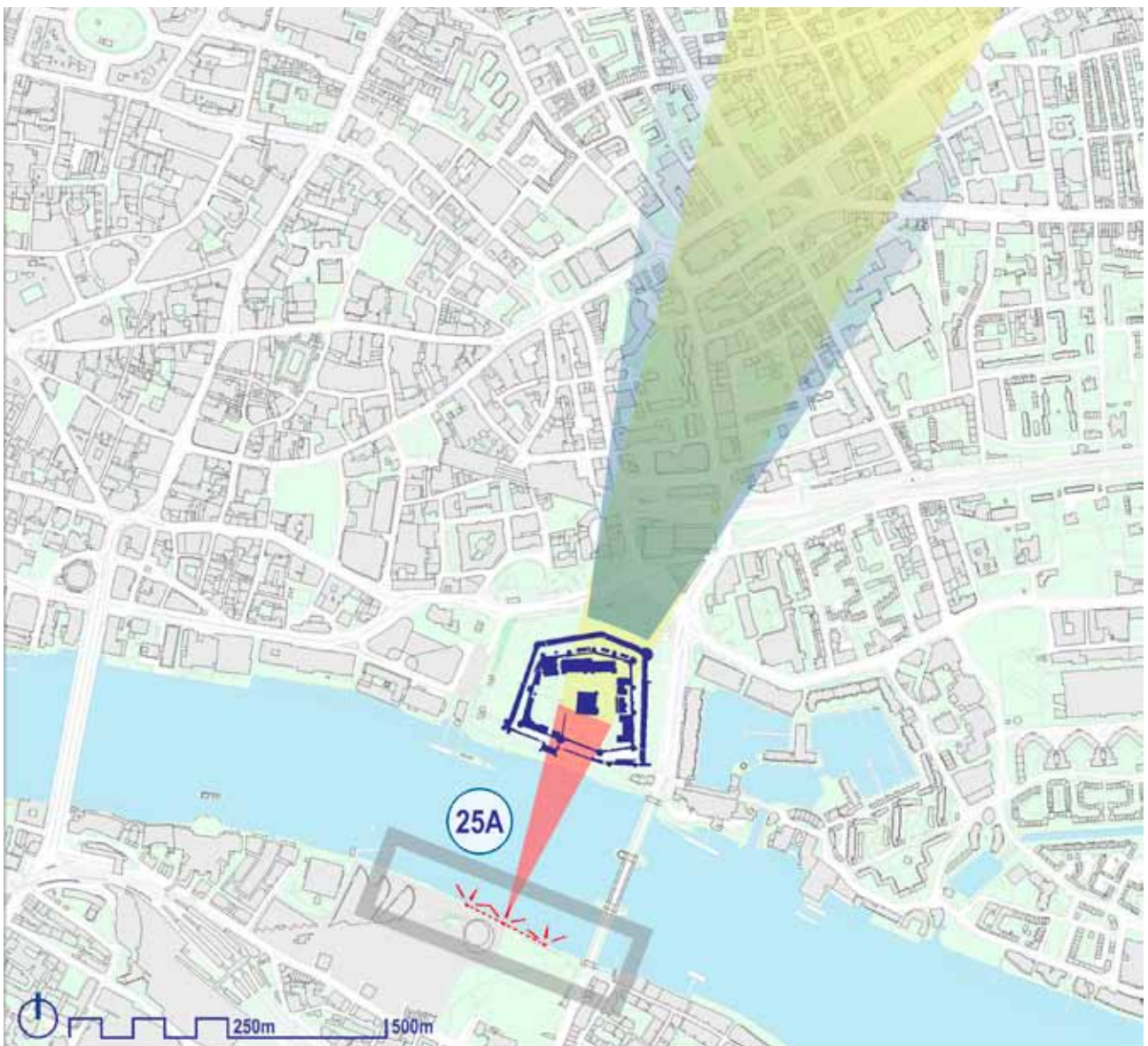


View from Assessment Point 24A.3 Island Gardens: opposite the Royal Naval College – eastern end of gardens (At rivers edge). 538456.3E 178324.9N. Camera height 6.63m AOD. Aiming at The Queen's House (Central axis of the house; roof ridge line). Bearing 157.5°, distance 0.7km.

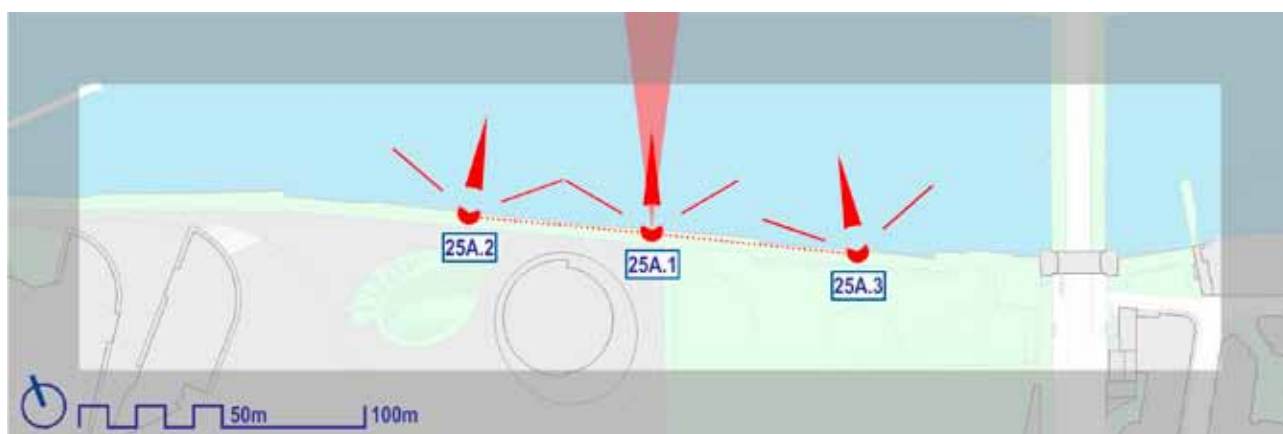


25 Townscape View: The Queen's Walk to Tower of London

- 407 The view from The Queen's Walk to the Tower of London World Heritage Site is from a stretch of the south bank of the Thames close to the two public open spaces either side of City Hall; to the east a green space known as Potter's Fields Park; and to the west a hard landscaped space including the Scoop, sculptures and water features.
- 408 There is one Viewing Location at the Queen's Walk: 25A. It is located close to the river's edge.



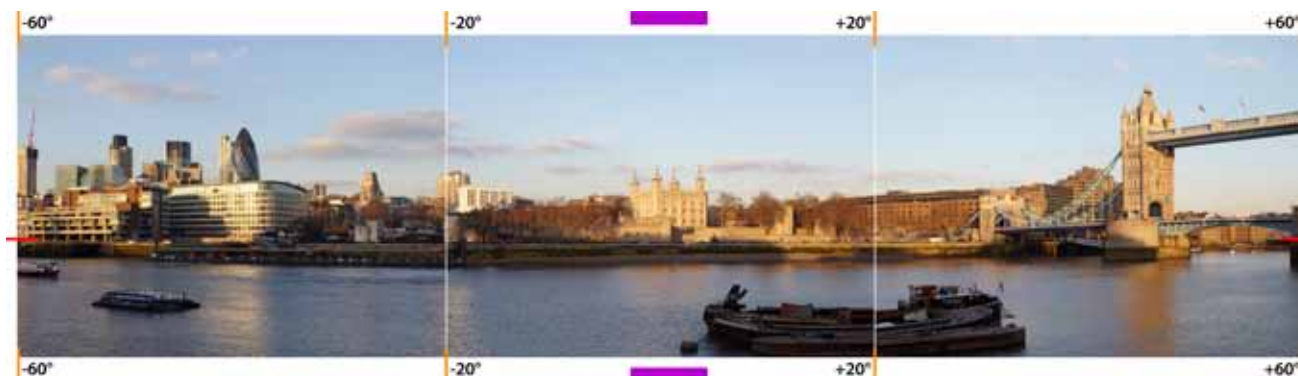
Viewing Location 25A The Queen's Walk at City Hall



N.B for key to symbols refer to image 1



Panorama from Assessment Point 25A.1 The Queen's Walk at City Hall – foot of pathway from Potter's Fields



Panorama from Assessment Point 25A.2 The Queen's Walk at City Hall – in front of the public terraces



Panorama from Assessment Point 25A.3 The Queen's Walk at City Hall – close to Tower Bridge

Description of the View

- 409 Three Assessment Points (25A.1, 25A.2 and 25A.3) are located in this location. They provide good views of the Tower of London, and the relatively clear background setting of the White Tower, in particular. A Protected Vista is included from Assessment Point 25A.1 and a Protected Silhouette is applied to the White Tower between Assessment Points 25A.2 and 25A.3.
- 410 The cluster of tall buildings in the City, the Tower of London and Tower Bridge can all be seen in this view. They reflect over 900 years of London's developmental history. Both Tower Bridge and the mature trees along the northern embankment form important elements in the setting of the Tower of London World Heritage Site.
- 411 The juxtaposition of the World Heritage Site with the modern city is the central characteristic of this view. It includes a rich variety of landmark elements such as 30 St Mary Axe, Tower 42, Heron Tower, the former Port of London Authority building, the Norman White Tower and the Victorian Tower Bridge. The Tower of London was built to dominate the City, and to control the river at its entrance. The City has now grown to encompass the World Heritage Site, the latter retaining only its essential historical relationship with the river and a clear backdrop silhouette to the White Tower from the south-west.

Landmarks include:

Tower of London (I, II*, II) †
 The Monument (I)
 Tower Bridge (I)

Also in the views:

Custom House (I)
 Tower 42
 30 St Mary Axe
 Port of London Authority building (II*)
 Heron Tower

() Grade of Listed Building

† Strategically Important Landmark

- 412 The river dominates the foreground and middle ground in the significant view from Assessment Point 25A.1, located east of City Hall and opposite Traitor's Gate. This view provides the greatest understanding of the World Heritage Site ensemble where there are clear views of the southern and western faces of the White Tower down to the roof of the Waterloo Block. The clear view of the sky in the backdrop of the White Tower is an important attribute.
- 413 In views further west, generally adjacent the stern of HMS Belfast (from Assessment Point 25A.2), Tower Bridge complements the World Heritage Site, though today their relationship is undermined by the architecture that exists between them in the background. From this Assessment Point the view includes the towers of Canary Wharf, seen through the bridge. The view from the eastern part of the Viewing Location, (from Assessment Point 25A.3), is orientated towards the Tower of London and the cluster of tall buildings in the City. The juxtaposition of built elements from a variety of eras is an aspect of the view. The White Tower generally stands free of background development, but other elements of the Tower complex have a backdrop of development.



View from Assessment Point 25A.1 The Queen's Walk at City Hall – foot of pathway from Potter's Fields (On line running through eastern edge of City Hall). 533485.6E 180201.2N. Camera height 6.08m AOD. Aiming at Tower of London (Centre of south façade; base of merlons). Bearing 21.4°, distance 0.4km.



Visual Management Guidance

- 414 New development in the setting of the Tower of London should be of appropriate height, scale, massing and materials. Its relationship to other buildings in the view and the quality of design is of particular importance when considering the likely impact a proposal will have on views of the Tower of London and the viewer's ability to appreciate the Outstanding Universal Value of the World Heritage Site.
- 415 New development should respect the setting of the Tower of London and should not dominate the World Heritage Site – especially the White Tower. Consideration should be given to advice set out in the Tower of London World Heritage Site Management Plan, published by Historic Royal Palaces (HRP). It is recommended that English Heritage is also consulted on all relevant proposals at an early stage.



View from Assessment Point 25A.2 The Queen's Walk at City Hall – in front of the public terraces (Based on toISkySpace.3b, adjacent to the end of the Scoop). 533428.1E 180230.1N. Camera height 6.49m AOD. Aiming at Tower of London (Centre of south façade; base of merlons). Bearing 31.8°, distance 0.4km.

Foreground and Middle Ground

- 416 New development in the foreground should preserve and enhance the relationship between the Tower of London and the river, and its dominance of the townscape view. It is likely that any development in the foreground, in the section of the view in front of the World Heritage Site, would fail to preserve this relationship and should be refused.
- 417 The trees in the middle ground are an important element in the setting of the Tower of London in the view. They should not be dominated by new development in the middle ground of the view.

Background

- 418 Development in the background of the view should relate positively to the Tower of London, including all its constituent parts, in views from Viewing Location 25A. From all Assessment Points, the World Heritage Site should continue to dominate its surroundings. It is particularly important that any new development relates positively to the White Tower.
- 419 Elements that become visible in the backdrop of the World Heritage could undermine the ability of the viewer to appreciate the World Heritage Site and its historical significance to the development of London and the nation as a whole. Any development above the Wider Setting Consultation Area in the background of the Protected Vista should preserve or enhance the viewer's ability to recognise the landmark and appreciate its Outstanding Universal Value.



View from Assessment Point 25A.3 The Queen's Walk at City Hall – close to Tower Bridge (Based on tolSkySpace.3c, mid way between Tower Bridge and City Hall). 533550.0E 180168.1N. Camera height 6.03m AOD. Aiming at Tower of London (Centre of south façade; base of merlons). Bearing 10.1°, distance 0.4km.



- 420 The Protected Silhouette should not be altered by development appearing in its background when viewed from any point between Assessment Points 25A.2 and 25A.3.
- 421 New buildings in the background of the view must be subordinate to the World Heritage Site and respect its historic significance. They should not contradict the townscape ensemble of the Tower of London juxtaposed against predominantly trees in its immediate setting and buildings that tend to be horizontal in mass and scale further behind and to the sides.
- 422 Early pre-application discussions with the relevant planning authorities and statutory consultees, including the Historical Royal Palaces, are recommended for any proposals regarding tall buildings affecting the wider setting of the Tower of London.

Management of the Viewing Location

- 423 The location should continue to be well managed.



Telephoto view of Protected Vista from Assessment Point 25A.1 to the Tower of London



Annotated map of Protected Vista from Assessment Point 25A.1 to the Tower of London



26 Townscape View: St James's Park to Horse Guards Road

- 424 The St James's Park area was originally a marshy water meadow, before being drained to provide a deer park for Henry VIII in the sixteenth century. The current form of the park owes much to Charles II, who ordained a new layout, incorporating The Mall, in the 1660s. The park was remodelled by John Nash in 1827-8 and his layout survives largely intact. St James's Park is maintained to an extremely high standard and the bridge across the lake provides a frequently visited place from which to appreciate views through the Park. The landscape is subtly lit after dark. St James's Park is included on English Heritage's Register of Parks and Gardens of Special Historic Interest at Grade I.
- 425 There is one Viewing Location at St James' Park 26A, which is situated on the east side of the bridge over the lake.



Viewing Location 26A St James's Park Bridge



N.B for key to symbols refer to image 1



Panorama from Assessment Point 26A.1 St James's Park Bridge – near the centre of the bridge

Description of the View

- 426 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.
- 427 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. Moving traffic and pedestrians can be glimpsed in several places between or beneath the blocks of vegetation. There is also a fountain to the left of Duck Island that provides a secondary focus to the view.
- 428 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.

Landmarks include:

Whitehall Court (II*)
Horse Guards (I)
The Foreign Office (I)
The London Eye

Also in the views:

Shell Centre tower

- 429 The view is enjoyed from every part of the bridge, although a special axis exists from its southern end towards Horse Guards, when in line with the fountain. The views are equally well enjoyed in daylight and when artificially illuminated at night. 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.



View from Assessment Point 26A.1 St James's Park Bridge – near the centre of the bridge (4m south of the centre of the bridge). 529529.4E 179798.8N. Camera height 4.67m AOD. Aiming at Horseguards (Central spire). Bearing 61.9°, distance 0.6km.



Visual Management Guidance

Foreground and Middle Ground

- 430 No development is expected in the foreground. The middle ground landscape needs to be managed to maintain its dominance in the view.

Background

- 431 Development in the background of this view should be of a scale, mass or form that does not dominate, overpower or compete with either of the existing two groups of built form or the landscape elements between and either side of them. The way it is lit should not detract from night-time views. Any building proposals that will be visible in the background should relate to one or the other of the existing groups and must be of exceptional design quality, in particular with regard to their roofline, materials, shape and silhouette. New buildings should appear as part of the existing groups of buildings; buildings that appear above the central part of Duck Island would damage the viewer's ability to see these groups of buildings in conjunction with the landscaped foreground and should be refused.

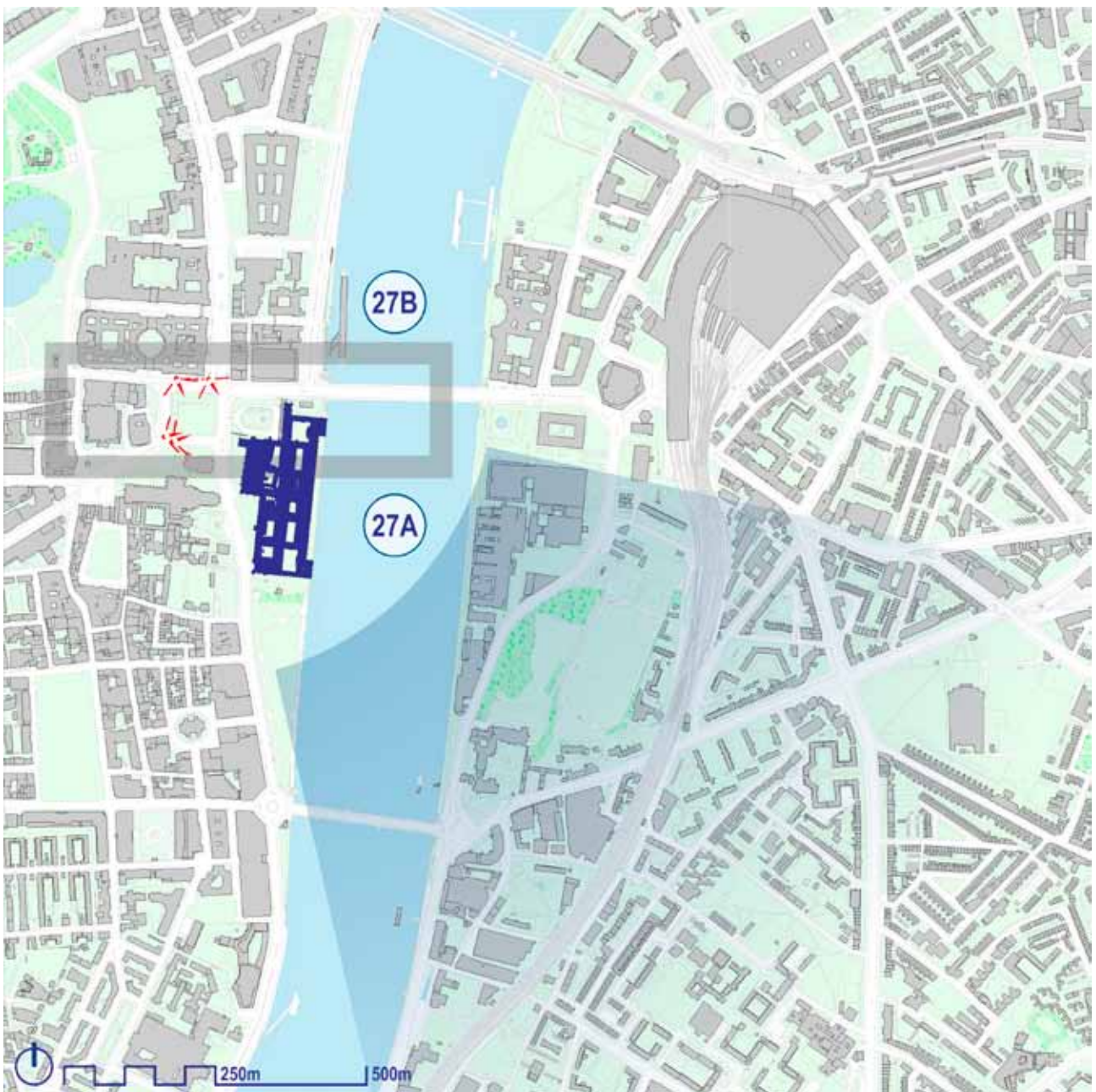
Management of the Viewing Location

- 432 The location should continue to be well managed.



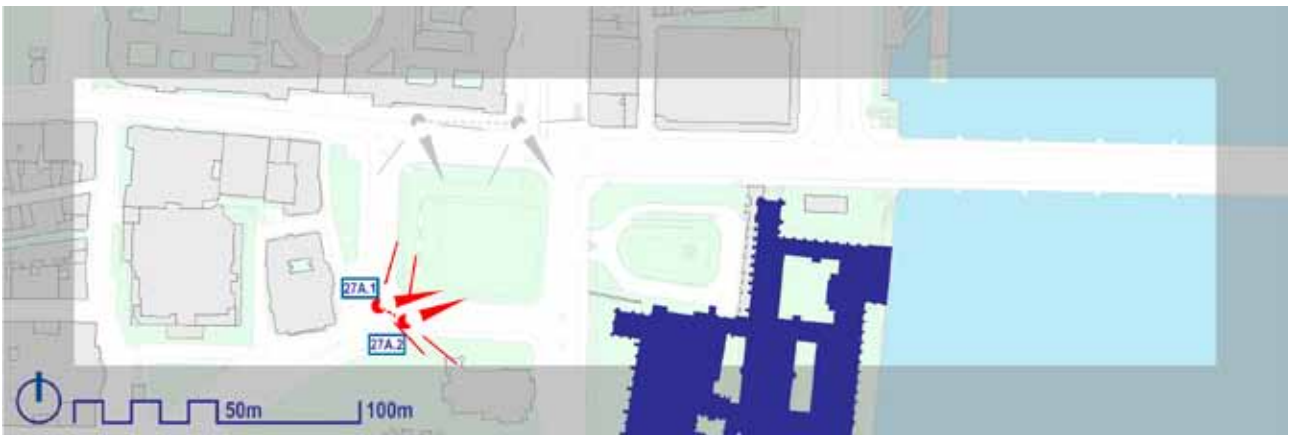
27 Townscape View: Parliament Square to Palace of Westminster

- 433 The Westminster World Heritage Site, comprising the Palace of Westminster, Westminster Abbey, St Margaret's Church and other buildings, has come to symbolise the United Kingdom across the world. Taken together, they summarise the intertwined development of monarchy, church, law and parliament as constitutional functions from medieval times to the present.



- 434 Parliament Square regularly provides the setting for formal ceremonial events and major state occasions and is a natural destination of political demonstrations. Surrounded by magnificent architecture in many styles of the previous millennium, key civic buildings of national importance add to the character of the place. It is also a setting for a number of 19th and 20th century listed statues, notably of famous Prime Ministers including Peel, Palmerston, Disraeli and Churchill. The central island of Parliament Square and Canning Green is included in English Heritage's Register of Historic Parks and Gardens.
- 435 There are two Viewing Locations at Parliament Square: 27A and 27B. The former is situated in the south-west corner of the square between the UK Supreme Court and Westminster Abbey and the latter along the north pavement of the square.

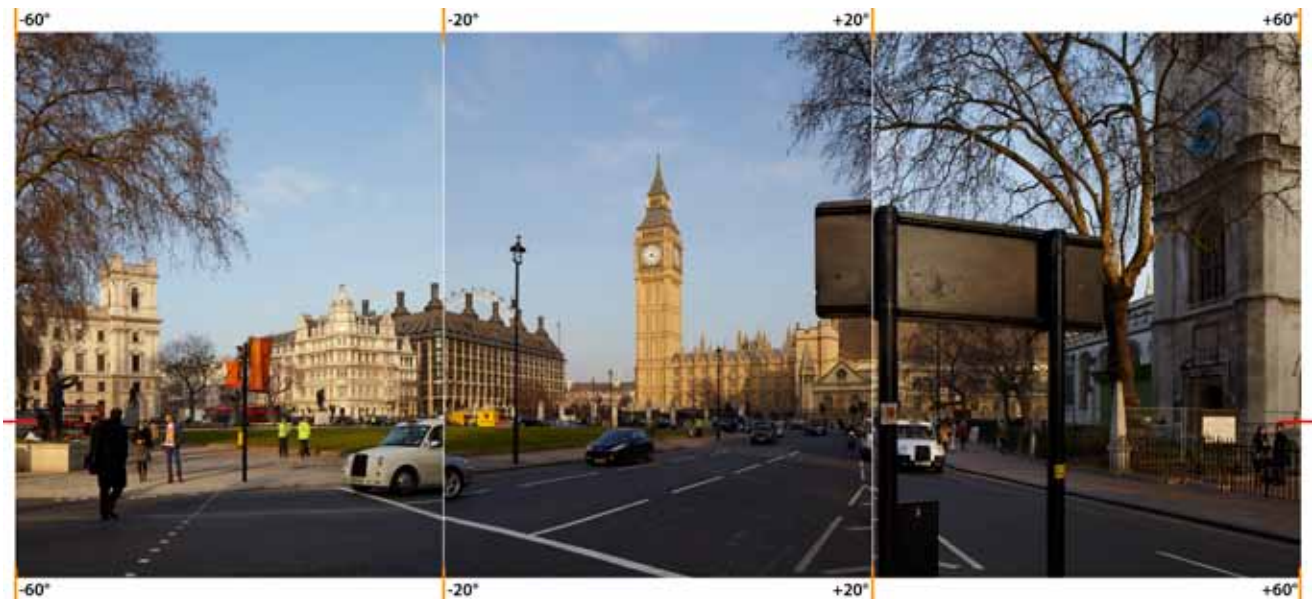
Viewing Location 27A Parliament Square south-west



N.B for key to symbols refer to image 1



Panorama from Assessment Point 27A.1 Parliament Square: south-west - the traffic island north



Panorama from Assessment Point 27A.2 Parliament Square: south-west - the traffic island south

Description of the View

- 436 There are two linked Assessment Points, 27A.1 and 27A.2, located on the pedestrian island in the south-west corner of the square between the UK Supreme Court and Westminster Abbey. From this location the northern parts of the Palace of Westminster are seen very clearly in context with St Margaret's Church and Westminster Abbey.



View from Assessment Point 27A.1 Parliament Square: south-west - the traffic island north (apex of island, north of pedestrian crossing). 530066.5E 179590.7N. Camera height 6.59m AOD. Aiming at Palace of Westminster (St Stephen's tower). Bearing 76.2°, distance 0.2km.



Landmarks include:

Palace of Westminster (I) †
Westminster Abbey (I)
St Margaret's Church (I)
The Chapter House
County Hall (II)
Portcullis House
St Stephen's Tavern (II)

Also in the views:

34-36, 37, 38-39 and 41-42
Parliament Street (II)

() Grade of Listed Building
† Strategically Important Landmark

- 437 Traffic and associated street furniture currently disturb the immediate foreground to the view. For the time being, there are no plans to change this aspect of the Viewing Place.
- 438 The strong vertical form of the Clock Tower creates a dramatic focus to the view and leads the eye to the finer scale detailing of the Houses of Parliament whose filigree silhouette can be seen against clear sky. Pugin's High Victorian masterpiece is complemented on the right of the view by the simpler forms and detailing of Westminster Hall and St Margaret's Church.
- 439 To the north of the Palace of Westminster, Portcullis House with its distinctive roofscape frames a sky gap against which the iconic form of the Clock Tower can be instantly recognised and appreciated. The interval between these buildings marks the approach to Westminster Bridge and strengthens the relationship of the World Heritage Site to the Thames and the South Bank beyond. In the background, the former County Hall, with its steep mansard roof and long symmetrical west elevation completes the visual enclosure to the Square.



View from Assessment Point 27A.2 Parliament Square: south-west - the traffic island south (east side of island, south of pedestrian crossing). 530076.3E 179582.4N. Camera height 6.41m AOD. Aiming at Palace of Westminster (St Stephen's tower). Bearing 73.3°, distance 0.2km.

- 440 On the left-hand side of the view the important connection to Whitehall is marked by the corner features of two fine sets of Victorian buildings in contrasting styles: the Government offices on Great George Street and the listed buildings on Bridge Street now used as Parliamentary offices.

Visual Management Guidance

Foreground and Middle Ground

- 441 Parliament Square should continue to create a formal setting to the Palace of Westminster, St Margaret's Church and Westminster Abbey, and allow the architectural form of these groups of buildings to be appreciated as symbols of the constitutional functions they bring together.
- 442 While development in the foreground is unlikely, changes to buildings or landscaping should be of the highest architectural quality, conserving or enhancing the Outstanding Universal Value of the World Heritage Site.

Background

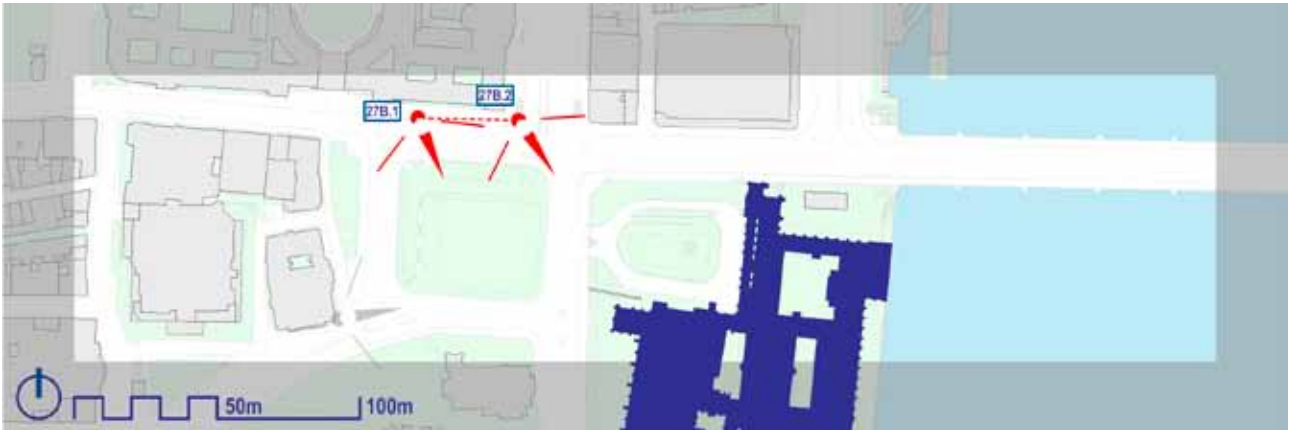
- 443 Any development that appears in the interval between the Clock Tower and Portcullis House should not cause adverse impact to the World Heritage Site and should not compromise a viewer's ability to appreciate the Outstanding Universal Value of the World Heritage Site. It is of critical importance that the Palace of Westminster should continue to clearly seen against clear sky.

- 444 The roofline of the former County Hall and its central flèche form an important part of the visual enclosure of Parliament Square and the contrast between this horizontal form and the rich texture and strong verticals of the Clock Tower ensures that one of London's most iconic emblems can be instantly recognised and appreciated. To ensure this effect, development that would be visible between the Clock Tower and the central flèche of County Hall should be refused.
- 445 Any developments within the Waterloo Opportunity Area, or beyond, visible between the central flèche of County Hall and Portcullis House should be sensitively designed and be of the highest architectural quality; re-flecting the fact that it will itself form part of the setting of the World Heritage Site,, while signifying positively the continuing development of the capital. The London Eye and indeed Portcullis House itself, indicate how sensitive modern design has contributed beneficially to the setting of the World Heritage Site.
- 446 Background development that would appear above the roofline of the Palace of Westminster should be refused.

Management of the Viewing Location

- 447 Traffic and street furniture heavily dominate the experience of the viewing place. Traffic related issues give Parliament Square the feeling of a route rather than a place or destination. Although there are no current plans to pedestrianise or re-route the traffic, there would be benefit in an area-wide approach to reducing street clutter and improved traffic management.
- 448 Due to Parliament Square's various roles, measures for ensuring appropriate security and safety should be balanced against maintaining the historic fabric, conserving the setting of heritage assets, and enjoyment of the Viewing Place.

Viewing Location 27B Parliament Square: North Pavement



N.B for key to symbols refer to image 1



Panorama from Assessment Point 27B.1 Parliament Square: north pavement - entering from St James's Park



Panorama from Assessment Point 27B.2 Parliament Square: north pavement - entering from Whitehall

Landmarks include:

Palace of Westminster (I) †
 Westminster Abbey (I)
 St Margaret's Church (I)
 The Chapter House
 St Stephen's Tavern (II)
 The Treasury

Also in the views:

Victoria Tower Gardens (II)

Description of the View

- 449 This location provides some of the best overall and internationally renowned views of Westminster World Heritage Site. This location allows the appreciation of the grandeur and dominance of the Clock Tower and Victoria Tower, and for all the major buildings of the World Heritage Site, including Westminster Abbey and St Margaret's Church to be sharply delineated against clear sky. There are two Assessment Points, 27B.1 and 27B.2. A Protected Silhouette is applied to the Palace of Westminster between Assessment Points 27B.1 and 27B.2.
- 450 The central island in Parliament Square is more clearly visible in these views, allowing the listed statues to be better appreciated, however the traffic and street furniture is still intrusive and dominates the foreground. Trees partially screen Westminster Abbey and St Margaret's Church, particularly in summer.

() Grade of Listed Building
 † Strategically Important Landmark

- 451 From this Viewing Location, the full composition of the Houses of Parliament can be understood with the long horizontal mass of the buildings framed by the massive verticality of the Clock Tower and the Victoria Tower. Westminster Abbey provides a catalogue to successive phases of English Gothic Architecture and naturally inspired the work of Barry and Pugin on the Palace of Westminster. The stained glass windows and architectural detailing of St Margaret's Church can also be more fully appreciated in this view.
- 452 At night both the Palace of Westminster and Westminster Abbey are lit emphasising their prominence against the night sky.
- 453 Through the visual interval between the Clock Tower and the buildings fronting Bridge Street, Westminster Bridge can be clearly seen. The view is terminated by recent office and hotel buildings in Lambeth whose low profile does not detract from the vertical form of the Clock Tower.
- 454 Looking South from Assessment Point 27B.2, a second visual interval is created between Victoria Tower and Westminster Abbey, leading the eye toward Millbank and the river beyond. Within this area, trees and delicately scaled structures form the skyline.

Visual Management Guidance

Foreground and Middle Ground

- 455 Parliament Square should continue to create a formal setting to the Palace of Westminster, St Margaret's Church and Westminster Abbey, and allow the architectural form of these groups of buildings to be appreciated as symbols of the constitutional functions they bring together.
- 456 While development in the foreground is unlikely, changes to buildings or landscaping should be of the highest architectural quality, complementing the Outstanding Universal Value of the World Heritage Site.



View from Assessment Point 27B.1 Parliament Square: north pavement - entering from St James's Park (centre of pavement, aligned with statues in square). 530087.0E 179686.5N. Camera height 6.68m AOD. Aiming at Palace of Westminster (The Central Tower, above the lobby crossing). Bearing 137.4°, distance 0.3km.



Background

- 457 New development glimpsed in the background of views from this part of Parliament Square should be of appropriate height, scale, massing and materials to allow full appreciation of the buildings forming the World Heritage Site. In the gap between the Palace of Westminster and Westminster Abbey, the existing skyline in these views do not define limits on the heights of new structures, any visible new development should be of the highest design quality and should sustain the Outstanding Universal Value of the World Heritage Site and its setting. Development should not detract from the clear separation between the major groups of buildings nor compromise the strong vertical emphases of the towers defining the extremities of the Palace of Westminster nor detract from the appreciation of Westminster Abbey and St Margaret's Church.
- 458 The Protected Silhouette of the Palace of Westminster should not be altered by development appearing in its background, when viewed from any location along the line linking the Assessment Points.

Management of the Viewing Location

- 459 Traffic and street furniture heavily dominate the experience of the Viewing Place. Traffic related issues give Parliament Square the feeling of a route rather than a place or destination. Although there are current plans to pedestrianise or re-route the traffic, there would be benefit in an area-wide approach to reducing street clutter and improved traffic management.
- 460 Due to Parliament Square's various roles, measures for ensuring appropriate security and safety should be balanced against maintaining the historic fabric, conserving the setting of heritage assets, and enjoyment of the viewing place.



View from Assessment Point 27B.2 Parliament Square: north pavement - entering from Whitehall (between traffic bollards, opposite Churchill Statue). 530137.4E 179683.9N. Camera height 7.02m AOD. Aiming at Palace of Westminster (flagpost on Victoria Tower). Bearing 164.6°, distance 0.3km.



Glossary of words and phrases used throughout this SPG:

Accurate Visual Representation (AVR)

A still image, or animated sequence of images, intended to convey reliable visual information about a proposed development to assist the process of visual assessment.

Assessment Point

An Assessment Point is considered to be the optimum viewing point and is the reference point for the assessment of a view. An Assessment Point is formally identified by Ordnance Survey northing and easting grid references in the Management Plans.

Backdrop

The backdrop is the background to a Strategically Important Landmark or focus of the view. It is distinct from a background area that extends away from the foreground or middle ground into the distance.

Canyon effect

The effect that can occur when tall buildings are constructed in the area either side of a Landmark Viewing Corridor or Wider Setting Consultation Area.

Designated View

The London Plan, Chapter 7, Table 7.1 designated twenty-seven strategically important views of London. The proposed management of these views is defined in this SPG.

Foreground and Middle Ground

These are the foreground of Designated Views and the area between the foreground and a specified landmark (or the general skyline).

They are also referred to in the Replacement London Plan and this SPG as the front and middle ground assessment areas.

Landmarks

Buildings and structures, other than Strategically Important Landmarks, that are visually or culturally prominent in Designated Views.

Landmark Viewing Corridor

Part of a Protected Vista, a Landmark Viewing Corridor is defined between the Assessment Point and the Strategically Important Landmarks of St Paul's Cathedral, the Palace of Westminster and the Tower of London. Development above the threshold plane of this corridor will be refused in accordance with London Plan Policy 7.11, 7.12, and 7.10 where relevant.

Linear View

A view in which key landmarks are seen through narrow gaps between buildings or landscaping.

London Panorama

A broad prospect seen from an elevated public viewing place.

Management Plan

A site-specific analysis and set of management guidance, which sets out how a Designated View should be managed.

Outstanding Universal Value

Cultural and/or natural significance that is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity.

Prominent buildings

Prominent buildings are visible in the Designated View by virtue of their size and/or location. Reference to them in this SPG does not infer that they have notable townscape qualities or value.

Protected Silhouette

The 'Protected Silhouette' specification indicates the part of the silhouette of a World Heritage Site that should not be changed by development appearing in its background.

Protected Vista

A geometrically defined corridor between an Assessment Point and a Strategically Important Landmark. The Protected Vista controls the effect of development in the foreground, middle ground and background of a view of a Strategically Important Landmark.

River Prospect

Short and longer distance visual experiences of the Thames riverscape.

Strategically Important Landmarks

A prominent building or structure in the townscape, which has visual prominence, provides a geographical or cultural orientation point and is aesthetically attractive through visibility from a wider area or through contrast with objects or buildings close by. The Strategically Important Landmarks in this Draft SPG are St Paul's Cathedral, the Palace of Westminster and the Tower of London.

Supplementary Planning Guidance (SPG)

The London Plan anticipates the requirement for supplementary documents to clarify certain policies contained in the statutory plan. While only the policies in the London Plan can have the status that the GLA Act 1999 provides in considering planning applications, SPGs can be taken into account as a further material consideration.

Threshold Plane

A threshold plane is a geometrically defined height within the Protected Vista

Townscape View

Designated views which focus on architecturally and culturally important groups of buildings that can be enjoyed from well managed public spaces.

Viewing Location

The general part of a Viewing Place from which a particular view may best be appreciated. There may be one or more Viewing Locations in each Viewing Place.

Viewing Place

A public space from which Designated Views are defined by the London Plan. Within each Viewing Place, this SPG defines one or more Viewing Locations.

Visual Management Guidance

Provides specific guidance on the management of the character and landmarks within the Designated Views.

Wider Setting Consultation Area

The area enclosing the Landmark Viewing Corridor in both the foreground and middle ground, and background of the Protected Vista. A development threshold plane is defined in the relevant Management Plan, above which developments in this area must be referred to the Mayor and other consultees.

World Heritage Site Management Plan

Provides guidance to manage a World Heritage Site to ensure that its Outstanding Universal Value is protected.

⁴⁶¹ The co-ordinates shown in the following table define the location of each Assessment Point at ground level. Photography has been taken from an assumed eye height approximately 1.6m above this point. Similarly, Protected Vistas are defined from an assumed eye height 1.6m above the relevant Assessment Point (with the exception of 5A.2 Greenwich Park).

Assessment Point Details

Camera					
AP	Easting	Northing	Ground level	Camera Height	Camera Height (AOD)
London Panoramas					
1A.1	529611.2	189963.7	93.0	1.1	94.1
1A.2	529710.3	190072.2	92.4	1.6	94.0
2A.1	527665.4	186131.5	96.5	1.6	98.1
2A.2	527665.4	186131.5	96.5	1.6	98.1
2B.1	528043.1	186154.5	70.0	1.6	71.6
3A.1	527270.1	187486.2	112.6	1.6	114.1
4A.1	527657.3	183893.0	66.7	1.6	68.3
4A.2	527657.3	183893.0	66.7	1.6	68.3
5A.1	538922.5	177335.2	47.2	1.1	48.3
5A.2	538936.1	177334.5	47.2	1.6	48.8
6A.1	538238.2	176823.1	46.0	1.6	47.6
Linear Views					
7A.1	529964.3	180301.8	7.6	1.6	9.2
8A.1	530326.9	179773.9	6.8	1.6	8.4
9A.1	518605.8	173150.4	57.5	1.6	59.1
River Prospects					
10A.1	533665.0	180311.4	13.2	1.6	14.8
11A.1	532769.2	180394.3	13.0	1.6	14.6
11B.1	532819.2	180487.5	15.1	1.6	16.7
11B.2	532803.4	180406.2	13.5	1.6	15.1
12A.1	532357.5	180612.7	13.1	1.6	14.7
12A.2	532387.0	180700.6	11.2	1.6	12.8
12B.1	532386.3	180647.1	12.3	1.6	13.9
13A.1	532051.5	180619.3	12.8	1.6	14.4
13B.1	532110.6	180548.6	5.0	1.6	6.6
14A.1	531629.0	180698.4	12.9	1.6	14.5
15A.1	530806.0	180465.1	15.0	1.6	16.6
15A.2	530703.3	180638.4	14.8	1.6	16.4
15B.1	530723.6	180651.2	14.8	1.6	16.4
15B.2	530792.2	180535.6	15.0	1.6	16.6
16A.1	530931.0	180441.6	5.2	1.6	6.8
16B.1	531193.8	180530.4	5.3	1.6	6.9

AP	Camera		Ground level	Camera Height	Camera Height (AOD)
	Easting	Northing			
16B.2	531202.7	180528.7	5.3	1.6	6.9
17A.1	530662.9	180177.2	12.0	1.6	13.6
17A.2	530454.6	180274.1	11.9	1.6	13.5
17B.1	530470.6	180325.7	12.0	1.6	13.6
17B.2	530521.7	180301.9	12.0	1.6	13.6
18A.1	530591.9	179640.8	8.6	1.6	10.2
18A.2	530463.0	179650.1	10.6	1.6	12.2
18A.3	530352.0	179652.5	9.0	1.6	10.6
18B.1	530339.0	179677.9	8.8	1.6	10.4
18B.2	530573.2	179673.1	9.1	1.6	10.7
19A.1	530382.3	178970.2	11.6	1.6	13.2
19A.2	530508.9	178952.1	8.1	1.6	9.7
20A.1	530332.4	179824.7	5.8	1.6	7.4
20B.1	530548.3	180509.9	3.9	1.6	5.5
21A.1	530597.8	179758.1	5.1	1.6	6.7
21B.1	530630.5	180044.5	5.4	1.6	7.0
22A.1	530538.5	179140.7	4.6	1.6	6.2
22A.2	530570.0	179463.7	4.5	1.6	6.1
22A.3	530584.1	179609.7	4.5	1.6	6.1
<i>Townscape Views</i>					
23A.1	526927.2	180167.2	20.4	1.6	22.0
24A.1	538392.1	178295.2	5.1	1.6	6.7
24A.2	538331.0	178272.7	5.2	1.6	6.8
24A.3	538456.3	178324.9	5.0	1.6	6.6
25A.1	533485.6	180201.2	4.5	1.6	6.1
25A.2	533428.1	180230.1	4.9	1.6	6.5
25A.3	533550.0	180168.1	4.4	1.6	6.0
26A.1	529529.4	179798.8	3.1	1.6	4.7
27A.1	530066.5	179590.7	5.0	1.6	6.6
27A.2	530076.3	179582.4	4.8	1.6	6.4
27B.1	530087.0	179686.5	5.1	1.6	6.7
27B.2	530137.4	179683.9	5.4	1.6	7.0



Appendix C: Accurate Visual Representations

462 Under the View Management Framework proposed by the London Plan, the primary tool for the protection and enhancement of key views of London is by visual assessment and analysis of impact. This process involves the assessment of both positive and negative effects of proposed development on views designated by the London Plan, with reference to a series of visual management principles – some general and some site specific. The assessment of the visual impact of new development will be based on a variety of materials submitted by the proposer of the development and by others who may have interest in the project. This material may include architectural drawings, physical models, reference photography of completed developments and images of various types, generated either by hand or using computer software.

463 Throughout this SPG, reference is made to the term ‘Accurate Visual Representation’ (abbreviated as AVR). An AVR is a static or moving image that shows the location of a proposed development as accurately as possible; it may also illustrate the degree to which the development will be visible, its detailed form or the proposed use of materials. An AVR must be prepared following a well-defined and verifiable procedure so that it can be relied upon by assessors to represent fairly the selected visual properties of a proposed development. AVRs are produced by accurately combining images of the proposed building (typically created from a three-dimensional computer model) with a representation of its context; this usually being a photograph, a video sequence, or an image created from a second computer model built from survey data. AVRs can be presented in a number of different ways, as either still or moving images, in a variety of digital or printed formats.

464 It is recommended that AVR positions should be selected on site and that wherever possible, formal assessment of an AVR should take place in the field.

465 This Appendix covers three topics:

- Selection of an appropriate field of view for each AVR
- Defining the visual properties that are shown by a specific AVR
- Documenting each AVR, to reassure assessors as to the usefulness and veracity of the visual information they are reviewing, and if required, to allow replication

Selecting an appropriate field of view

- 466
- Creators and users of AVRs need to be aware of issues that arise from the inevitable approximations between the rich human perception of the environment and the relatively low resolution, generally static media used to represent buildings in their context. Many of these limitations are shared with photography and cinematography and arise from the need to approximate the three-dimensional environment that surrounds the viewer using the flat rectangle of a perspective drawing, photograph or screen.
- 467
- As we experience a scene, our perception is built from a sophisticated visual process that allows us to focus onto individual areas with remarkable clarity whilst remaining aware of a wider overall context. When recording a scene as a photograph or video sequence much more finite decisions must be taken to depict a specific area of interest. In selecting this area of interest, a choice must therefore be made between showing the detail of the proposal in the greatest clarity and placing it into a meaningful context.

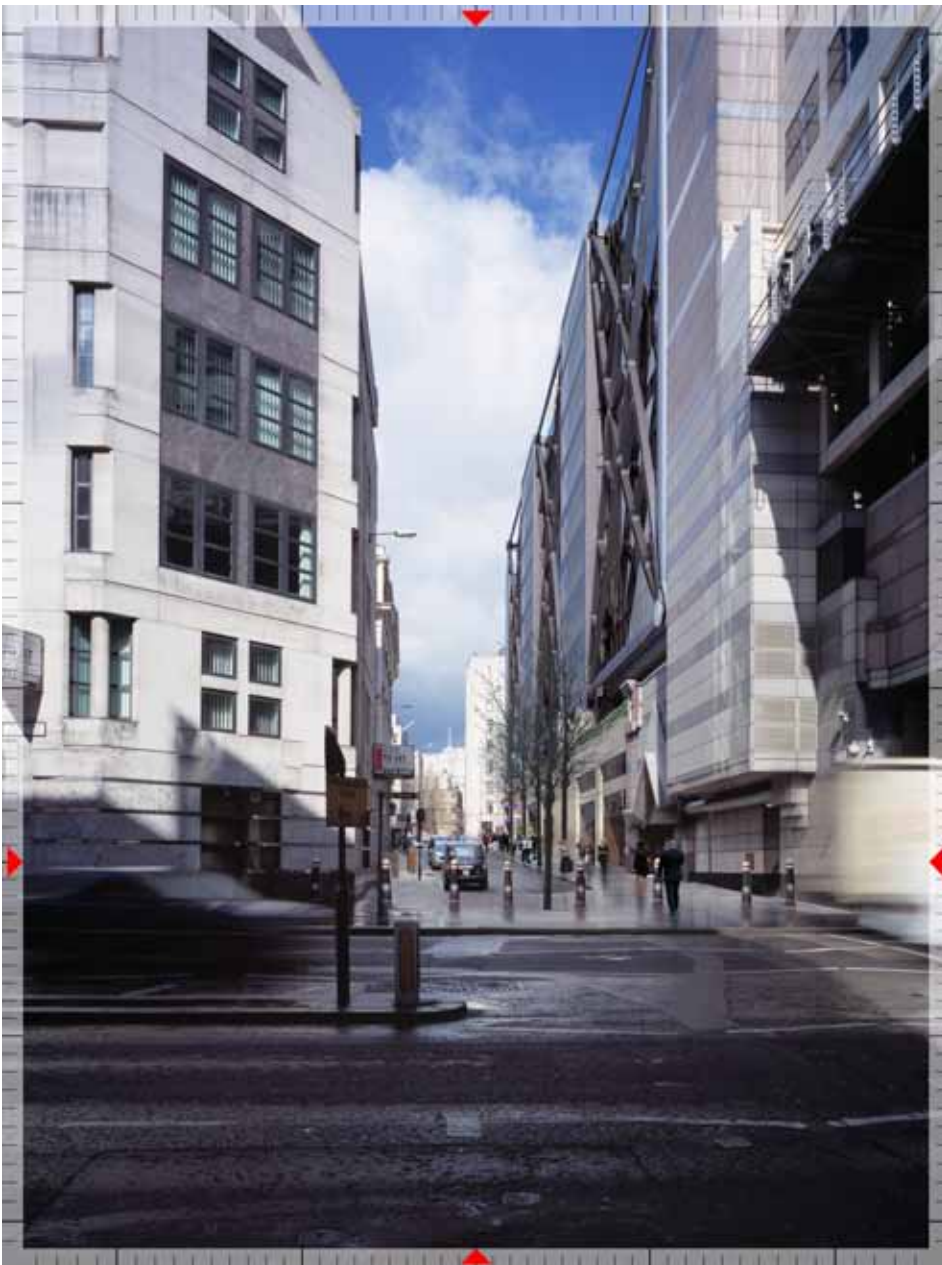
HFOV	66°	40°	13°
35mm	28mm	50mm	150mm
6x6cm	43mm	75mm	225mm
5x4in	94mm	165mm	500mm



468

Table comparing Horizontal Field of View (HFOV) with lens sizes for three common camera formats, illustrating the choice to be made between level of detail and amount of context to be included.

- 469 The selection of an area of interest is defined by the choice of lens and any subsequent cropping of the image. To make clear the process that has been followed, an AVR should clearly indicate the original centre of view (more accurately the “Optical Axis”) and the resulting field of view. This can be defined numerically by angular dimensions on each side of the Optical Axis or graphically by suitable annotations to the perimeter of the image.



AVR image annotated to show a 50° Horizontal Field of View. By indicating the optical axis the author also makes clear that vertical rise has been used by the photographer to include the relevant context whilst avoiding converging verticals

- 470 Creators of AVRs should make clear in their method statements the criteria used to select appropriate fields of view for a particular study. In addition, for each AVR clear information must be provided to explain the resulting field of view used, in order to permit sensible comparison between AVRs, both within a single study and across studies.
- 471 Users of AVRs should be aware that photographic or computer images most closely match our perception of shape at the optical axis this being the line that passes from the eye point to the target or look-at point, or in photographic terms the centreline of the lens. As angular distances increase away from this line, while the relative positions of objects remains correct, their perceived shape may be less familiar than when we look directly toward them. For this reason, the representation of the proposed development should ideally occur close to the optical axis, i.e. towards the centre of the image.
- 472 Where a proposal needs to be shown in a broad context choices must be made between using wide angle photography, which may give rise to less natural perspective at the edges of the images or by combining additional images taken from the same position. Where this latter technique has been used AVRs should include additional annotation to indicate how images have been combined.



AVR image annotated to show that a wider field of view has been used to include a relevant townscape context. The proposal and the existing tower at 30 St Mary's Axe lie within the central area of the image and thereby avoid obvious distortion

Defining the purpose of an AVR

- 473 By accurately combining an image of a proposed development with a representation of its existing context, all AVRs explain the location and massing of a proposed development. They may also illustrate additional properties including the degree of visibility, architectural form or choice of materials selected. In their most sophisticated form they give a very useful impression of how a completed development would look in its environment under specific lighting and weather conditions. When complex AVRs are requested, more time is required and therefore costs rise. For this reason the assessors of a project should be careful to only request AVRs of a type which show the properties which need to be assessed from a specific location.

474 To assist agreement between all parties prior to AVR preparation, the following classification types are presented to broadly define the purpose of an AVR in terms of the visual properties it represents. This classification is a cumulative scale in which each level incorporates all the properties of the previous level.

AVR Level 0	Location and size of proposal
AVR Level 1	Location, size and degree of visibility of proposal
AVR Level 2	As level 1 + description of architectural form
AVR Level 3	As level 2 + use of materials



AVR0
Showing Location and Size (in this case as a toned area superimposed on photograph)



AVR1
Confirming degree of visibility (in this case as an occluded ‘wireline’ image)



AVR2
Explaining architectural form (in this case as a simply shaded render in a uniform opaque material)



AVR3
Confirming the use of materials (in this case using a ‘photorealistic’ rendering technique)

Information required: Annotation and Method Statements

- 475 Within the broad classifications by purpose and angle of view mentioned above, there remains a wide variety of potential production techniques, graphical styles and delivery formats available for AVRs. Indeed the range of options continues to increase as new technologies become available and new practitioners propose more subtle or sophisticated ways to transpose such an intrinsically complex visual experience as observing a city into convenient, durable and portable media.
- 476 This being the case it is important that each set of AVRs prepared to assist the Qualitative Visual Assessment of a new proposal should be accompanied by a well written, helpful statement confirming the techniques employed and the decisions made. This 'method statement' should contain sufficient detail to allow assessors to understand the documents presented, conduct reliable comparisons between AVRs within the same set and allow AVRs prepared under one methodology to be compared with others prepared using another. Method statements should be expressed in non-specialist terminology which is comprehensible to the wide range of professional disciplines likely to be involved in Qualitative Visual Assessment.
- 477 As a minimum, a method statement should contain:
- The name and contact details of the company preparing the AVRs
 - The process used to select the viewpoints for inclusion in the study and to determine the representation type to be used
 - Any general policies applied with regard to angle of view, cropping or use of multiple images
 - Descriptions of the procedures used to accurately determine the size and location of the proposals and any comments on the accuracy of this process
 - Descriptions of the processes used to determine the degree to which the proposals are actually visible in the view (AVR Level 1 and above) and notes on how occluded parts of the proposal are shown
 - Descriptions of the processes used to add architectural detail to the representation (AVR Level 2) and how this has been represented graphically

- Descriptions of the processes used to represent the appearance of the proposed materials (AVR Level 3) and notes on the limitations of the techniques used

478 For each individual AVR the following information should be provided:

- Unique identification code
- Textual description of viewpoint location and direction of view
- Time of day and date for any source photography or video
- Map and site photography showing location of camera position
- Co-ordinates of camera position
- Peripheral annotation to the image to confirm the direction of view in the original photography (the optical axis)
- Definition of the field of view depicted each side of the optical axis, either in the form of peripheral annotation, textual description or more sophisticated maps
- AVR type i.e. which visual properties are shown

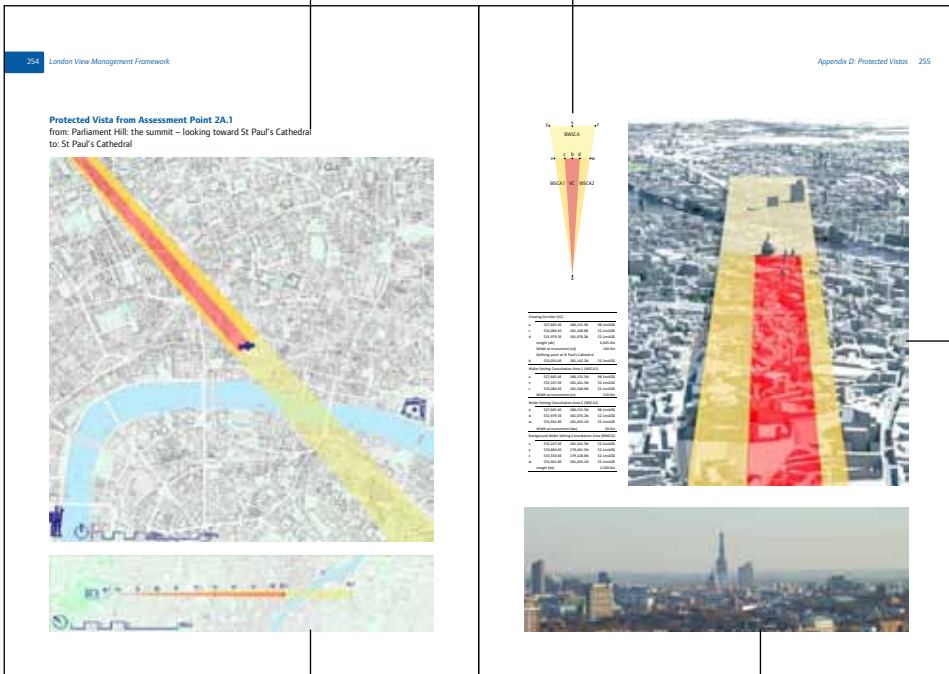
479 Where an AVR has used more than a single base image to represent the existing context, e.g. a moving sequence or a “stitched” Panorama, then the requirements above should be adapted to convey the key data required to explain the construction of the AVR and where necessary to verify its accuracy.

480 In addition to the minimum specifications listed above, it is recommended that companies preparing AVRs should include as much information as may be required to allow full confidence in the processes used in the study.



481 The following pages provide detailed definitions for the 13 Protected Vistas defined in this SPG. They should be read together with the Management Plans related to the relevant Assessment Point. The information provided for each Protected Vista is explained below.

Map showing extent of the Protected Vista close to the Landmark. Map is oriented with North at top of page



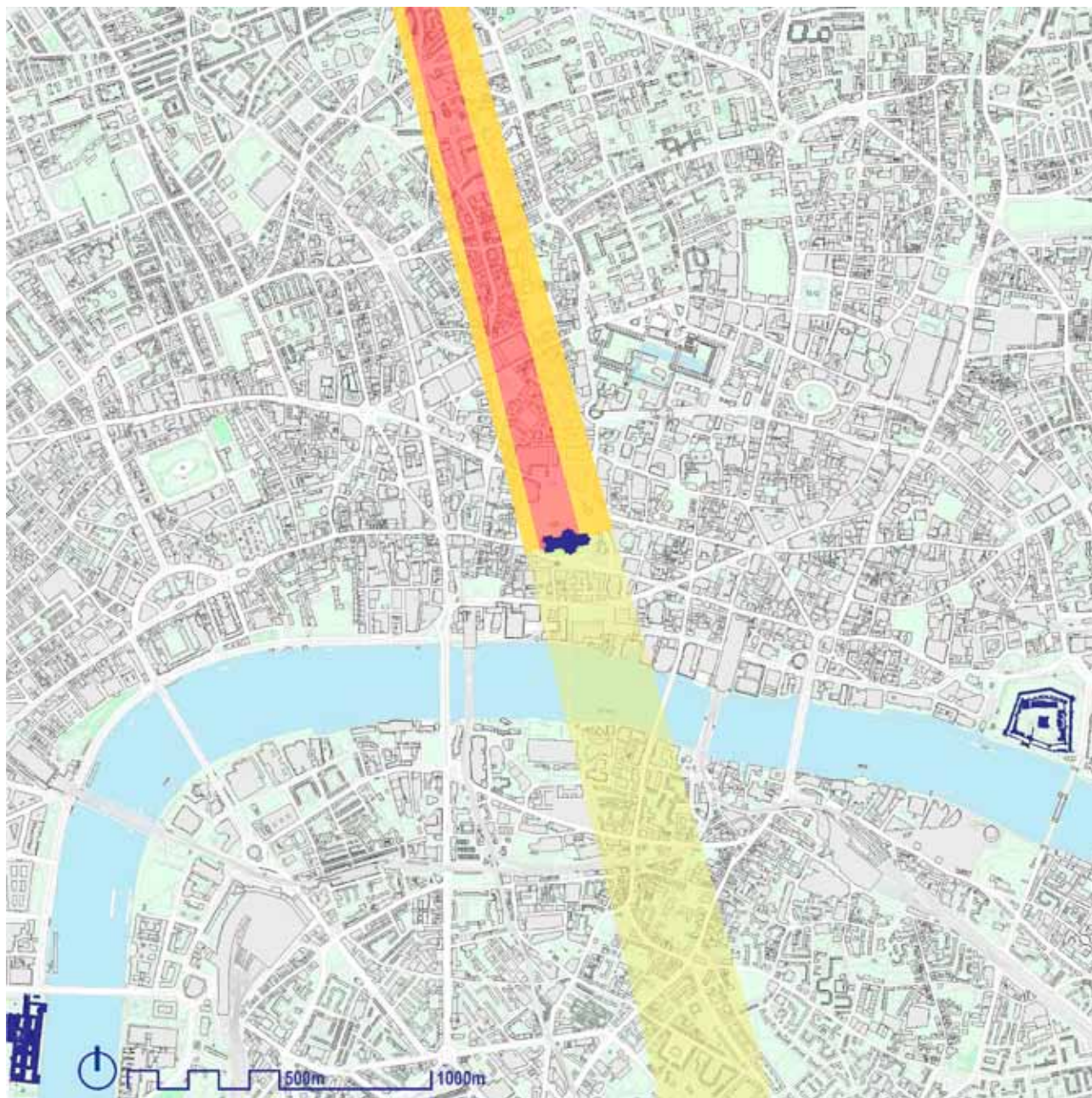
Map showing overall extent of the Protected Vista, annotated to show height above Ordnance Datum at Assessment Point and Landmark. Contours are provided to provide a general indication of height based on a straight line relationship between the defined points, please note that these contours do not reflect the Curvature of the Earth compensation hence more detailed analysis is required to determine the precise threshold height that applies if a site lies within a Landmark Viewing Corridor (see Appendix E).

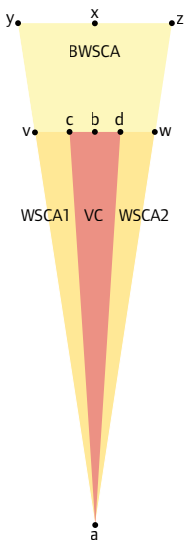
Aerial view showing Protected Vista close to Landmark. Background context is indicative and may not show all relevant buildings or recent demolitions. Model of Protected Vista does not reflect the Curvature of the Earth compensation that needs to be applied to determine the precise threshold heights at a specific site.

Telephoto view from Assessment Point toward the Landmark, annotated to show the form of the Protected Vista at the Landmark.

Protected Vista from Assessment Point 1A.2

from: Alexandra Palace: the viewing terrace – approaching from the north-eastern carpark
to: St Paul's Cathedral



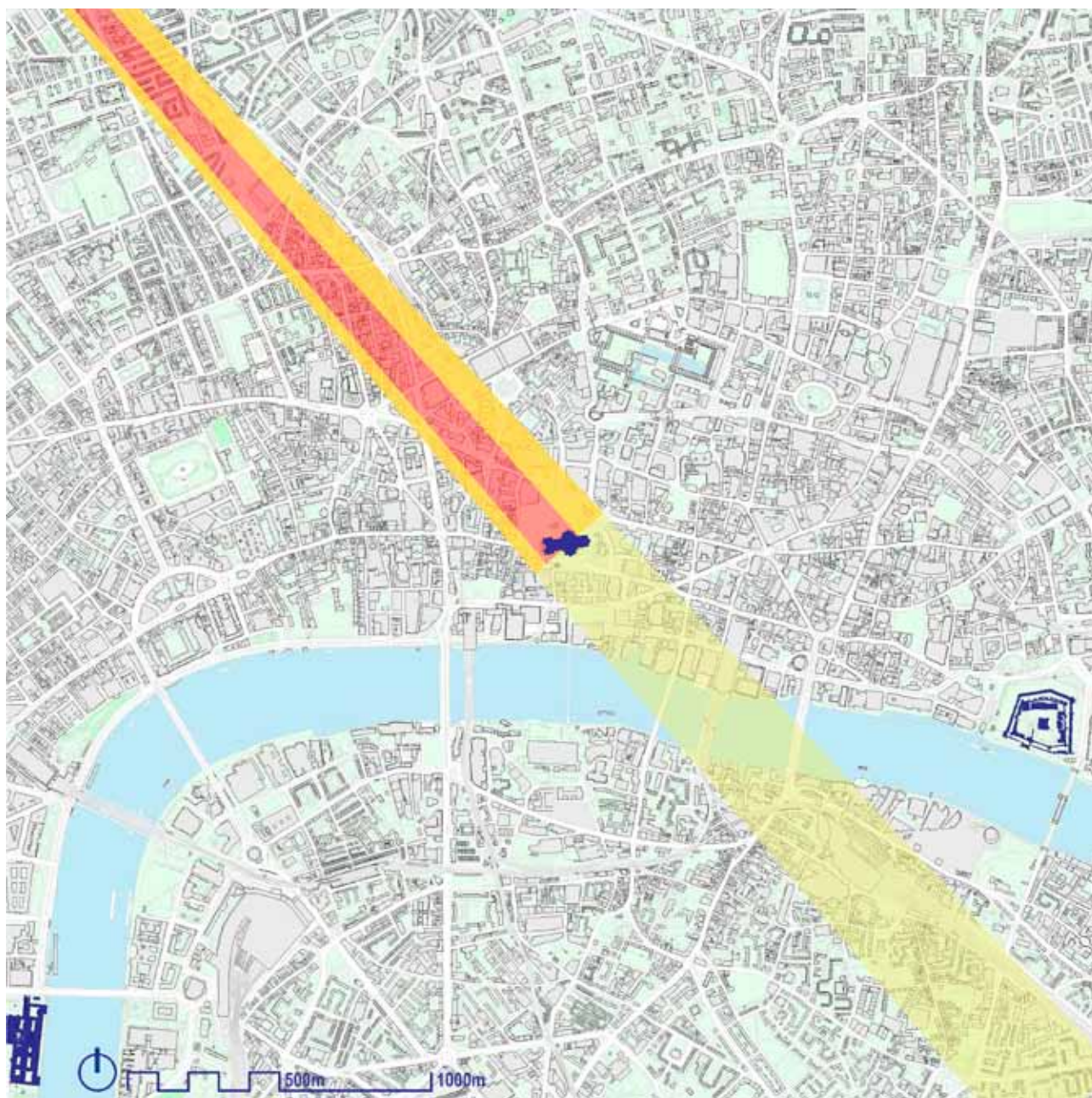


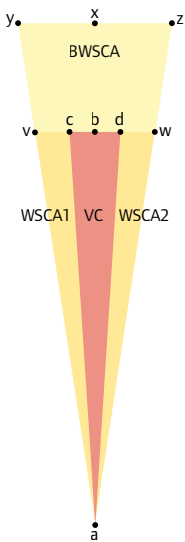
Viewing Corridor (VC)			
a	529,710.3E	190,072.2N	94.0m AOD
c	532,093.1E	181,152.4N	52.1m AOD
d	531,957.7E	181,116.8N	52.1m AOD
Length (ab)			9,232.5m
Width at monument (cd)			140.0m
Defining point at St Paul's Cathedral			
b	532,054.4E	181,142.2N	52.1m AOD
Wider Setting Consultation Area 1 (WSCA1)			
a	529,710.3E	190,072.2N	94.0m AOD
v	532,199.5E	181,180.3N	52.1m AOD
c	532,093.1E	181,152.4N	52.1m AOD
Width at monument (cv)			110.0m
Wider Setting Consultation Area 2 (WSCA2)			
a	529,710.3E	190,072.2N	94.0m AOD
d	531,957.7E	181,116.8N	52.1m AOD
w	531,909.3E	181,104.1N	52.1m AOD
Width at monument (dw)			50.0m
Background Wider Setting Consultation Area (BWSA)			
v	532,199.5E	181,180.3N	52.1m AOD
y	532,873.5E	178,772.5N	52.1m AOD
z	532,504.8E	178,675.7N	52.1m AOD
w	531,909.3E	181,104.1N	52.1m AOD
Length (bx)			2,500.0m



Protected Vista from Assessment Point 2A.1

from: Parliament Hill: the summit – looking toward St Paul's Cathedral
to: St Paul's Cathedral



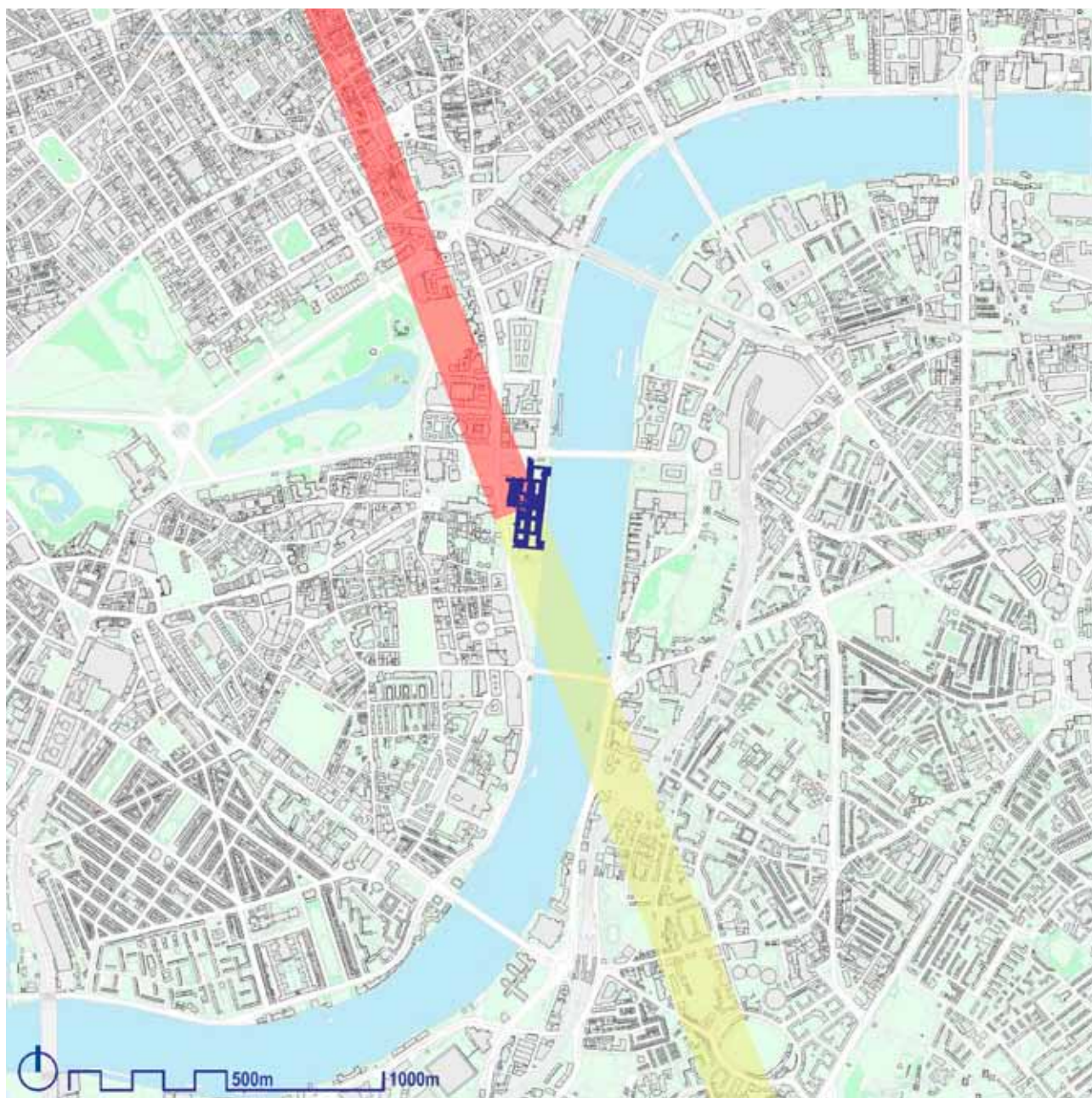


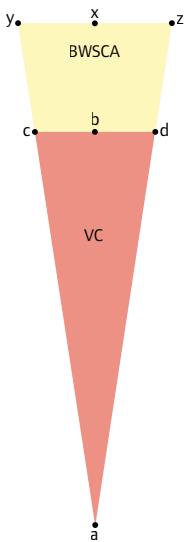
Viewing Corridor (VC)			
a	527,665.4E	186,131.5N	98.1mAOD
c	532,084.4E	181,168.6N	52.1mAOD
d	531,979.3E	181,076.2N	52.1mAOD
Length (ab)			6,645.0m
Width at monument (cd)			140.0m
Defining point at St Paul's Cathedral			
b	532,054.4E	181,142.2N	52.1mAOD
Wider Setting Consultation Area 1 (WSCA1)			
a	527,665.4E	186,131.5N	98.1mAOD
v	532,167.0E	181,241.3N	52.1mAOD
c	532,084.4E	181,168.6N	52.1mAOD
Width at monument (cv)			110.0m
Wider Setting Consultation Area 2 (WSCA2)			
a	527,665.4E	186,131.5N	98.1mAOD
d	531,979.3E	181,076.2N	52.1mAOD
w	531,941.8E	181,043.1N	52.1mAOD
Width at monument (dw)			50.0m
Background Wider Setting Consultation Area (BWSCA)			
v	532,167.0E	181,241.3N	52.1mAOD
y	533,860.6E	179,401.5N	52.1mAOD
z	533,550.6E	179,128.8N	52.1mAOD
w	531,941.8E	181,043.1N	52.1mAOD
Length (bx)			2,500.0m



Protected Vista from Assessment Point 2A.2

from: Parliament Hill: the summit – looking toward the Palace of Westminster
to: Palace of Westminster





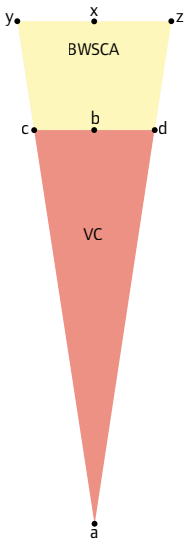
Viewing Corridor (VC)			
a	527,665.4E	186,131.5N	98.1mAOD
c	530,295.7E	179,507.6N	51.3mAOD
d	530,151.4E	179,451.1N	51.3mAOD
Length (ab)			7,127.0m
Width at monument (cd)			155.0m
Defining point at Palace of Westminster			
b	530,263.1E	179,494.8N	51.3mAOD
Background Wider Setting Consultation Area (BWSCA)			
c	530,295.7E	179,507.6N	51.3mAOD
y	531,587.4E	176,254.6N	51.3mAOD
z	531,372.2E	176,170.4N	51.3mAOD
d	530,151.4E	179,451.1N	51.3mAOD
Length (bx)			3,500.0m



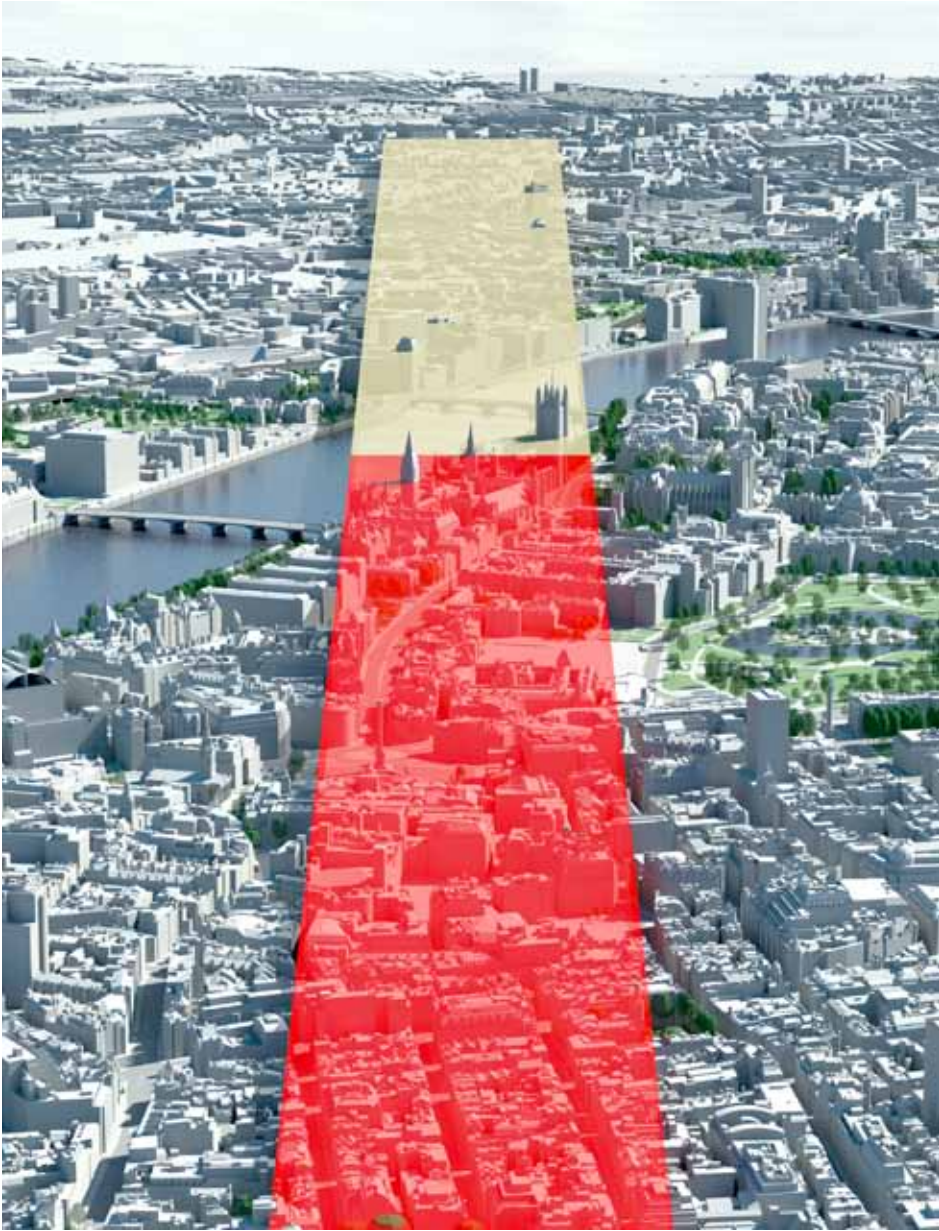
Protected Vista from Assessment Point 2B.1

from: Parliament Hill: east of the summit – at the prominent oak tree
to: Palace of Westminster



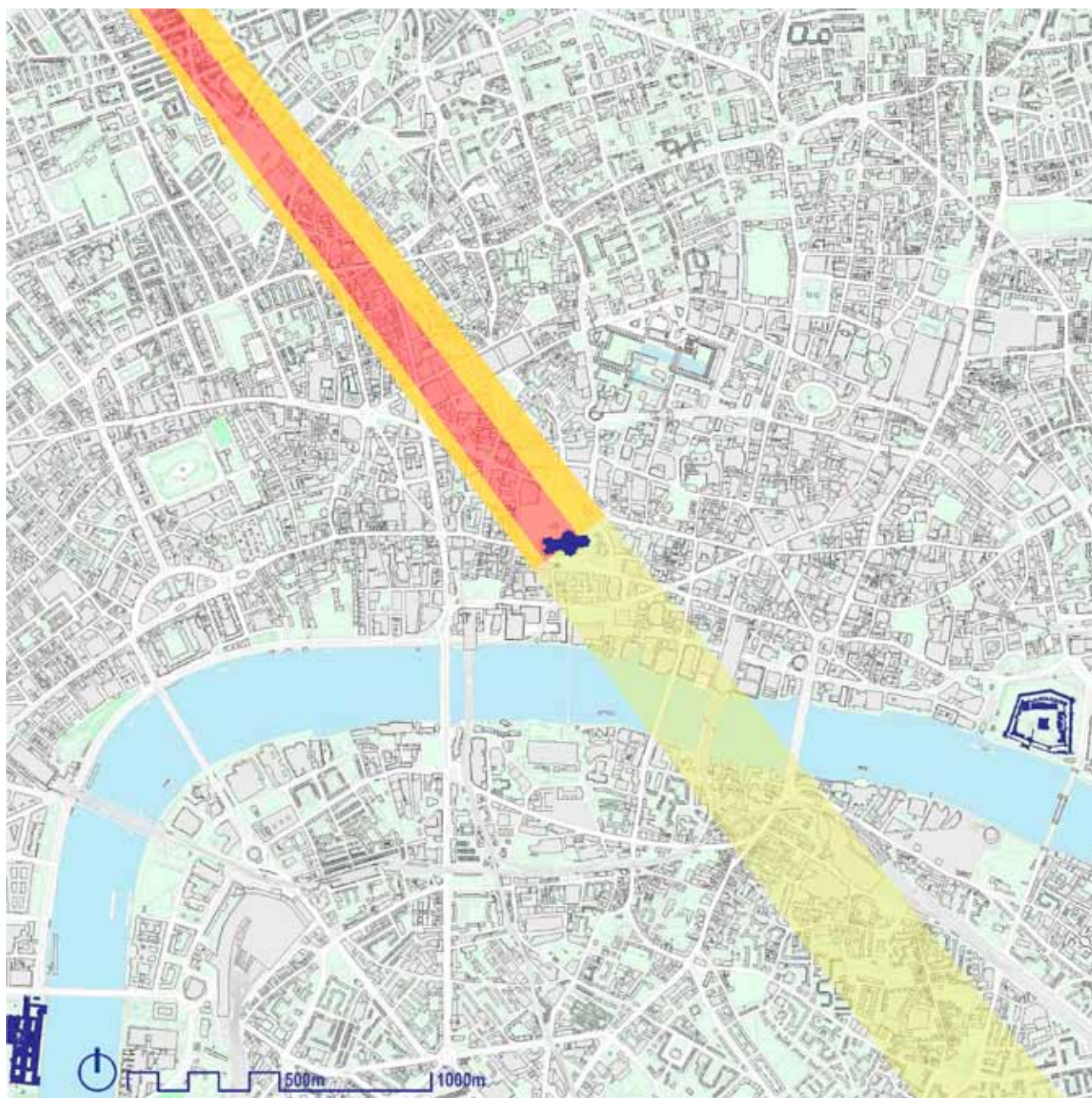


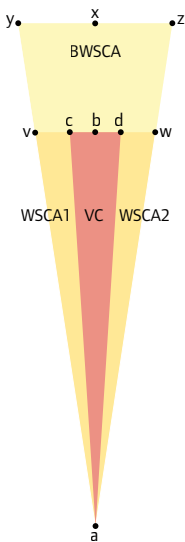
Viewing Corridor (VC)			
a	528,043.1E	186,154.5N	71.6m AOD
c	530,367.5E	179,529.6N	51.3m AOD
d	530,158.7E	179,460.0N	51.3m AOD
Length (ab)			7,020.0m
Width at monument (cd)			220.0m
Defining point at Palace of Westminster			
b	530,263.1E	179,494.8N	51.3m AOD
Background Wider Setting Consultation Area (BWSCA)			
c	530,367.5E	179,529.6N	51.3m AOD
y	531,526.3E	176,226.6N	51.3m AOD
z	531,213.6E	176,122.3N	51.3m AOD
d	530,158.7E	179,460.0N	51.3m AOD
Length (bx)			3,500.0m



Protected Vista from Assessment Point 3A.1

from: Kenwood: the viewing gazebo – in front of the orientation board
to: St Paul's Cathedral



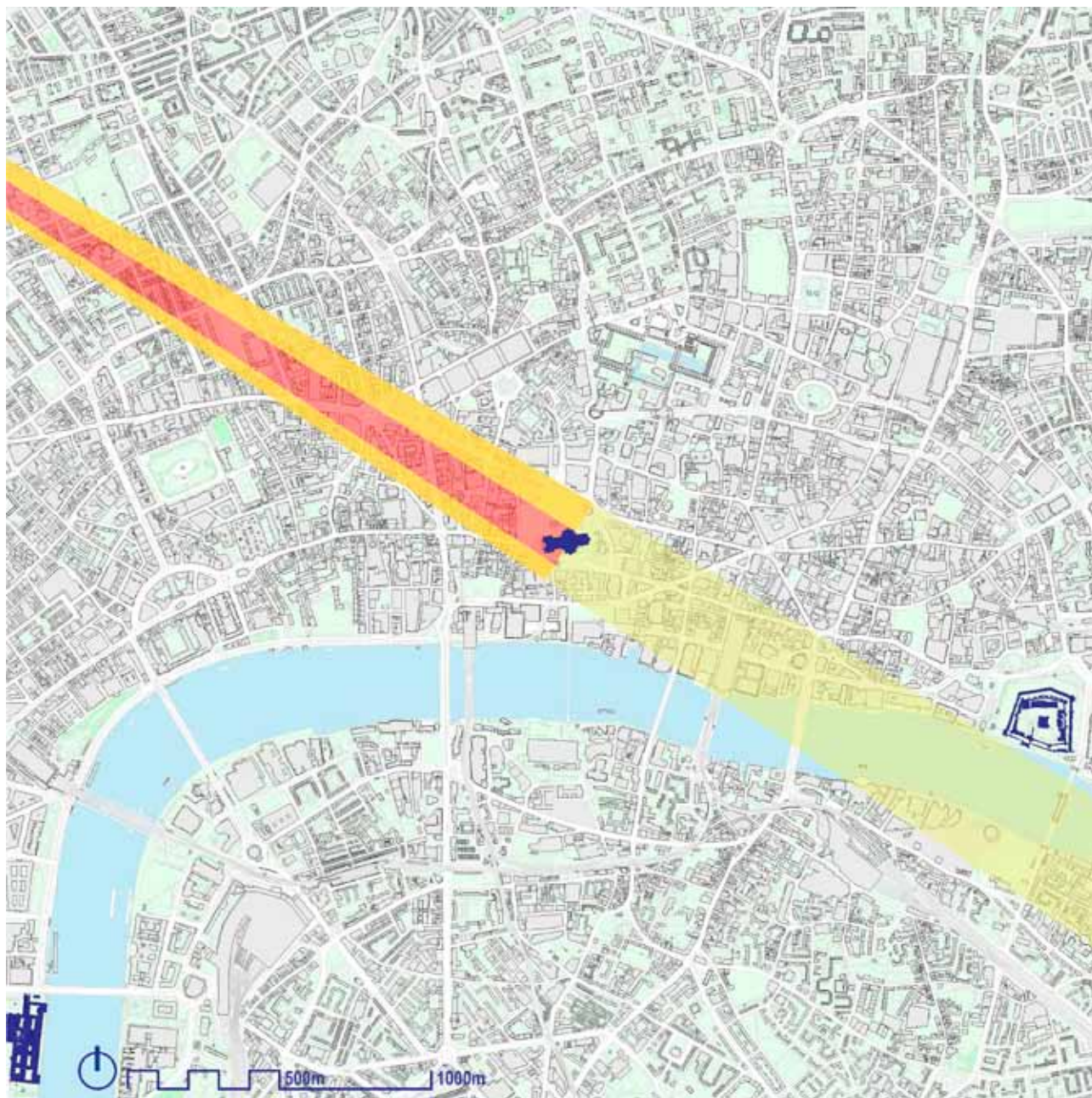


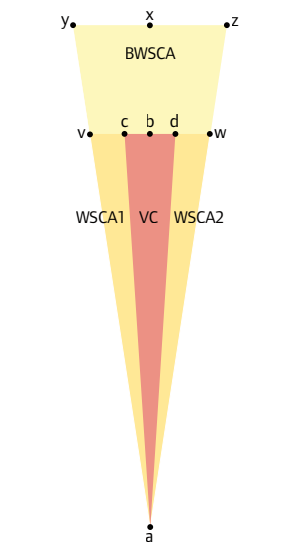
Viewing Corridor (VC)			
a	527,270.1E	187,486.2N	114.1mAOD
c	532,086.3E	181,166.3N	52.1mAOD
d	531,974.6E	181,082.0N	52.1mAOD
Length (ab)			7,945.8m
Width at monument (cd)			140.0m
Defining point at St Paul's Cathedral			
b	532,054.4E	181,142.2N	52.1mAOD
Wider Setting Consultation Area 1 (WSCA1)			
a	527,270.1E	187,486.2N	114.1mAOD
v	532,174.2E	181,232.5N	52.1mAOD
c	532,086.3E	181,166.3N	52.1mAOD
Width at monument (cv)			110.0m
Wider Setting Consultation Area 2 (WSCA2)			
a	527,270.1E	187,486.2N	114.1mAOD
d	531,974.6E	181,082.0N	52.1mAOD
w	531,934.6E	181,051.9N	52.1mAOD
Width at monument (dw)			50.0m
Background Wider Setting Consultation Area (BWSCA)			
v	532,174.2E	181,232.5N	52.1mAOD
y	533,717.1E	179,264.9N	52.1mAOD
z	533,402.2E	179,027.4N	52.1mAOD
w	531,934.6E	181,051.9N	52.1mAOD
Length (bx)			2,500.0m



Protected Vista from Assessment Point 4A.1

from: Primrose Hill: the summit – looking toward St Paul's Cathedral
to: St Paul's Cathedral





Viewing Corridor (VC)			
a	527,657.3E	183,893.0N	68.3mAOD
c	532,075.6E	181,176.1N	52.1mAOD
d	532,006.7E	181,065.9N	52.1mAOD
Length (ab)			5,186.7m
Width at monument (cd)			130.0m
Defining point at St Paul's Cathedral			
b	532,054.4E	181,142.2N	52.1mAOD
Wider Setting Consultation Area 1 (WSCA1)			
a	527,657.3E	183,893.0N	68.3mAOD
v	532,134.0E	181,269.4N	52.1mAOD
c	532,075.6E	181,176.1N	52.1mAOD
Width at monument (cv)			110.0m
Wider Setting Consultation Area 2 (WSCA2)			
a	527,657.3E	183,893.0N	68.3mAOD
d	532,006.7E	181,065.9N	52.1mAOD
w	531,974.8E	181,015.0N	52.1mAOD
Width at monument (dw)			60.0m
Background Wider Setting Consultation Area (BWSCA)			
v	532,134.0E	181,269.4N	52.1mAOD
y	534,291.7E	180,004.8N	52.1mAOD
z	534,055.9E	179,627.8N	52.1mAOD
w	531,974.8E	181,015.0N	52.1mAOD
Length (bx)			2,500.0m

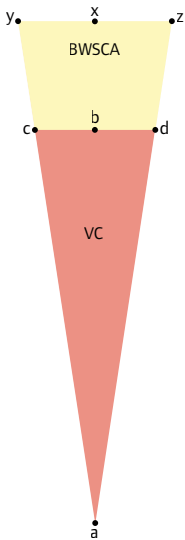


Protected Vista from Assessment Point 4A.2

from: Primrose Hill: the summit – looking toward the Palace of Westminster

to: Palace of Westminster



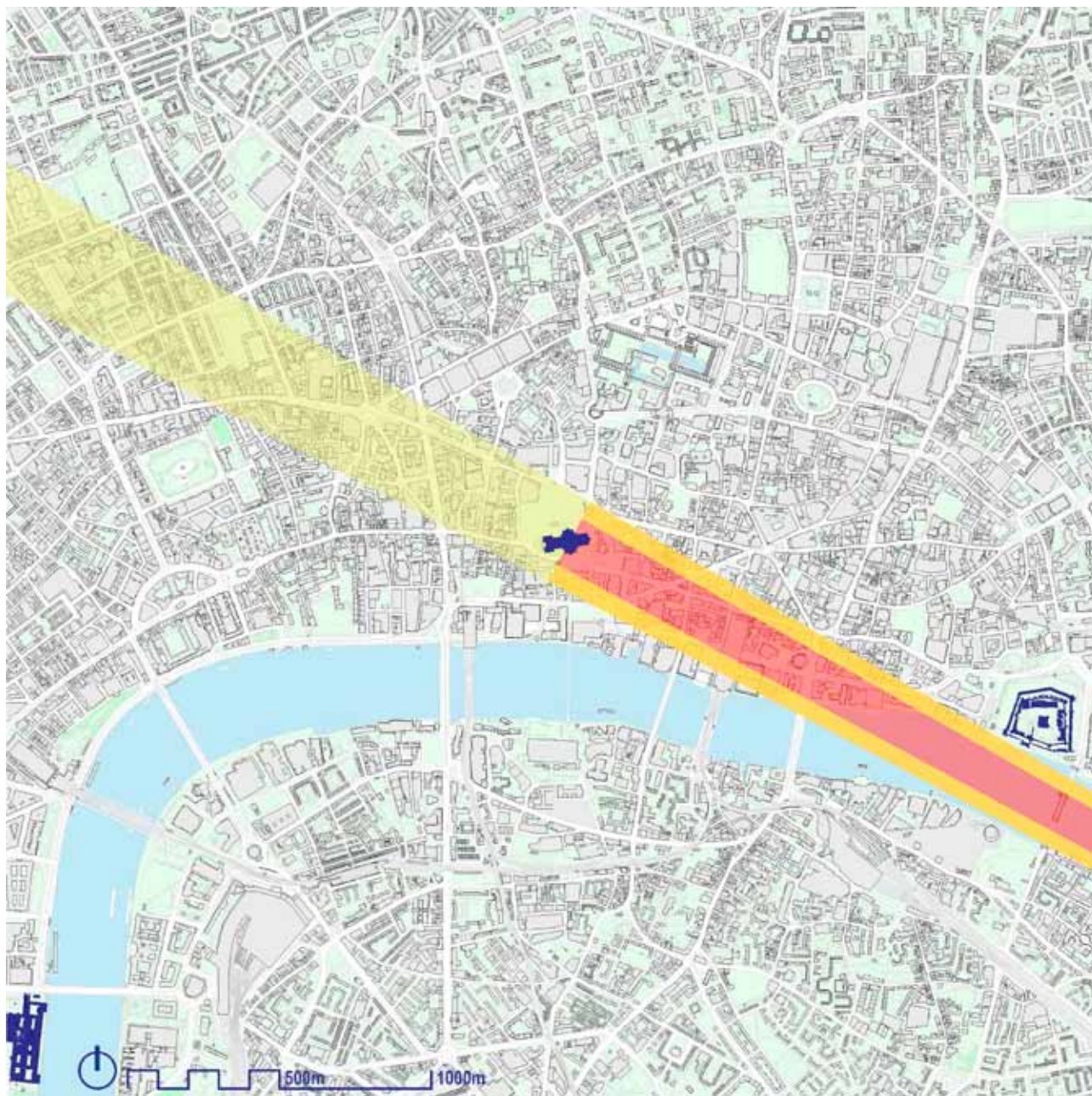


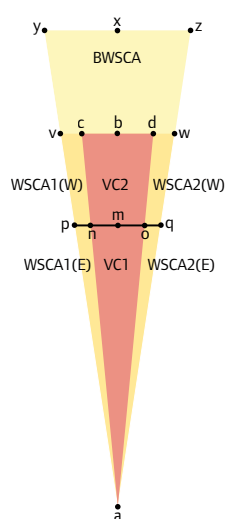
Viewing Corridor (VC)			
a	527,657.3E	183,893.0N	68.3mAOD
c	530,392.2E	179,571.3N	43.5mAOD
d	530,134.0E	179,418.3N	43.5mAOD
Length (ab)			5,112.2m
Width at monument (cd)			300.0m
Defining point at Palace of Westminster			
b	530,263.1E	179,494.8N	43.5mAOD
Background Wider Setting Consultation Area (BWSCA)			
c	530,392.2E	179,571.3N	43.5mAOD
y	532,264.5E	176,612.4N	43.5mAOD
z	531,829.7E	176,354.8N	43.5mAOD
d	530,134.0E	179,418.3N	43.5mAOD
Length (bx)			3,500.0m



Protected Vista from Assessment Point 5A.2

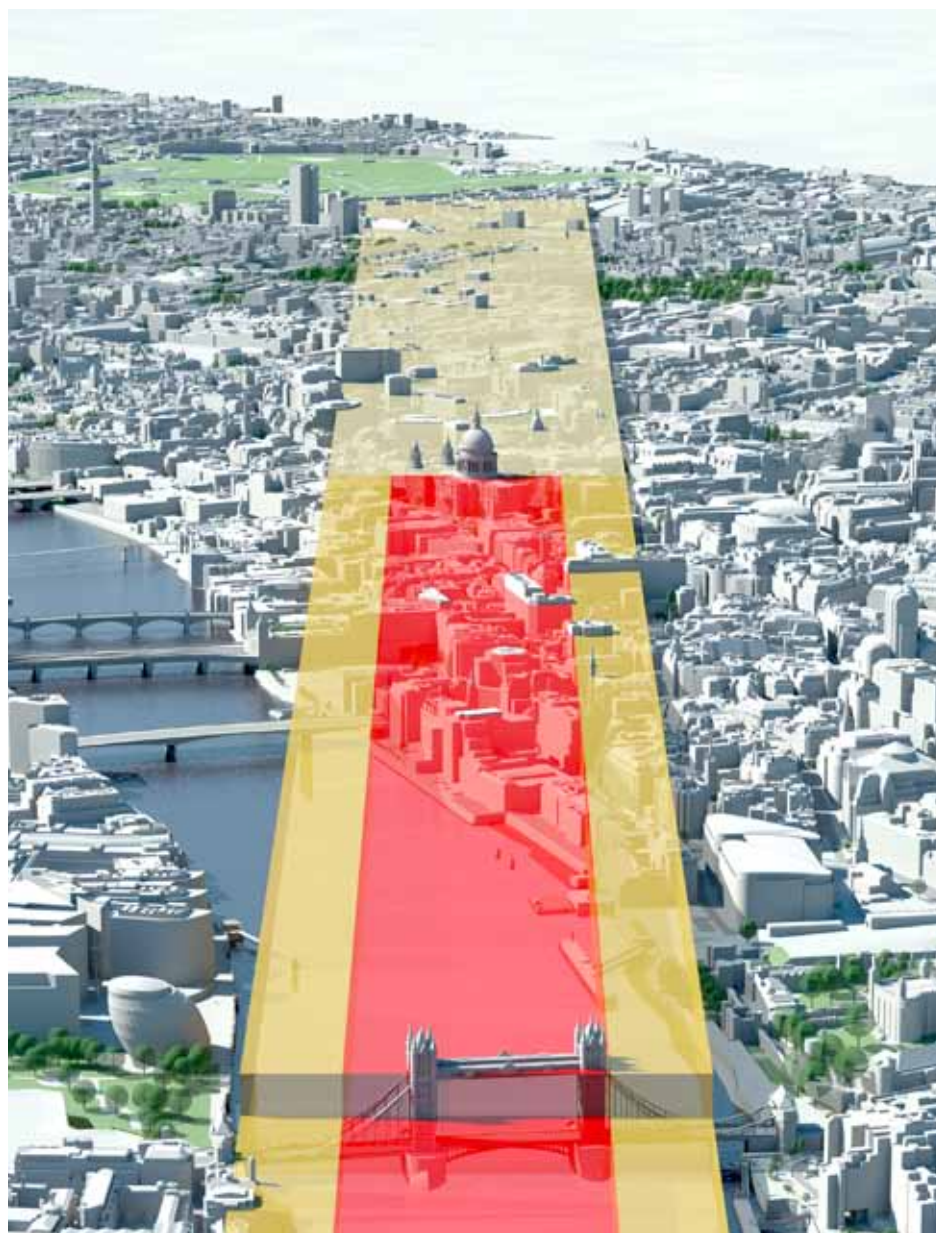
from: Greenwich Park: the General Wolfe statue – north-east of the statue
to: St Paul's Cathedral





N.B. Point “a” defining the VC is not at the same height as Assessment Point 5A.2.

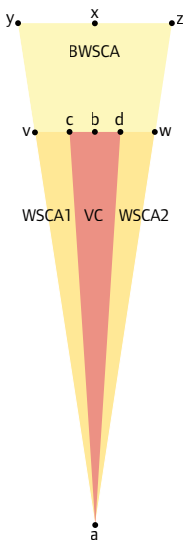
Viewing Corridor to Tower Bridge (VC1)			
a	538,936.1E	177,334.5N	30.0mAOD
n	533,641.7E	180,189.6N	30.0mAOD
o	533,704.7E	180,303.4N	30.0mAOD
Length (am)			6,014.8m
Defining point at Tower Bridge			
m	533,673.2E	180,246.5N	30.0mAOD
Wider Setting Consultation Area 1 (East) (WSCA1(E))			
a	538,936.1E	177,334.5N	30.0mAOD
p	533,617.7E	180,146.1N	30.0mAOD
n	533,641.7E	180,189.6N	30.0mAOD
Wider Setting Consultation Area 2 (East) (WSCA2(E))			
a	538,936.1E	177,334.5N	30.0mAOD
o	533,704.7E	180,303.4N	30.0mAOD
q	533,728.7E	180,346.9N	30.0mAOD
Background Wider Setting Consultation Area (BWSA)			
v	531,981.8E	181,011.0N	52.1mAOD
y	528,887.0E	182,647.0N	53.6mAOD
z	529,096.9E	183,026.3N	53.6mAOD
w	532,127.0E	181,273.4N	52.1mAOD
Length (bx)			3,500.0m
Viewing Corridor to St Paul's Cathedral (VC2)			
n	533,641.7E	180,189.6N	50.6mAOD
c	532,013.2E	181,067.8N	52.1mAOD
d	532,095.6E	181,216.6N	52.1mAOD
o	533,704.6E	180,303.4N	50.6mAOD
Length (mb)			1,850.0m
Width at monument (cd)			170.0m
Defining point at St Paul's Cathedral			
b	532,054.4E	181,142.2N	52.1mAOD
Wider Setting Consultation Area 1 (West) (WSCA1(W))			
p	533,617.6E	180,146.1N	50.6mAOD
v	531,981.8E	181,011.0N	52.1mAOD
c	532,013.2E	181,067.8N	52.1mAOD
n	533,641.7E	180,189.6N	50.6mAOD
Width at monument (vc)			65m
Wider Setting Consultation Area 2 (West) (WSCA2(W))			
o	533,704.6E	180,303.4N	50.6mAOD
d	532,095.6E	181,216.6N	52.1mAOD
w	532,127.0E	181,273.4N	52.1mAOD
q	533,728.7E	180,346.9N	50.6mAOD
Width at monument (dw)			65m



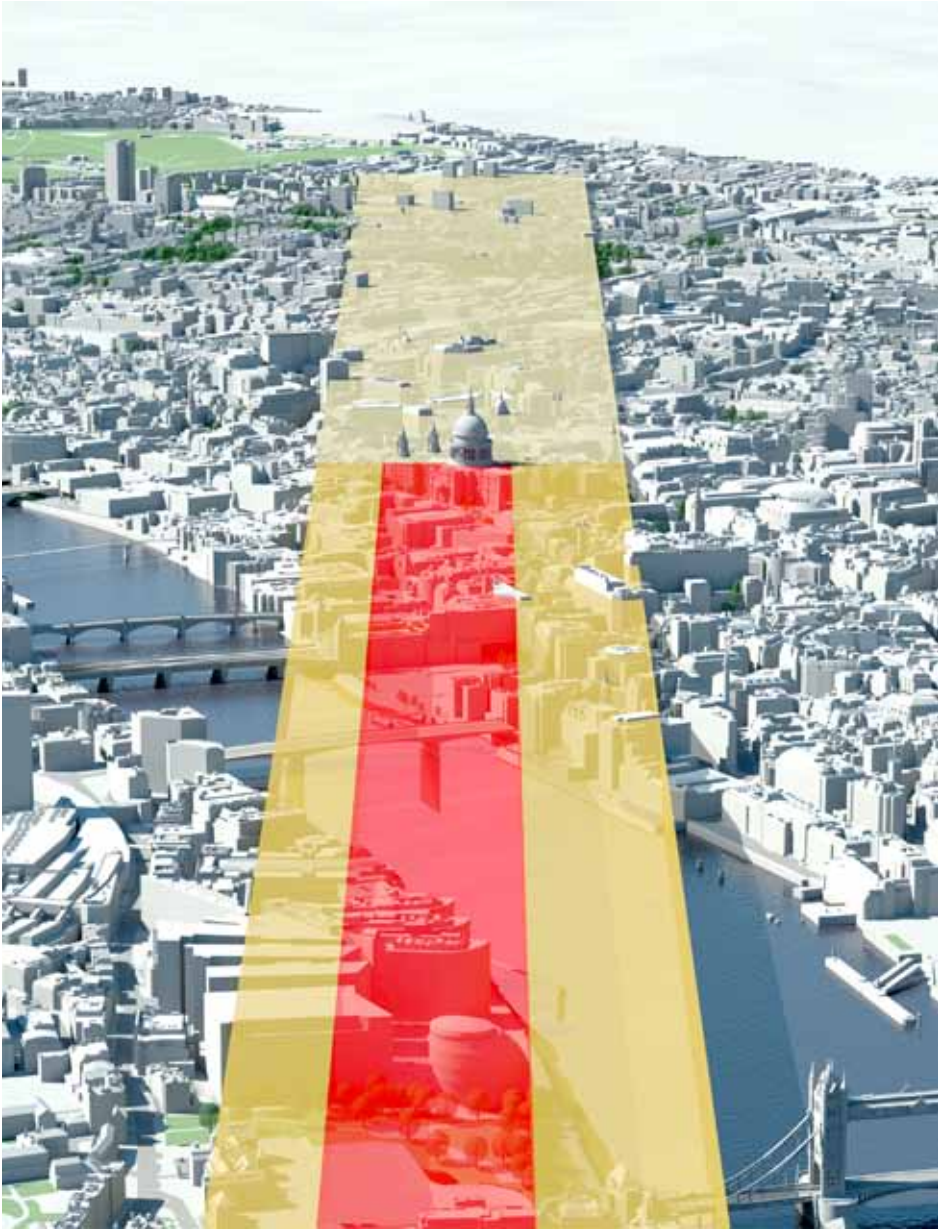
Protected Vista from Assessment Point 6A.1

from: Blackheath Point – near the orientation board
to: St Paul's Cathedral



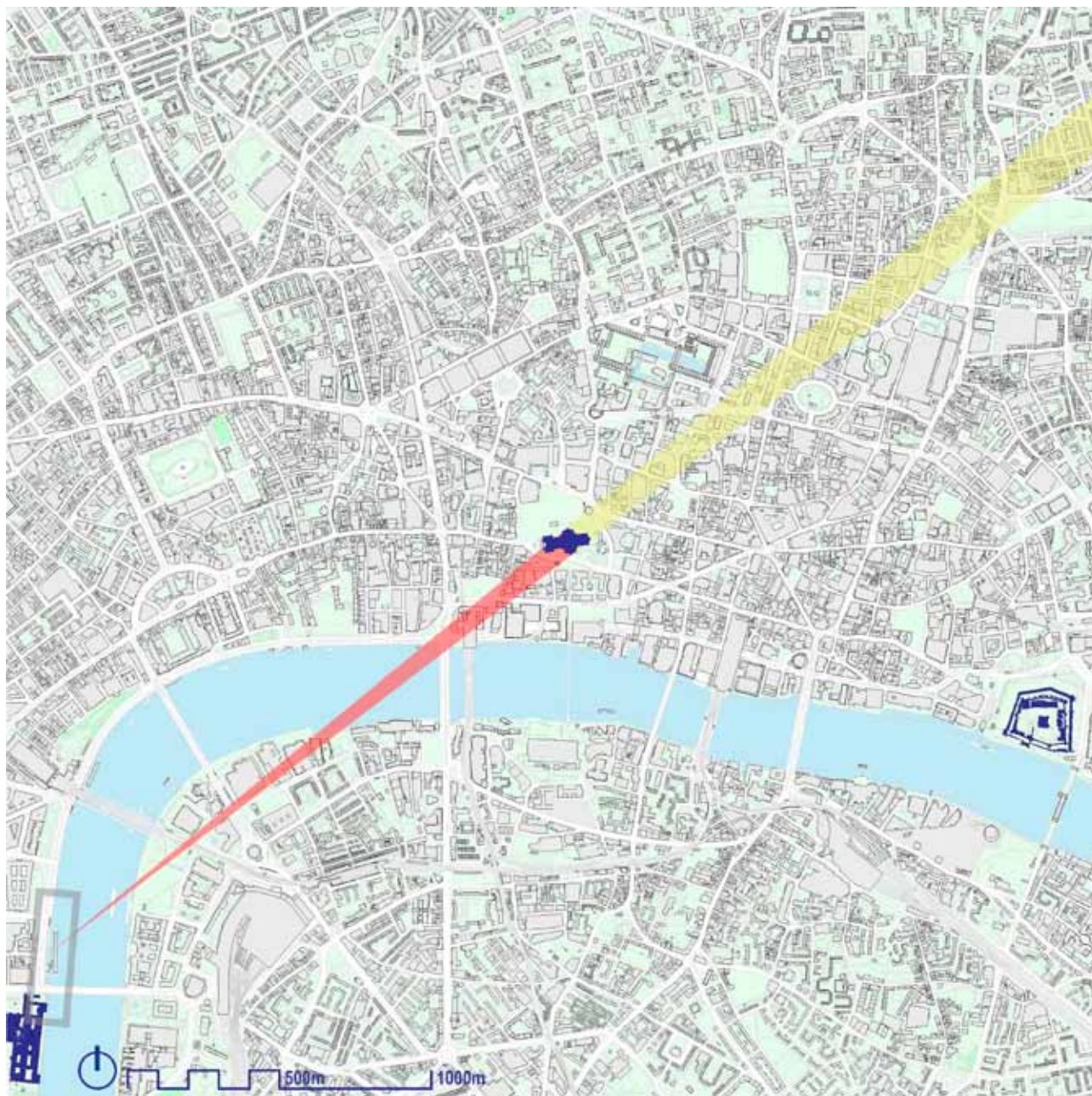


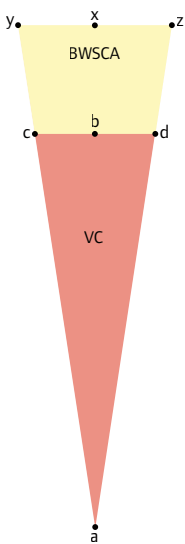
Viewing Corridor (VC)			
a	538,238.2E	176,823.1N	47.6mAOD
c	532,005.7E	181,072.5N	52.1mAOD
d	532,077.3E	181,175.0N	52.1mAOD
Length (ab)			7,542.8m
Width at monument (cd)			125.0m
Defining point at St Paul's Cathedral			
b	532,054.4E	181,142.2N	52.1mAOD
Wider Setting Consultation Area 1 (WSCA1)			
a	538,238.2E	176,823.1N	47.6mAOD
v	531,968.5E	181,019.2N	52.1mAOD
c	532,005.7E	181,072.5N	52.1mAOD
Width at monument (cv)			65.0m
Wider Setting Consultation Area 2 (WSCA2)			
a	538,238.2E	176,823.1N	47.6mAOD
d	532,077.3E	181,175.0N	52.1mAOD
w	532,140.3E	181,265.2N	52.1mAOD
Width at monument (dw)			110.0m
Background Wider Setting Consultation Area (BWSCA)			
v	531,968.5E	181,019.2N	52.1mAOD
y	529,059.3E	182,966.3N	54.2mAOD
z	529,310.8E	183,326.4N	54.2mAOD
w	532,140.3E	181,265.2N	52.1mAOD
Length (bx)			3,500.0m



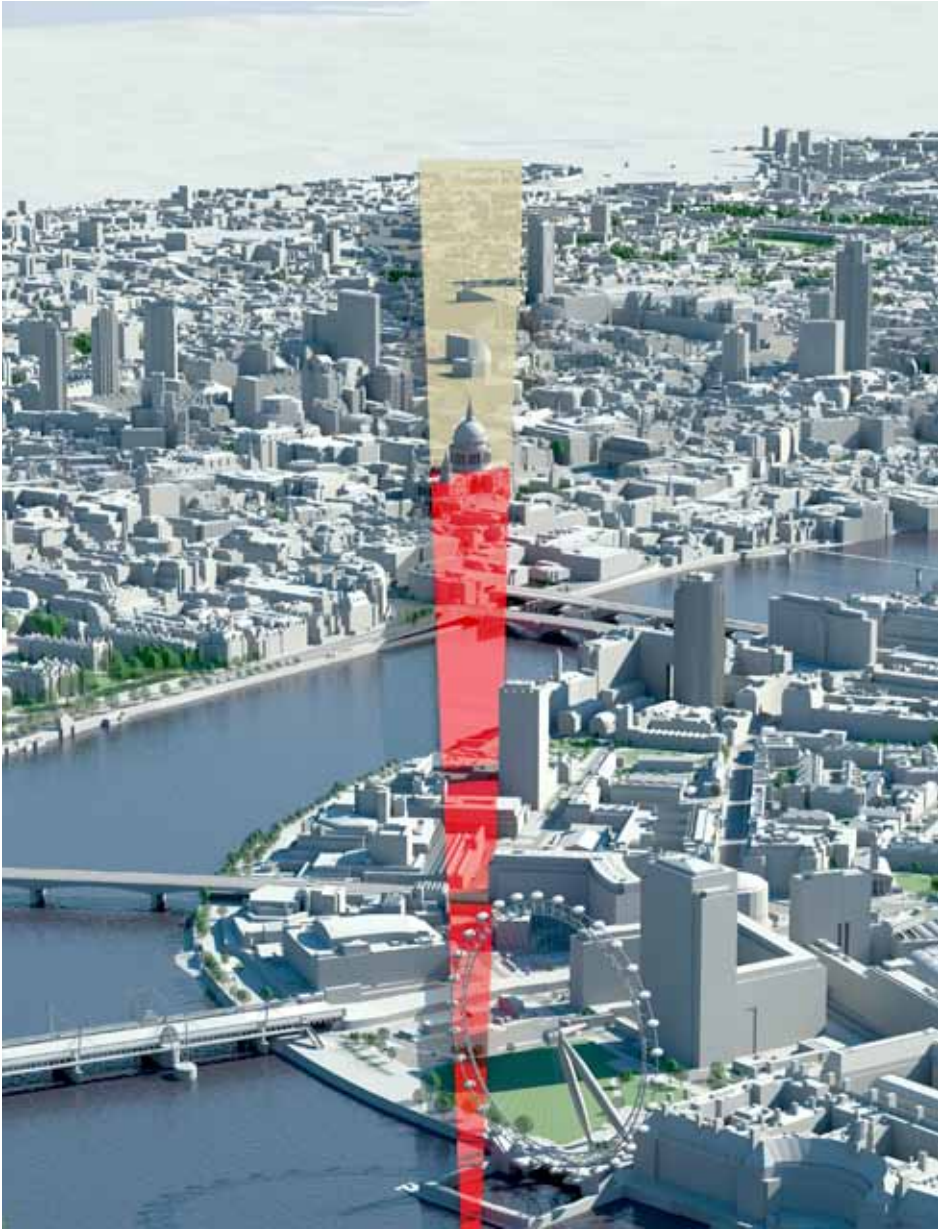
Protected Vista from Assessment Point 8A.1

from: Westminster Pier – the orientation plaque
to: St Paul's Cathedral



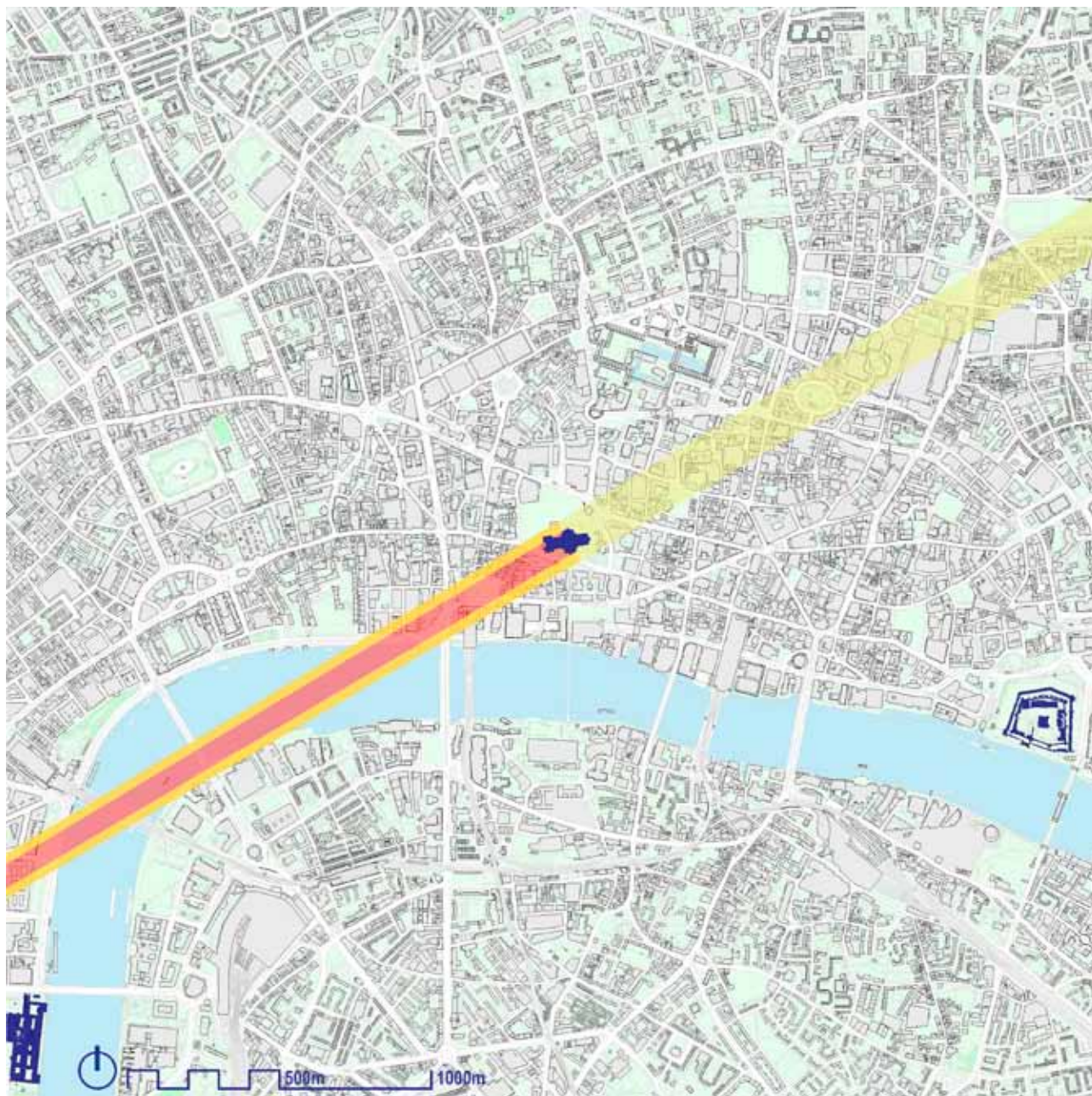


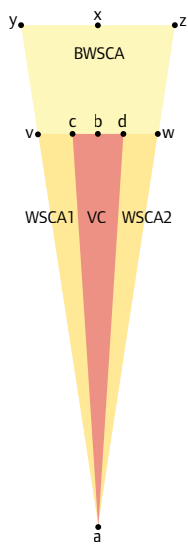
Viewing Corridor (VC)			
a	530,326.9E	179,773.9N	8.4mAOD
c	532,029.6E	181,173.6N	52.1mAOD
d	532,079.2E	181,110.8N	52.1mAOD
Length (ab)			2,203.7m
Width at monument (cd)			80.0m
Defining point at St Paul's Cathedral			
b	532,054.4E	181,142.2N	52.1mAOD
Background Assessment Area (BAA)			
c	532,029.6E	181,173.6N	52.1mAOD
y	534,733.7E	183,396.5N	121.5mAOD
z	534,862.3E	183,234.2N	121.5mAOD
d	532,079.2E	181,110.8N	52.1mAOD
Length (bx)			3,500.0m



Protected Vista from Assessment Point 9A.1

from: King Henry VIII's Mound – the viewing point
to: St Paul's Cathedral



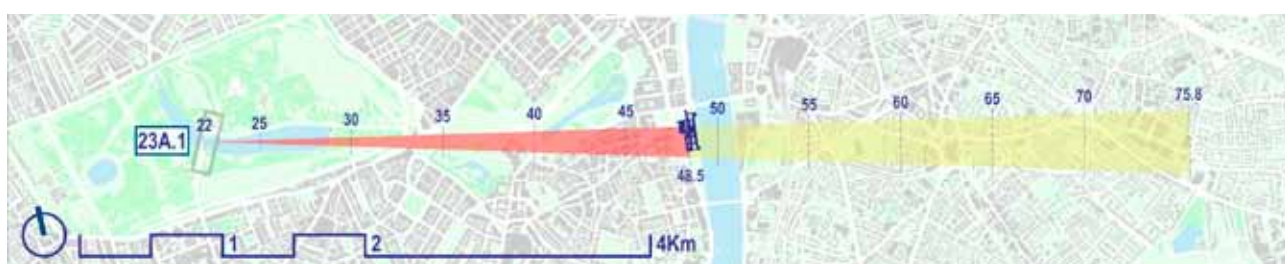
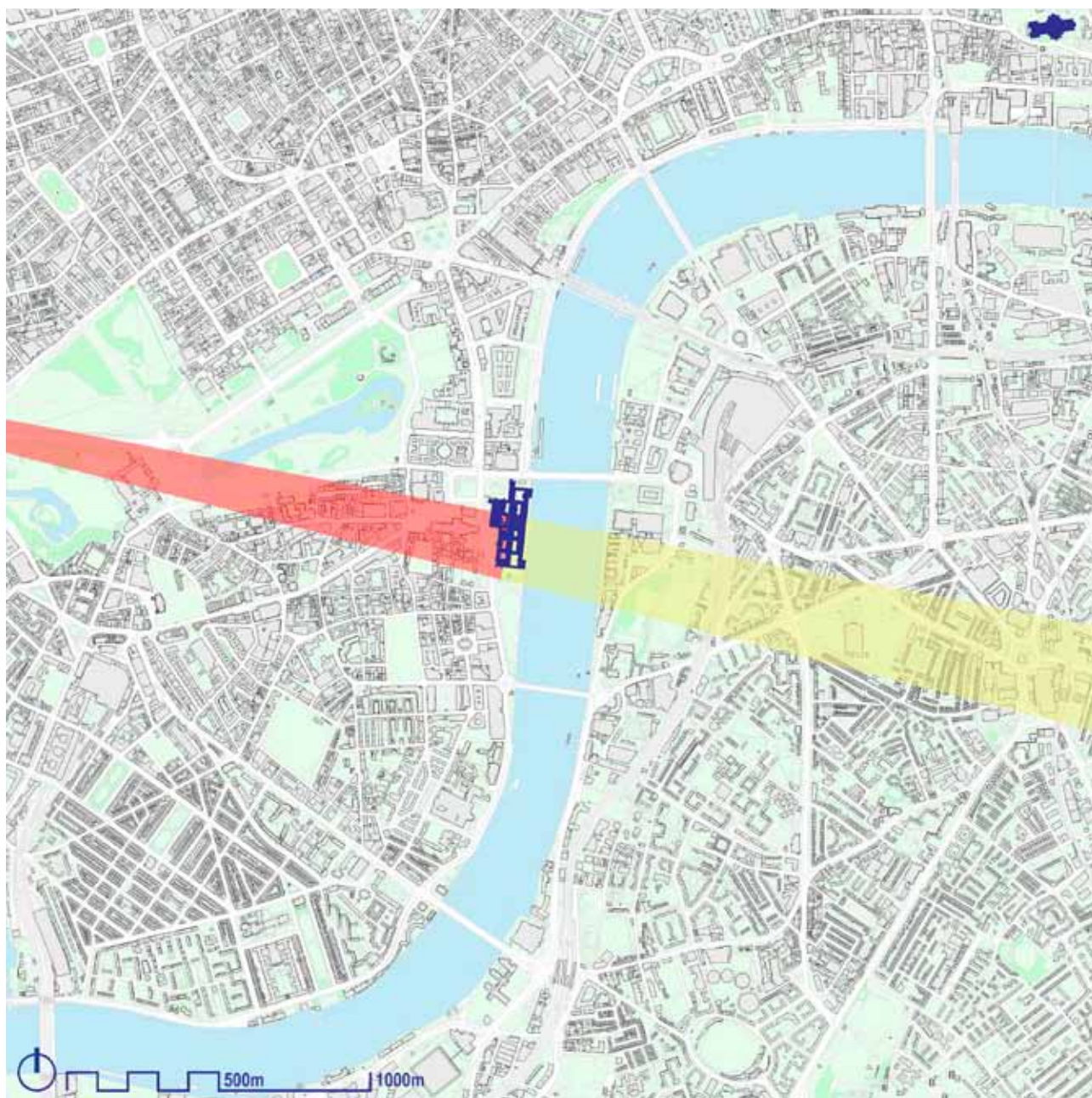


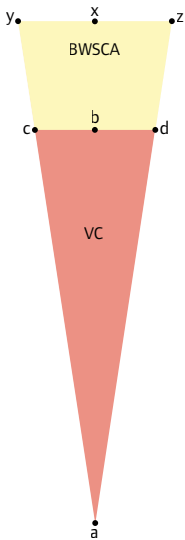
Viewing Corridor (VC)			
a	518,605.8E	173,150.3N	59.1mAOD
c	532,034.0E	181,176.6N	52.1mAOD
d	532,074.8E	181,107.8N	52.1mAOD
Length (ab)			15,644.0m
Width at monument (cd)			80.0m
Defining point at St Paul's Cathedral			
b	532,054.4E	181,142.2N	52.1mAOD
Wider Setting Consultation Area 1 (WSCA1)			
a	518,605.8E	173,150.3N	59.1mAOD
v	532,016.1E	181,206.7N	52.1mAOD
c	532,034.0E	181,176.6N	52.1mAOD
Width at monument (cv)			35.0m
Wider Setting Consultation Area 2 (WSCA2)			
a	518,605.8E	173,150.3N	59.1mAOD
d	532,074.8E	181,107.8N	52.1mAOD
w	532,092.7E	181,077.7N	52.1mAOD
Width at monument (dw)			35.0m
Background Wider Setting Consultation Area (BWSCA)			
v	532,016.1E	181,206.7N	52.1mAOD
y	535,016.3E	183,009.1N	52.1mAOD
z	535,110.1E	182,851.3N	52.1mAOD
w	532,092.7E	181,077.7N	52.1mAOD
Length (bx)			3,500.0m



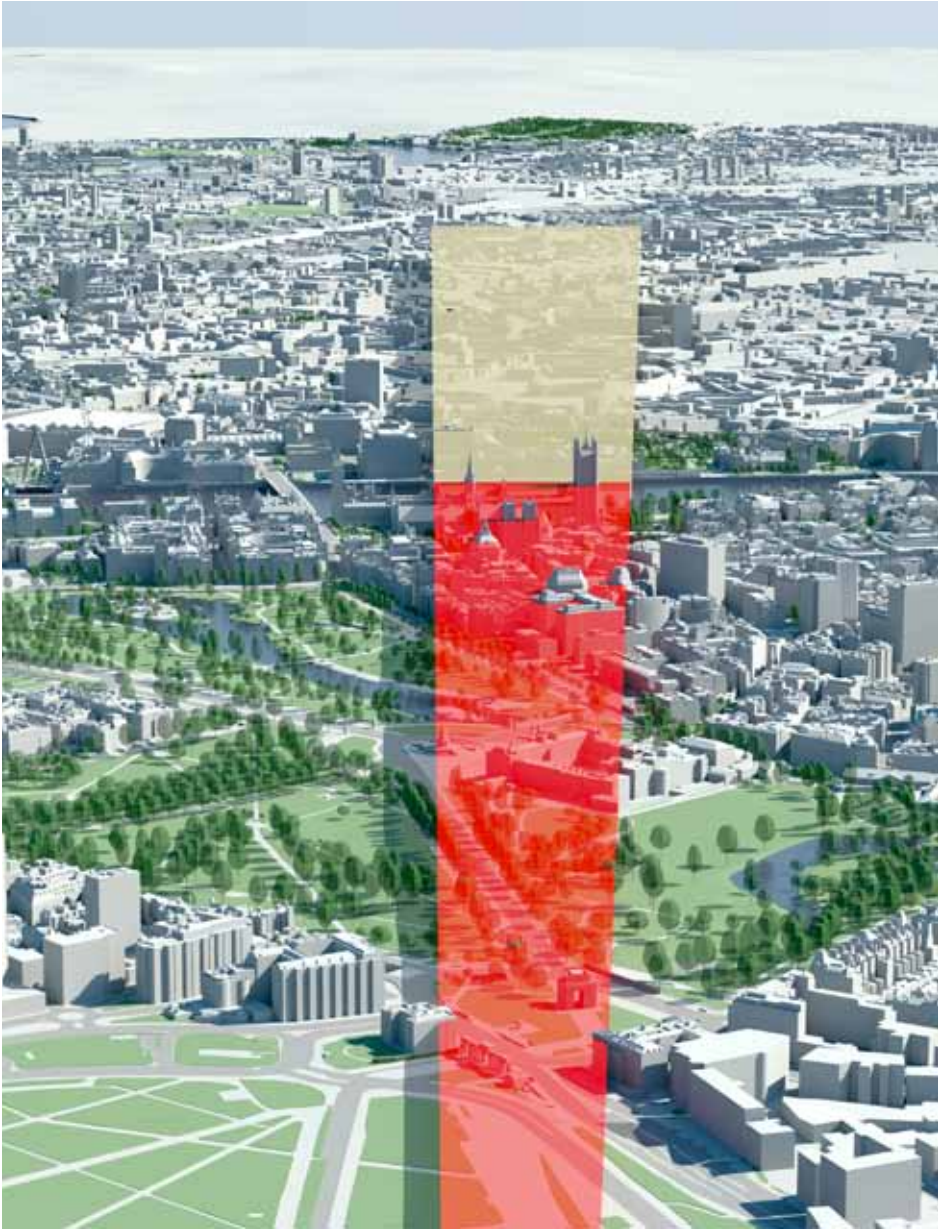
Protected Vista from Assessment Point 23A.1

from: Bridge over the Serpentine – at the centre of the bridge
to: Palace of Westminster



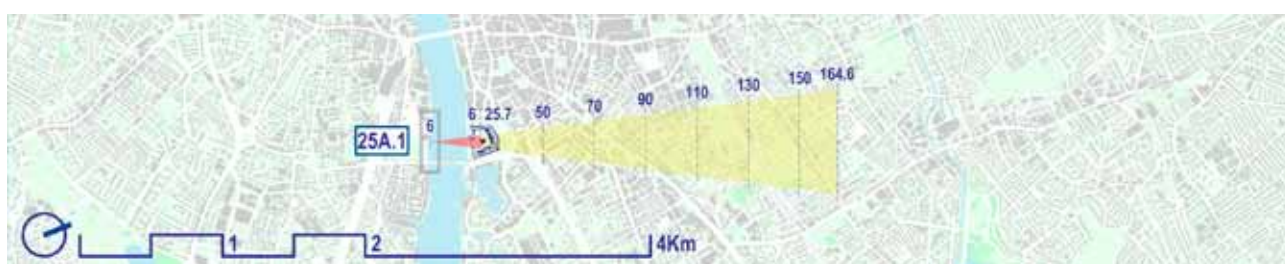
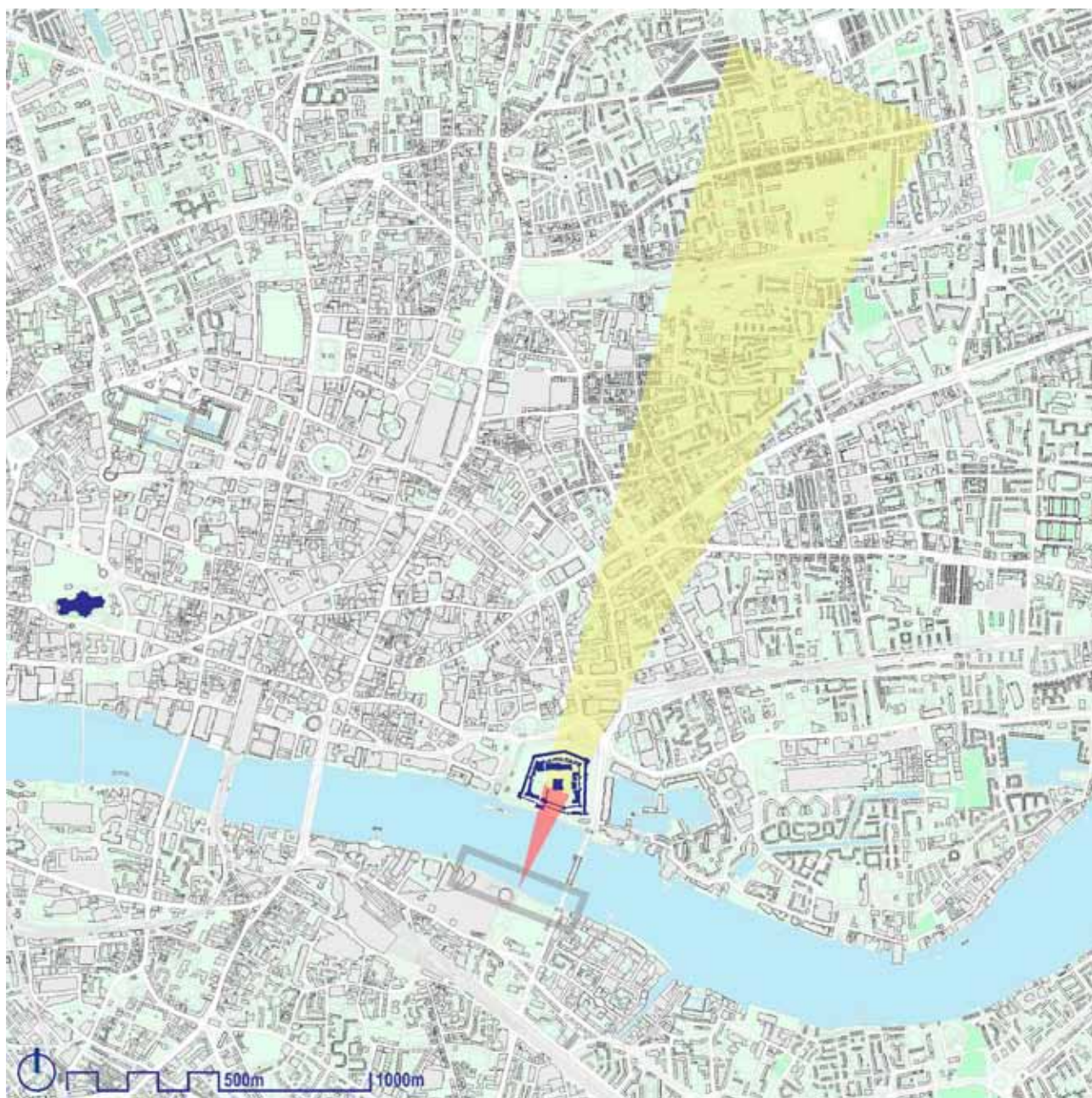


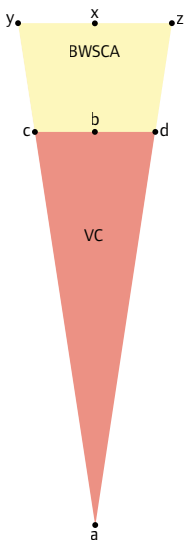
Viewing Corridor (VC)			
a	526,927.2E	180,167.2N	22.0mAOD
c	530,271.0E	179,534.0N	48.5mAOD
d	530,228.5E	179,323.3N	48.5mAOD
Length (ab)		3,403.0m	
Width at monument (cd)		215.0m	
Defining point at Palace of Westminster			
b	530,263.1E	179,494.8N	48.5mAOD
Background Wider Setting Consultation Area (BWSCA)			
c	530,271.0E	179,534.0N	48.5mAOD
y	533,710.1E	178,882.8N	75.8mAOD
z	533,624.0E	178,455.2N	75.8mAOD
d	530,228.5E	179,323.3N	48.5mAOD
Length (bx)		3,500.0m	



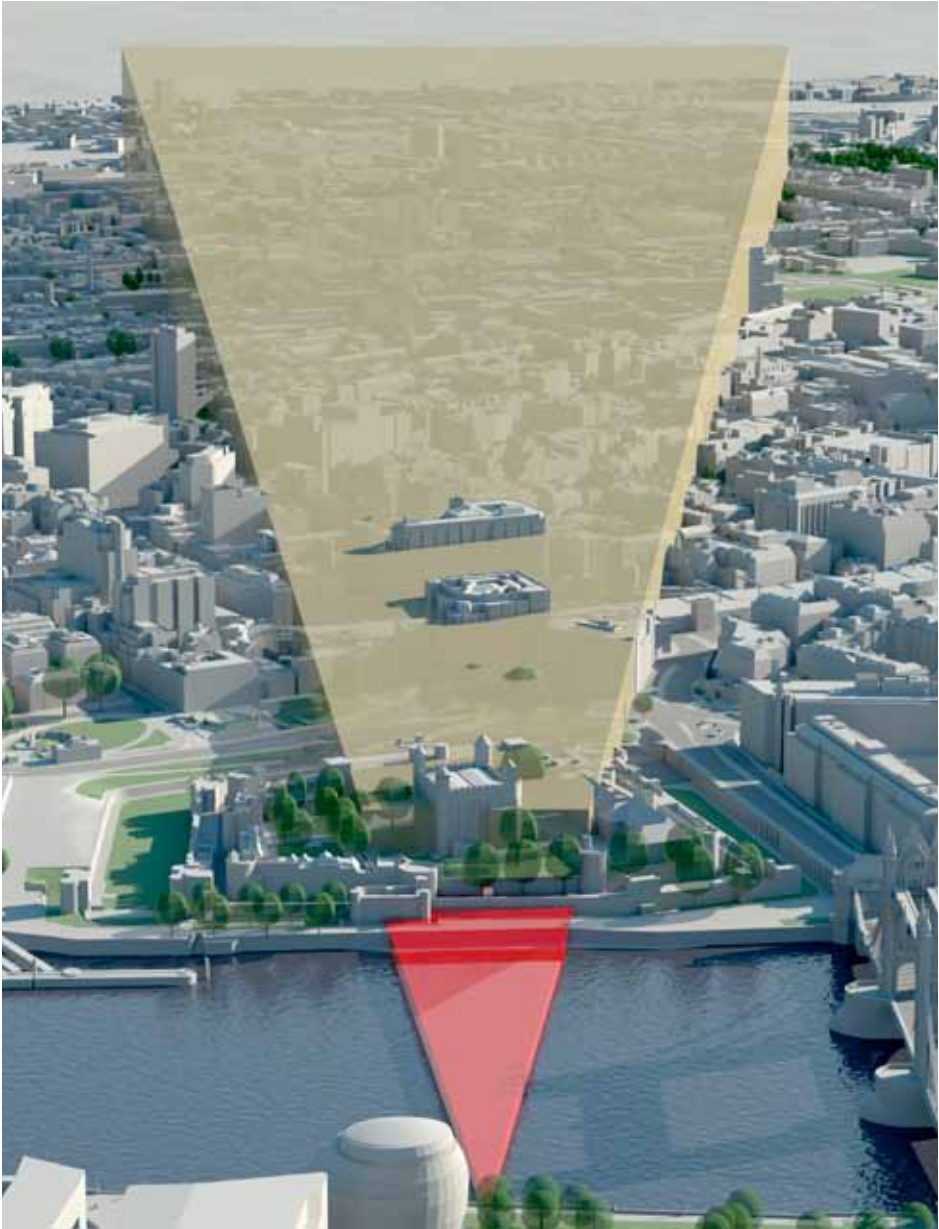
Protected Vista from Assessment Point 25A.1

from: The Queen's Walk at City Hall – foot of pathway from Potter's Fields
to: The White Tower





Viewing Corridor (VC)			
a	533,485.6E	180,201.2N	6.1mAOD
c	533,572.4E	180,546.5N	6.1mAOD
d	533,656.2E	180,513.7N	6.1mAOD
Length (ab)			353.2m
Width at monument (cd)			90.0m
Defining point at Tower of London			
b	533,614.3E	180,530.1N	6.1mAOD
Background Wider Setting Consultation Area (BWSCA)			
c	533,572.4E	180,546.5N	25.7mAOD
y	534,186.8E	182,990.7N	164.6mAOD
z	534,863.8E	182,725.7N	164.6mAOD
d	533,656.2E	180,513.7N	25.7mAOD
Length (bx)			2,500.0m



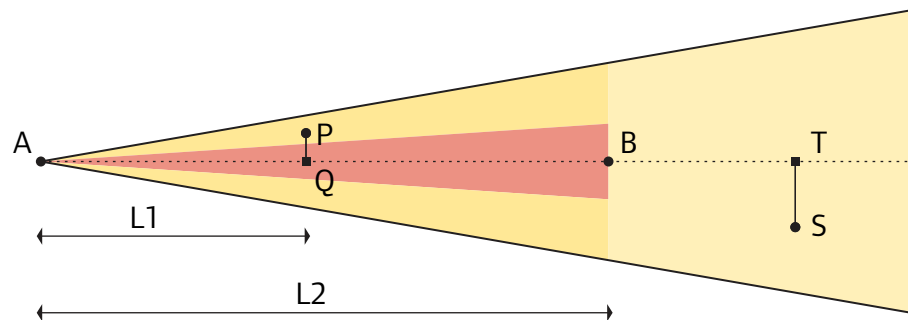


Appendix E: Calculating the height of the consultation plane for a Protected Vista

- 482 Where a site falls within the plan area of any of the Protected Vistas defined in this SPG a calculation should be performed to determine whether the height of the proposed development will trigger wider consultation with neighbouring boroughs and relevant statutory bodies (see Table 2 - Statutory Consultees for Protected Vistas). Specifically a test should be carried to determine whether any part of the proposed development will exceed the defined consultation threshold.
- 483 For sites that lie within the Wider Setting Consultation Area, a simple calculation can be carried out using the method of similar triangles to determine the threshold height at the site based on the relative distances from the Assessment Point to the site and to the Landmark.
- 484 If part of a site lies within a Landmark Viewing Corridor, development has the potential to block the view toward a Strategically Important Landmark. In these cases a more precise calculation should be carried out that takes into account the Curvature of the Earth and Refraction of Light.

Sites that lie within the Wider Setting Consultation Area of a Protected Vista

- 485 From Appendix B note the OS Easting, OS Northing and height Above Ordnance Datum of the of the Assessment Point (A_x, A_y, A_z) and the Landmark (B_x, B_y, B_z) for the relevant Protected Vista.
- 486 Determine the co-ordinates of a test point P within the development site and the point Q that lies closest to point P on the line AB. Using Pythagoras or measurement in a CAD or GIS system, calculate the lengths L1 and L2 that correspond to the distances in plan AQ (L1) and AB (L2)



- 487 It is now possible to determine the threshold height at point Q (Q_z) using the method of similar triangles, i.e..

$$Q_z = A_z + L1/L2 * (B_z - A_z)$$

- 488 The threshold height of the consultation plane at the test point P within the site (P_z) is the same as the calculated threshold height at point Q (Q_z).
- 489 In determining the height of the consultation threshold in the background of a Protected Vista, first establish whether the line of site from the Assessment Point to the Landmark is rising or falling. In cases where it is falling, i.e. where Assessment Point (A_z) is higher than the defined point on the Landmark (B_z) the height of the background consultation plane is defined explicitly in Appendix D.

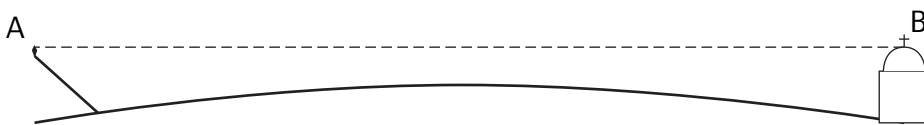
- 490 It cases where the Assessment Point is lower than the Landmark then a similar approach to that taken in the foreground may be used to find the consultation threshold in the background of a Wider Setting Consultation Area. Hence in the case of a site at point S, the calculations can be carried out with respect to point T that lies on the projection of the line AB. In this case, the lengths L1 and L2 correspond to the distances in plan AT and AB and the height of the consultation plane at point T (Tz) is given by the formula:

$$T_z = A_z + L_1 / L_2 * (B_z - A_z)$$

- 491 The threshold height of the consultation plane at the test point S within the site (Sz) is the same as the calculated threshold height at point T (Tz).

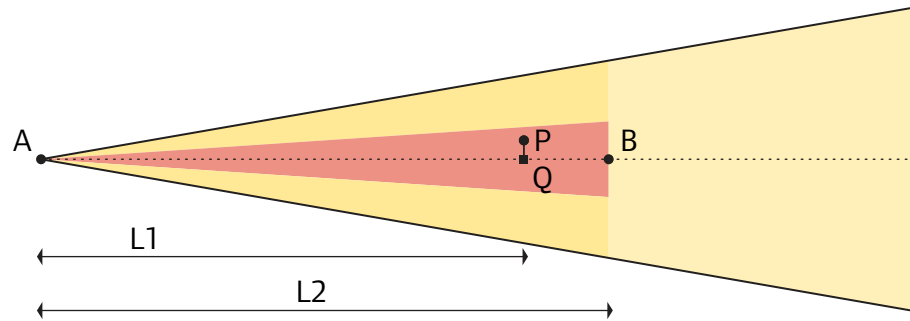
Sites that lie within the Landmark Viewing Corridor of a Protected Vista

- 492 Where a site lies within a Landmark Viewing Corridor, it is necessary to compensate for the Curvature of the Earth which may have a discernible effect over the distances encountered in the Protected Vistas in this SPG.

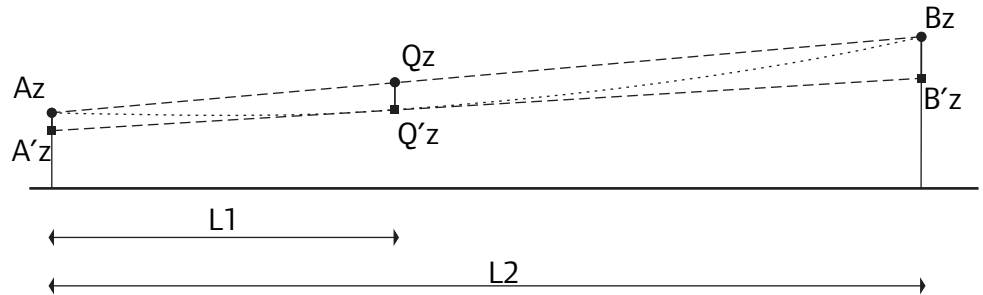


- 493 To address this phenomenon, this SPG requires that a formula be used to calculate the height of the consultation plane within the Landmark Viewing Corridor. This formula, devised by the Ordnance Survey, computes a correction for the Curvature of the Earth and also applies an indicative correction for the smaller counter-effect provided by the Refraction of Light through the atmosphere. NB: this formula always has the effect of lowering the height of the consultation threshold within the Landmark Viewing Corridor relative to the "straight line" method.

- 494 From Appendix D note the relevant co-ordinates for the Assessment Point and Landmark for the relevant Protected Vista. Next determine the co-ordinates of a test point P within the development site and the point Q that lies closest to point P on the line AB. Using Pythagoras or measurement in a CAD or GIS system, calculate the lengths L1 and L2 that correspond to the distances in plan AQ (L1) and AB (L2). NB. All calculations should be carried out in metres.



- 495 Using the formulae below, calculate an adjusted height at the Assessment Point ($A'z$) and the Landmark ($B'z$).



- 496 *Adjusted height at Assessment Point:* $A'z = Az - 0.0673 (L1/1000)^2$

Adjusted height at Landmark: $B'z = Bz - 0.0673 (L2/1000)^2$

- 497 It is now possible to determine the corrected threshold height ($Q'z$) of the consultation plane at point Q using the same method of similar triangles as before:

$$Q'z = A'z + L1/L2 * (B'z - A'z)$$

- 498 The corrected threshold height of the consultation plane at the test point within the site ($P'z$) is the same as the calculated threshold height at point Q ($Q'z$).





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Chinese

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Vietnamese

Nếu bạn muốn có văn bản tài liệu này bằng ngôn ngữ của mình, hãy liên hệ theo số điện thoại hoặc địa chỉ dưới đây.

Greek

Αν θέλετε να αποκτήσετε αντίγραφο του παρόντος εγγράφου στη δική σας γλώσσα, παρακαλείστε να επικοινωνήσετε τηλεφωνικά στον αριθμό αυτό ή ταχυδρομικά στην παρακάτω διεύθυνση.

Turkish

Bu belgenin kendi dilinizde hazırlanmış bir nüshasını edinmek için, lütfen aşağıdaki telefon numarasını arayınız veya adrese başvurunuz.

Punjabi

ਜੇ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਦੀ ਕਾਪੀ ਤੁਹਾਡੀ ਆਪਣੀ ਭਾਸ਼ਾ ਵਿਚ ਚਾਹੀਦੀ ਹੈ, ਤਾਂ ਹੇਠ ਲਿਖੇ ਨੰਬਰ 'ਤੇ ਫ਼ੋਨ ਕਰੋ ਜਾਂ ਹੇਠ ਲਿਖੇ ਪਤੇ 'ਤੇ ਰਾਬਤਾ ਕਰੋ:

Hindi

यदि आप इस दस्तावेज़ की प्रति अपनी भाषा में चाहते हैं, तो कृपया निम्नलिखित नंबर पर फोन करें अथवा नीचे दिये गये पते पर संपर्क करें

Bengali

আপনি যদি আপনার ভাষায় এই দলিলের প্রতিলিপি (কপি) চান, তা হলে নীচের ফোন নম্বরে বা ঠিকানায় অনুগ্রহ করে যোগাযোগ করুন।

Urdu

اگر آپ اس دستاویز کی نقل اپنی زبان میں چاہتے ہیں، تو براہ کرم نیچے دئے گئے نمبر پر فون کریں یا دیئے گئے پتے پر رابطہ کریں

Arabic

إذا أردت نسخة من هذه الوثيقة بلغتك، يرجى الاتصال برقم الهاتف أو مراسلة العنوان أدناه

Gujarati

જો તમને આ દસ્તાવેજની નકલ તમારી ભાષામાં જોઈતી હોય તો, કૃપા કરી આપેલ નંબર ઉપર ફોન કરો અથવા નીચેના સરનામે સંપર્ક સાધો.