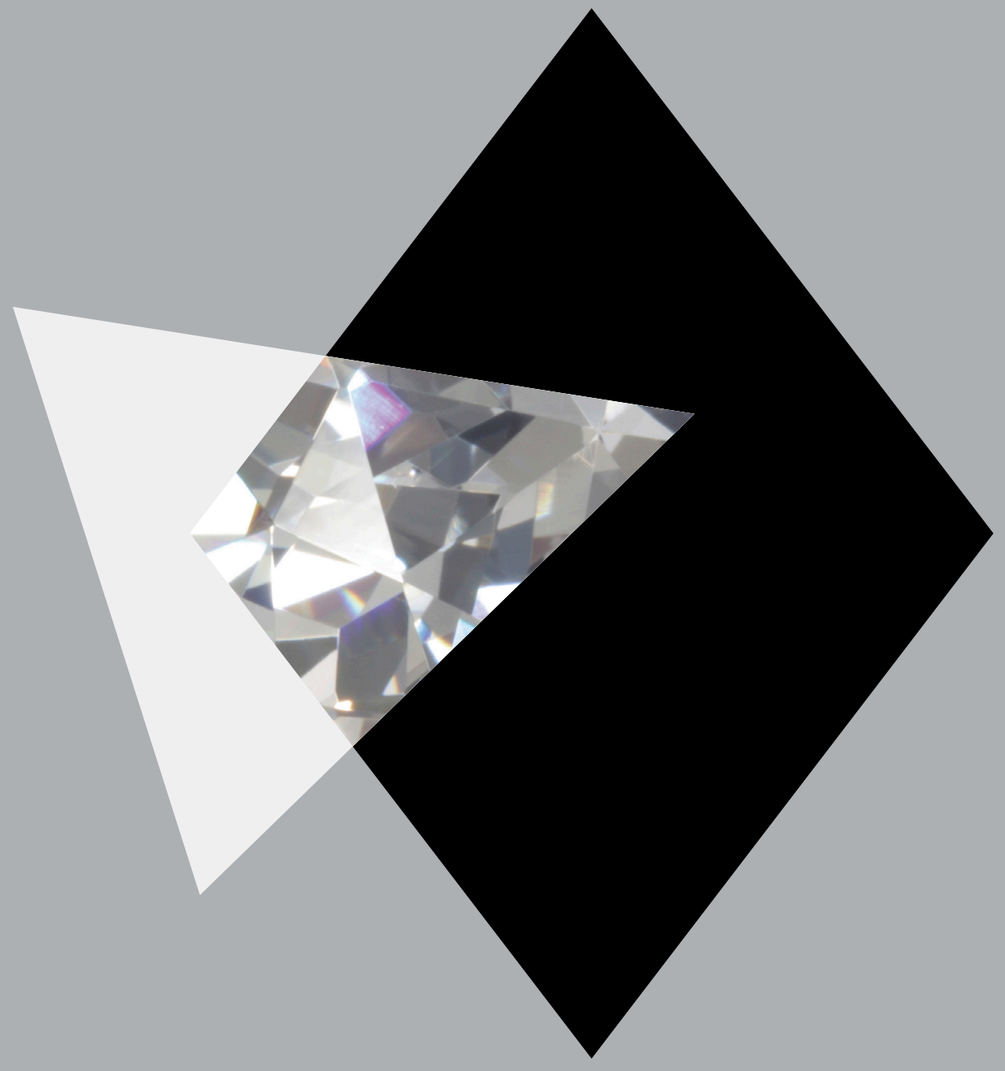
LVMF Review 2017

View Appraisal – Part I [River Prospects]

November 2017



millerhare

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Client
Greater London Authority

Photography and Visualisation
Millerhare

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1 Introduction

1.1 This report was commissioned by the GLA as part of the current review of the London Plan. It provides a photographic record of the views from each of the 61 Assessment Points identified by the LVMF.

Structure of the Report

1.2 The report is divided into two volumes to assist ease of handling. The two volumes deal with different categories of views as follows:

Part 1 River Prospects (designated views 10-22)

Part 2 London Panoramas (designated views 1-6)
Linear Views (designated views 7-9)
Townscape Views (designated views 23-27)

1.3 The layout of the report uses either two or three double page spreads for each Assessment Point. These show the following:

- Spread 1 (left): Maps, Annotated Panorama, historic image, future image plus brief descriptive text
- Spread 1 (right): Principal image from each Assessment Point, showing current context.
- Spread 2: Left and Right images to complete the panorama from each Assessment Point
- Spread 3 (if relevant): Supplementary images to highlight specific issues

Photographic assessment

1.4 Assessment Points define standardised locations from which major development proposals should be assessed as part of the planning process in London. Where initial assessment from a specific location indicates that a development might create significant change to one of the views identified by the London Plan, applicants are required to prepare accurate visual materials to allow the proposals to be reviewed by the receiving planning authority, various statutory stakeholders and members of the public who might be affected.

1.5 This survey makes use of the library of standard views maintained by Millerhare to support its own work supplemented by newly commissioned photographs. From each location photography has been taken using a standard procedure that records a principal image along the designated direction of view, this is supplemented by two further images rotated 40 degrees either side of the viewing direction to record the wider panorama that can be experienced. In appropriate cases telephoto views have been taken to highlight details of the view towards a specific monument or point of interest.

1.6 To help understand the degree of change that has occurred since the first LVMF consultations were carried out, each current principal photograph is accompanied by an historic image to record the appearance of the same view at approximately the time it was first selected for consideration in the LVMF.

1.7 Similarly, the likely future view from each Assessment Point is represented by an image from Millerhare's London Model. This model includes accurate massing information for major development proposals that have already received full planning approval but are not yet under construction.

1.8 Maps are provided to define the position and direction of the view from each Assessment Point together with a more detailed layout to define each position within one of the 38 Viewing Locations defined by the current LVMF. The extent of the view for which Visual Management Guidance is provided by the LVMF is defined on the Viewing Location plan and illustrated by the annotated panorama included in each Management Plan of the current LVMF.

1.9 In addition to the standard format photography, supplementary images are provided in most of the views. These are included to draw attention to specific aspects of the view or the way in which it is used in assessments. Supplementary views might include:

- telephoto photographs
- AVR images showing a consented proposal in its likely future context
- images from different seasons or times of day

Commentary

1.10 On the first page of the report for each Assessment Point, brief descriptive comments are provided to highlight relevant issues concerning each view, organised below standard headings as follows:

- Location and condition of Assessment Point
- Visible changes to date
- Consented changes
- Potential for further change
- Effectiveness of guidance
- Potential refinements

1.11 It is beyond the scope of this photographic survey to develop details of the refinements that might be required to improve the operation of the LVMF should the Mayor decide to carry out a full review, however under "Potential Refinements", this report draws attention to Assessment Points where:

- Current views are obscured by vegetation or difficult to find (and hence could be relocated)
- Recent developments render the Assessment Point less relevant (and hence could be omitted)
- Lack of development pressure render the Assessment Point unnecessary (and hence could be omitted)
- Protected Vista Definitions could be improved
- Visual Management Guidance needs to be updated to clarify intent or reflect recent changes

John Hare
June 2017

Photographic updates (since initial submission)

1.12 The first draft of the report was produced in June 2017, since then additional photographic updates have been included that reflect recent changes. With the exceptions noted below, all photography to record the current situation was taken after mid-2016, with the majority (75%) taken during 2017.

1.13 In two cases, views from the Assessment Point are currently heavily obscured by vegetation. In these cases, the principal photograph shows the situation today, however the wider panorama shows less recent photography from a moment when the view was not heavily obscured. The two affected cases are:

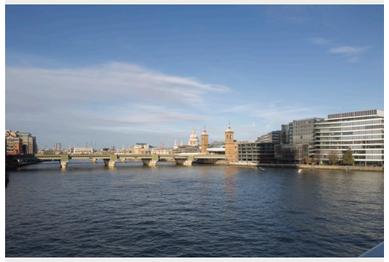
- 1A.2 | Alexandra Palace: the viewing terrace – approaching from the north-eastern carpark
- 2A.2 | Parliament Hill: the summit – looking toward the Palace of Westminster

1.14 The date that each photograph was taken is reflected in the caption below the image. In the case of the supplementary images, this records the date of the source photography rather than any enhancement to indicate proposed or consented development.

The Views



10A.1 I Tower Bridge: upstream – the North Bastion



11A.1 I London Bridge: upstream – crossing the Southwark bank



11B.1 I London Bridge: downstream – at the centre of the bridge



11B.2 I London Bridge: downstream – close to the Southwark bank



12A.1 I Southwark Bridge: upstream – at the centre of the bridge



12A.2 I Southwark Bridge: upstream – at the City of London bank



12B.1 I Southwark Bridge: downstream – close to the City of London bank



13A.1 I Millennium Bridge – close to the Southwark landing



13B.1 I Thames side at Tate Modern – axial to St Paul's Cathedral



14A.1 I Blackfriars Bridge: upstream – at the centre of the bridge



15A.1 I Waterloo Bridge: upstream – close to the Lambeth Bank



15A.2 I Waterloo Bridge: upstream – close to the Westminster bank



15B.1 I Waterloo Bridge: downstream – close to the Westminster bank



15B.2 I Waterloo Bridge: downstream – at the centre of the bridge



16A.1 I The South Bank: outside Royal National Theatre – axial to Somerset House



16B.1 I The South Bank: Gabriel's Wharf viewing platform – centre of north rail



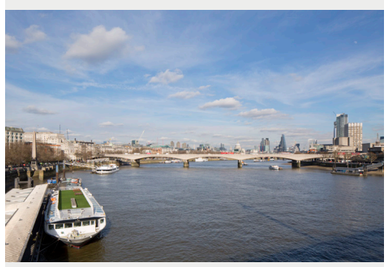
16B.2 I The South Bank: Gabriel's Wharf viewing platform – centre of north-east rail



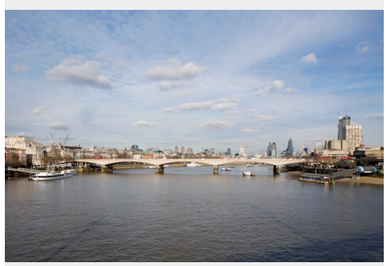
17A.1 I Golden Jubilee/Hungerford Footbridges: upstream – close to the Lambeth bank



17A.2 I Golden Jubilee/Hungerford Footbridges: upstream – close to the Westminster bank



17B.1 I Golden Jubilee/Hungerford Footbridges: downstream – crossing the Westminster bank



17B.2 I Golden Jubilee/Hungerford Footbridges: downstream – close to the Westminster bank



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



18A.2 I Westminster Bridge: upstream – at the centre of the bridge



18A.3 I Westminster Bridge: upstream – at the Westminster bank



18B.1 I Westminster Bridge: downstream – at the Westminster bank



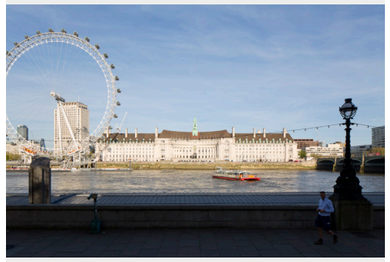
18B.2 I Westminster Bridge: downstream – at the Lambeth bank



19A.1 I Lambeth Bridge: downstream – at the centre of the bridge



19A.2 I Lambeth Bridge: downstream – close to the Lambeth bank



20A.1 I Victoria Embankment: between Westminster and Hungerford Bridges – axial to County Hall



20B.1 I Victoria Embankment: between Waterloo and Hungerford Bridges – at Cleopatra's Needle



21A.1 I Thames side in front of County Hall – close to Westminster Bridge



21B.1 I Jubilee Gardens – opposite Whitehall Court



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



22A.2 I Albert Embankment: opposite the Palace of Westminster – axial to the Central Lobby



22A.3 I Albert Embankment: opposite the Palace of Westminster – at the foot of the steps onto Westminster Bridge

10A.1 Tower Bridge: upstream – the North Bastion

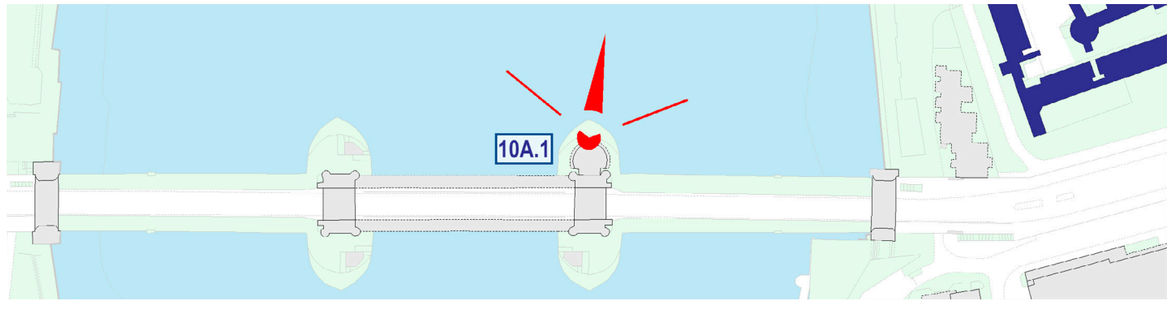

3416_4001

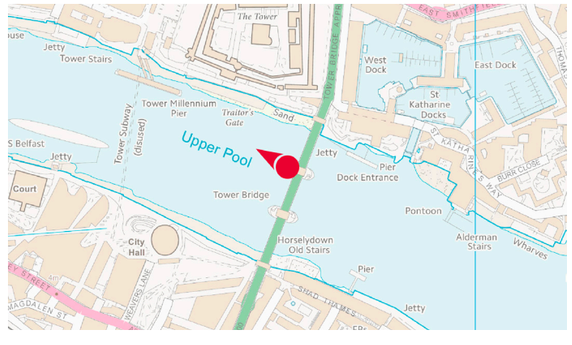
Earlier Context: original photograph taken 12.02.2009 [1971_4021]


3416_4003

Future Context [3416_4003]







Location and condition of Assessment Point

1.15 Easily accessible and well maintained location, somewhat congested at busy moments.

Visible changes to date

1.16 Significant development has taken place in the City, London Bridge and Blackfriars clusters.

Consented changes

1.17 Further consolidation of existing clusters. Heron Plaza development will narrow but not eliminate sky-space around White Tower.

Potential for further change

1.18 Further consolidation and expansion of existing clusters.

Effects of guidance

1.19 AP has been used consistently to assess the form of the emerging clusters, in which LVMF guidance reinforces borough planning policies. The Location of the AP effectively determines northerly extent of City Cluster and also controls maximum heights around Broadgate.

Potential refinements

1.20 None.

3416_4002

Current Context: original photograph taken 06.04.2017 [3422_4051]

10A.1 Tower Bridge: upstream – the North Bastion



Panorama left [-40°]: original photograph taken 06.04.2017 [3422_4031]



3416_4007

Panorama right [+40º]: original photograph taken 06.04.2017 [3422_4071]

10A.1 Tower Bridge: upstream – the North Bastion



3416_4008

Historic view toward City Cluster | original photograph taken 27.05.2005 [1613_4071]

3416_4009

Future view toward City Cluster (including consented development) I original photograph taken 11.09.2016 [2997_2167]

11A.1 London Bridge: upstream – crossing the Southwark bank

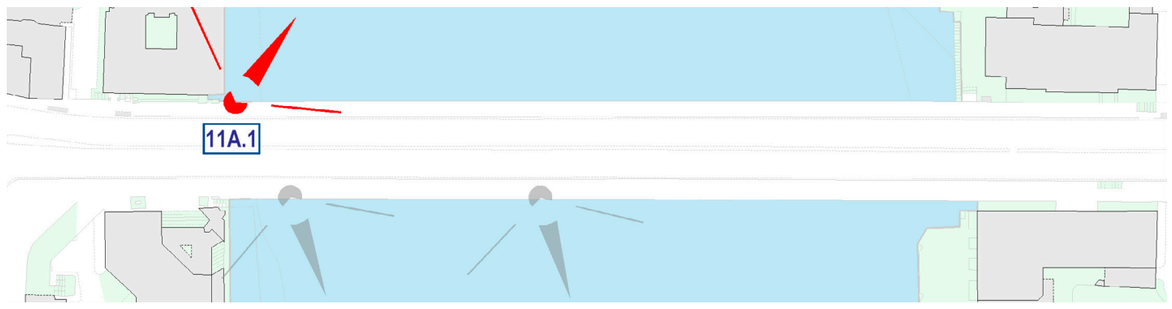


Earlier Context: original photograph taken 22.09.2010 [2059_4151]



Future Context [3416_4103]





Location and condition of Assessment Point

1.21 Significant first view up river toward St Paul's when crossing toward City. Heavily trafficked location during rush hours.

Visible changes to date

1.22 Redevelopment of foreground buildings along Upper Thames Street but few changes visible in area managed by St Paul's Heights.

Consented changes

1.23 Minor changes of scale consented along river frontage, notably at Arundel Great Court. On right hand side of panorama emerging Broadgate cluster will appear above House of Fraser, King William Street.

Potential for further change

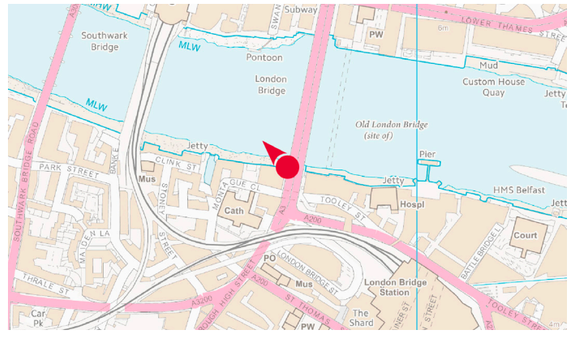
1.24 Ongoing incremental change likely but with minimal skyline impact.

Effects of guidance

1.25 Redevelopment on Upper Thames Street limited by Protected Vista from Greenwich. Combined effect of various LVMF Protected Vistas extends background effects of St Paul's Heights to create a quasi-protected silhouette around St Paul's Cathedral. Contributes to management of "midtown" development.

Potential refinements

1.26 None.



3416_4102

Current Context: original photograph taken 13.11.2017 [3510_4151]

11A.1 London Bridge: upstream – crossing the Southwark bank



3416_4106

Panorama left [-40º]: original photograph taken 13.11.2017 [3510_4131]

3416_4107

Panorama right [+40°]: original photograph taken 13.11.2017 [3510_4171]

11A.1 London Bridge: upstream – crossing the Southwark bank



Skyline profile of Cathedral managed by St Paul's Heights and LVMF I original photograph taken 13.11.2017 [3510_4101]

3416_4109

Testing development impacts at Broadgate | original photograph taken 11.06.2015 [2865_4171]

11B.1 London Bridge: downstream – at the centre of the bridge

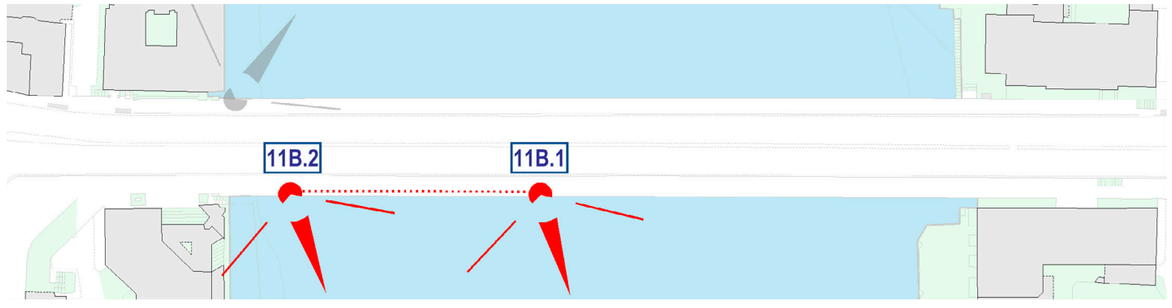

3416_4201

Earlier Context: original photograph taken 27.01.2012 [2182_4251]


3416_4203

Future Context [3416_4203]





Location and condition of Assessment Point

1.27 Important viewing location for Tower Bridge and views down-river toward Canary Wharf and Canada Water, highly trafficked at rush hours.

Visible changes to date

1.28 Redevelopment along Lower Thames Street between Tower of London and Customs House. 20 Fenchurch Street and 122 Leadenhall significant additions to existing City Cluster. Considerable development at Canary Wharf and Isle of Dogs visible above St Catherine's Dock. Initial development at Canada Water.

Consented changes

1.29 Additional consented development within City Cluster plus significant development on Isle of Dogs. Emergence of new cluster at Canada Water. Redevelopment of News International site will be visible close to White Tower.

Potential for further change

1.30 Further consolidation of Isle of Dogs Cluster. Additional sites along the Highway may impact on the setting of the Tower of London WHS. Significant development at Canada Water likely to be visible in views toward Tower Bridge.

Effects of guidance

1.31 Management of view 25 from City Hall has acted to limit skyline impacts on Tower of London WHS. However, foreground development on North Bank of the Pool of London has somewhat reduced visibility of the WHS.

Potential refinements

1.32 Review current Visual Management guidance and exact locations of Assessment Points. Option to add additional AP on northern section of downstream pavement.





3416_4202

Current Context: original photograph taken 15.03.2017 [3422_4251]

11B.1 London Bridge: downstream – at the centre of the bridge



Panorama left [-40°]: original photograph taken 15.03.2017 [3422_4231]

3416_4207



Panorama right [+40°]: original photograph taken 15.03.2017 [3422_4271]

11B.1 London Bridge: downstream – at the centre of the bridge



3416_4208

Historic telephoto view of White Tower | original photograph taken 21.04.2005 [1613_4201]



Recent telephoto view of White Tower | original photograph taken 15.03.2017 [3422_4201]

11B.2 London Bridge: downstream – close to the Southwark bank

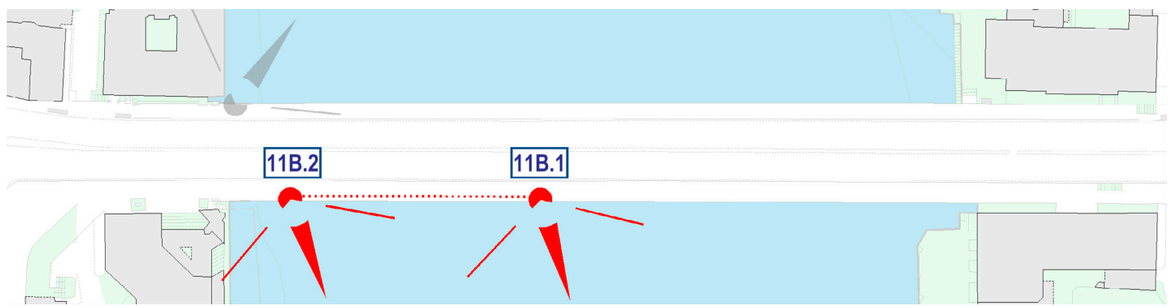


Earlier Context: original photograph taken 02.02.2012 [2182_4351]



Future Context [3416_4303]





Location and condition of Assessment Point

1.33 Important viewing location for Pool of London with clear views downriver to Tower of London WHS and beyond. First clear view of Central Span of Tower Bridge.

Visible changes to date

1.34 20 Fenchurch Street and 122 Leadenhall added to existing City Cluster. Redevelopment in Lower Thames Street between Tower of London and Customs House. Additional development at Canary Wharf.

Consented changes

1.35 Additional consents within City Cluster plus significant additional development on Isle of Dogs. Redevelopment of News International site will be visible close to White Tower. New tower consented at Canada Water.

Potential for further change

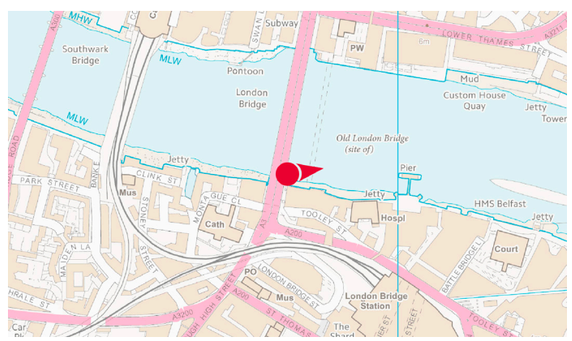
1.36 Further consolidation of City and Isle of Dogs clusters. Additional sites along the Highway may impact on the setting of the Tower of London WHS; consolidation of the Canada Water cluster.

Effects of guidance

1.37 Management of view 25 from City Hall has acted to limit skyline impacts on Tower of London WHS. Foreground development on North Bank of the Pool of London has been shaped to minimise impact on the WHS. However background development along the Highway has begun to impinge on sky-space above the WHS.

Potential refinements

1.38 Review current Visual Management guidance and exact locations of Assessment Points. Option to add additional AP on northern section of downstream pavement. Consider introduction of Protected Silhouette protection toward White Tower between 11B.1 and 11B.2.





Current Context: original photograph taken 15.03.2017 [3422_4351]

11B.2 London Bridge: downstream – close to the Southwark bank



Panorama left [-40°]: original photograph taken 15.03.2017 [3422_4331]



Panorama right [+40º]: original photograph taken 15.03.2017 [3422_4371]

11B.2 London Bridge: downstream – close to the Southwark bank



3416_4308

Historic telephoto view of White Tower | original photograph taken 18.04.2005 [1613_4301]

3416_4309

Recent telephoto view of White Tower | original photograph taken 15.03.2017 [3422_4301]

12A.1 Southwark Bridge: upstream – at the centre of the bridge



3416_4401

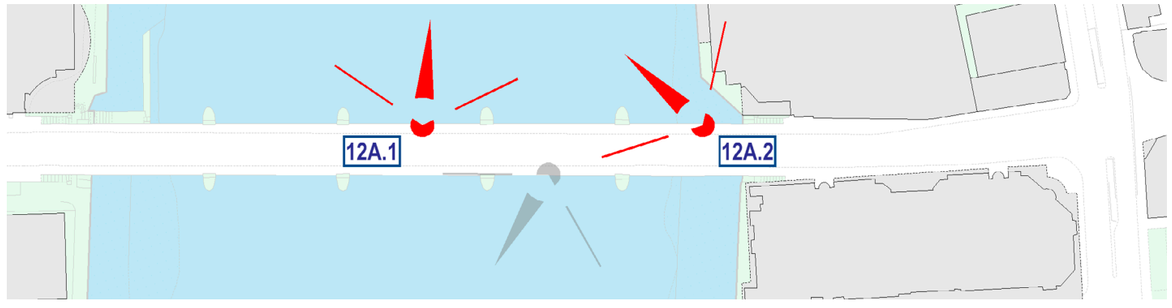
Earlier Context: original photograph taken 22.09.2010 [2059_4451]





3416_4403

Future Context [3416_4403]



Location and condition of Assessment Point

1.39 Broad panorama up river, with views framed by Tate Modern and St Paul's Cathedral. Least trafficked bridge hence less often visited or photographed.

Visible changes to date

1.40 Completion of Neo-Bankside, Tate Extension, 250 Blackfriars Road and Southbank Tower. One Blackfriars nearing completion.

Consented changes

1.41 Significant consolidation of Blackfriars cluster. Few visible changes approved on North Bank except for Arundel Great Court.

Potential for further change

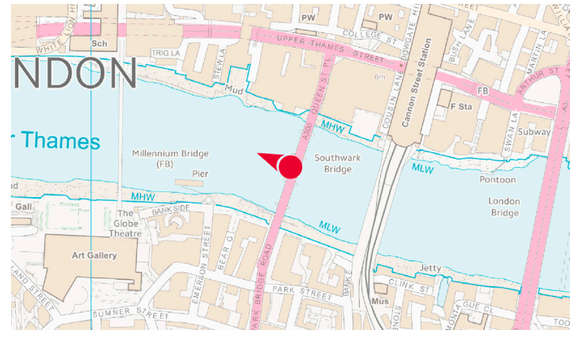
1.42 Blackfriars Cluster has the potential to develop south along Blackfriars Road.

Effects of guidance

1.43 St Paul's Heights preclude visible development in western parts of the City and LVMF guidance has extended protection of silhouette of St Paul's into LB Camden. WWHS Protected Silhouettes further constrain development in "midtown" and further upriver.

Potential refinements

1.44 Review guidance to reflect recent development and consents – particularly with regard to the emerging Blackfriars Cluster.





Current Context: original photograph taken 17.11.2017 [3510_4451]

12A.1 Southwark Bridge: upstream – at the centre of the bridge



3416_4406

Panorama left [-40º]: original photograph taken 17.11.2017 [3510_4431]



Panorama right [+40°]: original photograph taken 17.11.2017 [3510_4471]

12A.1 Southwark Bridge: upstream – at the centre of the bridge



3416_4608

Skyline profile of Cathedral managed by St Paul's Heights and LVMF I original photograph taken 27.03.2015 [2865_4401]



Emerging Blackfriars Cluster | original photograph taken 12.05.2012 [3445_3226]

12A.2 Southwark Bridge: upstream – at the City of London bank

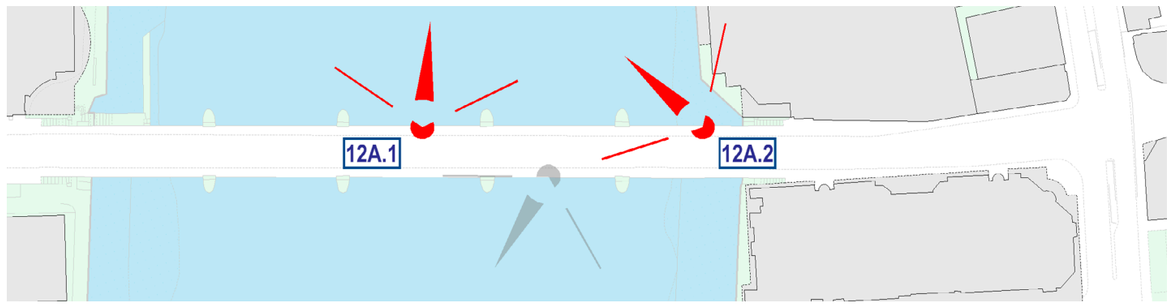


Earlier Context: original photograph taken 17.05.2004 [1538_3071]





Future Context [3416_4503]



Location and condition of Assessment Point

1.45 Excellent first view upriver when crossing from the City, focused on Tate Modern and Blackfriars Cluster beyond.

Visible changes to date

1.46 Completion of Neo-Bankside, Tate Extension, 250 Blackfriars Road and Southbank Tower. One Blackfriars nearing completion.

Consented changes

1.47 Significant further consolidation of Blackfriars cluster, including Sampson and Ludgate and 18 Blackfriars sites.

Potential for further change

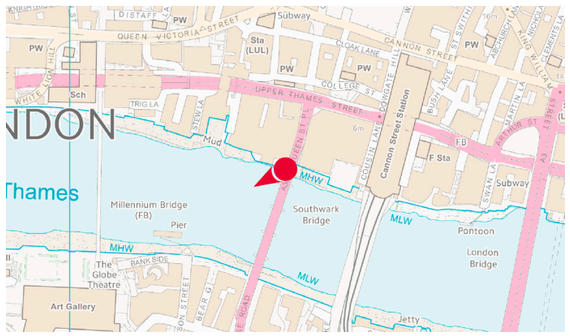
1.48 Blackfriars Cluster has potential to develop south along Blackfriars Road.

Effects of guidance

1.49 LVMF is largely silent on development of South Bank, other than to require that *"Landmarks that contribute to the view should not be obscured by inappropriate development in the foreground"*. This has been mainly been reflected by giving significance to the chimney stack of the former Bankside Power Station.

Potential refinements

1.50 Review guidance to reflect recent development and consents.





Current Context: original photograph taken 17.11.2017 [3510_4551]

12A.2 Southwark Bridge: upstream – at the City of London bank



Panorama left [-40°]: original photograph taken 17.11.2017 [3510_4531]



3416_4507

Panorama right [+40º]: original photograph taken 17.11.2017 [3510_4571]

12A.2 Southwark Bridge: upstream – at the City of London bank



3416_4508

Emerging Blackfriars Cluster (nighttime) | original photograph taken 20.06.2012 [3445_3336]



Emerging Blackfriars Cluster (daytime) I original photograph taken 08.09.2016 [3277_1756]

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

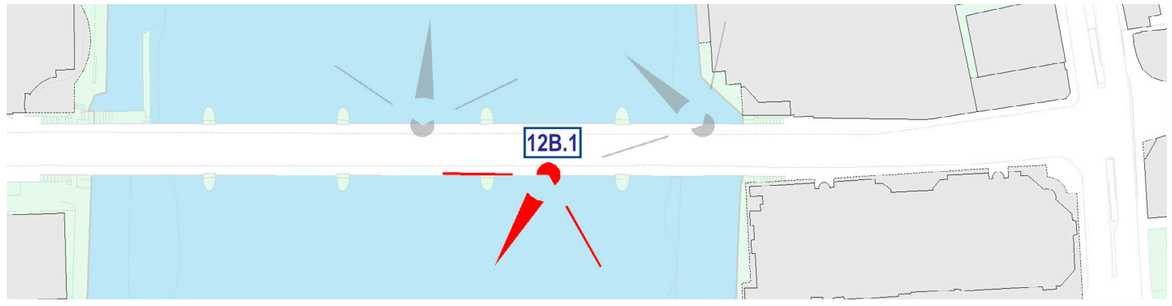


Earlier Context: original photograph taken 21.04.2005 [1613_4651]





Future Context [3416_4603]



Location and condition of Assessment Point

1.51 Downstream view interrupted by Cannon Street Railway bridge. Assessment Point initially positioned for framed view of Southwark Cathedral.

Visible changes to date

1.52 Completion of Shard; recladding of Guy's Hospital Tower; significant development at Canary Wharf and initial regeneration around Canada Water.

Consented changes

1.53 The Quill and Fielden House consents somewhat reduce sky-space around Southwark Cathedral. Significant consolidation permitted for Isle of Dogs cluster; one major consent at Canada Water.

Potential for further change

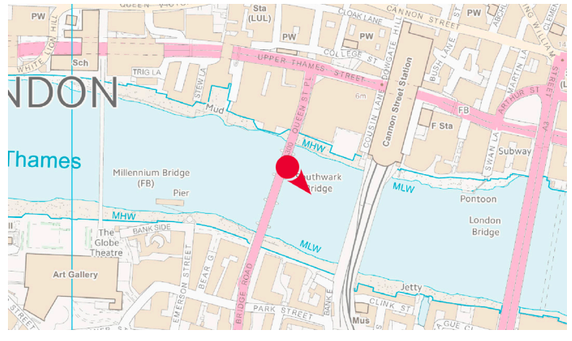
1.54 Significant development pressure is likely in the environs of London Bridge Station and Guy's Hospital. Consolidation of Canada Water cluster and further consolidation of Canary Wharf.

Effects of guidance

1.55 Visual Management Guidance with regard to Southwark Cathedral has not had a strong effect.

Potential refinements

1.56 Guidance should now be reviewed to focus on overall Cluster form and to encourage contrasting backdrop to Southwark Cathedral.





Current Context: original photograph taken 03.04.2017 [3422_4651]

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



Panorama left [-40°]: original photograph taken 03.04.2017 [3422_4631]



Panorama right [+40°]: original photograph taken 03.04.2017 [3422_4671]

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



3416_4608

Skyline profile of Cathedral managed by St Paul's Heights and LVMF I original photograph taken 21.04.2005 [1613_4601]



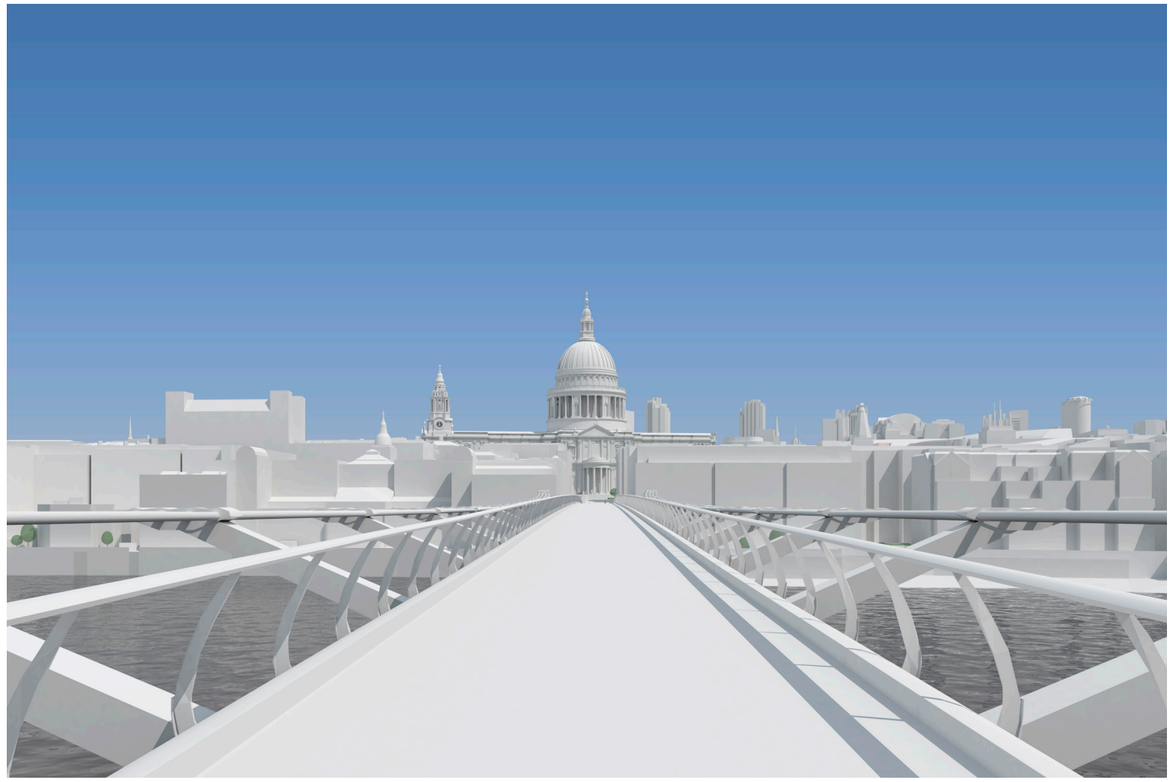
Likely future form of emerging London Bridge cluster | original photograph taken 29.12.2013 [2625_1406]

13A.1 Millennium Bridge – close to the Southwark landing

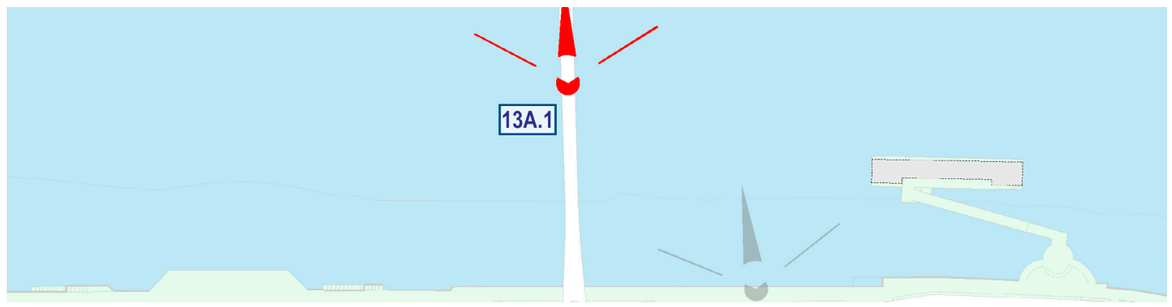


Earlier Context: original photograph taken 21.04.2005 [1613_4751]





Future Context [3416_4703]



Location and condition of Assessment Point

1.57 Important new location from which to enjoy views of London. Comfortable and well maintained.

Visible changes to date

1.58 City cluster evolving on right side of managed panorama otherwise very little change.. Significant development outside the managed panorama, in particular on the South Bank.

Consented changes

1.59 Minor skyline additions consented on right hand side of panorama (Broadgate and City Cluster). Consolidation of clusters in other directions (outside managed panorama).

Potential for further change

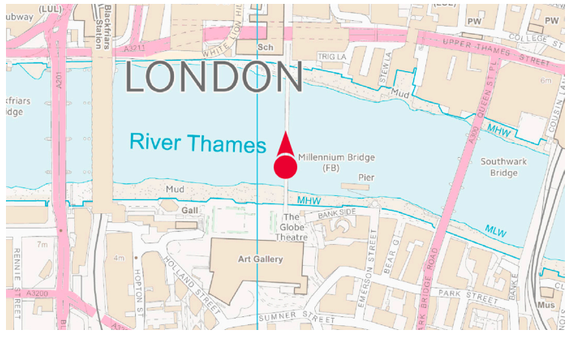
1.60 On going development likely outside managed panorama.

Effects of guidance

1.61 LVMF guidance creates height constraints north of St Paul's Heights area e.g. City Road (LB Islington). Assessment Point location also used by LB Southwark to assess proposals on South Bank.

Potential refinements

1.62 Potential to consider additional AP on northern part of the Bridge toward South Bank.





3416_4702

Current Context: original photograph taken 06.03.2017 [3422_4751]

13A.1 Millennium Bridge – close to the Southwark landing



Panorama left [-40°]: original photograph taken 06.03.2017 [3422_4731]



3416_4707

Panorama right [+40°]: original photograph taken 06.03.2017 [3422_4771]

13A.1 Millennium Bridge – close to the Southwark landing



Skyline profile of Cathedral managed by St Paul's Heights and LVMF I original photograph taken 27.01.2012 [2182_4701]



3416_4709

Emerging City and Northern Clusters on right-hand side of panorama | original photograph taken 27.01.2012 [2995_2456]

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

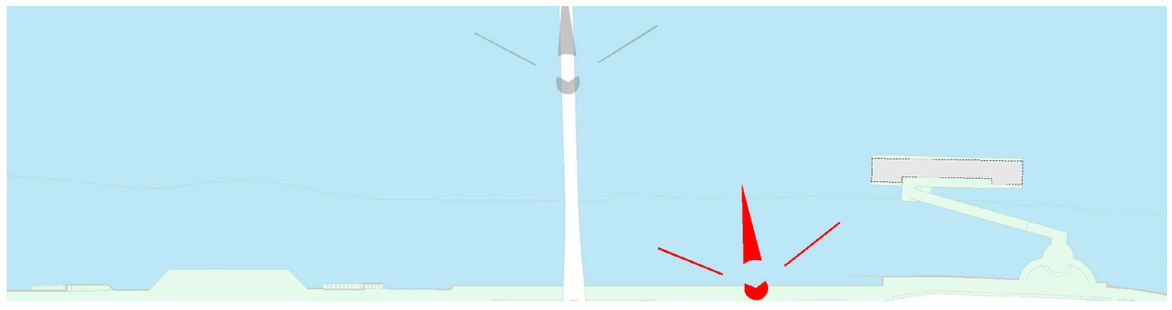


Earlier Context: original photograph taken 21.04.2005 [1613_4851]





Future Context [3416_4803]



Location and condition of Assessment Point

1.63 Good location, representative of views from South Bank toward City. Axial to south transept of Cathedral.

Visible changes to date

1.64 City cluster evolving on right side of managed panorama otherwise very little. Significant development beyond managed panorama, in particular on the South Bank.

Consented changes

1.65 Minor skyline additions consented on right hand side of panorama (Broadgate and City Cluster). Consolidation of clusters in other directions (outside managed panorama).

Potential for further change

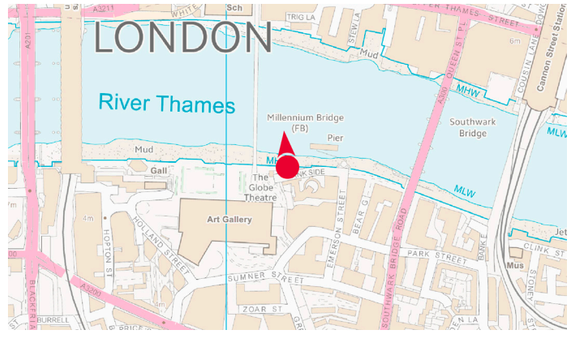
1.66 Ongoing development likely outside managed panorama.

Effects of guidance

1.67 LVMF guidance from this location creates height constraints north of St Paul's Heights area e.g. City Road (LB Islington).

Potential refinements

1.68 None.





3416_4802

Current Context: original photograph taken 13.02.2017 [3422_4851]

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



Panorama left [-40°]: original photograph taken 13.02.2017 [3422_4831]

3416_4807

Panorama right [+40°]: original photograph taken 13.02.2017 [3422_4871]

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



Skyline profile of Cathedral managed by St Paul's Heights and LVMF l original photograph taken 13.02.2017 [3422_4801]



Emerging City and Northern Clusters on right-hand side of panorama I original photograph taken 07.02.2016 [2995_2466]

14A.1 Blackfriars Bridge: upstream – at the centre of the bridge

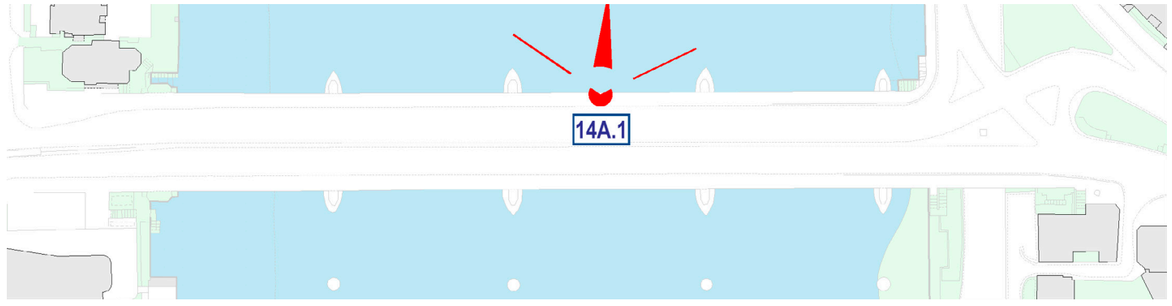


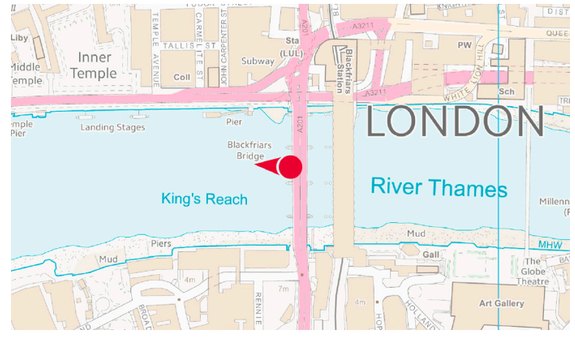
Earlier Context: original photograph taken 07.06.2005 [1613_5061]





Future Context [3416_5003]





Location and condition of Assessment Point

1.69 Comfortable location to appreciate wide panorama upstream.

Visible changes to date

1.70 Recladding of Kings Reach Tower and Sea Containers House has improved foreground on left side of upstream panorama, otherwise little change. 190 Strand development marginally visible above tree lines of the Middle Temple.

Consented changes

1.71 Redevelopment of Arundel Great Court on north bank; Doon Street on South Bank. Minimal additional change.

Potential for further change

1.72 Mid-rise development possible for some riverside sites. Projects under discussion at Southbank Centre and ITV Centre.

Effects of guidance

1.73 St Paul's Heights preclude visible development in western parts of the City, WWHS Protected Silhouettes further manages development in "midtown".

Potential refinements

1.74 Potential to consider additional AP on northern part of the Bridge toward South Bank.



3416_5002

Current Context: original photograph taken 06.04.2017 [3422_5051]

14A.1 Blackfriars Bridge: upstream – at the centre of the bridge



3416_5006

Panorama left [-40°]: original photograph taken 06.04.2017 [3422_5031]



Panorama right [+40º]: original photograph taken 06.04.2017 [3422_5071]

14A.1 Blackfriars Bridge: upstream – at the centre of the bridge



Historic view toward Somerset House | original photograph taken 17.10.2010 [2059_5051]



3416_5009

Future view toward Somerset House | original photograph taken 10.05.2009 [1803_1735]

15A.1 Waterloo Bridge: upstream – close to the Lambeth Bank

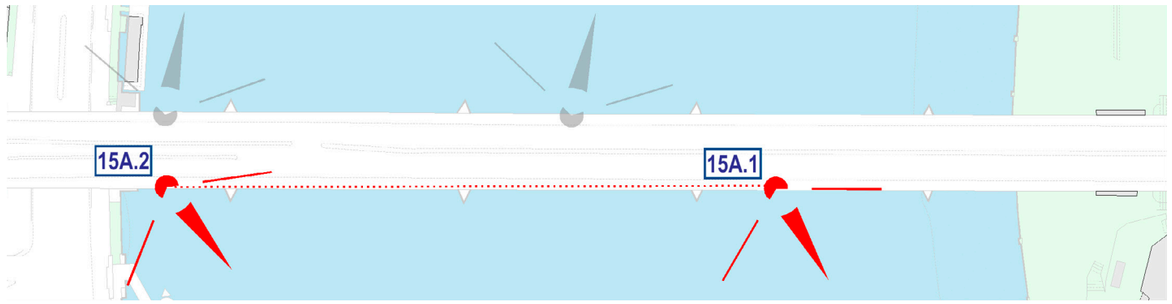


Earlier Context: original photograph taken 27.04.2005 [1613_5251]





Future Context [3416_5203]



Location and condition of Assessment Point

1.75 Comfortable stopping point on a well trafficked pedestrian route; good location to appreciate River Prospect toward South Bank, Whitehall and WWHS [Linked to 15A.2 – WWHS Protected Silhouette].

Visible changes to date

1.76 Vauxhall Tower visible above County Hall; development of Southbank Place (Shell Centre) well advanced on left hand side of panorama. New towers at Elephant and Castle visible outside managed panorama.

Consented changes

1.77 Completion of Southbank Place, redevelopment of Elizabeth House and significant additional development at Vauxhall.

Potential for further change

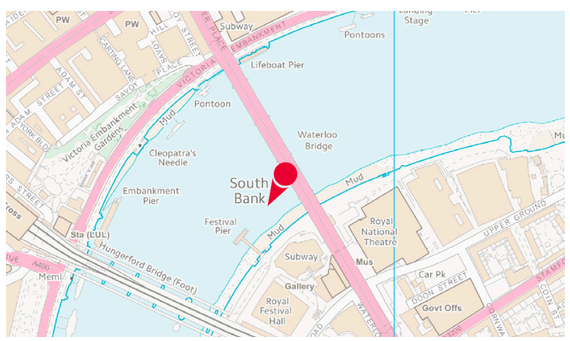
1.78 Further consolidation of Vauxhall Cluster. Potential development in Waterloo Opportunity Area and St Thomas' Hospital Estate.

Effects of guidance

1.79 WWHS Protected Silhouette from this Viewing Location has had major impact on development of Nine Elms and Battersea. Guidance had little influence on massing of Southbank Place (Shell Centre).

Potential refinements

1.80 Review guidance in response to intensive development on South Bank; clarify implication of linked Assessment Points and Protected Silhouette.



Waterloo Bridge: upstream – close to the Lambeth Bank

15A.1

3416_5202

Current Context: original photograph taken 17.07.2017 [3510_5251]

15A.1 Waterloo Bridge: upstream – close to the Lambeth Bank



3416_5206

Panorama left [-40°]: original photograph taken 17.07.2017 [3510_5231]



Panorama right [+40°]: original photograph taken 17.07.2017 [3510_5271]

15A.1 Waterloo Bridge: upstream – close to the Lambeth Bank



Historic view (Palace of Westminster without scaffolding) | original photograph taken 12.05.2011 [2182_5251]



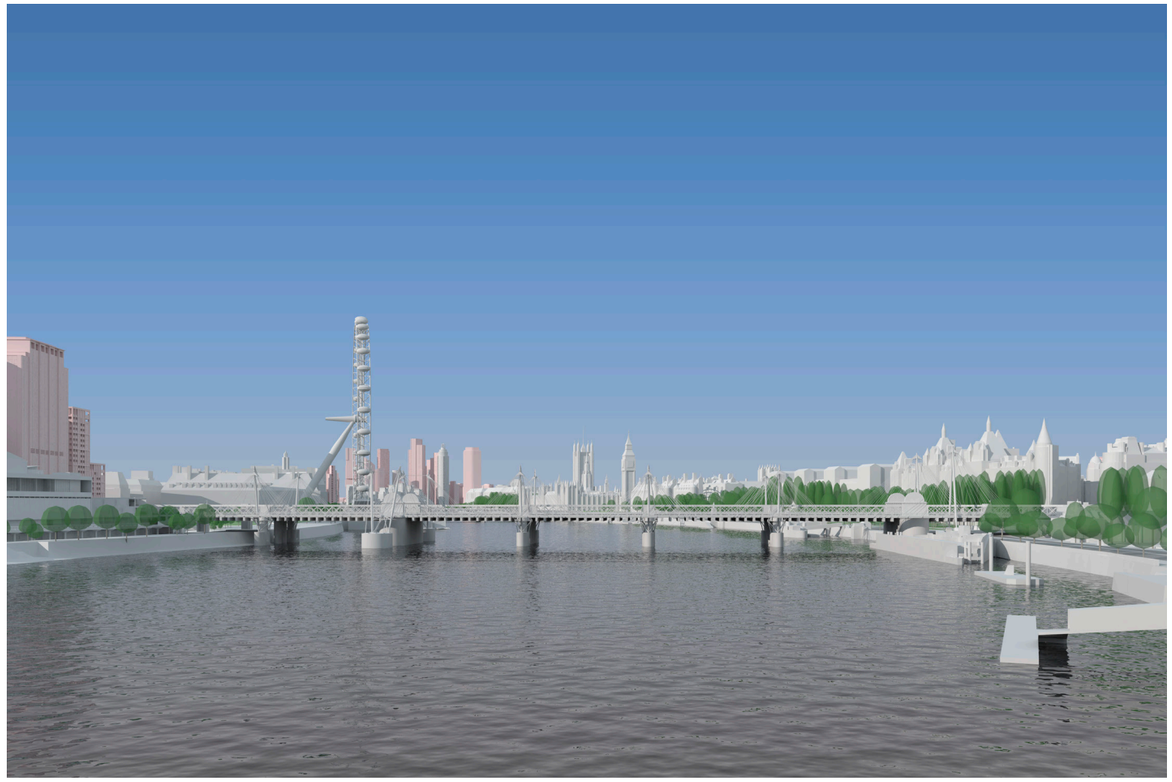
Impact of Protected Silhouette on development at Vauxhall /Nine Elms l original photograph taken 02.10.2014 [3255_7026]

15A.2 Waterloo Bridge: upstream – close to the Westminster bank

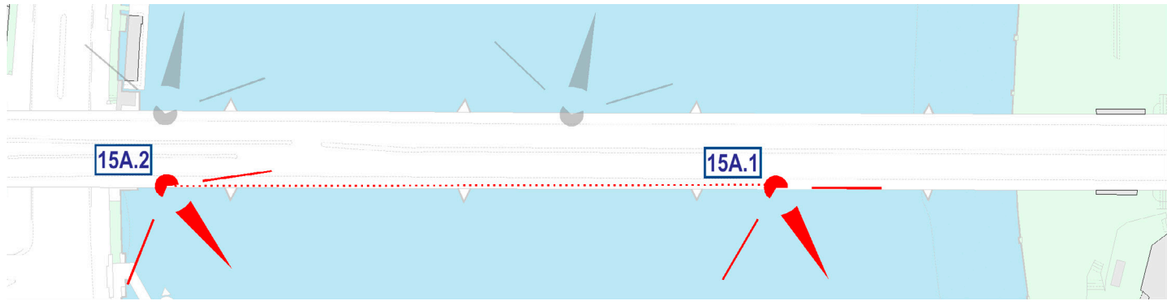


Earlier Context: original photograph taken 27.04.2005 [1613_5351]





Future Context [3416_5303]



Location and condition of Assessment Point

1.81 Comfortable stopping point on a well trafficked pedestrian route; good location to appreciate River Prospect toward South Bank, Whitehall and WWHS [Linked to 15A.2 – WWHS Protected Silhouette].

Visible changes to date

1.82 New towers visible at Vauxhall and Elephant and Castle; significant development at Southbank Place (Shell Centre) well advanced on left hand side of panorama.

Consented changes

1.83 Elizabeth House, completion of Southbank Place and significant development at Vauxhall.

Potential for further change

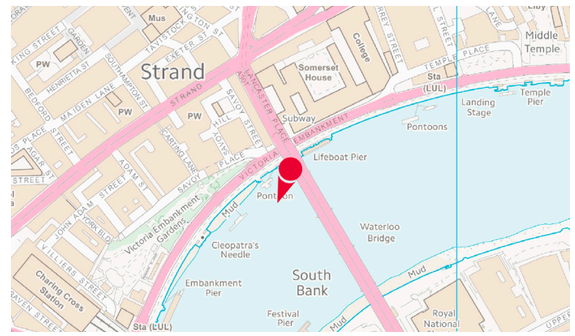
1.84 Further consolidation of Vauxhall Cluster. Potential development in south of St Thomas' Hospital Estate.

Effects of guidance

1.85 WWHS Protected Silhouette has had major impact on development of Nine Elms and Battersea. Visual Management Guidance had little influence on massing of Southbank Place (Shell Centre).

Potential refinements

1.86 Review guidance in response to intensive development on South Bank; clarify implication of linked Assessment Points and Protected Silhouette.





3416_5302

Current Context: original photograph taken 17.07.2017 [3510_5351]

15A.2 Waterloo Bridge: upstream – close to the Westminster bank



3416_5306

Panorama left [-40°]: original photograph taken 17.07.2017 [3510_5331]



Panorama right [+40°]: original photograph taken 17.07.2017 [3510_5371]

15A.2 Waterloo Bridge: upstream – close to the Westminster bank



Emerging Waterloo Cluster | original photograph taken 12.05.2011 [3022_1426]



Impact of Protected Silhouette on development at Vauxhall /Nine Elms l original photograph taken 03.07.2015 [2979_6706]

15B.1 Waterloo Bridge: downstream – close to the Westminster bank

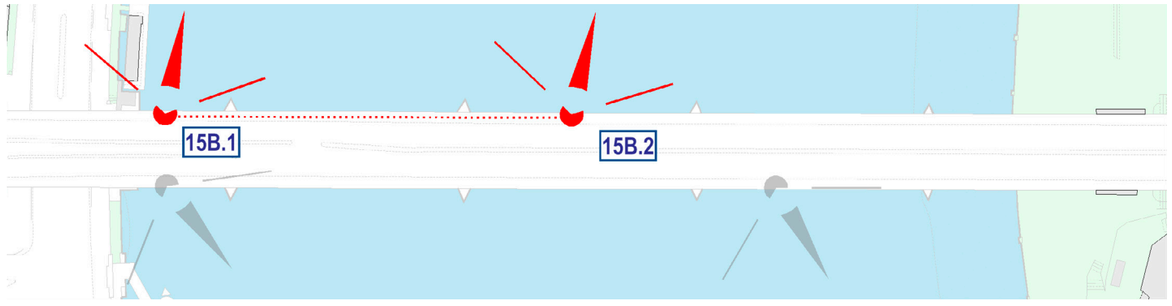


Earlier Context: original photograph taken 11.04.2005 [1613_5451]





Future Context [3416_5403]



Location and condition of Assessment Point

1.87 Good location to enjoy views of St Paul's and City Cluster. Impressive night views [Linked to 15B.2].

Visible changes to date

1.88 High-rise developments in the City, Canary Wharf and London Bridge Clusters. Initial buildings of the Northern and Blackfriars Clusters. Outlying development at 20 Fenchurch Street.

Consented changes

1.89 Considerable development consented to consolidate City and Blackfriars Clusters; ongoing consolidation of other clusters. Moderate foreground effect of Arundel Great Court.

Potential for further change

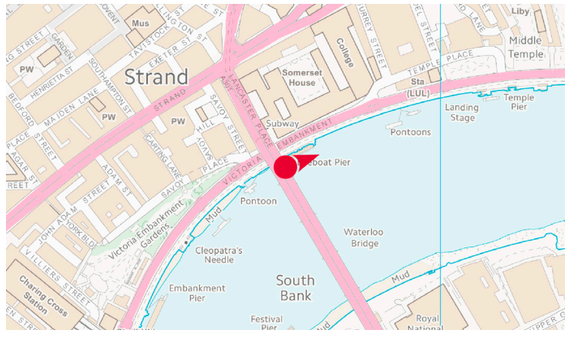
1.90 Continuing consolidation of existing clusters.

Effects of guidance

1.91 Overall operation of LVMF creates contrast between distinct clusters separated by lower rise historical fabric. Sky-space preserved around St Paul's.

Potential refinements

1.92 Review guidance to focus on separation and shaping of tall building clusters; clarify implication of linked Assessment Points.





3416_5402

Current Context: original photograph taken 17.08.2016 [3182_5451]

15B.1 Waterloo Bridge: downstream – close to the Westminster bank



Panorama left [-40°]: original photograph taken 17.08.2016 [3182_5431]



Panorama right [+40º]: original photograph taken 17.08.2016 [3182_5471]

15B.1 Waterloo Bridge: downstream – close to the Westminster bank



Northern extent of the City Cluster | original photograph taken 17.08.2016 [3182_5411]



Evaluating skyline effects at night-time | original photograph taken 12.10.2015 [2995_7506]

15B.2 Waterloo Bridge: downstream – at the centre of the bridge



3416_5501

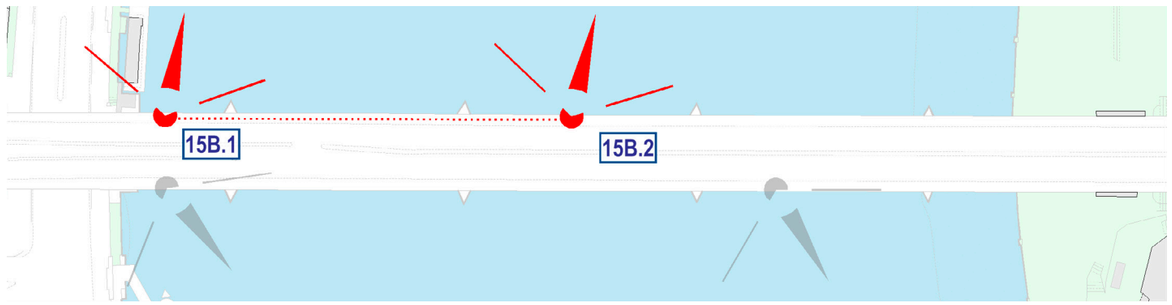
Earlier Context: original photograph taken 11.04.2005 [1613_5551]



3416_5503

Future Context [3416_5503]





Location and condition of Assessment Point

1.93 Classic view highlighting the juxtaposition of historic and modern development London [Linked to 15B.1].

Visible changes to date

1.94 High-rise developments in the City, Canary Wharf and London Bridge Clusters. Initial buildings of the Northern and Blackfriars Clusters. Outlying development at 20 Fenchurch Street.

Consented changes

1.95 Considerable development consented to consolidate City and Blackfriars Clusters; ongoing consolidation of other clusters. Moderate foreground effect of Arundel Great Court.

Potential for further change

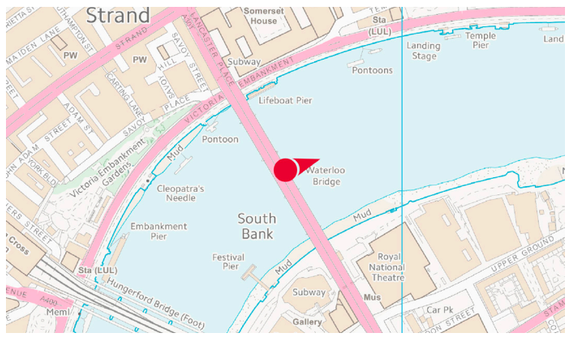
1.96 Additional development likely at Bishopsgate Goodsyard and further south along Blackfriars Road.

Effects of guidance

1.97 Overall operation of LVMF creates contrast between distinct clusters separated by lower rise historical fabric. Sky-space preserved around St Paul's.

Potential refinements

1.98 Review guidance to focus on separation and shaping of tall building clusters; clarify implication of linked Assessment Points.





Current Context: original photograph taken 17.08.2016 [3182_5551]

15B.2 Waterloo Bridge: downstream – at the centre of the bridge



Panorama left [-40°]: original photograph taken 17.08.2016 [3182_5531]



Panorama right [+40º]: original photograph taken 17.08.2016 [3182_5571]

15B.2 Waterloo Bridge: downstream – at the centre of the bridge



Compromised view of St Paul's Cathedral | original photograph taken 17.08.2016 [3182_5511]



3416_5509

Overall form of emerging City Cluster | original photograph taken 21.05.2015 [2941_026]

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



3416_1101

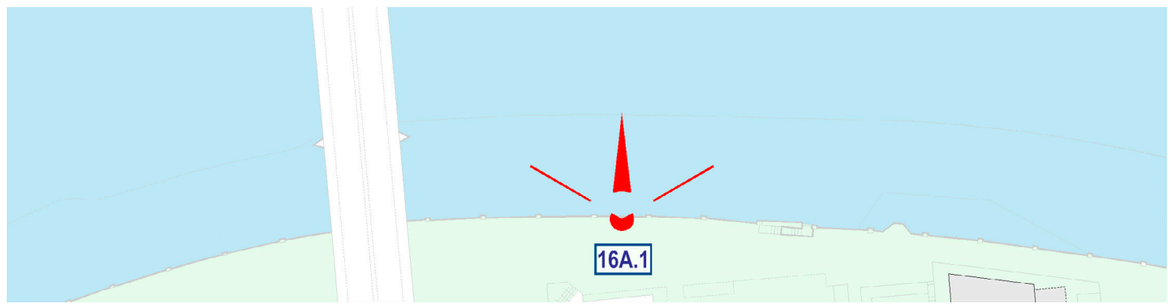
Earlier Context: original photograph taken 09.12.2010 [2059_1151]

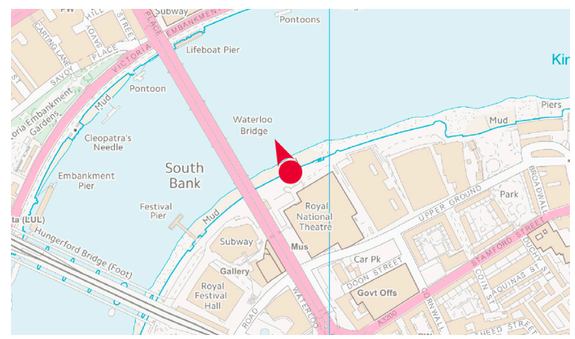




3416_1103

Future Context [3416_1103]





Location and condition of Assessment Point

1.99 Comfortable and well maintained location axial to Somerset House.

Visible changes to date

1.100 Minor changes to skyline above Somerset House.

Consented changes

1.101 Arundel Great Court alongside Somerset House (plus Garden Bridge – if relevant).

Potential for further change

1.102 Likely to be modest mid-rise redevelopment. Foreground may be affected by improvements to Kings College.

Effects of guidance

1.103 Emphasis on horizontal form is being followed in immediate background (WCC). Protected Silhouettes for WWHS and guidance from downstream bridges toward St Paul's limits development further north (LB Camden).

Potential refinements

1.104 None.



Current Context: original photograph taken 13.02.2017 [3422_1151]

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



Panorama left [-40°]: original photograph taken 13.02.2017 [3422_1131]



Panorama right [+40º]: original photograph taken 13.02.2017 [3422_1171]

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



Managing detailed roofscape above Somerset House | original photograph taken 09.12.2010 [2059_1101]



Evaluating skyline effects at night-time | original photograph taken 24.11.2014 [2794_2476]

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

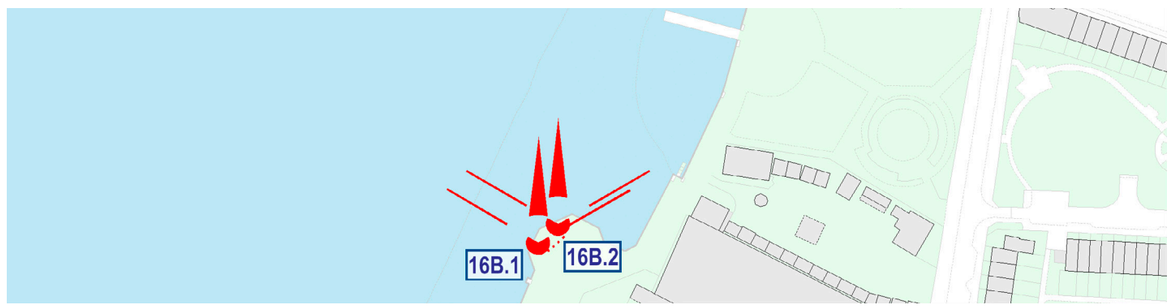


Earlier Context: original photograph taken 08.02.2011 [2120_8451]





Future Context [3416_8403]



Location and condition of Assessment Point

1.105 Comfortable and well maintained viewing location enjoying iconic views toward St Paul's across a river foreground. Assessment Point offset from ideal location – moved to conceal Broadgate Tower [Linked to 16B.2].

Visible changes to date

1.106 Middle ground definition strengthened by Blackfriars Station; some "midtown" development appearing as background layer above Embankment and Temple. Various additions to City Cluster.

Consented changes

1.107 Progressive consolidation of City Cluster with good separation from St Paul's.

Potential for further change

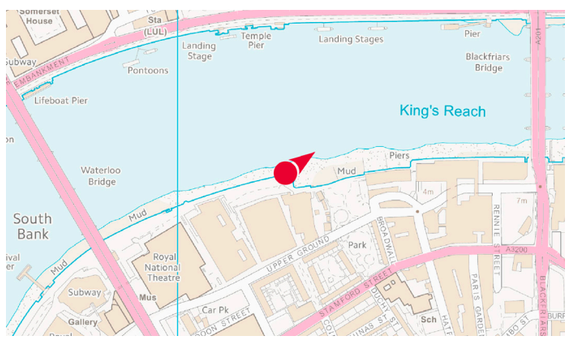
1.108 Further consolidation of City Cluster.

Effects of guidance

1.109 Guidance that "The Prominence of St Paul's Cathedral should not be reduced by development visually crowding or dominating the landmark" has created a quasi-Protected Silhouette of St Paul's, with a precise shaping effect on development near Broadgate (LB Hackney and LB Islington).

Potential refinements

1.110 None.





3416_8402

Current Context: original photograph taken 09.03.2017 [3422_8451]

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



Panorama left [-40°]: original photograph taken 09.03.2017 [3422_8431]



Panorama right [+40°]: original photograph taken 09.03.2017 [3422_8471]

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



Skyline profile of Cathedral managed by St Paul's Heights and LVMF I original photograph taken 09.03.2017 [3422_8401]

3416_8409

LVMF locations have precisely shaped buildings in Northern Cluster I original photograph taken 09.02.2015 [2995_2006]

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

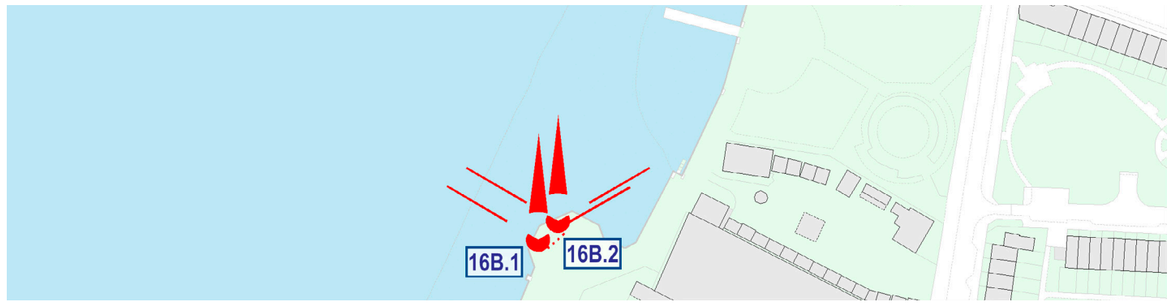


Earlier Context: original photograph taken 10.10.2010 [2059_8551]





Future Context [3416_8503]



Location and condition of Assessment Point

1.111 Comfortable and well maintained viewing location enjoying iconic views toward St Paul's across a river foreground. Assessment Point offset from ideal location – moved to conceal Broadgate Tower [Linked to 16B.1].

Visible changes to date

1.112 Middle ground definition strengthened by Blackfriars Station; some "midtown" development appearing as background layer above Embankment and Temple. Various additions to City Cluster. Development of Blackfriars Cluster on right hand side of panorama.

Consented changes

1.113 Progressive consolidation of City Cluster with good separation from St Paul's.

Potential for further change

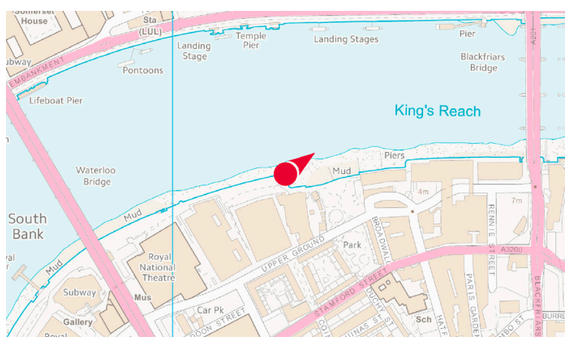
1.114 Further consolidation of City Cluster.

Effects of guidance

1.115 Guidance that "The Prominence of St Paul's Cathedral should not be reduced by development visually crowding or dominating the landmark" has created a quasi-Protected Silhouette of St Paul's, with a precise shaping effect on development near Broadgate (LB Hackney and LB Islington).

Potential refinements

1.116 None.





Current Context: original photograph taken 09.03.2017 [3422_8551]

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



Panorama left [-40°]: original photograph taken 09.03.2017 [3422_8531]



Panorama right [+40°]: original photograph taken 09.03.2017 [3422_8571]



Skyline profile of Cathedral managed by St Paul's Heights and LVMF I original photograph taken 09.02.2015 [2865_8501]



Emerging City Cluster and concealed buildings of the Northern Cluster | original photograph taken 09.03.2017 [2997_3607]

17A.1 Golden Jubilee/Hungerford Footbridges: upstream – close to the Lambeth bank

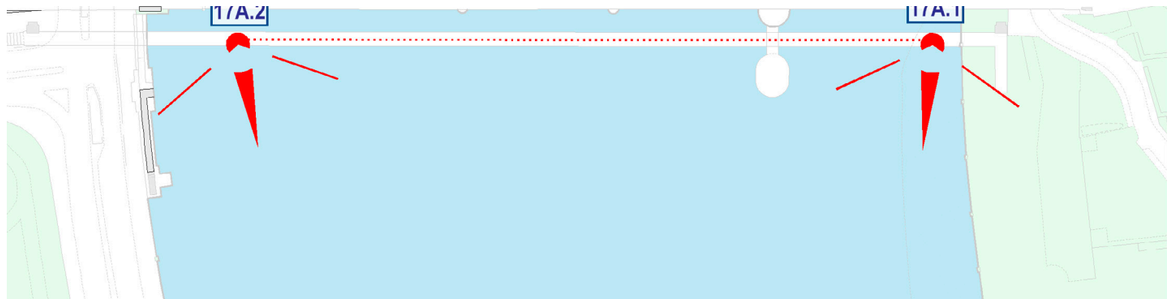


Earlier Context: original photograph taken 14.09.2011 [2182_5851]





Future Context [3416_5803]



Location and condition of Assessment Point

1.117 Comfortable position to pause and enjoy prospect of Whitehall and Palace of Westminster across a river foreground [linked to 17A.2 – WWHS Protect Silhouette].

Visible changes to date

1.118 Vauxhall Tower visible in distance. Development of Southbank Place (Shell Centre) well advanced in left hand side of managed panorama.

Consented changes

1.119 Taller development at Vauxhall will be marginally visible above trees along river bank. Ongoing development of Southbank Place in foreground.

Potential for further change

1.120 Likely to be limited.

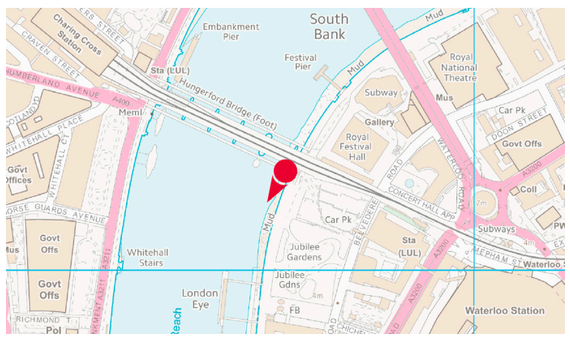
Effects of guidance

1.121 Protected Silhouette has had a major shaping effect on development in Nine Elms, ensuring no changes to sky-space above the Westminster WHS.

1.122 Protected Silhouettes from other River Prospects have created an effective "buffer zone" around the WWHS. As a result, development has been tightly concentrated within the relatively unrestricted zone around Vauxhall Station .

Potential refinements

1.123 None.





3416_5802

Current Context: original photograph taken 17.07.2017 [3510_5851]

17A.1 Golden Jubilee/Hungerford Footbridges: upstream – close to the Lambeth bank



Panorama left [-40°]: original photograph taken 17.07.2017 [3510_5831]



3416_5807

Panorama right [+40°]: original photograph taken 17.07.2017 [3510_5871]

17A.1 Golden Jubilee/Hungerford Footbridges: upstream – close to the Lambeth bank



Detailed view of existing skyline above Palace of Westminster | original photograph taken 30.06.2008 [1870_5801]



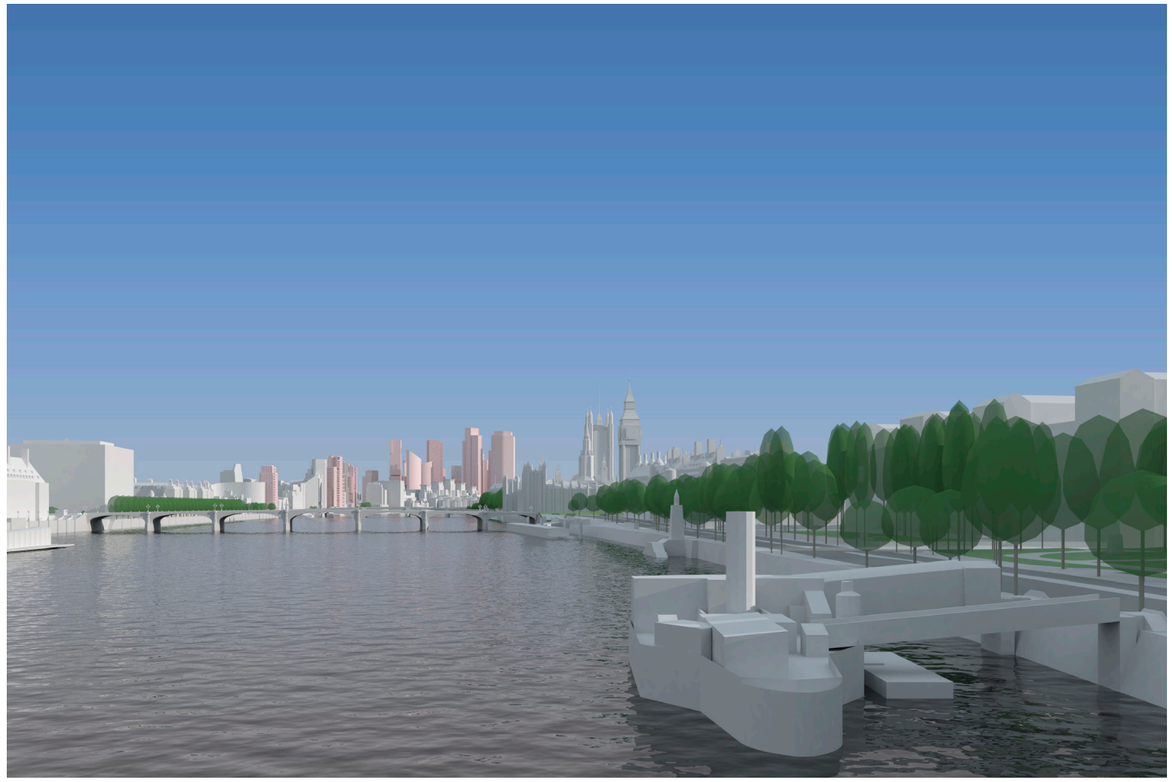
Impact of Protected Silhouette on development at Vauxhall /Nine Elms l original photograph taken 01.07.2015 [2979_4706]

17A.2 Golden Jubilee/Hungerford Footbridges: upstream – close to the Westminster bank



Earlier Context: original photograph taken 14.09.2011 [2182_5951]





Future Context [3416_5903]



Location and condition of Assessment Point

1.124 Comfortable position to pause and enjoy prospect of Whitehall and Palace of Westminster across a river foreground. Contrast to intense modern development on South Bank and at Vauxhall [linked to 17A.1 – WWHS Protect Silhouette].

Visible changes to date

1.125 Initial developments at Albert Embankment and Vauxhall. Development of Southbank Place (Shell Centre) well advanced in left hand side of panorama.

Consented changes

1.126 Additional development along Albert Embankment and significant consolidation of Vauxhall Cluster.

Potential for further change

1.127 Further consolidation of Vauxhall Cluster. Potential development in south of St Thomas' Estate.

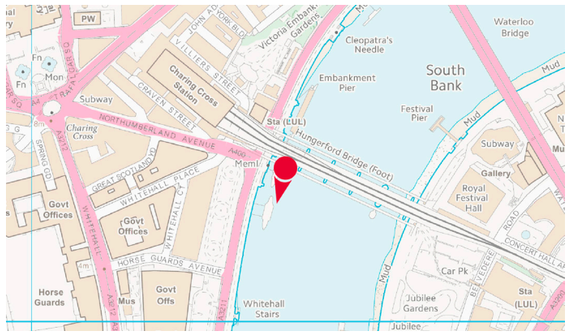
Effects of guidance

1.128 Protected Silhouette has had a major shaping effect on development in Nine Elms, ensuring no changes to sky-space above the Westminster WHS.

1.129 Protected Silhouettes from other River Prospects have created an effective "buffer zone" around the WWHS. As a result, development has been tightly concentrated within the relatively unrestricted zone around Vauxhall Station.

Potential refinements

1.130 None.





Current Context: original photograph taken 17.07.2017 [3510_5951]

17A.2 Golden Jubilee/Hungerford Footbridges: upstream – close to the Westminster bank



Panorama left [-40º]: original photograph taken 17.07.2017 [3510_5931]



3416_5907

Panorama right [+40°]: original photograph taken 17.07.2017 [3510_5971]

17A.2 Golden Jubilee/Hungerford Footbridges: upstream – close to the Westminster bank



Detailed view of proposed skyline around Palace of Westminster I original photograph taken 14.09.2011 [2811_1256]



Impact of Protected Silhouette on development at Vauxhall /Nine Elms | original photograph taken 01.03.2015 [2811_1206]

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



Earlier Context: original photograph taken 19.03.2009 [1971_6021]



Future Context [3416_6003]





Location and condition of Assessment Point

1.131 Comfortable position to pause and enjoy prospect of North Bank curving toward St Paul's Cathedral and City Cluster. South Bank Arts Centre forms foreground to high rise development at Blackfriars and London Bridge [linked to 17B.2].

Visible changes to date

1.132 Consolidation of City Cluster. Emergence of new clusters at Broadgate/Bishopsgate and Blackfriars; occasional background development in "midtown".

Consented changes

1.133 Consolidation of City, Broadgate and Blackfriars Clusters with isolated towers at Doon Street; limited increase in scale along Victoria Embankment, particularly at Arundel Great Court.

Potential for further change

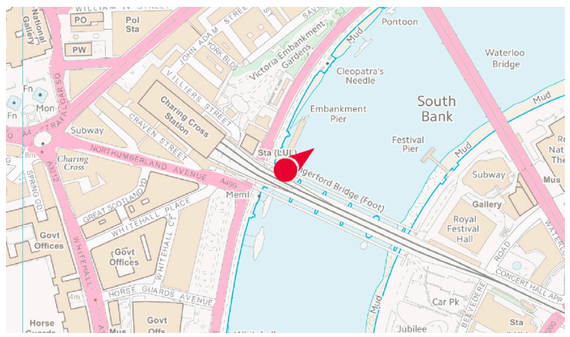
1.134 Expansion of Northern cluster, further consolidation of City and Blackfriars Clusters as a backdrop to Southbank Centre.

Effects of guidance

1.135 Views from this location have supported assessment of proposals contributing to the form of the emerging clusters.

Potential refinements

1.136 None.





Current Context: original photograph taken 07.03.2017 [3422_6051]

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



Panorama left [-40º]: original photograph taken 07.03.2017 [3422_6031]



Panorama right [+40º]: original photograph taken 07.03.2017 [3422_6071]

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



Emerging City and Northern Clusters | original photograph taken 03.07.2014 [2995_1306]



Emerging Blackfriars Cluster | original photograph taken 07.03.2017 [3445_3716]

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



Earlier Context: original photograph taken 19.03.2009 [1971_1221]





Future Context [3416_1203]



Location and condition of Assessment Point

1.137 Somewhat arbitrary location tends to replicate 17B.1 [linked to 17B.1].

Visible changes to date

1.138 Consolidation of City Cluster. Emergence of new clusters at Broadgate/Bishopsgate and Blackfriars; occasional background development in "midtown".

Consented changes

1.139 Consolidation of City, Broadgate and Blackfriars Clusters with isolated towers at Doon Street; limited increase in scale along Victoria Embankment, particularly at Arundel Great Court.

Potential for further change

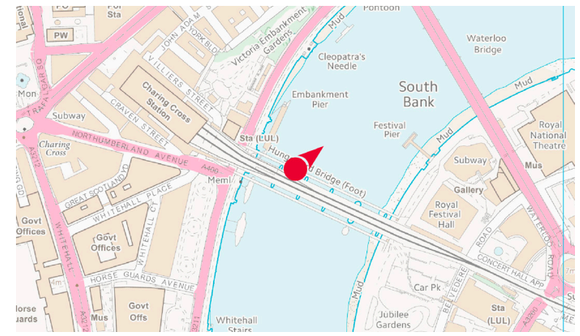
1.140 Expansion of Northern cluster, further consolidation of City and Blackfriars Clusters as a backdrop to Southbank Centre.

Effects of guidance

1.141 Views from this location have supported assessment of proposals contributing to the form of the emerging clusters.

Potential refinements

1.142 Consider moving AP further south to provide more informative analysis.





Current Context: original photograph taken 07.03.2017 [3422_1251]

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



Panorama left [-40°]: original photograph taken 07.03.2017 [3422_1231]



Panorama right [+40°]: original photograph taken 07.03.2017 [3422_1271]

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



Compromised view of St Paul's Cathedral | original photograph taken 07.03.2017 [3422_1201]



3416_1209

Emerging City and Northern Clusters I original photograph taken 03.07.2014 [2995_1416]

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

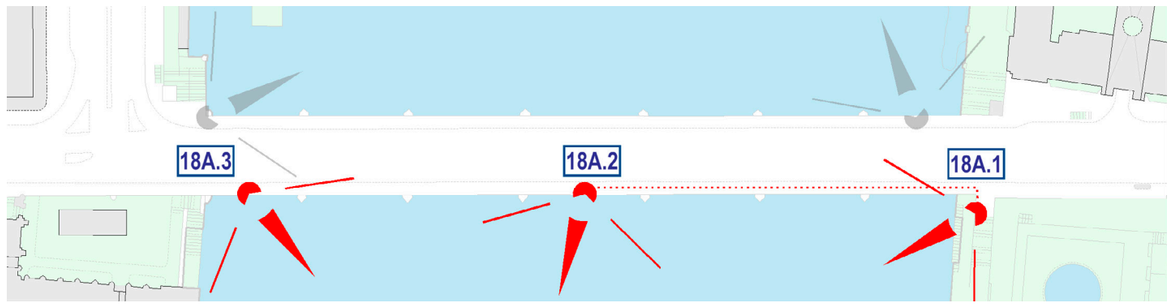

3416_7301

Earlier Context: original photograph taken 19.08.2011 [2182_7351]


3416_7303

Future Context [3416_7303]





Location and condition of Assessment Point

1.143 Classic view of Palace of Westminster that includes the western towers of Westminster Abbey [Linked to 18B.2 – WWHS Protected Silhouette].

Visible changes to date

1.144 Emergence of Vauxhall Cluster.

Consented changes

1.145 Significant consolidation of the Vauxhall Cluster will radically change left hand side of the panorama, where visible through the trees of the Albert Embankment.

Potential for further change

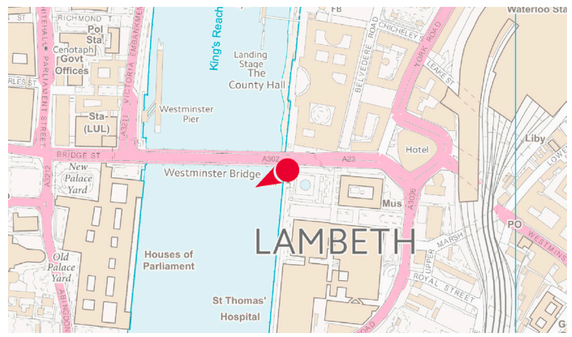
1.146 Further consolidation of the Vauxhall Cluster but otherwise little change anticipated.

Effects of guidance

1.147 Protected Silhouette ensures no further skyline changes above the Westminster World Heritage site. Protected Silhouettes from other viewing locations have created an effective "buffer zone" ensuring minimal skyline changes adjacent to WWHS.

Potential refinements

1.148 Review position of AP to ensure that Protected Silhouette path is a straight line – or provide additional guidance on testing methodology.





3416_7302

Current Context: original photograph taken 31.07.2017 [3510_7351]

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



3416_7306

Panorama left [-40º]: original photograph taken 31.07.2017 [3510_7331]



3416_7307

Panorama right [+40º]: original photograph taken 31.07.2017 [3510_7371]

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



Buffer zone around WWHS created by Protected Silhouettes from River Prospects | original photograph taken 01.07.2015 [2979_4806]



3416_7309

Buffer zone around WWHS created by Protected Silhouettes from River Prospects | original photograph taken 27.02.2015 [2867_5106]

18A.2 Westminster Bridge: upstream – at the centre of the bridge

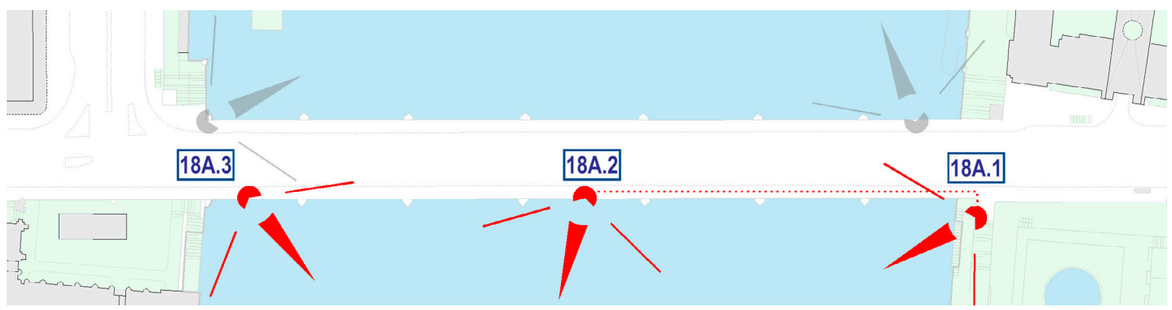


Earlier Context: original photograph taken 24.09.2004 [1538_3931]





Future Context [3416_6103]





Location and condition of Assessment Point

1.149 Comfortable point to pause and enjoy views upriver. Important location for assessment of the developing Vauxhall Cluster [Linked to 18B.1 – WWHS Protected Silhouette].

Visible changes to date

1.150 Emergence of Vauxhall Cluster; significant development along Albert Embankment.

Consented changes

1.151 Additional development along Albert Embankment and consolidation of Vauxhall Cluster.

Potential for further change

1.152 Further consolidation of Vauxhall Cluster.

Effects of guidance

1.153 Protected Silhouettes have created "buffer zone" around WWHS. Guidance from 27A limits development height along Albert Embankment.

Potential refinements

1.154 None.



3416_6102

Current Context: original photograph taken 17.07.2017 [3510_6151]

18A.2 Westminster Bridge: upstream – at the centre of the bridge



Panorama left [-40°]: original photograph taken 17.07.2017 [3510_6131]



Panorama right [+40°]: original photograph taken 17.07.2017 [3510_6171]

18A.2 Westminster Bridge: upstream – at the centre of the bridge



Dense clustering in areas less restricted by LVMF | original photograph taken 12.07.2016 [3084_1306]



Buffer zone around WWHS created by Protected Silhouettes from River Prospects | original photograph taken 02.03.2015 [2867_5206]

18A.3 Westminster Bridge: upstream – at the Westminster bank

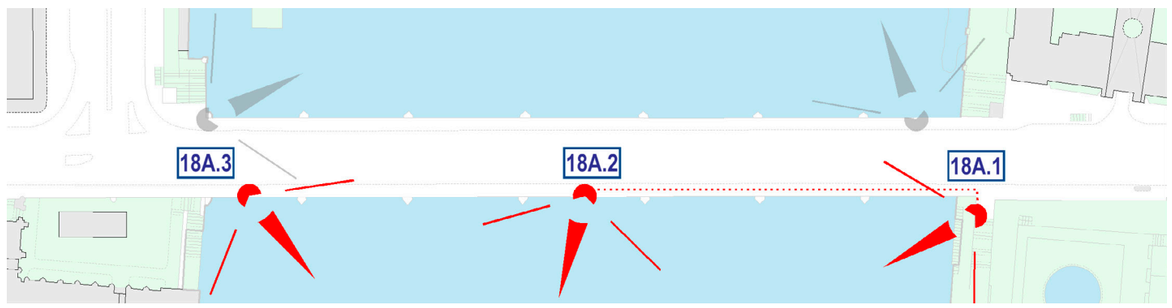

3416_2301

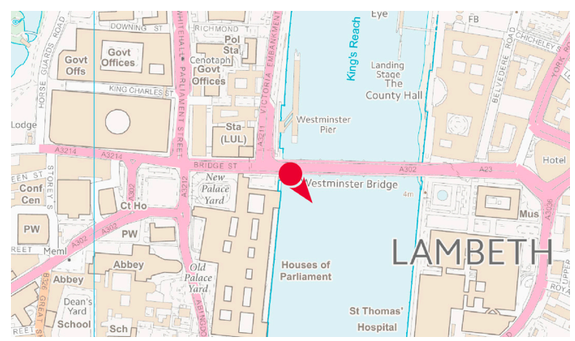
Earlier Context: original photograph taken 16.01.2012 [2182_2351]




3416_2303

Future Context [3416_2303]





Location and condition of Assessment Point

1.155 Good position to pause and enjoy upstream prospect when entering Westminster Bridge from Whitehall/Parliament Square.

Visible changes to date

1.156 Emergence of Vauxhall Cluster; significant development along Albert Embankment.

Consented changes

1.157 Further development along Albert Embankment and consolidation of Vauxhall Cluster.

Potential for further change

1.158 Further consolidation of Vauxhall Cluster. Potential for development within St Thomas' Estate.

Effects of guidance

1.159 Albert Embankment development has been influenced by London Panoramas from Primrose Hill and Parliament Hill. Towers have specific forms as a product of PV from 2B.1.

Potential refinements

1.160 Consider additional guidance in relation to Nightingale wings and Lambeth Palace.



3416_2302

Current Context: original photograph taken 17.07.2017 [3510_2351]

18A.3 Westminster Bridge: upstream – at the Westminster bank



3416_2306

Panorama left [-40°]: original photograph taken 17.07.2017 [3510_2331]



Panorama right [+40º]: original photograph taken 17.07.2017 [3510_2371]

18A.3 Westminster Bridge: upstream – at the Westminster bank



Clear skyspace above St Thomas's Hospital Nightingale Wings | original photograph taken 01.07.2009 [2016_2301]



Closest relationship between Vauxhall Cluster and WWHS I original photograph taken 02.03.2015 [2797_2376]

18B.1 Westminster Bridge: downstream – at the Westminster bank

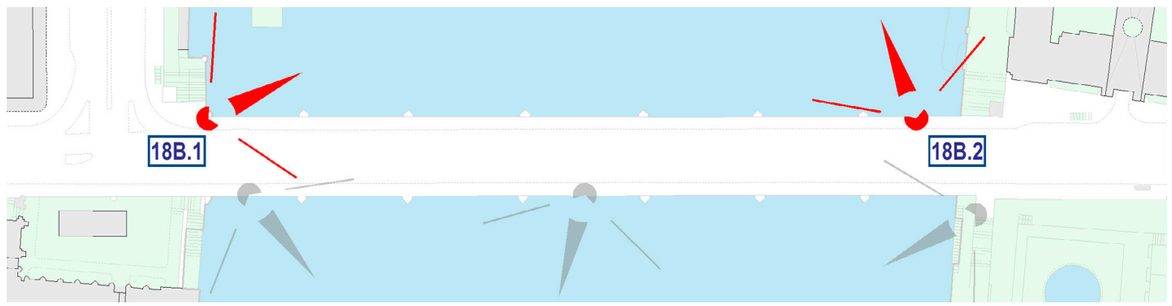

3416_6301

Earlier Context: original photograph taken 07.06.2005 [1613_6351]




3416_6303

Future Context [3416_6303]



Location and condition of Assessment Point

1.161 Congested location which offers first downstream prospect when entering Westminster Bridge from Whitehall/Parliament Square.

Visible changes to date

1.162 Development of Southbank Place (Shell Centre) emerging as focus of the view, masking Blackfriars cluster beyond. "Midtown" development (e.g. New Street Square) visible on North Bank and redevelopment of York House visible across Bridge, otherwise little change.

Consented changes

1.163 Elizabeth House and Doon Street would consolidate foreground cluster on South Bank. In distance City Road developments visible on North Bank.

Potential for further change

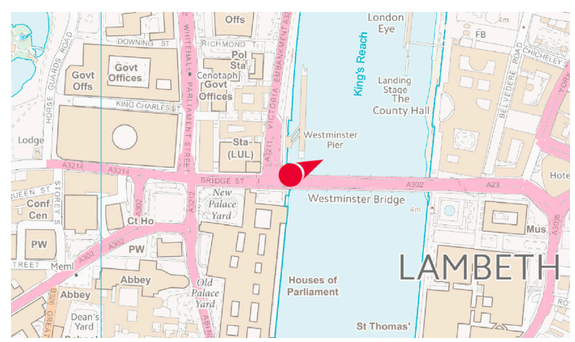
1.164 Some potential for further development in "midtown" beyond the Aldwych and Kingsway.

Effects of guidance

1.165 LVMF guidance from this AP did not anticipate the scale of the Southbank Place (Shell Centre) redevelopment.

Potential refinements

1.166 Review Visual Management Guidance to acknowledge emergence of significant grouping of tall buildings framed by more highly managed skyline silhouettes.



3416_6302

Current Context: original photograph taken 03.04.2017 [3422_6351]

18B.1 Westminster Bridge: downstream – at the Westminster bank



Panorama left [-40°]: original photograph taken 03.04.2017 [3422_6331]



Panorama right [+40°]: original photograph taken 03.04.2017 [3422_6371]

18B.1 Westminster Bridge: downstream – at the Westminster bank



Mid-rise development in City of London | original photograph taken 11.10.2010 [2100_1416]



Emerging Waterloo Cluster I original photograph taken 04.05.2011 [3022_2336]

18B.2 Westminster Bridge: downstream – at the Lambeth bank

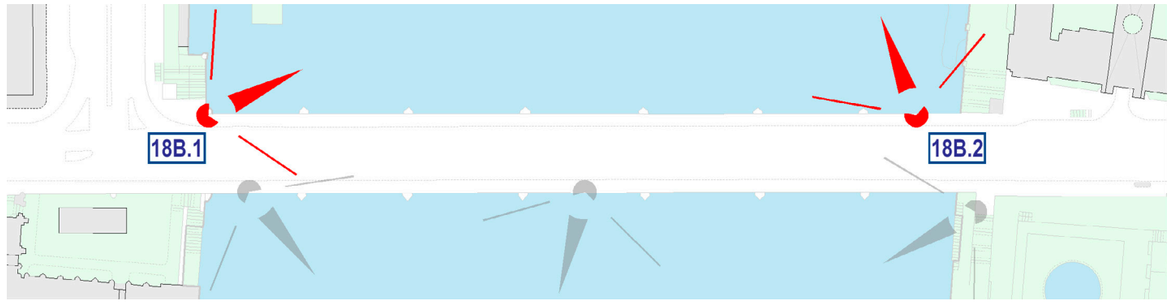


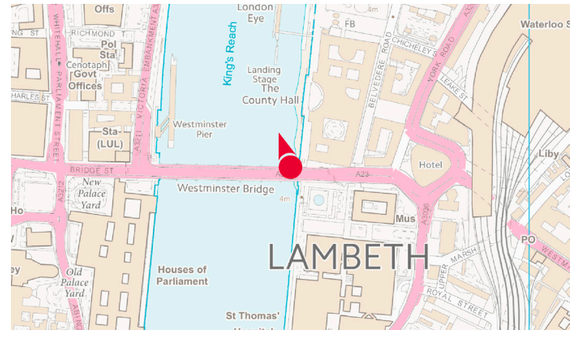
Earlier Context: original photograph taken 06.04.2004 [1538_3231]



Future Context [3416_6403]







Location and condition of Assessment Point

1.167 Logical first position to enjoy River Prospect when crossing from Lambeth Bank.

Visible changes to date

1.168 Remarkably little.

Consented changes

1.169 LSE development at Aldwych marginally visible.

Potential for further change

1.170 Some sites of opportunity may arise in “midtown”.

Effects of guidance

1.171 Protected Silhouettes from Lambeth Bridge and Albert Embankment control development along and behind Victoria Embankment.

Potential refinements

1.172 None.



Current Context: original photograph taken 06.04.2017 [3422_6451]

18B.2 Westminster Bridge: downstream – at the Lambeth bank



Panorama left [-40°]: original photograph taken 06.04.2017 [3422_6431]



3416_6407

Panorama right [+40º]: original photograph taken 06.04.2017 [3422_6471]

19A.1 Lambeth Bridge: downstream – at the centre of the bridge

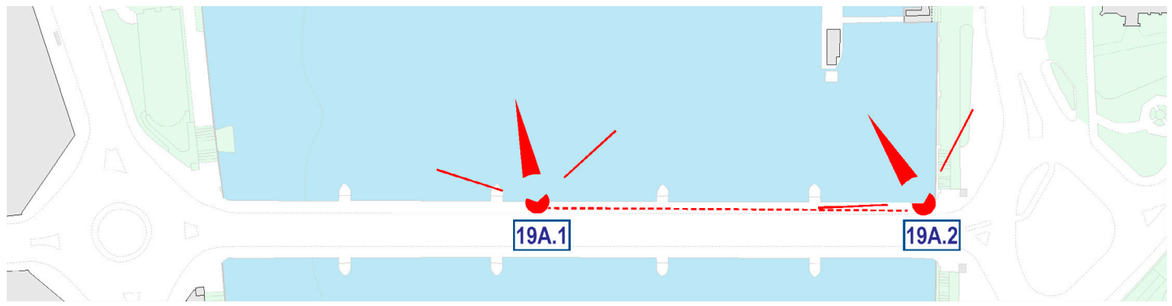


Earlier Context: original photograph taken 15.06.2004 [1538_3321]





Future Context [3416_6503]



Location and condition of Assessment Point

1.173 Comfortable location to pause and enjoy River Prospect toward Westminster World Heritage Site. Unexpected visual link across Lambeth and Southwark to City Cluster [Linked to 19A.2 – WWHS Protected Silhouette].

Visible changes to date

1.174 Blackfriars Cluster emerging above St Thomas' Hospital. Shard, Heron Tower and 122 Leadenhall visible in distance. Otherwise very little change.

Consented changes

1.175 Southbank Place, Doon Street and Blackfriars Cluster will be marginally visible above St Thomas'. City Cluster will consolidate in distance above Lambeth Palace.

Potential for further change

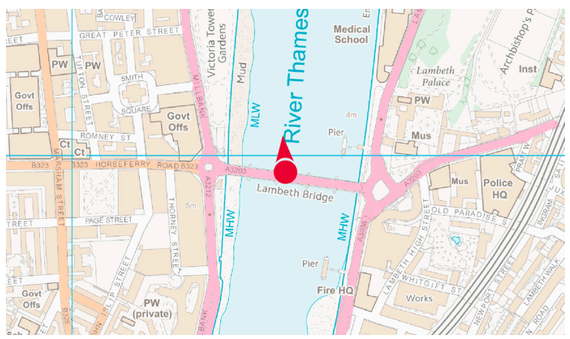
1.176 Additional development near St Thomas' Hospital and Waterloo Station may come forward.

Effects of guidance

1.177 Protected Silhouettes from River Prospects are creating effective "buffer zone" around WWHS on North Bank.

Potential refinements

1.178 Review Visual Management Guidance to address further development in City and Blackfriars clusters.





Current Context: original photograph taken 28.02.2017 [3422_6551]

19A.1 Lambeth Bridge: downstream – at the centre of the bridge



3416_6506

Panorama left [-40°]: original photograph taken 28.02.2017 [3422_6531]



3416_6507

Panorama right [+40º]: original photograph taken 28.02.2017 [3422_6571]

19A.1 Lambeth Bridge: downstream – at the centre of the bridge



View toward Palace of Westminster (prior to scaffolding) | original photograph taken 27.01.2012 [2182_6551]



View toward the City of London | original photograph taken 14.01.2015 [2700_3901]

19A.2 Lambeth Bridge: downstream – close to the Lambeth bank

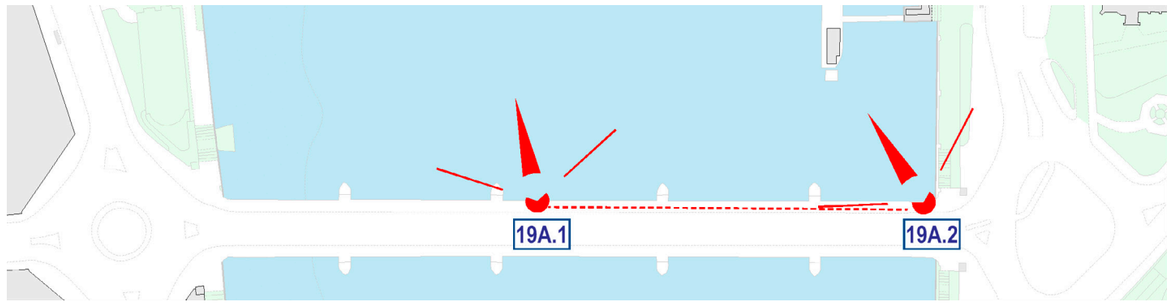


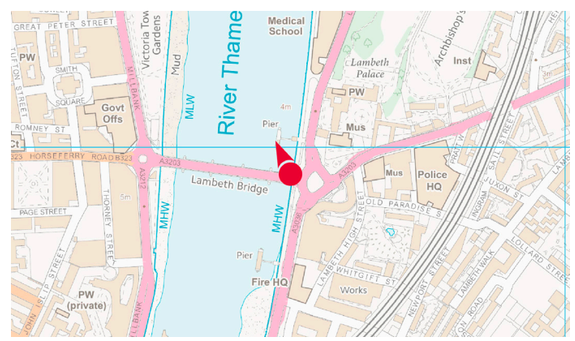
Earlier Context: original photograph taken 01.09.2004 [1538_3481]





Future Context [3416_6603]





Location and condition of Assessment Point

1.179 Location to pause and enjoy River Prospect toward Westminster World Heritage Site [Linked to 19A.1 – WWHS Protected Silhouette].

Visible changes to date

1.180 Remarkably little.

Consented changes

1.181 Development in Horseferry Road marginally visible.

Potential for further change

1.182 Distant changes possible in northern parts of "midtown".

Effects of guidance

1.183 Interaction of Protected Silhouettes from River Prospects is creating and effective "buffer zone" around the WWHS.

Potential refinements

1.184 None.



Current Context: original photograph taken 28.02.2017 [3422_6651]

19A.2 Lambeth Bridge: downstream – close to the Lambeth bank



Panorama left [-40°]: original photograph taken 28.02.2017 [3422_6631]



Panorama right [+40°]: original photograph taken 28.02.2017 [3422_6671]

19A.2 Lambeth Bridge: downstream – close to the Lambeth bank



3416_6608

View toward Palace of Westminster (prior to scaffolding) | original photograph taken 08.02.2011 [2059_6651]



3416_6609

Historic telephoto view showing existing development above Protected Silhouette I original photograph taken 08.02.2011 [3132_0981]

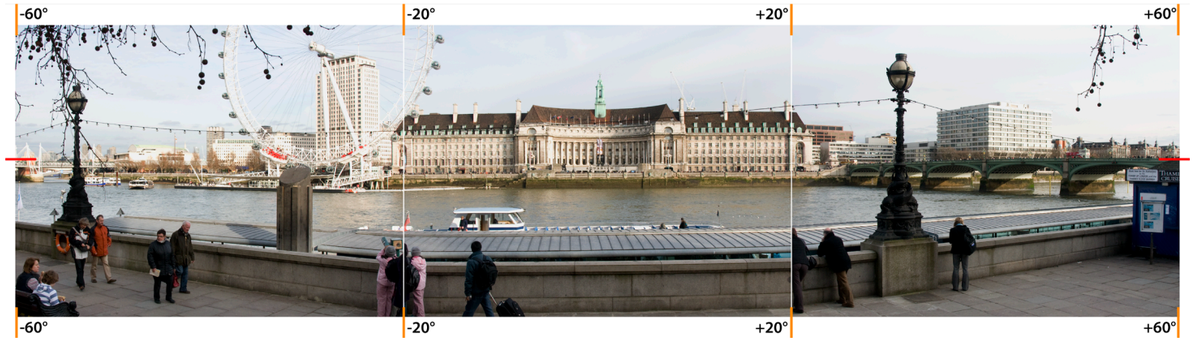
20A.1 Victoria Embankment: between Westminster and Hungerford Bridges – axial to County Hall

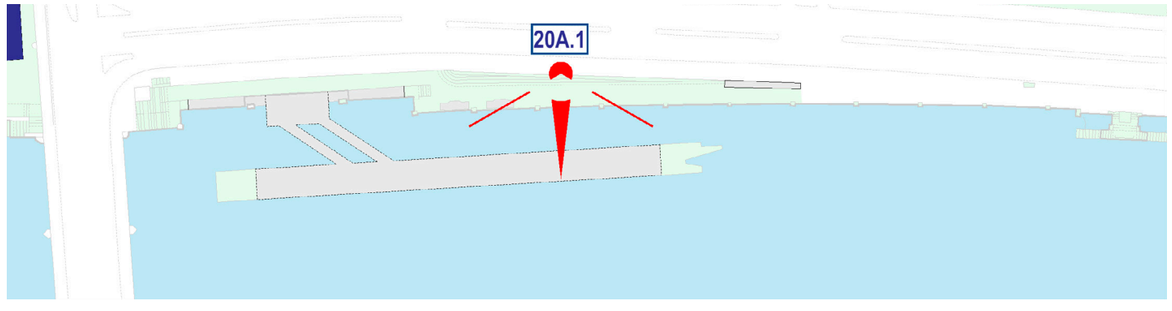


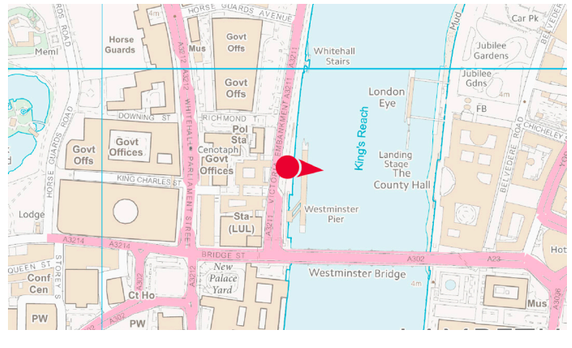
Earlier Context: original photograph taken 14.06.2004 [1538_3241]



Future Context [3416_6703]







Location and condition of Assessment Point

1.185 Well maintained viewing place on axis with County Hall.

Visible changes to date

1.186 Significant development at Southbank Place (Shell Centre) now visible through the filigree of the London Eye, on left of panorama, otherwise little change.

Consented changes

1.187 Doon Street Tower would be visible on left of panorama, development at Elephant and Castle may be marginally visible on right hand side.

Potential for further change

1.188 Development proposals close to St Thomas' Hospital and Waterloo Station may come forward.

Effects of guidance

1.189 Guidance from 27A has tended to create a clear ridgeline above County Hall.

Potential refinements

1.190 Review Visual Management Guidance to reflect significant development in Waterloo Cluster on left hand side of panorama.



3416_6702

Current Context: original photograph taken 04.05.2016 [3182_6751]

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



Panorama left [-40°]: original photograph taken 04.05.2016 [3182_6731]



Panorama right [+40°]: original photograph taken 04.05.2016 [3182_6771]

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



Emerging Blackfriars and Waterloo Clusters | original photograph taken 04.05.2016 [3277_7706]



3416_6709

Emerging Waterloo Cluster I original photograph taken 21.04.2011 [2760_4566]

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

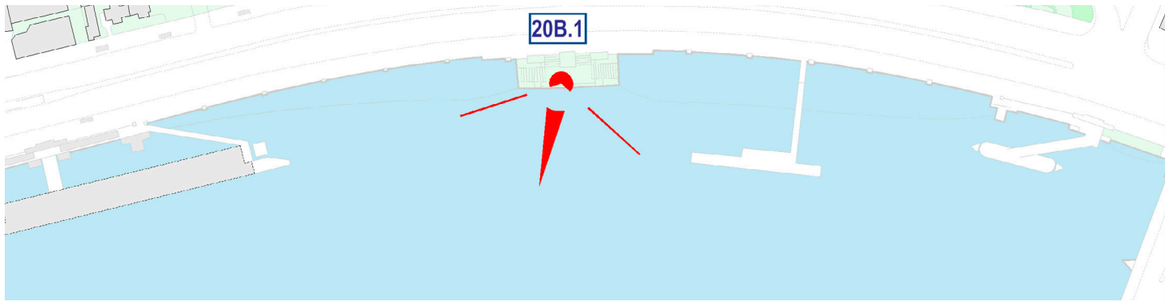


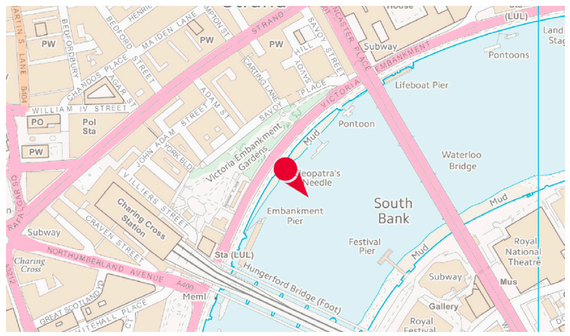
Earlier Context: original photograph taken 08.09.2004 [1538_3841]



Future Context [3416_6803]







Location and condition of Assessment Point

1.191 Platform provides good photographic location but is not fully accessible and sometimes flooded at High Tide.

Visible changes to date

1.192 Significant development at Southbank Place (Shell Centre) and emergence of Blackfriars Cluster.

Consented changes

1.193 Consolidation of Blackfriars Cluster plus standalone Doon Street Tower.

Potential for further change

1.194 Further consolidation of the Blackfriars Cluster and development within Waterloo Opportunity Area likely to consolidate backdrop to RFH.

Effects of guidance

1.195 Guidance has had little impact on development of the Waterloo cluster. As a result RFH now viewed against developed backdrop.

Potential refinements

1.196 Consider relocation of Assessment Point or potential omission.



Current Context: original photograph taken 03.04.2017 [3422_6851]

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



Panorama left [-40°]: original photograph taken 03.04.2017 [3422_6831]



3416_6807

Panorama right [+40°]: original photograph taken 03.04.2017 [3422_6871]

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



Emerging Blackfriar Cluster | original photograph taken 03.04.2017 [3445_4116]



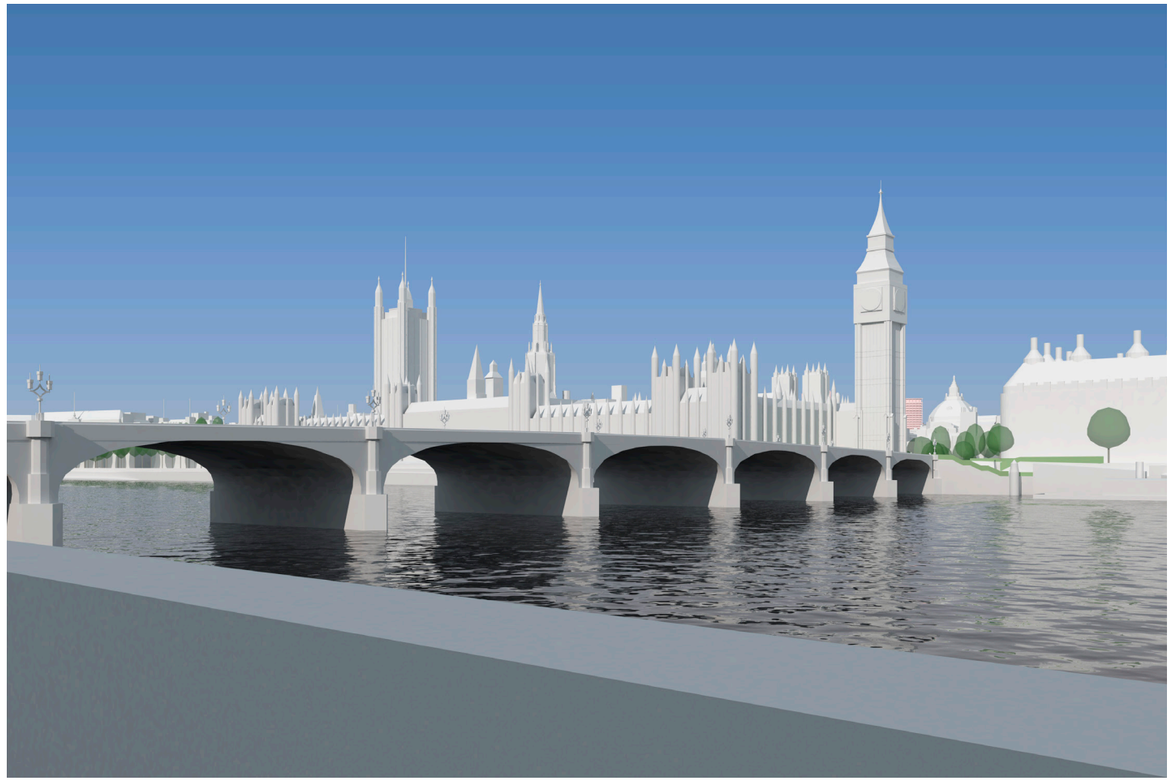
Emerging Waterloo Cluster I original photograph taken 04.05.2011 [2760_1546]

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



3416_6901

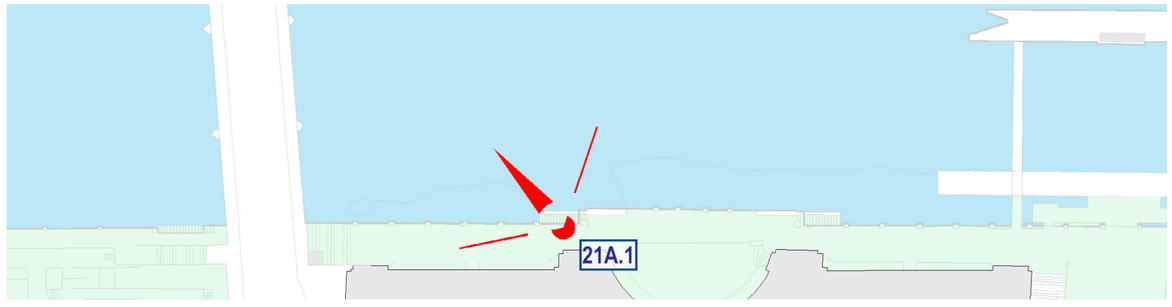
Earlier Context: original photograph taken 15.06.2004 [1538_3261]

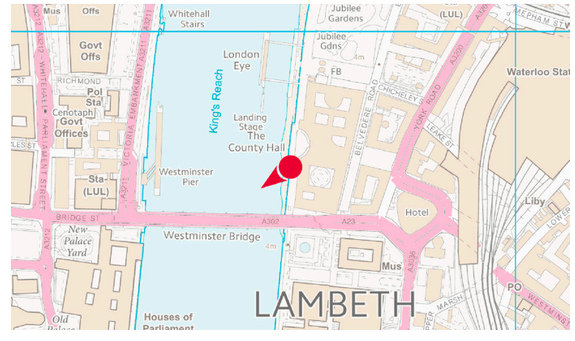


3416_6903

Future Context [3416_6903]







Location and condition of Assessment Point

1.197 Significant view, however exact location neither obvious nor comfortable.

Visible changes to date

1.198 Very little.

Consented changes

1.199 Redevelopment of New Scotland Yard will be invisible from this exact location and remove existing visual clutter above Palace of Westminster.

Potential for further change

1.200 Limited – occasional sites may arise along Victoria Street.

Effects of guidance

1.201 Has successfully shaped redevelopment of New Scotland Yard and was material consideration in consent for recladding and extension of Portland House.

Potential refinements

1.202 Single point with effective skyline protection can give rise to unusual building forms. Consider adding second Assessment Point.



3416_6902

Current Context: original photograph taken 21.03.2017 [3422_6951]

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



Panorama left [-40°]: original photograph taken 21.03.2017 [3422_6931]



3416_6907

Panorama right [+40°]: original photograph taken 21.03.2017 [3422_6971]

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



Historic skyline of Palace of Westminster (prior to demolition of New Scotland Yard) | original photograph taken 23.03.2015 [2867_2401]



Current skyline of Palace of Westminster (showing future development at Victoria) | original photograph taken 23.03.2015 [2867_2406]

21B.1 Jubilee Gardens – opposite Whitehall Court

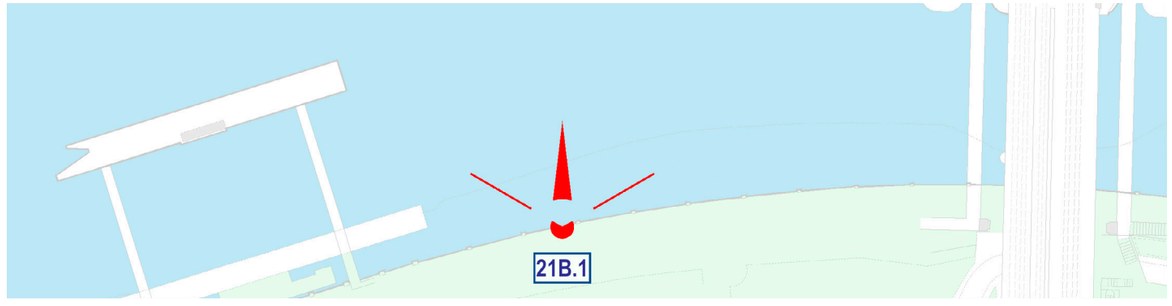

3416_7001

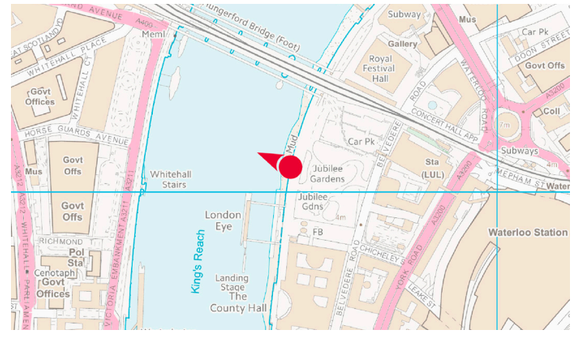
Earlier Context: original photograph taken 24.09.2004 [1538_3251]


3416_7003

Future Context [3416_7003]







Location and condition of Assessment Point

1.203 Significant view, however contribution may be small. Currently does not include WWHS.

Visible changes to date

1.204 Very little.

Consented changes

1.205 None.

Potential for further change

1.206 Limited.

Effects of guidance

1.207 Assumes visible development possible, however Protected Silhouettes from south effectively preclude this.

Potential refinements

1.208 Consider omission or relocation closer to 21A.



Current Context: original photograph taken 13.03.2017 [3422_7051]

21B.1 Jubilee Gardens – opposite Whitehall Court



Panorama left [-40°]: original photograph taken 13.03.2017 [3422_7031]



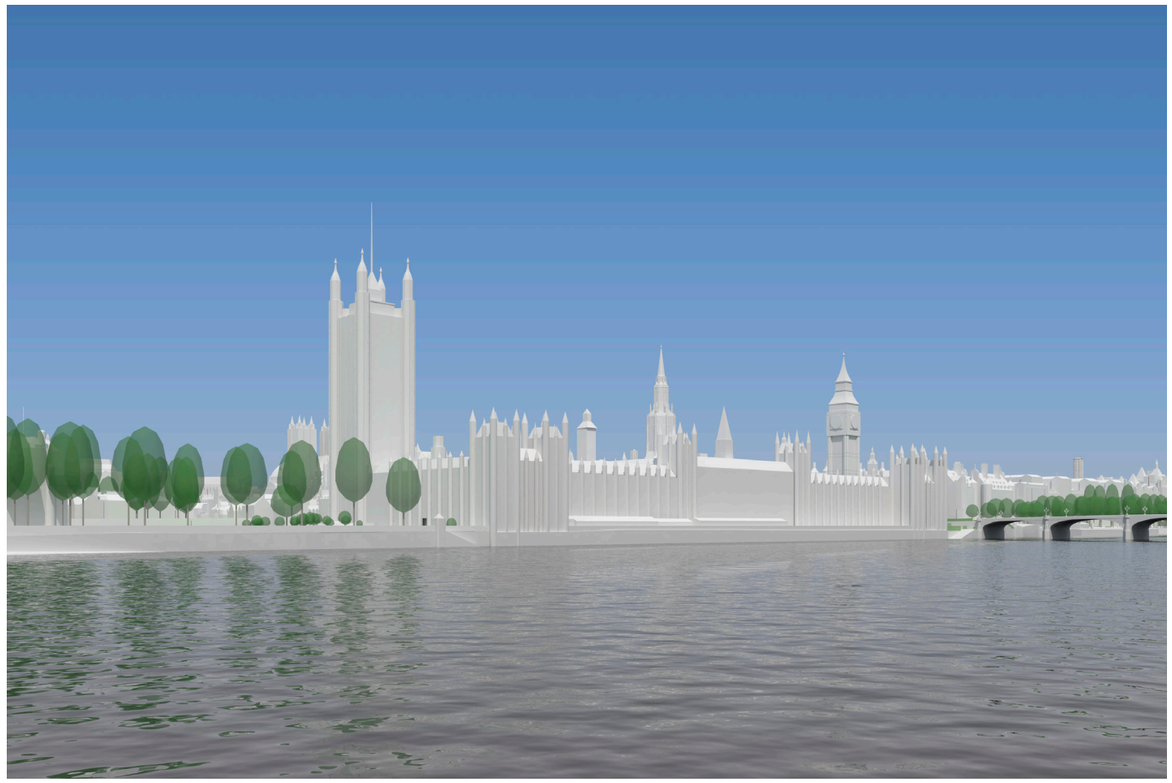
3416_7007

Panorama right [+40º]: original photograph taken 13.03.2017 [3422_7071]

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



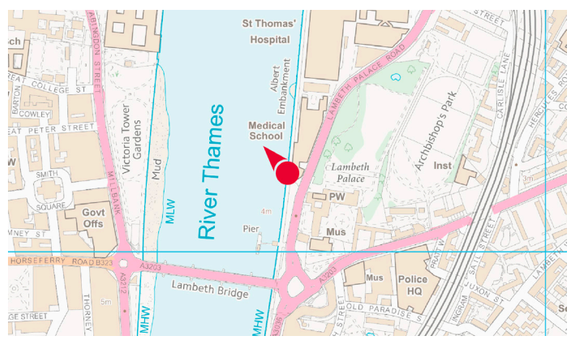
Earlier Context: original photograph taken 17.06.2004 [1538_3311]



Future Context [3416_7103]







Location and condition of Assessment Point

1.209 Classic view, well maintained location [linked to 22A.2 – WWHS Protected Silhouette].

Visible changes to date

1.210 Very little.

Consented changes

1.211 Minimal impact from development in Victoria Street.

Potential for further change

1.212 Unlikely.

Effects of guidance

1.213 Interaction of Protected Silhouettes form other River Prospects creates an effective "buffer zone" around the WWHS by precluding visible change in immediate context.

Potential refinements

1.214 None.



Current Context: original photograph taken 28.02.2017 [3422_7151]

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



Panorama left [-40º]: original photograph taken 28.02.2017 [3422_7131]



3416_7107

Panorama right [+40°]: original photograph taken 28.02.2017 [3422_7171]

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



Emerging Vauxhall Cluster (outside managed panorama) | original photograph taken 22.07.2015 [2811_4206]

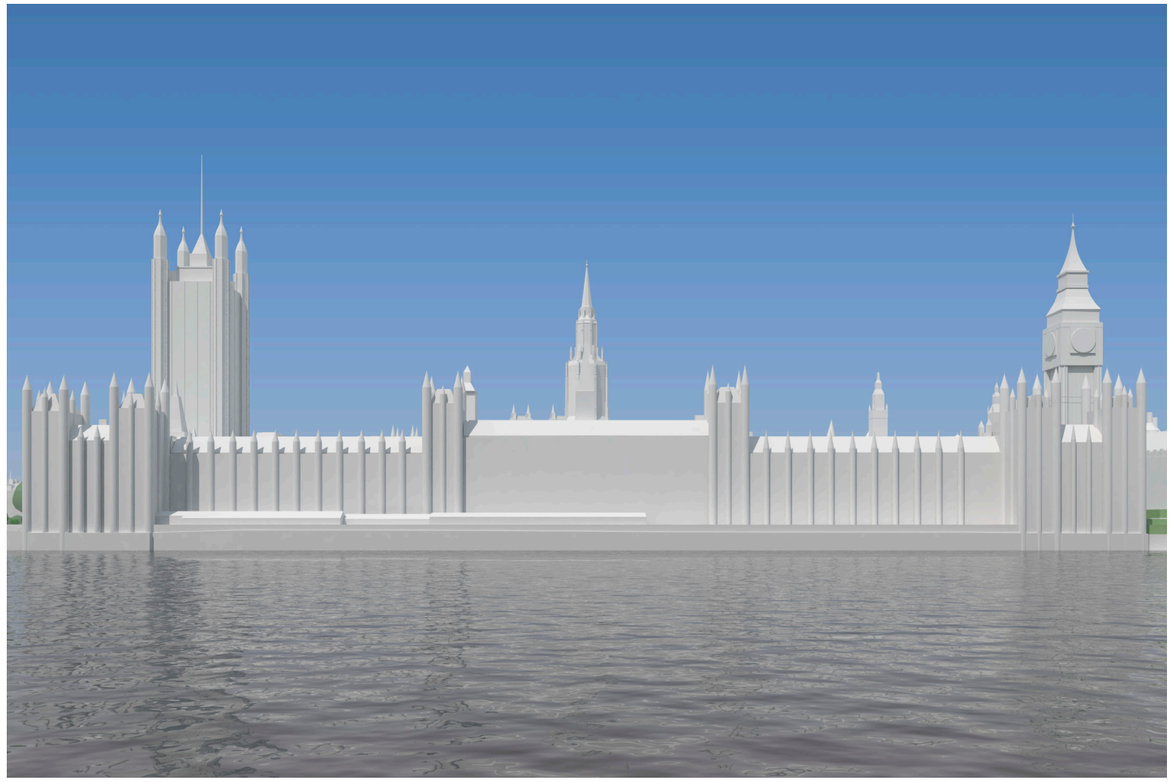


Historic view prior to erection of scafolding | original photograph taken 19.08.2011 [2182_7151]

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

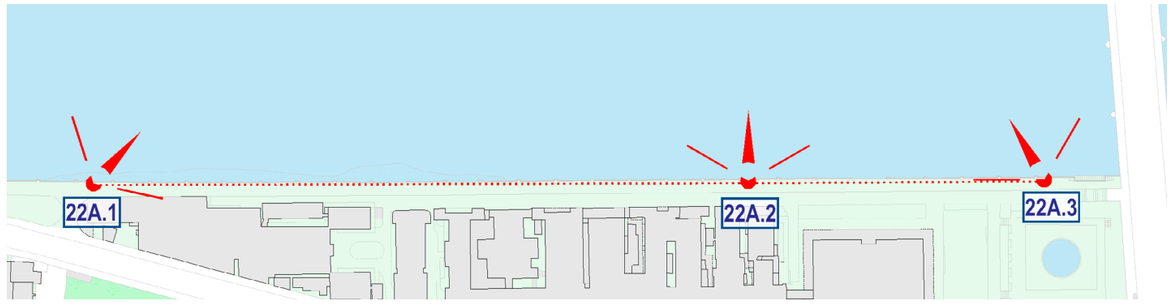

3416_7201

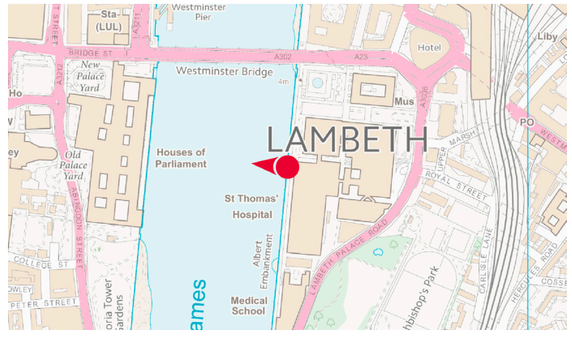
Earlier Context: original photograph taken 15.06.2004 [1538_3301]


3416_7203

Future Context [3416_7203]







Location and condition of Assessment Point

1.215 Classic view, well maintained location [linked to 22A.1 and 22A.3 – WWHS Protected Silhouette].

Visible changes to date

1.216 None.

Consented changes

1.217 None.

Potential for further change

1.218 Unlikely.

Effects of guidance

1.219 Interaction of Protected Silhouettes form other River Prospects creates an effective "buffer zone" around the WWHS by precluding visible change in immediate context.

Potential refinements

1.220 None.



Current Context: original photograph taken 21.03.2017 [3422_7251]

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



Panorama left [-40°]: original photograph taken 21.03.2017 [3422_7231]



3416_7207

Panorama right [+40º]: original photograph taken 21.03.2017 [3422_7271]

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



3416_7208

Detail view of Central Crossing | original photograph taken 27.01.2012 [2182_7201]



Effect of Protected Silhouette on developments along Victoria Street | original photograph taken 27.01.2012 [2867_4656]

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

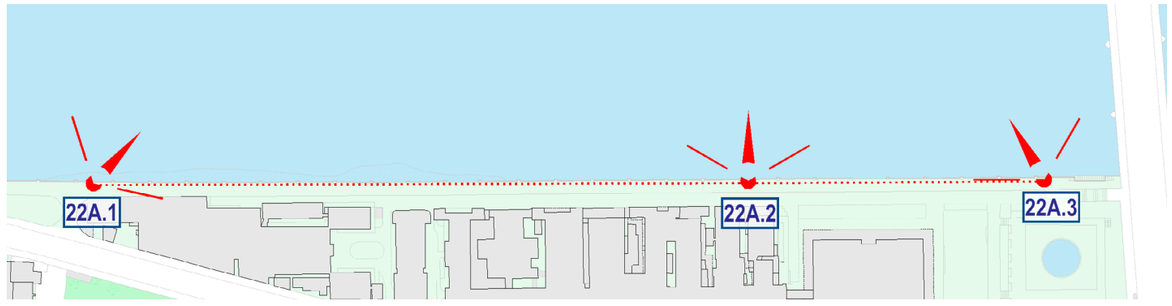


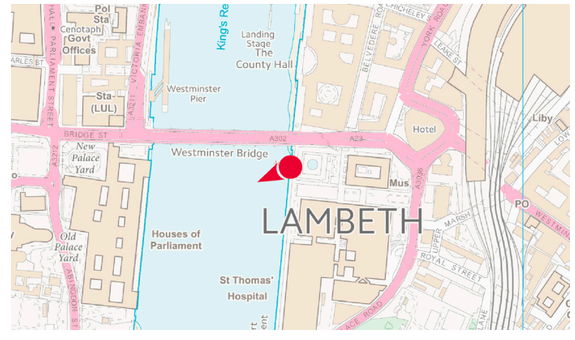
Earlier Context: original photograph taken 02.03.2009 [1971_1321]



Future Context [3416_1303]







Location and condition of Assessment Point

1.221 Classic view, well maintained location [linked to 22A.2 – WWHS Protected Silhouette].

Visible changes to date

1.222 Initial development at Nine Elms visible at left-hand side of managed panorama.

Consented changes

1.223 Extension of Millbank Tower visible on left-hand side of panorama. Consolidation of Vauxhall Cluster beyond left-hand extent of managed panorama.

Potential for further change

1.224 Further consolidation of the Vauxhall Cluster but otherwise little change anticipated.

Effects of guidance

1.225 Interaction of Protected Silhouettes form other River Prospects creates an effective "buffer zone" around the WWHS by precluding visible change in immediate context.

Potential refinements

1.226 None.



3416_1302

Current Context: original photograph taken 06.03.2017 [3422_1351]

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



3416_1306

Panorama left [-40°]: original photograph taken 06.03.2017 [3422_1331]



3416_1307

Panorama right [+40°]: original photograph taken 06.03.2017 [3422_1371]

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



Detail view of Speaker's House and Western Towers of Westminster Abbey I original photograph taken 23.03.2015 [2865_1301]



Effect of Protected Silhouette on developments along Victoria Street | original photograph taken 23.03.2015 [2867_4706]

millerhare