



# THE GOODSYARD

Environmental Statement Addendum:  
Townscape and Visual Impact Assessment Volume 3

September 2019 - Part 1 of 4



ballymore.



**Miller Hare Limited**  
Mappin House  
4 Winsley Street  
London W1W 8HF

+44 20 7691 1000  
[info@millerhare.com](mailto:info@millerhare.com)

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# Bishopsgate Goodsyard

## Environmental Statement Addendum: Townscape and Visual Impact Assessment Volume 3

### September 2019

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| <b>Client</b>  |
| Bishopsgate Goods Yard Regeneration Limited                    |
| <b>Architect</b>   |
| FaulknerBrowns, Eric Parry Architects<br>& Buckley Gray Yeoman |
| <b>Planning Consultant</b>                                     |
| DP9  |
| <b>Townscape Consultant</b>                                    |
| Peter Stewart Consultancy                                      |
| <b>Visualisation</b>   |
| Millerhare   |

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Preface

This is a Townscape and Visual Impact Assessment ('TVIA') prepared by Peter Stewart Consultancy.

It is submitted in relation to amendments ("Proposed Amendments") that are being made to the planning applications and applications for listed building consent (the "Applications") for the redevelopment of Bishopsgate Goodsyard. The Applications as amended by the Proposed Amendments form the "Revised Scheme".

On 21st July 2014 Bishopsgate Goodsyard Regeneration Limited (the "Applicant") submitted the Applications to the London Borough of Hackney and the London Borough of Tower Hamlets (the "Boroughs").

On 23rd September 2015 the then Mayor of London directed that he would act as local planning authority for the purposes of determining the Applications.

On 12th April 2016 the then Mayor deferred the determination of the Applications to allow the Applicant to address the issues raised in the Stage III Report.

The Applicant has carefully reviewed the issues raised in the Stage III Report and has liaised closely with the Mayor of London, the Boroughs and other stakeholders and consultees and is now submitting amendments to the Applications to address their feedback.

In broad terms, the Applicant is making the following Proposed Amendments to the Applications:

Plot 1 (Formerly Plots A and B)

The Proposed Amendments maintain the height of the building and the type of uses, as currently proposed and retains the bridging over the East London Line box. The building massing is proposed to be revised to include setbacks at the upper levels as a result of feedback from the GLA and the Boroughs to address the relationship with adjacent buildings.

Plot 2 (Formerly Plots F and G)

The Proposed Amendments replace the two tallest residential buildings with a commercial building with retail at the ground floor. The building would extend up to 17 - 29 storeys and would be the tallest building proposed. This building is being submitted with all matters in detail.

The reduction in height of Plot 2 means that no part of the scheme is now visible in views from the South Bastion of Tower Bridge.

Plot 3 (Formerly Plot K)

The Proposed Amendments maintain the height and footprint of the building and the type of uses, as currently proposed. The Proposed Amendments address design comments in respect of the treatment to Phoenix Street and the listed Oriel Wall along Commercial Street.

Plot 4 (Formerly Plot C)

The Proposed Amendments maintain the uses within this building and comprise retail at ground floor with residential above. The height of the building is proposed to be reduced to 19 storeys.

Plot 5 (Formerly Plot D)

The Proposed Amendments maintain the uses within this building and comprise retail at ground floor with residential above. The height of the building is proposed to be reduced to between 6 -13 storeys.

Plot 6 (Formerly Plot E)

The Proposed Amendments change the use of this building to a cultural type use with retail use. The height of the building is proposed to be reduced to up to 5 storeys in order to address comments raised by the GLA in respect of daylight and sunlight impacts along Sclater Street and the massing in the north-east part of the site.

Plots 7, (Formerly Plots H, I, J), 8A, 8B, 8C, 10 and 11 (the Pavilion)

The Proposed Amendments maintain the mix of retail uses within the Oriel as well as the potential for Class D1/D2 uses within the Braithwaite arches with public open space above, as currently proposed (Plot 7). Plot 8 introduces hotel and residential uses with access at ground floor level within a 25 storey building to the west of Braithwaite Street, plus 4 storey buildings on top of the existing arches. The Proposed Amendments introduce residential within Plot 10 with retail at ground floor. The Proposed Amendments introduce retail use within a single storey building in Plot 11.

Public Open Space

The overall amount of public space as part of the Proposed Amendments would increase at platform level, including an area of consolidated open space at the eastern end of the platform.

The Proposed Amendments, and the rationale for them, are explained fully in the Planning Statement prepared by DP9 Ltd.

The Proposed Amendments to the Applications have required some changes to be made to the TVIA and other documentation originally submitted with the Applications.

Rather than issuing tracked changed documents, the Applicant has issued this revised TVIA which replaces in its entirety that submitted previously.

1.1 This Volume of the Environmental Statement (ES) contains an assessment of the effect of the Revised Scheme at The Goodsyard ('the site') on townscape and visual amenity. It contains the following sections:

- a description of the method by which the assessment has been carried out, and of how the images in this report have been created;
- a summary of the planning policy context relevant to the assessment;
- a description and characterisation of the site and its surroundings as existing;
- a description and assessment of the architectural, urban design and townscape qualities of the Revised Scheme including a comparison with the 2014 submitted scheme;
- an assessment of the visual effect of the Revised Scheme on the identified views;
- an assessment of the effects of construction operations;
- an assessment of cumulative effects, taking into account other new developments proposed in the area;
- consideration of mitigation; and
- an assessment of the effect of the Revised Scheme on the townscape, and conclusions.

1.2 This ES Volume has been prepared by Peter Stewart Consultancy and the visualisations have been prepared by Millerhare. A methodology for the production of the visualisations is provided as Appendix A5 to this ES Volume.

Description of the 'applications'

1.3 It should be noted that references in this document TVIA to 'application' should be taken to read 'applications' reflecting the fact that two identical planning applications were originally submitted – one to the LBH and one to the LBTH with each borough tasked with determining consent for the extent of the Proposed Development that fell within each respective area. Therefore, references to 'planning permission; should be taken to read 'planning permissions' given that two planning permissions will be required for the Proposed Amendments to proceed in its entirety.

2 Method of assessment

|     |   |   |   |   |
|-----|---|---|---|---|
| 2.1 | <p>This section of this ES Volume presents the following:</p> <p>Identification of the information sources that have been consulted during preparation of this Part 1: Townscape and Visual Impact Assessment (TVIA);</p> <ul style="list-style-type: none"><li>• Details of the consultation undertaken with respect to townscape and visual effects;</li><li>• The methodology behind the assessment of townscape and visual effects, including the criteria for the determination of sensitivity of receptor and magnitude of change from the existing or 'baseline' condition;</li><li>• An explanation as to how the identification and assessment of townscape and visual effects have been reached; and</li><li>• The significance criteria and terminology for assessment of the residual effects to townscape and visual receptors as a result of the Revised Scheme considered on its own and considered in the context of other proposed and consented 'cumulative' schemes.</li></ul> | <p>town-scape assessment, as part of the process of developing the design. This process includes computer-based modelling, so that the visual impact can be tested.</p> <ul style="list-style-type: none"><li>• The effects of the Revised Scheme on the identified elements and views, are assessed by the townscape assessors. This assessment is informed by computer generated images showing 'as existing' and 'as proposed' views from selected viewpoints. A comparison is made between the original scheme and the Revised Scheme where there is a noticeable difference in the views.</li></ul>  | <ul style="list-style-type: none"><li>• South Shoreditch Conservation Area Appraisal, LB Hackney, January 2009 (Ref. 2-9)</li></ul>   | <p>Prospects (see para 3.29 in policy section). Long distance views include LVMF London Panoramas and Linear Views. The background wider setting consultation assessment areas for views LVMF 8 and LVMF 9 runs across the site. These are illustrated in section 3 of the DAS.</p>   |
| 2.2 | <p>The following sources of information that define and explain the Revised Scheme and that accompany the Proposed Ammendments have been reviewed and form the basis of the assessment of likely significant townscape and visual effects:</p> <ul style="list-style-type: none"><li>• Detailed plans, sections and elevations;</li><li>• The Design and Access Statement; and</li><li>• The Accurate Visual Representations (AVRs) contained within this Volume.</li></ul>   | <p>2.5 The process as described is an iterative one that informs the design of the Revised Scheme, so that any potential for adverse effects can be addressed as an integral aspect of the development of the design.</p> <p><b>Identification of townscape character areas</b></p> <p>2.6 An assessment has been made of the site and its surroundings in their existing state. This analyses the physical characteristics and the character of the townscape and considers the current status of the site.</p> <p>2.7 This was carried out following a study of the historic development of the area around the site which was made with reference to the following publications:</p> <ul style="list-style-type: none"><li>• The Buildings of England, London 1: The City of London, Nikolaus Pevsner and Bridget Cherry, Yale University Press, 2002 (Ref. 2-2);</li><li>• The Buildings of England, London 5: East, Nikolaus Pevsner, Bridget Cherry and O'Brien, Yale University Press, 2002 (Ref. 2-3);</li><li>• The London Encyclopaedia, Ben Weinreb, Christopher Hibbert, Julia Keay, John Keay, Macmillan, 2008 (Ref. 2-4).</li><li>• Boundary Estate Conservation Area Appraisal and Management Guidelines, LB Tower Hamlets, November 2007 (Ref. 2-5)</li><li>• Brick Lane and Fournier Street Conservation Area Appraisal and Management Guidelines, LB Tower Hamlets, November 2009 (Ref. 2-6)</li><li>• Elder Street Conservation Area Appraisal and Management Plan, LB Tower Hamlets, March 2007 (Ref. 2-7)</li><li>• Redchurch Street Conservation Area Appraisal and Management Plan, LB Tower Hamlets, November 2009 (Ref. 2-8)</li></ul> | <p>2.8 The present-day condition of the area was studied by site visits in June, July and November 2018, supported by a study of maps and aerial photographs (available on the internet as an integrated set of data at <a href="http://www.maps.google.co.uk">www.maps.google.co.uk</a>), the Pevsner volumes referred to above, and good prior knowledge of the area. Site visits allow the accuracy of record data to be verified. Record photographs were taken on some site visits.</p> <p>2.9 Townscape is characterised by dividing the study area into geographical areas which have readily identifiable characteristics in common. These characteristics may include topography; other natural characteristics such as waterways; patterns of land use; urban grain; and building form. Where there are major elements of infrastructure such as roads and railways, these often serve to divide one area from another.</p> <p>2.10 The division of an urban area into townscape character areas is carried out by a combination of professional judgement and common sense based on site investigation on the ground, and the study of documents, as described above. This exercise also takes into account significant designations such as conservation areas, and also townscape characterisations, if any, produced by the local authority or by others, as well as site allocations and any relevant associated guidance forming part of the local development plan such as the Bishopsgate Goods Yard Interim Planning Guidance (2010) (Ref 2-10).</p> <p>2.11 Built heritage assets have been identified within the townscape character areas and have been considered for their potential to be affected by the Revised Scheme in terms of their townscape setting. These comprise world heritage sites, conservation areas and statutory listed buildings, with information derived from the National Heritage List for England website and the Local Planning Authority website and development plan documents. Reference is also made to locally listed buildings close to the site where appropriate.</p> <p>2.12 Those designated built heritage assets that have the potential to be affected to a significant extent in terms of their townscape setting by the Revised Scheme are considered in the assessment.</p> <p><b>Identification of viewpoint locations</b></p> <p>2.13 A study was undertaken to establish a set of potential viewpoint locations from which 'before and after' views are provided. The study area is centred on the site and is limited to locations from which the site can be seen, or from which new buildings on the site will be seen at the maximum height proposed. The study area for local views extends to approximately 1km from the centre of the site. This is considered sufficient due to the central London location of the site. A selection of middle distance views were also considered, ranging between 1km and 4km from the centre of the site and include LVMF (Ref 2-11) River</p> | <p>2.14 Within this study area, four principal types of viewing location are identified:</p> <ul style="list-style-type: none"><li>• Views if any that have been identified as significant, by the planning authorities or others, e.g. in planning policy and guidance documents or conservation area appraisals;</li><li>• Other locations or views of particular sensitivity, including those viewpoints in which the Revised Scheme may significantly affect the townscape settings of heritage assets including world heritage sites, listed buildings and conservation areas;</li><li>• Representative townscape locations from which the Revised Scheme will be visible; and</li><li>• Areas of open space, if any, that are important in the local context, e.g. for leisure purposes.</li></ul> <p>2.15 The set of viewpoints is chosen so that it covers:</p> <ul style="list-style-type: none"><li>• The range of points of the compass from which the Revised Scheme will be visible;</li><li>• A range of distances from the site; and</li><li>• Different types of townscape area.</li></ul> <p>2.16 Possible locations in these categories within the study area are identified based on an examination of maps and aerial photographs; the documents referred to above; maps of conservation areas; maps and lists of listed buildings; and good prior knowledge of the area. The study area and the possible locations are then visited to establish candidate viewpoints. A photographic record was made of this visit together with a map showing photo locations.</p> <p>2.17 The viewpoint locations were initially agreed in consultation with the LB of Hackney, LB Tower Hamlets, Historic England and Historic Royal Palaces. Additional views were added at the request of each of these organisations: views 52, 53, 54, 60, 61 and 62 in response to LB Tower Hamlets; views 55, 56s, 56w, 57, 58 and 59 in response to LB Hackney; view 10n in response to Historic England; and view 10b in response to Historic Royal Palaces (see section 6 of this chapter for the views). As part of this Revised Scheme some views, where the previous scheme was not visible, have been omitted in agreement with the GLA. These comprise views 7, 9s, 15, 16, 22, 23, 45 and 57:</p> |

2.18 The view numbers used for the previous TVIA have been maintained for the sake of clarity and easy comparison between the various scheme iterations.

**Sensitivity of townscape and views**

2.19 The sensitivity of each of the townscape areas or views as existing is assessed as high, medium or low.

2.20 The sensitivity of a townscape or view is dependent on:

- the importance of the viewpoint;
- the value and quality of the view; and
- the nature and expectation of the viewer.

2.21 The importance of the viewpoint is determined by any recognition that the viewpoint may have and by its amenity value. This includes viewpoints identified by the local authority in planning documents, and viewpoints visited by large numbers of people. Locations such as parks and riverside walkways which are used for leisure purposes are considered to be more sensitive in visual terms than everyday streetscapes with no heritage designation.

2.22 The value and quality of the view is a reflection of its visual interest, its character and coherence and any attractive or notable pictorial or compositional qualities. The value of the view is likely to be higher if it overlooks a designated area such as a conservation area.

2.23 The nature and expectation of the viewer reflects the occupation or activity of the people who will gain the view. The GLVIA uses the term ‘receptor’ to mean both elements of the physical landscape and townscape, and people who will see the development and its setting. In the case of townscape assessment, the latter are taken to be the general public affected by development, taking into account the differing interests and expectations likely to be found in residents, visitors and those who work in a place. For example, people who walk in a park in their leisure time are likely to have a higher sensitivity than people at their place of work.

2.24 The assessment of sensitivity takes into account the following heritage assets and their townscape settings (not heritage significance), in decreasing order of importance (but this is only a general guide – see comment below on moderation):

- World Heritage Sites, Grade I Listed Buildings;
- Grade II\* or Grade II Listed Buildings, conservation areas and registered parks and gardens;
- Locally listed buildings.

- Heritage assets may be relevant to the importance of the viewpoint, the value and quality of the view, and the nature and expectation of the viewer.

2.25 This assessment is confined to the visual effect of the proposed development and does not consider the effect of the proposed development in terms of the ‘heritage significance’ of heritage assets, as defined within the NPPF. A separate assessment of the effect of the proposed development with regard to heritage assets is provided within Chapter 16: Built Heritage. This takes into account the effects of the proposed development on ‘heritage significance’ in the round, in line with the NPPF.

2.26 The assessment of the sensitivity of the townscape or view under consideration may be moderated to take into account a judgement about its quality in the round. For example: a listed building may have a good or a poor townscape setting, and a good quality setting is more sensitive to change than a poor quality setting; a listed building or a part of a conservation area may be a prominent aspect of a view, or it may be present in the view but only incidentally; conservation areas include within them areas of greater and lesser quality; and so on. Thus there is not necessarily a direct mapping between the heritage categories listed above and the assessment of sensitivity as high, moderate or low.

2.27 The assessment of the sensitivity of townscape character areas takes into account their distance from the site, since the area around the site is densely built up in all directions. Specific views of the site from townscape character areas, for example, from large open spaces or along main streets that align onto it, were identified as part of the scoping exercise and assessed as a receptor in their own right.

2.28 The assessment of sensitivity on townscape is dependent on –

- The importance of the townscape character area e.g. any recognition parts or all of the character area may have (such as a heritage designation) and any amenity assets that the townscape area may have e.g. parks, riverside and walkways.
- The value and quality of the townscape, including character and coherence.
- The presence of heritage assets – the value of a townscape character area is likely to be higher if it includes designated heritage assets.

**Effect of the Revised Scheme on townscape and views – method of assessment**

2.29 The assessment of the significance of the effects of any proposed development on existing townscape and views is a matter of judgement. The assessments in this document are made on the basis of professional judgement which takes

into account relevant planning policies and guidance. The assessment is based on the following method.

2.30 An assessment is made of the likely significance of the effect that the Revised Scheme will have on townscape and views under consideration. This is a function of the sensitivity of the townscape or view as existing (as explained in the previous section), together with the magnitude of the change resulting from the Revised Scheme.

2.31 The magnitude of the change resulting from the Revised Scheme is assessed as major, moderate, minor or none/negligible using the following criteria:

- **Major:** considerable change to the townscape or view;
- **Moderate:** an obvious change to the townscape or view that would be readily noticeable to most viewers;
- **Minor:** a slight change to the townscape or view that would not be readily noticed;
- **None / negligible:** there would be no change, or no more than very minor change, to the townscape or view.

2.32 These two measures – sensitivity and magnitude – are combined to provide a measure of the significance – major, moderate, minor or none – of the effect on townscape or views which will result from the Revised Scheme, the most significant effects being effects of major magnitude on settings of high sensitivity.

2.33 Likely significant effects, for the purposes of The Town and County Planning (Environmental Impact Assessment) Regulations 2011, are those which fall in the shaded area of the table below. The terms in the boxes in the table indicate the significance which results from the relevant combination of magnitude of change and sensitivity.

|                     |          | Sensitivity of receptor |                   |                   |
|---------------------|----------|-------------------------|-------------------|-------------------|
|                     |          | High                    | Medium            | Low               |
| Magnitude of change | Major    | Major                   | Moderate to Major | Moderate          |
|                     | Moderate | Moderate to Major       | Moderate          | Minor to Moderate |
|                     | Minor    | Moderate                | Minor to Moderate | Minor             |

2.34 Effects are also assessed qualitatively as beneficial, adverse, or neutral in respect of their effect on the view or townscape under consideration. The question of whether an effect is beneficial or adverse relies on a judgement in the round and is a ‘net equation’. The degree to which effects are beneficial or adverse (positive or negative) is not necessarily related directly to the degree of sensitivity or to the magnitude, or, consequently, to the significance, since within a given area of

townscape or view that is being assessed, there may be both positive and negative effects as a result of the development. An effect that is significant (because of the combination of magnitude and sensitivity) may be neutral in respect of effect on the quality of the view or townscape under consideration.

2.35 In cases where the Revised Scheme results in no change to a receptor, an assessment of ‘no effect’ is given.

**Before and after view images**

2.36 The planning application is an outline application; Plot 2 is submitted as a detailed design with no matters reserved for later determination, while the remainder (Plot 1 and Plots 3 to 10) is submitted for outline planning approval.

2.37 For each of the identified views in the assessment which follows, there are images of the view ‘as existing’, showing baseline conditions; ‘as proposed’ images, including the Revised Scheme (see below); and ‘as proposed with cumulative schemes’, showing the Revised Scheme and cumulative schemes in the same image (see section 8 for the cumulative schemes).

2.38 Images including the Revised Scheme are provided as ‘Accurate Visual Representations’ (AVRs). AVRs are produced by accurately combining images of the Revised Scheme (typically created from a three-dimensional computer model) with a photograph of the context as existing. The method by which AVRs are produced is described in Appendix A4 to this Volume of the ES.

2.39 The Revised Scheme is shown in three ways in the ‘as proposed’ images:

- with all elements of the Revised Scheme in the image in outline ‘wireline’ form (orange outline for the detailed element and a yellow outline ‘wireline’ for the maximum parameters of the outline elements, see para 5.12 in section 5);
- with the outline element as a yellow wireline form identifying the maximum volume around the illustrative scheme (see para 5.31 in the section 5) shown as a shaded photorealistic image, and the detailed element (Plot 2) as a photorealistic ‘rendered’ image; and,
- in some close views, with the outline element as a yellow wireline form identifying the maximum volume and with the illustrative scheme as an articulated shaded volume, and the detailed elements shown as an orange wireline outline. The assessment of each view has considered whether there would be a difference at the minimum parameters.

All wirelines are shown dotted where the new buildings would be occluded in the view image in question.

|      |  |      |   |   |   |                     |  |
|------|--|------|---|---|---|---------------------|--|
| 2.40 | Parameter Plans submitted as part of the Revised Scheme set out the minimum and maximum footprints and minimum and maximum height of each plot (or part of a plot), and critical minimum dimensions between plots. The scenario presented in this assessment is that in which every outline plot would be built out to the maximum height and footprint possible for each plot, and this is referred to as the ‘maximum parameters’ scenario. This is considered to be the scenario in which the Revised Scheme would have the maximum, i.e. most significant, effect. The difference between the minimum and maximum parameters is so small that it is not considered necessary to formally assess the minimum parameters. We have considered if there would be a difference and concluded in each case that there would not. |      | a further ‘as proposed with cumulatives’ image is provided showing the Revised Scheme and these consented schemes. The different cumulative schemes have been illustrated with a magenta wireline outlines (dotted where they will not be visible). Details of each scheme are given at Appendix A2 “Details of schemes”.   | the assessment is considered to be of the ‘maximum effect’ possible in these cases. | eye sees, considered in the light of experience, knowledge, memory, expectation, mood and so on.  |                     |  |
| 2.41 | There is an illustrative scheme for each plot which shows one way in which the outline part of the Revised Scheme could be built out in line with the Design Guidelines under the planning application; it is provided for information only, and this scenario is not assessed within this Volume of the ES.   | 2.46 | For each of the identified verified views, a description and assessment are given: <ul style="list-style-type: none"><li>• A description of the view ‘as existing’, identifying its visual quality, its sensitivity to change and, where necessary, the reason for that sensitivity;</li><li>• A description of the view ‘as proposed’, with an assessment, based on the method set out previously, of the significance of the effect that the Revised Scheme will have on the view, and a qualitative assessment.</li><li>• An assessment of the view ‘as proposed with cumulatives’ i.e. of the effect of the Revised Scheme taking into account other consented schemes.</li></ul>   | 2.49  | The Principal Place scheme is at an advanced stage of construction and been included as part of the baseline assessment for the purposes of this Volume of the ES. The local view photography has been retaken to show the tower. It cannot be seen, however, in some of the middle and long distance views, which predate its construction. For the purposes of consistency it has been included as a black wireline outline in all view images.   | 2.52                | The standard field of view adopted in this assessment means that in some nearby views the tops of the taller towers will not be visible (these include views 28, 35, 46, 51, 60 and 61). These viewpoints were chosen to illustrate the effect of the Revised Scheme on the local street scene rather than the skyline and a viewer would experience the development as a whole on site through moving their head. The inclusion of the tops of the towers in these images may require a wider angle lens than is normally considered acceptable in best practice. |
| 2.42 | In addition, the assessment of the effect of the Revised Scheme at maximum parameters takes into account the Design Guidelines document submitted with the planning application, where relevant. The Design Guidelines set out guidance to inform the detailed design of buildings and open spaces within the outline part of the Revised Scheme at the Reserved Matters stage. The Parameter Plans and Design Guidelines together will inform the future Reserved Matters applications.   | 2.47 | As noted previously, the Revised Scheme are assessed within this Volume at ‘maximum parameters’. While the AVRs do not show the critical minimum dimensions between plots at maximum parameters, the existence of these minimum dimensions is noted in the text where relevant and taken into account in the assessment of the effect of the Revised Scheme on the views and is reflected in the illustrative scheme also shown within the images.  | 2.50  | The majority of baseline photography was taken during daylight hours. For the purposes of this assessment daytime is defined as sunrise to sunset; night time is defined as sunset to sunrise. Before and after night time views are prepared for three of the daytime views (views 10, 43 and 49) and two additional views (views 31 and 51) to give a selection of typical views from different viewpoints close to the site. It is considered that the appearance of the Revised Scheme at night would be consistent with that of other existing developments in the local area, and would not give rise to additional likely significant effects beyond those apparent during the daytime.  | 2.53                | The assessment represents a professional judgement of the effect of the Revised Scheme on the view or the townscape, informed by site visits as well as the photographic images provided, rather than an assessment of the photographic images.  |
| 2.43 | In respect of the part of the Revised Scheme subject to a detailed planning application, the building on Plot 2, in some images the building is represented by a wireline showing its outline, and in others it is shown as rendered images, which also shows the detailed form of the building and the proposed use of materials.   | 2.48 | The baseline photography of the initial ES has been reviewed. New photography has been taken where there have been significant changes in the baseline views (between 2014 and 2018). LVMF view points use stock photography (as dated in the table at Appendix A1), and elsewhere local views have been used from the previous TVIA (mostly carried out between June 2012 and February 2014). The different view images have been taken throughout the year with varying degrees of tree cover depending whether the trees are in leaf or not. In the case of views 10, 26, 32 and 56, both winter and summer views have been provided to illustrate the effect of the change in leaf cover on the view of the Revised Scheme. In those cases in middle distance or near views where the trees are partially or fully in leaf – views 19, 20, 21, 27, 29, 41, 48, 58 and 62 – winter shots have not been considered necessary as the potential increased visibility of the Revised Scheme in winter months has been considered. In each case, it is considered that the increased visibility of the Revised Scheme when trees are not in leaf would not be sufficient to change the assessment of the magnitude of change or the overall effect of the Revised Scheme provided for the view in question (because of the position, size of the tree in this view and its relationship with the Revised Scheme). The assessment of the effect of the Revised Scheme therefore allows for the maximum visibility of the Revised Scheme, and | 2.51  | The assessments of individual views, and the concluding section concerning effect on townscape, which is informed by <ul style="list-style-type: none"><li>• the view assessments, consider the effect on the townscape and views as they will be experienced by viewers in reality. Photographic images of townscape are no more than an approximation to this, for a number of reasons:<ul style="list-style-type: none"><li>• Viewers have peripheral vision; their view is not restricted by borders as a photograph is, and they can move their eyes and heads to take in a wide field of view when standing in one place.</li><li>• Viewpoints themselves are not generally fixed. Townscape is experienced for the most part as a progression of views or vistas by people who are moving through streets or spaces rather than standing still.</li><li>• Photographs do not reflect the perception of depth of field as experienced by the human viewer due to parallax; nor is it generally possible for photomontage images to reflect the effect of atmospheric perspective.</li><li>• Before and after views illustrate the view in conditions that are particular in respect of time of day and time of year, daylight and sunlight, and weather, and the view will appear differently to varying degrees when any or all of these things vary.</li><li>• Townscape and views are experienced not by the eye alone but by the interpretation by the mind of what the</li></ul></li></ul> | 2.54                | The general conclusions about the impact of the Revised Scheme on the townscape considered in the round are also taken into account when considering individual views.   |
| 2.44 | In some cases, in particular those views where the outline elements would be seen at close quarters, the visual impact of the Revised Scheme would be dependent to some extent on the quality of the appearance of the outline part of the Revised Scheme, which as noted previously is not fixed at this stage. The assessment in this Volume of the ES is based on the reasonable assumption that the detailed appearance of the outline parts of the Revised Scheme would be of a high standard as set out in the Design Guidelines accompanying the planning application and national, London-wide (regional) and local design policies and guidance.  |      |   |   |   | <b>Consultation</b> |  |
| 2.45 | A number of proposals for cumulative developments within up to 2.7 kilometres of the centre of the site have been considered as part of this assessment. These are set out in Appendix A2 “Details of schemes” and the Views and Visual Impact Assessment in section 6 of this Volume. Where the other developments which have been granted consent would be visible to a significant extent in the identified view,   |      |   |   |   | 2.55                | The list of viewpoints was reviewed with the GLA and based on the assessment carried out in relation to the 2015 Amended Scheme a number of views were omitted from the assessment as the Revised Scheme would not be visible. This includes views 7, 9s, 15, 16, 22, 23, 45 and 57. The original view numbers are retained for ease of reference.   |



3 Planning policy context

3.1 This section contains a brief overview of aspects of national, London-wide and local planning policies and guidance that are particularly relevant to the appearance and visual impact of the Development. For the purposes of this report, it is those policies concerned with design and townscape matters that are of the greatest relevance.

National planning policy and guidance

The National Planning Policy Framework (2019)

3.2 The Government issued the National Planning Policy Framework (NPPF) (Ref. 2-12) in February 2019. The NPPF sets out planning policies for England and how these are expected to be applied.

3.3 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development, which has three dimensions; economic, social and environmental. The NPPF states, at paragraph 11, that ‘at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development.’

NPPF Section 12: Achieving well-designed places

3.4 Section 12 of the NPPF deals with design. At paragraph 124, the NPPF states that ‘Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.’

3.5 Paragraph 125 states that ‘Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics.’

3.6 Paragraph 126 states that ‘To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.’

3.7 Paragraph 127 notes that ‘Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.’

3.8 Paragraph 130 states that ‘Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.’

3.9 Paragraph 131 states that ‘In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in the area, so long as they fit in with the overall form and layout of their surroundings.’

Planning Practice Guidance (2014)

3.10 The national Planning Practice Guidance (PPG) (Ref. 2-13) was launched by the Government on the 6th March 2014 and provides a web-based resource in support of the NPPF.

3.11 The PPG includes a section called ‘Design’. This explains, inter alia, the importance of good design, the planning objectives that good design can help to achieve, the qualities of a well-designed place, and how buildings and the spaces between them should be considered.

3.12 The planning objectives of design are stated to include promoting, inter alia, local character; safe, connected and efficient streets; a network of green spaces and public places; and cohesive and vibrant neighbourhoods.

3.13 In terms of the qualities that contribute to a well-designed place, the PPG states that a well-designed place should:

‘Be functional;

Support mixed uses and tenures;

Include successful public spaces;

Be adaptable and resilient;

Have a distinctive character;

Be attractive; and

Encourage ease of movement.’

3.14 The PPG identifies the following considerations which may be relevant in terms of how buildings and the spaces between them should be considered:

‘Layout – the way in which buildings and spaces relate to each other

Form – the shape of buildings

Scale – the size of buildings

Detailing – the important smaller elements of building and spaces

Materials – what a building is made from’.

Regional planning policy and guidance

The London Plan – Spatial Development Strategy for Greater London, consolidated with alterations since 2011 (2016)

3.15 The London Plan (Ref. 2-14) is ‘the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years.’ The policies most relevant to townscape, conservation and visual assessment are contained in Chapter Seven ‘London’s Living Places and Spaces’.

3.16 Policy 7.1, on ‘Lifetime Neighbourhoods’, states that ‘The design of new buildings and the spaces they create should help reinforce or enhance the character, legibility, permeability and accessibility of the neighbourhood.’ Policy 7.4 expands on the theme of local character and states that ‘Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings.’

3.17 Policy 7.6 ‘Architecture’, states that ‘Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.’ It goes on to set out a list of requirements of new buildings and structures including, inter alia, that they should be ‘of the highest architectural quality’; they should ‘be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm’; they should include details

and materials that ‘complement, not necessarily replicate’ local architectural character; they should not cause ‘unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings’ which is said to be particularly important for tall buildings; and they should ‘optimise the potential of sites’.

3.18 Policy 7.7 ‘Location and design of tall buildings’ states that tall and large buildings ‘should be part of a plan-led approach’ to development of an area and should not have ‘an unacceptably harmful impact on their surroundings.’ In particular, tall buildings are required, inter alia, to ‘relate well to the form, proportion, composition, scale and character of surrounding buildings, urban grain and public realm (including landscape features) particularly at street level’; they should ‘individually or as a group, improve the legibility of an area, by emphasising a point of civic or visual significance where appropriate, and enhance the skyline and image of London’; they should incorporate ‘the highest standards of architecture and materials’; and they should have ground floor activities that relate positively to surroundings streets and ‘contribute to improving the permeability of the site and wider area, where possible.’ Tall buildings are required not to ‘impact on local or strategic views adversely’ and particular consideration should be given to tall building proposals in sensitive locations, including ‘conservation areas, listed buildings and their settings, registered historic parks and gardens, scheduled monuments, battlefields, the edge of the Green Belt or Metropolitan Open Land, World Heritage Sites or other areas designated by boroughs as being sensitive or inappropriate for tall buildings.’

3.19 Policies 7.11 ‘London View Management Framework’ and 7.12 ‘Implementing the London View Management Framework’ relate to strategic views and the management of them. Policy 7.12 notes that ‘New development should not harm, and where possible should make a positive contribution to, the characteristics and composition of the strategic views and their landmark elements. It should also preserve or enhance viewers’ ability to recognise and appreciate strategically important landmarks in these views and, where appropriate, protect the silhouette of landmark elements of World Heritage Sites as seen from designated viewing places.’

The London Plan – The Spatial Development Strategy for Greater London, Draft with Minor Suggested Changes (August 2018)

3.20 In August 2018 the Mayor of London issued a draft version of a new London Plan (Ref. 2-15) with minor suggested changes, following a review of consultation responses. Its aim is to set out ‘an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years.’ When adopted, it will replace the current London Plan.

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| 3.21 | The policies most relevant to townscape and visual impact are contained in Chapter 3, ‘Design’. These chapters contain draft policies that are broadly similar to those in Chapter 7, ‘London’s Living Places and Spaces’, in the current London Plan. These draft polices are as follows:   |  |  |  |  |
| 3.22 | Policy D1 on ‘London’s form and characteristics’ states that the form and layout of a place should optimise density, connectivity and land use patterns to use land efficiently, have clearly defined public and private environment, and ‘provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest.’ Policy D1 also states that development design should ‘enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions’. Development design should ‘be of high quality, with architecture that pays attention to detail,’ and uses ‘attractive, robust materials which weather and mature well’. |  |  |  | <ul style="list-style-type: none"> <li>• ‘improving permeability and legibility’</li> <li>• ‘ensuring design of the public realm is integral to development proposals’</li> <li>• ‘ensuring development and the public realm area designed at a human scale’</li> <li>• ‘providing clear definitions and an appropriate degree of enclosure of the public realm’</li> <li>• ‘incorporating the principle of inclusive design’</li> <li>• ‘ensuring development and the public realm are comfortable and useable’.</li> </ul> |
| 3.23 | Policy D2 on ‘delivering good design’ highlights the necessity to identify an area’s capacity for growth by encouraging boroughs to first undertake an evaluation and understand what is valued in a place. This should include the consideration of: ‘urban form and structure and historical evolution and heritage assets.’   |  |  |  |  |
| 3.24 | Policy D7 on ‘Public Realm’ states that development plans and proposals should consider a number of things, including that the public realm is well-connected, incorporates materials that are of good quality, fit-for-purpose, durable and sustainable, and that it relates to the local and historic context. It states that buildings should be ‘of a design that activates and defines the public realm,’ and that there should be ‘a mutually supportive relationship between the space, surrounding buildings and their uses’.  |  |  |  |  |
| 3.25 | Policy HC3 on ‘Strategic and Local Views’ states that ‘development proposals must be assessed for their impact on a designated view if they fall within the foreground, middle ground or background of that view.’   |  |  |  |  |
|      | <b>London View Management Framework Supplementary Planning Guidance, March 2012</b>  |  |  |  |  |
| 3.26 | In March 2012 the Mayor published the ‘London View Management Framework Supplementary Planning Guidance’ (‘LVMF’) which is designed to provide further clarity and guidance on the ‘London Plan’s’ policies for the management of the views identified in the ‘London Plan’. Parts of the site lie in ‘background wider setting consultation areas’ of two protected vistas to St Paul’s Cathedral (Protected Vistas 8A.1 and 9A.1).   |  |  |  |  |
|      | <b>London Borough of Tower Hamlets local planning policy and guidance</b>  |  |  |  |  |
| 3.27 | The development plan for LB Tower Hamlets consists of the ‘London Plan’, the ‘Local Plan’, ‘Neighbourhood Plans’ and other supplementary guidance including the evidence base. The ‘Local Plan’ is at the head of the planning guidance for the borough itself and comprises the ‘Core Strategy’ and the ‘Managing Development Document’.  |  |  |  |  |
|      | <b>London Borough of Tower Hamlets Core Strategy, September 2010</b>   |  |  |  |  |
| 3.28 | The Tower Hamlets ‘Core Strategy’ (Ref 2-16) was adopted on 15th September 2010. It comprises a 15 year plan to shape the borough’s future image. The document still refers to the ‘Local Development Framework’ instead of the newly adopted ‘Local Plan’. Chapters 2 and 6 are both related to design, townscape and heritage matters.   |  |  |  |  |
| 3.29 | Chapter 2, ‘The Big Spatial Vision’, includes a vision statement for the Borough. It describes how ‘each place will have a distinct identity’ and sets out some key principles which should underpin future development. The relevant principles with regard to design, townscape and heritage, are as follows: <ul style="list-style-type: none"> <li>• ‘Optimise the use of land’</li> <li>• ‘Integrate movement and land use’</li> <li>• ‘Reinforce a sense of place’.</li> <li>• ‘Good design from the outset’.</li> </ul>   |  |  |  |  |
| 3.30 | Chapter 6, ‘Designing a high-quality city’, focuses on design. This section contains several relevant subsections including: <ul style="list-style-type: none"> <li>• ‘Creating attractive and safe streets and spaces’</li> <li>• ‘Creating distinct and durable places’.</li> </ul>  |  |  |  |  |
| 3.31 | Each section sets out a range of ‘Strategic Objectives’ (SOs) complemented by ‘Spatial Policies’ (SPs), which outline more targeted and specific methods for achieving the SOs.  |  |  |  |  |
| 3.32 | The ‘Strategic Objectives’ of ‘Creating attractive and safe streets and spaces’ include: <ul style="list-style-type: none"> <li>• ‘SO20’ to ‘Deliver a safe, attractive, accessible and well designed network of streets and spaces that make it easy and enjoyable to move around on foot and bicycle.’</li> <li>• ‘SO21’ to ‘Create streets, spaces and places which promote social interaction and inclusion, and where people value, enjoy and feel safe and comfortable.’</li> </ul>  |  |  |  |  |
| 3.33 | Policy ‘SP09’ seeks to achieve the above objectives by, inter alia, ‘improving the connectivity of identified areas that suffer from poor permeability through creating new routes through identified development sites’; ‘promoting car free developments and those schemes which minimise on-site and off-site car parking provision, particularly in areas with good access to public transport’; and creating ‘a high-quality public realm network which, provides a range of sizes of public space that can function as places for social gathering’.   |  |  |  |  |
| 3.34 | The ‘Strategic Objectives’ of ‘Creating distinct and durable places’ include: <ul style="list-style-type: none"> <li>• ‘SO22’ to ‘Protect, celebrate and improve access to our historical and heritage assets by placing them at the heart of reinventing the hamlets to enhance local distinctive, character and townscape views.’</li> <li>• ‘SO23’ to ‘Promote a borough of well-designed, high – quality, sustainable and robust buildings that enrich the local environment and contribute to quality of life.’</li> </ul>  |  |  |  |  |
| 3.35 | Policy ‘SP10’ seeks to ‘preserve or enhance the wider built heritage and historic environment of the borough, enabling the creation of locally distinctive neighbourhoods’ and ‘ensure that buildings and neighbourhoods promote good design principles to create buildings, spaces and places that are high-quality, sustainable, accessible, attractive, durable and well-integrated with their surrounds’. It states that all tall buildings will be assessed against criteria set out in the Development Management DPD. It promotes development that respects strategic and local views and their role in creating local identity and assisting in wayfinding and that development should respects its local context and town – scape and contributes to the enhancement or creation of local distinctiveness.  |  |  |  |  |
|      | <b>London Borough of Tower Hamlets Managing Development Document, April 2013</b>   |  |  |  |  |
| 3.36 | The Tower Hamlets ‘Managing Development Document’ (Ref 2-17) was adopted by Full Council on 17th April 2013. The document provides guidance for managing development across the borough and strategic guidance for key sites, including a range of ‘Development Management policies’ (DMs).  |  |  |  |  |
| 3.37 | ‘DM20, Supporting a sustainable transport network’, states that development should be ‘integrated with the transport network’.   |  |  |  |  |
| 3.38 | ‘DM23, Streets and the public realm’, states that ‘development should be well-connected with the surrounding area and should be easily accessible for all people’. The policy lists a number of factors that proposals should consider in order to achieve the above aim. These include, inter alia:   |  |  |  |  |
| 3.39 | The policy draws particular attention to shopfronts and how they should be of high-quality design.   |  |  |  |  |
| 3.40 | ‘DM24, Place-sensitive design’, states that ‘development will be required to be designed to the highest quality standards, incorporating principles of good design’. The policy lists a number of aspects that development proposals should consider in order to achieve the above aim. These include, inter alia: <ul style="list-style-type: none"> <li>• ‘ensuring design is sensitive to and enhances the local character and setting of the development’</li> <li>• ‘ensuring the use of ‘high-quality building materials and finishes’</li> <li>• ‘ensuring development is designed to be easily adapt – able to different uses and the changing needs of users’</li> <li>• ‘protecting features of positive value within the site’.</li> </ul>  |  |  |  |  |
| 3.41 | ‘DM26, Building heights’ lists a number of criteria for assessing applications for tall buildings, including that they: <ul style="list-style-type: none"> <li>• ‘be of a height and scale that is proportionate to its location within the town centre hierarchy and sensitive to the context of its surroundings’</li> <li>• ‘achieve high architectural quality and innovation in the design of the building, including a demonstrated consideration of its scale, form, massing, footprint, proportion and silhouette, facing materials, relationship to other buildings and structures, the street network, public and private open spaces, watercourse and waterbodies, or other townscape elements’</li> <li>• ‘provide a positive contribution to the skyline, when perceived from all angles during both the day and the nights, assisting to consolidate clusters within the skyline’</li> </ul>                           |  |  |  |  |



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|   | <ul style="list-style-type: none"><li>• ‘not adversely impact on heritage assets or strategic and local views, including their settings and backdrops’</li><li>• ‘present a human scale of development at the street level’</li><li>• ‘provide positive social and economic benefits and contribute to socially balanced and inclusive communities’;</li><li>• ‘comply with Civil Aviation requirements and not interfere, to an unacceptable degree, with telecommunication, television and radio transmission networks’</li><li>• ‘demonstrate consideration of public safety requirements as part of the overall design, including the provision of evacuation routes’.</li></ul> | <p>align with the existing urban grain to support permeability and legibility’</p> <ul style="list-style-type: none"><li>• ‘integrate with the Green Grid along Quaker Street and Brick Lane’</li><li>• ‘provide a range of new publicly accessible open spaces including a local park above the Braithwaite Viaduct’</li><li>• ‘protect, enhance and integrate heritage assets on site and in the surrounding areas, including within the London Borough of Hackney’</li><li>• ‘focus public realm improvements along Wheler Street and the two new public squares to the east and south of the station’.</li></ul> | <p>middle ground and backdrop of such views will be resisted.’ It goes on to state that development will be required to demonstrate how it, inter alia, complies with the LVMF and World Heritage Site Management Plans; positively contributes to an identified ‘skyline of strategic importance’ at and around Canary Wharf; preserves or enhances the prominence of identified landmarks and the skyline of strategic importance in borough-designated views, and views identified in conservation area appraisals; and enhances townscape and other local views which are important to the identity and character of the place.</p> | <ul style="list-style-type: none"><li>• ‘integrate development with the surrounding area and improve the street frontage and public realm on key routes, particularly along Wheler Street and ensure it is well integrated into public squares to the east and south of the station’.</li></ul> |
| LB Hackney local planning policy and guidance |  |  |   |   |
| 3.56  | Hackney’s development plan comprises the new ‘Local Development Framework’ for the borough, which will replace its 1995 ‘Unitary Development Plan’, and the ‘London Plan’. The ‘Local Development Framework’ itself is made up of a series of ‘Local Plans’ as well as ‘Supplementary Planning Documents’.   |  |   |   |
| Hackney Core Strategy, November 2010          |  |  |   |   |
| 3.57  | The Hackney ‘Core Strategy’ (Ref. 2-22) was adopted by Hackney Council on 24th November 2010. It sets out a long term spatial vision and strategic objectives for the Borough. ‘Core Strategy’ Policies 2, ‘Improved Railway Corridors’, and 3, ‘City Fringe South Shoreditch’, address development in the area around the site, while ‘Core Strategy’ Policies 24, ‘Design’, and 25, ‘Historic Environment’, relate to design and townscape matters. These policies, which supersede many of the ‘Unitary Development Plan’ design and heritage policies, are broadly in line with ‘By Design’.   |  |   |   |
| 3.58  | ‘Core Strategy Policy 2, Improved Railway Corridors’, states that ‘the Council will encourage intensification of residential, employment and commercial uses, including mixed use, around Shoreditch High Street’. The western end of the site adjoins Shoreditch High Street.   |  |   |   |
| 3.59  | ‘Core Strategy Policy 3, City Fringe South Shoreditch’, states that ‘the Council will balance objectives of economic development with protection and enhancement of the local architectural and historic character’ in South Shoreditch, which includes the western end of the site.   |  |   |   |
| 3.60  | ‘Core Strategy Policy 24, Design’, states that all development should ‘enrich and enhance Hackney’s built environment and create a sense of place and local distinctiveness that is attractive and accessible.’ It goes on to say that development should adopt a rigorous design approach including in relation to height and bulk. It includes a plan that identifies areas where there are opportunities for tall buildings, and the site lies within one of these.   |  |   |   |
| 3.61  | ‘Core Strategy Policy 25, Historic Environment’, states that all development should ‘make a positive contribution to the character of Hackney’s historic and built environment’.   |  |   |   |

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|      | <ul style="list-style-type: none"><li>• ‘a comprehensive mixed-use development opportunity required to provide a strategic housing development, a local park, an Idea Store and a district heating facility (where possible). The development will also include commercial floorspace and other compatible uses’.</li></ul>   |  |   | <ul style="list-style-type: none"><li>• ‘respond positively to the existing scale, height, massing and fine urban grain of the surrounding built environment’;</li><li>• ‘protect or enhance heritage assets on site including the grade II-listed Braithwaite viaduct, and sensitively consider its impacts on the conservation areas, strategic and local views. Development should also protect or enhance heritage assets in the surrounding areas (including within the London Borough of Hackney);</li><li>• ‘focus larger-scale buildings around Shoreditch High Street Overground Station’; and</li></ul> |
| 3.42 | ‘DM27, Heritage and the historic environment’, states that development should ‘protect and enhance the borough’s heritage assets, their setting and their significance as key elements of developing the sense of place of the borough’s distinctive ‘Places’.  | 3.47   | The ‘Managing Development Document’ states that development should also recognise the latest supplementary guidance for the Bishopsgate Goods Yard, which provides further guidance for development, addressed below.   |   |
| 3.43 | ‘DM28, World Heritage Sites’, states that ‘development will need to ensure it does not negatively affect the UNESCO World Heritage status of the Tower of London or Maritime Greenwich’.  | London Borough of Tower Hamlets Draft Local Plan 2031: Managing growth and sharing the benefits, Regulation 19 Consultation (2017) |   |   |
| 3.44 | The ‘Managing Development Document’ identifies several ‘Site Allocations’, which are accompanied by strategic guidance specific to individual sites. ‘Site Allocation 1’ is the Bishopsgate Goods Yard.   | 3.48   | LBTH issued a Draft Local Plan (Ref. 2-18) for consultation between October and November 2017, and subsequently issued the Draft Local Plan to the Secretary of State to undergo an examination in public, which is expected to take place in May/ June 2018. A number of evidence base documents were produced to inform the proposed policies, including the ‘Tall Buildings Study (2018)’ (Ref. 2-19), the ‘Tower Hamlets Conservation Strategy 2017-2027’ (Ref. 2-20) and the ‘Urban Structure and Characterisation Study Addendum 2016’ (Ref. 2-21). |   |
| 3.45 | The development vision set out in the section for Bishopsgate Goods Yard promotes:  | 3.49   | The Local Plan identifies 24 places within Tower Hamlets, illustrated on Figure 4. The Site falls between the ‘Shoreditch’ and ‘Spitalfields’ places, within the ‘City Fringe’ sub-area, which is identified as an opportunity area. The Local Plan identifies a vision for the sub-area, illustrated in figure 21.   |   |
| 3.46 | The design principles for the site are outlined in the document. These include, inter alia:   | 3.50   | Chapter 3 of the Draft Local Plan, ‘Creating attractive and distinctive places’, includes policies concerning design and the historic environment. Draft Strategic Policy ‘S.DH1: Delivering high quality design’ states that development is required to ‘... meet the highest standards of design, layout and construction which respects and positively responds to its context, townscape, landscape and public realm...’ and that developments must ‘be of an appropriate scale, height, mass, bulk and form’.  |   |
|      | <ul style="list-style-type: none"><li>• ‘respect and be informed by the existing scale, height, massing and fine urban grain of the surrounding built environment’</li><li>• ‘focus larger scale buildings around Shoreditch High Street Overground Station’</li><li>• ‘walking and cycling routes should be improved to, from and created within the site to establish connections to Shoreditch High Street Overground Station, the new local park and Brick Lane District Centre. These should</li></ul> | 3.51   | Draft Policy D.DH4: ‘Shaping and managing views’ states that ‘development is required to positively contribute to views and skylines that are components of the character of the 24 places in Tower Hamlets. Intrusive elements in the foreground,  |   |

**Hackney's Development Management Local Plan,  
July 2015**

*sustainable development principles and resilient measures to climate change have been incorporated;...*

- 3.62 The Development Management Local Plan was adopted in July 2015 (Ref.2-23). It is one of the borough's Local Plans and sets out a range of planning policies to guide and manage development, which the Council will be using to assess planning applications.

- iv. *Conserve and enhance the Borough's heritage assets and settings (see Policy DM28);...*
- x. *Ensure that developments will improve the quality, clarity and sense of spaces around and between buildings and enhance legibility and provide a clear distinction between public and private spaces.'*

3.64 *Policy DM28 – Managing the Historic Environment* sets out how the council will consider proposals for development in relation to heritage assets. This includes, in part A, development in or adjacent to a conservation area. The introductory section notes at paragraph 6.2.2 that the Council ‘*will support good contextual modern contemporary design, provided it is appropriate for its historic setting and promotes the conservation and appreciation of the historic environment.*’

Draft Hackney Local Plan 2033 (LP33), 2017

- 3.65 The Local Plan 2033, also known as LP33 (Ref. 2-24), is a new borough-wide local plan that will become the key strategic planning document to guide development throughout the Borough up to 2033. LP33 aims to ensure that the future needs of the Borough are met by requiring that the right amount of development *'is built in the right place at the right time'*.
- 3.66 LP33 will combine and replace the existing plans that consist of: the Core Strategy, Development Management Local Plan and Site Allocations Local Plan. Evidence gathering and initial consultation for LP33 was made in late 2016 and early 2017, and a draft plan for consultation was published by the LPA in October 2017. The final version of LP33 will be published for consultation in Summer 2018 before it is submitted to the Government for examination. It is anticipated that LP33 will be adopted late 2018/early 2019.

*LP33 Chapter 2: Protecting and Enhancing Heritage and Leading the way in Good Urban Design*

- 3.67 Chapter 2 of the Local Plan 2033, 'Protecting and Enhancing Heritage and Leading the way in Good Urban Design', states that the LPA is '*committed to design excellence and achieving high quality, sustainable development*'. It will identify sites where growth can happen and what type of built form may be needed to enhance local character.

- 3.68 Objective 1 of LP33 Chapter 2, ‘Design Quality and Local Character’, states that ‘*all new development must be of the highest architectural and urban design quality*’, and that ‘*innovative contemporary design will be supported where it respects historic character*’. Development proposals must meet certain criteria, including the need to:

- Respond to its local character with regards to the Borough-wide Characterisation Study;
- Be compatible with the existing context including townscape, local views, local grain and frontages;
- Respect the local context and character to preserve or enhance the character and appearance of the historic environment and the setting of heritage assets;
- Contribute positively to the street frontage;
- Improve the public realm; and
- Preserve significant and protected views;

3.69 Objective 1 of LP33 Chapter 2 also addresses the importance of building heights in claiming that *'all new buildings must respect the setting of the Borough's historic townscape and landscapes'*. Development including tall buildings must meet certain criteria, including the need to:

- Relate and respond to its immediate and wider surrounding context;
- Preserve and enhance the Borough's heritage assets, their significance, and their setting; and
- Make a positive contribution to the public realm.

## Site Allocations Local Plan, July 2016

- 3.70 The Site Allocations Local Plan (SALP) (Ref. 2-25) was adopted by LB Hackney on 20th July 2016 and identifies key sites in the borough and provide site specific policies and uses for those sites. The SALP notes that *'taller buildings may be appropriate on the site, subject to site and surrounding area considerations.'* It goes on to note that the viaduct should be incorporated into development, and that it should be developed in cooperation with LB Tower Hamlets.

## Supplementary planning documents and guidance

**Bishopsgate Goods Yard Interim Planning Guidance (LB Tower Hamlets & LB Hackney), 2010**

- 3.71 The 'Bishopsgate Goods Yard Interim Planning Guidance' was approved by the Mayor of London in December 2009, having been approved by both the London Borough of Hackney and the London Borough of Tower Hamlets in November 2009 and December 2009 respectively. Prepared jointly by both boroughs and the 'Greater London Authority' as well as in conjunction with 'Terry Farrell and Partners' ('Farrells'), this document brings together existing planning policies, urban design guidance and place making principles to provide a framework for the future comprehensive development of

the site. It includes several points and policies related to local views and skyline, townscape and heritage.

- 3.72 **'BG1'** sets out a number of design principles. These include, inter alia:
- *'provide new routes for pedestrians and cyclists through the site'*
  - *'connect new development into the surrounding area'*
  - *'provide a series of new public open spaces'*
  - *'bring historic structures back into use'*
  - *'respond to local character'.*

- 3.7.3 **'BG2'** and **'BG3'** encourage development on the site to re-open several streets and create new routes around and within the site in order to improve connectivity.

- 3.74 **'BG4'** identifies the main opportunities for new public open spaces, such as a new park, a new public square, a new public forecourt and a new small urban square.

- 3.75 **'BG5'** highlights the importance of the site to integrate well with all forms of transport, giving priority to pedestrians and cyclists.

- 3.76 **'BG6'** encourages the development on the site to enhance and integrate listed structures within the area, most notably the Braithwaite viaduct and the historic arches associated with it.

- 3.77 **'BG7'** promotes the strengthening of local characters by redevelopment by providing a mix of uses.

- 3.78 **'BG8'** states that *'proposals should reinforce the positive aspects of the area by responding to the existing urban environment and street pattern by taking into account:*

- *Building footprints;*
- *Rhythm of architecture and building facades;*
- *An appropriate width of spaces between buildings; and*
- *A variety of architectural approaches to create a genuine, interesting and authentic place'.*

- 3.79 **'BG9'** states that the *'Bishopsgate Goods Yard has a particularly strong historical context'*. The policy lists a number of factors developments should respond to, including:

- 'Re-use of historic structures on the site; and



|       |  |  |  |  |  |
|-------|--|--|--|--|--|
|       | <ul style="list-style-type: none"> <li>• ‘Improvements to the setting and access to historic structures;’</li> </ul>   |  |  |  |  |
| 3.80  | Paragraph 2.36 states that ‘the key guiding principle is that there will be a transition in scale and building height across the site from west to east. The tallest buildings should be sited west of Braithwaite Street, with transition in scale to Brick Lane’.  |  |  |  |  |
| 3.81  | Paragraph 2.39 states that ‘the Mayor’s draft City Fringe Opportunity Area Planning Framework [included in the London Plan] identifies a number of locations within the City fringe as having potential for tall or larger scale buildings, including Bishopsgate Goods Yard’.   |  |  |  |  |
| 3.82  | ‘ <b>BG10</b> ’ states that ‘the height and volume of any tall buildings should be designed to present a carefully modelled massing when viewed from the adjacent conservation area. Any proposals will need to include detailed analysis of the impact on local townscape and views analysis to enable proper consideration’.   |  |  |  |  |
| 3.83  | ‘ <b>BG11</b> ’ states that ‘the podium or lower rise buildings should be designed to relate to the building heights of the surrounding context, with a human scale to generate a successful streetscape in terms of the specific character of each of the streets including plot width, street rhythm, materials and elevation design’.   |  |  |  |  |
| 3.84  | The document highlights two protected vistas to St Paul’s Cathedral, which will impact the site and the wider City Fringe area thereby restricting height.   |  |  |  |  |
| 3.85  | Paragraph 2.54 states that ‘the location and design of any tall buildings on the goods yard will need to take into account the impact on local views, particularly those from within the adjacent conservation areas’. It goes on to highlight the potential for tall buildings creating interesting and dramatic contrasts between high quality new architecture and historic townscape.  |  |  |  |  |
| 3.86  | ‘ <b>BG12</b> ’ states that ‘architectural treatment should avoid large-scale horizontal or flat elements that might emphasise building width’.  |  |  |  |  |
| 3.87  | ‘ <b>BG15</b> ’ states that ‘proposals for tall buildings on the western part of the goods yard must include the delivery of public open space adjacent to them (for example the urban square or the higher level park), to meet the needs of future occupiers, to provide a setting for the buildings and to mitigate the impact of high density development. Planning agreements will be used as a mechanism to secure the proposed public open spaces’.   |  |  |  |  |
| 3.88  | ‘ <b>BG16</b> ’ states that ‘tall building proposals should offer improved permeability, accessibility and legibility of the site and the wider context’.  |  |  |  |  |
| 3.89  | ‘ <b>BG25</b> ’ states that ‘development proposals should incorporate a network of linked open spaces with different functions and linked to surrounding green spaces’.  |  |  |  |  |
|       | <b>Other guidance</b>  |  |  |  |  |
|       | <b>South Shoreditch SPD (LB Hackney), February 2006</b>  |  |  |  |  |
| 3.90  | The ‘South Shoreditch SPD’ (Ref 2-26) was approved by Cabinet on 30 January 2006 and Full Council on 1 February 2006. Its 10 year vision for the area acknowledges South Shoreditch will play a key role within the City Fringe – supporting London’s position as an international financial and business centre through the carefully managed northward expansion of the City’s functions in the southern part of the SPD area.   |  |  |  |  |
| 3.91  | The site is within the ‘Tall Buildings opportunity area’ as described in this SPD. It is also identified as an ‘edge of City point of focus’ and described as a ‘site with potential for prominent new development that is of a high architectural quality and follows principles of good urban design’.   |  |  |  |  |
| 3.92  | Policies relating to townscape include: <ul style="list-style-type: none"> <li>• ‘SSSPD 1.1 – Townscape quality and character’</li> <li>• ‘SSSPD 3.3 – Plot patterns’</li> <li>• ‘SSSPD 3.4 – Development’</li> <li>• ‘SSSPD 4.1 – Building heights’</li> </ul>  |  |  |  |  |
|       | <b>Boundary Estate Conservation Area Appraisal and Management Guidelines (LB Tower Hamlets), March 2007</b>  |  |  |  |  |
| 3.93  | The ‘Boundary Estate Conservation Area Appraisal and Management Guidelines’ document (adopted in March 2007) identifies the views from Arnold Circus down onto the radial roads and the view from the bandstand along Calvert Avenue towards Shoreditch High Street as important.  |  |  |  |  |
|       | <b>Brick Lane and Fournier Street Conservation Area Appraisal and Management Guidelines (LB Tower Hamlets), November 2009</b>  |  |  |  |  |
| 3.94  | The ‘Brick Lane and Fournier Street Conservation Area Appraisal and Management Guidelines’ document (adopted in November 2009) identifies a number of views, but none in the direction of the site. Identified views include those along Brushfield Street towards the west front of Christ Church Spitalfields, along Fournier Street and the other 18th century streets, and along Buxton Street, Hanbury Street, Princelet Street, Bacon Street and Heneage Street. It states that Christ Church Spitalfields and the Truman’s Brewery Chimney are  |  |  |  |  |
|       | considered local landmarks. Views towards them from publicly accessible places should therefore be protected.  |  |  |  |  |
|       | <b>Elder Street Conservation Area Appraisal and Management Guidelines (LB Tower Hamlets), March 2007</b>   |  |  |  |  |
| 3.95  | The ‘Elder Street Conservation Area Appraisal and Management Guidelines’ document (adopted in March 2007) identifies the most significant views in the area being those along Elder Street, Folgate Street, Blossom Street, and Fleur-de-Lis Street, and towards the historic buildings on Spital Square. It also notes the view north from the south end of Blossom Street as important.  |  |  |  |  |
|       | <b>Redchurch Street Conservation Area Appraisal and Management Guidelines (LB Tower Hamlets), November 2009</b>  |  |  |  |  |
| 3.96  | The ‘Redchurch Street Conservation Area Appraisal and Management Guidelines’ document (adopted in November 2009) describes the views southwards from the corner of Chance & Old Nichol Streets, east down Old Nichol Street, Shacklewell Street and Padbury Court, and the open vista of Rhoda Street as important.  |  |  |  |  |
|       | <b>South Shoreditch Conservation Area Appraisal (LB Hackney), January 2009</b>   |  |  |  |  |
| 3.97  | The ‘South Shoreditch Conservation Area Appraisal’ (adopted in January 2009) highlights several important views within the conservation area. These include views looking north along Shoreditch High Street (which would include the site) as well as a number towards the City: <ul style="list-style-type: none"> <li>• Curtain Road looking south to 201 Bishopsgate [then under construction]</li> <li>• South to the Gherkin along Charlotte Road</li> <li>• Paul Street looking south from Worship Street</li> <li>• Looking south to the City Fringe along Curtain Road</li> </ul>   |  |  |  |  |
|       | <b>Historic England Advice Note 4 – Tall Buildings (2015)</b>  |  |  |  |  |
| 3.98  | This document sets out guidance on dealing with tall buildings in the planning process (Ref. 2-27). It supersedes the ‘Guidance on Tall Buildings’ issued by English Heritage and CABE in 2007. The Introduction notes that ‘alternative approaches may be equally acceptable, provided they are demonstrably compliant with legislation and national policy objectives.’ It notes that what might be considered a tall building will vary from area to area and ‘A ten storey building in a mainly two-storey neighbourhood will be thought of as a tall building by those affected, whereas in the centre of a large city it may not.’ |  |  |  |  |
| 3.99  | Paragraph 1.1 states that, ‘in the right place well-designed tall buildings can make a positive contribution to urban life.’ The main focus of the guidance is promoting a plan led approach and setting out the relevant considerations tall building policies should address, and setting out the approach and assessments applicants should follow in promoting such development.   |  |  |  |  |
| 3.100 | Paragraph 4.5 provides a list of factors a high quality scheme should have a positive relationship with: <ul style="list-style-type: none"> <li>a. Topography</li> <li>b. Character of place</li> <li>c. Heritage assets and their settings</li> <li>d. Height and scale of development (immediate, intermediate and town – or city-wide)</li> <li>e. Urban grain and streetscape</li> <li>f. Open spaces</li> <li>g. Rivers and waterways</li> <li>h. Important views including prospects and panoramas</li> <li>i. The impact on the skyline.’</li> </ul>  |  |  |  |  |
| 3.101 | Paragraph 4.8 sets out a list of design criteria a successful application will need to fully address: <ul style="list-style-type: none"> <li>a. Scale</li> <li>b. Form and massing</li> <li>c. Proportion and silhouette</li> <li>d. Facing materials</li> <li>e. Detailed surface design</li> <li>f. Relationship to other structures</li> <li>g. Impact on streetscape and near views</li> <li>h. Impact on cityscape and distant views</li> <li>i. Impact on the skyline.’</li> </ul>   |  |  |  |  |
| 3.102 | Paragraph 4.9 states that: <p>‘Tall buildings need to set exemplary standards in design because of their scale, mass, wide impact and likely longevity. Good design will take the opportunities available for improving the character and quality of an</p>  |  |  |  |  |

*area and respond to local character and history (NPPF paragraphs 58 and 64). It is important that the required high standard of architectural quality is maintained throughout the process of procurement, detailed design, and construction, through the use of conditions and reserved matters.'*

3.103 Para 4.10 notes that *'consideration needs to be given to a tall building's contribution to public space and facilities. This applies both internally and externally, including the provision of a mix of uses (especially on the ground floor of towers), as part of a well-designed public realm.'*

3.104 Section 5 deals with assessing proposals. The guidance concludes noting that:

*'If a tall building is harmful to the historic environment, then without a careful examination of the worth of any public benefits that the proposed tall building is said to deliver and of the alternative means of delivering them, the planning authority is unlikely to be able to find a clear and convincing justification for the cumulative harm.'*

4 The site and its surroundings

|                 |   |  |   |   |   |  |   |
|-----------------|---|--|---|---|---|--|---|
| <b>Location</b> |   | Bishopsgate Station on Shoreditch High Street, a late 19th century red brick wall with stone entablature and a tall panelled parapet. These are considered in more detail in the ES Volume I, Chapter 16 – Built Heritage. Whilst not listed, other parts of the former boundary wall remain around the perimeter of the site including between Braithwaite Street and Brick Lane. |   | block (former boot manufactory built c 1884) <sup>2</sup> and a grade II listed public house, now restaurant. These lie at the point where Bethnal Green Road turns northwards at the junction with Sclater Street. The former has the character of a typical inner London high street. |   | residential and commercial development. This includes the grade II listed red brick former Police Station just south of the junction with Elder Street, and north and west of here the site of the approved Blossom Street Redevelopment scheme. |   |
| 4.1             | The site is located adjacent to the north-east edge of the City of London. The western end is within the London Borough of Hackney and the eastern part lies within the London Borough of Tower Hamlets. Bethnal Green lies to the east, Spitalfields lies to the south and Broadgate lies to the south-west.   |  |   |   |   |  |   |
| 4.2             | To the west the site addresses Shoreditch High Street (A10) at the meeting point of several main routes including Norton Folgate (the continuation of the A10 south to Bishopsgate); Great Eastern Street (A1202) running north-west to Old Street; Bethnal Green Road (A1209) running east / north-east to Bethnal Green; and Commercial Street (A1202) running south-east to Whitechapel.   | 4.7  | To the north-east, the site comprises part of the built frontage to Sclater Street which includes a short run of 19th century buildings, 3 weavers’ cottages and the Mission Room, north of the boundary wall. These are in a poor state of repair and will be retained and refurbished as part of the Development. To the south-west, north of Quaker Street, the site includes a vacant plot in use for car valeting and two small lock-ups which back onto the railway cutting.  | 4.12  | The Avant Garde residential development (including a 25 storey tower) has transformed the south side of Bethnal Green Road close to the junction with Sclater Street, where a retained 19th century red brick block defines the corner. Such contrast in the scale, age and design of buildings is characteristic of the City and City fringe, in general, and the area round the site in particular. The term ‘City fringe’ in this assessment refers to the area of mixed townscape quality and character, (often of poor quality) that lies north-east of the boundary of the City of London.  | 4.18   | North of here is a small triangle of land bounded by Shoreditch High Street, Commercial Road and the railway cutting with a group of down-at-heel 19th century buildings. A run of 2 storey retail units fronts onto Shoreditch High Street (this site is allocated for major office development in the LB Hackney DPD Site Allocation 130).  |
| 4.3             | The area is well served by public transport. The Shoreditch High Street Overground Station is located on the western part of the site and Liverpool Street mainline station lies some 700 m to the south-west. There are a number of other London Underground Stations within walking distance in the wider area and the area is well served by buses.  |  | <b>The site’s immediate context</b>   | 4.13  | The south side of Sclater Street, or the rear boundary of development fronting it, forms the eastern half of the northern site boundary. Sclater Street has a poor townscape quality and is run down with a mix of almost derelict 19th century buildings (including on site, see above). There is a surface car park at the junction with Cygnet Street, a building yard to the south, and a group of late 19th and 20th century residential developments, most with retail ground floor uses, towards the eastern end at the junction with Brick Lane. These all lie within the Brick Lane and Fournier Street Conservation Area (see below). | <b>Historical development of the area</b>  |   |
|                 | <b>The site</b>   | 4.8  | Maps, both current and historic, of the site and the area around it can be found in the DAS.  | 4.14  | To the east, the site frontage to Brick Lane includes the short return of the red brick former goodsyard boundary wall, a more recent utilitarian tall brick boundary wall and the gated end of part of the viaduct structure (see the Built Heritage Chapter 16 for more details). The London Overground Line crosses the street on a simple concrete bridge and the east side of Brick Lane is defined by a tall stock brick boundary wall.   | 4.19   | Shoreditch was originally an extramural settlement which grew up at the junction of two Roman roads, Kingsland Road and Old Street. The wall of the City lay nearby to the south of the site. The wall and ditch were constructed from the early 2nd century and whilst undergoing continual cycles of change and rebuilding, remained for some time; the Bishopsgate section was the first to be removed in 1707 <sup>3</sup> . Norton Folgate, part of what was originally the Roman Ermine Street, runs more or less due north from the City to Shoreditch – south of here the continuation of the road is called Bishopsgate, north of here it becomes Shoreditch High Street and then Kingsland Road (all form part of the A10 today). |
| 4.4             | The site is approximately 4.4 hectares in area and is bound by Bethnal Green Road and Sclater Street to the north, Brick Lane to the east and Commercial Street and Shoreditch High Street to the west. The railway cutting carrying the line from Liverpool Street Station to the east of England forms a clearly defined southern boundary to most of the site. The site includes a small area of land between the railway cutting and the north side of Quaker Street, at the junction with Commercial Street. Braithwaite Street runs through the site in a north / south alignment connecting Bethnal Green Road to Commercial Street.                                   | 4.9  | The south-western corner of the site is at the major junction of the A10 with Great Eastern Street and Commercial Street. A run of buildings from throughout the 19th and 20th centuries provides a continuous built edge to the west side of Shoreditch High Street turning the corner into Great Eastern Street (a number of these are locally listed). North of this junction, opposite the site, is a large 1950s warehouse, which completes the frontage up to Fairchild Street. North of here is a car park and a two storey prefabricated commercial unit (site of the approved nos. 201-207 Shoreditch High Street tower scheme), and then the raised London Overground line crosses Shoreditch High Street on an arched railway bridge. North of here is No. 196, an early 18th century brick built house, painted white today (listed grade II). A modern infill development and a 19th century terraced house complete the frontage of this urban block up to Holywell Lane (all this part of the west side of Shoreditch High Street lies within the South Shoreditch Conservation Area). | 4.15  | The rear of 19th century industrial and 20th century residential development fronting Quaker Street back onto the railway cutting that runs along the eastern side of the site’s southern boundary, up to Wheler Street to the west. These buildings, of a mixed quality and age, lie within the Brick Lane and Fournier Street Conservation Area.  | 4.20   | By the 11th century buildings are known to have been constructed outside the City’s main gates <sup>4</sup> . In 1197 the hospital of St Mary Spital was founded on the east side of Norton Folgate (to the south of the site in the area of the Elder Street Conservation Area). this is the origin of the name of the area Spitalfields. Gradually the City expanded outside the line of the Roman and Medieval walls.  |
| 4.5             | The main body of the site has been derelict since a fire in the 1960s. The majority of the buildings located on site were demolished in 2004. Since 2004 the new Shoreditch High Street London Underground Station on the East London Line has opened, with the Station towards the western end of the site, located between Shoreditch High Street and Braithwaite Street; and the ‘boxed’ railway line running east-west through the centre of the site. To the north of the site, adjacent to Bethnal Green Road, there are a number of Power League temporary football pitches and the temporary Box Park, comprising shops and cafes in refurbished shipping containers. | 4.10   | To the north, the west half of the site is bounded by Bethnal Green Road. The Tea Building, on the north side of the road at the junction with Shoreditch High Street is a nine storey former warehouse dating from the early 1930’s. It adjoins a 19th century red brick warehouse of a similar scale. This block is completed by a former 19th century public house. This is typical of the scale of development in the Shoreditch area.  | 4.16  | West of Wheler Street the site runs up to the north edge of Quaker Street. Opposite, on Quaker Street, is a small triangular block defined by Wheler Street and Commercial Road with a mix of 19th and 20th century development, including the grade II listed Bedford Institute. The entire southern side of Quaker Street is within the Brick Lane and Fournier Street Conservation Area.   | 4.21   | The City fringe areas experienced most of their growth and change from the 16th century onwards. Shoreditch and its surrounding area was originally laid out as a residential suburb; the network of alleys running east / west off the A10 (the routes of which can still be seen in places today) was established at this time. As the City grew the area became the home of industrial activities, most notably silk weaving in Spitalfields and Whitechapel, introduced in the early 17th century by Huguenot refugees <sup>5</sup> . In the 16th and 17th centuries Brick Lane was home to the manufacturing of brick from the clay pits above Bethnal Green Road, from which it took its name.  |
| 4.6             | There are two grade II listed structures on the site: the Braithwaite Viaduct built between 1839 and 1842 by the Eastern Counties Railway Company to a plan by John Braithwaite; <sup>1</sup> and the forecourt walls and gates to the former   | 4.11   | Further east, between the junction of Ebor Street and Chance Street are two storey high 20th century light industrial units (subjects of development proposals). Beyond to the east is a varied built frontage which runs up to Club Row Street. This includes the Bethnal Green Synagogue, established in 1906 but rebuilt after bombing in 1958 (now the studio of the sculptor Rachel Whiteread), a late 19th century commercial   | 4.17  | Opposite the western site boundary, fronting Commercial Street, is the Elder Street Conservation Area, with a mix of  |  |   |

1 It was designed to carry trains into the terminus of Shoreditch Station (later called Bishopsgate Station, and then superseded in 1875 by Liverpool Street Station)

2 Buildings of England London 5: East; 2005: Pevsner, Cherry and O’Brien page 585

3 Conservation Areas in the City of London, A General Introduction to their Character: December 1984; City of London

4 ibid

5 Cherry et al. p.385



18th century

- 4.22 To the north-east, Bethnal Green, a settlement in its own right from as early as the 13th century, began to be engulfed by London at the turn of the 18th century. It grew around Bethnal Green Road, which linked the settlement of Bethnal Green with the City. This was a result of industrial expansion, particularly silk weaving and furniture, leading to London's population overflowing out of Shoreditch and Spitalfields.
- 4.23 As the City became congested, trades started to be shifted to the city edges. Small furriers and clothiers workshops followed the silk weaving trade and set up in the area.
- 4.24 Rocque's map of 1746 shows the area around the site still at the edge of central London, with the frontage of the main road north fully built up with ribbon development connecting the City with Shoreditch. The hinterland was less extensively developed. South Shoreditch grew into a Georgian suburb of the City and by the second part of the 18th century many of the main streets in the area had been developed. Between these roads a network of smaller streets established themselves and Spitalfields, for example, had become a fashionable place to live.

19th century

- 4.25 By the 19th century the area had become less fashionable as a residential suburb and more industrially diverse. The Spitalfields area had begun to become less popular as the wealthier residents moved out and the large houses were subdivided or converted into industrial premises. Brick Lane had developed to incorporate a brewery and both Spitalfields and Brick Lane Markets had established themselves in the area. South Shoreditch was to become the home of the furniture trade.
- 4.26 Many slums had been cleared away by the time Commercial Street was cut through during the 1840s, as a route to the docks and to relieve traffic around Aldgate and Leadenhall Street. Shoreditch also became the terminus of the Eastern Counties railway in 1840 (later becoming the Bishopsgate Goods Station), which involved the building of Braithwaite's railway viaduct, on site. Broad Street and Liverpool Street Stations followed in 1865 and 1874 respectively (Broad Street station was closed and demolished in the 1980s and its site is now occupied by the western part of the Broadgate office development). These infrastructure developments all brought major physical change and the displacement of much residential and commercial activity, encouraging the expansion of the developing city and influencing the immediate setting of the site.
- 4.27 By the time of Stanford's map of 1862, the area is shown as fully developed. There were other Victorian infrastructure improvements. Great Eastern Street was created in 1876 (along the line of Willow Walk) to link Old Street and Shoreditch High Street with Commercial Street (laid out in

1845-58) to the east. This had a significant impact on the built fabric of the area and led to the formation of triangular sites at the intersections. These are particularly characteristic of Great Eastern Street and influenced the form of subsequent Victorian commercial development.

- 4.28 Despite these developments, overcrowding and destitution worsened in the later 19th century on account of the large influx of Ashkenazi Jewish refugees from Eastern Europe. The eastern fringe was fast establishing itself as London's slum area, prompting activity from philanthropists, with Charles Dickens playing a role in encouraging charitable action. Soup kitchens, churches and societies were set up in aid of the working poor.

20th century

- 4.29 Industrial activities and trades in the Shoreditch area continued well into the first half of the twentieth century with the associated cycles of the redevelopment of premises. South Shoreditch was well known as being a centre of the furniture trade in the latter part of the 19th century. This led to the development of the warehouse/showroom building typology as well as many workshops spaces that define the character of the area today.
- 4.30 Much of the area then suffered bomb damage during World War II. As the rebuilding programme gathered pace and slums were cleared large council estates were built in the area. The manufacturing industry in Shoreditch and its environs began to decline and by the 1970s the area was largely run-down. By the mid-20th century, much of the prospering Jewish population had already moved to elsewhere in London, leaving space for the next wave of immigration in the form of the Bangladeshi community.
- 4.31 Some of the 18th and 19th century buildings that survived the war have since returned to a domestic use. A revival began in the 1980s with service industries colonising the former industrial warehouses and workshops. Many of these warehouses previously used as small workshops were also converted into residential buildings during the 1990s. At the same time the City began to expand northwards with large comprehensive developments such as Broadgate, and continues to do so with schemes such as the redevelopment of the western part of Spitalfields Market and the Broadgate Tower (one block south of the site).
- 4.32 The new office building and tower at Principal Place on Norton Folgate are almost complete and the planning permission exists for the Stage Tower (40 storeys high) on Curtain Road, and the Shoreditch Hotel (30 storeys high) just north of Fairchild Street, all west of the A10, which, together with Broadgate Tower, will form a cluster of tall buildings along this route. In addition planning permission exists for a mixed use scheme focused on Blossom Street, which includes a 13 storeys high office building.

Townscape character areas

- 4.33 The site comprises a large area of mostly vacant land and parts of the former viaduct in an area in transition, on the north-east edge of the City. It has a uniform character distinct from its surroundings and has been identified as its own townscape character area.
- 4.34 The site is surrounded by areas of distinct townscape character in this City fringe location. These areas roughly correlate with the principal neighbourhood districts found in the surrounding area around the site, and take into account the shape and alignment of the site, as well as the main routes running nearby. This includes Shoreditch and Shoreditch High Street to the north-west, Spitalfields and the southern end of Brick Lane and Commercial Street to the south and Bethnal Green Road and the northern end of Brick Lane to the north. Beyond these areas, but still close to the site are the City and Bishopsgate to the south-west, the Boundary Estate to the north and the inner city suburbs to the east.
- 4.35 The boundaries of these various areas are not clearly defined; symptomatic of the incremental growth of the City into the

surrounding areas with large scale late 20th century development sitting cheek by jowl with historic commercial and residential terraces. This is characteristic of the dynamic town – scape at the edge of the centre of a world city that has been growing (on and off) for 2000 years.

- 4.36 The seven townscape character areas, each described below, are:
1. The site
  2. Shoreditch
  3. Bethnal Green Road
  4. Spitalfields
  5. The City
  6. Boundary Estate
  7. Eastern fringe

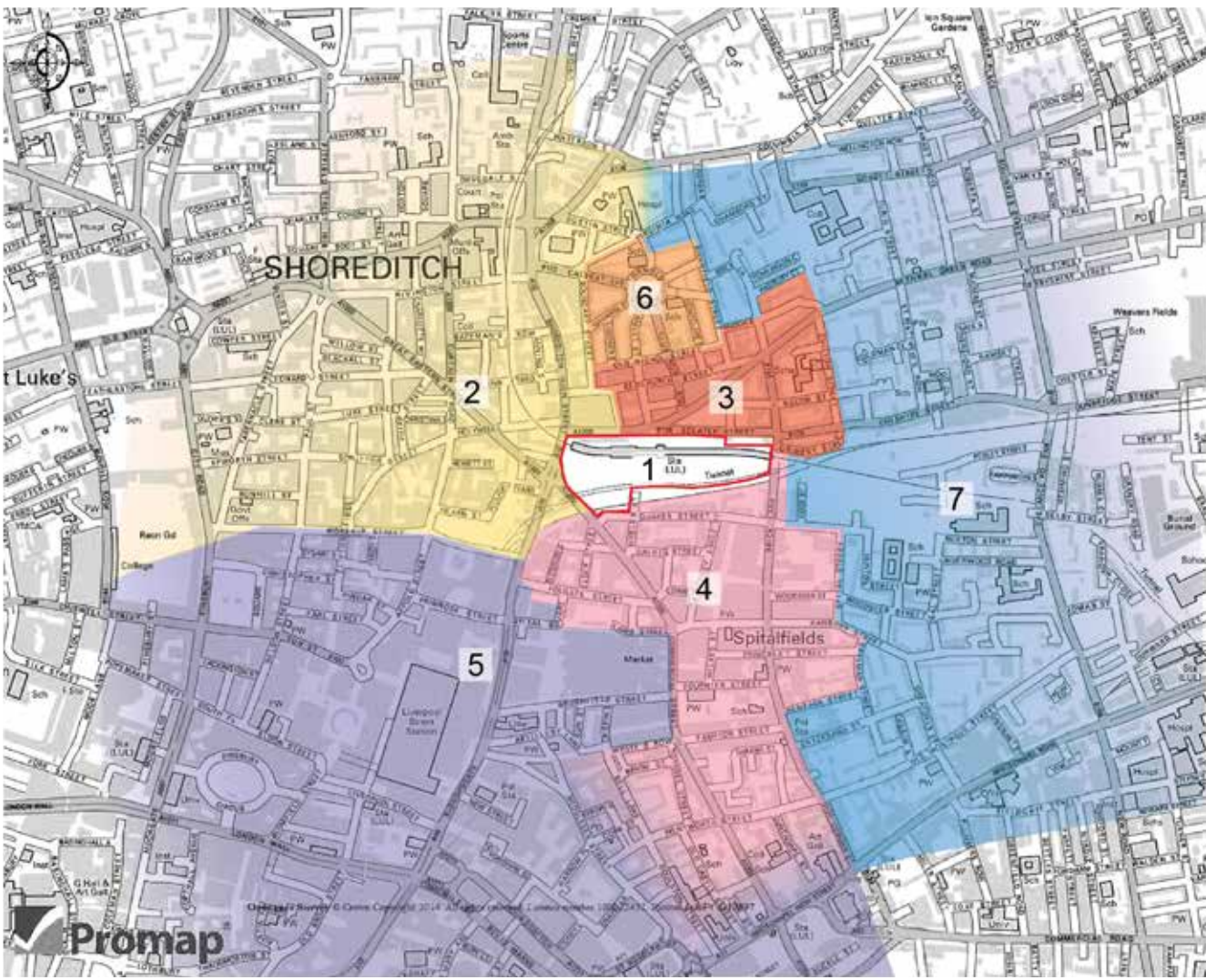


Figure 1: Townscape character areas



## Townscape character area 1 – The site

- 4.37 The Goodsyard site was originally the site of the Eastern Counties rail terminus which preceded Liverpool Street Station. It comprises derelict structures, open land with temporary uses and the boxed railway viaduct and Shoreditch London Underground Station. Figure 2 is a view of the site from across the bridge across the railway cutting on Brick Lane. The site's street presence is derived principally from the blank boundary walls with boarded up openings and some large advertisement hoardings, and the elevated blank concrete box of the Overground line. It is described in the site section above.



Figure 2

- 4.38 The site has been treated as a townscape character area in its own right because it is a large area that is distinct from its surroundings in all directions. It is an area that will experience considerable change of a large scale, as envisaged in the Interim Planning Guidance SPD.
- 4.39 This **townscape character area** is of a **low sensitivity** to change.
- 4.40 The townscape settings of the **grade II listed buildings** on the site (Brathwaite viaduct and the boundary wall) are of a low sensitivity to change as these are remnants of utilitarian structures in an immediate context of poor urban townscape quality.

## Townscape character area 2 – Shoreditch

- 4.41 This townscape character area includes the area to the west and north-west of the site, including both sides of development along Shoreditch High Street. It comprises a mixed townscape of mainly commercial buildings, mostly from the second half of the 19th and the 20th century; the latter in particular bringing a larger scale of development to a formerly tight grained street pattern. It wraps around the western end of the site, roughly in alignment with the LB Hackney boundary. The townscape is reasonably coherent

with continuous built street frontages in most places. Figure 3 is a view south along Curtain Road looking in the direction of the City.

- 4.42 Most of the townscape character area lies within the South Shoreditch Conservation Area, the main body including a dense concentration of characteristic late 19th and early 20th century brick showrooms, warehouses and workshops associated with the furniture trade. These include most notably the grand four and five storey showroom / warehouses fronting onto Great Eastern Street. There are late 19th century commercial buildings along Great Eastern Street. They include no. 6-8, a warehouse and office development on a flat-iron site with a curved corner, dating from 1882 (listed grade II); and Nos. 11-15 (including no. 5 Fairchild Place) built as shops, dwellings and bank premises for the National Penny Bank from 1878 by Temple & Forster (listed grade II).



Figure 3

- 4.43 The conservation area extends north of Old Street to include Hoxton Square. The square provides a green public open space today with a number of arts and leisure uses.
- 4.44 The townscape of the area south of Great Eastern Street, which lies in the City Fringe, is not as coherent as the area discussed above, with larger scale interventions from the second half of the 20th century of little note, providing a mixed character. This area has the feel of an area in transition due to its proximity to the City to the south. To the south-west of the site lies the area identified as 'Edge of City 2' in the LB Hackney South Shoreditch SPD, and described as follows:

*"5.11.15 The second 'Edge of City' area lies north of Worship Street and west of Shoreditch High Street and is in a strategically important location, between the heart of the City and the new development at Bishopsgate. The area is dominated by gap sites ready for redevelopment, which could create an important opportunity for the extension of the City to its outer perimeter, helping to link it with Bishopsgate and the Shoreditch Triangle. The*

*current broken fabric produces a feeling of low prosperity and a poor spatial experience."*

- 4.45 Shoreditch High Street was the retail focus of South Shoreditch. The west side, particularly at the northern end, has a varied character derived from the elaborate facades of the surviving 19th century retail and commercial frontages. The buildings are generally between 4 and 5 storeys with a wide range of decorative detailing both classical and gothic. No. 125-130 is a late 19th century former iron works for Wells & Company in a gothic style with large arched openings to the ground floor frontage (listed grade II).
- 4.46 At the very southern end, close to the City, the western built frontage to Shoreditch High Street comprises mostly 19th century brick buildings (some re-fronted) and provides a cohesive townscape that is a reminder of the type and scale of development that once defined the streets in the surrounding area. That part close to the site is described above, in the immediate site context section. Figure 4 is a view from the western corner of the site looking south along Shoreditch High Street.



Figure 4

- 4.47 The Tea Building (1931-2) at the junction with Bethnal Green Road was built for Lipton who owned the adjoining warehouse (1879-81) to the east<sup>6</sup>. They provide dominant features of a bold and robust form at this important junction (lacking at the corner of the junction on site). North of Redchurch Street the townscape becomes less cohesive as you move north and the development is of mixed quality. A large part of the east frontage includes the ACE Hotel building (late 20th century), and no. 168 opposite on the opposite side of the street is being built on the site of a former petrol filling station.

- 4.48 At its northern end, the east side of Shoreditch High Street includes the Church of St Leonard (1736) by George Dance

<sup>6</sup> The Buildings of England London 5: East: Cherry, O'Brien & Pevsner; 2005, page 585

the Elder (listed grade I), an important local landmark, set back from the street.

- 4.49 Because of the extent to which this area is built up, views to the site are mainly limited to those along main routes aligned towards it, and generally have the large and tall buildings of the City in the backdrop.
- 4.50 Locally listed buildings within this townscape character area include; nos. 13 to 21 (odd) 131, 133, 134 & 136 Curtain Road; nos. 2 & 4, 38 (The Old Blue Last Public) House Great Eastern Street; nos. 10 to 12 (consec) 14, 25 to 21 and 24 to 27 (consec) Holywell Row; nos. 325 & 327 and 370 to 374 (even) Old Street; nos. 192 & 193, 223, 227 to 230 (consec) Shoreditch High Street; and nos. 75-77 (Clifton House) Worship Street.
- 4.51 The following groups of listed buildings have been identified as receptors for the purposes of this assessment. These are identified in the views in section 6 of this assessment where they are visible.

### St Michael's Church (grade I)

- To the west, south of Great Eastern Street is a group of listed buildings. The Church of St Michael on Mark Street is listed grade I. This is a large church built between 1863 and 1865 to the design of James Brooks in stock brick with red and blue brick and stone.

### St Michael's (grade II\*)

- The Clergy House, to west of church (Mark Street) and St Michael's Church School (Leonard Street) are listed grade II\* and were both also designed by James Brooks and date from 1870.

### Curtain Road south & Worship Street east (grade II\* and grade II)

- Nos. 24 & 26 Curtain Road are a pair of stock brick houses. No. 24 dates from the early 18th century and has a painted brick front, while No. 26 is of early 19th century appearance. Nos. 91 to 101 Worship Street is a row of shops in stock brick, designed by Philip Webb and dating from 1862. Nos. 103 & 105 Worship Street are a terrace of 3 storey stock brick houses, probably from the early 18th century, with early-mid 19th century fronts.

### Worship Street west, Paul Street & Wilson Street (grade II)

- No. 46 Worship Street is an early 19th century house in stock brick. Nos. 2 and 4 Paul Street are a stucco-faced former furniture showroom / warehouse with stone dressings in an Italianate style, dating from around 1860 (possibly designed by the firm Moore and Hunton). The Cock and Magpie Public House (Wilson Street) is an early-mid 19th century stucco fronted house on the corner of Worship Street and Wilson Street.

*Great Eastern Street north-west, Charlotte Road, Leonard Street, Rivington Street & Garden Walk (grade II)*

- No. 87 Great Eastern Street dates from the 19th century and is of stock brick with stone dressings. The Griffin Public House (No. 93 Leonard Street) dates from around 1889 and is in red brick with extensive stucco dressings. No. 40-42 Great Eastern Street was completed in 1877 to the design of J. W. Brooker for the cabinet ironmongers Edward Wells & Co. It is built of cream Gault brick with blue brick, stone and terra cotta dressings. Nos. 43-49 Charlotte Road were developed in stages between 1877-1881 and are a group of white brick workshops / warehouses with prominent gauged red brick detailing, now workshops, offices and shops. They were built for John King Farlow. Nos. 6 and 8 Garden Walk (including Nos. 32 to 38 Rivington Street) was built in 1905-7 by LCC architects (probably Vincent Harris) to serve the LCC tramway system. This brown stock brick building houses the Shoreditch electricity generating sub-station. Nos. 18 to 26 Rivington Street are a terrace of 5 purpose-built workshops in stock brick (now offices and shops) dating from 1897 that have undergone some late-20th century alterations.

*Great Eastern Street south-east & Fairchild Place (grade II)*

- No. 5 Fairchild Place (including nos. 11-15 Great Eastern Street) dates from 1878 and was designed by the architects Temple & Forster. It has undergone late 20th century alterations. Nos. 6-8 Great Eastern Street housed a warehouse and offices and dates from around 1882. It is in red brick with stone dressings.

*Curtain Road north & Old Street (grade II)*

- Nos. 134-146 Curtain Road was built between 1881 and 1882 to the designs of C. Creese Harrison and was originally a showroom / warehouse for the wholesale furniture manufacturers C & R Light. Nos. 128 & 132 Curtain Road is a pair of late 18th century or early 19th century houses with stucco detail. No. 324 Old Street is a former early-mid 19th century congregational chapel in stock brick with a stuccoed entablature and pediment. Nos. 340 & 342 Old Street are a pair of early 19th century houses with shopfronts. No. 323 (including No. 323a) Old Street is an early 19th century building of stock brick. The Court House and Police Station (Old Street) were built in 1903-8 to the designs of John Dixon Butler in red brick with Portland stone dressings. Shoreditch Town Hall (Old Street) was built as a vestry hall in 1866 to the designs of C A Long.

*Shoreditch High Street south (grade II)*

- The former National Westminster Bank (Nos. 180 to 182 consec. Shoreditch High Street) was built between 1865 and 1880. It is in an Italianate style and has a York stone front. Nos. 187 to 189 consec. Shoreditch High Street is a terrace dating from the early 18th century with later alterations. No. 190 Shoreditch High Street is

a red brick house dating from the early 18th century. No. 191 Shoreditch High Street is a stock brick house with an early 19th century front and an older core. No. 196 Shoreditch High Street is an early 18th century house with a painted brick facade.

*Church of St Leonard (grade I and grade II)*

- The Church of St Leonard (Shoreditch High Street) was built in 1736 to the designs of George Dance the elder. It is of a classical design in brick with Portland stone dressings and a spire. The walls, gates & railings to the churchyard (Shoreditch High Street) date from the 19th century and are listed grade II.

*Shoreditch High Street north (grade II)*

- Nos. 125 to 130 (consec.) Shoreditch High Street is a late 19th century building in an Italian Gothic style. No. 118½ Shoreditch High Street (and railings and gates to north) is an early 18th century building of brown brick and probably a former Watch house.

*Calvert Avenue (grade II)*

- Cleeve House (1-28 Boundary Street Estate and 6-20 Calvert Avenue) is a red brick tenement block with some grey brick banding built between 1895-9 to the design of architect Reginald Minton Taylor of London County Council. Cleeve Workshops (Calvert Avenue) is a yellow brick building built between 1895-8 and designed by architect Reginald Minton Taylor.

4.52 This **townscape character area** is of a **medium sensitivity to change**.

4.53 The townscape settings of the **grade I listed buildings** in this townscape character area are of a **medium sensitivity to change** as they have a densely developed urban setting on the City fringe.

4.54 The townscape settings of the **grade II and grade II\* listed buildings** in this townscape character area are of a **low to medium sensitivity to change** as they have a densely developed urban setting on the City fringe. Those close to the site on Shoreditch High Street (Nos. 180, 182, 187 to 191 and 196) and the southern end of Great Eastern Street (Nos. 6 to 8 and 11 to 15) have a compromised setting today due to the poor townscape quality of the site and immediate environs.

**Townscape Character Area 3 – Bethnal Green Road**

4.55 This townscape character area lies to the north and north-east of the site and includes a mix of 19th and 20th century development as well as more recent larger scale redevelopment schemes, notably along Bethnal Green Road. Figure 5 is a view along Sclater Street from the junction with Bethnal Green Road with the Avant Garde tower. The scale of development increases towards the main roads and most notably the A10 and Shoreditch to the west. The north side of Bethnal

Green Road, opposite the site, includes a varied scale of development and is described above. Figure 6 is a view from Chance Street to the forecourt to the rear of the 2 storey workshops fronting Bethnal Green Road.



Figure 5



Figure 6

4.56 The remainder of the area includes the Redchurch Conservation Area (see below) with a fine grain of 19th and 20th century development, including recent infill developments. The old grid of streets which run north / south from Redchurch Street (Ebor Street, Chance Street and Club Row) existed as early as the 1680's. Today it has an eclectic mix of materials and architectural styles contributing to a rich townscape of an intimate character. Dirty House in Chance Street dates from 2002 and was designed by David Adjaye for the artists Tim Noble and Sue Webster.

4.57 The north end of Brick Lane (north of Sclater Street) is included in this area as it feels distinct to the southern part (dominated

by the former brewery), and is separated from it by the blank frontage that runs along the section that defines the eastern boundary of the site. The market's and local high street's characters provide a distinctive sense of place, despite the very mixed quality of the built form and many piecemeal alterations to facades and shopfronts. To the east is Cheshire Street, with a terrace of late 19th century houses at its western end close to Brick Lane. This area largely lies within the Brick Lane and Fournier Street Conservation Area.

4.58 Locally listed buildings within this townscape character area include; no. 15 Bethnal Green Road; no. 21 Cheshire Street; nos. 1 to 19 Gibraltar Walk; nos. 16 to 30 Padbury Court; nos. 9 to 13; no. 85 Redchurch Street; and nos. 25 and 27-35 Shackwell Street.

4.59 The following listed buildings and groups of listed buildings (all listed grade II) have been identified as receptors for the purposes of this assessment.

*Brick Lane (north)*

- No. 149 Brick Lane is an altered early 18th century stuccoed building. No. 125 is an early 18th century house listed only for the attached street name plaque to Sclater Street.

*25 Bethnal Green Road*

- This former public house is built in grey brick with a rounded corner and dates from 1880 (now a restaurant).

*Nos. 123 to 159 (odd) Bethnal Green Road*

- This is a mid to late 19th century terrace of houses with ground floor shops and the Well and Bucket public house at its centre.

*No. 34 Redchurch Street,*

- The Crown public house has an early 19th century stucco facade on a probably 18th century building.

*No. 113 Redchurch Street*

- This is a former weavers' tenement house built around 1735 by William Farmer, a local builder.

*Nos. 2 to 38 (even) Cheshire Street*

- This is a row of brick terraced houses dating from around 1870, probably designed by William Reddall.

4.60 This **townscape character area** is of a **medium sensitivity to change**.

4.61 The townscape settings of the **grade II listed buildings** in this townscape character area are of a **medium sensitivity to change** as they have a densely developed urban setting on the City fringe. The townscape setting of 25 Bethnal Green Road has a compromised setting today due to the poor townscape quality of the site.



## Townscape Character Area 4 – Spitalfields

4.62 This townscape character area lies along the southern boundary of the site. At its western edge it adjoins the larger scale commercial developments that are taking place along the City fringe and the large footprint of Spitalfields market. The area has a varied scale and age of development providing an eclectic townscape character and a distinctive sense of place. Pockets of 18th and 19th century terraced houses survive.

4.63 Eighteenth and 19th century workshop development and later commercial development from the 19th and 20th centuries tends to lie along the principal streets, but does not dominate the townscape. These streets include Commercial Street and Brick Lane. Figure 7 is a view of post-war commercial development along Hanbury Street, which runs between Brick Lane and Commercial Street. The built frontage to Bishopsgate, north of Folgate Street, is modern and of little quality.



Figure 7

4.64 The stretch of Commercial Street from Spitalfields to Shoreditch High Street opened in 1858 as an extension to the route from Christ Church to Whitechapel. It is lined by substantial commercial buildings and has to some extent the character of a boulevard. To the east, at the junction with Hanbury Street, is the former tobacco works of Godfrey Phillips & Son, rebuilt and extended by W. Gilbee Scott and B.W.H. Scott between 1922-5. The faience facings along Commercial Street date from 1927. B.W.H. Scott went on to rebuild the corner with Jerome Street in 1935-6, linking it to a new factory to the north on Commercial Street, faced in buff faience with a raised attic with Art Deco fluting and a clock.

4.65 Closer to the site, No.152 is a former vicarage built in 1860-1 to the design of Ewan Christian in a muscular Gothic style with an arched doorway and gable. Its curved north corner end echoed the curve of St Stephen's church next door. The church was replaced by a cinema in 1933.

4.66 Between Commercial Street and Shoreditch High Street, there is a tight grained pattern of streets focused around the Elder Street Conservation Area (which includes many listed buildings). From here, to the west and south, there are views of the Broadgate Tower and other recent large scale commercial developments in townscape character area 5; and to the north-west the almost complete Principal Place tower can be seen.



Figure 8

4.67 Further south, to the east of Commercial Street, the grid of streets around Fournier Street is characterised by the consistent quality of the original 18th century houses and the well maintained 18th century domestic townscape (within Brick Lane and Fournier Street Conservation Area) and includes many grade II listed buildings. The focus of the area is Christ Church, built in 1723-29 to the designs of Hawksmoor (listed grade I). It has a dominant presence in the Fournier Street area (and in views east along Brushfield Street) due to its scale and the monumentality of its architecture. Its white ashlar tower and spire dominate the Spitalfields area. Figure 8 shows the view along Fournier Street to Christ Church.

4.68 Although Brick Lane's origin is medieval, many sites along the street were redeveloped in the 18th and 19th century resulting in a streetscape of varied built form. The side streets are often characterized by more unified groups of buildings. This townscape character area includes that part south of the site, which includes the former Truman's Brewery Site, which includes a number of listed buildings (see below), larger in scale than its surroundings and bridging Brick Lane in several locations.

4.69 Locally listed buildings within this townscape character area include; no. 68 Bell Lane; nos. 14 to 16 Brune Street; nos. 144 to 146 Commercial Street; nos. 4 to 8 Elder Street; nos. 5-9, 11 & 11A Folgate Street; and nos. 1 to 5 (odd) Tenter Ground.

4.70 The following groups of listed buildings have been identified for the purposes of this assessment.

### Commercial Street & Quaker Street/Wheler Street (grade II)

- The former Police Station (Commercial Street) was built in 1874-75 to the designs of FH Coughier. The Commercial Public House (No. 142 Commercial Street) dates from around 1865 with a rounded brick elevation, with painted stucco detail. Nos. 135-153 (odd) Commercial Street is a yellow brick building with red brick dressings, built between 1863-4 to the designs of Henry Darbishire for the Peabody Trust. Bedford House, formerly the Bedford Institute Association (Quaker Street/Wheler Street) is a red brick building built in 1894 to designs by Rutland Saunders. The Ten Bells Public House was founded in 1666 but the present building dates from the mid 19th century and has a stucco facade.

### Elder Street & Fleur De Lis Street (grade II)

- Nos. 9 and 10 Fleur De Lis Street and Nos. 1 & 3 Elder Street comprises early 18th century buildings with mid 19th century stucco facades. Nos. 1-23 (odd) and 24-36 (even) Elder Street are stock/brown brick buildings with red brick dressings dating from around 1720.

### Folgate Street, Spital Square & Stothard Place (grade II)

- Nos. 10 to 18 (even) and 17 to 21 (odd) Folgate Street date from the early 18th century. No. 27 Folgate Street was rebuilt in yellow stock bricks. Nos. 6 and 8 Folgate Street are early 19th century terraced houses built of stock brick. No. 1A Stothard Place is a red brick house, dating from the late 17th century, and much altered. The main elevation to Spital Yard is modern and in a Georgian style. No.37 Spital Square (with area railings) is an 18th century brick house. The Central Foundation School for Girls (Spital Square) and its forecourt walls and gate piers were designed by T Chatfield Clarke and Son in 1890. They are in red brick with terracotta dressings.

### Brick Lane brewery group (grade II\* and II)

- The Directors' House, Truman Brewery (No. 91 Brick Lane) is listed grade II\*. It dates from c1745 and is part of the remarkably complete group of buildings which was once Truman, Hanbury and Buxton's Black Eagle Brewery. Black Eagle Brewery is a mid-late 18th century brick building. Engineer's House (No. 150) is an 1830s stock brick building, now incorporating offices. Vat House (No.148) is a stock brick building dating from around 1800. Brewmaster's House, (No. 95) is a yellow stock brick building which dates from around 1834. The former brewery stables (No. 152) was designed in 1837 by J Davison. It is a stock brick structure subsequently adapted as a boiler house and now holds offices and a music hall. These are all listed grade II.

### Christ Church (grade I)

- Christ Church, Spitalfields, is listed grade I. It was designed by Nicholas Hawksmoor and dates from 1723-29. The western portico, reached by steps, includes 4 giant Tuscan columns and a central semi-circular arch,

a theme repeated in the facade below the tower. Nearby are a granite drinking fountain (late 19th century); granite cattle and horse drinking trough (late 19th century); Nash churchyard memorial dating from 1820; and 5 bollards, all of group value and listed grade II.

### Fournier Street, Wilkes Street, Princelet Street, Hanbury Street & Puma Court (grade II\* and II)

- No. 2 Fournier Street (with area railings) is listed grade II\* and is the Christchurch Rectory. This 18th century brown brick building was designed by Nicholas Hawksmoor. No.19 Princelet Street is listed grade II\*. It was built as part of a group of early 18th century brick houses in 1719 by Samuel Worrall. It was later adapted and extended as a synagogue in 1870 by a Mr Hudson for the Loyal United Friends Friendly Society. Nos. 1 to 39 (odd) and nos. 4 to 20 (even) Fournier Street and their area railings are 18th century terraced houses built in a variety of yellow, red and brown brick. Some have had their facades rebuilt and some retain their area railings. Nos. 11A to 25 (odd) and 2, 6, 10 and 14 to 18 (including No. 18 Hanbury Street) (even) Wilkes Street are early 18th century terraced houses in yellow brick with red brick dressings (some painted). No. 14 was built in 1724-25 by James Pitman, a carpenter. Nos. 24 and 26 and 34 to 38 (even) Hanbury Street are early 18th century brown brick house with red brick dressings. Nos. 3, 5, and 9 to 17 and 21 to 25 (odd) and 2, 4 and 12 to 22 (even) Princelet Street are terraced houses built in the early 18th century in a variety of brown red or yellow brick. Nos. 4-7 (consec.) Puma Court is a row of 4 houses built around 1740 with some early 19th century alterations.

### Brick Lane south (grade II\* and grade II)

- Brick Lane Jamme Masjid (former Neuve Eglise) is listed grade II\*. This stock brick mosque dating from 1743 was once a French protestant chapel converted into a synagogue in 1897, before becoming a mosque in 1976. It was probably originally designed by Thomas Stibbs. The rest of the buildings are listed grade II and include No. 59 Brick Lane Jamme Masjid (former school and vestry to Neuve Eglise), part of the stock brick mosque (above); No. 57 Brick Lane, an early 18th century brown brick building; Christ Church Primary School and attached railings, built 1873-4 to the designs of James Tolley and Robert Dale; The Christchurch School Drinking Fountain (Brick Lane) dating from the late 19th century; and Nos. 114-122 (even) Brick Lane, a group of 5 yellow stock brick terraced houses, dating from the early 18th century and refaced around 1795.

4.71 This townscape character area is of a **moderate sensitivity** to change. This is due to the grain of the historic fabric and the surviving pockets of earlier suburban development.

4.72 The townscape settings of the **grade I listed buildings** in this townscape character area are of a **medium sensitivity**



to change. They are located some distance from the site and have a densely developed urban setting on the City fringe.

4.73 The townscape settings of the **grade II listed buildings** in this townscape character area are of a **low to medium sensitivity** to change as they have a densely developed urban setting on the City fringe. The setting of those closest to the site (The former Police Station and The Commercial Public House, Commercial Street; and Bedford House, formerly the Bedford Institute Association, Quaker Street / Wheler Street) is compromised today by the poor environment quality of the site and its resultant impact on the local townscape.

#### Townscape Character Area 5 – The City

4.74 To the south, the City townscape character area has a distinct character of its own dominated by commercial development, both historic and modern, and of a moderate to high townscape quality. High density large scale developments include the Broadgate Tower, close to the site on Bishopsgate, as well as the original Broadgate development further south. Figure 9 is a view of Primrose Street which forms part of the Broadgate development.

4.75 The wider area consists of Liverpool Street Station, listed grade II. Towards City Road, to the west, is Finsbury Square, a formal open space within an urban square, and one of Islington's prime office addresses. This lies within the Bunhill Fields and Finsbury Square Conservation Area.



Figure 9

4.76 To the east the redevelopment of the Spitalfields Market scheme has extended the City townscape character area east (into the LB Tower Hamlets) towards the retained market building (1885 – 1893 by George Sherrin, listed grade II) which acts as a point of transition with the historic 18th century street pattern beyond (in townscape character area 2). The built edge along the east side of Norton Folgate immediately north of this is of little quality. Figure 10 illustrates how historic buildings sit next to modern commercial

development, in this case at Spital Square and the Bishop's Square development.



Figure 10

4.77 There is an area of historic development of a finer grain immediately east of Bishopsgate where pockets of earlier 18th and 19th century residential development also survive, adding richness to the townscape. This includes along Artillery Lane and Artillery Passage on the eastern side of Bishopsgate (which continue into LB Tower Hamlets). Views towards tall buildings in the City are evident and provide dramatic contrast against the foreground of 4 and 5 storey terraced development. This is one of the areas where the boundaries between the townscape character areas become blurred. As with the borough boundaries, the townscape character area boundary is unclear in places, but larger scale commercial interventions are evident eastwards up to Middlesex Road and towards Aldgate in the south.

4.78 Because of the extent to which the area is built up, and in particular the scale of the Broadgate development and commercial schemes along the west of Norton Folgate, there will be limited views of the Revised Scheme from this townscape character area, and the area south of the Liverpool Street Station is out of the sphere of influence of the site. Views of taller buildings within a lower scale context, when seen, are characteristic of the area.

4.79 Locally listed buildings within this townscape character area include; nos. 11 to 12A, 32 to 40, 44 to 48 and Dome House Artillery Lane; nos. 16 to 18 and 48 Brushfield Street; no. 4, 45 & 46 and 50 Crispin Street; no. 1 and 5 Sandy's Row; and no. 3 Steward Street.

4.80 The following groups of listed buildings have been identified for the purposes of this assessment.

#### *Bishopsgate Institute and Library (grade II\*)*

- This red brick and terra cotta building dates from 1894 and was designed by Harrison Townsend.

#### *Spitalfields Market (grade II)*

- This market, built around a rectangular plot, was designed by George Sherrin and built between 1885 and 1893 for Robert Homer.

#### *Gun Street, Brushfield Street & Artillery Lane (grade II)*

- Nos. 40 (including No. 11 Gun Street) and 42 Brushfield Street are 18th century houses with painted brick work. No. 52 Brushfield Street is an early 18th century town house, altered between 1784-5 and in the early 20th century. No. 41 Artillery Lane is an 18th century yellow stock brick house and shop, remodelled around 1800. No. 10 Brushfield Street is a late 18th century building of yellow stock brick and No. 14 Brushfield Street is a town house dating from c. 1784-5.

4.81 This **townscape character area** is of a **medium sensitivity** to change.

4.82 The townscape settings of the **grade II and grade II\* listed buildings** in this townscape character area are of a **low to medium sensitivity** to change as they have a densely developed urban setting.

#### Townscape Character Area 6 – Boundary Estate

4.83 This townscape character area comprises the Boundary Estate, a set-piece turn of the 20th century public housing scheme designated a conservation area. It lies to the north of Bethnal Green Road and is set out along routes radiating from Arnold Circus, a central open space. Most of the buildings are listed grade II (see below). It lies to the north of the site and is separated from it by townscape character area 4. It is bounded by Old Nichol Street to the south, Boundary Street to the west, Virginia Road to the north and Swanfield Street to the east.

4.84 This was one of the London County Council's first social housing projects (after it took on this responsibility in 1889) and was completed in 1900. The majority of the purpose – built red brick apartment blocks are five stories in height and are built around a raised central garden in the middle of Arnold Circus known as Boundary Gardens. These gardens act as the centre point of the estate. Two schools preceded the estate – Virginia Primary School and Rochelle School (the latter has been transformed into a set of studio and office spaces). Figure 11 is a typical view along one of the estate's roads, Navarre Street.



Figure 11

4.85 The following listed buildings have been identified as a single group for the purposes of this assessment, all listed grade II.

#### *Boundary Estate (grade II)*

- The former Nichol Street Infant school (Club Row) designed in 1879 by ER Robson for the School Board for London. Marlow Workshops, Marlow House, Hurley House, Chertsey House, Shiplake House, Iffley House and Sandford House (Arnold Circus); Abingdon House (Boundary Street); Laleham House and Molesey House (Camlet Street); Clifton House (Club Row); Benson House and Hedsor House (Ligonier Street); Cookham House, Porters' House and Walton House (Montclare Street); Wargrave House (Navarre Street); Taplow House (Palissy Street); and Sunbury Workshops and Sunbury House (Swanfield Street) are a group of red brick buildings dating from 1899. Henley House and Sonning House (Swanfield Street) and Culham House (Rochelle Street) were built at the same time but are mostly in yellow brick. Virginia Primary School and boundary walls (Arnold Circus) is a yellow stock brick building with red brick dressings dates from 1899. Rochelle Street Primary School, railings, playground boundary walls and school House (Arnold Circus) is a yellow stock brick building with red brick dressings dating from 1899. The Bandstand at Boundary Street (Arnold Circus) is an octagonal wooden bandstand dating from 1899. The Public Control Department of London Borough of Tower Hamlets (Calvert Avenue) dates from 1899.

4.86 This **townscape character area** is of a **medium sensitivity** to change in its wider setting. The radial layout and repetitive design of individual blocks means that there are similar views in all directions, but whilst it has a cohesive character the views out beyond the townscape character area vary and include both those south towards the City of London or in other directions to inner suburbs.

4.87 The townscape settings of the **grade II listed buildings** in this townscape character area are of a **medium sensitivity**



to change as they have a densely developed urban setting on the City fringe, and together form a cohesive group clearly different and visually distinct from their surroundings.

**Townscape Character Area 7 – Eastern fringe**

4.88 This townscape character area is located to the east of the site and the other townscape character areas and includes the inner London suburbs to the north-east of the city. It is an area of a mixed townscape quality and lacks the urban quality seen to the west and south-west. The area experienced significant bomb damage during World War II, and is dominated by post-war housing estates of varying scales and architectural styles today. Figure 12 is a view of a typical post-war estate. There are also some pockets of preserved 18th and 19th century housing.



Figure 12

4.89 Post-war estate developments of a varied design and layout are prominent in the area and include St Anne's Parish, Chicksand Estate and Mile End New Town to the south; and Gascoigne Estate, Avebury Estate, Hereford Estate and Granby Estate to the north. They are arranged around areas of open space and communal gardens. There are also two large public open spaces laid out in the post-war years, Allen Gardens and Weavers Fields.

4.90 This townscape character area is greener than the others with grassed and planted open spaces associated with the estate developments as well as two large public open spaces, one either side of the railway: Weaver's Fields to the north and Allen Gardens to the south. The latter adjoins the City Farm but is of poor quality overall. They provide relief to the urban environment and an amenity for residents. There are views towards large scale development in the City to the west and south from both.

4.91 To the north of the mainline railway the area around St Matthew's Row, south of Jesus Hospital Estate, is one of the few remaining pockets of high quality 18th century development in Bethnal Green. It includes the Church of St Matthew,

built in 1743 (listed grade II\*), and a group of associated houses (all listed grade II). These are all located within the Brick Lane and Fournier Street Conservation Area.

4.92 To the south of the mainline railway is the Church of St Anne, listed grade II\*. Nearby are several 19th century terraces, most notably Albert and Victoria Cottages, late additions to a pioneering housing scheme by the Metropolitan Association for Improving the Dwellings of the Industrious Classes (both listed grade II).

4.93 The following listed buildings and groups of listed buildings have been identified as receptors for the purposes of this assessment.

*Church of St Matthew (grade II\* and II)*

- The Church Of St Matthew (St Matthew's Row, grade II\*) is a stock brick parish church with stone dressings, built in 1743-46 by George Dance senior. It was restored by Knightley in 1861 after fire damage, and again by Anthony Lewis of Michael Tapper & Lewis after WWII bomb damage (reconsecrated in 1961). The railings, wall and gate piers to the Churchyard are listed grade II and date from the 18th century. No. 20 St Matthew's Row (grade II) and the area railings are an early 19th century house. No. 35 St Matthew's Row is a stock brick house dating from the 18th century. The Parish Watch House (grade II) at the south-west corner of St Matthew's churchyard (Wood's Close) was built in 1826.

*No. 35 Buxton Street*

- This is an early 19th century yellow stock brick building that was once the All Saints Vicarage.

*Church of St Anne (grade II\* and grade II)*

- The Church Of St Anne (Underwood Road) is listed grade II\* and dates from 1850, was designed by the architect Blount. It is built of Kentish ragstone. St Anne's Presbytery (Underwood Road) and garden walls (listed grade II) date from the mid 19th century and are built of Kentish ragstone in a Gothic style.

*Deal Street & Woodseer Street*

- Albert Family Dwellings (Deal Street) is a block of stock brick artisan flats built in 1848 and designed by William Back for the Metropolitan Association for improving the Dwellings of the Poor. Howard House (Deal Street) is in the form of a mansion and dates from the mid 19th century. Nos. 19-26 Albert Cottages, Nos. 7-20 Victoria Cottages, Nos. 131-145 Woodseer Street and Nos. 14-22 Deal Street form part of a development of stock brick terraced houses dating from 1864, probably designed by Henry Roberts.

4.94 This **townscape character area** is of a **low sensitivity** to change. This is due to its distance from the site and the

extent of post-war estate interventions and its overall piecemeal townscape.

4.95 The townscape settings of the **grade II and II\* listed buildings** in this townscape character area are of a **low to medium sensitivity** to change. They are located some distance from the site and have a much changed setting today.

**Heritage assets**

**Listed buildings**

4.96 There are two listed buildings on the site, the Braithwaite viaduct and boundary wall, both considered in more detail in the Built Heritage Chapter of this ES. Listed buildings in the area around the site have been identified in the townscape character areas above and are grouped as appropriate as receptors for the purposes of this townscape assessment, depending on their grade and location relative to the site. Their heritage significance is considered in the Built Heritage Chapter.

**Conservation areas**

4.97 There are a number of conservation areas in the area around the site. Some of these lie in more than one townscape character area and for ease of reference they are identified below. A plan of the conservation areas around the site can be found in the DAS.

*Boundary Estate Conservation Area (LB Tower Hamlets)*

4.98 The Boundary Estate Conservation Area was designated in December 1985. It is made up of twenty grade II listed red brick apartment blocks, all forming part of one of the London County Council's first social housing projects (see townscape character area 7 above).

*Brick Lane and Fournier Street Conservation Area (LB Tower Hamlets)*

4.99 The Brick Lane and Fournier Street Conservation Area was originally designated in July 1969 as the Fournier Street Conservation Area. It was extended in 1978 and again in 1998, when its name was changed to incorporate Brick Lane's contribution to the character of the area. It was further extended to the west and south-west in October 2008. This large conservation area's character varies broadly, but one of its most defining features is the group of 18th century houses around Fournier Street, an early Georgian quarter, and Christ Church Spitalfields.

*Elder Street Conservation Area (LB Tower Hamlets)*

4.100 The Elder Street Conservation Area was designated in July 1969. It is characterised by a mixture of 18th century residential houses and 19th century workshops and also includes modern office developments.

*Redchurch Street Conservation Area (LB Tower Hamlets)*

4.101 The Redchurch Street Conservation Area was designated in October 2008. It consists of a grid of tightly packed streets with an intimate character, some of which remain from the mid 18th century. Most of the area's buildings date from the 19th century.

*South Shoreditch Conservation Area (LB Hackney)*

4.102 The South Shoreditch Conservation Area was designated in 1991 and has been extended. The most significant phase of development in the area was that associated with the furniture and printing industries, at their peak in the second half of the 19th century. The southern end forms part of the north – east city fringe and continues to be influenced by the growth of the City.

**Existing townscape: conclusions**

4.103 The site lies on the north-east City fringe, where there is considerable contrast in the scale, age and condition of built form. This fringe location is undergoing continual redevelopment and as a result the boundaries between the City and the surrounding townscape character areas (as identified in this report) are generally not clearly defined. This contributes to the drama and character of the townscape and is a reflection of the pace of change of the expanding City. The almost complete residential tower of the Principal Place scheme has been built since the initial scheme was submitted.

4.104 Planning permission has been granted for further large scale developments, including The Stage residential tower (on site at the time of drafting this report) and the Shoreditch Highgate Hotel tower, close to the site on the east site of Shoreditch High Street / Norton Folgate. These will bring the character of the City even closer to the western end of the site, creating a cluster of tall buildings along the A10, just north of the existing Broadgate Tower. To the north of the site, at the junction of Bethnal Green Road and Sclater Street, is the 25 storey Avant Garde residential tower.

4.105 The quality of development in this fringe area is varied, including areas of vacant land or poor quality commercial blocks in need of regeneration.

4.106 Three of the townscape character areas adjoin the site. In the vicinity of the site these areas are dominated by the busy main roads that converge on it. The wider areas have a complex history and have experienced successive phases of redevelopment, some of it coherent but much of it fragmentary, that has resulted in distinctive and varied townscape characters. The main body of each of these townscape character areas is influenced by surviving pockets of earlier phases of significant historic development which includes early 18th century streets of terraced houses in townscape character area 4; later 19th century warehouses and showrooms of the furniture trade in townscape character area 2

|       |   |  |
|-------|---|--|
|       | and the more modest 19th century development in townscape character area 3.   | is modern in style and close to historic buildings and areas. It includes large buildings and a tower that contrast with their surroundings. It has succeeded in creating an identifiable new place for London that relates successfully (in most respects) to its surroundings, and made a significant and successful contribution to the public realm provision, with well used and popular public spaces; and each has  |
| 4.107 | Three further townscape character areas, not adjoining the site, have been identified. To the south and south-west, townscape character area 5 includes the City, an area of generally good townscape quality which demonstrates considerable contrast in the scale and age of built form. Townscape character area 6 comprises the Boundary Estate, a conservation area of cohesive character derived from its single phase of development. To the east, townscape character area 7 is more fragmented, and includes inner suburbs dominated by post-war estate redevelopment, also incorporating large green open spaces.   |  |
| 4.108 | The townscape in the area immediately around the site is generally unremarkable. This includes the peripheral areas of townscape character areas 2, 3, and 4 which are compromised by the site, and the major transport infrastructure, both road and rail, that surrounds it. The site detracts from the urban design and townscape qualities of the surrounding area; a post-industrial site, it is across much of its extent a wasteland. While some might find some attractive qualities in its redundant condition, this is no more than the romantic or poetic 'pleasure of ruins'; the site's condition, in such a central location, is clearly not sustainable or appropriate in its form or its lack of beneficial use in the long term, as is recognised by various planning policies that envisage its redevelopment. Others might regard it as a puzzle or even a disgrace that such an eyesore has persisted for so many decades so close to the heart of a world city. The site lacks any positive urban qualities in terms of built form, permeability, legibility or active edges, and acts as a major physical, visual and psychological barrier between the areas that surround it. | 4.112 The scale of redevelopment envisaged at the Goodsyard is comparable, and whilst it no longer includes tall towers, it will result in impacts comparable in their magnitude. Broadgate demonstrates that large scale developments, if well designed, can become valued addition to a city; that substantial change can be assimilated successfully; and that contrast with surrounding townscape and areas, including historic townscape, rather than conformity with it, can be a positive aspect of development – unsurprisingly, since contrast is of the essence of the townscape of London, which in contrast with other more uniform, and less changeable, European cities such as Paris or Rome. The Revised Scheme seeks to achieve this. |
|       |   | 4.113 Redevelopment of the Goodsyard site will transform the character of the site and the way it interacts with the immediately adjoining streets, and the wider area. It will be a large development in terms of its extent and its scale, and it will include tall buildings. All of this will affect the setting of the various areas that surround the site. The successful examples of Broadgate and Barbican suggest that there is no reason why this cannot be done successfully.  |
| 4.109 | However, despite failing to contribute much that is positive to its surroundings, there are a number of significant constraints to achieving the redevelopment of the site. These include the substantial redundant listed viaduct; the new rail viaduct that has been built next to the old one, crossing the entire site from east to west, with its Overground station; the mainline railway cutting to the south, part of which runs through the site to the west; and various other rail and tube lines below ground level.  |  |
| 4.110 | The Interim Planning Guidance identifies the site for a significant amount of large scale new development. As a result of redevelopment at the scale envisaged in policy, the site will inevitably acquire a new townscape character of its own, one that continues the pattern of large scale development and tall buildings that has been seen to the south and west, in and adjoining the City of London.  |  |
| 4.111 | In considering the potential effects of large scale redevelopment at The Goodsyard, useful comparisons may be made with the Broadgate development (including the Broadgate Tower), close the site. This substantial development of the last forty years, located at the edge of the historic City of London,  |  |

5.1 A description of the Revised Scheme is provided below. Reference should also be made to Chapter 5 – The Revised Scheme of Volume 1 of the ES. More detailed information on the design of the Revised Scheme scheme is provided in the planning application drawings, the Design and Access Statement, the Design Guidelines and the Parameter Plans.

Planning history

5.2 The Revised Scheme is a response to the Mayor’s Stage 3 report and extensive consultation the GLA and boroughs. From a comparison between the Revised Scheme and the 2015 Proposed Amendments, it is evident that the development of the Site as a whole is substantially the same, for the following reasons:

- The scope of the planning application(s) remain the same. The Revised Scheme does not alter the cross-Borough boundary nature of the proposed development for which planning permission is sought;
- The red line planning application site boundary does not change;
- The Revised Scheme still seeks outline planning permission with full details submitted for the tallest proposed building (Plot 2) and the listed elements of the Site;
- Whilst it is recognised that in parts of the Site the heights of buildings are proposed to be reduced, the fundamental range of uses currently proposed (residential, office, retail, community uses and public open space) are maintained as part of the Revised Scheme.
- Public open space is still a key feature and the Revised Scheme provides an increase in the amount of public open space at platform level where the park is proposed;
- The location of the buildings within the Site as part of the Revised Scheme is substantially the same to those in the currently proposed;
- Plots 1 and 3 (formerly Plots A, B and K) comprise the same uses and building heights as proposed in the Revised Scheme;
- Plot 2 is the tallest building within the Proposed Amendments and is located in substantially the same position as Plots F and G which are the tallest buildings in the current scheme;
- The tallest building proposed, Plot 2, is to be worked up in detail, which is the same as the currently proposed tallest residential Plots F and G. The height of this building is proposed to be reduced in order to fully address concerns previously raised by the GLA, the

Boroughs and Historic England with regard to the harm to the World Heritage Site;

- Plot 7 maintains the proposed mix of retail uses within the arches with additional public open space above. In addition, London Road is retained as a key east-west route through the Site, as per the current scheme.

5.3 The previous Amended Scheme was called in by the Mayor of London on 23 September 2015. The current revised scheme is a result of extensive preapplication meetings with GLA officers as well as officers from the LB Hackney and LB Tower Hamlets.

Previous Amended Application

5.4 The previous Amended Scheme comprised an outline application for the comprehensive mixed use redevelopment of the site with all matters reserved.

5.5 The site was divided into 12 plots (named A to L – these are different to the current plot names, see below). Plots A to E extended west to east on the north side of the site along Bethnal Green Road and Sclater Street. Plots F to J extended west to east on the south side of the site from Commercial Street and north of the railway cutting. Plot L sat on Shoreditch High Street and plot K sat on Quaker Street and lay over the railway cutting between Commercial Street and Wheler Street. The northern plots incorporate the boxed London Overground Station and line (which will be subsumed within the development on the these plots); and the southern plots included the retained listed viaduct to the east of Wheler Street and part of the railway cutting.

5.6 Detailed applications were submitted for the development plots referred to as Plots C, F, G and H; I and J (lower levels); and plot L. The remainder of the development fell within an outline application. Design Guidelines were been prepared for the site by the master planners FaulknerBrown Architects LLP, to inform the preparation of phased reserved matters applications for the outline plots.. They were to be used alongside the Development Specification, Parameter Plans., Access Plans and the Design and Access Statement

5.7 The pattern of routes and spaces was set out in the parameter plans and Part 2 of the Design Guidelines. The existing Braithwaite Street and Wheler Street lay between blocks B & G and C & H and new routes were proposed between the other plots on site (C & H and D & I) and (D & I and E & J). A new principal open space, comprising Shoreditch Place and Braithwaite Square, was to be created at grade level to the north of plots F and G. A new park was to be created above grade level on top of the retained viaduct structure in the south-east part of the site, east of Wheler Street with access from Brick Lane, Farthing Lane and Braithwaite Square.

5.8 The tallest proposed buildings were on plots F and G (46 and 38 storeys respectively) in the south-west corner of the site in

the LB Hackney. The height of development stepped down from these buildings to the east from plot C (which had 30 and 26 storeys high elements) to plot F towards Brick Lane; and to the north on plots A and B up to the western end of Bethnal Green Road.

5.9 The built form of the development on the outline plots was set by development specifications, minimum and maximum parameter plans, and Design Guidelines. The parameters fixed the upper and lower limits for the height, width and length of each building within the site boundary. The maximum parameters included the maximum extent of any balcony, roof top plant or balustrade. The design guidelines required articulation of the built form within the parameter ‘shell’. Part 3 of the Design Guidelines provided the main design criteria specific to each plot (location, plot components, massing, access and servicing, frontages, uses, and land – scape); and there were architectural guidelines for the buildings at part 4.

Current scheme

5.10 The Scheme now comprises 10 plots. Plots 1 to 3 at the western end comprise large commercial buildings with retail use at ground. Plots 4 and 5 (south of Sclater Street) are residential (as is the tower on plot 8). Plot 8 (split into three sub plots) across the viaduct, is for hotel and residential use; and plot 10, along the southern edge of the railway box provides further residential above a retail base at ground level. Plot 7 comprises the ground floor retail units within the retained Braithwaite viaduct arches and Oriel gateway arches (split into 7a to 7E) and Plot 11 is a single storey retail pavilion above the viaduct (off Braithwaite street). Plot 6 is a cultural building.

5.11 Plot 2 and plot 7 (listed arches only) are submitted in detail and Plots 1 and 3 to 11 are submitted in outline with maximum parameters.’

5.12 The diagram at figure 10 provides a useful comparison with the Amended Scheme submitted in 2015 (described above).

5.13 The main difference between the current revised scheme and the previous Amended Scheme is the omission of the two tallest towers to the west (plots F and G) and their replacement with a new office building (on land now known as Plot 2), and the reduction in height of the towers / blocks along the northern edge of the site. Whilst this means there will be fewer homes delivered it has addressed the LPAs’ concerns in respect of the height and scale of the development on site.

Assessment

5.14 In respect of this assessment, the Revised Scheme will deliver all of the positive aspects of the previous Amended Scheme (see above).

Site layout

5.15 The scheme will contribute positively to the surrounding streets at ground level with the return of active edges to the site, the existing street that runs through it and to the proposed new routes. The new layout will integrate the site more effectively with its surroundings so that it can both plug in to and contribute to the increasing levels of activity in the surrounding area. It includes two new east / west routes, King Street running between Shoreditch High Street and Brick Lane (open to the sky); and London Road running between Braithwaite Street and Brick Lane, through the viaduct structure (covered). There are two new north / south routes running between Sclater Street and London Road, Farthing Lane and Cygnet, open north of King Street, and covered to the south where they run within the viaduct structure.

5.16 The opening up of the site, the provision of a wide mix of uses and an enhanced network of routes will significantly improve pedestrian permeability through the area. The ground level spaces and routes will have a distinct city character with a new principal route running the length of the centre of the site, up to Shoreditch High Street between plots 1 and 2 to the west, and along the southern edge of plots 7a to c / 10, up to Brick Lane.

5.17 There are significant new open spaces, each of a different character and supporting different uses, above the viaduct, running the length of the site between the Brick Lane ‘balcony’ to the east and the Oriel ‘balcony’ to the west.

5.18 The Revised Scheme will be well integrated with the retained listed and unlisted structures on site, which have directly influenced the pattern of plots and routes, and will become an integral part of the new ground level retail uses.

Massing

5.19 The overall approach to the massing of built form across the site remains the same and has been carefully considered in relation to the site context to reduce the overall heights (a criticism of the Amended Scheme). The height of development steps down from the west (Shoreditch High Street) towards the east, but from a high point of a 29 storeys high commercial building, designed in detail by Eric Parry Architects, on Plot 2. This will be particularly evident in the distant views from the north and local views from the east. This approach is established in the Design Guidelines and the parameter plans for the outline elements of the application.

5.20 The tallest buildings are located to the west where they will add to the cluster of tall buildings emerging along the A10, at an important meeting point of routes, and the location of Shoreditch High Street London Underground Station, on the edge of the City. The varied height of the new buildings will provide a distinctive skyline across the site.



- 5.21 The tallest building has been designed in detail in order to allow its design to be assessed fully as part of this application, and to demonstrate the quality of design to be delivered across the whole site.
- 5.22 The introduction of a number of buildings of varying but complementary designs and uses along the north site boundary, to the Bethnal Green Road and Sclater Street frontages, will add a grain and rhythm to the streets and create a sense of place. To the west Plot 1 is a commercial building that runs up to the junction with Shoreditch High Street. The new residential blocks along Sclater Street (Plots 4, 5 and 6) will enhance this route, activate the street edge and help build on the sense of neighbourhood to the east.
- 5.23 The hotel (Plot 8) will provide an appropriate use on top of the Viaduct, overlooking the extensive network of open space at this level, and complementing the residential use to the east. The residential buildings on Plots 4, 5 and 6 will line the north and south sides of the railway box respectively, returning a positive urban form to the site, screening this utilitarian structure and animating street edges.

- 5.24 Plot 2 sits at the western 'prow' of the site. It is the first new build element to be submitted in detail, and will set the standard of architectural quality to be followed by the rest of the development.
- 5.25 The main volume of the building is defined by the scale of the 'super-cladding', comprising strong vertical elements at 15m centres and horizontal 'lintels' at 20m vertical centres (there are brise-soleil fins on the 'lintels' to the west elevation). Horizontal brise-soleil form a continuous wrap around to the glazed cladding of the building and add further depth and texture to the façades.
- 5.26 An intermediate transfer zone mediates between the regular grid of the office floors and the irregular structural constraints of the lower floors, creating a strong 'base' for the main body of the building. To the west, large trusses carry the cantilevered 'prow', and the gently rising soffit to this structure will be finished in dark reflective material, acting as a mirror and creating visual connection between the public realm at street and Platform level. The façades to the base of the building, at street and Platform levels, are fully glazed to maximise the building's interaction with the public realm.

- 5.27 The glazed façade to the entire building perimeter maximises daylight to the offices spaces which benefit from the scenic views, whilst the external brise-soleil will reduce glare and solar gain. All office floors benefit from external balconies. Larger terraces are provided at level 15 and 16 for the amenity of the office workers. The terraces will include seating areas, planting beds and a perimeter shading pergola to support climbers (such as wisteria).

#### Detailed design intentions

- 5.28 While only Plot 2 is being submitted in detail the DAS includes detailed material on the illustrative scheme for all the other plots, highlighting the client intent for high quality of elevation designs and materials that is established in the design guidelines.

#### Summary

- 5.29 The Revised Scheme will establish a distinctive character on site, appropriate for a major city fringe site. It integrates the listed viaduct and historic boundary wall, as well as the historic fabric along the northern boundary, and will have a striking new character of its own. It will deliver a new network of well

defined routes that are well connected to the surrounding areas, and includes high quality public realm with a wide range of size and type of open spaces forming an integral part of the masterplan across the whole site.

- 5.30 The Revised Scheme is in line with national policy and guidance; the policies set out in the London Plan, including the Interim Planning Guidance for the site, and the guidance set out in the LVMF; as well as the LB Hackney and Tower Hamlets planning policies and guidance.

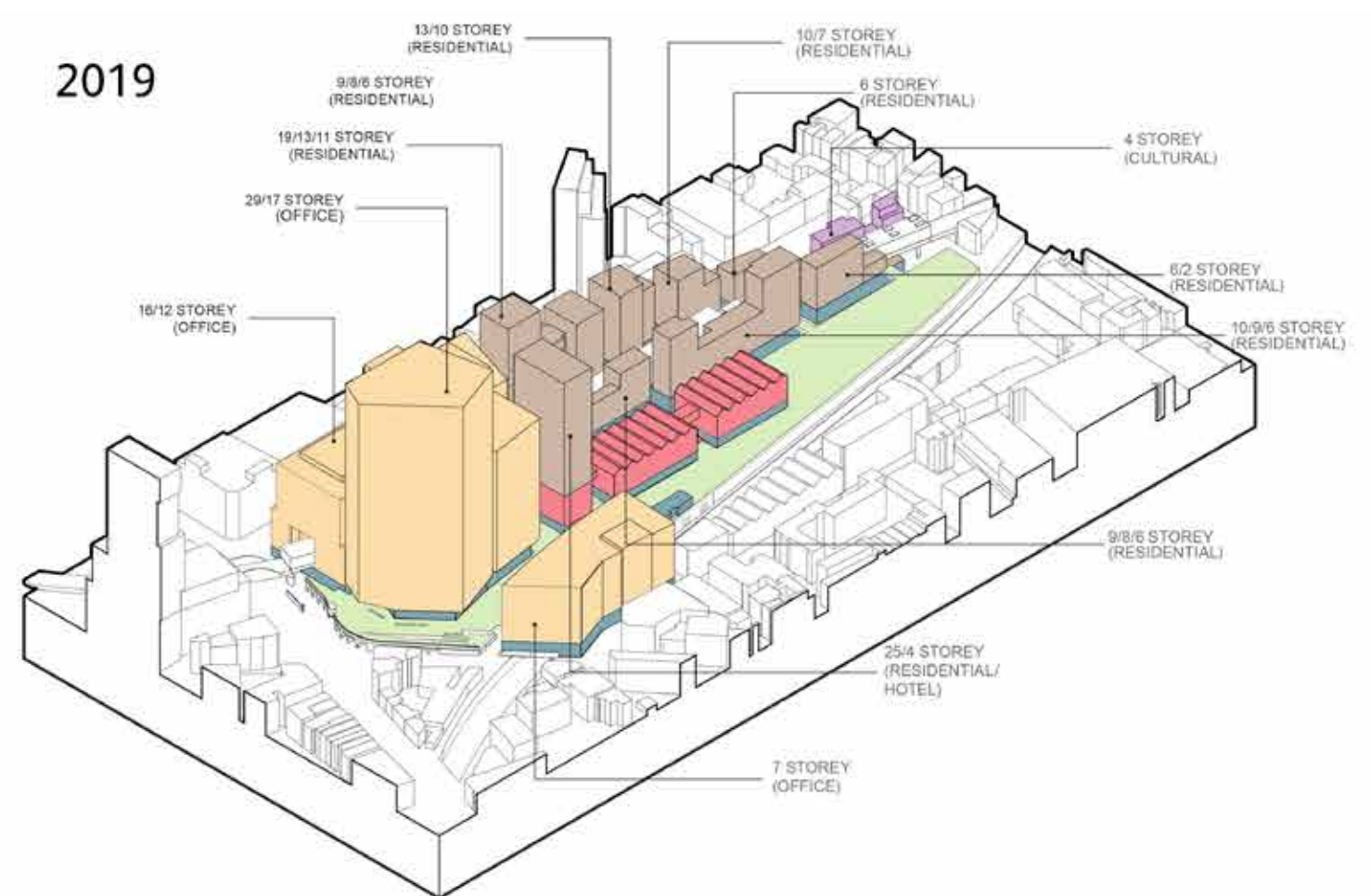
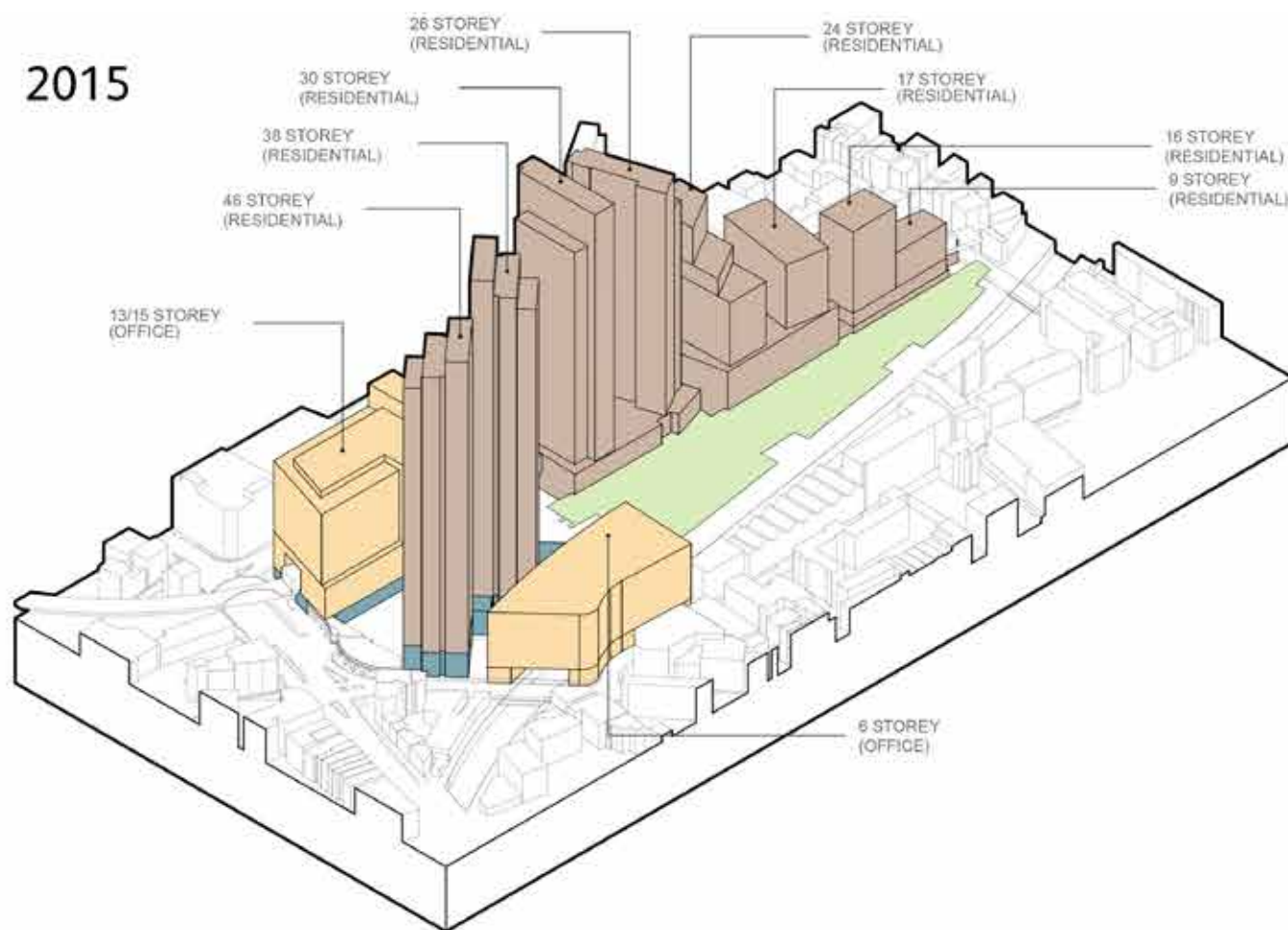


Figure 10. Scheme comparison.

|                   |   |   |
|-------------------|---|---|
| <b>Scope</b>      |   |   |
| 6.1               | This study tests the visual impact of the Proposed Development by Bishopsgate Goods Yard Regeneration Limited at Bishopsgate Goodsyard. It consists of a series of accurately prepared photomontage images or Accurate Visual Representations (AVR) which are designed to show the visibility and appearance of the Proposed Development from a range of publicly accessible locations around the site. The views have been prepared by Miller Hare Limited.  |   |
| 6.2               | The views included in the study were selected by the project team and they include, where relevant, standard assessment points defined by the Mayor of London and the London boroughs of Hackney and Tower Hamlets. Where requested, view locations have been refined and additional views added. The full list of views is shown in thumbnail form on the preceding pages, together with a map showing their location. Detailed co-ordinates for the views, together with information about the source photography are shown in Appendix A1 “View Locations”.  |   |
| 6.3               | In preparing each AVR a consistent methodology and approach to rendering has been followed. General notes on the AVRs are given in Appendix A4 “Accurate Visual Representations”, and the detailed methodology used is described in Appendix A5 “Methodology for the production of Accurate Visual Representations”.  |   |
| 6.4               | From each viewpoint a large format photograph has been taken as the basis of the study image. The composition of this photograph has been selected to allow the Proposed Development to be assessed in a meaningful way in relation to relevant elements of the surrounding context. Typically, photographs have been composed with a horizontal axis of view in order to allow vertical elements of the proposals to be shown vertically in the resulting image. If required in order to show the full extent of the proposals in an natural way the horizon line of the image has been allowed to fall above or below the centre of the image. This has been achieved by applying vertical rise at source using a large format camera or by subsequent cropping of the image. In a limited number of cases the source photograph has been extended vertically to ensure that the full height of the proposals are shown in the images of the future condition. In all cases the horizon line and location of the optical axis are clearly shown by red arrow markers at the edges of the image. | <ul style="list-style-type: none"><li>• <b>Distant views</b> – typically with a horizontal Field of View approximately 48 degrees (equivalent to a 35mm lens on 35mm film camera). LVMF views in addition have been shown with their wider setting</li><li>• <b>Mid-distance views</b> – horizontal Field of View approximately 74 degrees (equivalent to a 24mm lens on 35mm film camera)</li><li>• <b>Local views</b> – horizontal Field of View approximately 74 degrees (equivalent to a 24mm lens on 35mm film camera)</li></ul>   |
| 6.7               | For each AVR image, the precise Field of View, after any cropping or extension has been applied is shown clearly using indexed markings running around the edges of the image. These indicate increments of 1, 5 and 10 degrees marked away from Optical Axis. Using this peripheral annotation it is possible to detect optical distortions in parts of the image away from the Optical Axis . It is also possible to simulate a different field of view by masking off an appropriate area of the image. More detailed information on the border annotation is contained in Appendix A4 “Accurate Visual Representations”.  |   |
| <b>Conditions</b> |   |   |
| 6.8               | From each selected viewpoint a set of accurate images have been created comparing the future view with the current conditions represented by a carefully taken large format photograph. In this study the following conditions are compared:  | <ul style="list-style-type: none"><li>• <b>Existing</b> – the appearance today as recorded on the specified date and time</li><li>• <b>Proposed</b> – the future appearance were the Proposed Development to be constructed</li><li>• <b>Cumulative</b> – the Proposed Development is shown in the context of other significant schemes considered relevant by the project team</li></ul>   |
| <b>Styles</b>     |   |   |
| 6.9               | For each viewpoint, the Proposed Development is shown in a defined graphical style. These styles comply with the definitions of AVR style defined by the London View Management Framework. The styles used in this study are:   | <ul style="list-style-type: none"><li>• <b>AVR 1</b> – a wireline representation showing the silhouette of the proposals. Where a part of the silhouette would be visible in the view it is shown in Orange (detailed schemes) or yellow (illustrative schemes), where it would be invisible, as a result of being occluded by existing structures or dense vegetation, it is shown dotted.</li><li>• <b>AVR 3</b> – a fully rendered representation of the building showing the likely appearance of the proposed materials under the lighting conditions obtaining in the selected photograph.</li></ul>  |
| <b>Schemes</b>    |   |   |
| 6.10              | In the Cumulative view, the Proposed Development has been shown in the context of other schemes shown in silhouette form (AVR 1) using a violet or cyan line. Where parts of these schemes would not be visible they are shown as a dotted line. The details of the additional schemes included in the Cumulative view are given in the schedule and overview map included in Appendix A3 “Details of schemes”, these include:  | <ul style="list-style-type: none"><li>• Trumans Brewery</li><li>• London Fruit &amp; Wool Exchange (2016)</li><li>• Art’otel 2016</li><li>• Black Lion House (EastGate)</li><li>• Aldgate Place (2012)</li><li>• Bevis Marks House (2017)</li><li>• Pedley Street</li><li>• Spitalfields Works</li><li>• Middlesex Street Unite Students PLC</li><li>• Dorsett City</li><li>• 101 Whitechapel High Street</li><li>• Principal Place</li><li>• The Stage (s73)</li><li>• 1 Crown Place (2016)</li><li>• 120 Vallance Road</li><li>• 201-207 Shoreditch High Street</li><li>• 13-14 Appold Street (Bavaria House)</li><li>• 1-13 Long Street</li><li>• 114-150 Hackney Road</li><li>• 100 Liverpool Street (2017)</li><li>• 97-137 Hackney Road</li></ul> |
| 6.11              | The Proposed Development shown in the study has been defined by drawings and specifications prepared by the client’s design team issued to Millerhare in March 2019. Computer models reflecting the Proposed Development have been assembled and refined by Millerhare and images from these models have been supplied to the project team to be checked for accuracy against the design intent. An overview of the study model annotated with key heights is illustrated in Appendix A3 “Details of schemes”.  | <ul style="list-style-type: none"><li>• City Road Estate (2010)</li><li>• Monmouth House</li><li>• 150 Bishopsgate (s73)</li><li>• 100 Bishopsgate (2012)</li><li>• Silwex House (2016)</li><li>• Shoreditch Village Phase II</li><li>• 168-178 Shoreditch High Street</li><li>• Blossom Street</li><li>• 2-3 Finsbury Avenue</li><li>• 22 Bishopsgate (2016)</li><li>• 1 Leadenhall (2018)</li><li>• 1 Undershaft</li><li>• 100 Leadenhall Street</li><li>• 40 Leadenhall Street</li><li>• 6-8 Bishopsgate (2017)</li><li>• 76-86 Fenchurch Street (2015)</li></ul>  |



The Views



1 | Alexandra Palace: the viewing terrace – south western section [LVMF 1A.1]



2 | Parliament Hill: the summit - looking toward St Paul's Cathedral [LVMF 2A.1]



3 | Kenwood: the viewing gazebo - in front of the orientation board [LVMF 3A.1]



4 | Primrose Hill: the summit – looking St Paul's Cathedral [LVMF 4A.1]



5 | Greenwich Park: the General Wolfe statue - at the orientation board [LVMF 5A.1]



6 | Blackheath Point - near the orientation board [LVMF 6A.1]



8 | King Henry VIII's Mound - the viewing point [LVMF 9A.1]



9w | Tower Bridge: the North Bastion [LVMF 10A.1] - Winter



10 | Tower Bridge: upstream - the south Bastion



10n | Tower Bridge: upstream – the South Bastion: Night



10a | Tower Bridge: upstream - the south Bastion - Alternative



10b | Tower of London - North Wall Walk



11 | Waterloo Bridge Downstream: close to the Westminster bank [LVMF 15B.1]



12 | Waterloo Bridge: downstream - at the centre of the bridge [LVMF 15B.2]



13 | Waterloo Bridge: the downstream pavement – Lambeth Bank



14 | The South Bank: moving from National Theatre to Gabriel's Wharf



17 | Golden Jubilee/Hungerford Footbridges: downstream - crossing the Westminster bank [LVMF 17B.1]



18 | Golden Jubilee/Hungerford Footbridges: downstream - close to the Westminster bank [LVMF 17B.2]



19 | The Queen's Walk at City Hall – foot of pathway from Potter's Field [LVMF 25A.1]



20 | The Queen's Walk at City Hall - in front of the public terraces [LVMF 25A.2]



21 | The Queen's Walk at City Hall - close to Tower Bridge [LVMF 25A.3]



24 | Paul Street: junction with Epworth Street



25 | City Road: opposite Cayton Street



26s | Great Eastern Street: traffic island at junction with Old Street | Summer





26w | Great Eastern Street: traffic island at junction with Old Street | Winter



27 | Great Eastern Street: junction with Curtain Road



28 | Great Eastern Street / Fairchild Street



29 | Southern end of Kingsland Road



30 | Shoreditch High Street: junction with Rivington Street



31 | Shoreditch High Street: junction with Bateman Row: Night



32w | Arnold Circus Roundabout: Boundary Gardens, southern steps | Winter



32s | Arnold Circus Roundabout: Boundary Gardens, southern steps | Summer



33 | Arnold Circus along Club Row | Winter



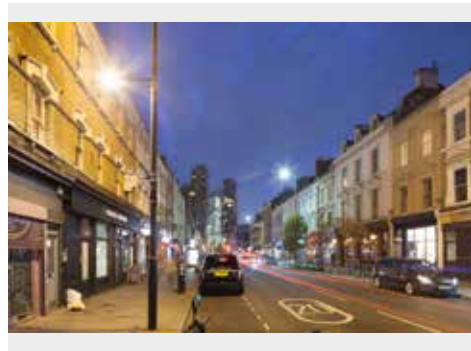
34 | Old Nichol Street / Chance Street



35 | Shoreditch High Street, west side opposite Redchurch Street



36 | Bethnal Green Road: junction with Chilton Street



36n | Bethnal Green Road: junction with Chilton Street | Night



37 | Hereford Street: junction with Sale Street



38 | Weavers Field



39 | Cheshire Street / St Matthew's Row



40 | Bethnal Green Road near to Club Row



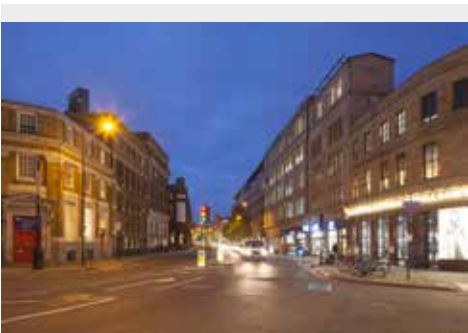
41 | Allen Gardens



42 | Woodseer Street / Deal Street



43 | Commercial Street: junction with Hanbury Street



43n | Commercial Street: junction with Hanbury Street | Night



44 | Commercial Street close to Whites Row



46 | Commercial Street close to Wheler Street



47 | Bishopsgate outside entrance to Liverpool Street Station





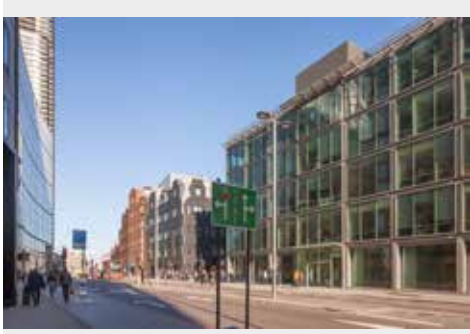
48 | Old Spitalfields Market / Brushfield Street



49 | Folgate Street on axis of Elder Street



49n | Folgate Street on axis of Elder Street | Night



50 | Norton Folgate: junction with Primrose Street



51n | Norton Folgate: opposite junction with Fleur de Lis Street: Night



52 | Brick Lane / Bethnal Green Road



53 | Hanbury Street looking north along Corbet Place / Grey Eagle Street



54 | Brick Lane / Brewery



55 | Kingsland Road - canal bridge



56s | Geffrye Museum: Summer



56w | Geffrye Museum: Winter



58 | Rear of Shoreditch Church



59 | Worship Street



60 | Blossom Street



61 | Quaker Street



62 | Quaker Street junction with Commercial Street



63 | Commercial Street / Shoreditch High Street



64 | Commercial Street / Fleur De Lis Street



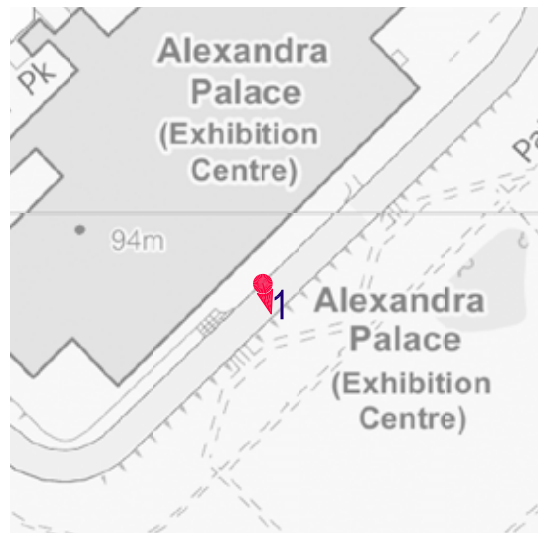
65 | Shoreditch High Street / Plough Yard



66 | Shoreditch High Street / Bethnal Green Road



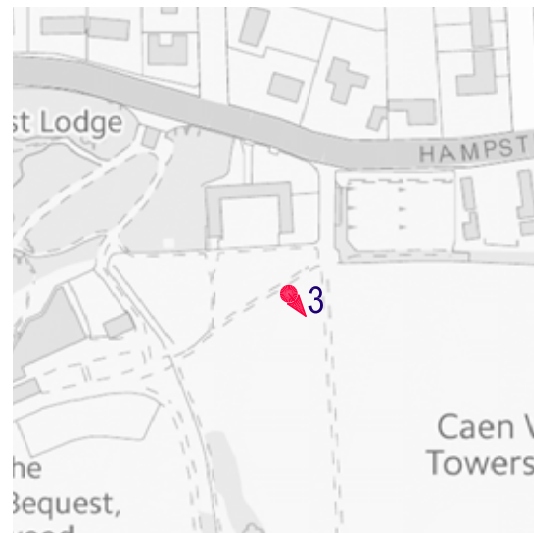




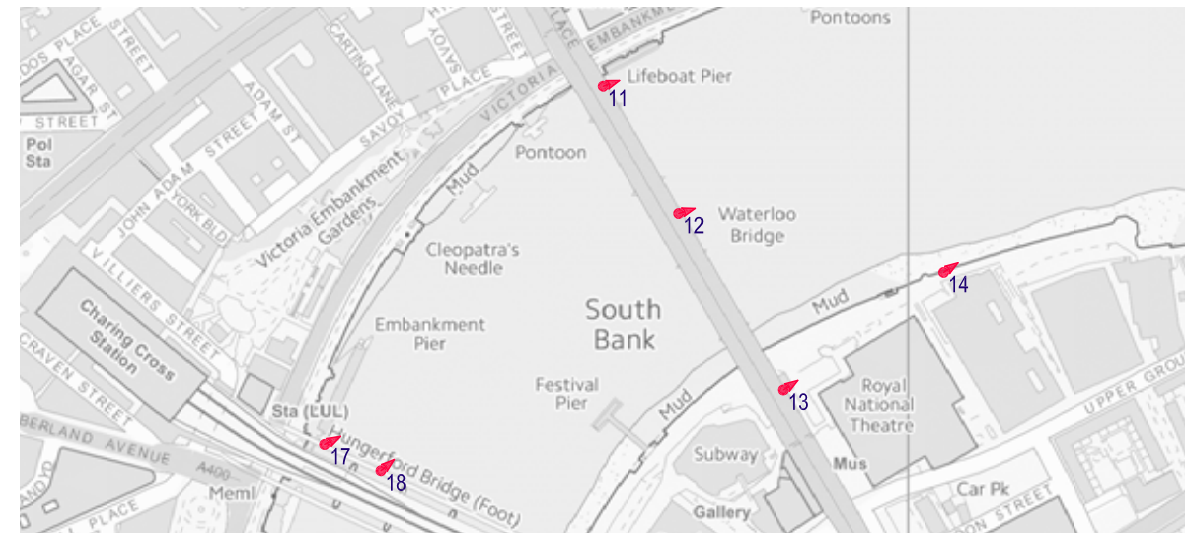
View from far north : Alexandra Palace



View from far north : Parliament Hill



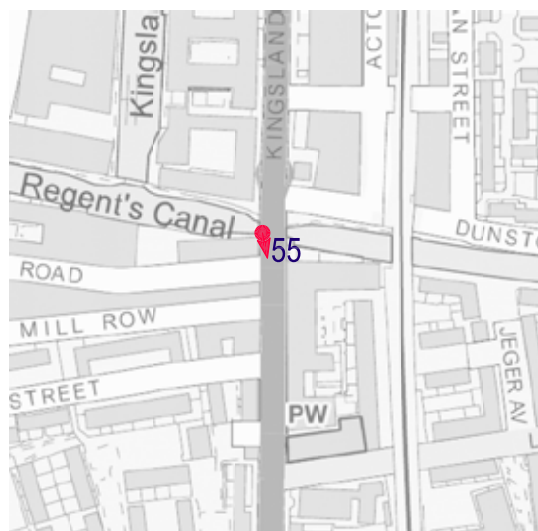
View from far north : Parliament Hill



Views from the east: river views



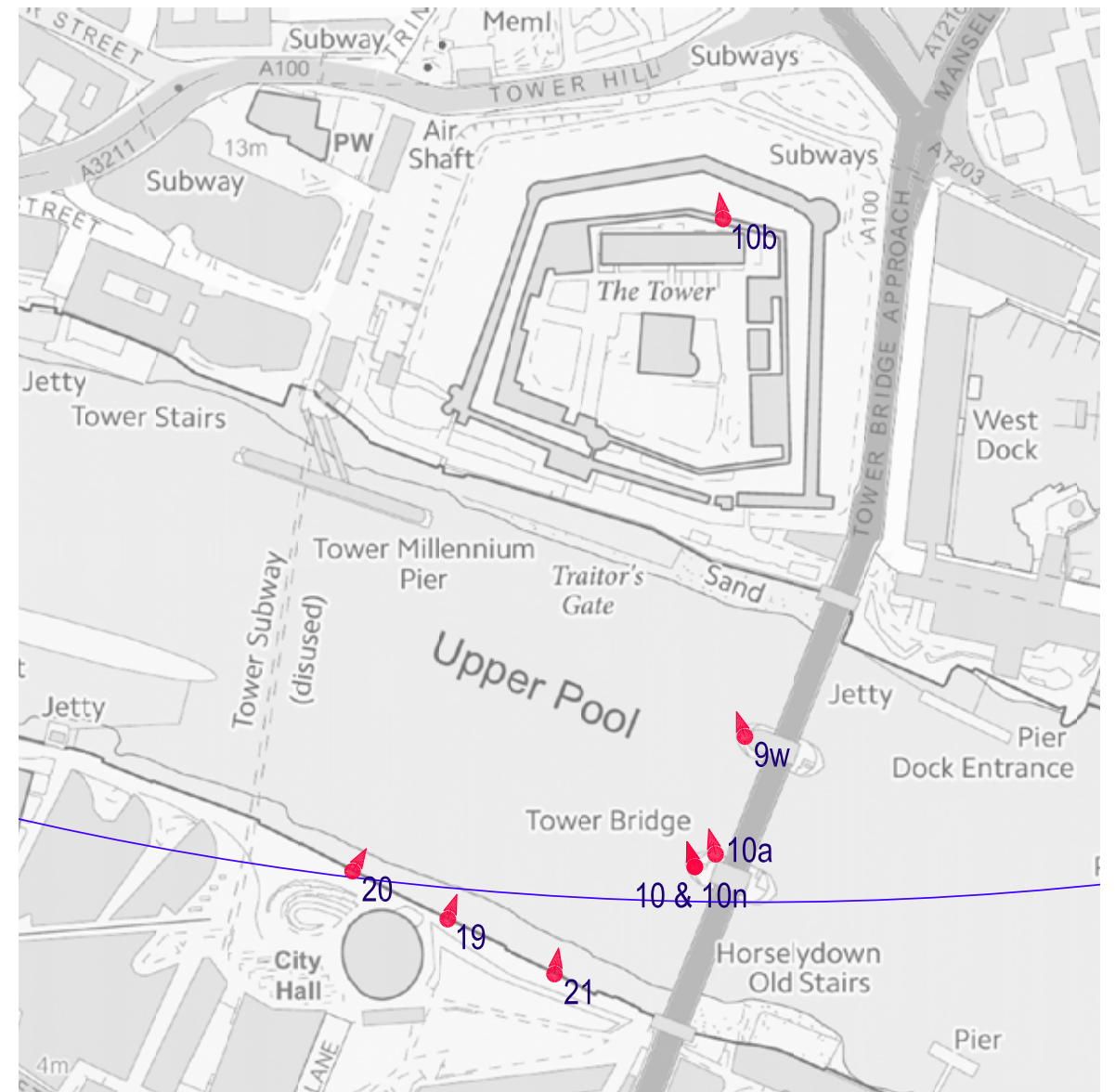
View from far north : Primrose Hill



View from north: Kingsland Road



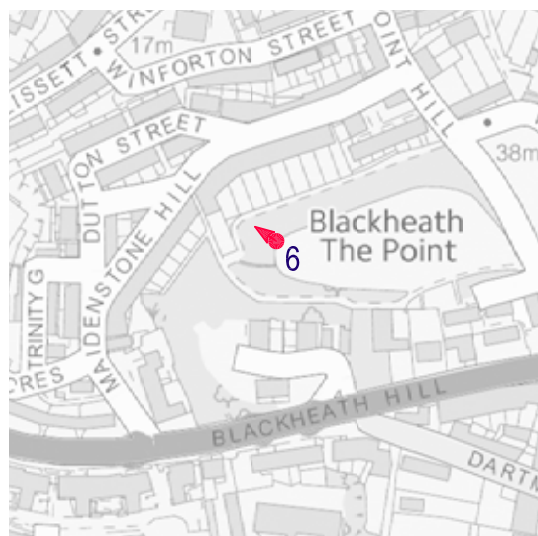
Views from north: Geffrye Museum



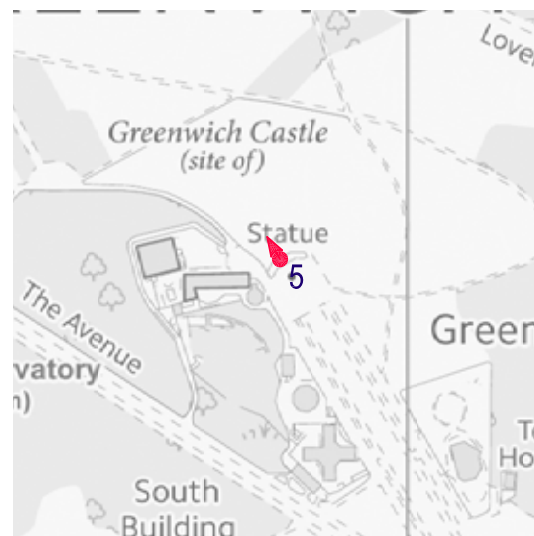
Views from the south: City Hall, Tower Bridge & Tower of London



View from far south-east: King Henry VIII's Mound

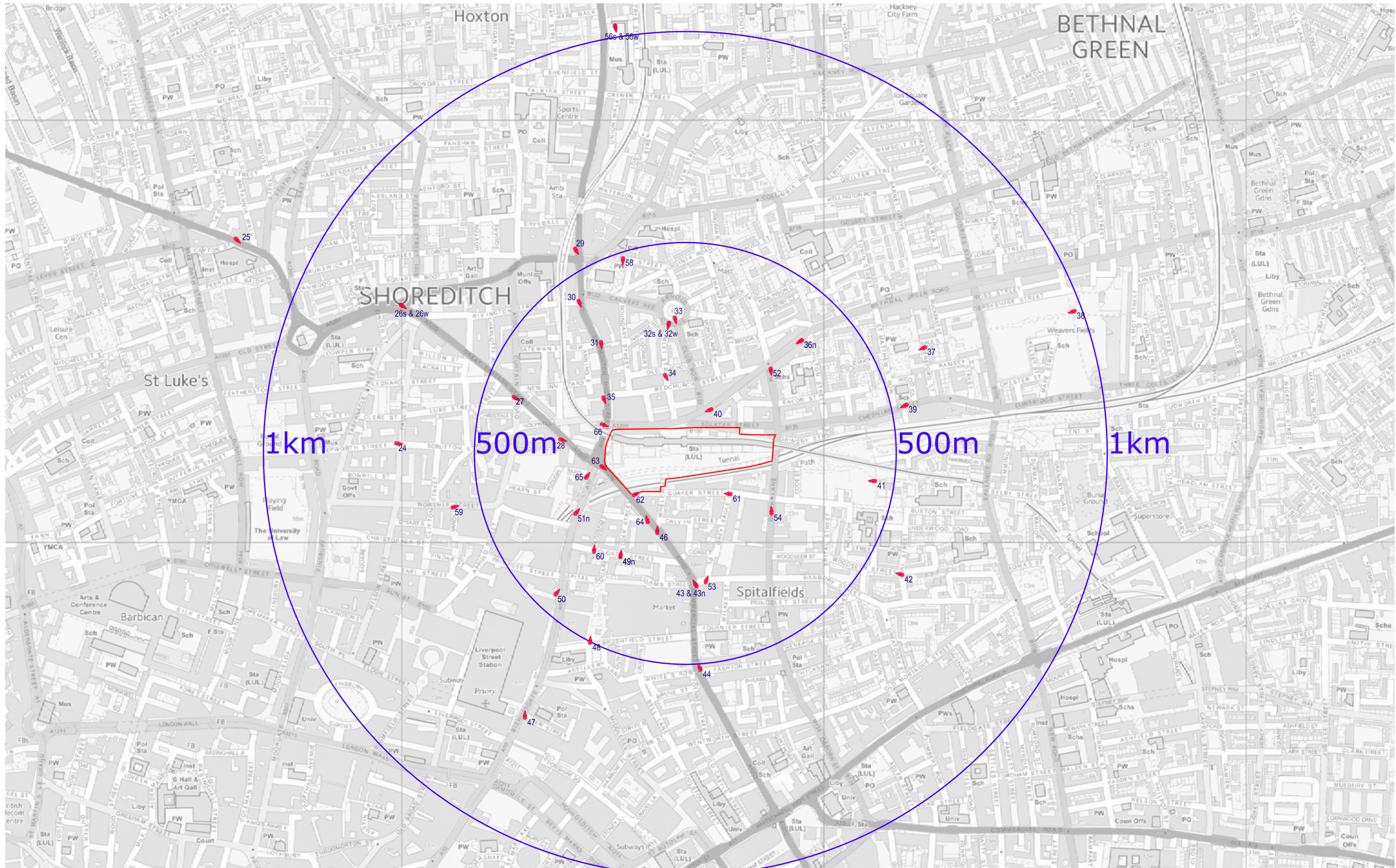


View from far south: Blackheath



View from far south: Greenwich





Local views





Existing

**View as existing**

- 6.12 On a clear day the dome of St Paul's Cathedral can just be made out in this panorama looking over central London and beyond to the south side of London. To the left of St Paul's, the various tall buildings of the City of London and East London are visible beyond the ridge south of Crouch End in the middle distance. The Broadgate Tower has increased the lateral extent of skyline against which the tall buildings of central London can be seen from here, but they are not a dominant presence in this view.
- 6.13 This is a view of high sensitivity.



View as proposed

- 6.14 The buildings on plot 2 will appear on the skyline to the left of the Broadgate Tower and to a lesser extent, the tops of the buildings on plot 1, 4 and 8. The Revised Scheme will not affect the visibility or the setting of St Paul's Cathedral.
- 6.15 This is a minor change to a view of high sensitivity.

The significance is moderate.

The effect is neutral.



Proposed



## Alexandra Palace: the viewing terrace – south western section [LVMF 1A.1]

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View as cumulative

- 6.16 There are several consented proposals for tall buildings in central London that will be visible in this view, including The Stage and nos. 201-207 Shoreditch High Street which lie to the right of the Revised Scheme as seen from this viewpoint.
- 6.17 Taking into account the cumulative schemes and the Revised Scheme there will be a change of minor magnitude to a view of high sensitivity.

The significance is moderate.

The effect is neutral.



Cumulative

3897\_5606





Existing

**View as existing**

- 6.18 This viewpoint offers another panorama of central London, from the City to Holborn. The dome of St Paul's Cathedral can be seen clearly, with the Shard at London Bridge immediately behind it. To its left is the 'Eastern Cluster' of tall buildings in the City of London, and to their left, on the other side of the foreground trees, the Broadgate Tower.
- 6.19 This is a view of high sensitivity.



View as proposed

- 6.20 The buildings on plot 2 will appear on the skyline to the left of the Broadgate Tower and to a lesser extent, the tops of the buildings on plot 1, 4 and 8 will be visible to the left of this. The Revised Scheme will not affect the visibility or the setting of St Paul's Cathedral.
- 6.21 This is a minor change to a view of high sensitivity.

The significance is moderate.

The effect is neutral.



Proposed

3897\_5705

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Cumulative

- 6.22 The towers of The Stage and nos. 201-207 Shoreditch High Street will be visible between the Revised Scheme and Broadgate Tower, consolidating a cluster along the A10. Other consented schemes will add to the group of the tall buildings visible to the west, between this group and St Paul's.
- 6.23 Taking into account cumulative schemes and the Revised Scheme there will be a change of minor magnitude to a view of high sensitivity.

The significance is moderate.

The effect is neutral.



Cumulative

3897\_5706





Existing

**View as existing**

- 6.24 This viewpoint is further from central London than Parliament Hill and the view is dominated by the trees of Kenwood and Hampstead Heath. It is also a more elevated viewpoint, with a view far beyond central London to the other side of the Thames Valley, so that the buildings of the city centre can be seen to be sitting in a wide depression. The dome of St Paul's Cathedral can be seen, with the Shard and other tall buildings at London Bridge immediately behind it. To its east is the 'Eastern Cluster' of tall buildings, and to the east of these, the Broadgate Tower.
- 6.25 This is a view of high sensitivity.



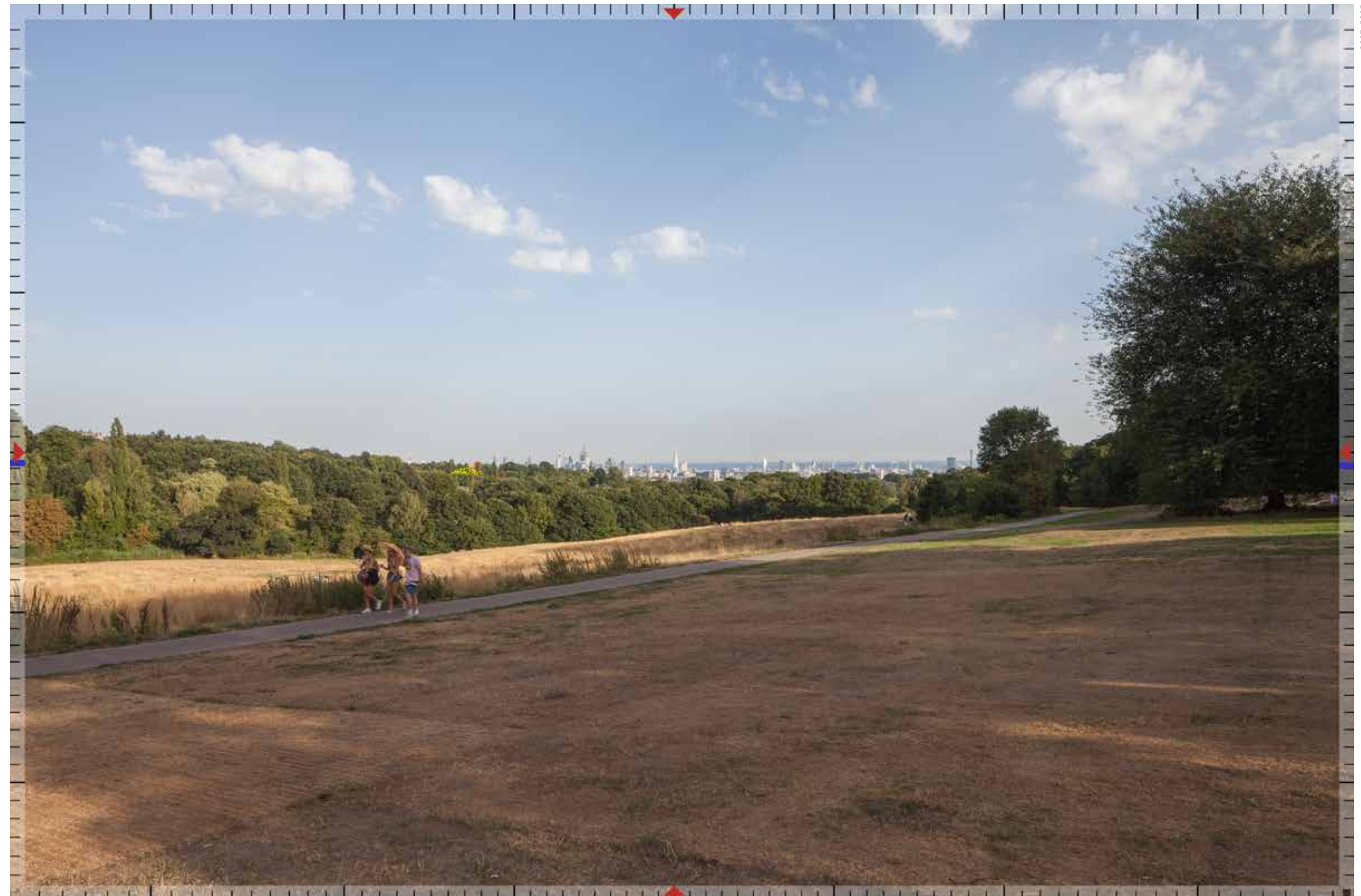
**View as proposed**

6.26 The upper floors of the building on plot 2 of the Revised Scheme will be visible to the left of the Broadgate Tower. The Revised Scheme will not affect the visibility or the setting of St Paul's Cathedral.

6.27 This is a negligible change to a view of high sensitivity.

The significance is minor / none.

The effect is neutral.



Proposed



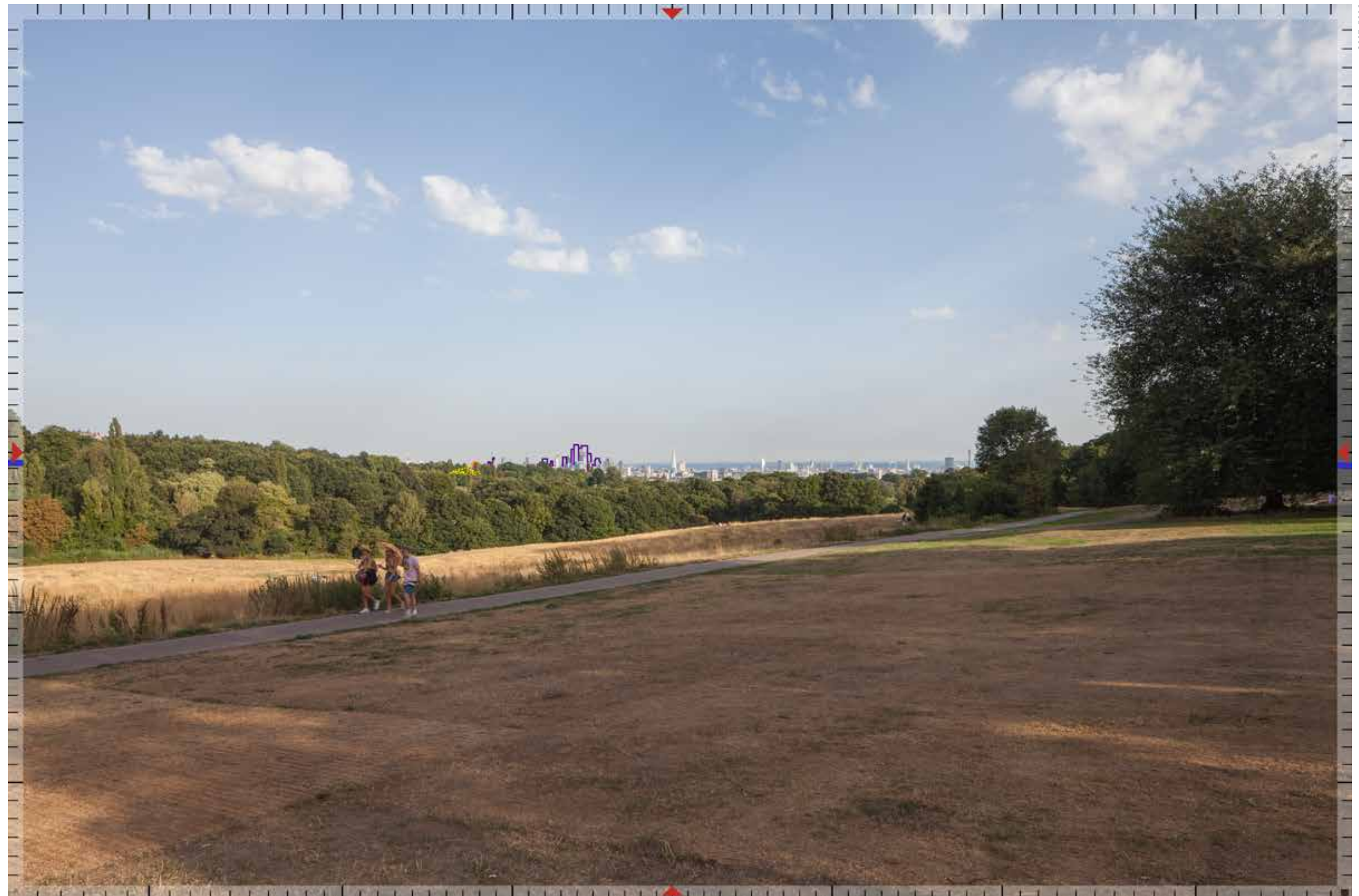
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**Cumulative**

- 6.28 Other consented schemes will add to the group of the tall buildings visible between the Revised Scheme and St Paul's.
- 6.29 Taking into account cumulative schemes and the Revised Scheme there will be a change of negligible magnitude to a view of high sensitivity.

The significance is minor / none.

The effect is neutral.



Cumulative





Existing

**View as existing**

6.30 Beyond the trees of Primrose Hill and Camden lies a panorama of central London from the City to the West End. The most prominent buildings are the Post Office Tower and the Euston Tower. The Shard is visible to the left of these and then the dome of St Paul's Cathedral, seen clearly against the skyline. To its left are a number of residential tower buildings north of Euston Road, and behind these the 'Eastern Cluster' of tall buildings in the City of London. To the left of the 'Eastern Cluster', the buildings of Canary Wharf can be seen in clear conditions; to their left are the Broadgate Tower and the Principal Place tower.

6.31 This is a view of high sensitivity.



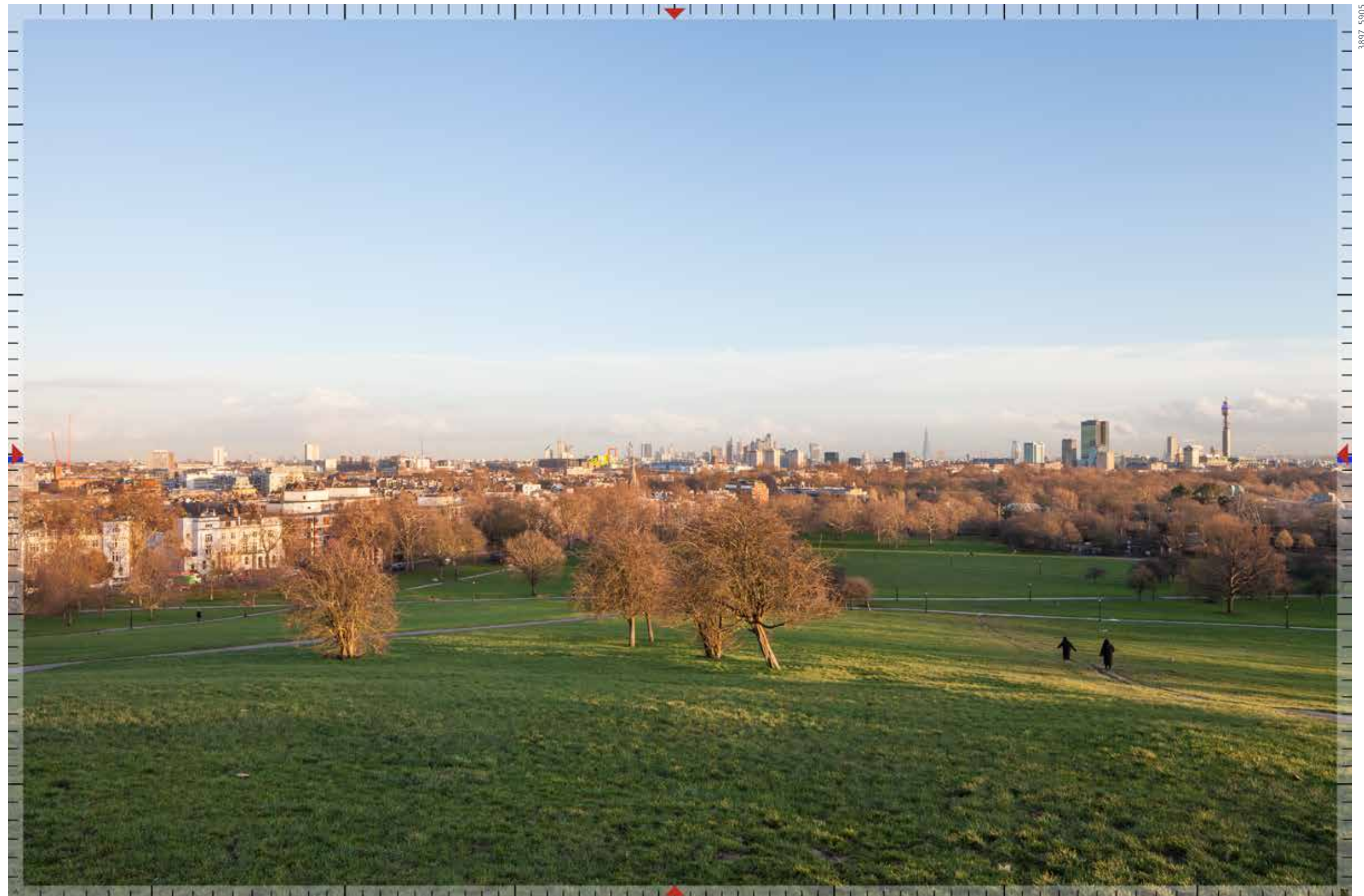
**View as proposed**

6.32 The top of the building on plot 2 of the Revised Scheme will be visible and, to a lesser extent, the upper floors of the tallest building on plot 8, will appear on the skyline to the left of the Broadgate Tower and the Principal Place tower. The Revised Scheme will not affect the visibility or the setting of St Paul’s Cathedral.

6.33 This is a minor change to a view of high sensitivity.

The significance is moderate.

The effect is neutral.



Proposed



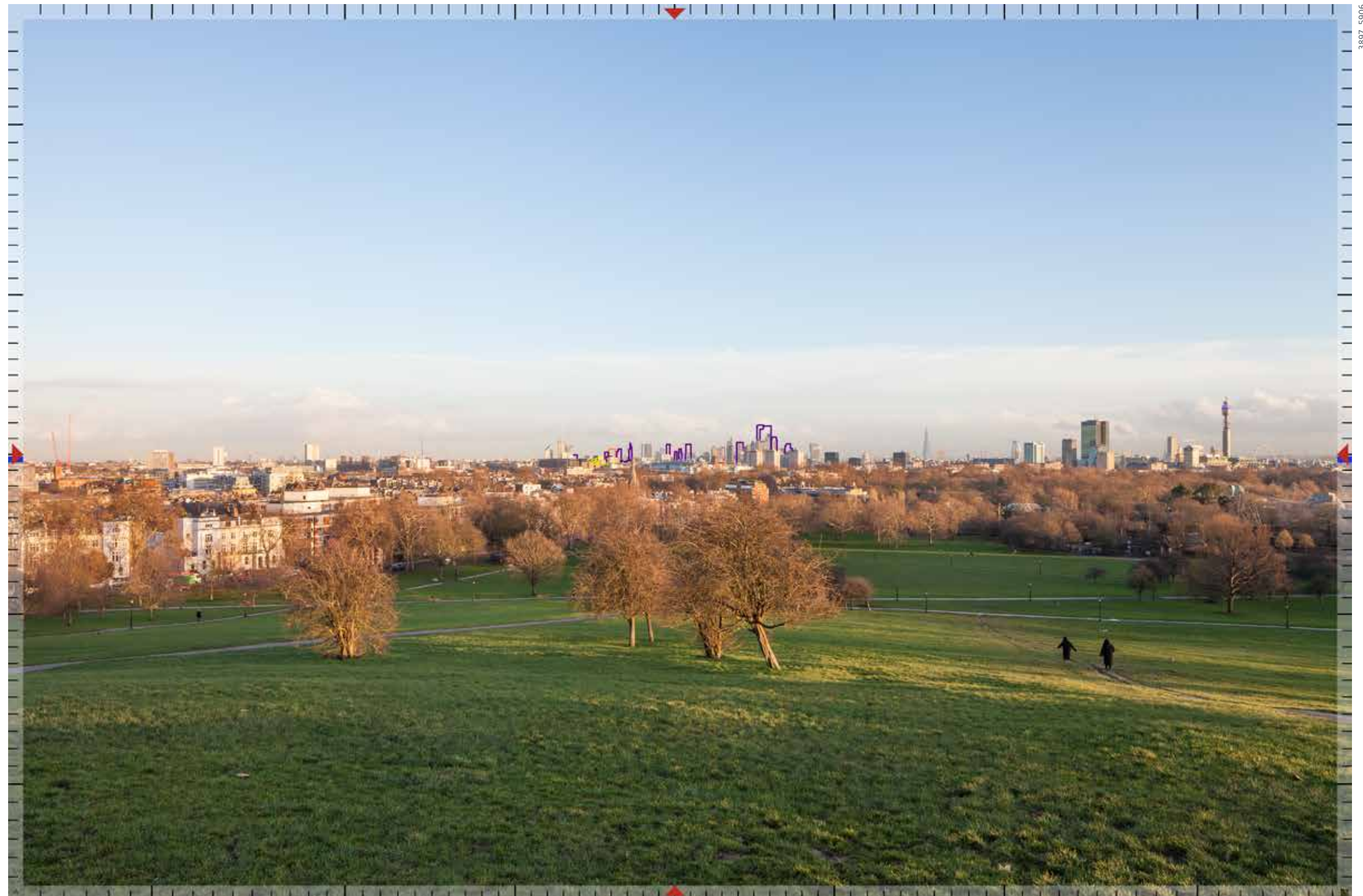
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**Cumulative**

- 6.34 Other consented schemes will add to the collection of the tall buildings visible between the Revised Scheme and St Paul’s.
- 6.35 Taking into account cumulative schemes and the Revised Scheme there will be a change of minor magnitude to a view of high sensitivity.

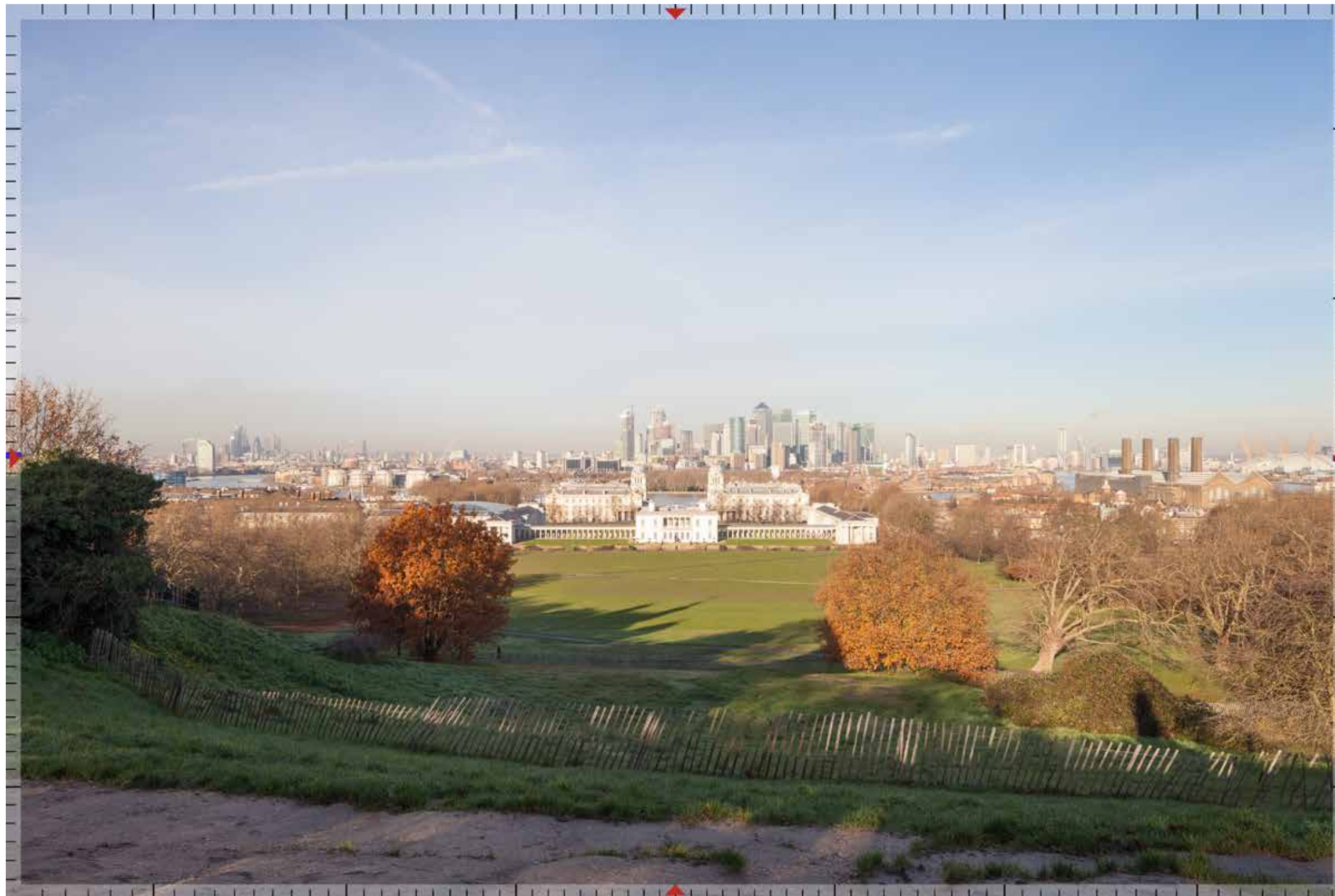
The significance is moderate.

The effect is neutral.



Cumulative





Existing



#### View as existing

- 6.36 This viewpoint is located within the Maritime Greenwich WHS and the Greenwich Park Conservation Area. It is a panoramic view including several points of interest. The open green space of Greenwich Park dominates the foreground, sloping down to the Grade I listed Queen's House, which is also a scheduled monument, and the Grade I listed Royal Naval College in the middle distance. The River Thames lies beyond, creating a significant sense of separation between the buildings of Maritime Greenwich and the Isle of Dogs beyond.
- 6.37 The existing cluster of tall buildings on the Isle of Dogs is highly prominent in the distance. The cluster of tall buildings in the City to the west is also prominent (but less so) and the dome of St Paul's can be seen against the sky further left again.
- 6.38 This is a view of high sensitivity.

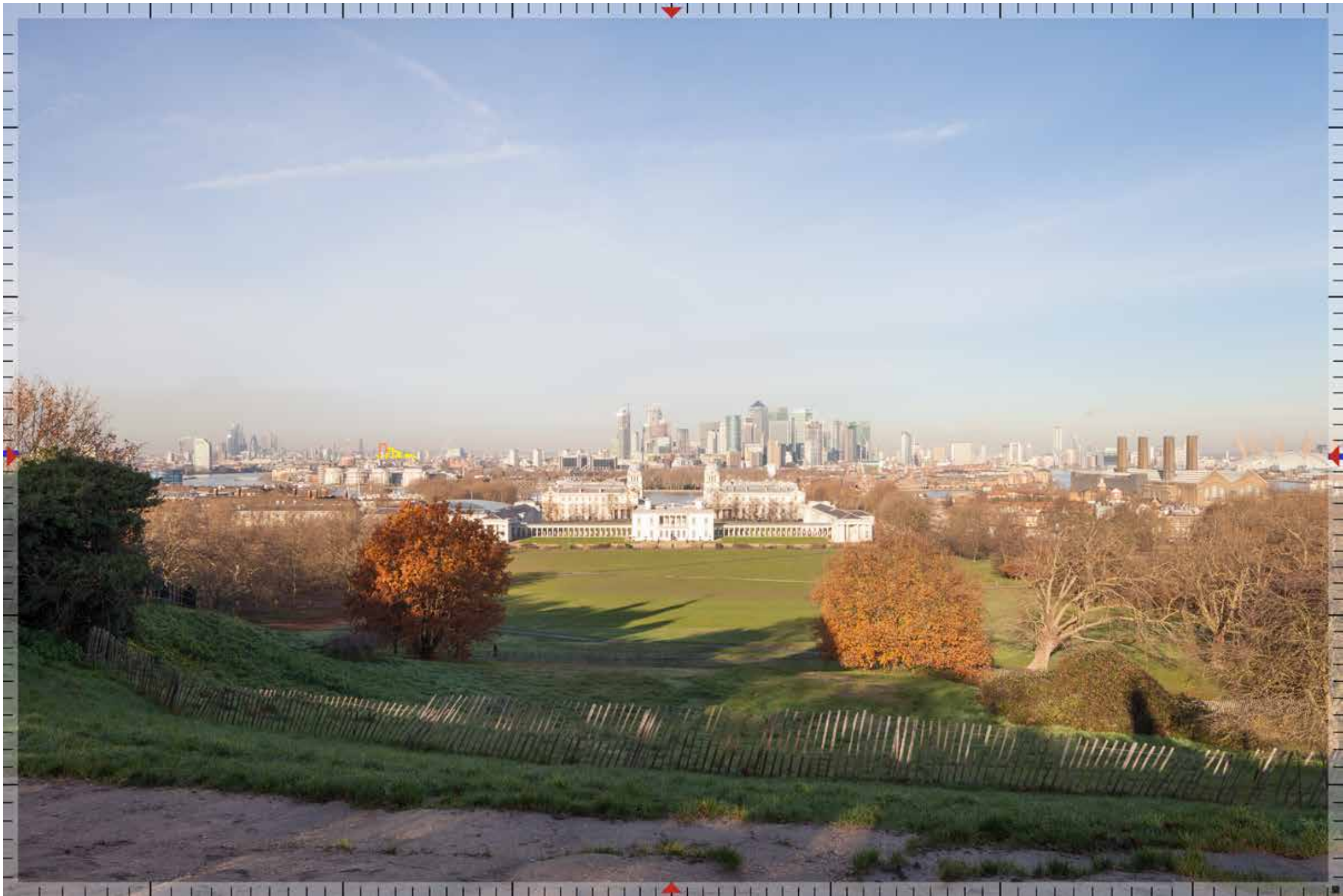


View as proposed

- 6.39 The building on plot 2 of the Revised Scheme will be visible against the skyline, to the right of the Principal Place tower and Broadgate Tower. The tops of the buildings on the other plots will also be visible, stepping down to the east. The Revised Scheme will not affect the visibility or the setting of St Paul's Cathedral or the Maritime Greenwich WHS.
- 6.40 This is a negligible change to a view of high sensitivity.

The significance is minor / none.

The effect is neutral.



Proposed



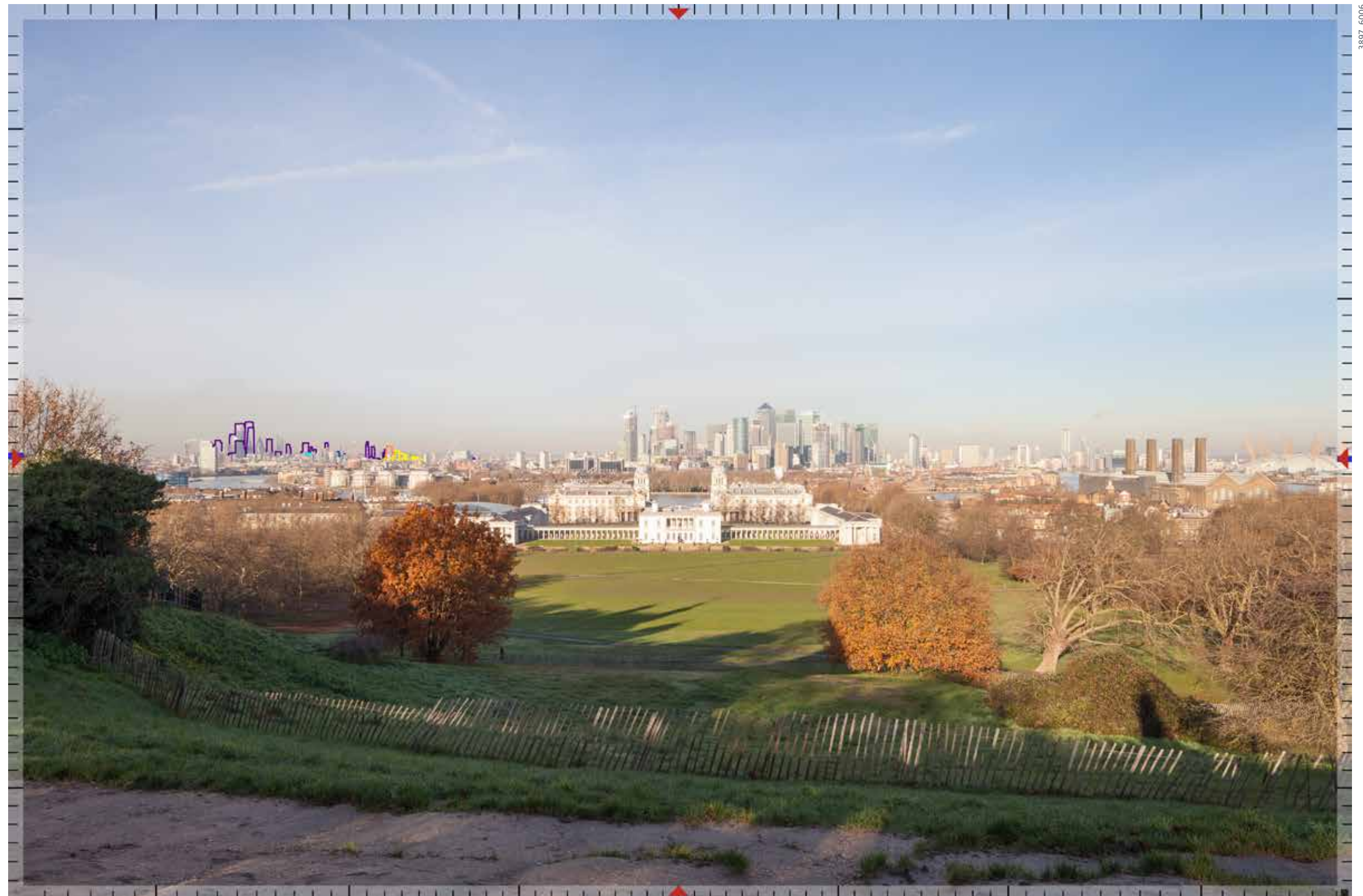
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**View as cumulative**

- 6.41 There are several consented proposals for tall buildings in central London that will be visible in this view.
- 6.42 Taking into account cumulative schemes and the Revised Scheme there will be a change of negligible to minor magnitude to a view of high sensitivity.

The significance is minor.

The effect is neutral.

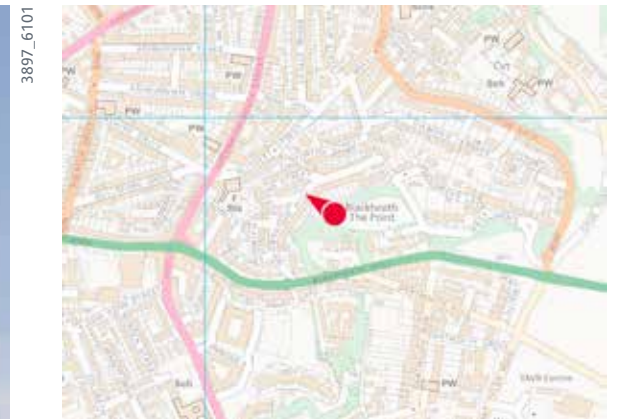


Cumulative





Existing

**View as existing**

6.43 In this broad panorama over central London, the dome of St Paul's can be made out against the skyline between the cluster of tall buildings at London Bridge to its left and the 'Eastern Cluster' of the City to its right. A number of other tall buildings are prominent between the viewpoint and central London, quite dominant visually although not as large as the central London buildings in absolute terms. The Broadgate Tower appears just to the right of one of these.

6.44 This is a view of high sensitivity.



**View as proposed**

6.45 The Revised Scheme will be visible on the skyline to the right of the Broadgate Tower and the Principal Place tower. The Revised Scheme will not affect the visibility or the setting of St Paul's Cathedral.

6.46 This is a minor change to a view of high sensitivity.

The significance is moderate.

The effect is neutral.



Proposed



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**Cumulative**

6.47 There are several consented proposals for tall buildings in central London that will be visible in this view, including The Stage and nos. 201-217 Shoreditch High Street which lie to the left of the Revised Scheme.

6.48 This is a minor change to a view of high sensitivity.

The significance is moderate.

The effect is neutral.



Cumulative





Existing

**View as existing**

- 6.49 This LVMF view is from King Henry's Mound in Richmond Park. St Paul's Cathedral is fully framed by trees, the aperture changing in size and form owing to the seasons and pruning management. The LVMF notes that development around Broadgate and Liverpool Street Station can be seen in the background beneath the springing level of the dome. It goes on to say that 'also in the background, partially hidden by trees on the left but discernible by the viewer, is the vertical edge of the recently completed Broadgate Tower'.
- 6.50 This is a view of high sensitivity.



**View as proposed**

- 6.51 There will be no effect. The Revised Scheme will not be visible in this view, screened by trees and by development behind St Paul's. Its position is shown in outline with a broken line.



Proposed



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**View as cumulative**

- 6.52 The Revised Scheme will not be visible. 2-3 Finsbury Avenue will be visible to left (facing) of St Paul's.
- 6.53 Taking into account cumulative schemes and the Revised Scheme there will be a change of negligible magnitude to a view of high sensitivity.

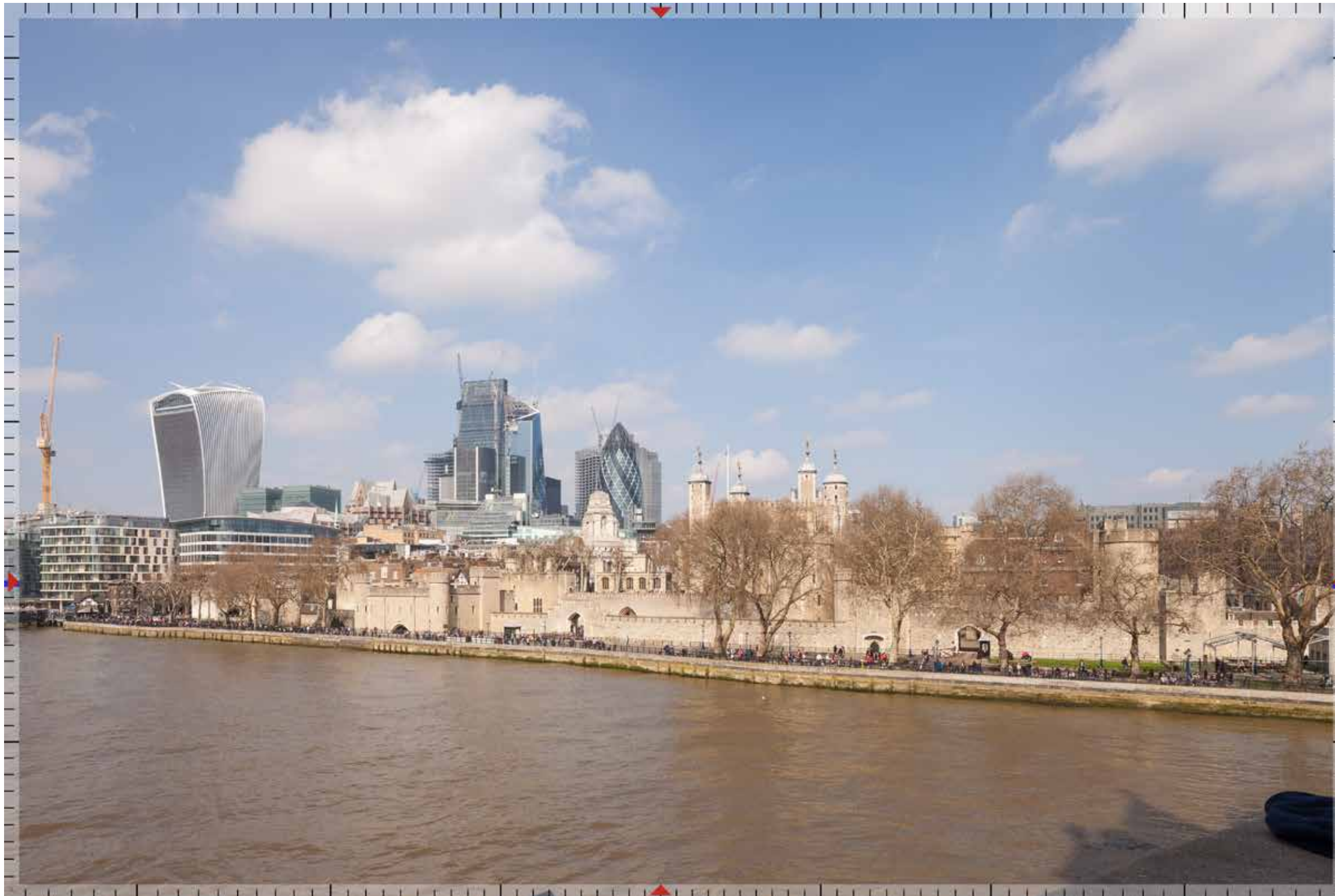
The significance is minor / none.

The effect is neutral.



Cumulative





Existing

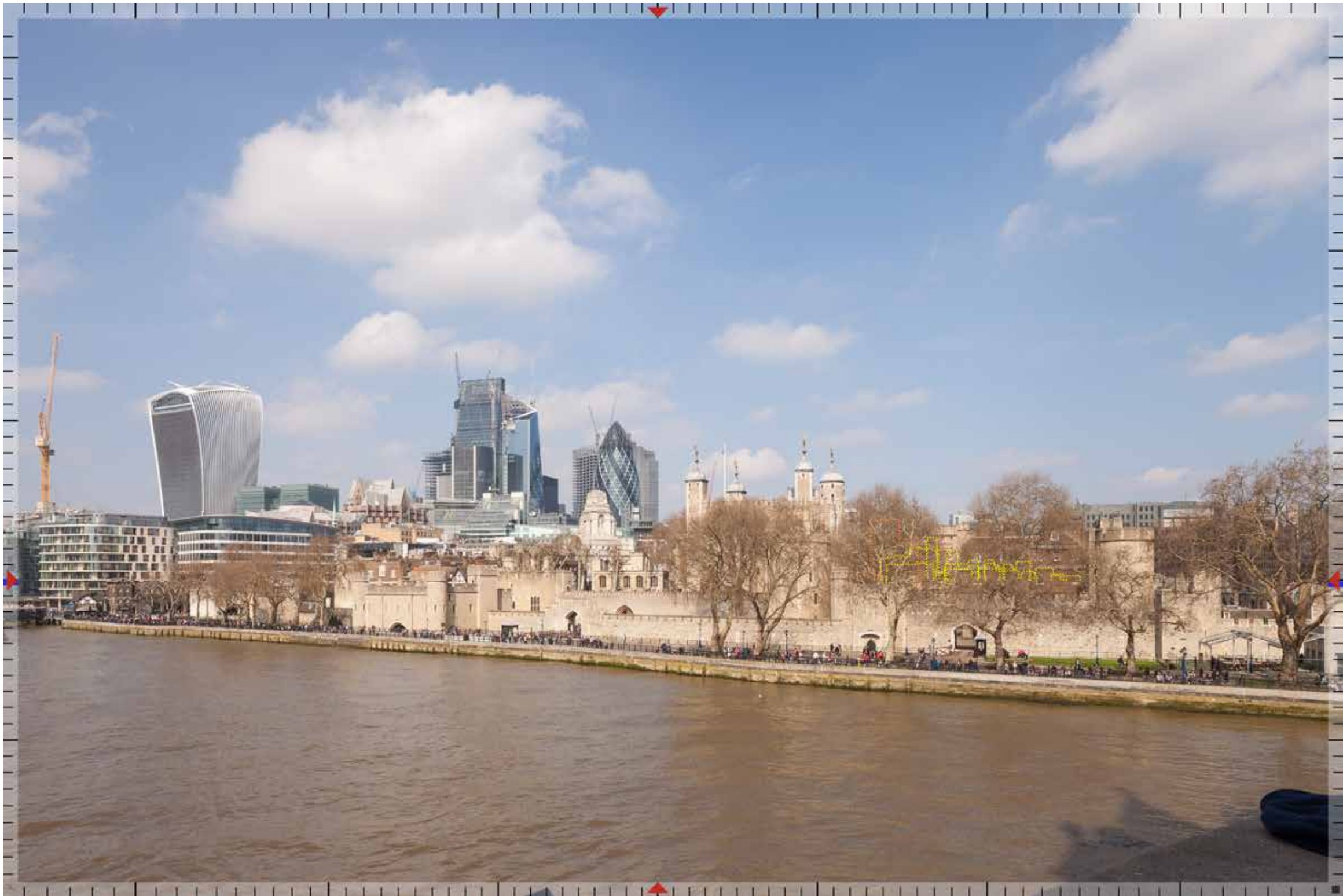
**View as existing**

- 6.54 Parts of the Tower of London can be seen clearly in the river prospect seen from this view-point on Tower Bridge, although much of the White Tower is obscured by trees. Overlapping the view of the Tower of London is a backdrop of commercial buildings in the City, including Tower 42 and the Swiss Re Tower. The top of 1 America Square is visible behind the silhouette of the White Tower. This is not as coherent a view of the Tower of London as those from the south bank of the river – it merges with the backdrop to a greater extent.
- 6.55 This is a view of high sensitivity.



View as proposed

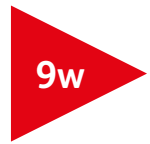
6.56 There will be no effect. The Revised Scheme will not be visible in this view, screened by development on the north side of the river. Its position is shown in outline with a broken line.



Proposed

3897\_6305





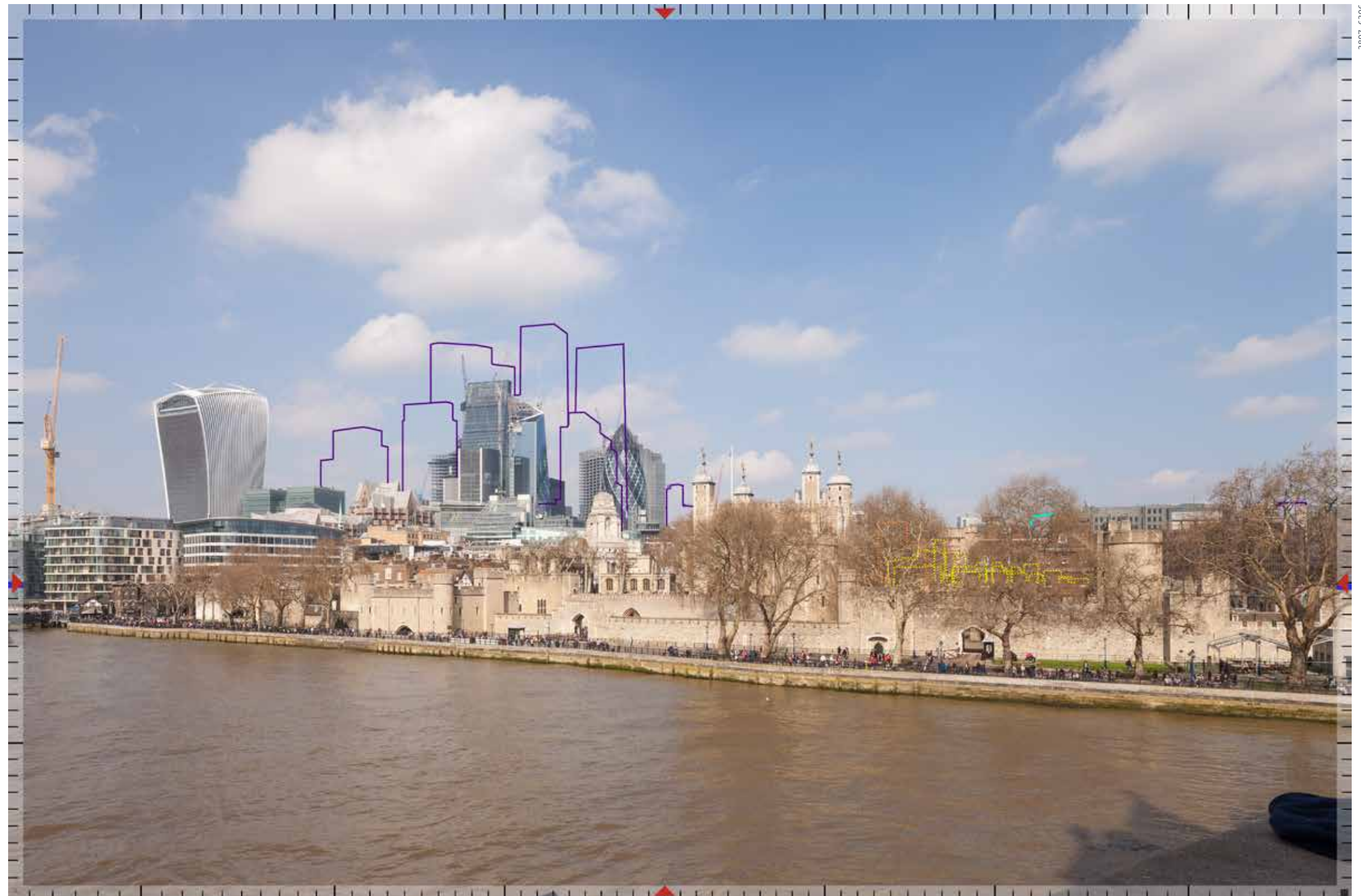
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**Cumulative**

- 6.57 There are several consented proposals for tall buildings to the left of the Tower of London.
- 6.58 Taking into account cumulative schemes and the Revised Scheme there will be a change of minor magnitude to a view of high sensitivity.

The significance is moderate.

The effect is neutral.



Cumulative

3897\_6306





Existing

**View as existing**

- 6.59 This view, identified as part of the scoping for this TVIA and not an LVMF view, is from the south bastion on the upstream side of Tower Bridge looking in the direction of the site.
- 6.60 It is similar to the view from the north bastion, but highlights how quickly the view of the Tower of London changes as you walk along the south bank and then cross Tower Bridge (this is clearly evident when you compare this view with View 10A from a different viewpoint on the south bastion). The tops of two large existing buildings can be seen in the back – ground of the White Tower; 1 America Square, which can be seen behind the western pair of angle turrets; and the Nido tower, which can be seen above the crenelated parapet. Broadgate Tower is clearly visible to the left of the White Tower.
- 6.61 This is a view of medium to high sensitivity.



**View as proposed**

- 6.62 There will be no effect. The Revised Scheme will not be visible in this view, screened by development on the north side of the river. Its position is shown in outline with a broken line.



Proposed

3897\_1505



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**View as cumulative**

- 6.63 There are several consented proposals for tall buildings to the left of the Tower of London.
- 6.64 Taking into account cumulative schemes and the Revised Scheme there will be a change of minor magnitude to a view of medium to high sensitivity.

The significance is moderate.

The effect is neutral.



Cumulative





Existing



View as existing

- 6.65 This view, identified as part of the scoping for this TVIA and not an LVMF view, is from the south bastion on the upstream side of Tower Bridge looking in the direction of the site.
- 6.66 In this night time view the cluster of tall buildings to the left of the image is prominent, as is the floodlit White Tower.
- 6.67 This is a view of medium to high sensitivity.

View as proposed

6.68 There will be no effect. The Revised Scheme will not be visible in this view, screened by development on the north side of the river. Its position is shown in outline with a broken line.



Proposed

3897\_1515





## Tower Bridge: upstream – the South Bastion: Night

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View as cumulative

- 6.69 There are several consented proposals for tall buildings to the left of the Tower of London.
- 6.70 Taking into account cumulative schemes and the Revised Scheme there will be a change of negligible magnitude to a view of medium to high sensitivity.

The significance is minor / none.

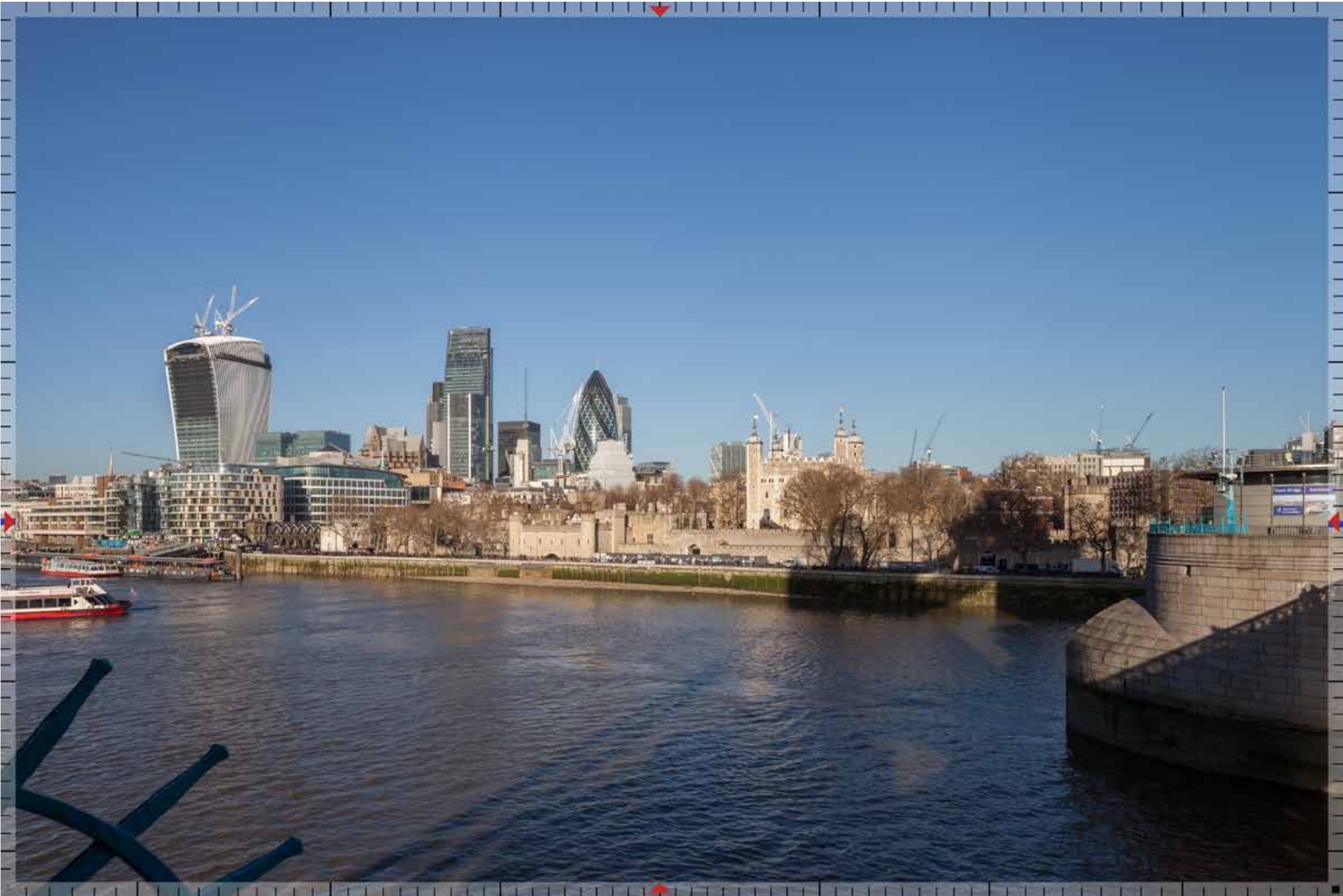
The effect is neutral.



Cumulative

3897\_1516





Existing



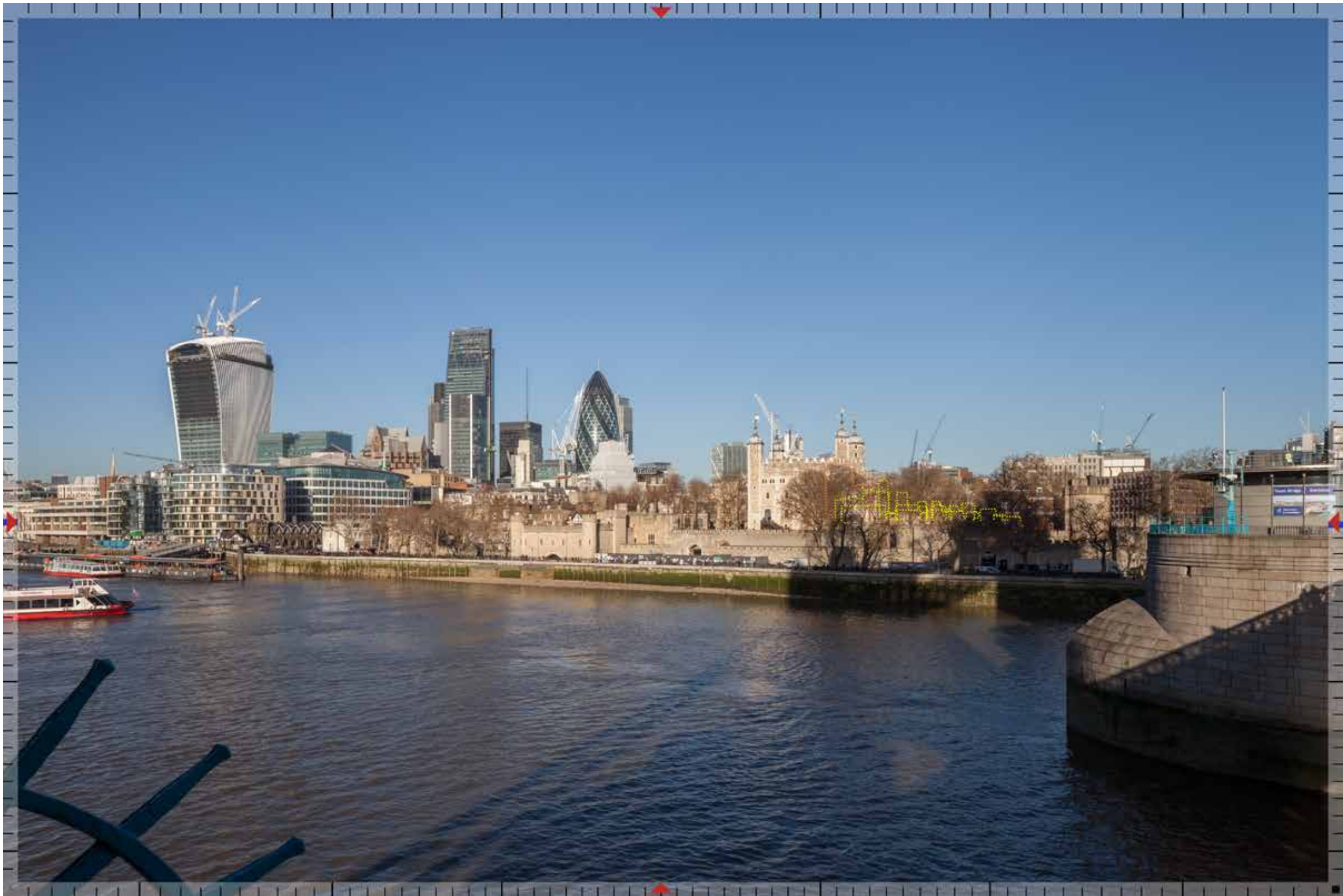
View as existing

- 6.71 This viewpoint was included during the pre-application discussions to illustrate the dynamic nature of the relationship between the Revised Scheme and the Tower of London in views from Tower Bridge. It is from the south bastion, some 2 meters to the north – east of viewpoint 9.
- 6.72 It is similar to the view from the north bastion, but highlights how the view of the Tower of London changes as you walk along the south bank and then cross Tower Bridge. This is clearly evident when you compare this view with View 10. The position and relationship of the tops of the two large existing buildings seen in the background of the White Tower has changed. 1 America Square is seen behind and to the right of the north-west angle turret and the Nido tower is seen above the crenelated parapet against the south-east angle turret. Broadgate Tower is clearly visible immediately to the left of the White Tower.
- 6.73 This is a view of medium to high sensitivity.



View as proposed

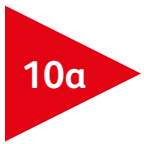
6.74 There will be no effect. The Revised Scheme will not be visible in this view, screened by development on the north side of the river. Its position is shown in outline with a broken line.



Proposed

3897\_1555





10a

Tower Bridge: upstream - the south Bastion - Alternative

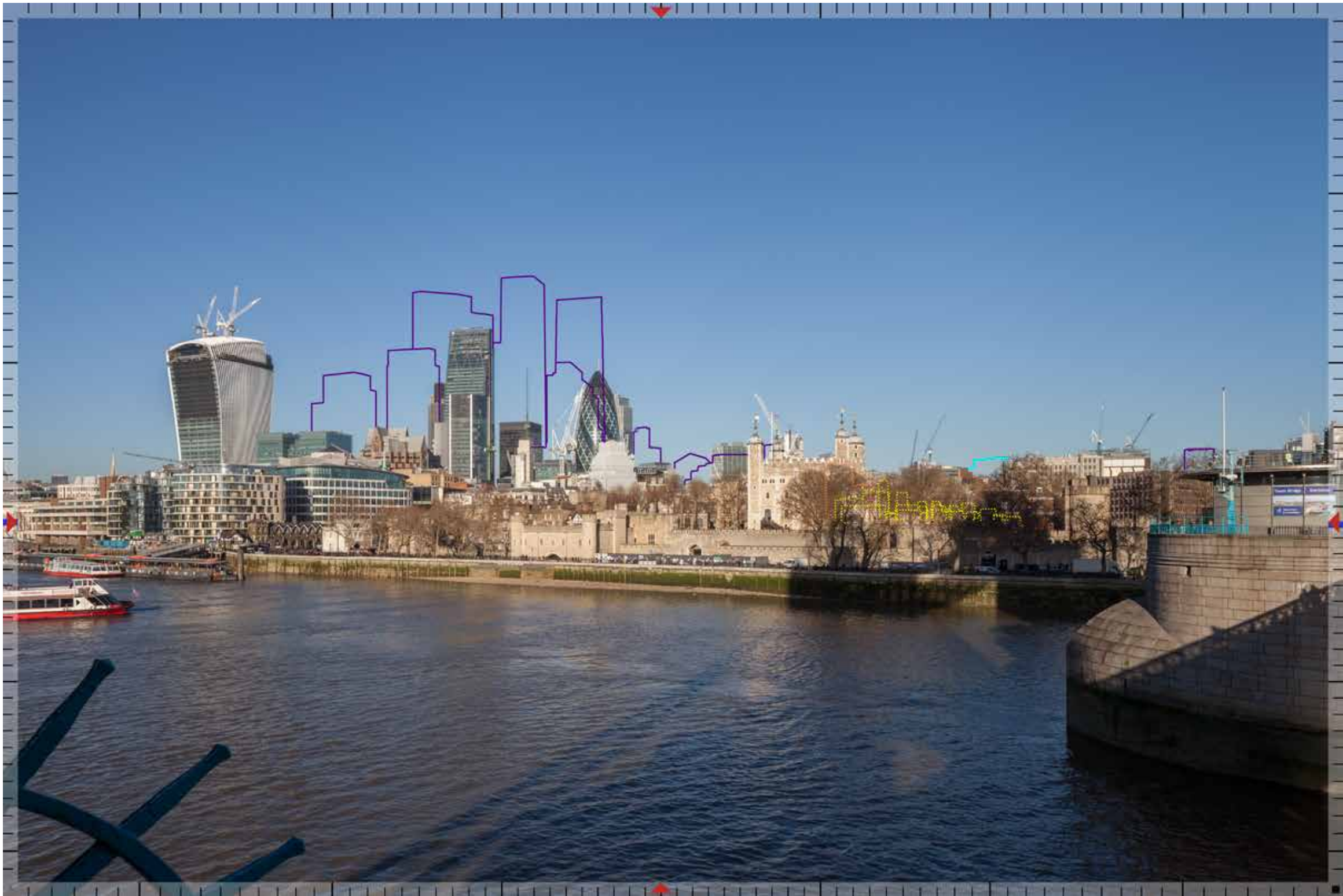
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View as cumulative

- 6.75 There are several consented proposals for tall buildings to the left of the Tower of London.
- 6.76 Taking into account cumulative schemes and the Revised Scheme there will be a change of minor magnitude to a view of medium to high sensitivity.

The significance is moderate.

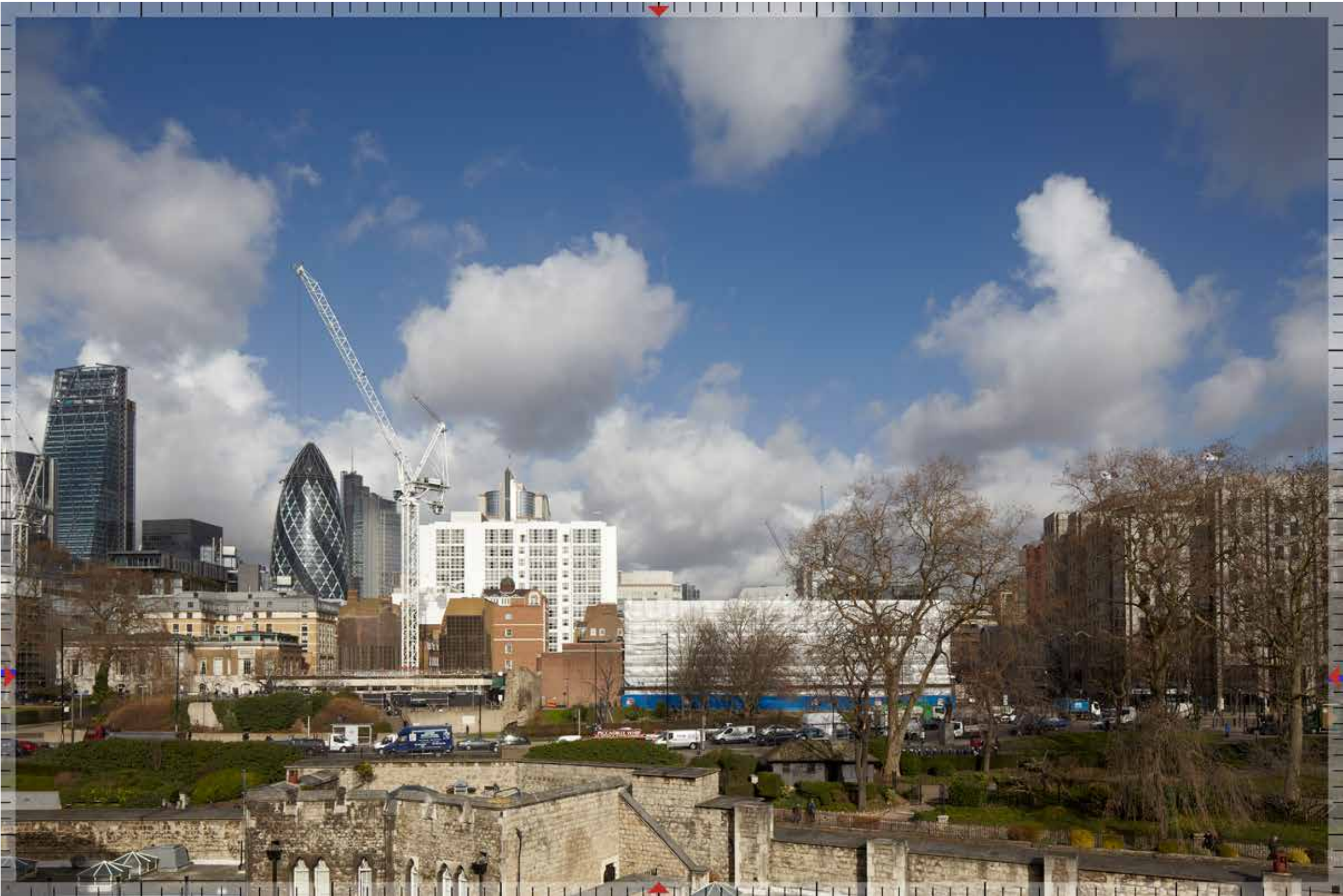
The effect is neutral.



Cumulative

3897\_1556





Existing



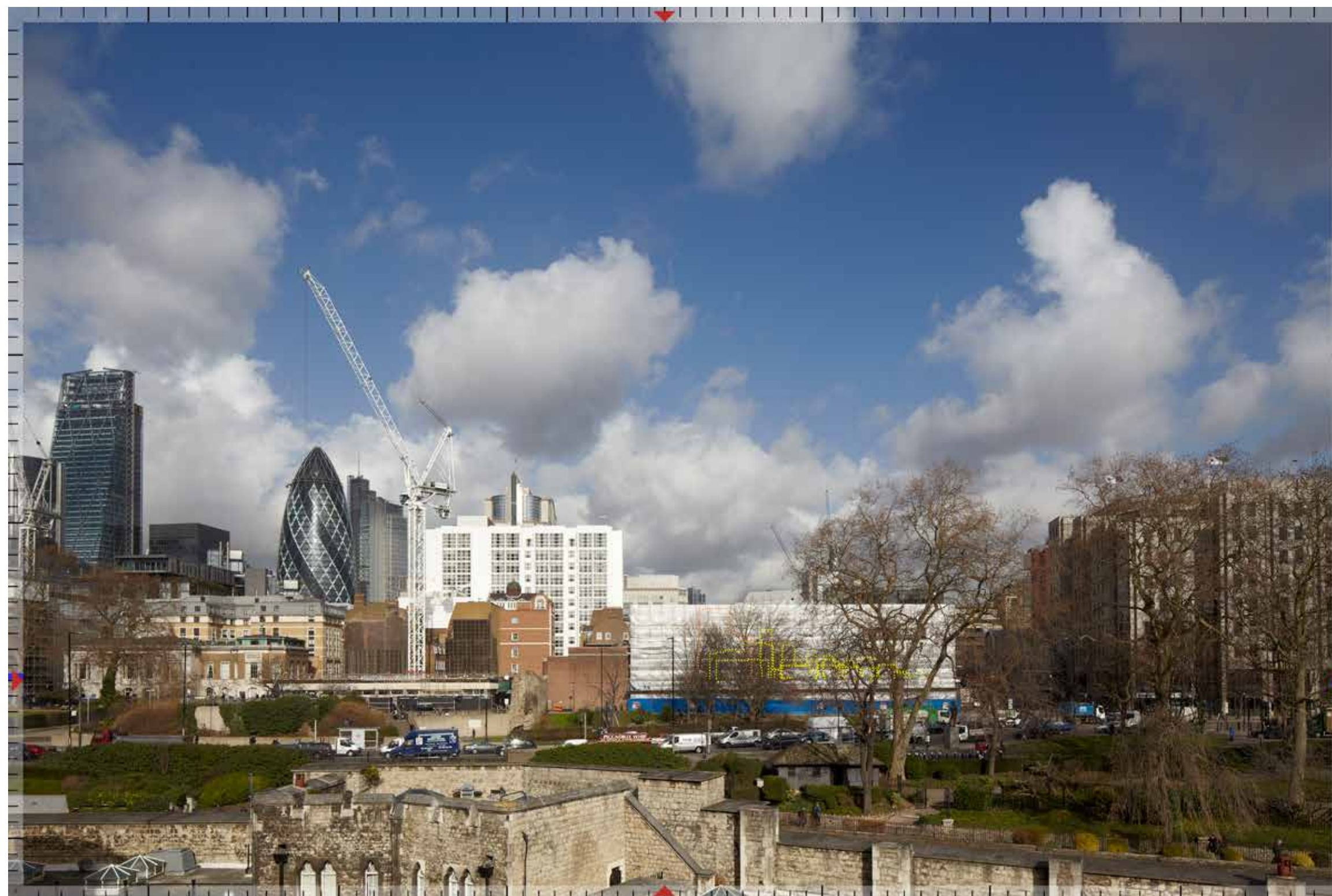
View as existing

- 6.77 This view is from the north walk of the Tower of London, looking north in the general direction of the site. The Tower of London is designated as a World Heritage Site, which includes the brick walls in the immediate foreground as well as part of the Tower of London Park, beyond the walls of the Tower itself on the right of the image. The area in the immediate foreground is within the Tower Conservation Area. The scaffolding with white shrouding (formerly part of the London Metropolitan University) in the foreground is within the Crescent Conservation Area and Trinity House, only just visible behind some trees in the foreground on the left of the image, in front of the contemporary yellow brick building (Novotel London Bridge hotel) is within the Trinity Square Conservation Area.
- 6.78 The built edge running across the image in the foreground roughly marks the beginning of the City of London. It comprises a group of large scale developments, including The Grange City Hotel, the large white building in the centre of the image, with the top of 1 America Square visible behind. To the left is the cluster of tall buildings in the City including 122 Leadenhall Street, the Swiss Re Tower and the Heron Tower. There is a 9 storeys high hotel under construction on the site with the scaffolding and white shrouding, and further to the right is SG House, partly screened by mature trees.
- 6.79 This is a view of medium sensitivity.



**View as proposed**

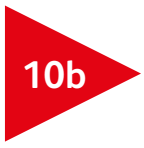
- 6.80 There will be no effect. The Revised Scheme will not be visible in this view, screened by development in the foreground. Its position is shown in outline with a broken line.



Proposed

3897\_0215





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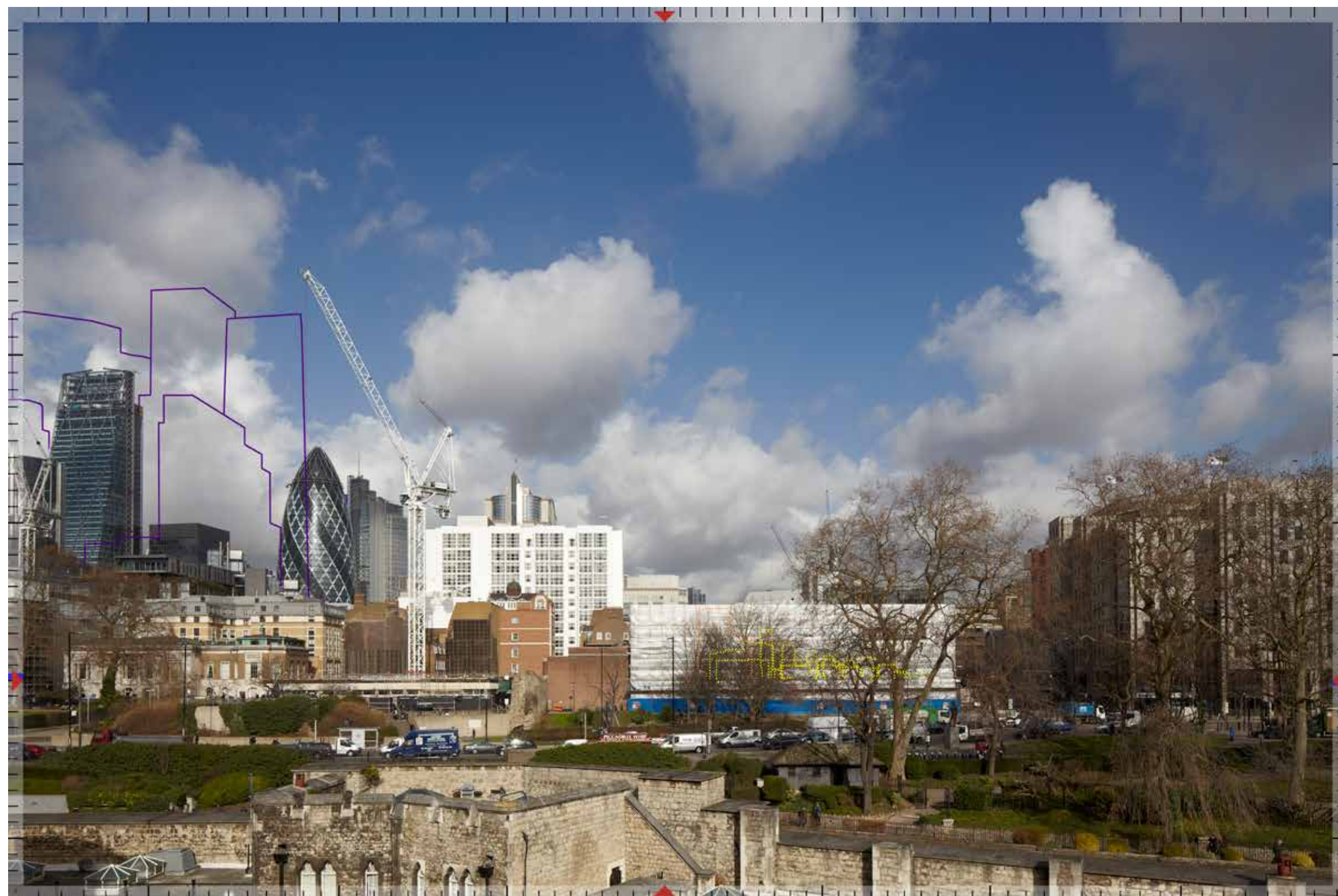
**View as cumulative**

6.81 Taking into account cumulative schemes and the Revised Scheme there will be a change of moderate magnitude to a view of medium sensitivity.

The significance is moderate.

The effect is neutral.

6.82 The Revised Scheme is not visible in this view.



Cumulative

3897\_0216





Existing

**View as existing**

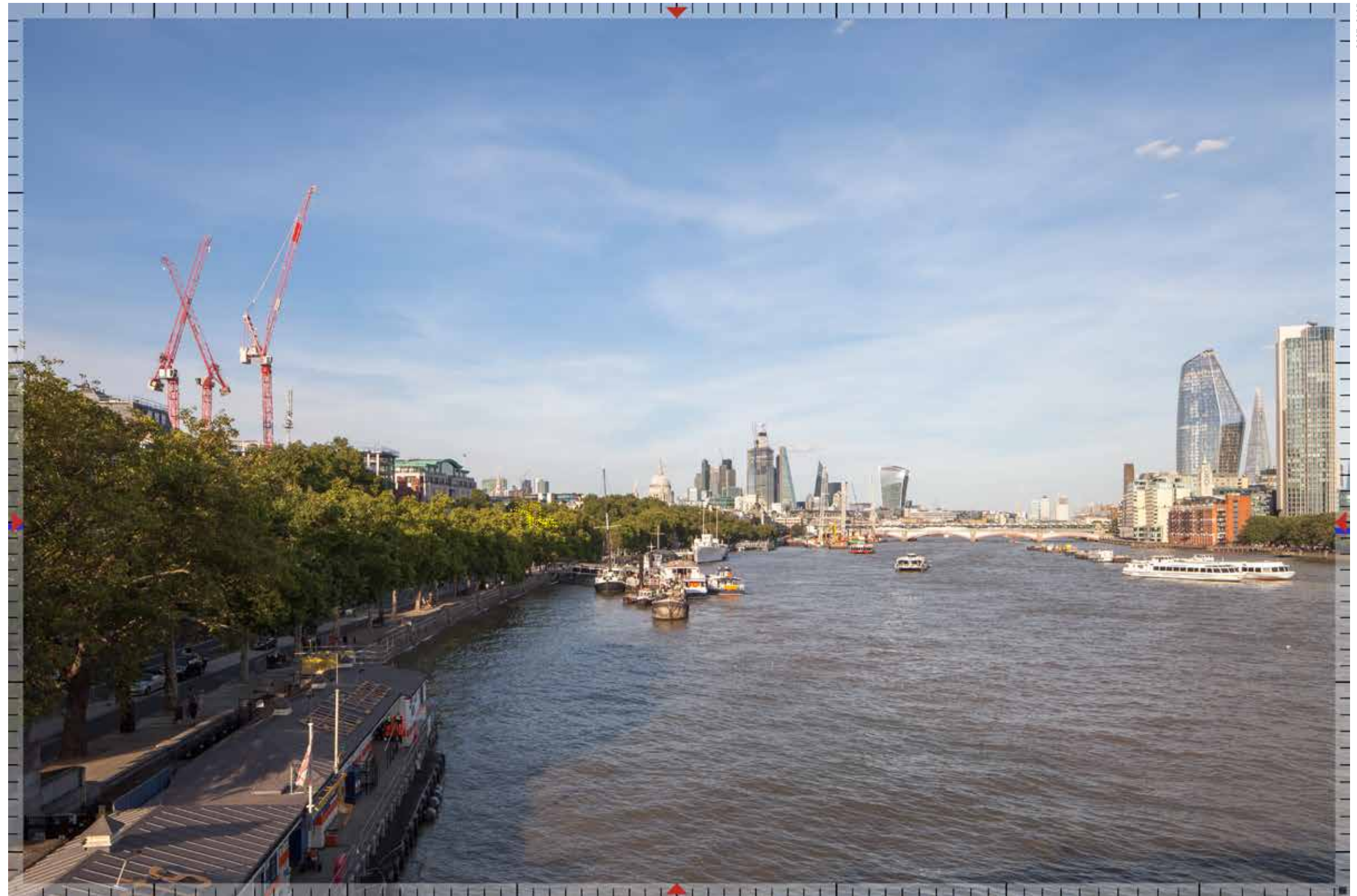
6.83 This is the first of two views from the downstream pavement of Waterloo Bridge, this one from the north end. It provides a fine panorama over a broader width than can be taken in in a single view, from Somerset House to the South Bank. St Paul's Cathedral is a dominant presence against the skyline, with the 'Eastern Cluster' of tall buildings in the City to its right. To the left of the cathedral is a further tall building in the distance, City Point, seen behind the spire of St Bride's, Fleet Street; just to the right of this, the Broadgate Tower.

6.84 This is a view of high sensitivity.



**View as proposed**

- 6.85 There will be no effect. The Revised Scheme will not be visible in this view, screened by development in the foreground. Its position is shown in outline with a broken line.



Proposed

3897\_6405



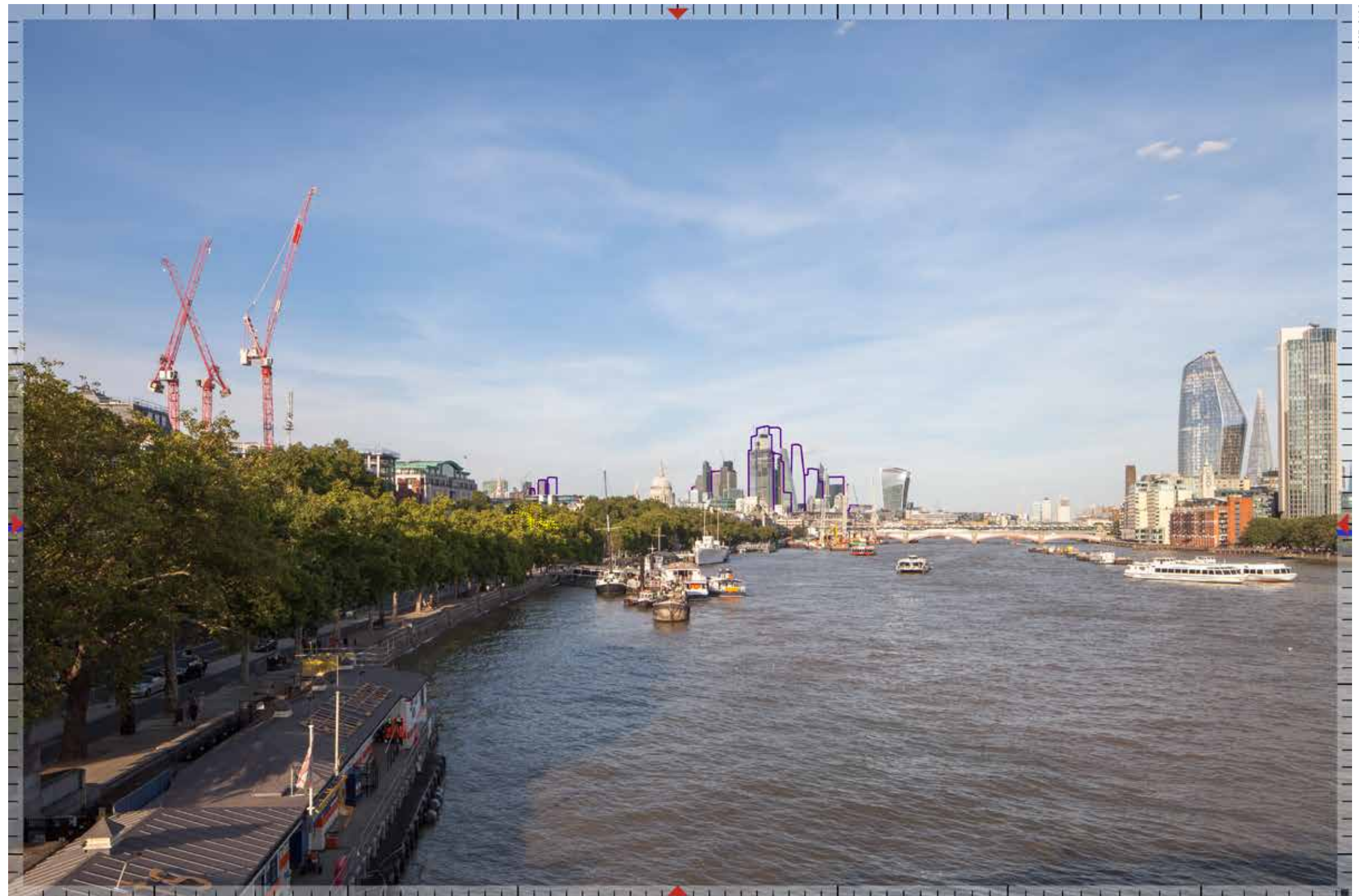
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**View as cumulative**

- 6.86 There are several consented proposals for tall buildings in central London that will be visible in this view.
- 6.87 Taking into account cumulative schemes and the Revised Scheme there will be a change of minor magnitude to a view of high sensitivity.

The significance is moderate.

The effect is neutral.



Cumulative

3897\_6406





Existing

**View as existing**

- 6.88 This is the second of two views from the downstream pavement of Waterloo Bridge, this one from the centre of the bridge. Again, it offers a fine panorama from Somerset House to the South Bank. St Paul's Cathedral is still a dominant presence against the skyline, with the 'Eastern Cluster' of tall buildings in the City to its right. From here the tall buildings of London Wall are now more apparent to its left, with the City Point tower and Broadgate Tower on the skyline behind them.
- 6.89 This is a view of high sensitivity.



**View as proposed**

6.90 There will be no effect. The Revised Scheme will not be visible in this view, screened by development in the foreground. Its position is shown in outline with a broken line.



Proposed

3897\_6505



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**View as cumulative**

- 6.91 There are several consented proposals for tall buildings in central London that will be visible in this view.
- 6.92 Taking into account cumulative schemes and the Revised Scheme there will be a change of minor magnitude to a view of high sensitivity.

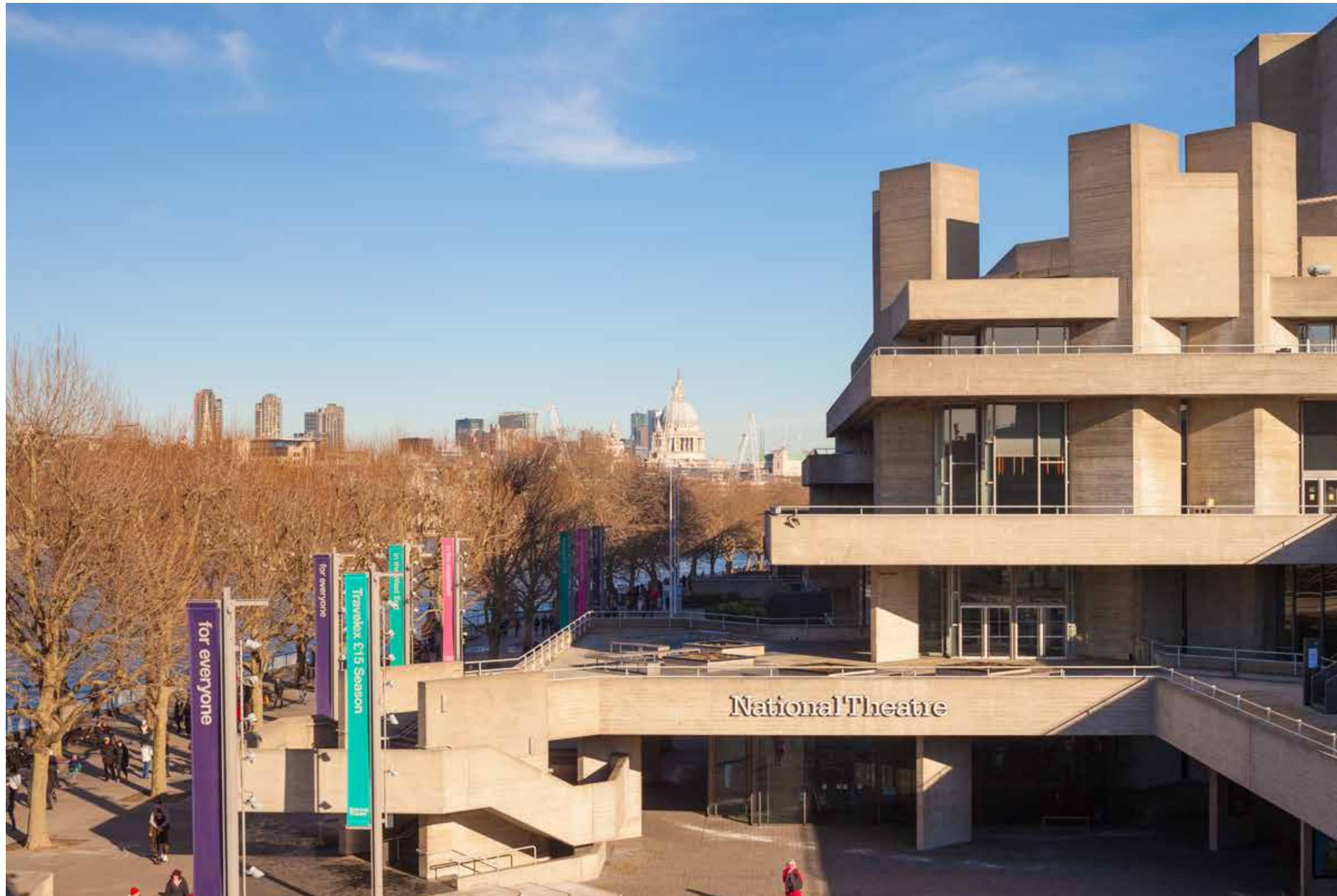
The significance is moderate.

The effect is neutral.



Cumulative





Existing

**View as existing**

- 6.93 This viewpoint, which is not an LVMF viewpoint, is from the downstream footway of Waterloo Bridge, close to the south bank looking in the general direction of the site. The viewpoint and foreground are within the Southbank Conservation Area.
- 6.94 The National Theatre is the prominent foreground feature to the right of the image, listed grade II\*, and Waterloo Bridge is listed grade II. The main focus of the view to the left is the trees along the south bank of the river. The dome of St Paul's is visible in the distance and immediately to the left of it is Broadgate Tower.
- 6.95 The curved profile of the Moor House development in the City is visible between the west towers of the cathedral.
- 6.96 This is a view of medium to high sensitivity.



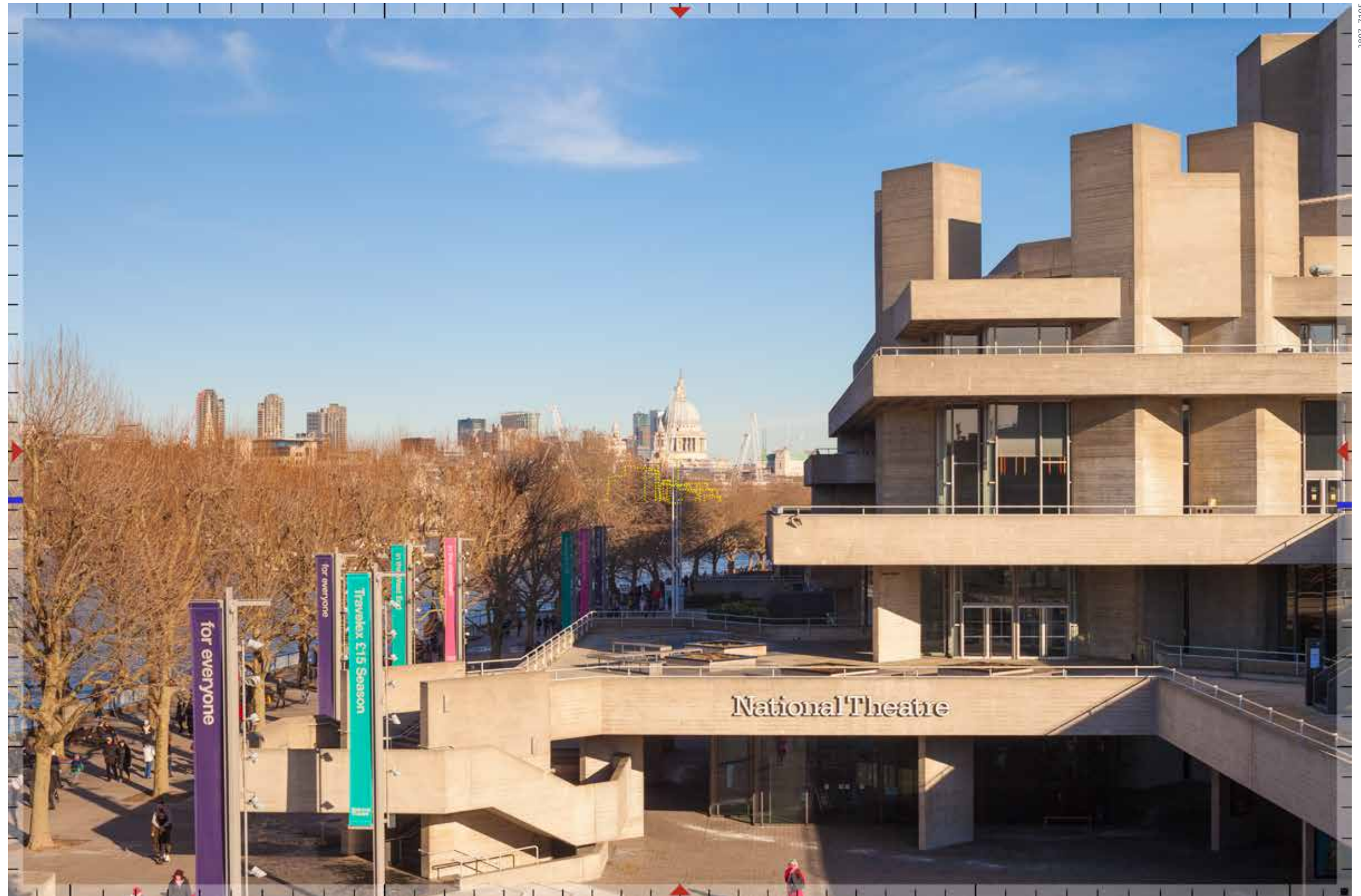
**View as proposed**

6.97 A small part of the top floor of the building on Plot 2 of the Revised Scheme will be visible immediately to the left of Principal Place tower. The northern tower of the west front of St Pauls will remain visible against the sky as it is today. St Paul's remains the prominent feature in the distance and its dome is seen against the sky in its entirety.

6.98 This is a negligible change to a view of medium to high sensitivity.

The significance is minor / none.

The effect is neutral.



Proposed



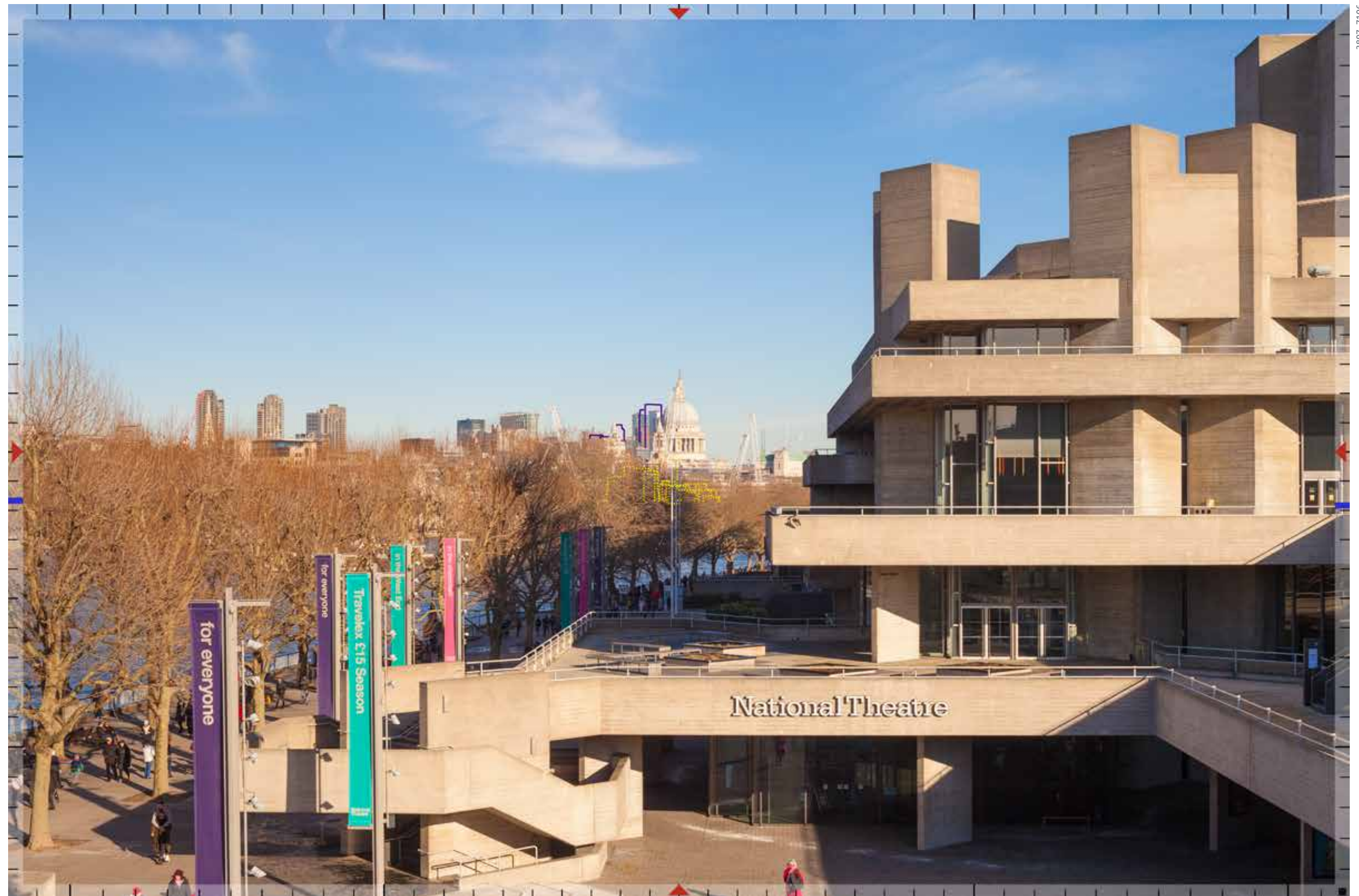
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**View as cumulative**

- 6.99 There are several consented proposals for tall buildings in central London that will be visible in this view.
- 6.100 Taking into account cumulative schemes and the Revised Scheme there will be a change of negligible magnitude to a view of medium to high sensitivity.

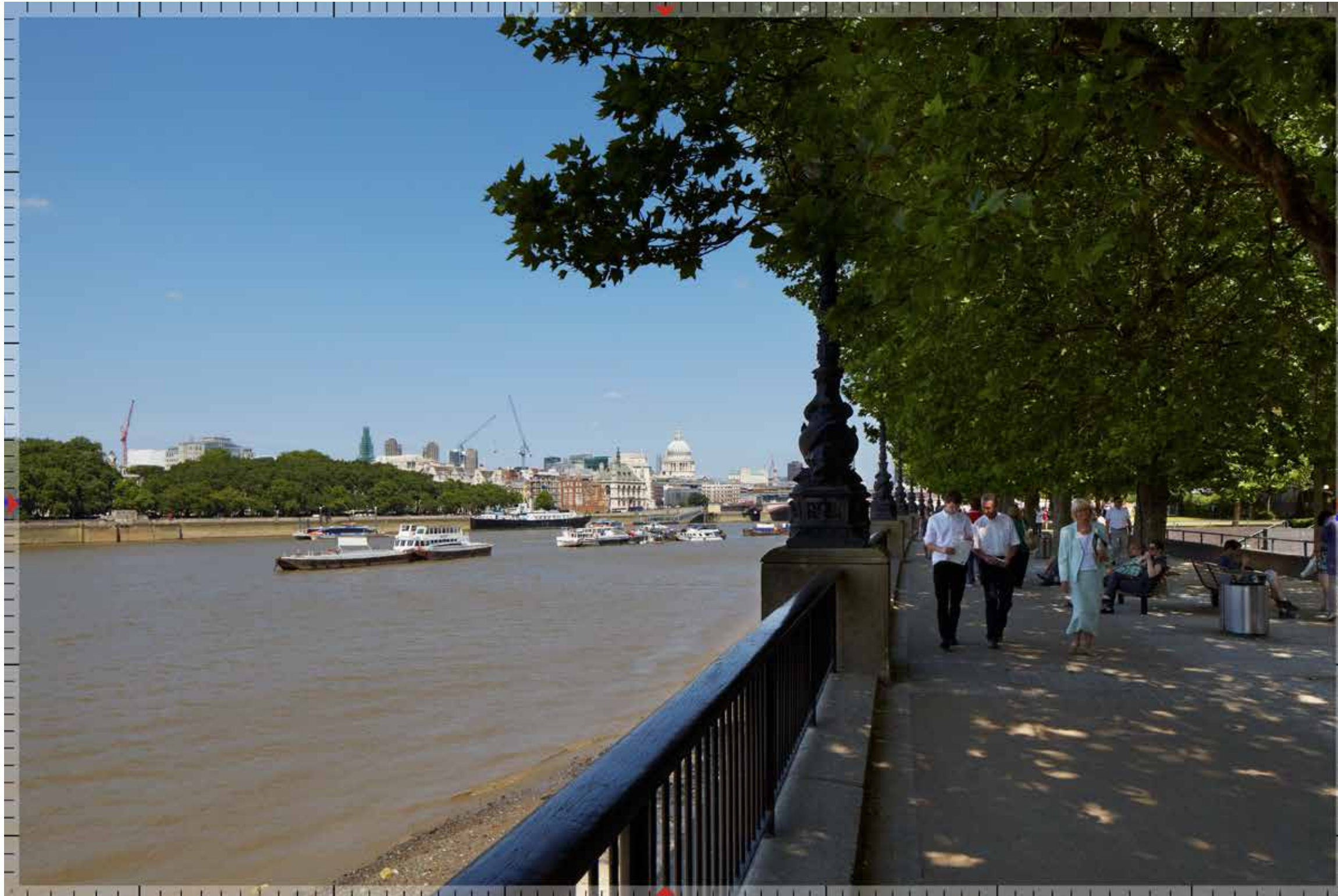
The significance is minor / none.

The effect is neutral.



Cumulative





Existing

**View as existing**

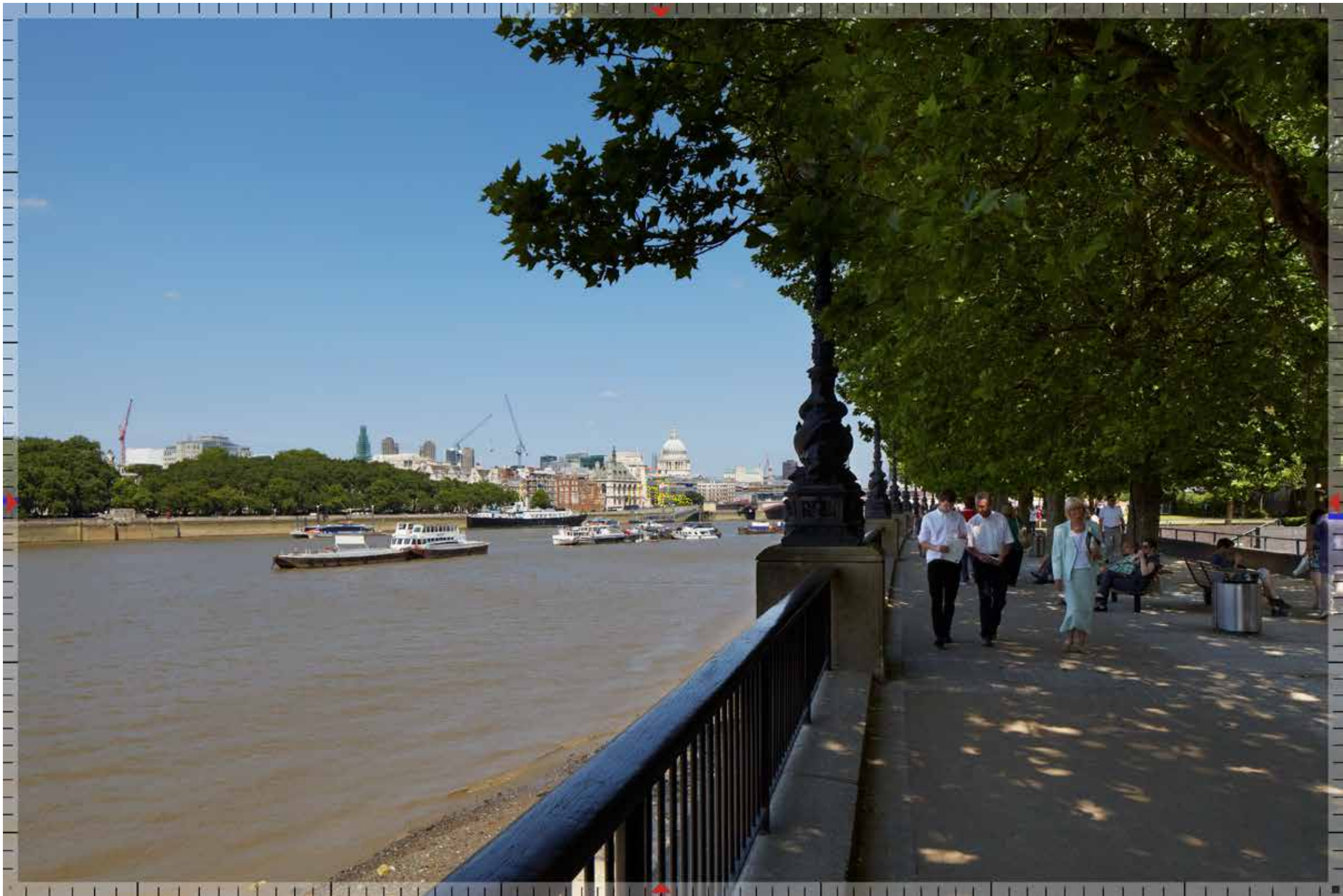
- 6.101 This is not an LVMF view. The viewpoint is from the footway along the south bank, looking in the direction of the site. The viewpoint and fore – ground are within the South Bank Conservation Area and the foreground beyond comprises a number of conservation areas in Westminster and the City of London.
- 6.102 The foreground to the right is dominated by the tree lined river walk, as is the foreground to the far left. The dome of St Paul's is visible against the sky towards the centre of the image. Part of the Broadgate Tower can be seen immediately to the left of the upper drum.
- 6.103 This is a view of medium to high sensitivity.



View as proposed

6.104 The tower of Principal Place, which is almost complete but not in the baseline photograph which was taken in July 2013, occludes the Revised Scheme.

There is no effect



Proposed

3897\_1605

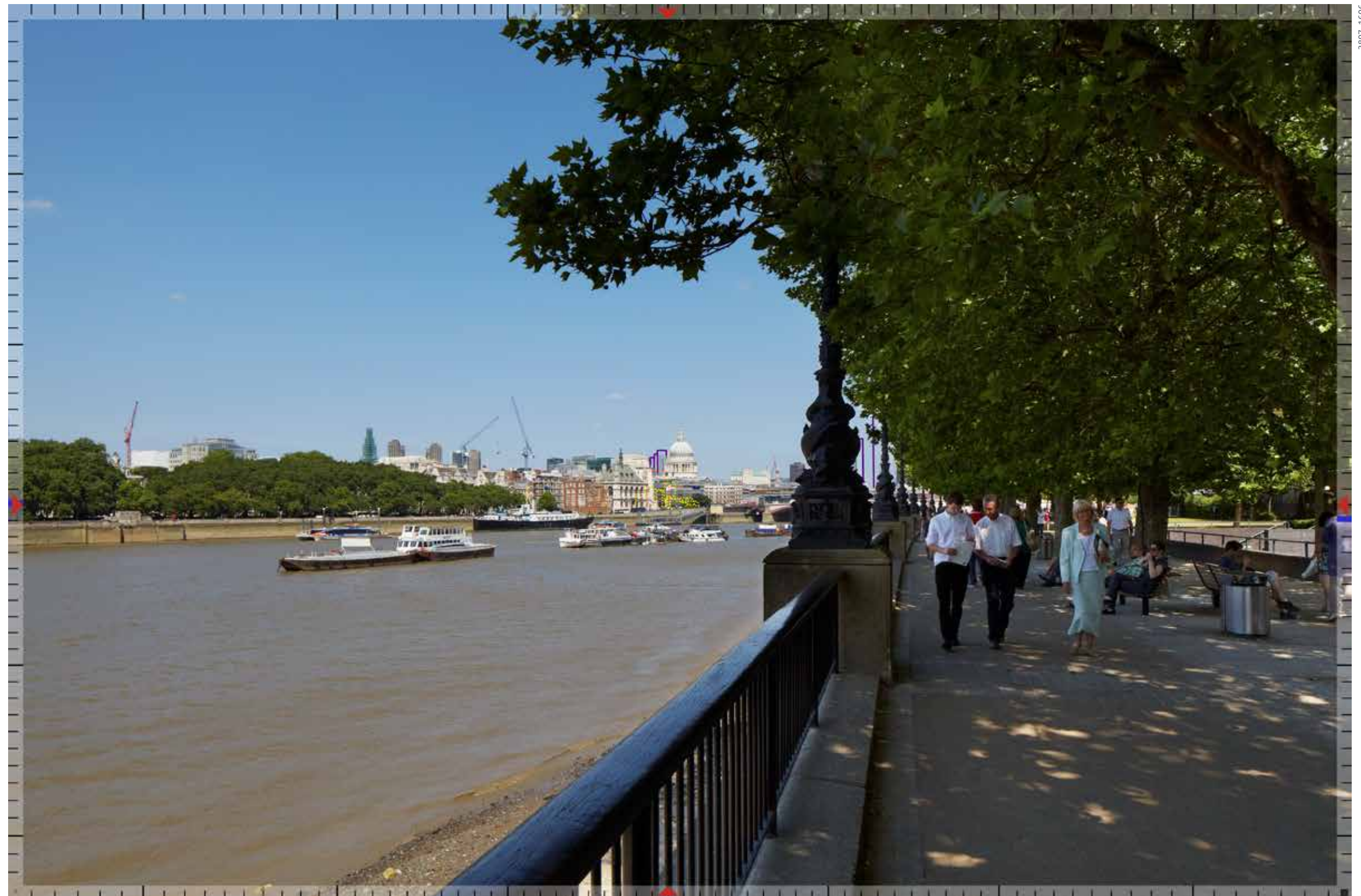


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**View as cumulative**

6.105 The Revised Scheme is not visible

There is no effect.



Cumulative





Existing

**View as existing**

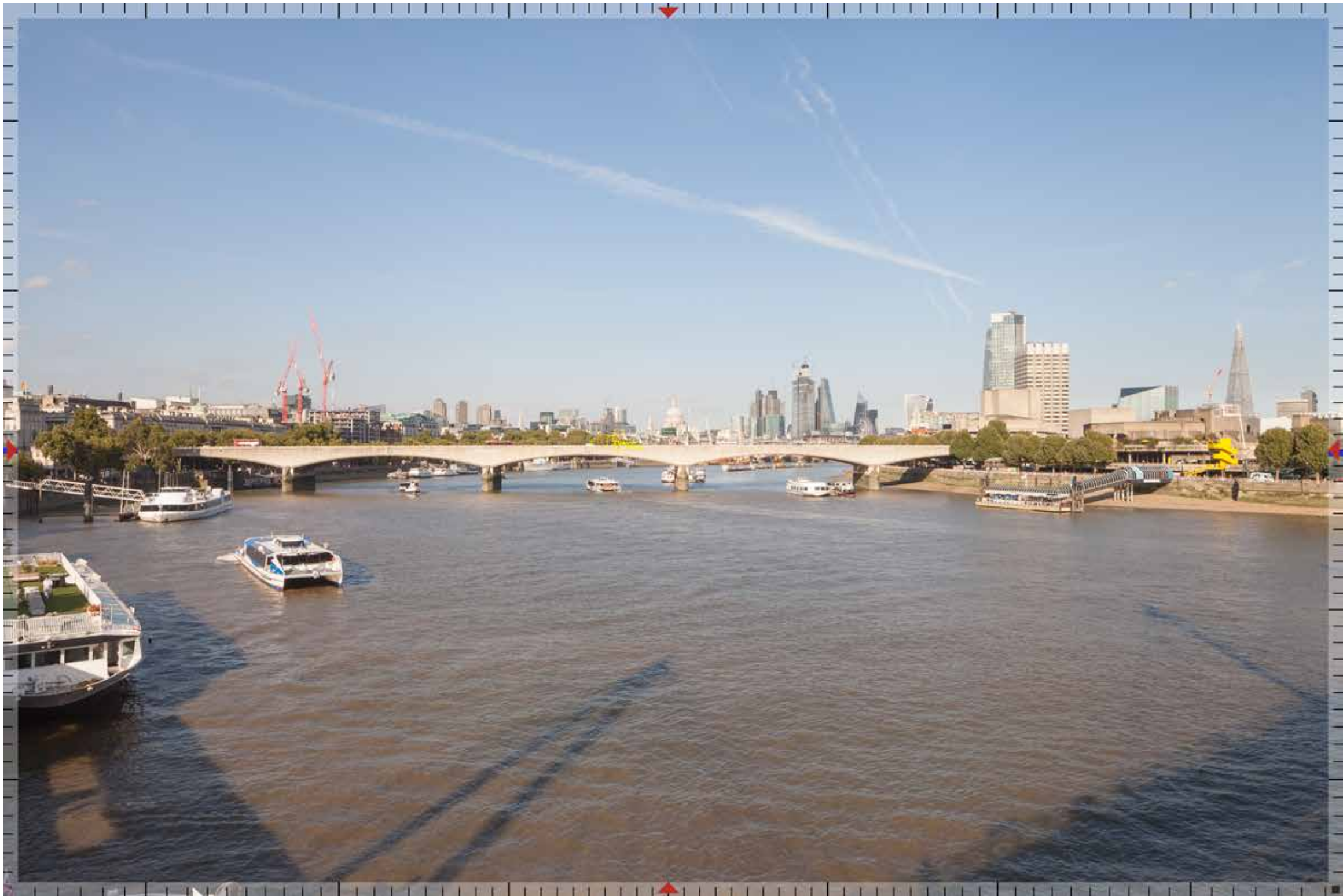
6.106 The central background of this view is much as View 12 (LVMF view 15), now seen over Waterloo Bridge. The view now takes in the larger buildings of the South Bank on the right and Somerset House on the left, and the cathedral has a less dominant presence at this greater distance.

6.107 This is a view of high sensitivity.



View as proposed

- 6.108 Part of the top of the building on Plot 2 of the Revised Scheme will be visible behind and to the left of the Principal Place tower. It will not be noticeable in this view. There will be no impact on the ability to see the silhouette of St Paul's Cathedral against the sky.
- 6.109 This is a negligible change to a view of high sensitivity.
- The significance is minor / none.
- The effect is neutral.



Proposed



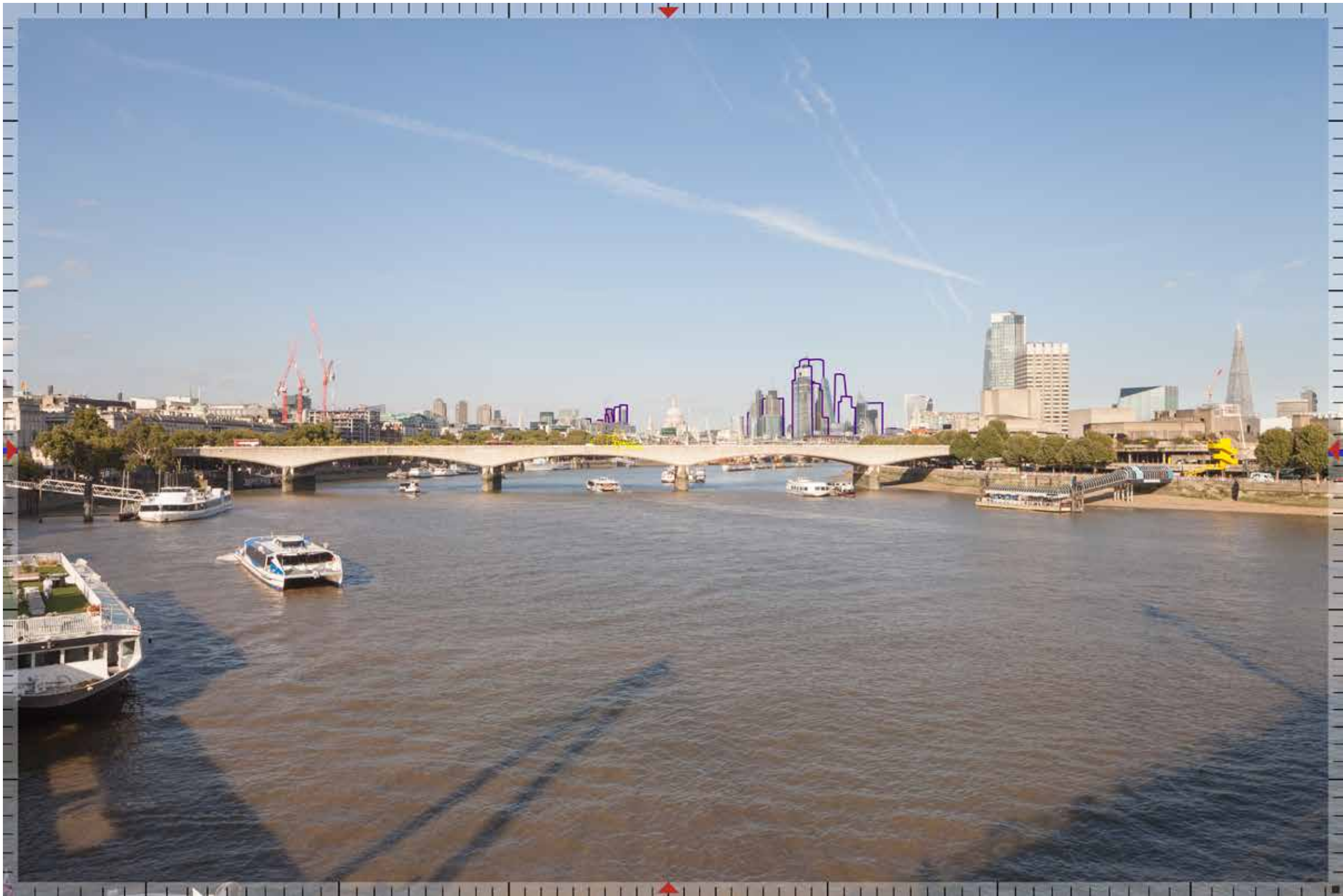
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View as cumulative

- 6.110 There are several consented proposals for tall buildings in central London that will be visible in this view, including The Stage and nos. 201-207 Shoreditch High Street which lie to the right of the Revised Scheme.
- 6.111 Taking into account cumulative schemes and the Revised Scheme there will be a change of minor magnitude to a view of high sensitivity.

The significance is moderate.

The effect is neutral.



Cumulative

3897\_6606





Existing

**View as existing**

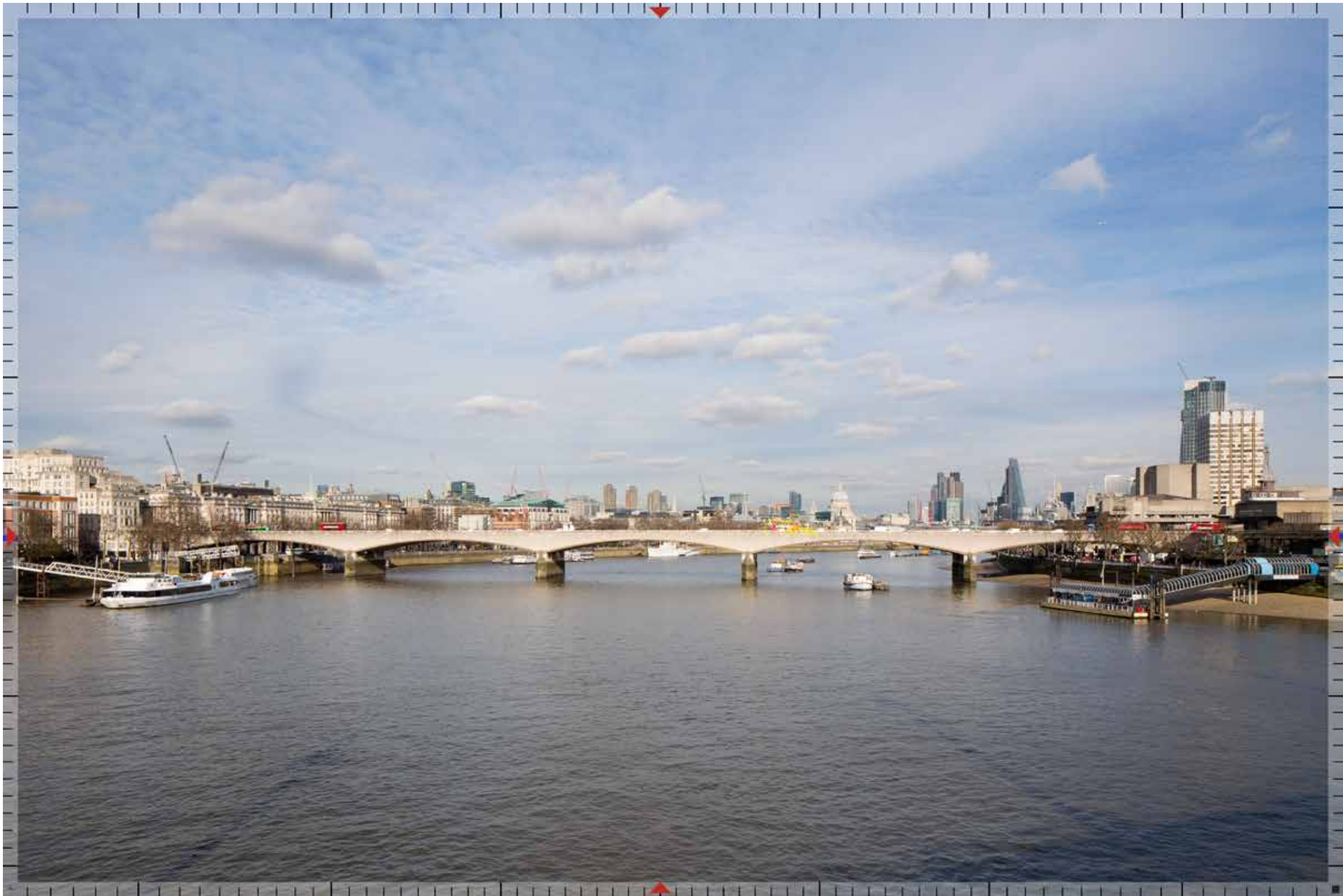
6.112 The central background of this view is much as View 12 (LVMF view 15), now seen over Waterloo Bridge. The view now takes in the larger buildings of the South Bank on the right and Somerset House on the left, and the cathedral has a less dominant presence at this greater distance.

6.113 This is a view of high sensitivity.



View as proposed

- 6.114 Part of the top of the building on Plot 2 of the Revised Scheme will be visible behind and to the left of the Principal Place tower. It will not be readily noticeable in this view. There will be no impact on the ability to see the silhouette of St Paul's Cathedral against the sky.
- 6.115 This is a negligible change to a view of high sensitivity.
- The significance is minor / none.
- The effect is neutral.



Proposed



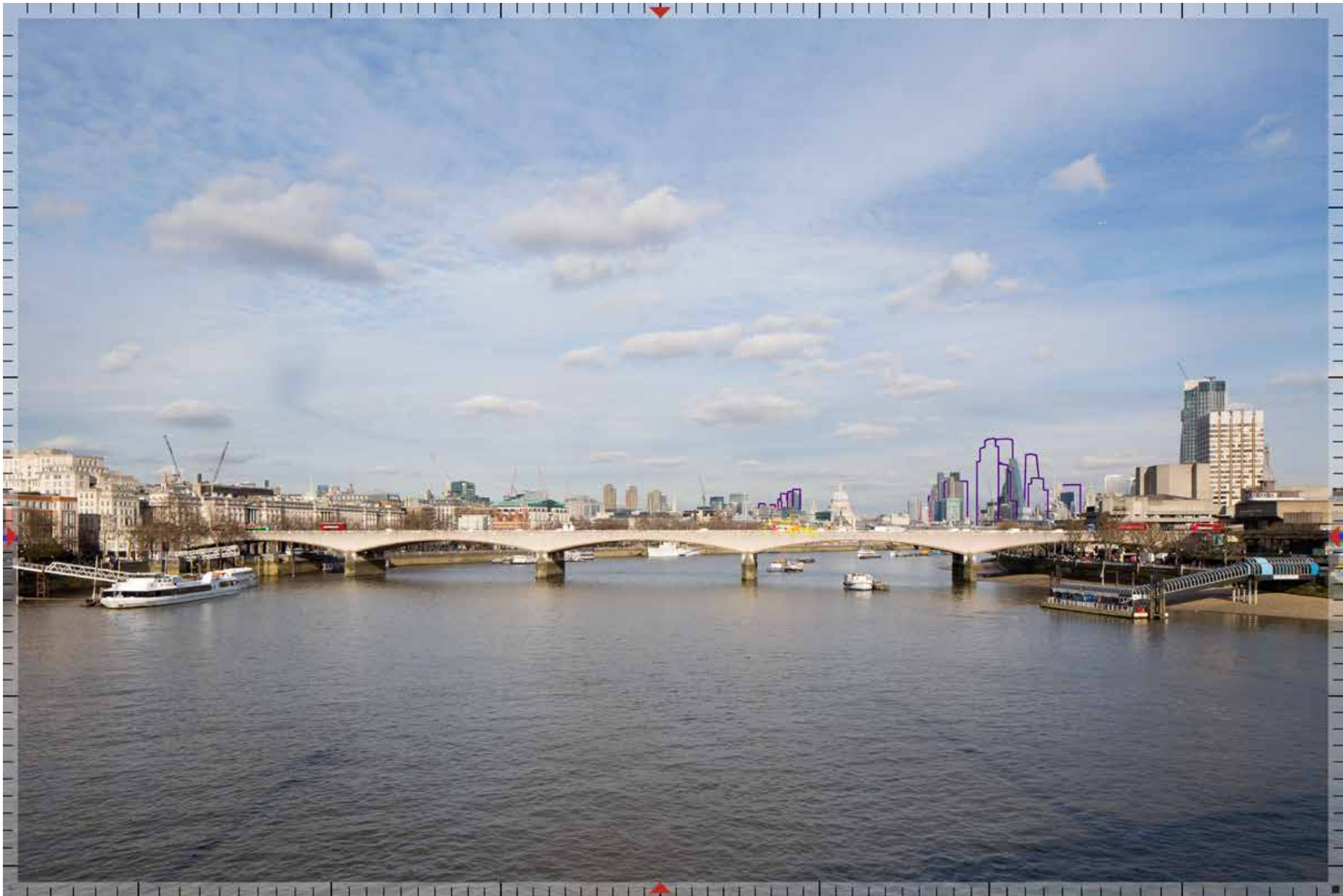
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View as cumulative

- 6.116 There are several consented proposals for tall buildings in central London that will be visible in this view.
- 6.117 Taking into account cumulative schemes and the Revised Scheme will result in a change of minor magnitude to a view of high sensitivity.

The significance is moderate.

The effect is neutral.



Cumulative

3897\_6706





Existing



View as existing

6.118 This is the first of three views of the Tower of London from Queens Walk which are designated in the LVMF. The SPG notes that *'this view provides the greatest understanding of the World Heritage Site ensemble where there are clear views of the southern and western faces of the White Tower down to the roof of the Waterloo Block. The clear view of the sky in the backdrop of the White Tower is an important attribute, though current projects under construction will reduce it'*. It also states (with respect to all three viewpoints) that *'development in the background of the view should relate positively to the Tower of London, including all its constituent parts, in views from Viewing Location 25A. From all Assessment Points, the World Heritage Site should continue to dominate its surroundings. It is particularly important that any new development relates positively to the White Tower'*.

6.119 This is a view of high sensitivity.



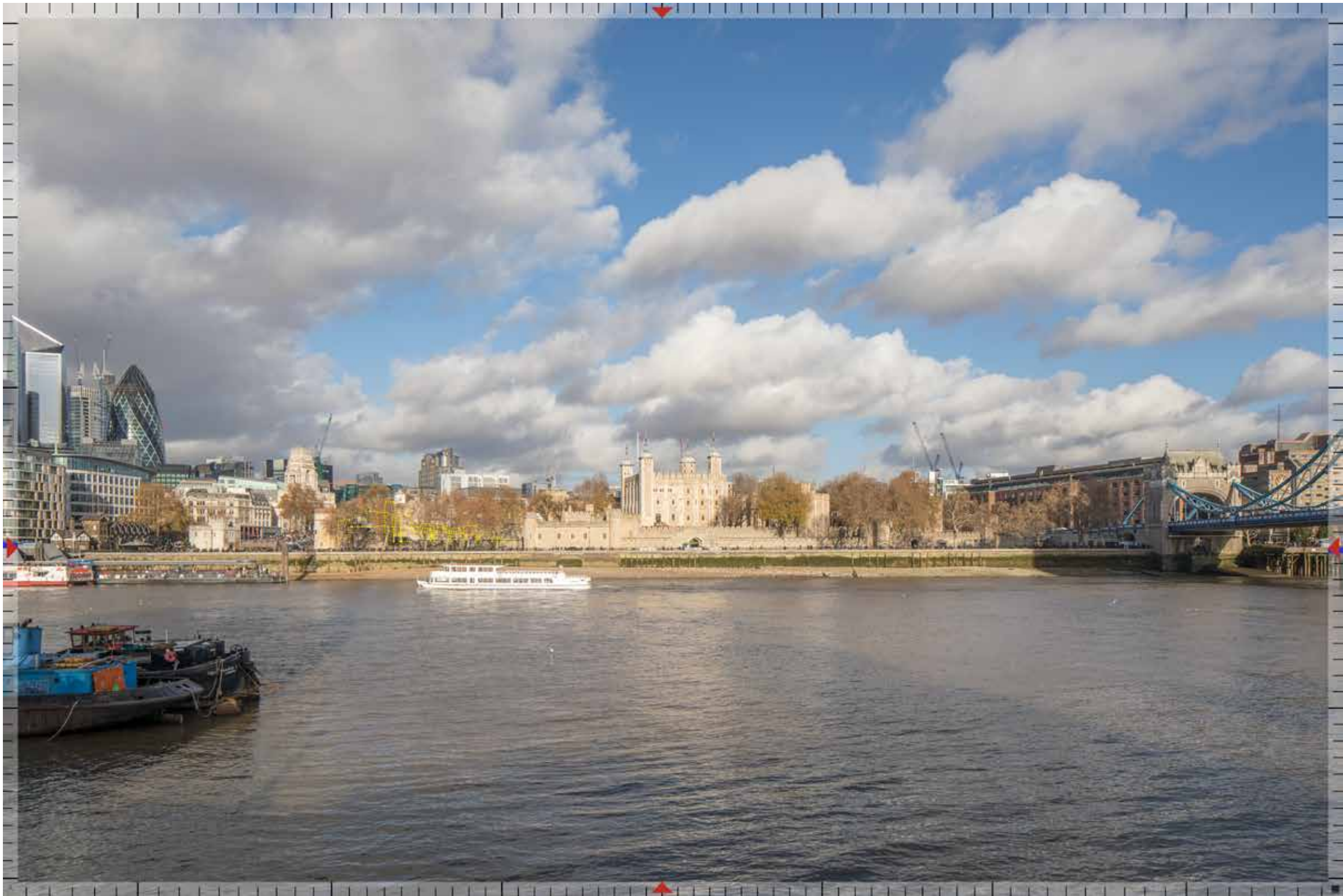
View as proposed

6.120 Part of the top of the building on plot 2 of the Revised Scheme will be visible to the left of 1 America Square close to the Port of London Authority building. It will not be readily noticeable in this view. There will be no effect on the backdrop of the White Tower or the silhouette of the Tower of London.

6.121 This is a negligible change to a view of high sensitivity.

The significance is minor / none.

The effect is neutral.



Proposed

3897\_6805



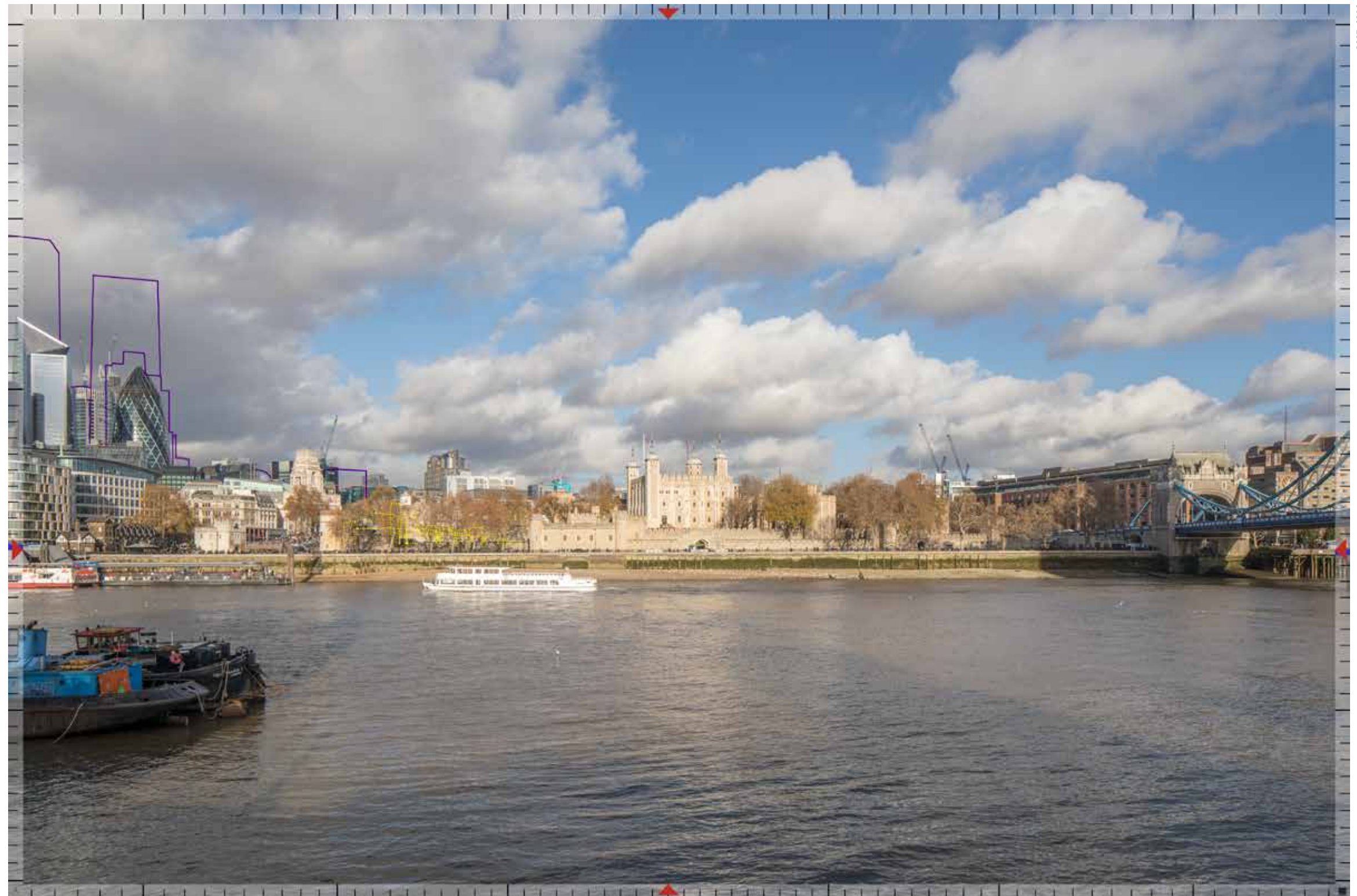
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**View as cumulative**

- 6.122 There are several consented proposals for tall buildings in the City that will be visible in this view.
- 6.123 Taking into account cumulative schemes and the Revised Scheme there will be a change of minor magnitude to a view of high sensitivity.

The significance is moderate.

The effect is neutral.



Cumulative





Existing

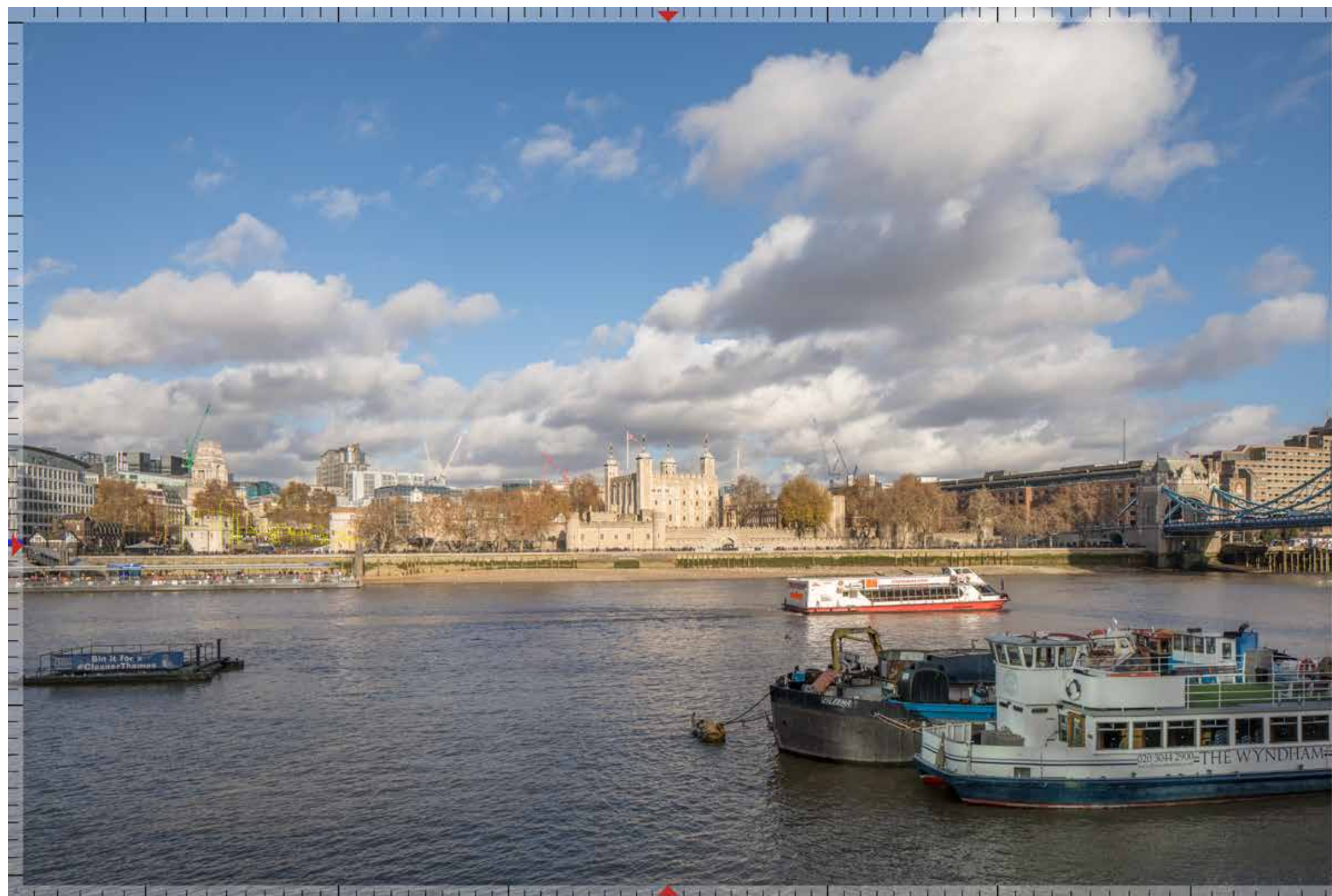
**View as existing**

- 6.124 This is the second of the three views of the Tower of London from the south bank of the river which are designated in the LVMF.
- 6.125 This is a view of high sensitivity.



**View as proposed**

- 6.126 There will be no effect. The Revised Scheme will not be visible in this view, screened by development north of the river. Its position is shown in outline with a broken line.



Proposed



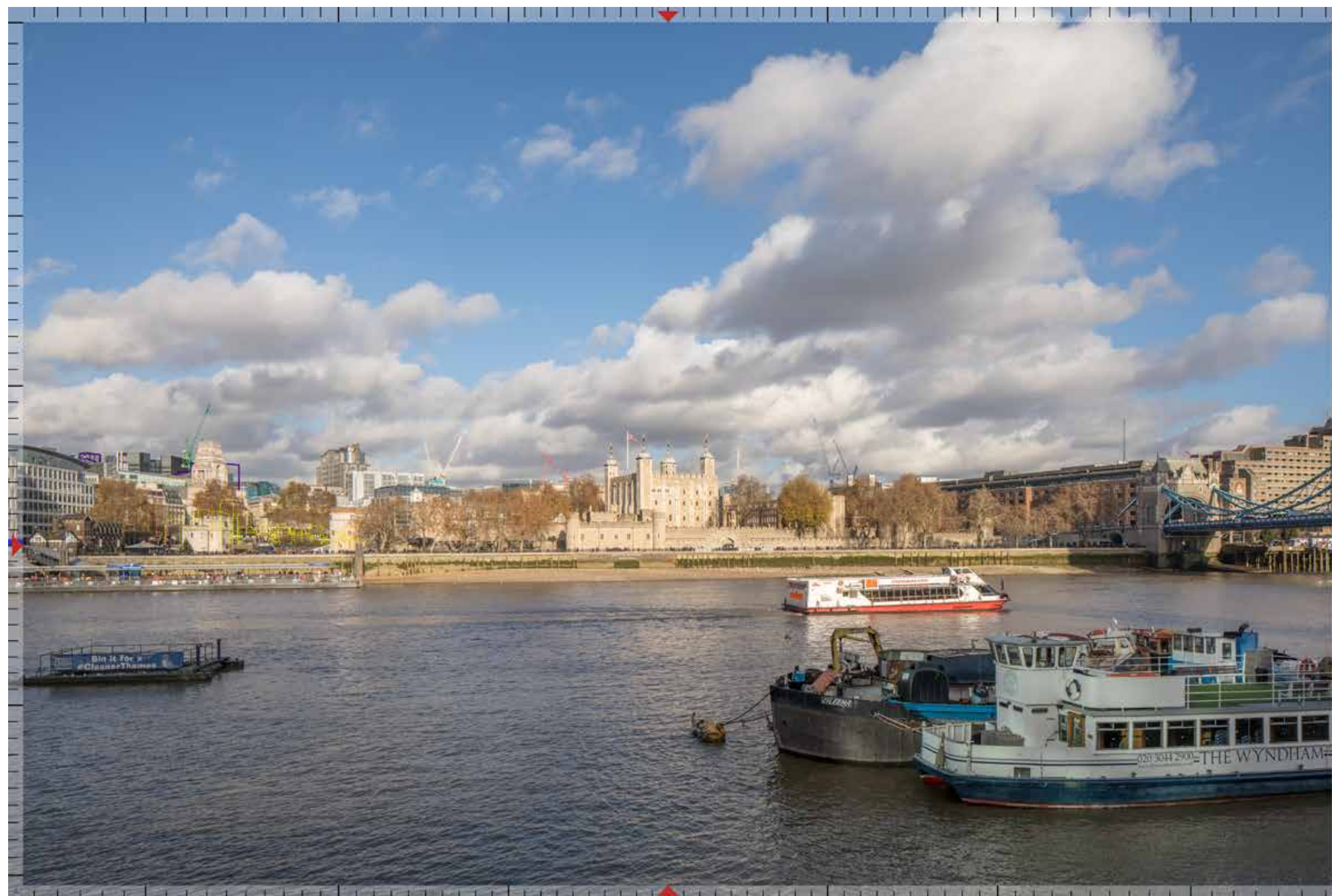
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**View as cumulative**

6.127 Taking into account cumulative schemes and the Revised Scheme there will be a change of negligible magnitude to a view of high sensitivity.

The significance is minor / none.

The effect is neutral.



Cumulative





Existing

**View as existing**

6.128 This is the third of three views of the Tower of London from Queens Walk which are designated in the LVMF. The SPG notes that 'the view from the eastern part of the Viewing Location, (from Assessment Point 25A.3), is orientated towards the Tower of London and the cluster of tall buildings in the City. The juxtaposition of built elements from a variety of eras is an aspect of the view. The White Tower generally stands free of background development, but other elements of the Tower complex have a backdrop of development'. It also states (with respect to all three viewpoints) that 'development in the background of the view should relate positively to the Tower of London, including all its constituent parts, in views from Viewing Location 25A. From all Assessment Points, the World Heritage Site should continue to dominate its surroundings. It is particularly important that any new development relates positively to the White Tower'.

6.129 This is a view of high sensitivity.



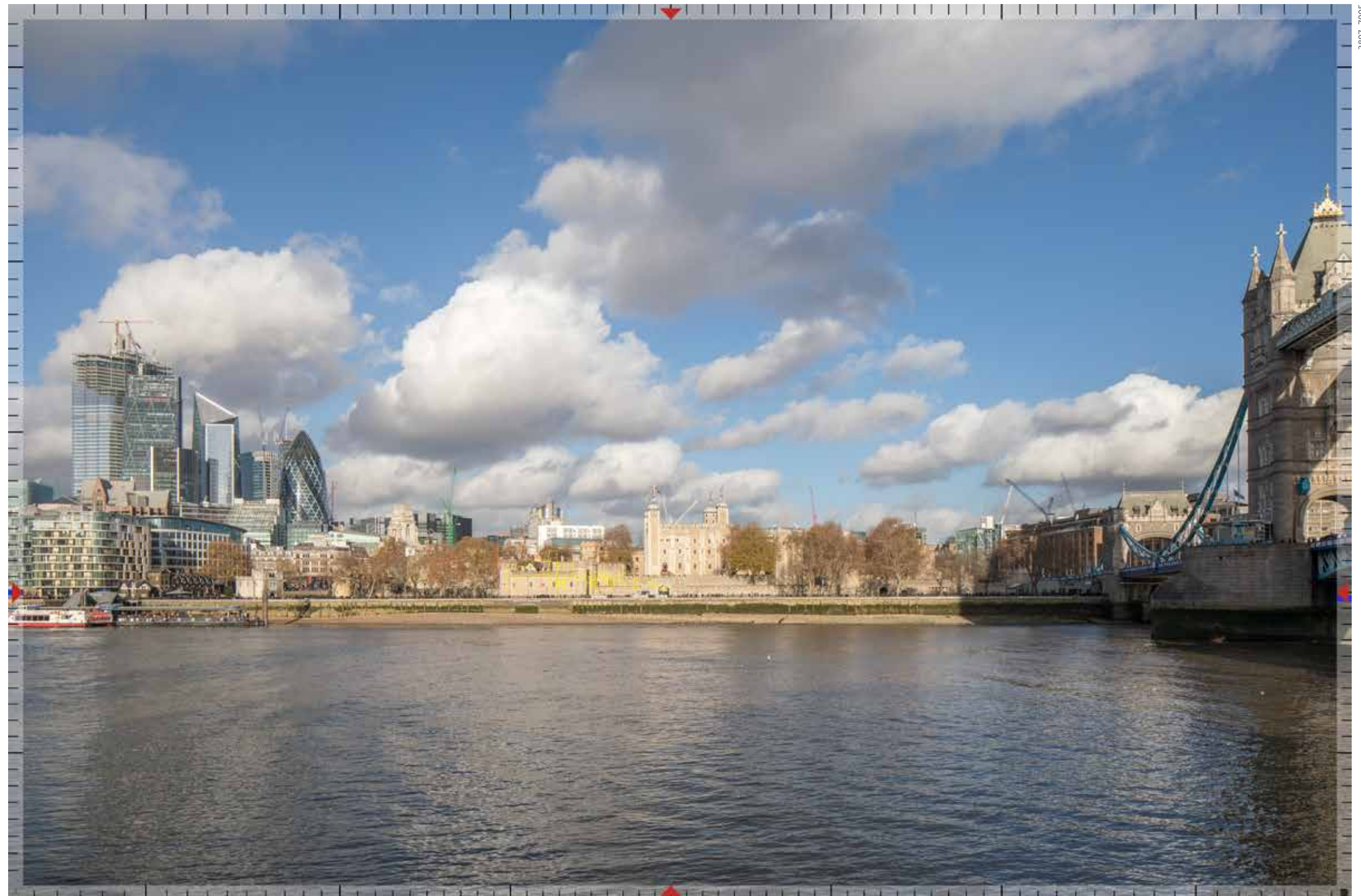
**View as proposed**

6.130 A very small part of the top of the building on plot 2 of the Revised Scheme will be visible to the left of 1 America Square close to the Port of London Authority building. It will not be readily noticeable in this view. There will be no effect on the backdrop of the White Tower or the silhouette of the Tower of London.

6.131 This is a negligible change to a view of high sensitivity.

The significance is minor / none.

The effect is neutral.



Proposed



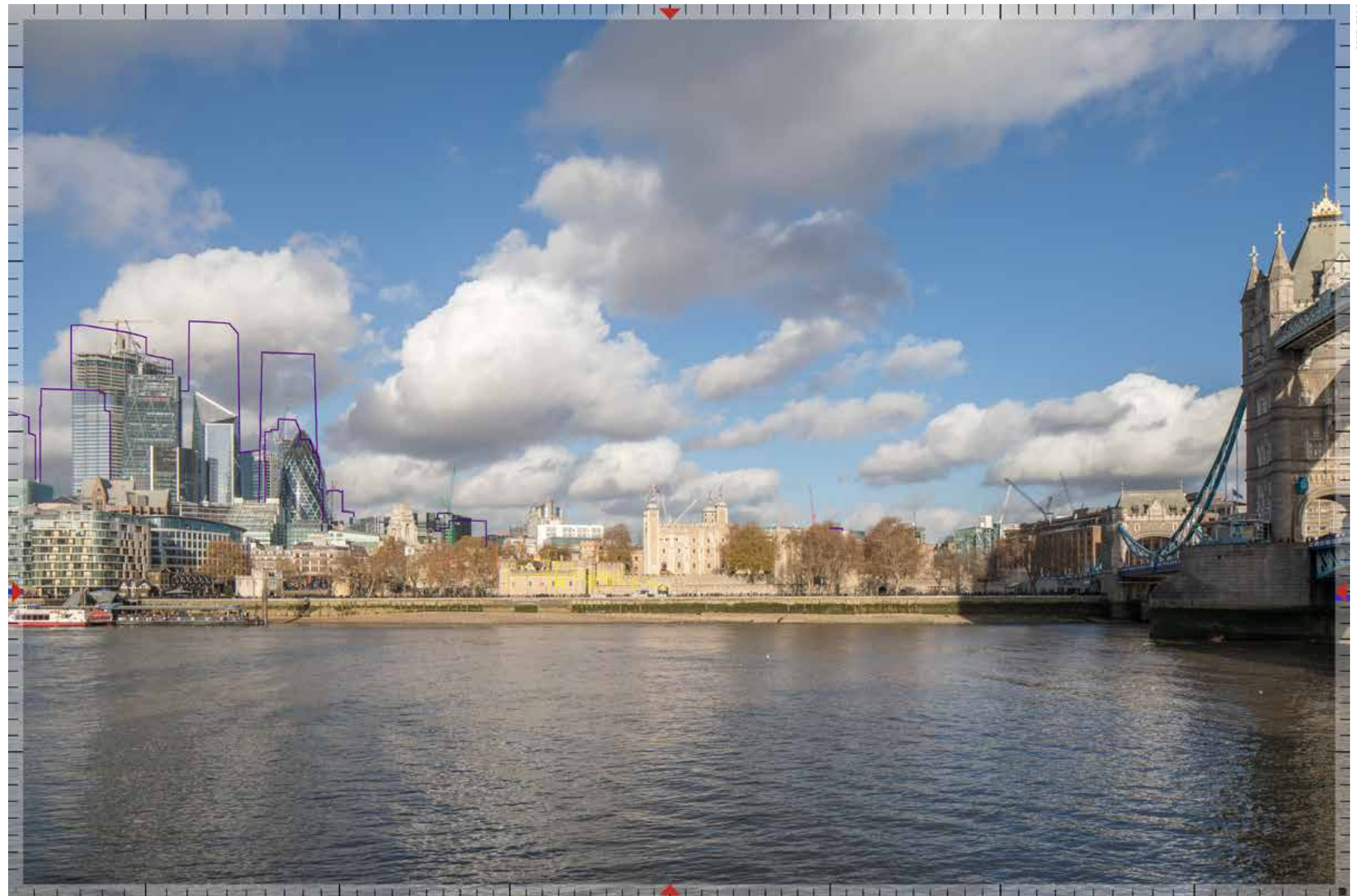
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**View as cumulative**

- 6.132 There are several consented proposals for tall buildings in central London that will be visible in this view.
- 6.133 Taking into account cumulative schemes and the Revised Scheme there will be a change of minor magnitude to a view of high sensitivity.

The significance is moderate.

The effect is neutral.



Cumulative

3897\_7006





Existing

**View as existing**

- 6.134 This view is looking east along Epworth Street in the direction of the site from the junction with Paul Street. It is looking into the South Shoreditch Conservation Area from its western boundary.
- 6.135 This is a typical view down a city street with a well-defined and consistent street edge. There are no elements that make it particularly distinct from the surrounding streets. The post-war development on Scrutton Street terminates the view at street level (there is a grade II listed post in the foreground).
- 6.136 This is a view of medium sensitivity.



**View as proposed**

6.137 The building on plot 2 of the Revised Scheme will terminate this view, seen as an appropriate feature above post-war and more recent schemes on Strutton Street. It will act as a beacon of the regeneration of the Goodsyrd site and this City fringe area around Shoreditch High Street.

6.138 This is a moderate change to a view of medium sensitivity.

The significance is moderate.

The effect is beneficial.



Proposed



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**View as cumulative**

- 6.139 The Stage development will largely screen the Revised Scheme, having a similar effect terminating the view along this street.
- 6.140 Taking into account cumulative schemes and the Revised Scheme there will be a change of moderate magnitude to a view of medium sensitivity.

The significance is moderate.

The effect is beneficial.



Cumulative