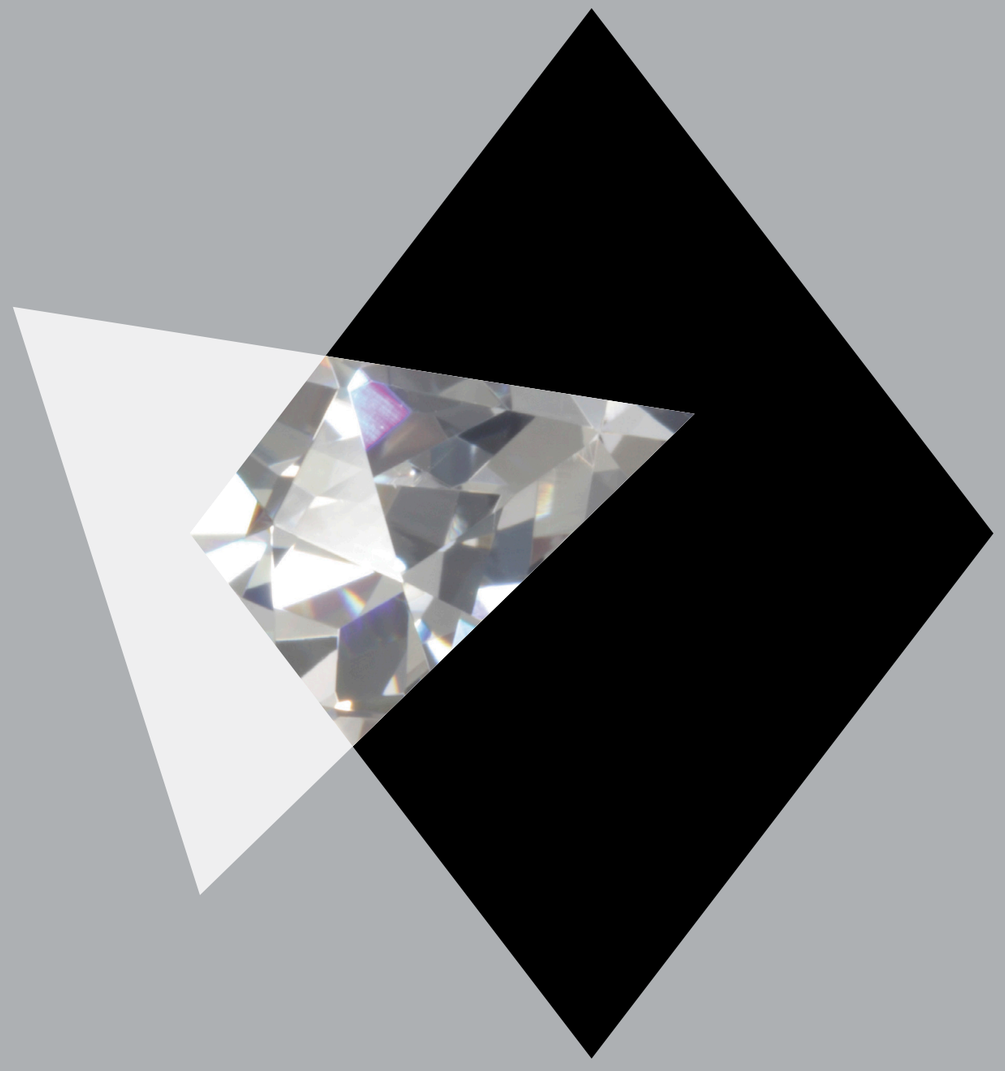
LVMF Review 2017

View Appraisal – Part II [London Panoramas, Linear and Townscape Views]

November 2017



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November 2017

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



1A.1 I Alexandra Palace: the viewing terrace – south-western section



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



2A.1 I Parliament Hill: the summit – looking toward St Paul's Cathedral



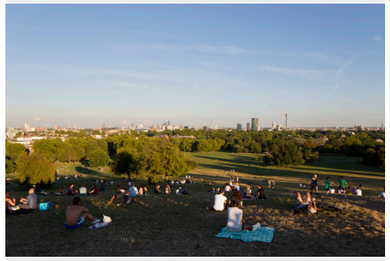
2A.2 I Parliament Hill: the summit – looking toward the Palace of Westminster



2B.1 I Parliament Hill: east of the summit – at the prominent oak tree



3A.1 I Kenwood: the viewing gazebo – in front of the orientation board



4A.1 I Primrose Hill: the summit – looking toward St Paul's Cathedral



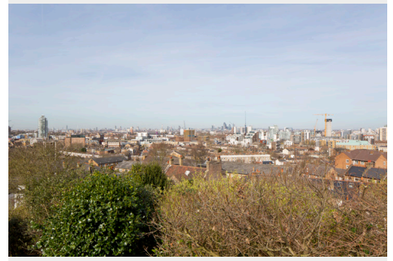
4A.2 I Primrose Hill: the summit – looking toward the Palace of Westminster



5A.1 I Greenwich Park: the General Wolfe statue – at the orientation board



5A.2 I Greenwich Park: the General Wolfe statue – north-east of the statue



6A.1 I Blackheath Point – near the orientation board



7A.1 I The Mall: at Admiralty Arch – axial view



8A.1 I Westminster Pier – the orientation plaque



9A.1 I King Henry VIII's Mound – the viewing point



23A.1 I Bridge over the Serpentine – at the centre of the bridge



24A.1 I Island Gardens: opposite the Royal Naval College – at the orientation board



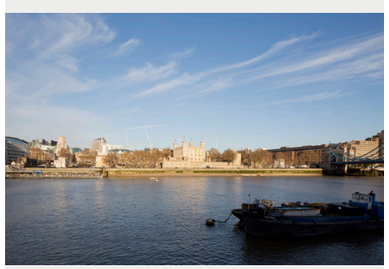
24A.2 I Island Gardens: opposite the Royal Naval College – western end of gardens



24A.3 I Island Gardens: opposite the Royal Naval College – eastern end of gardens



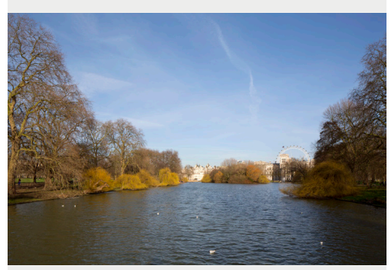
25A.1 I The Queen's Walk at City Hall – foot of pathway from Potter's Fields



25A.2 I The Queen's Walk at City Hall – in front of the public terraces



25A.3 I The Queen's Walk at City Hall – close to Tower Bridge



26A.1 I St James's Park Bridge – near the centre of the bridge



27A.1 I Parliament Square: south-west – the traffic island north



27A.2 I Parliament Square: south-west – the traffic island south



27B.1 | Parliament Square: north pavement – entering from St James's Park



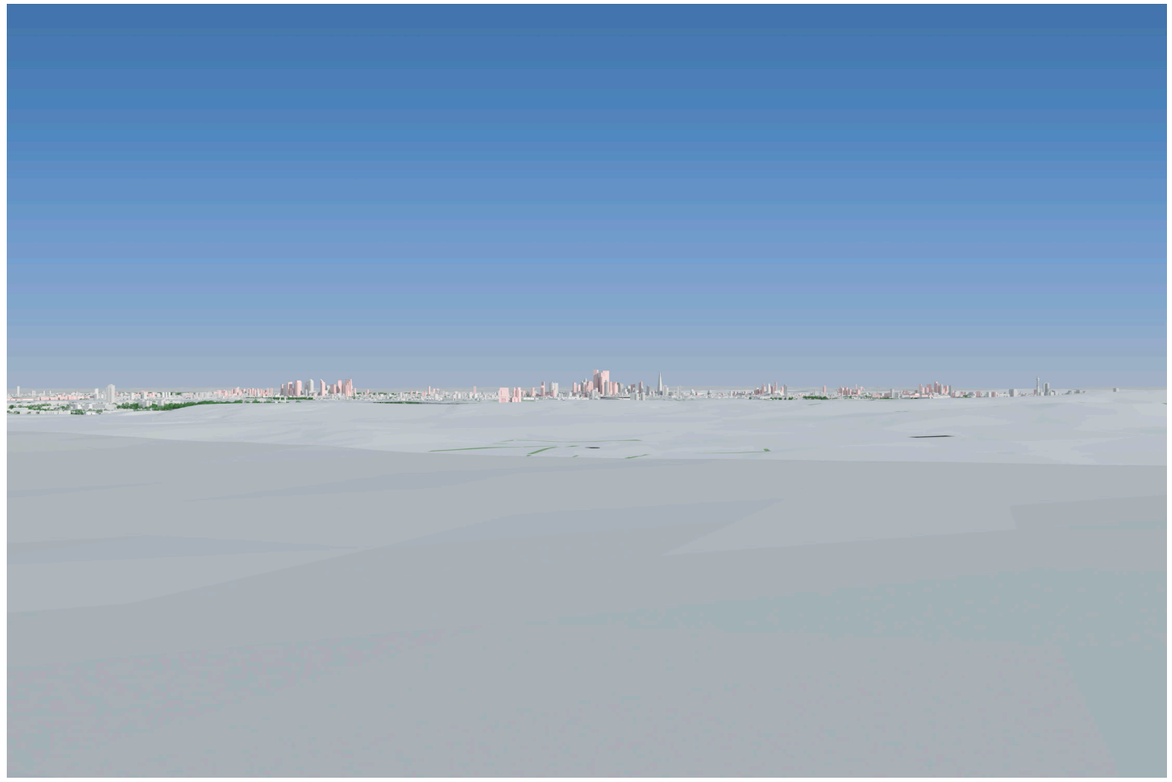
27B.2 | Parliament Square: north pavement – entering from Whitehall

1A.1 Alexandra Palace: the viewing terrace – south-western section

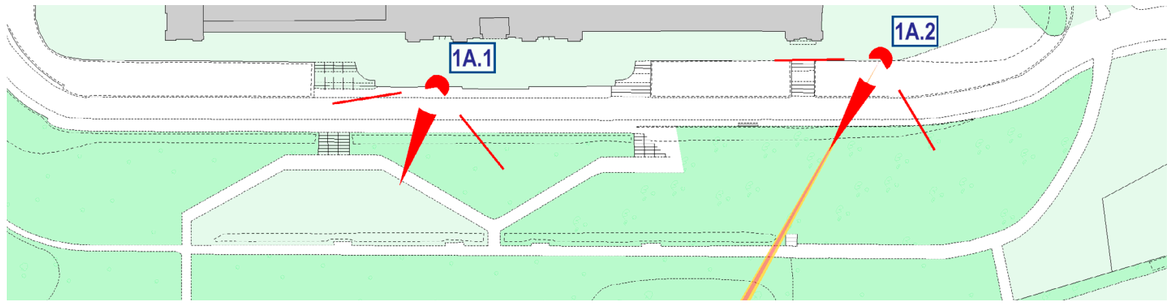


Earlier Context: original photograph taken 18.03.2005 [1613_3051]





Future Context [3416_3003]



Location and condition of Assessment Point

1.15 Important viewing place: terrace enjoys a wide panorama with clear layering between foreground and background. Much of background is shielded by ridge passing through Crouch Hill (approx. 2.25Km distant),

Visible changes to date

1.16 Major clusters emerging above the middle distance ridge, no additional loss of legibility for St Paul's.

Consented changes

1.17 Further consolidation of current clusters,

Potential for further change

1.18 As development moves northward from Central London, greater chance of development between Holloway and Archway (LB Islington),

Effects of guidance

1.19 LVMF guidance focuses on the significance of the ridgeline and the important of preserving visibility of St Paul's. The immediate foreground is managed by LB Haringey local policies. It is unlikely that LVMF Background guidance has influenced development except in terms of impact on St Paul's.

Potential refinements

1.20 Location of AP 1A.2 is not easily accessible and views are heavily obscured by foreground trees. If the setting of AP1A.2 cannot be improved then consideration should be given to moving PV location to Public Terrace, with target raised to top of Stone Gallery (+74.8mAOD).



3416_3002



Current Context: original photograph taken 13.03.2017 [3422_3051]

1A.1 Alexandra Palace: the viewing terrace – south-western section



Panorama left [-40°]: original photograph taken 23.08.2016 [3182_3031]



Panorama right [+40°]: original photograph taken 23.08.2016 [3182_3071]

1A.1 Alexandra Palace: the viewing terrace – south-western section



3416_3008

Historic view toward St Paul's Cathedral | original photograph taken 18.03.2005 [1613_3001]



3416_3009

Recent view toward St Paul's Cathedral | original photograph taken 02.03.2015 [2865_3041]

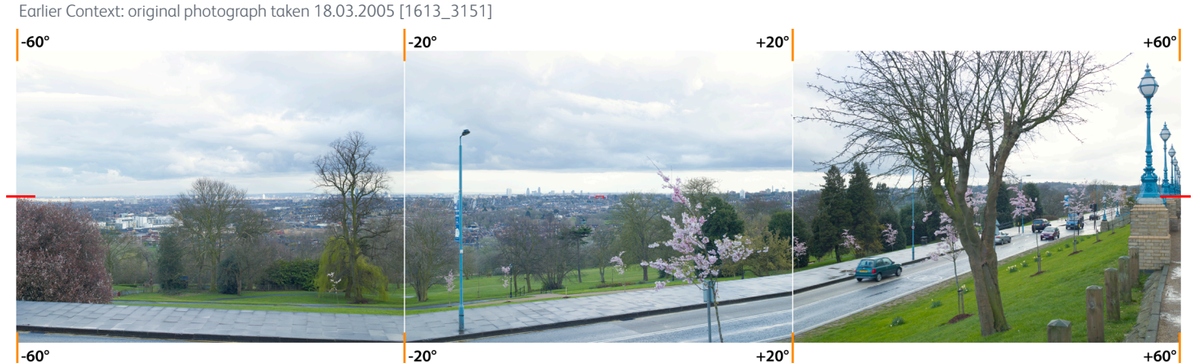
1A.2 Alexandra Palace: the viewing terrace – approaching from the north-eastern carpark

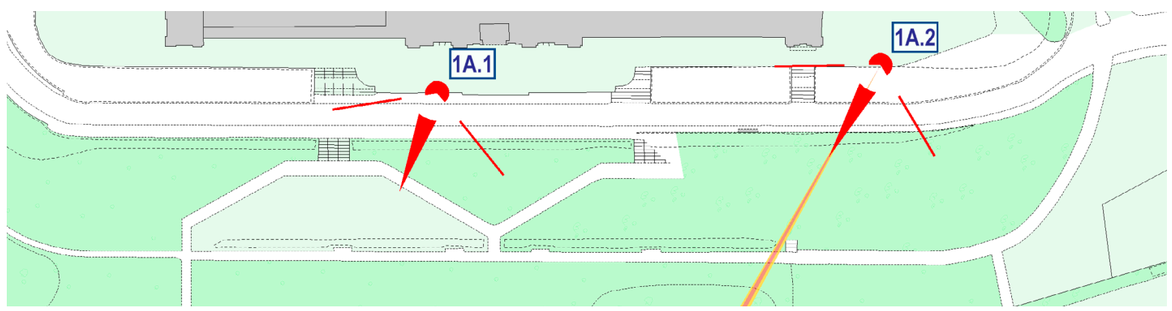


Earlier Context: original photograph taken 18.03.2005 [1613_3151]



Future Context [3416_3103]





Location and condition of Assessment Point

1.21 Location not easily identified and rarely visited given popularity of main terrace. Views toward St Paul's are currently heavily obscured by ornamental trees planted along the South Terrace. Panorama less visible than from main terrace.

Visible changes to date

1.22 Major clusters emerging above the middle distance ridge, again less visible than from Main Terrace. Consented development near Bart's Hospital under construction is visible in Lateral Consultation Area.

Consented changes

1.23 185 Park Street (Southwark) will be visible close to Western Towers in Background Consultation Area.

Potential for further change

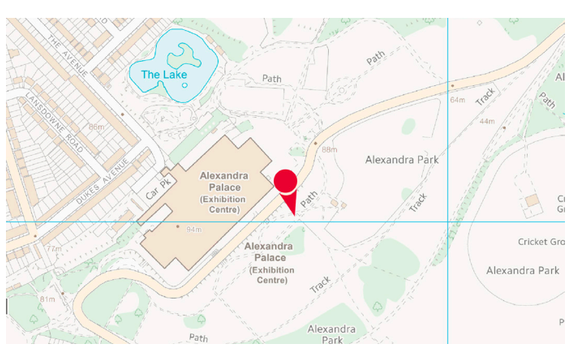
1.24 As development moves northward from Central London, greater chance of development between Holloway and Archway (LB Islington). Additional sites surrounding Tate Modern may come forward to create additional impact on silhouette of Cathedral.

Effects of guidance

1.25 Protected Vista has limited development height in South Bank area near Tate Modern and has also acted as a development limit in the Holloway area. It is unlikely that LVMF Background guidance has influenced development outwith Protected Vista.

Potential refinements

1.26 If the PV from this Assessment Point is retained then one or more foreground trees must be removed, if PV is moved to main terrace then future protection of this view would rely on LB Haringey policies and interaction with St Paul's Heights and Islington Local Views 4 and 5 (Archway Viaduct). Review depth of BWSCA.





Current Context: original photograph taken 13.03.2017 [3422_3151]

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



Panorama left [-40°]: original photograph taken 29.09.2011 [2182_3131]



Panorama right [+40°]: original photograph taken 29.09.2011 [2182_3171]

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



Historic view toward St Paul's Cathedral | original photograph taken 18.03.2005 [1613_3101]



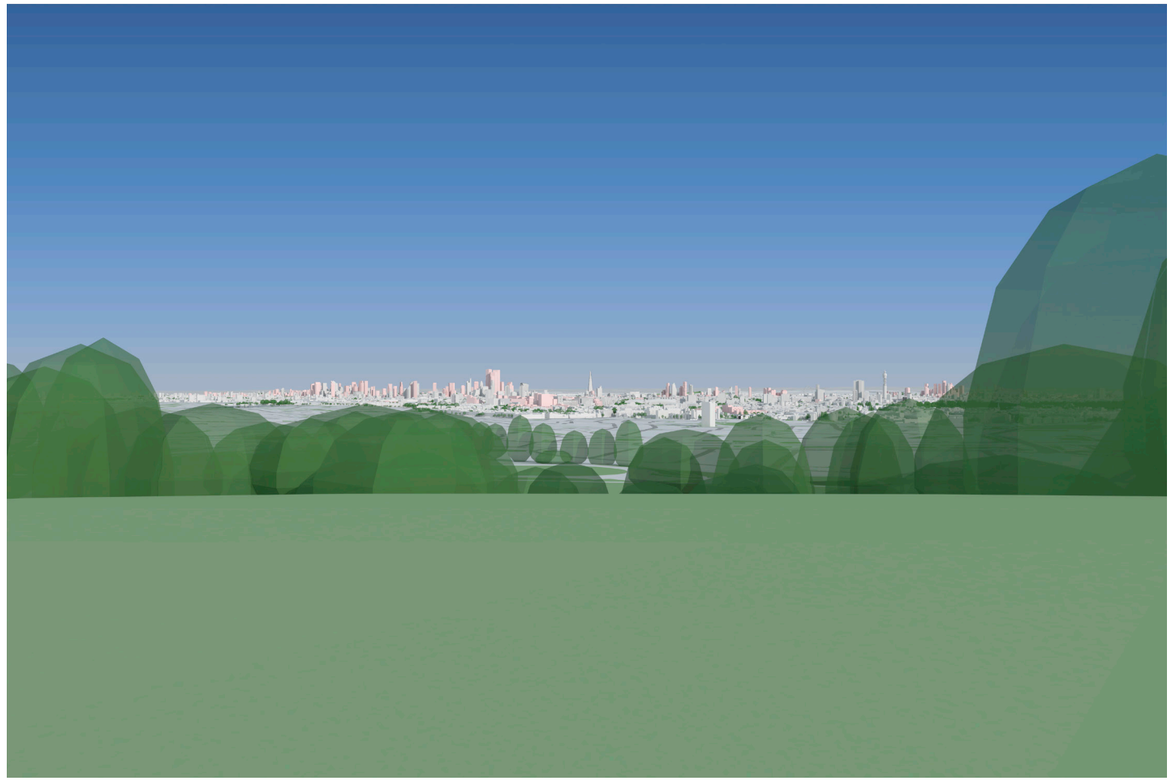
Recent view toward St Paul's Cathedral | original photograph taken 13.03.2017 [3422_3101]

2A.1 Parliament Hill: the summit – looking toward St Paul's Cathedral

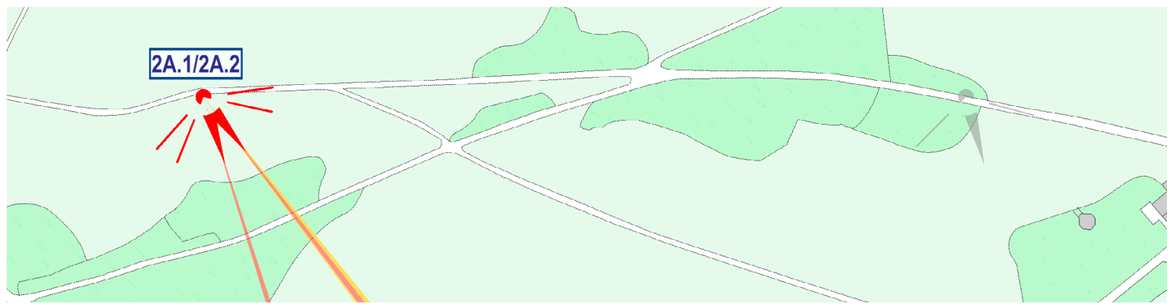


Earlier Context: original photograph taken 04.10.2004 [1538_4151]





Future Context [3416_3203]



Location and condition of Assessment Point

1.27 Well used and much appreciated viewing place. Assessment Point clearly marked but can become congested (hence difficult photographic location).

Visible changes to date

1.28 Completed Shard has arguably improved legibility of St Paul's silhouette. Significant development in in middle ground – primarily Kings Cross Masterplan.

Consented changes

1.29 Significant consolidation of Central, Canary Wharf and Blackfriars Clusters. Additional development at London Bridge.

Potential for further change

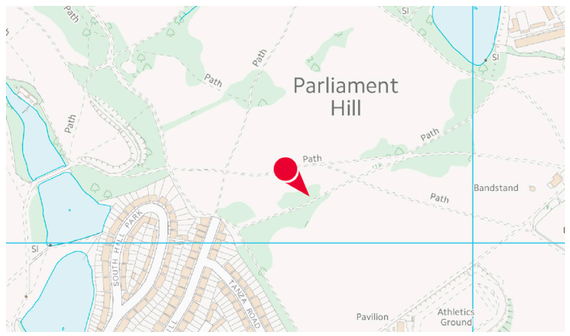
1.30 Further consolidation of existing clusters. Potential for additional mid-rise developments around London Bridge station and Guy's Hospital.

Effects of guidance

1.31 PV from 2A.1 has had major impact on Kings Cross Masterplan. Taller development in Camden has concentrated between Parliament Hill and Kenwood PVs.

Potential refinements

1.32 Review depth of BWSCA. Background consultation plane might be set by reference to Stone Gallery of St Paul's Cathedral to reflect distant skyline.





3416_3202

Current Context: original photograph taken 17.08.2016 [3182_3251]

2A.1 Parliament Hill: the summit – looking toward St Paul's Cathedral



3416_3206

Panorama left [-40°]: original photograph taken 17.08.2016 [3182_3231]



3416_3207

Panorama right [+40°]: original photograph taken 17.08.2016 [3182_3271]

2A.1 Parliament Hill: the summit – looking toward St Paul's Cathedral



Historic view toward St Paul's Cathedral | original photograph taken 20.07.2005 [1613_3201]

3416_3209

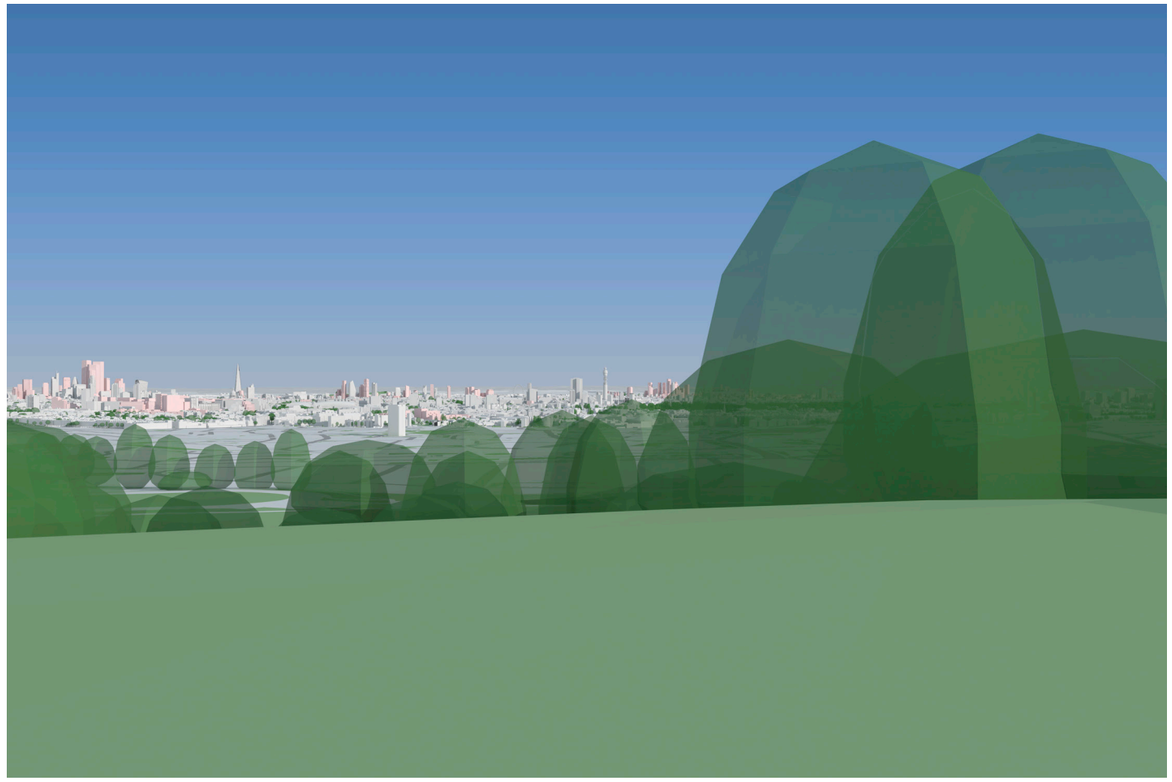
Recent view toward St Paul's Cathedral (with Protected Vista) I original photograph taken 17.08.2016 [3223_2105]

2A.2 Parliament Hill: the summit – looking toward the Palace of Westminster



3416_1001

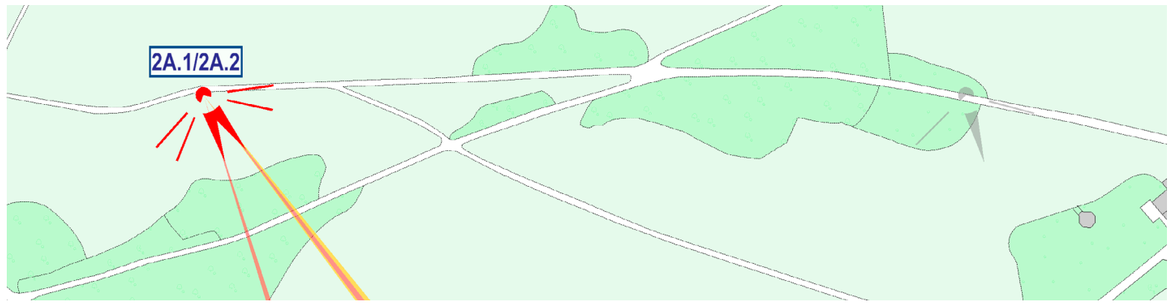
Earlier Context: original photograph taken 09.01.2011 [2059_1051]



3416_1003

Future Context [3416_1003]





Location and condition of Assessment Point

1.33 Well used and much appreciated viewing place. Assessment Point clearly marked but can become congested (hence difficult photographic location). Palace of Westminster and right-hand side of the panorama now heavily obscured by trees.

Visible changes to date

1.34 Regents Place development has significantly reduced visibility of Palace of Westminster. Recent development on Albert Embankment visible in background to Protected Vista. Significant development in VNEB OA currently shielded by tree growth.

Consented changes

1.35 Further developments at VNEB and Albert Embankment would be visible if trees are managed.

Potential for further change

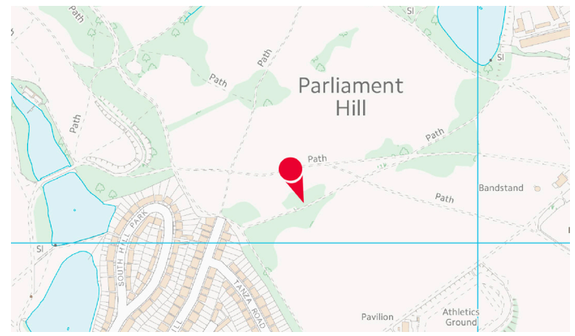
1.36 Incremental change in foreground as a result of HS2.

Effects of guidance

1.37 PV not enforced: development within VC consented where invisible behind Regents Place.

Potential refinements

1.38 Review depth of BWSCA. Improvements should be made to viewing place – including selective tree removal. Ongoing value of PV should be considered.





Current Context: original photograph taken 17.08.2016 [3182_1041]

2A.2 Parliament Hill: the summit – looking toward the Palace of Westminster



Panorama left [-40º]: original photograph taken 30.06.2013 [2385_1031]



3416_1007

Panorama right [+40º]: original photograph taken 30.06.2013 [2385_1071]

2A.2 Parliament Hill: the summit – looking toward the Palace of Westminster



Historic view toward Palace of Westminster | original photograph taken 09.01.2011 [2059_1001]



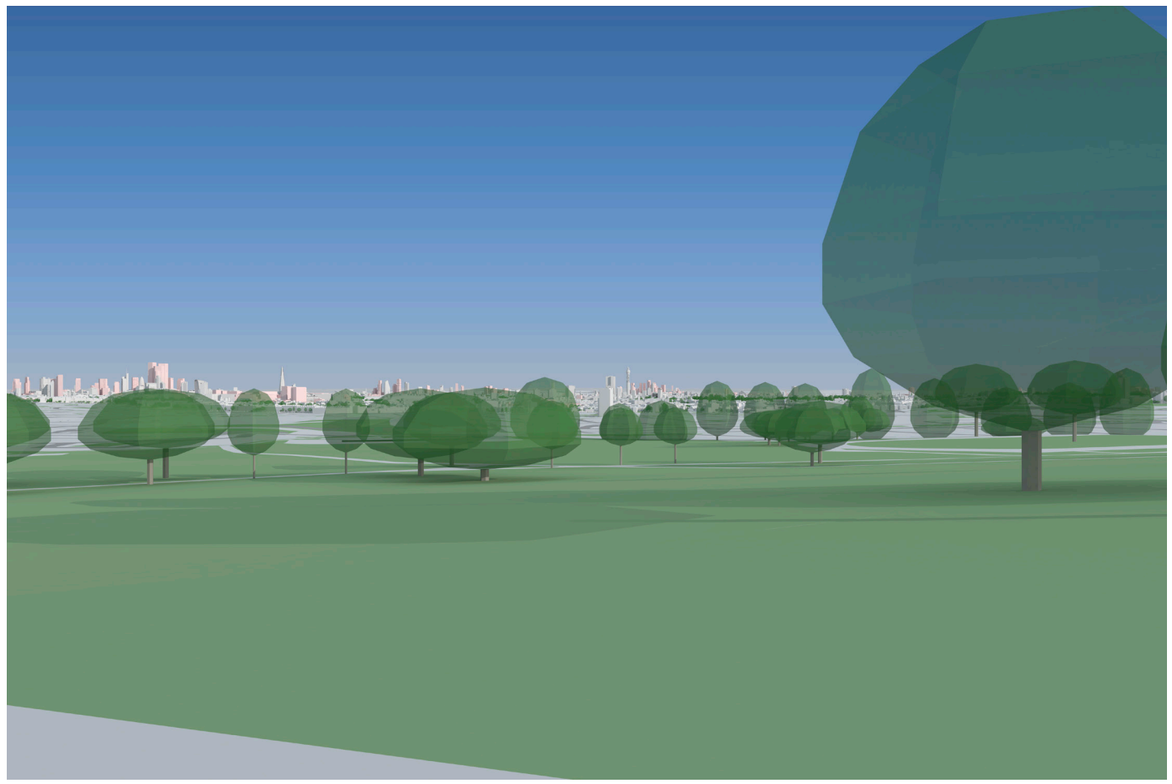
3416_1009

Recent view toward Palace of Westminster | original photograph taken 17.08.2016 [3182_1011]

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

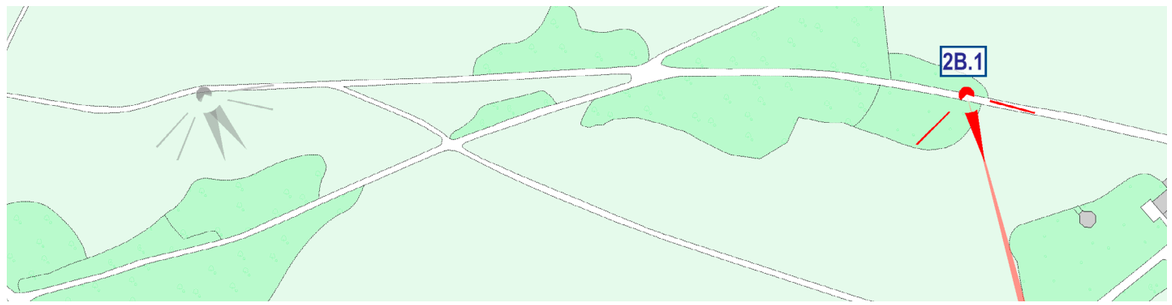


Earlier Context: original photograph taken 23.06.2005 [1613_3361]



Future Context [3416_3303]





Location and condition of Assessment Point

1.39 Assessment Point difficult to locate. Pedestrians are mainly focussed on climbing to summit of hill before stopping to enjoy views. View toward Palace of Westminster now heavily obscured by trees.

Visible changes to date

1.40 Demolition of Swiss Centre has improved visibly of Victoria Tower. Recladding of residential tower at Gospel Oak has marginally narrowed the framed view. Hotel on Albert Embankment visible above ridgeline of Palace, however colour blends in with distant background.

Consented changes

1.41 Additional development consented in gap alongside Victoria Tower. Consented development in Regents Park Estate slightly exceeds VC in foreground.

Potential for further change

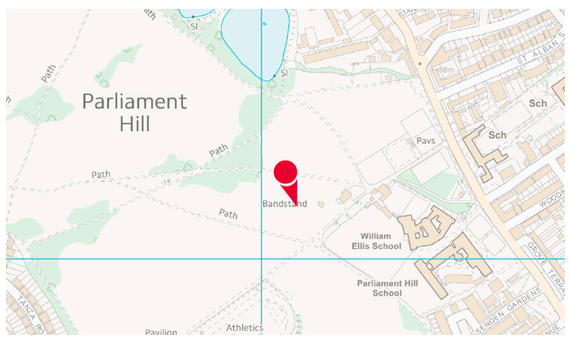
1.42 Further consolidation of major clusters possible. Incremental change in foreground likely as a result of HS2.

Effects of guidance

1.43 View has major influence on development in Westminster south of Euston Road. Has shaped development envelopes on Albert Embankment.

Potential refinements

1.44 View should be marked and foreground trees managed. Alternatively AP could be relocated.





3416_3302

Current Context: original photograph taken 17.08.2016 [3182_3351]

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



Panorama left [-40º]: original photograph taken 17.08.2016 [3182_3331]



3416_3307

Panorama right [+40°]: original photograph taken 17.08.2016 [3182_3371]

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



Historic view toward Palace of Westminster | original photograph taken 04.10.2004 [1734_1001]



3416_3309

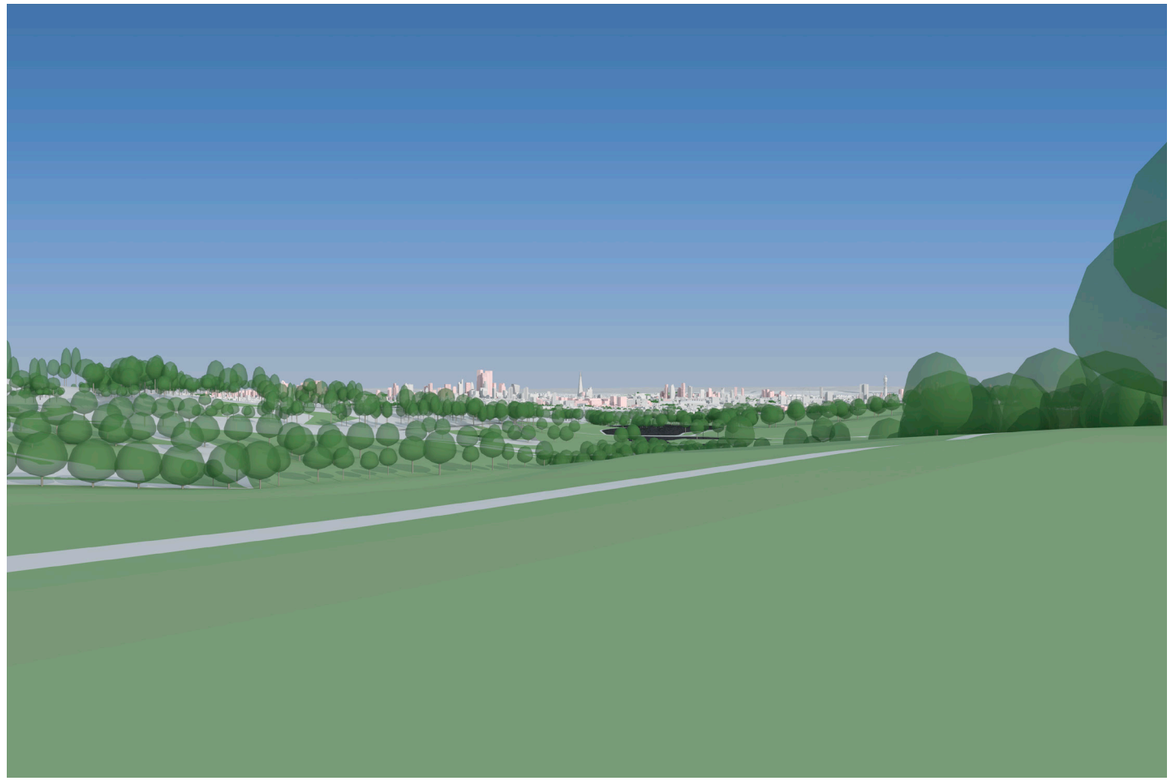
Recent view toward Palace of Westminster | original photograph taken 17.08.2016 [3182_3311]

3A.1 Kenwood: the viewing gazebo – in front of the orientation board

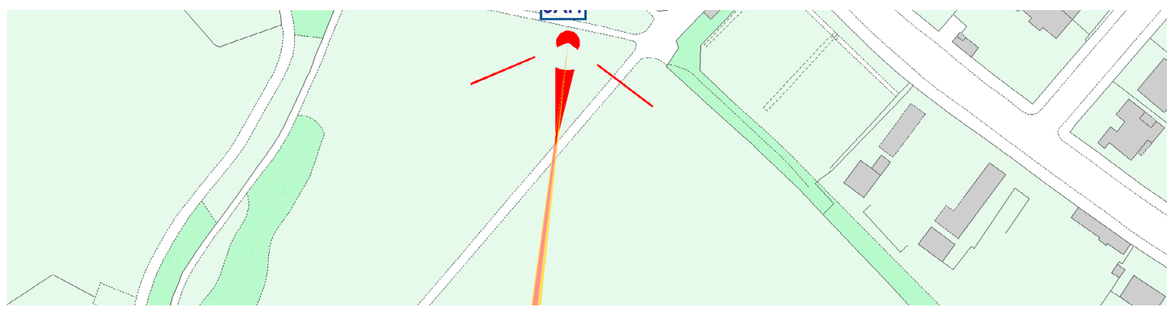


Earlier Context: original photograph taken 18.03.2005 [1604_4221]





Future Context [3416_3403]



Location and condition of Assessment Point

1.45 Well used viewing place. Assessment Point clearly marked.

Visible changes to date

1.46 Isolated development in main clusters. Kings Cross Masterplan developing in foreground.

Consented changes

1.47 Significant consolidation of Central and Blackfriars Clusters. Additional development at London Bridge.

Potential for further change

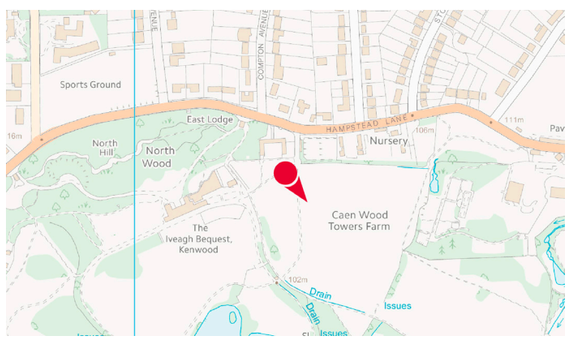
1.48 Further consolidation of existing clusters. Potential for several mid-rise developments around London Bridge station and Guy's Hospital.

Effects of guidance

1.49 PV has had major impact on Kings Cross Masterplan. Development in Camden concentrated between Parliament Hill and Kenwood PVs.

Potential refinements

1.50 Review depth of BWSCA. Background consultation plane might be set by reference to Stone Gallery of St Paul's Cathedral to reflect distant skyline.



Kenwood: the viewing gazebo – in front of the orientation board **3A.1**



Current Context: original photograph taken 07.08.2016 [3182_3451]

3A.1 Kenwood: the viewing gazebo – in front of the orientation board



Panorama left [-40°]: original photograph taken 07.08.2016 [3182_3431]



Panorama right [+40º]: original photograph taken 07.08.2016 [3182_3471]

3A.1 Kenwood: the viewing gazebo – in front of the orientation board



Historic view toward St Paul's Cathedral | original photograph taken 18.03.2005 [1613_3401]

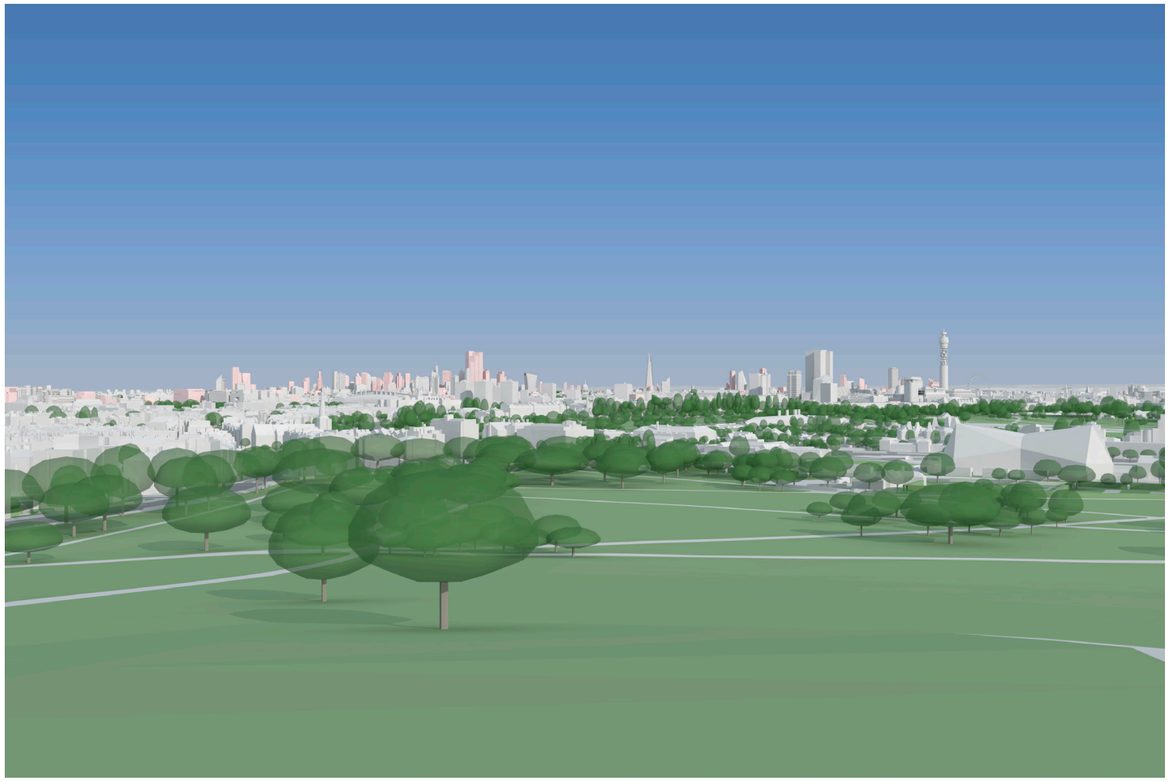


Recent view toward St Paul's Cathedral | original photograph taken 07.08.2016 [3182_3411]

4A.1 Primrose Hill: the summit – looking toward St Paul's Cathedral

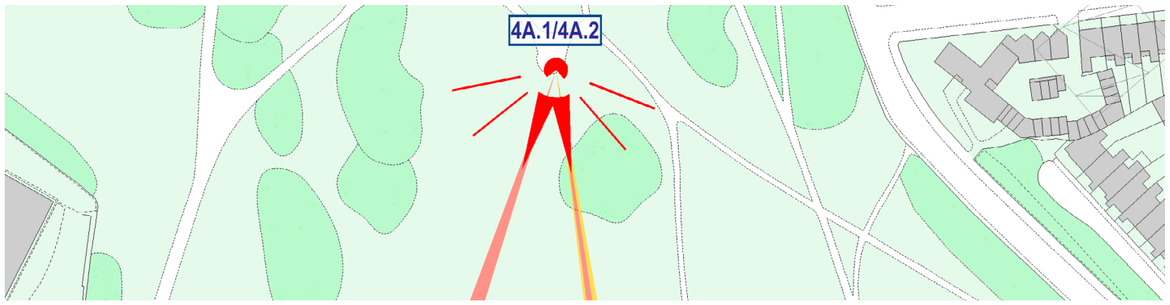


Earlier Context: original photograph taken 18.03.2005 [1538_4311]



Future Context [3416_3503]





Location and condition of Assessment Point

1.51 Well used viewing place, recently upgraded landscaping. Assessment Point no longer at marked orientation point.

Visible changes to date

1.52 Isolated development in main clusters. Central and Canary Wharf clusters beginning to merge from this location.

Consented changes

1.53 Significant consolidation of all main clusters. Convoy's Wharf Masterplan will have significant impact on silhouette of St Paul's.

Potential for further change

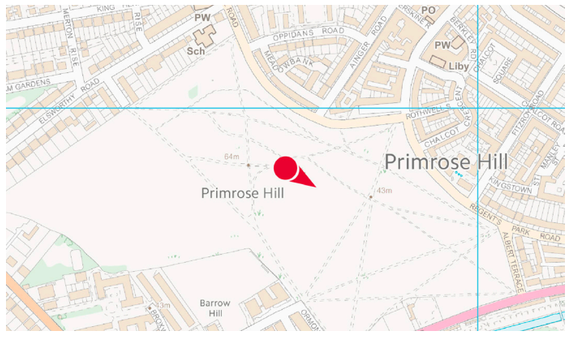
1.54 Further consolidation of major clusters possible. Significant change possible in foreground as a result of HS2.

Effects of guidance

1.55 Development in the City precisely shaped by VC. Convoy's Wharf Masterplan not scrutinised owing to depth of BWSCA.

Potential refinements

1.56 Review depth of BWSCA. Background consultation plane might be set by reference to Stone Gallery of St Paul's Cathedral to reflect distant skyline. Consider relocation to within new landscaped circle.





3416_3502

Current Context: original photograph taken 26.08.2016 [3182_8751]

4A.1 Primrose Hill: the summit – looking toward St Paul's Cathedral



3416_3506

Panorama left [-40°]: original photograph taken 26.08.2016 [3182_8731]



3416_3507

Panorama right [+40°]: original photograph taken 26.08.2016 [3182_8771]

4A.1 Primrose Hill: the summit – looking toward St Paul's Cathedral



Historic view toward St Paul's Cathedral | original photograph taken 18.03.2005 [1613_3501]



3416_3509

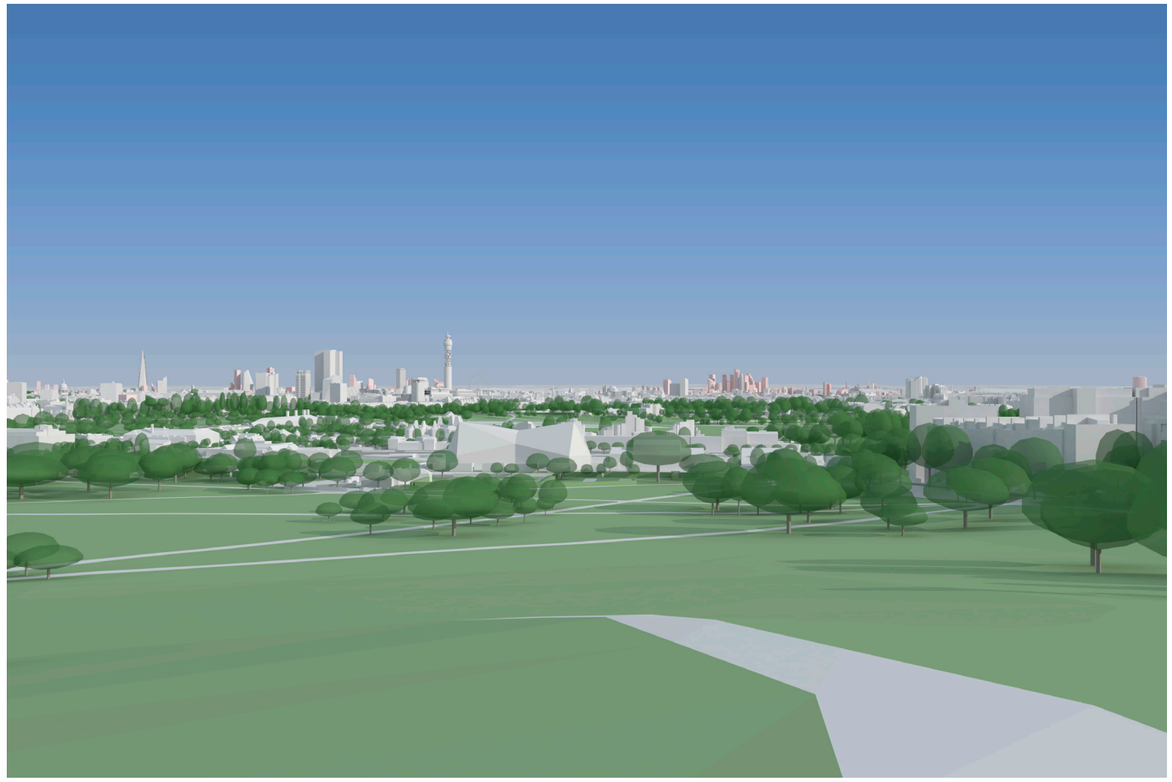
Recent view toward St Paul's Cathedral | original photograph taken 02.01.2015 [2857_2401]

4A.2 Primrose Hill: the summit – looking toward the Palace of Westminster

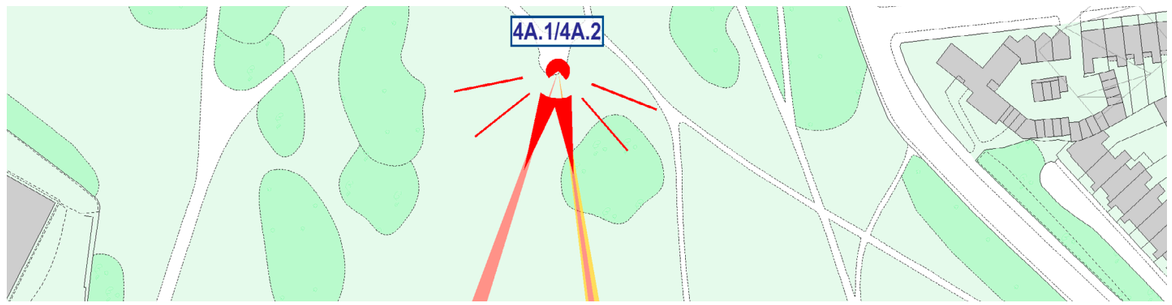

3416_3601

Earlier Context: original photograph taken 18.03.2005 [1613_3651]




3416_3603

Future Context [3416_3603]



Location and condition of Assessment Point

1.57 Well used viewing place, recently upgraded landscaping. Assessment Point no longer at marked orientation point.

Visible changes to date

1.58 Isolated development in main clusters. Central and Canary Wharf clusters beginning to emerge from this location.

Consented changes

1.59 Significant consolidation of all major clusters.

Potential for further change

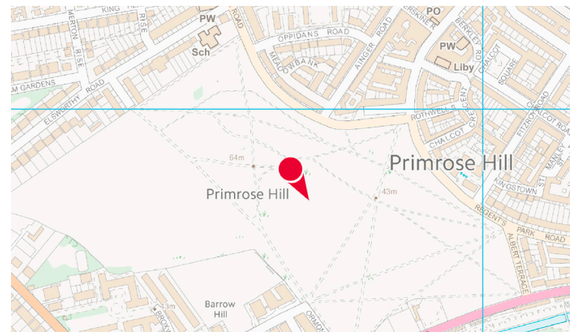
1.60 Further consolidation of major clusters likely. Potential for further development in background consultation area that will appear above silhouette of Palace of Westminster.

Effects of guidance

1.61 VC has had influence on development in Westminster south of Euston Road, however some major developments have been consented that exceed the VC while remaining invisible.

Potential refinements

1.62 Review depth of BWSCA. Development plane should be raised to match target point of other Protected Vistas toward Palace of Westminster, consistent with recent consents in fore-ground. Consider relocation of Assessment Point within new landscaped circle.





3416_3602

Current Context: original photograph taken 26.08.2016 [3182_8851]

4A.2 Primrose Hill: the summit – looking toward the Palace of Westminster



Panorama left [-40°]: original photograph taken 26.08.2016 [3182_8831]



3416_3607

Panorama right [+40°]: original photograph taken 26.08.2016 [3182_8871]

4A.2 Primrose Hill: the summit – looking toward the Palace of Westminster



3416_3608

Historic view toward Palace of Westminster | original photograph taken 18.03.2005 [1613_3601]



3416_3609

Recent view toward Palace of Westminster | original photograph taken 17.04.2016 [3182_3601]

5A.1 Greenwich Park: the General Wolfe statue – at the orientation board

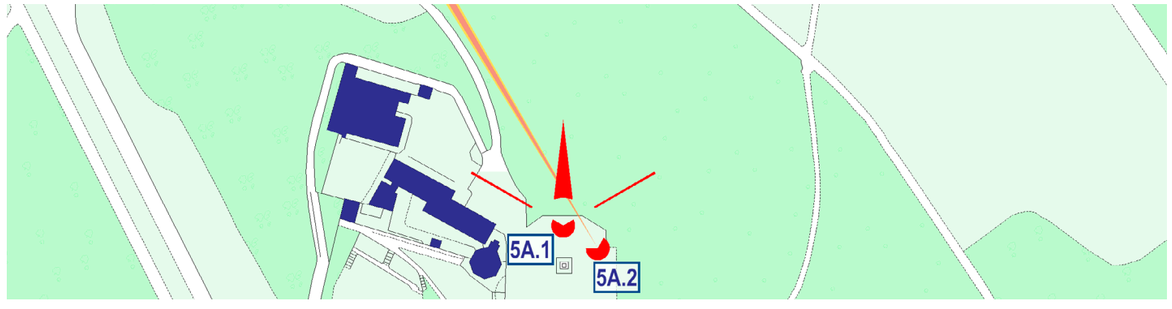


Earlier Context: original photograph taken 18.03.2005 [1613_3751]





Future Context [3416_3703]





Location and condition of Assessment Point

1.63 Well used viewing place. Assessment Point clearly marked.

Visible changes to date

1.64 Significant development on Isle of Dogs has created a new backdrop to the Royal Naval Hospital.

Consented changes

1.65 Multiple consents will create a high rise skyline across full width of the Isle of Dogs and Greenwich Peninsula.

Potential for further change

1.66 Progressive infill to create consistent skyline of high rise development.

Effects of guidance

1.67 No obvious effects of Visual Management Guidance.

Potential refinements

1.68 Potential to clarify guidance to limit development in southern part of the Isle of Dogs as a "buffer" to the WHS.



Current Context: original photograph taken 24.02.2017 [3422_3751]

5A.1 Greenwich Park: the General Wolfe statue – at the orientation board



Panorama left [-40°]: original photograph taken 24.02.2017 [3422_3731]



3416_3707

Panorama right [+40°]: original photograph taken 24.02.2017 [3422_3771]

5A.1 Greenwich Park: the General Wolfe statue – at the orientation board



Historic view toward Isle of Dogs | original photograph taken 16.09.2007 [1850_4001]



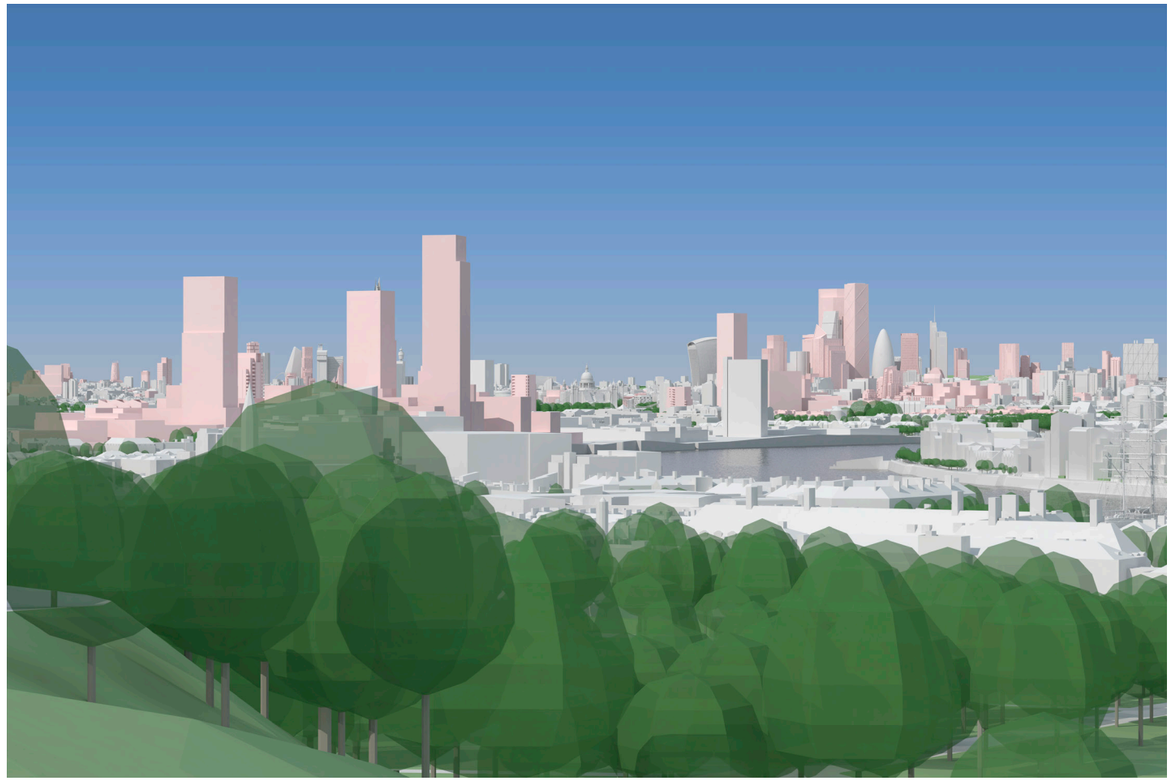
Recent view toward Isle of Dogs | original photograph taken 24.02.2017 [3422_3701]

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

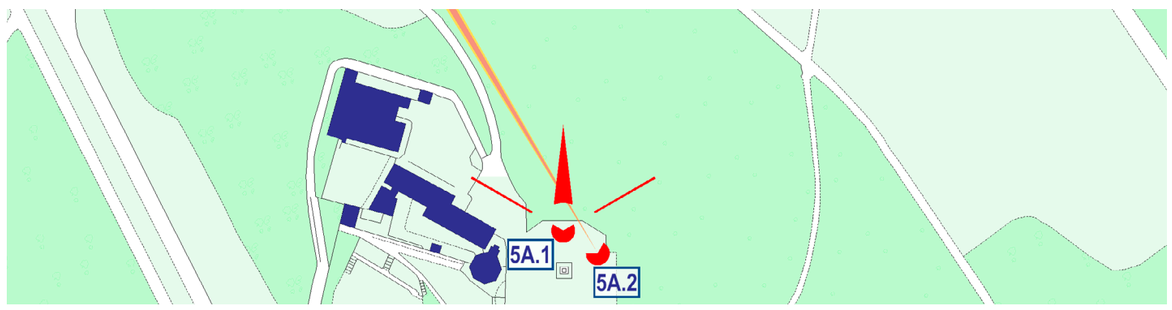


Earlier Context: original photograph taken 18.03.2005 [1613_3851]





Future Context [3416_3803]



Location and condition of Assessment Point

1.69 Accessible location close to main orientation point.

Visible changes to date

1.70 Development in Central, London Bridge and Blackfriars Clusters. Foreground development in LB Greenwich has reduced view of River.

Consented changes

1.71 Considerable impact on view likely from Convoy's Wharf Masterplan. Tower consent at Canada Water. Consolidation of City Cluster.

Potential for further change

1.72 Significant development proposed at Canada Water, contributing to closely framed views toward St Paul's. Development at Euston Station potentially visible in background.

Effects of guidance

1.73 Current PV has been honoured however visual management guidance has had little impact on development in the wider panorama.

Potential refinements

1.74 Review depth of BWSCA. Eastern portion of Protected Vista should be defined as a line of sight to preserve visibility of Tower Bridge. Background consultation plane might be set by reference to immediate context around St Paul's Cathedral.





Current Context: original photograph taken 24.02.2017 [3422_3851]

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



Panorama left [-40°]: original photograph taken 24.02.2017 [3422_3831]



Panorama right [+40°]: original photograph taken 24.02.2017 [3422_3871]

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



Historic view toward St Paul's Cathedral | original photograph taken 18.03.2005 [1613_3801]



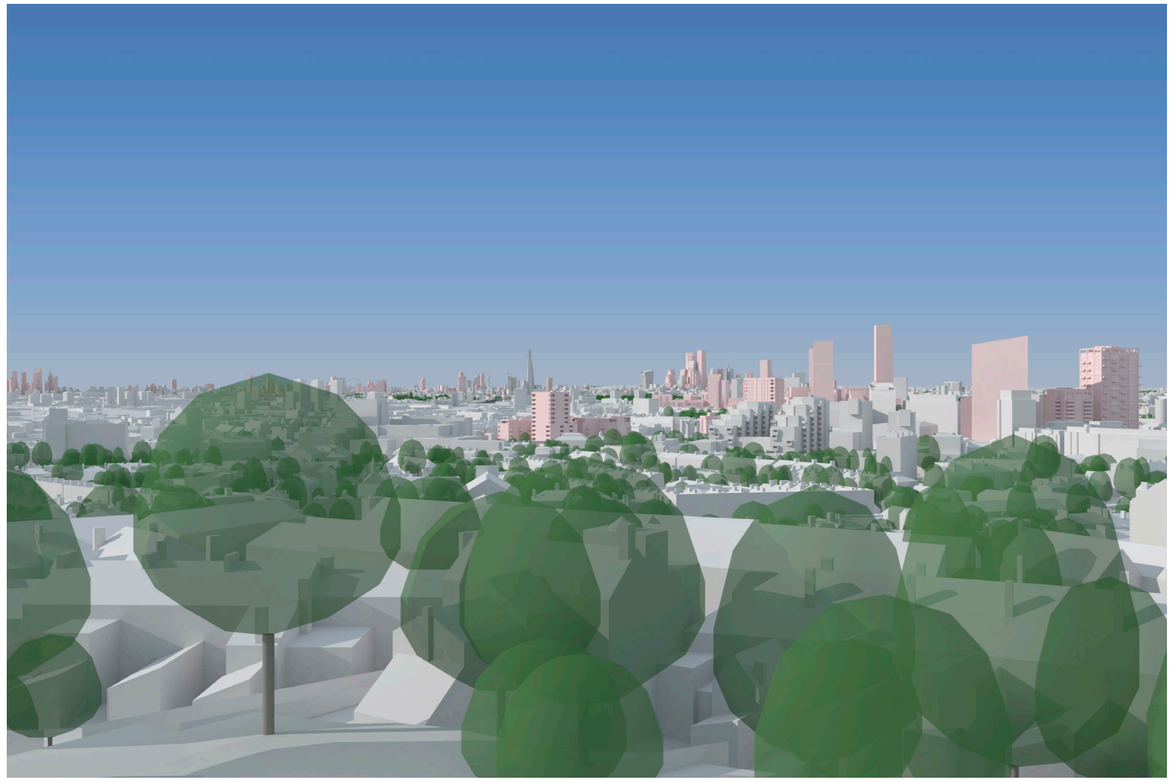
Recent view toward St Paul's Cathedral | original photograph taken 24.02.2017 [3422_3801]

6A.1 Blackheath Point – near the orientation board

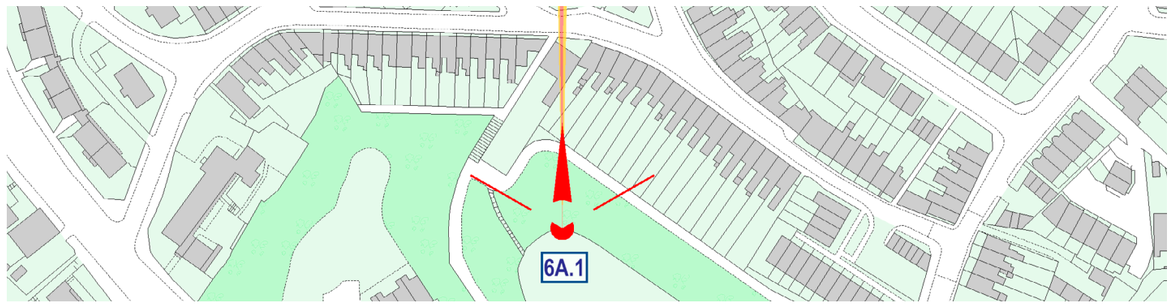


Earlier Context: original photograph taken 18.03.2005 [1538_4241]





Future Context [3416_8303]



Location and condition of Assessment Point

1.75 Assessment Point is well maintained with seating to enjoy view. Foreground vegetation needs to be regularly maintained.

Visible changes to date

1.76 Development under construction near Deptford Creek creates strong foreground impact. Vogan's Mill (SE1) exceeds VC threshold. One Tower Bridge tower visible in Consultation Area.

Consented changes

1.77 Additional consents granted at Deptford Creek in foreground – some impact on St Paul's Church.

Potential for further change

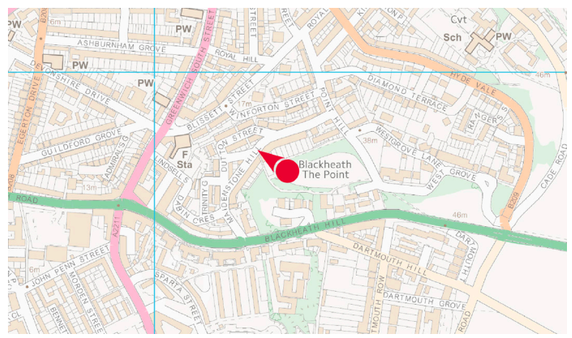
1.78 St Paul's Church in foreground is mainly below PV threshold so may be further obscured in the future. Potential for visible development at Euston Station in background.

Effects of guidance

1.79 With the exception of the encroachments noted above the Protected Vista has generally been honoured. However, Panorama guidance has had little influence.

Potential refinements

1.80 Recladding of Chalcot Estate (LB Camden) has made these buildings more visible in the backdrop to the dome of St Paul's Cathedral. Consideration should be given to moving Assessment Point to orientation board, provided foreground landscape can be managed. Review depth of BWSCA. Background consultation plane might be set by reference to Stone Gallery of St Paul's Cathedral to reflect distant skyline. Review guidance with particular reference to foreground development.





Current Context: original photograph taken 13.03.2017 [3422_8351]

6A.1 Blackheath Point – near the orientation board



Panorama left [-40°]: original photograph taken 13.03.2017 [3422_8331]



3416_8307

Panorama right [+40º]: original photograph taken 13.03.2017 [3422_8371]

6A.1 Blackheath Point – near the orientation board



Historic view toward St Paul's Cathedral | original photograph taken 18.03.2005 [1613_3901]

3416_8309



Recent view toward St Paul's Cathedral I original photograph taken 13.03.2017 [3422_8301]

7A.1 The Mall: at Admiralty Arch – axial view

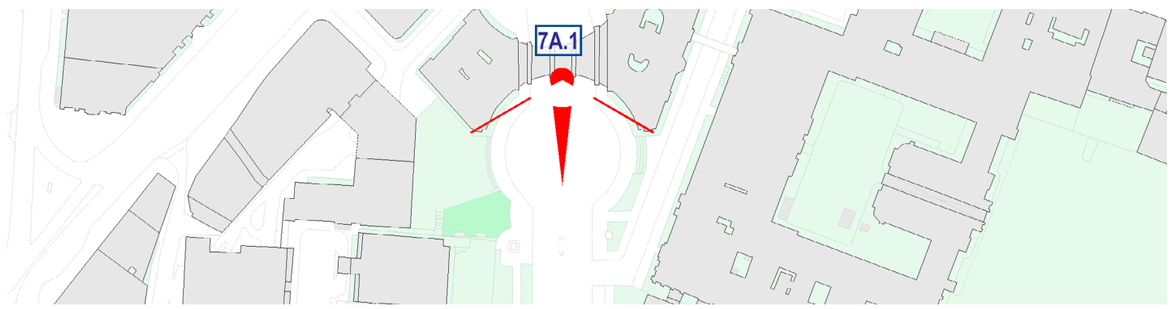


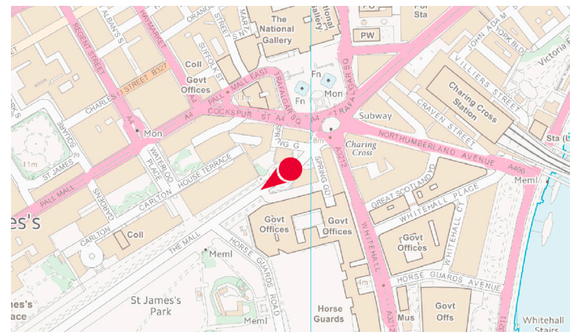
Earlier Context: original photograph taken 27.04.2005 [1613_8051]



Future Context [3416_8003]







Location and condition of Assessment Point

1.81 Easily accessible and well maintained.

Visible changes to date

1.82 None.

Consented changes

1.83 None.

Potential for further change

1.84 Extremely limited.

Effects of guidance

1.85 Not tested.

Potential refinements

1.86 Review overall value of this AP, considering potential sites for background development.

The Mall: at Admiralty Arch – axial view 7A.1



Current Context: original photograph taken 21.03.2017 [3422_8051]

7A.1 The Mall: at Admiralty Arch – axial view



Panorama left [-40°]: original photograph taken 21.03.2017 [3422_8031]



Panorama right [+40°]: original photograph taken 21.03.2017 [3422_8071]

7A.1 The Mall: at Admiralty Arch – axial view



Historic view toward Buckingham Palace | original photograph taken 27.04.2005 [1613_8001]



Recent view toward Buckingham Palace | original photograph taken 21.03.2017 [3422_8001]

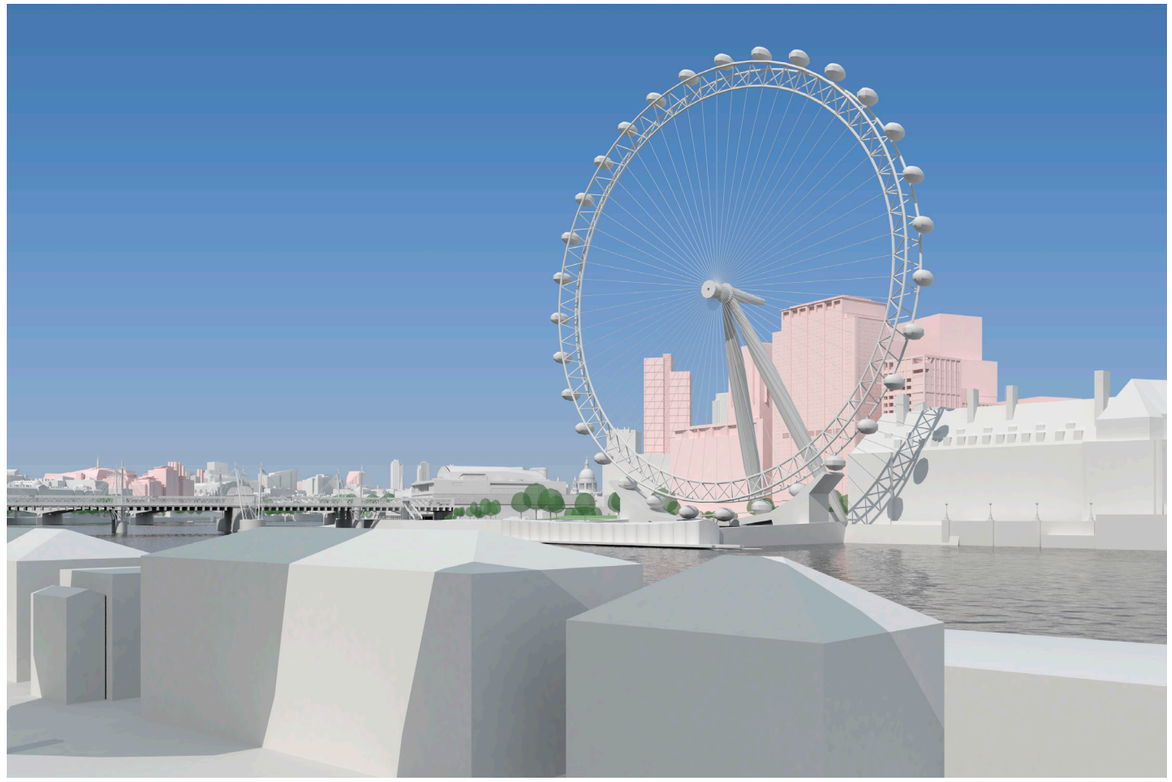
8A.1 Westminster Pier – the orientation plaque



3416_8101

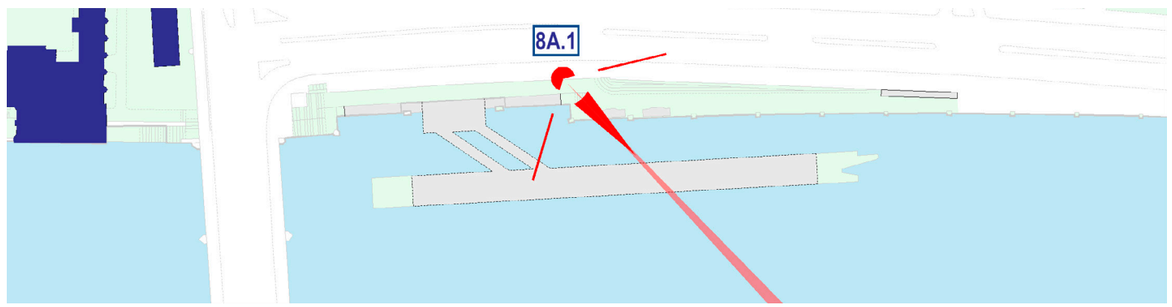
Earlier Context: original photograph taken 07.04.2005 [1613_8151]

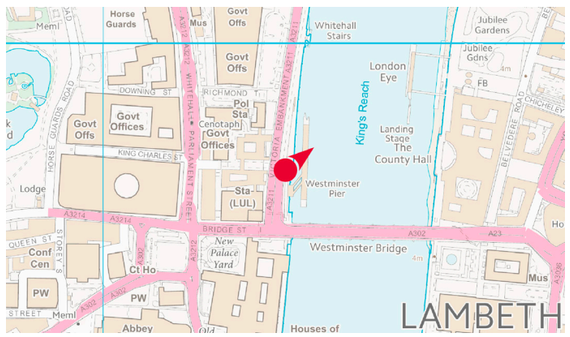




3416_8103

Future Context [3416_8103]





Location and condition of Assessment Point

1.87 Easily accessible and well maintained.

Visible changes to date

1.88 Principal Place development under construction within BWSCA but concealed by White House development.

Consented changes

1.89 Multiple consents granted north and west of Broadgate in BWSCA (LB Hackney) – again concealed by Cathedral or White House. Minor impacts on sky-space either side of Cathedral.

Potential for further change

1.90 Further consolidation of Northern Cluster in Broadgate/ Bishopsgate area.

Effects of guidance

1.91 Precise shaping of buildings in BWSCA.

Potential refinements

1.92 Review depth of BWSCA. Consider revising definition of PV to acknowledge effect of existing foreground development.

3416_8102



Current Context: original photograph taken 03.04.2017 [3422_8151]

8A.1 Westminster Pier – the orientation plaque



Panorama left [-40°]: original photograph taken 03.04.2017 [3422_8131]



Panorama right [+40°]: original photograph taken 03.04.2017 [3422_8171]

8A.1 Westminster Pier – the orientation plaque



Historic view toward St Paul's Cathedral | original photograph taken 07.04.2005 [1613_8101]



3416_8109

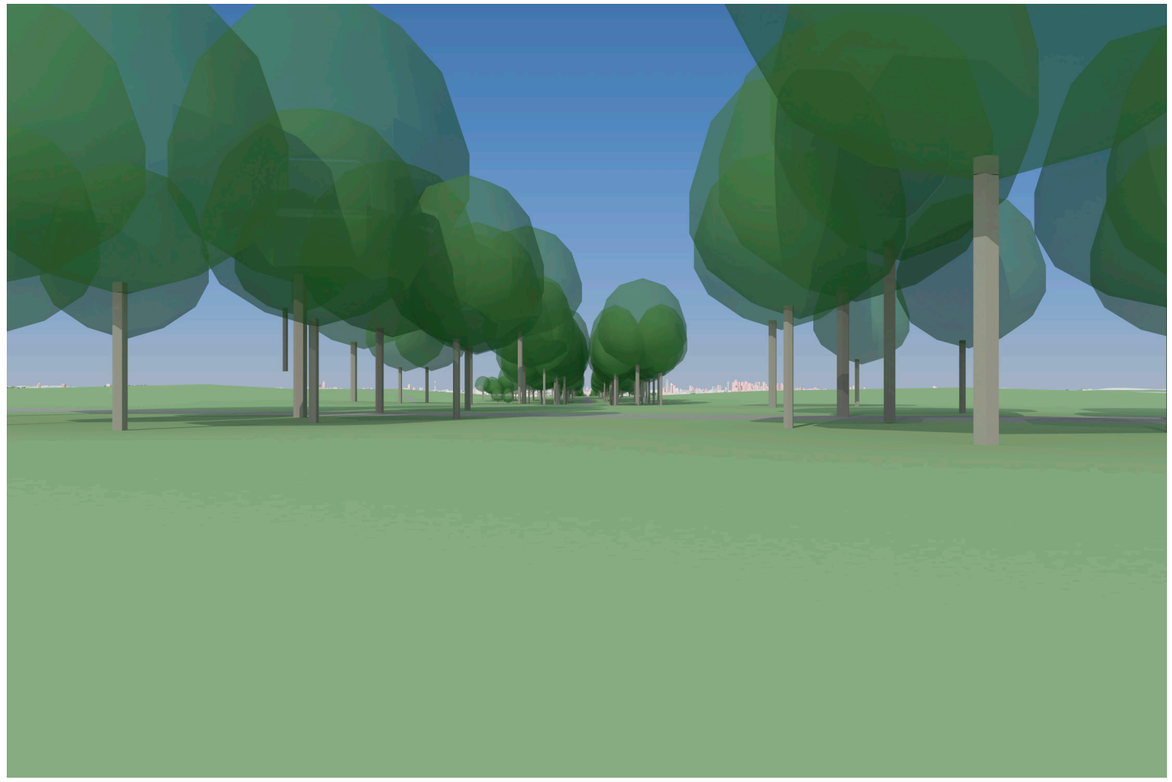
Recent view toward St Paul's Cathedral (showing recent consents – occluded in background) I original photograph taken 11.01.2015 [3086_5968]

9A.1 King Henry VIII's Mound – the viewing point

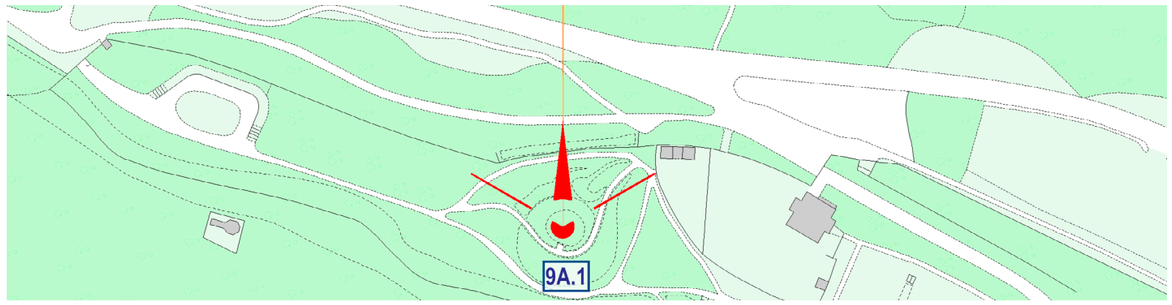


Earlier Context: original photograph taken 19.07.2005 [1613_8251]





Future Context [3416_8203]



Location and condition of Assessment Point

1.93 Clearly defined and well maintained.

Visible changes to date

1.94 Completion of 5 Broadgate has created a consistent backdrop to St Paul's up to level of Stone Gallery. Victoria Transport Interchange visible in foreground. Most recently, the Manhattan Gardens scheme at Stratford has created a significant change to the view.

Consented changes

1.95 Elements of the consented masterplans for East Village and International Quarter developments could be visible in the backdrop to the Protected Vista.

Potential for further change

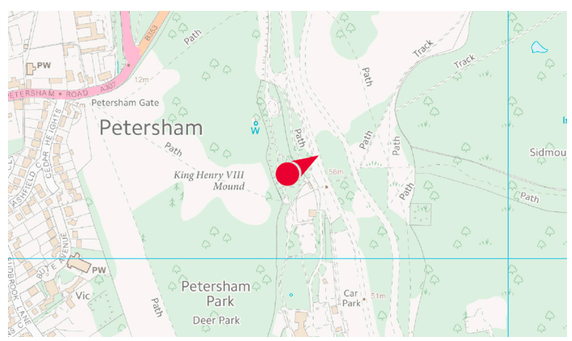
1.96 Recent controversy is likely to ensure that any additional impact on this view will be avoided

Effects of guidance

1.97 The current PV has had a significant influence on both foreground and background development up to the depth of the current BWSCA

Potential refinements

1.98 Review depth of BWSCA. Background consultation plane could be set by reference to Stone Gallery of St Paul's Cathedral to reflect existing development in background





Current Context: original photograph taken 26.12.2016 [3182_8241]

9A.1 King Henry VIII's Mound – the viewing point



Panorama left [-40°]: original photograph taken 06.03.2009 [1976_8201]



Panorama right [+40°]: original photograph taken 26.12.2016 [3182_8281]

9A.1 King Henry VIII's Mound – the viewing point



3416_8208

Historic view toward St Paul's Cathedral (extreme telephoto) | original photograph taken 25.02.2012 [1990_3707]



Recent view toward St Paul's Cathedral (extreme telephoto) | original photograph taken 26.12.2016 [3182_8201]

23A.1 Bridge over the Serpentine – at the centre of the bridge

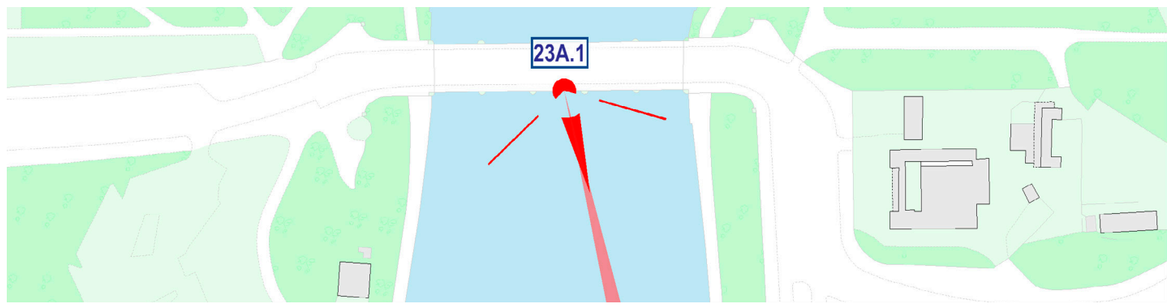


Earlier Context: original photograph taken 08.09.2004 [1538_3491]



Future Context [3416_7403]





Location and condition of Assessment Point

1.99 Easily accessible and well maintained viewing place. AP is at an unmarked location providing best view of WWHS.

Visible changes to date

1.100 Development at Elephant Road impacts on silhouette of WWHS between the Western Towers of Westminster Abbey and the Victoria Tower. Construction of Eileen House, Strata and London 360 visible above treeline.

Consented changes

1.101 Redevelopment of Skipton House marginally visible above treeline.

Potential for further change

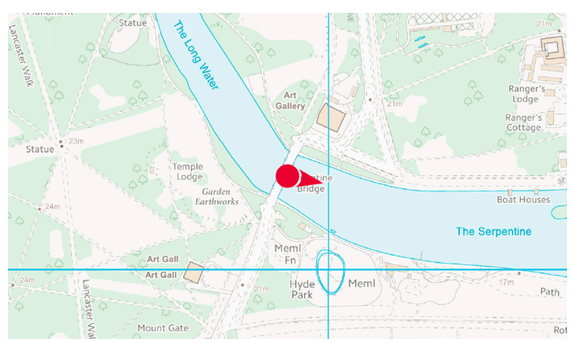
1.102 Potential consolidation of tower groups north and south of Elephant and Castle, likely to be generally limited to treeline. Development within Old Kent Road Opportunity Area has potential to impact on this view.

Effects of guidance

1.103 Constraints on Heygate and Shopping Centre Masterplans. Tall development directed north or south of Protected Vista.

Potential refinements

1.104 Review depth of BWSCA. Review PV height and Visual Management Guidance in light of recent development centred on Elephant and Castle.





Current Context: original photograph taken 02.03.2017 [3422_7451]

23A.1 Bridge over the Serpentine – at the centre of the bridge



Panorama left [-40°]: original photograph taken 02.03.2017 [3422_7431]



Panorama right [+40°]: original photograph taken 02.03.2017 [3422_7471]

23A.1 Bridge over the Serpentine – at the centre of the bridge



3416_7408

Historic view toward Palace of Westminster | original photograph taken 06.04.2005 [1782_7411]



3416_7409

Recent view toward Palace of Westminster | original photograph taken 02.03.2017 [3422_7401]

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

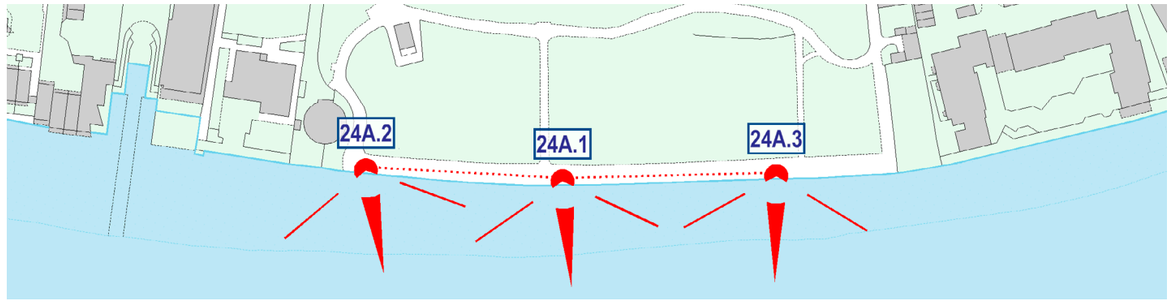


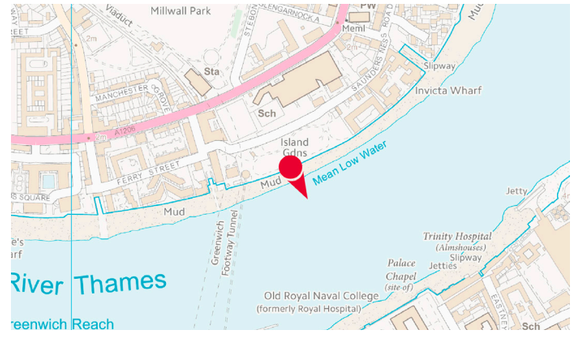
Earlier Context: original photograph taken 13.11.2004 [1538_3741]



Future Context [3416_7503]







Location and condition of Assessment Point

1.105 Ideal view of the Greenwich Maritime WHS [Linked to 24A.2 and 24A.3 – MGWHS].

Visible changes to date

1.106 None.

Consented changes

1.107 None.

Potential for further change

1.108 Unlikely.

Effects of guidance

1.109 LVMF has had limited influence – the buildings of the Maritime Greenwich WHS sits in a well-protected landscape context behind which Blackheath Common provides a further buffer zone. Skyline changes are very unlikely hence guidance is probably triggering unnecessary consultation.

Potential refinements

1.110 Consider omission of Protected Silhouette and reduce to single Assessment Point.



Current Context: original photograph taken 24.03.2017 [3422_7551]

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



Panorama left [-40º]: original photograph taken 24.03.2017 [3422_7531]



Panorama right [+40º]: original photograph taken 24.03.2017 [3422_7571]

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



3416_7508

Maritime Greenwich World Heritage Site | original photograph taken 25.02.2012 [2182_7551]



3416_7509

Maritime Greenwich World Heritage Site (detail) I original photograph taken 25.02.2012 [2182_7501]

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

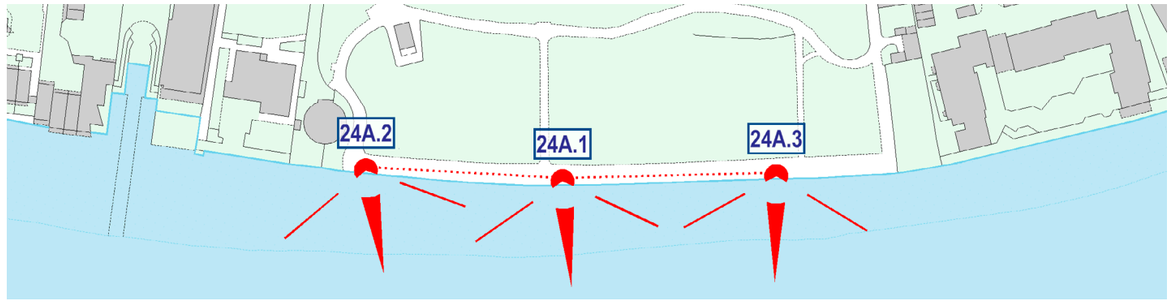


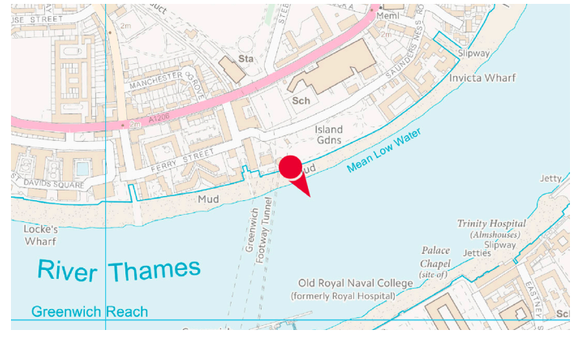
Earlier Context: original photograph taken 16.03.2009 [1971_1421]



Future Context [3416_1403]







Location and condition of Assessment Point

1.111 Good view of the Greenwich Maritime WHS [Linked to 24A.1 – MGWHS].

Visible changes to date

1.112 None.

Consented changes

1.113 None.

Potential for further change

1.114 Unlikely.

Effects of guidance

1.115 LVMF has had limited influence – the buildings of the Maritime Greenwich WHS sits in a well protected landscape context behind which Blackheath Common provides a further buffer zone. Skyline changes are very unlikely hence guidance is probably triggering unnecessary consultation.

Potential refinements

1.116 Consider omission of this AP.



Current Context: original photograph taken 24.03.2017 [3422_1451]

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



Panorama left [-40°]: original photograph taken 24.03.2017 [3422_1431]



3416_1407

Panorama right [+40º]: original photograph taken 24.03.2017 [3422_1471]

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

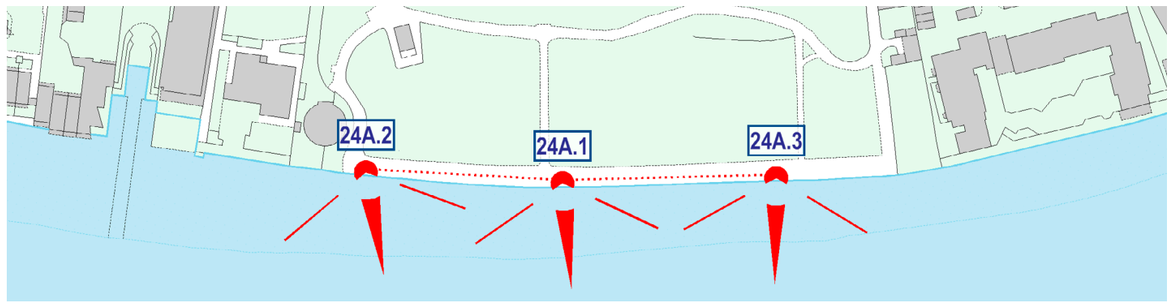


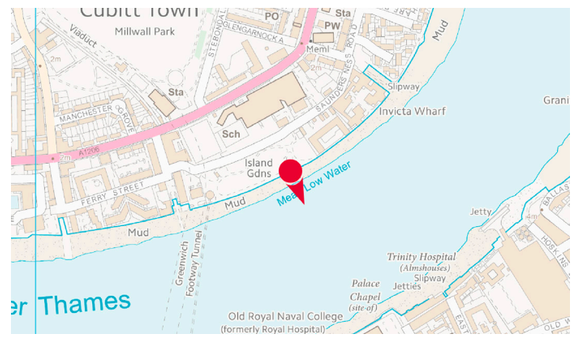
Earlier Context: original photograph taken 16.03.2009 [1971_1521]





Future Context [3416_1503]





Location and condition of Assessment Point

1.117 Good view of the Greenwich Maritime WHS [Linked to 24A1 – MGWHS].

Visible changes to date

1.118 None.

Consented changes

1.119 None.

Potential for further change

1.120 Unlikely.

Effects of guidance

1.121 LVMF has had limited influence – the buildings of the Maritime Greenwich WHS sits in a well protected landscape context behind which Blackheath Common provides a further buffer zone. Skyline changes are very unlikey hence guidance is probably triggering unnecessary consultation.

Potential refinements

1.122 Consider omission of this AP.

3416_1502



Current Context: original photograph taken 24.03.2017 [3422_1551]

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



Panorama left [-40°]: original photograph taken 24.03.2017 [3422_1531]



Panorama right [+40º]: original photograph taken 24.03.2017 [3422_1571]

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



3416_7701

Earlier Context: original photograph taken 11.11.2004 [1538_3671]



3416_7703

Future Context [3416_7703]





Location and condition of Assessment Point

1.123 Classic view, well maintained location [Linked to 25A.2 and 25A.3 – TLWHS].

Visible changes to date

1.124 Some development visible above Waterloo Barracks and New Armouries but generally limited to former tree line. Numerous major consents within City Cluster, visible to the west of The Tower of London.

Consented changes

1.125 Additional consents granted compliant with Protected Silhouette policy.

Potential for further change

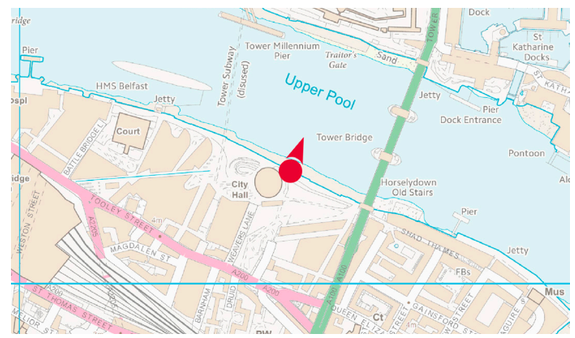
1.126 Additional sites at Aldgate are likely to contend to fill out skyline to levels dictated by Protected Silhouette Policy. Further consolidation of the City Cluster highly likely.

Effects of guidance

1.127 Protected Silhouette provides overall control on maximum heights. Consultation with HRP dictates site by site outcome. AP provides an important location for reviewing development of the City Cluster.

Potential refinements

1.128 Review depth of BWSCA (NB plane is steeply rising). Clarify intended operation of the Protected Silhouette in conjunction with Protected Vista.





3416_7702

Current Context: original photograph taken 22.12.2016 [3182_8951]

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



Panorama left [-40°]: original photograph taken 22.12.2016 [3182_8931]



Panorama right [+40º]: original photograph taken 22.12.2016 [3182_8971]

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



3416_7708

Emerging City Cluster I original photograph taken 29.12.2014 [2941_2217]



Significant development at Aldgate | original photograph taken 22.12.2016 [3212_8901]

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



3416_1601

Earlier Context: original photograph taken 16.03.2009 [1971_1621]

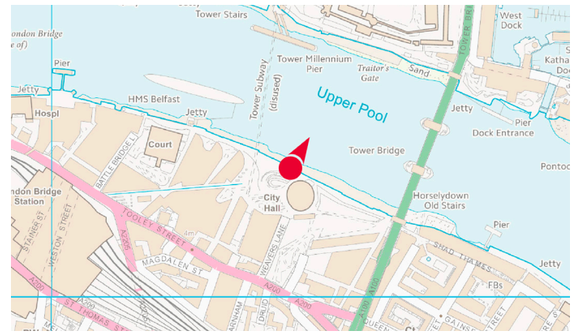




3416_1603

Future Context [3416_1603]





Location and condition of Assessment Point

1.129 Appropriate location for start of Protected Silhouette, well maintained location [Linked to 25A.1 – TLWHS].

Visible changes to date

1.130 Some development visible above Waterloo Barracks and New Armouries but generally limited to former tree line. Numerous major consents within City Cluster, visible alongside the Tower.

Consented changes

1.131 Additional consents granted compliant with Protected Silhouette policy.

Potential for further change

1.132 Additional sites at Aldgate are likely to contend to fill out skyline to levels dictated by Protected Silhouette Policy. Further consolidation of the City Cluster highly likely.

Effects of guidance

1.133 Protected Silhouette provides overall control on maximum heights. Consultation with HRP dictates site by site outcome.

Potential refinements

1.134 Clarify intended operation of the Protected Silhouette.



3416_1602

Current Context: original photograph taken 22.12.2016 [3182_9051]

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



Panorama left [-40°]: original photograph taken 22.12.2016 [3182_9031]



3416_1607

Panorama right [+40°]: original photograph taken 22.12.2016 [3182_9071]

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



3416_1608

Emerging backdrop (compliant with kinetic analysis of Protected Silhouette) | original photograph taken 02.04.2016 [3212_1256]



Significant development at Aldgate | original photograph taken 29.12.2014 [2984_1206]

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



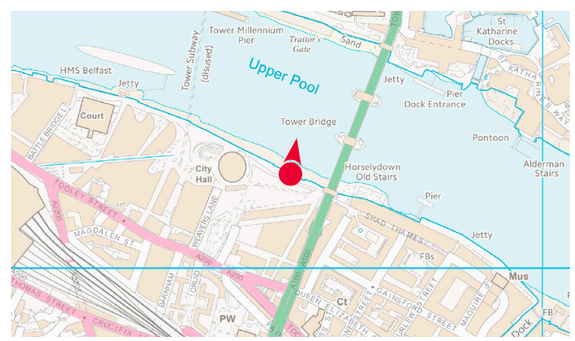
Earlier Context: original photograph taken 16.03.2009 [1971_1721]



Future Context [3416_1703]







Location and condition of Assessment Point

1.135 Slightly arbitrary location for start of Protected Silhouette, well maintained location [Linked to 25A.1 – TLWHS].

Visible changes to date

1.136 Some development above Waterloo Barracks and New Armouries limited to former tree line. Numerous major consents within City Cluster.

Consented changes

1.137 Additional consents granted compliant with Protected Silhouette policy.

Potential for further change

1.138 Additional sites at Aldgate are likely to contend to fill out skyline to levels dictated by Protected Silhouette Policy. Further consolidation of the City Cluster highly likely.

Effects of guidance

1.139 Protected Silhouette provides overall control on maximum heights. Consultation with HRP dictates site by site outcome.

Potential refinements

1.140 Clarify intended operation of the Protected Silhouette Consider revision of AP closer to Tower Bridge.



Current Context: original photograph taken 22.12.2016 [3182_9151]

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



Panorama left [-40°]: original photograph taken 22.12.2016 [3182_9131]



3416_1707

Panorama right [+40º]: original photograph taken 22.12.2016 [3182_9171]

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



The evolving City Cluster | original photograph taken 22.12.2016 [2997_2286]

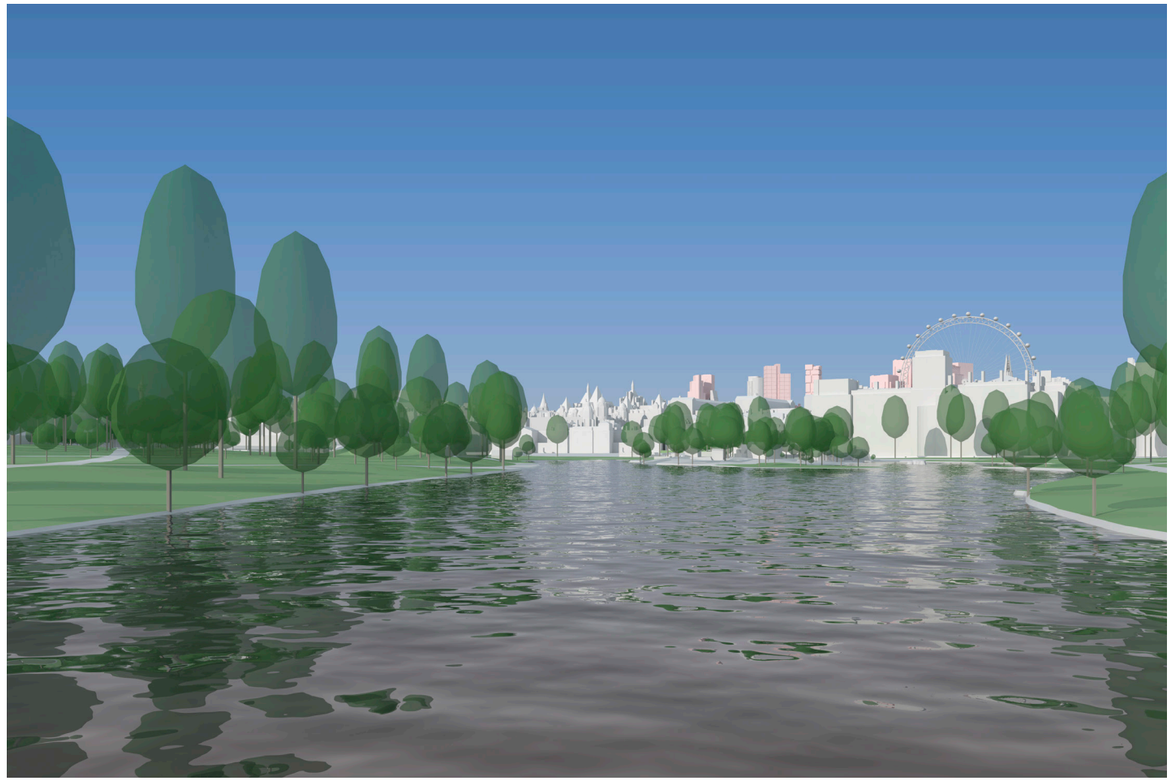


Significant development at Aldgate | original photograph taken 02.04.2016 [3212_1306]

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

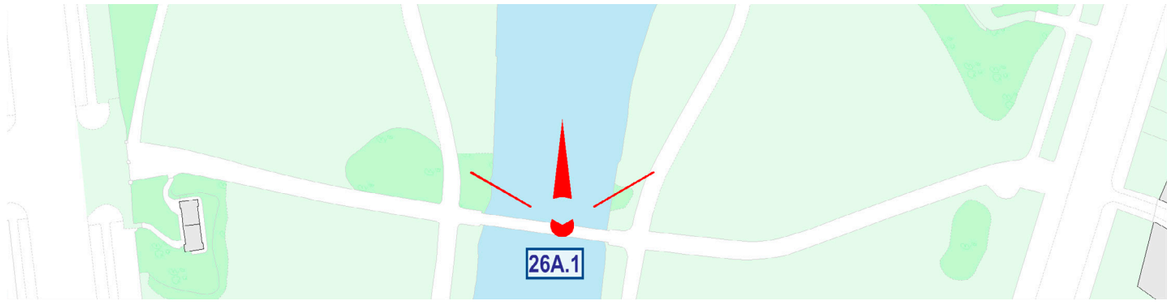


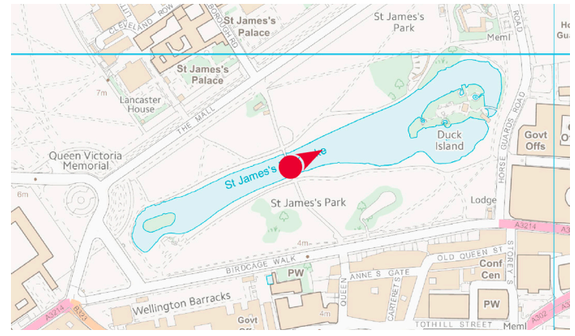
Earlier Context: original photograph taken 04.07.2011 [2182_7961]



Future Context [3416_7903]







Location and condition of Assessment Point

1.141 A classic London view in a well maintained location.

Visible changes to date

1.142 Southbank Tower, One Blackfriars and 122 Leadenhall Street currently visible above Duck Island. Tallest elements of Southbank Place and Shard visible above Foreign and Commonwealth Office.

Consented changes

1.143 Further consolidation of Blackfriars and City Clusters. Doon Street significantly above Duck Island tree line.

Potential for further change

1.144 Further consolidation of Blackfriars and City Clusters.

Effects of guidance

1.145 Visual Management Guidance has not significantly influenced the scale of development consented.

Potential refinements

1.146 Review Visual Management Guidance in the light of new consents. Emphasis on layered background for most areas of the panorama with stronger protection for skyline above Horseguards Barracks and Whitehall Court.



Current Context: original photograph taken 02.03.2017 [3422_7951]

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



3416_7906

Panorama left [-40°]: original photograph taken 02.03.2017 [3422_7931]



Panorama right [+40°]: original photograph taken 02.03.2017 [3422_7971]

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



Projected skyline development | original photograph taken 06.04.2011 [2245_2017]



3416_7909

Recently completed skyline development I original photograph taken 02.03.2017 [3422_7901]

27A.1 Parliament Square: south-west – the traffic island north

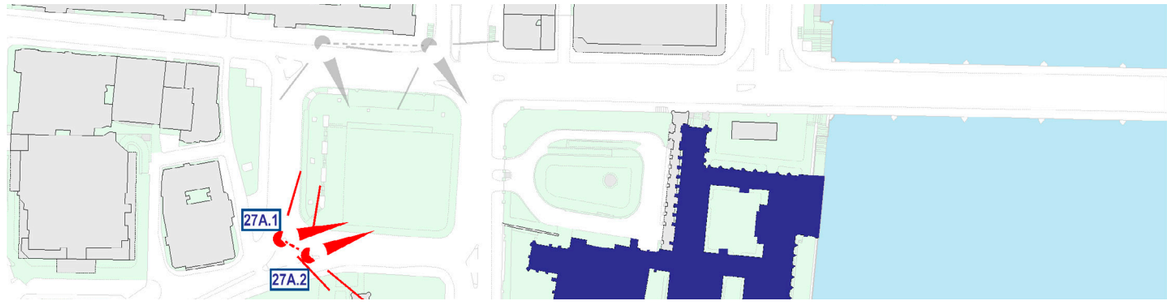

3416_2701

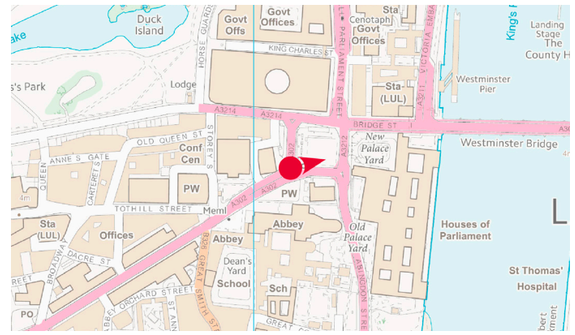
Earlier Context: original photograph taken 05.03.2012 [2088_1751]




3416_2703

Future Context [3416_2703]





Location and condition of Assessment Point

1.147 Viewing location on traffic island is not comfortable; awkward placement of Assessment Point [Linked to 27A.2 – WWHS].

Visible changes to date

1.148 None.

Consented changes

1.149 Elizabeth House midrise would be visible above County Hall, compliant with LVMF guidance.

Potential for further change

1.150 Potential for future development in Waterloo Opportunity Area.

Effects of guidance

1.151 Successfully managed the form of Elizabeth House and Southbank Place (Shell Centre).

Potential refinements

1.152 Review exact AP location.



3416_2702

Current Context: original photograph taken 27.03.2017 [3422_2751]

27A.1 Parliament Square: south-west – the traffic island north



3416_2706

Panorama left [-40°]: original photograph taken 27.03.2017 [3422_2731]



3416_2707

Panorama right [+40°]: original photograph taken 27.03.2017 [3422_2771]

27A.1 Parliament Square: south-west – the traffic island north



Assessing future impact (daytime) | original photograph taken 22.03.2012 [2245_6517]



Assessing future impact (nighttime) I original photograph taken 21.03.2012 [2181_6526]

27A.2 Parliament Square: south-west – the traffic island south

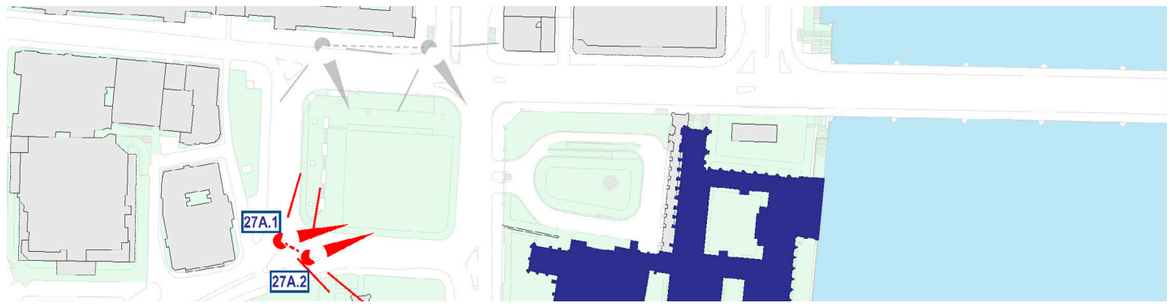


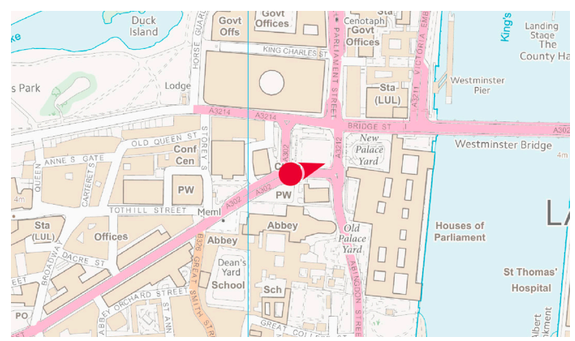
Earlier Context: original photograph taken 28.02.2012 [2088_1651]





Future Context [3416_2803]





Location and condition of Assessment Point

1.153 Viewing location on traffic island is not comfortable; awkward placement of Assessment Point [Linked to 27A.1 – WWHS].

Visible changes to date

1.154 None.

Consented changes

1.155 Elizabeth House high rise and mid rise visible above County Hall, compliant with LVMF guidance.

Potential for further change

1.156 Potential for future development in Waterloo Opportunity Area.

Effects of guidance

1.157 Successfully managed the form of Elizabeth House and Southbank Place (Shell Centre).

Potential refinements

1.158 Review exact AP location.



3416_2802

Current Context: original photograph taken 27.03.2017 [3422_2851]

27A.2 Parliament Square: south-west – the traffic island south



3416_2806

Panorama left [-40º]: original photograph taken 27.03.2017 [3422_2831]



Panorama right [+40º]: original photograph taken 27.03.2017 [3422_2871]

27A.2 Parliament Square: south-west – the traffic island south



Assessing future impact (daytime) | original photograph taken 22.03.2012 [2245_6617]



Assessing future impact (nighttime) | original photograph taken 22.03.2012 [2760_6626]

27B.1 Parliament Square: north pavement – entering from St James's Park

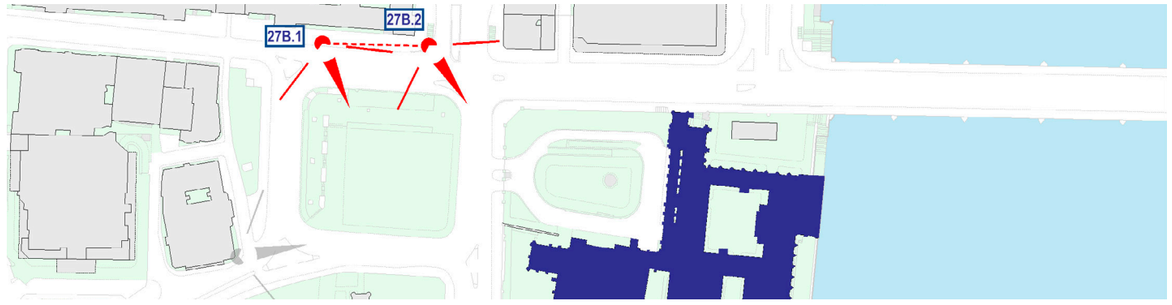


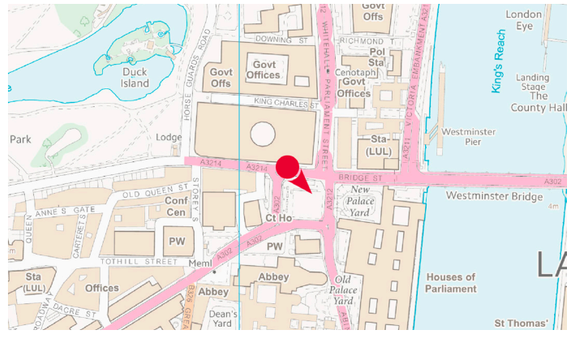
Earlier Context: original photograph taken 28.09.2011 [2166_6951]



Future Context [3416_2503]







Location and condition of Assessment Point

1.159 Comfortable location, first arrival into Square from St James's Park [Linked to 27B.2 – WWHS].

Visible changes to date

1.160 Redevelopment of York House.

Consented changes

1.161 None.

Potential for further change

1.162 Potential for future development east of Lambeth Palace Road.

Effects of guidance

1.163 27B Protected Silhouette determining maximum development heights along Albert Embankment.

Potential refinements

1.164 Clarify application of Visual Management Guidance between 27B.1 and 27B.2.

3416_2502

Current Context: original photograph taken 15.03.2017 [3422_2551]

27B.1 Parliament Square: north pavement – entering from St James's Park



3416_2506

Panorama left [-40°]: original photograph taken 15.03.2017 [3422_2531]



3416_2507

Panorama right [+40°]: original photograph taken 15.03.2017 [3422_2571]

27B.1 Parliament Square: north pavement – entering from St James's Park



Assessing development on the Lambeth Bank | original photograph taken 17.10.2012 [2342_2926]



Assessing development at Vauxhall Nine Elms | original photograph taken 30.01.2011 [2811_2306]

27B.2 Parliament Square: north pavement – entering from Whitehall

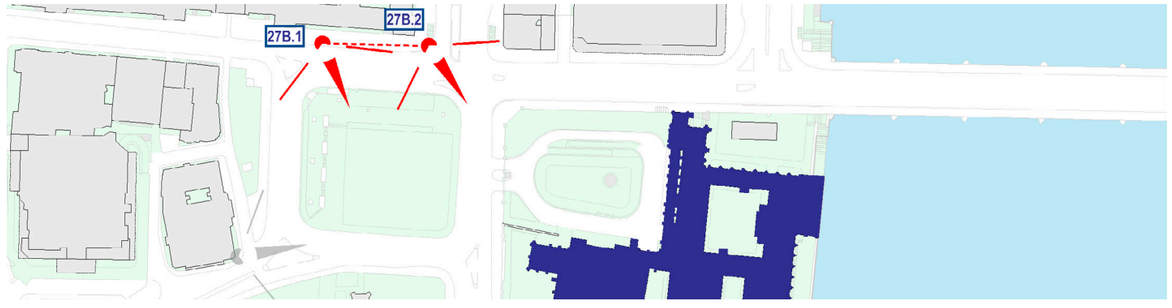

3416_2601

Earlier Context: original photograph taken 01.08.2011 [2088_0821]


3416_2603

Future Context [3416_2603]





Location and condition of Assessment Point

1.165 Comfortable location, first arrival into Square from Whitehall [Linked to 27B.1 – WWHS].

Visible changes to date

1.166 Redevelopment of York House – beyond extent of defined panorama.

Consented changes

1.167 Extension to Millbank Tower would breach ridgeline to Henry VII's Chapel. Skipton House (Elephant and Castle) visible in Bridge Street gap – beyond extent of defined panorama.

Potential for further change

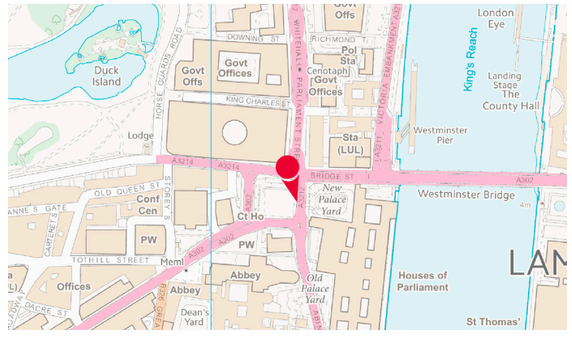
1.168 A few remaining sites near Vauxhall Station and along Albert Embankment (e.g. Camelford House).

Effects of guidance

1.169 Protected Silhouette determining maximum development heights in western parts of LB Lambeth. Visual Management Guidance determining building heights on southern sections of Albert Embankment specifically by reference to treeline of Victoria Embankment Gardens.

Potential refinements

1.170 Clarify application of Visual Management Guidance between 27B.1 and 27B.2.





3416_2602

Current Context: original photograph taken 15.03.2017 [3422_2651]

27B.2 Parliament Square: north pavement – entering from Whitehall



Panorama left [-40°]: original photograph taken 15.03.2017 [3422_2631]



Panorama right [+40°]: original photograph taken 15.03.2017 [3422_2671]

27B.2 Parliament Square: north pavement – entering from Whitehall



Assessing development at Vauxhall Nine Elms (summer) | original photograph taken 06.07.2015 [2979_7506]

3416_2609

Assessing development at Vauxhall Nine Elms (winter) | original photograph taken 15.03.2017 [3148_6509]

millerhare