



# THE GOODSYARD

Environmental Statement Addendum:  
Townscape and Visual Impact Assessment Volume 3

September 2019 - Part 3 of 4



ballymore.

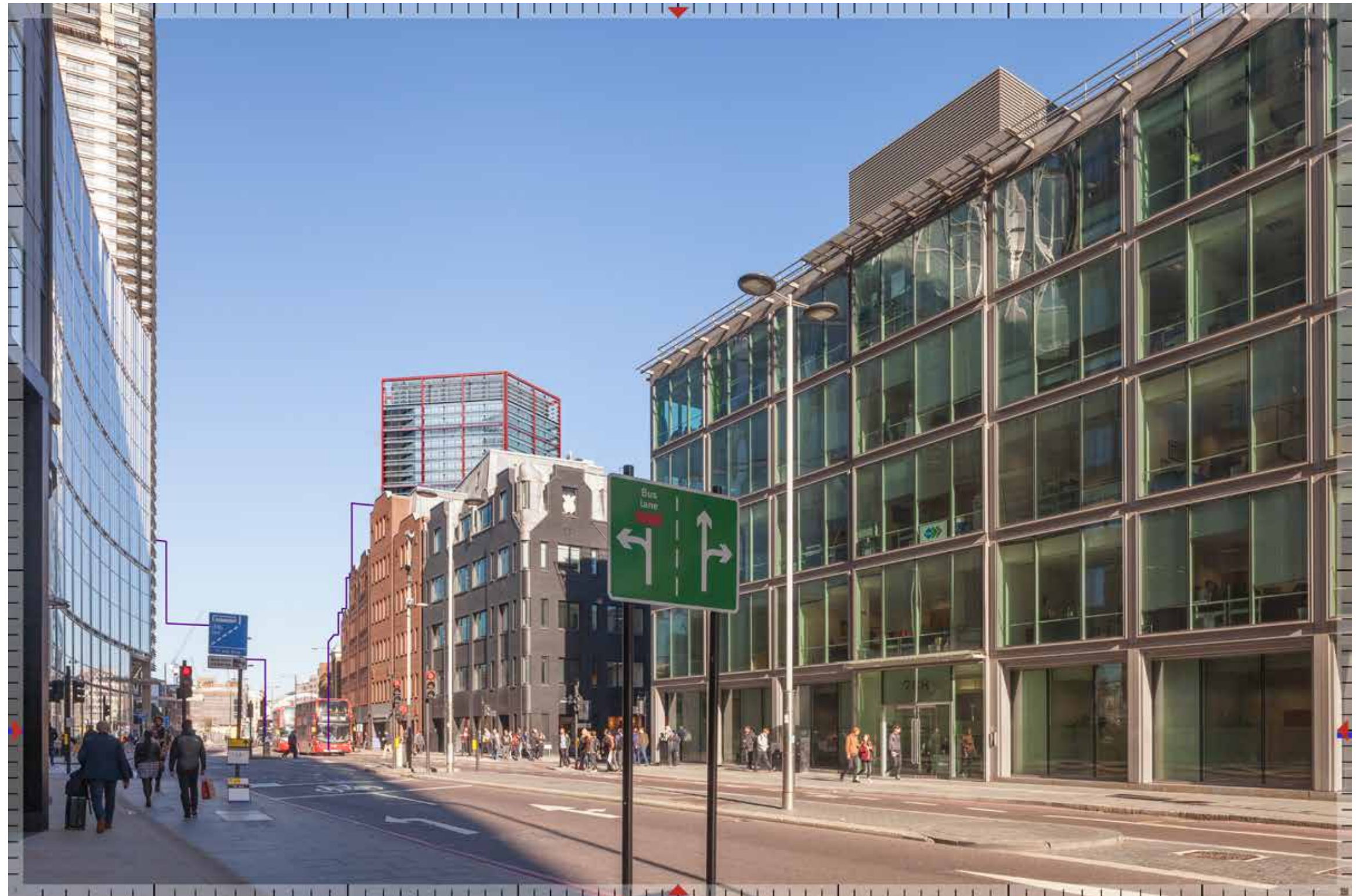


**View as cumulative**

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

The significance is minor to moderate.

The effect is beneficial.



Cumulative

3897\_2026





Existing



**View as existing**

- 6.352 This view is looking north-east towards the western end of the site from the west footway of Norton Folgate opposite the junction with Fleur de Lis Street. The foreground beyond the single storey structure to the left of the image and the middleground are within the South Shoreditch Conservation Area. There are two views from the south along Norton Folgate and this one is illustrated as a night time view to illustrate the Revised Scheme at different times of the day.
- 6.353 This view illustrates the areas of poor quality townscape that remain in the City fringe area, and particularly the poor quality of the townscape along the eastern edge of Norton Folgate and the very southern end of Shoreditch High Street. The foreground is dominated by the highway, associated clutter and the break in the built frontage above the railway cutting (right of image). The recently completed Avant Garde tower is visible in the distance beyond.
- 6.354 This is a view of low sensitivity to change.



**View as proposed**

- 6.355 The Revised Scheme will act as a marker of Shoreditch High Street Station, returning an urban quality to the site in an area of little townscape quality. The buildings on Plots 1, 2, 3 and 8 will be visible,
- 6.356 The well ordered and articulated elevations of the new commercial building on Plot 2 will be evident. The upper six floors have been cut off in this image, they would be visible to the viewer on site. The alignment of its south facade follows the route of the railway cutting.
- 6.357 The yellow wirelines show the maximum parameters of the outline elements for Plots 1, 3 and 8. The illustrative scheme shows one possible interpretation of the design guidelines, and the significant enhancements that could be delivered on site.
- 6.358 The building on Plot 1 will define a strong corner to the south of the junction of Bethnal Green Road and Shoreditch High Street complementary to the Tea Building to the north. The retail and office uses at ground level will provide an active street edge. The building on Plot 3 will be visible, to the right of the building on Plot 2 returning a positive built edge to Commercial Street.
- 6.359 The effect will be to create a new distinct townscape character on the site, in effect a new neighbourhood. The Revised Scheme will bring much needed life and activity on this site in an area of fractured townscape.
- 6.360 This is a major change to a view of low sensitivity.

The significance is moderate.

The effect is beneficial.



Proposed





Norton Folgate: opposite junction with Fleur de Lis Street: Night

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View as cumulative

- 6.361 Taking into account cumulative schemes and the Revised Scheme there will be a change of major magnitude to a view of low sensitivity.
- The significance is moderate.
- The effect is beneficial.



Cumulative

3897\_2356





Existing

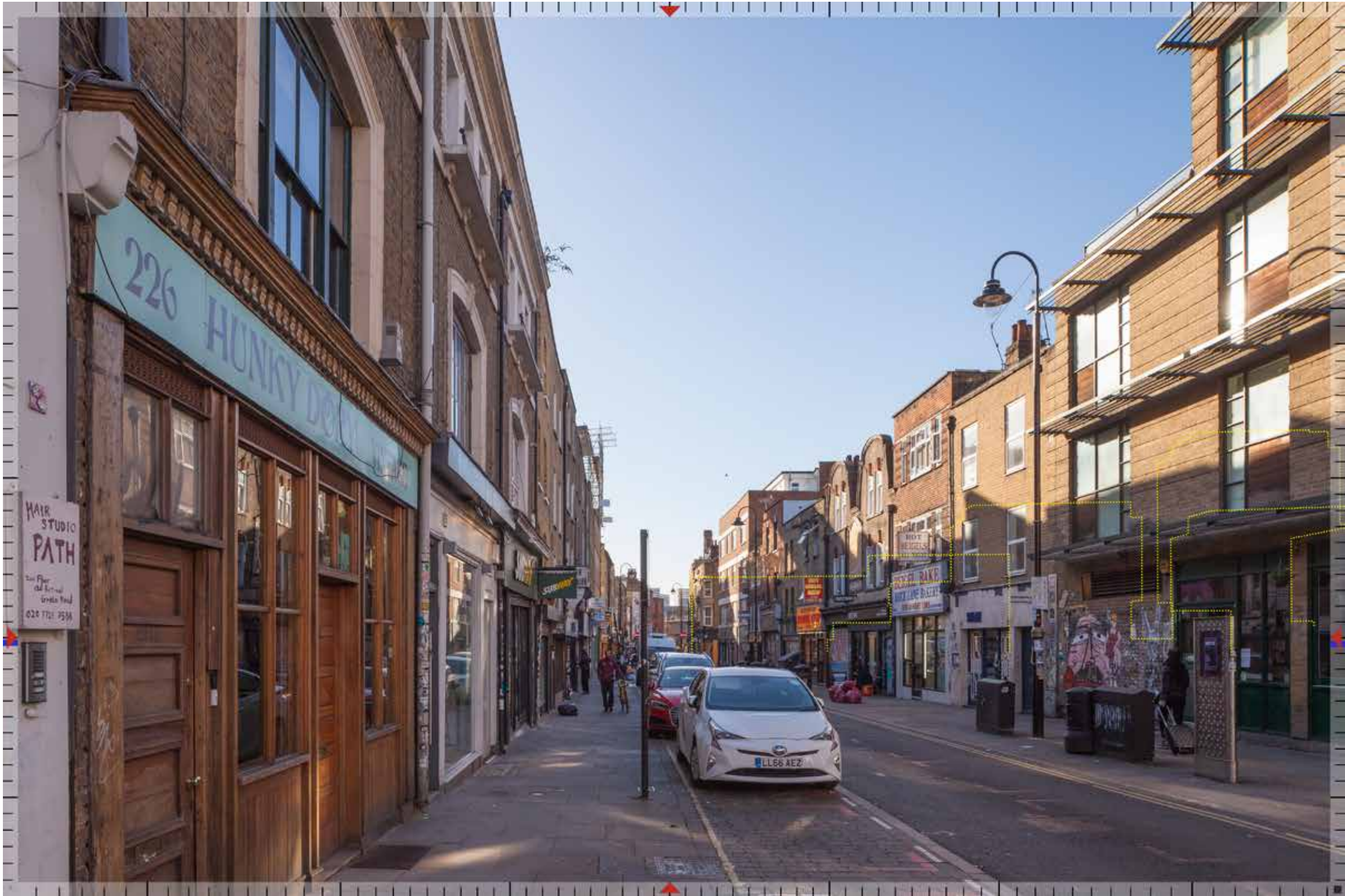
**View as existing**

- 6.362 This viewpoint is on the east footway of Brick Lane, close to its northern end, looking south. The viewpoint is within and the view is of the Brick Lane and Fournier Street Conservation Area.
- 6.363 There is a mix of age and quality of development at the back of the footway, on both sides of the street, providing a hard urban environment. The street market is prominent in the foreground, as are the poor quality shopfronts and associated signage. In the far distance, the Principal Place tower can be seen.
- 6.364 This is a view of low to medium sensitivity.



View as proposed

6.365 The Revised Scheme will not be visible in this view.  
  
There is no effect.



Proposed

3897\_3405



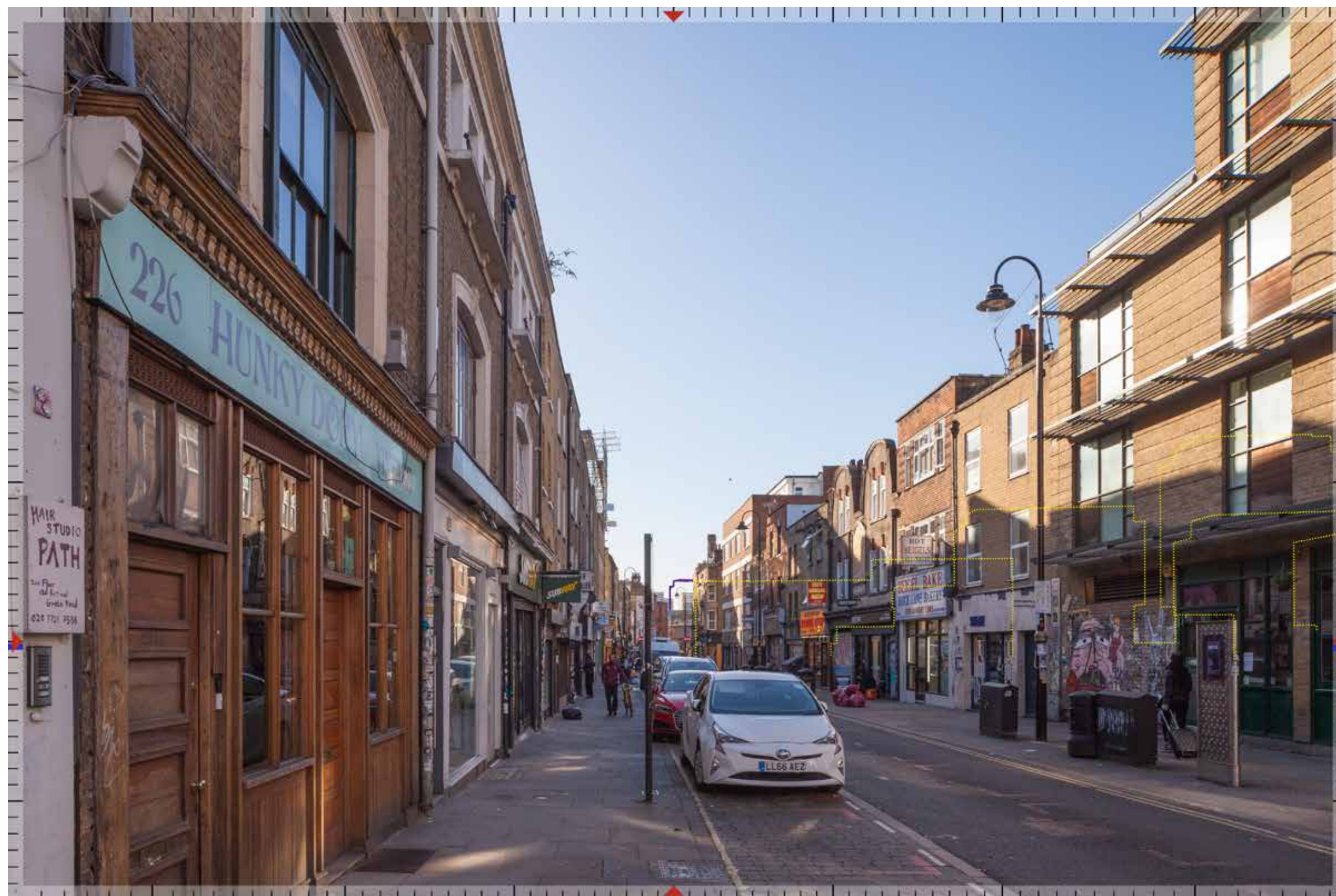
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**View as cumulative**

6.366 The Revised Scheme are not visible in this view. Taking into account the cumulative schemes, only one of which is visible in this view, there will be a change of negligible magnitude to a view of low to medium sensitivity.

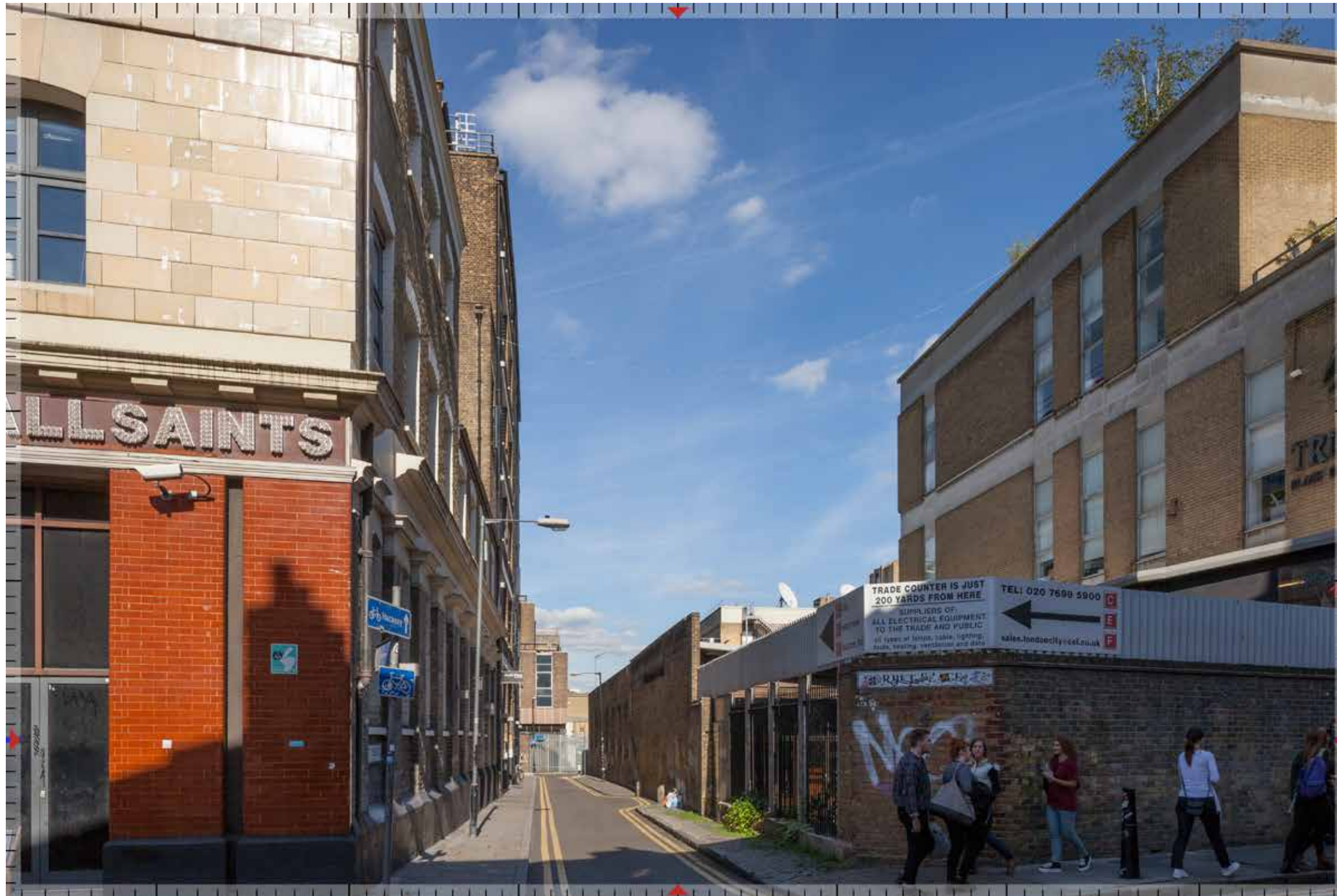
The significance is minor / none.

The effect is neutral.

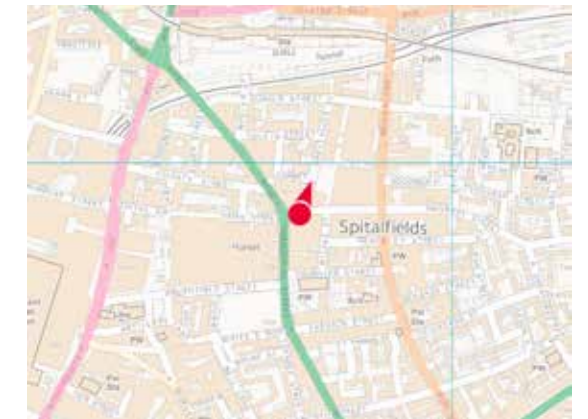


Cumulative





Existing

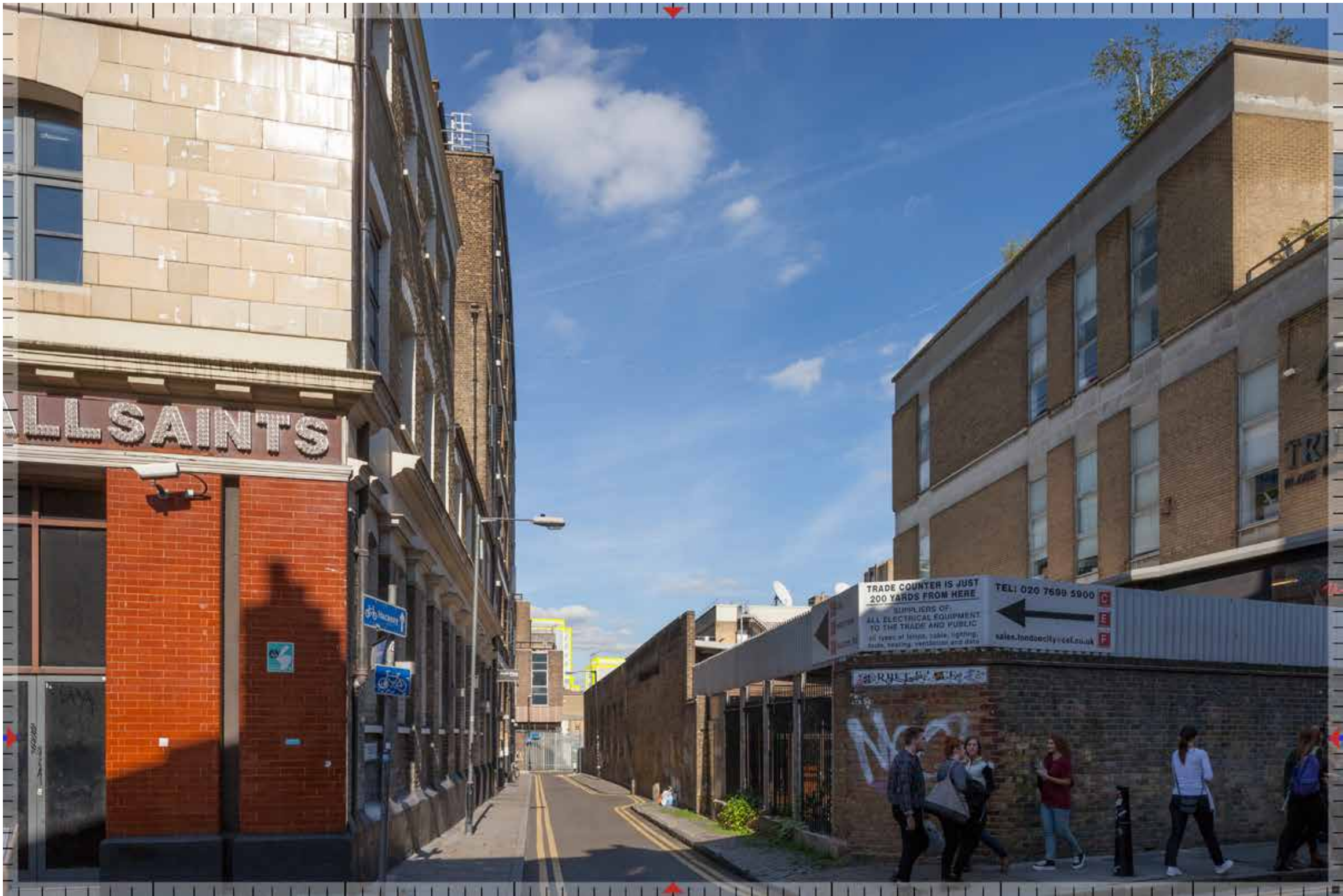
**View as existing**

- 6.367 This viewpoint is on the south footway of Hanbury Street looking north along Corbet Place / Grey Eagle Street. The viewpoint is within and the view is of the Brick Lane and Fournier Street Conservation Area.
- 6.368 The end of the return elevation of No. 114 Commercial Street is visible to the far left. The rest of the view includes post-war commercial development of poor townscape quality and what appears to be a dead end, despite being a route though to Quaker Street to the north.
- 6.369 This is a view of low sensitivity.



View as proposed

- 6.370 The buildings on plot 10 of the Revised Scheme will be visible in the distance, beyond the railway cutting along the southern edge of the site, but they will not be prominent.
- 6.371 This is a minor change to a view of low sensitivity.
- The significance is minor.
- The effect is neutral.



Proposed

3897\_3505



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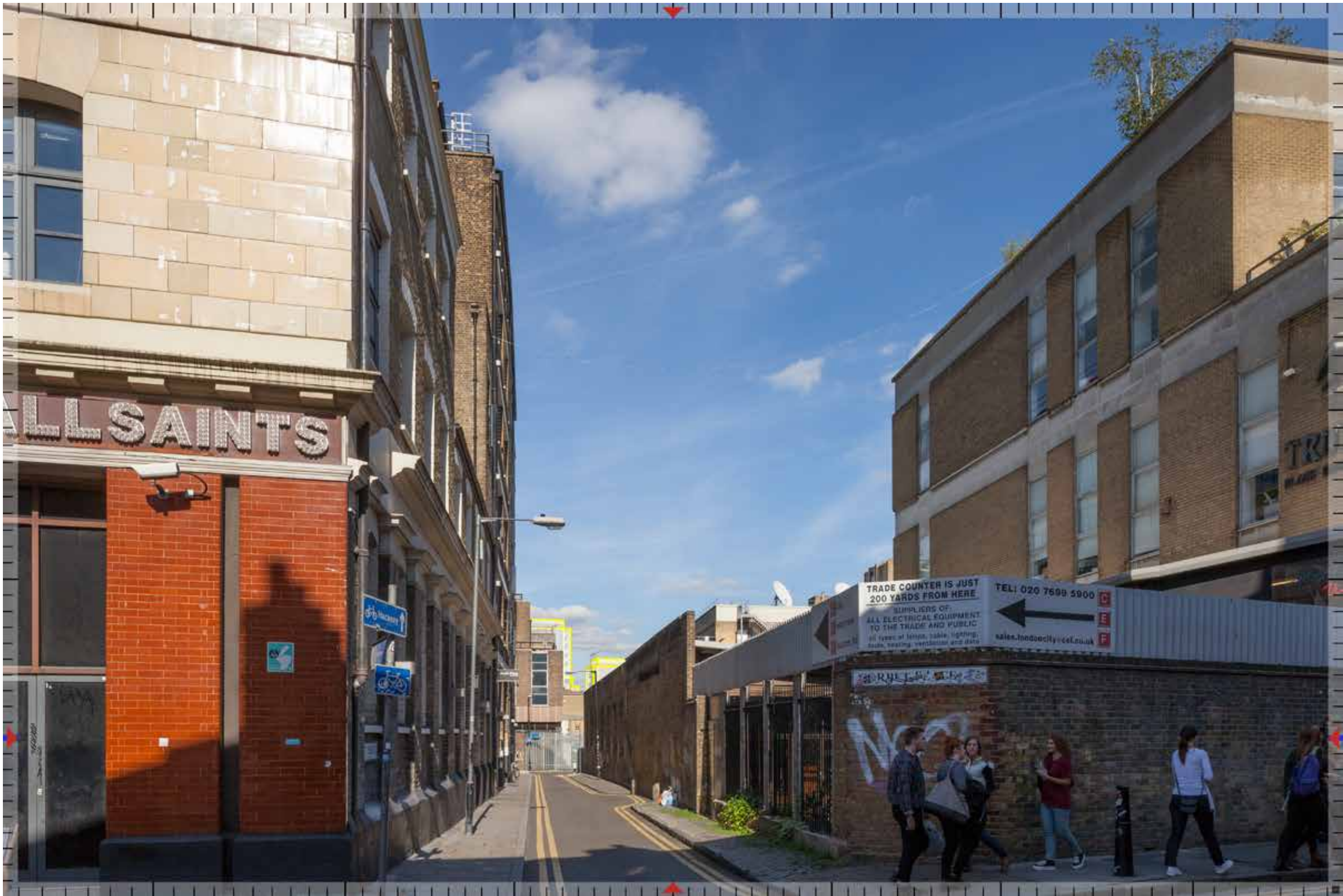


View as cumulative

6.372 Taking into account cumulative schemes, none of which are visible in this view, and the Revised Scheme, there will be a change of minor magnitude to a view of low sensitivity.

The significance is minor.

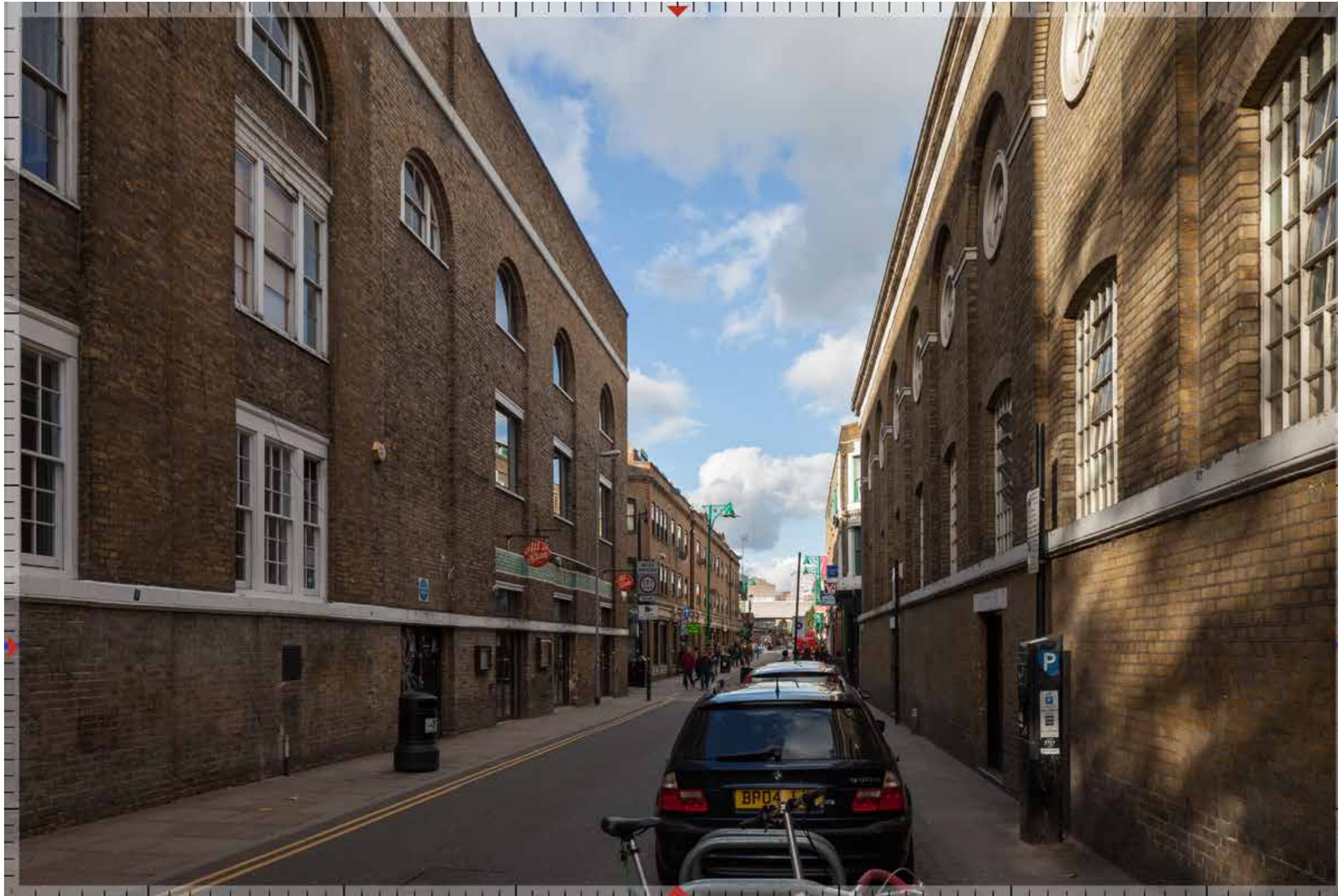
The effect is neutral.



Cumulative

3897\_3506





Existing

**View as existing**

- 6.373 This viewpoint is towards the east footway of Brick Lane, close to the Vibe Bar, looking north in the direction of the site. The viewpoint is within and the view is of the Brick Lane and Fournier Street Conservation Area.
- 6.374 The foreground is dominated by the listed buildings that once formed part of the Truman Brewery complex. They provide a cohesive, pleasant townscape. The mixed age of development continues the building line along the street to the north. The bridge carrying the London Overground Line, leading from the eastern end of the site, is visible in the middle ground.
- 6.375 This is a view of medium sensitivity.



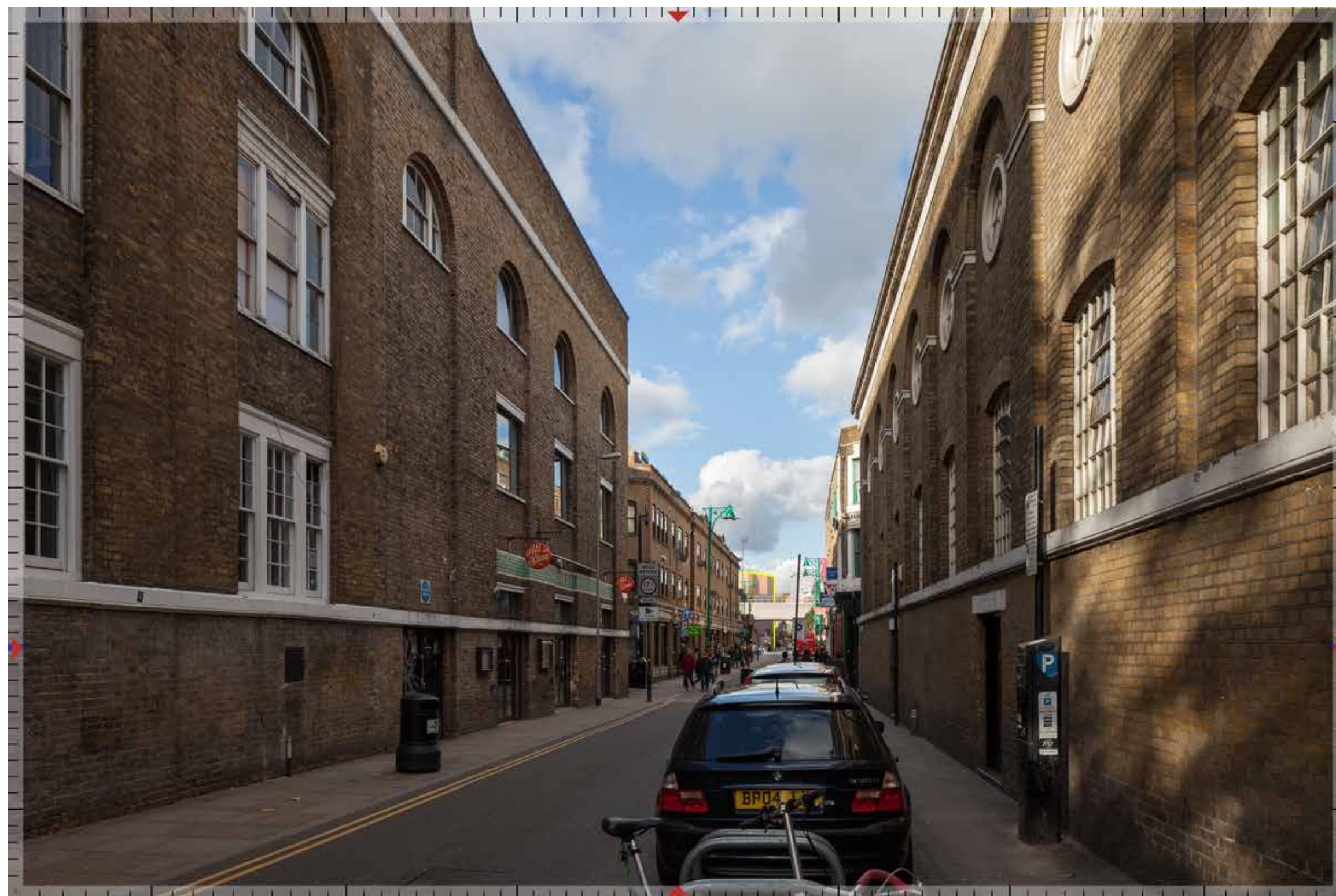
**View as proposed**

6.376 Part of the building on Plot 6 of the Revised Scheme will be visible beyond the railway viaduct, to the left (facing) side of the street. It would appear in the distance and would not be very prominent in this view.

6.377 This is a negligible to minor change to a view of medium sensitivity.

The significance is minor.

The effect is neutral.



Proposed



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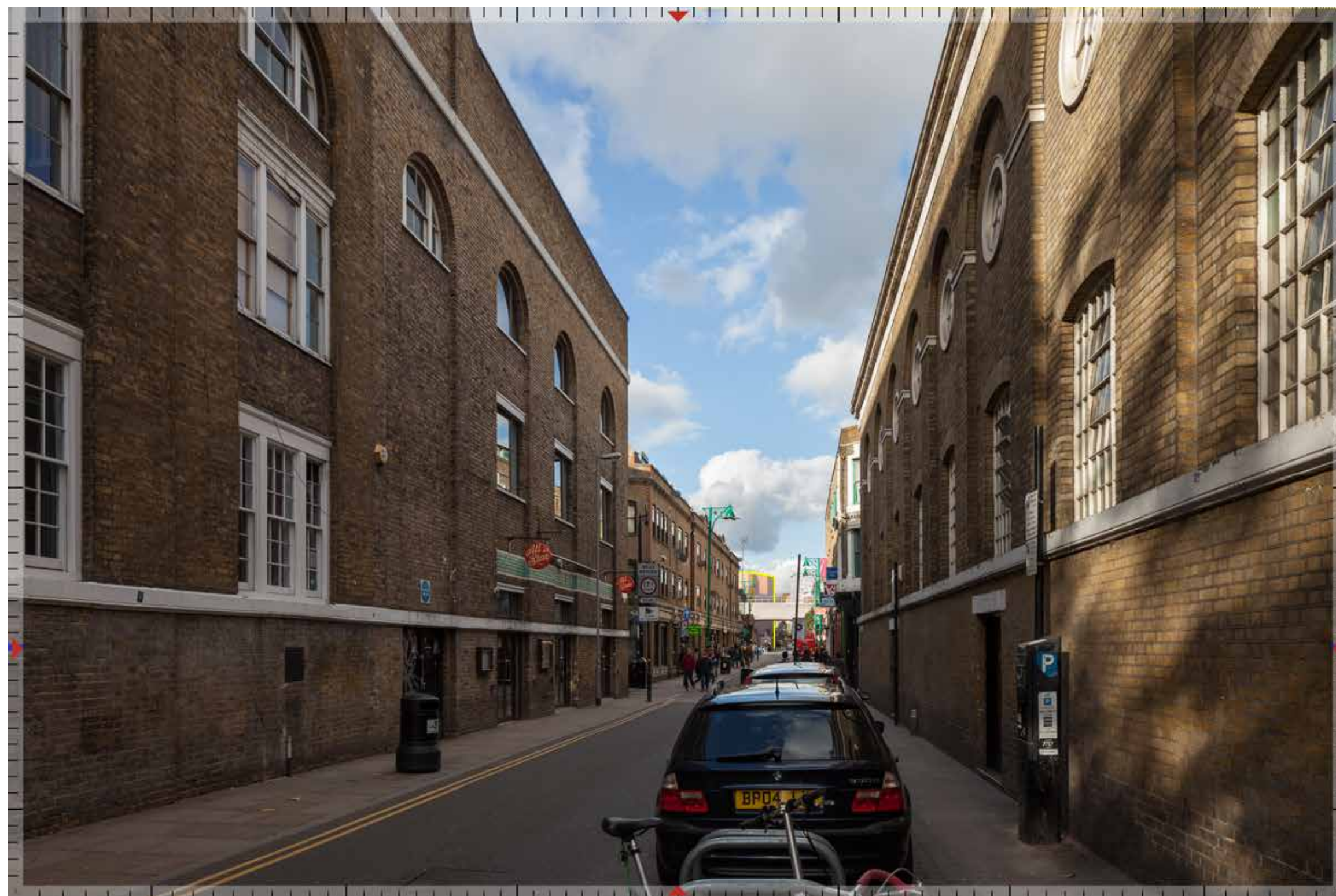


**View as cumulative**

6.378 Taking into account cumulative schemes, none of which are visible in this view, and the Revised Scheme, there will be a change of negligible to minor magnitude to a view of medium sensitivity.

The significance is minor.

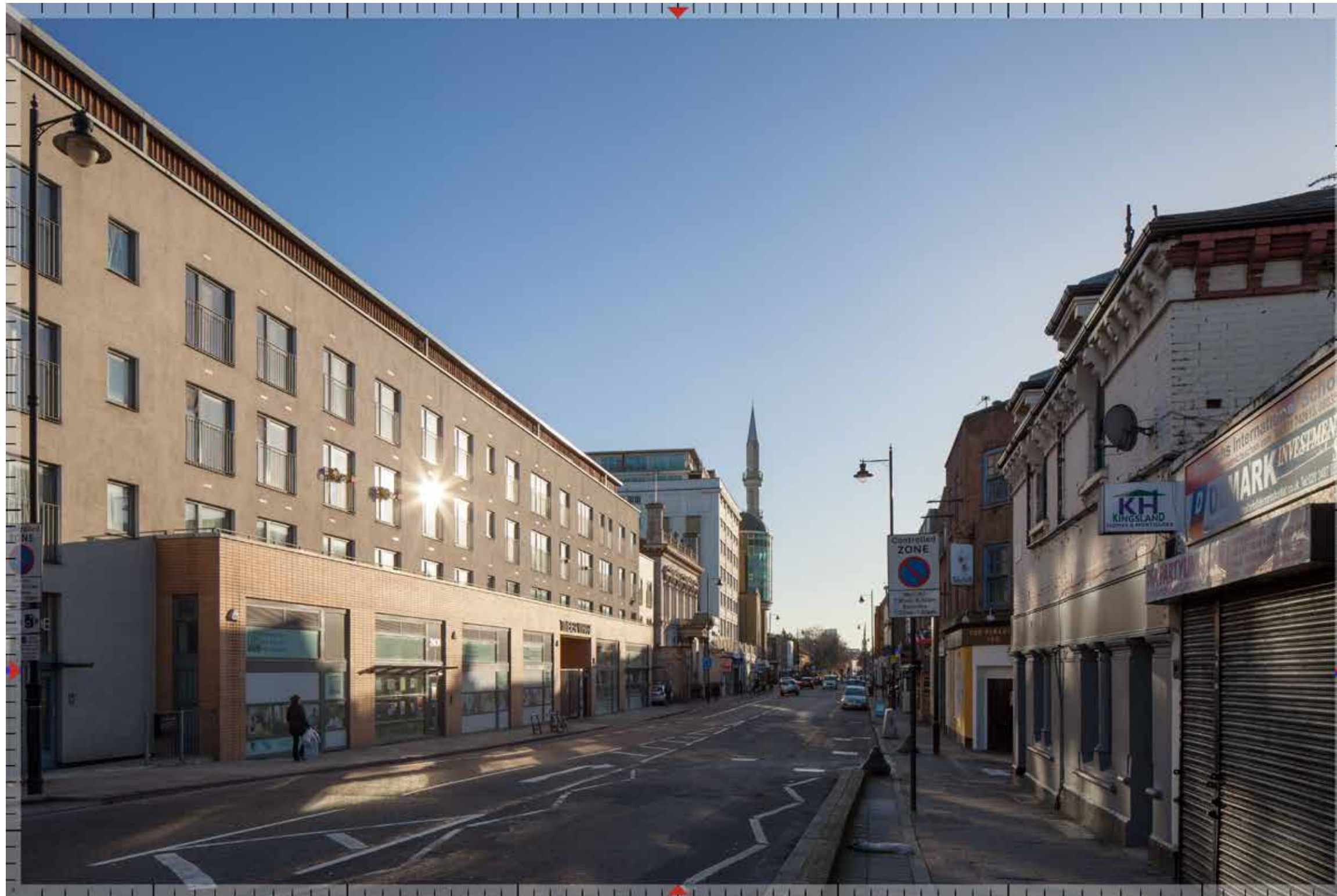
The effect is neutral.



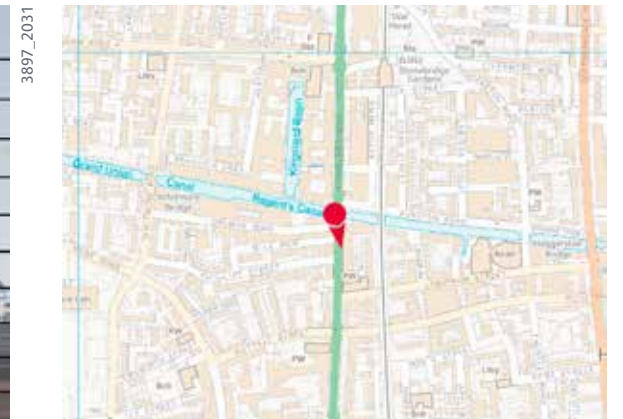
Cumulative

3897\_3606





Existing

**View as existing**

- 6.379 This viewpoint is on the west footway of Kingsland Road on the bridge crossing the Regent's Canal. The view is looking south towards the City of London.
- 6.380 This view highlights the straight alignment of the A10, one of the main routes between the City and the north. The foreground comprises a mix of development with a finer grain of varied 19th century buildings to the west (right of image) and larger scale modern infill, the grade II listed Haggerston Branch Library and the Suleymaniye Mosque and its minaret to the east. The top of the spire of St Leonards Church in Shoreditch is visible in the distance.
- 6.381 This is a view of low sensitivity.



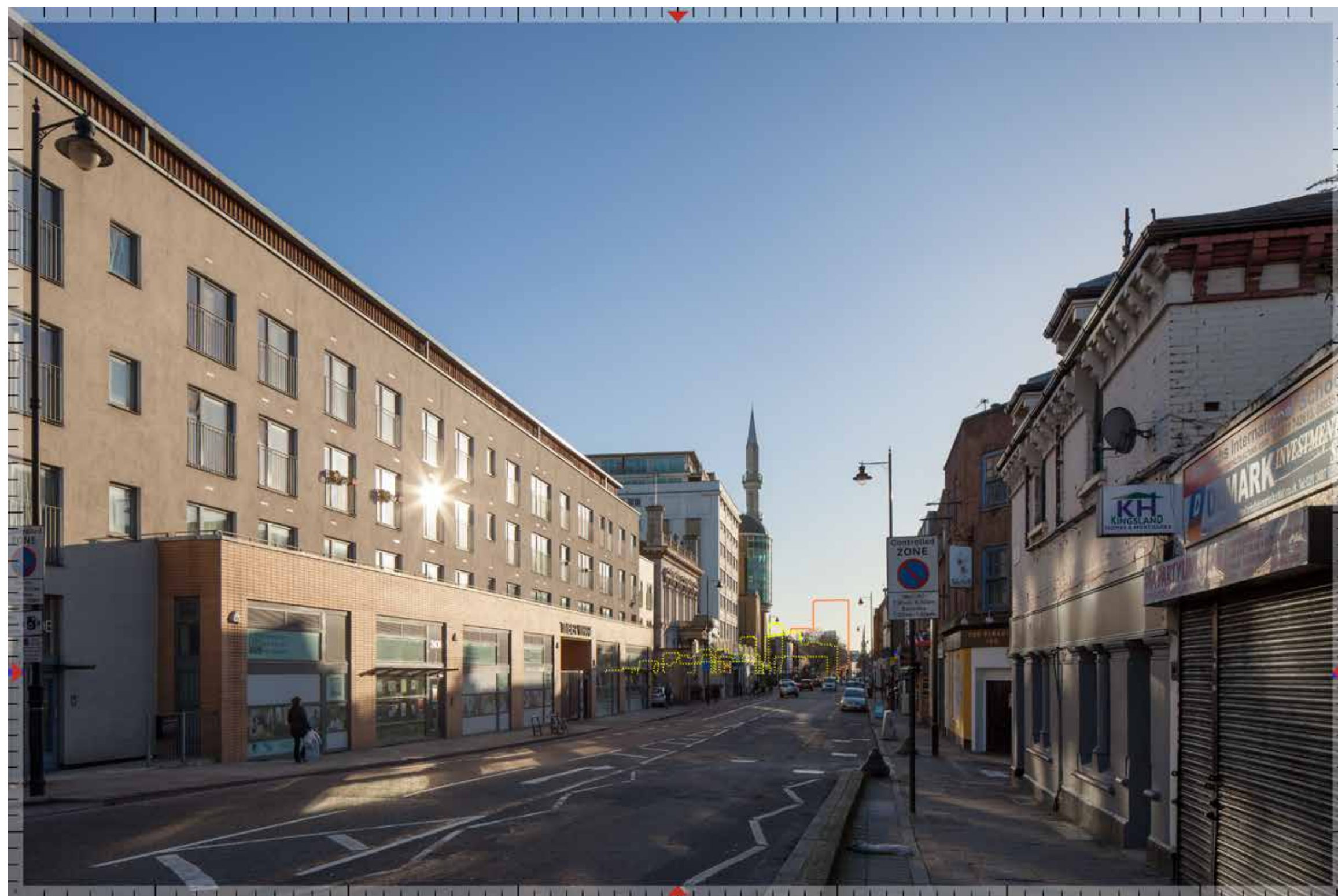
**View as proposed**

6.382 The buildings on Plots 1, 2 and 8 of the Revised Scheme will be visible to varying degrees in the distance, terminating the vista along Kingsland Road. The building on Plot 2 will act as a clear marker of the City, contributing to a cluster around the A10.

6.383 This is a minor to moderate change to a view of low sensitivity.

The significance is minor to moderate.

The effect is beneficial.



Proposed



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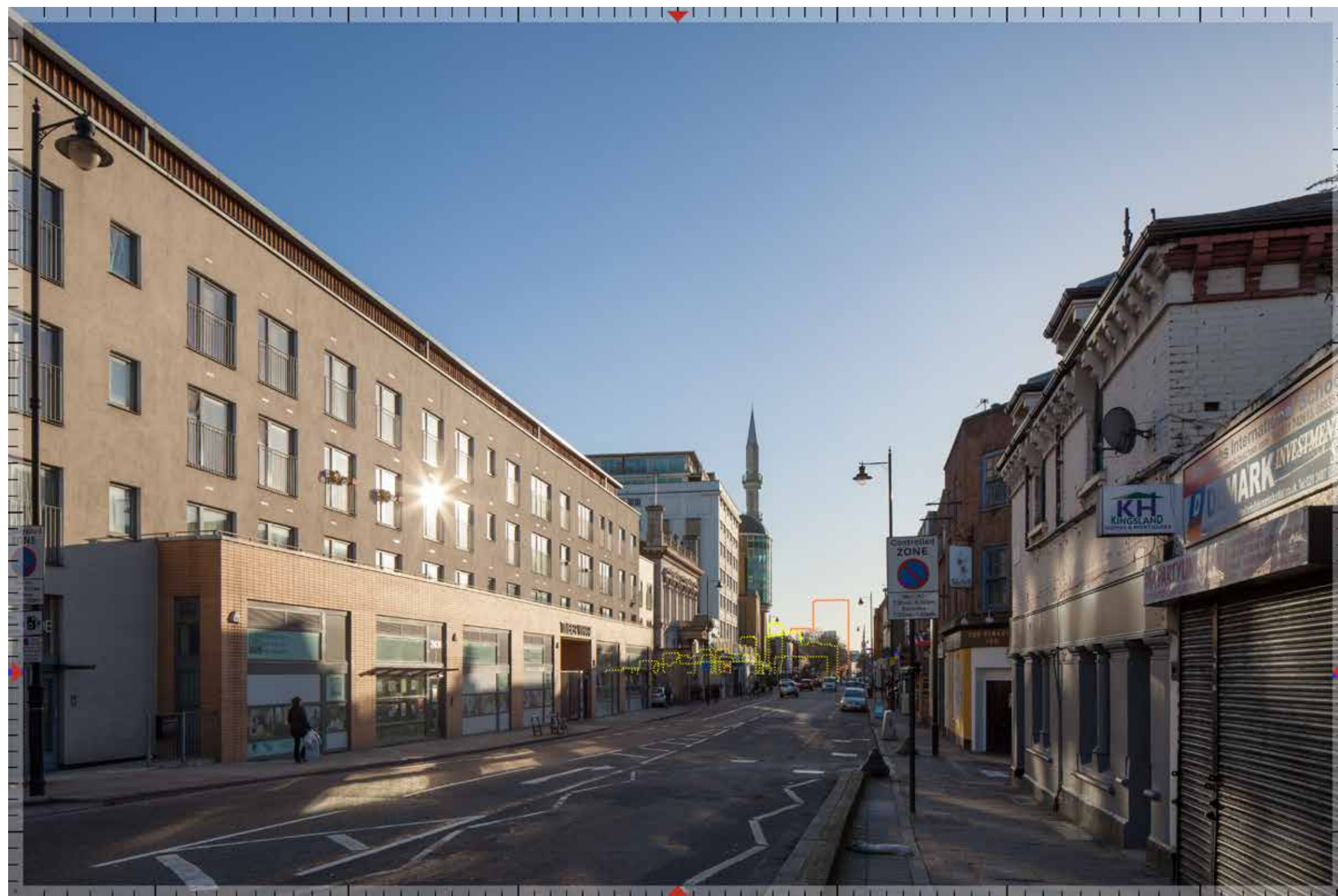


**View as cumulative**

6.384 Taking into account cumulative schemes, only one of which is visible but barely noticeable in this view, and the Revised Scheme, there will be a change of minor to moderate magnitude to a view of low sensitivity.

The significance is minor to moderate.

The effect is beneficial.



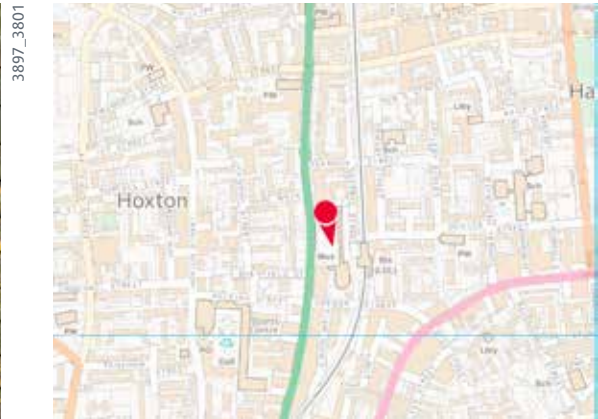
Cumulative

3897\_2036





Existing



3897\_3801

**View as existing**

- 6.385 This viewpoint is located on the north edge of the private courtyard space of the Geffrye Museum, looking south in the direction of the City and the site. The Museum is listed grade I.
- 6.386 The foreground is dominated by the mature trees in the courtyard. The courtyard is open to the busy Kingsland Road (A10) to the west, on the right of the image.
- 6.387 This is a view of high sensitivity.



View as proposed

6.388 The building on Plot 2 of the Revised Scheme is visible but will be largely screened by the substantial cover of the mature tree canopies when in leaf. It would be barely perceptible.

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

The significance is minor / none.

The effect is neutral.



Proposed

3897\_3805



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View as cumulative

6.390 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.

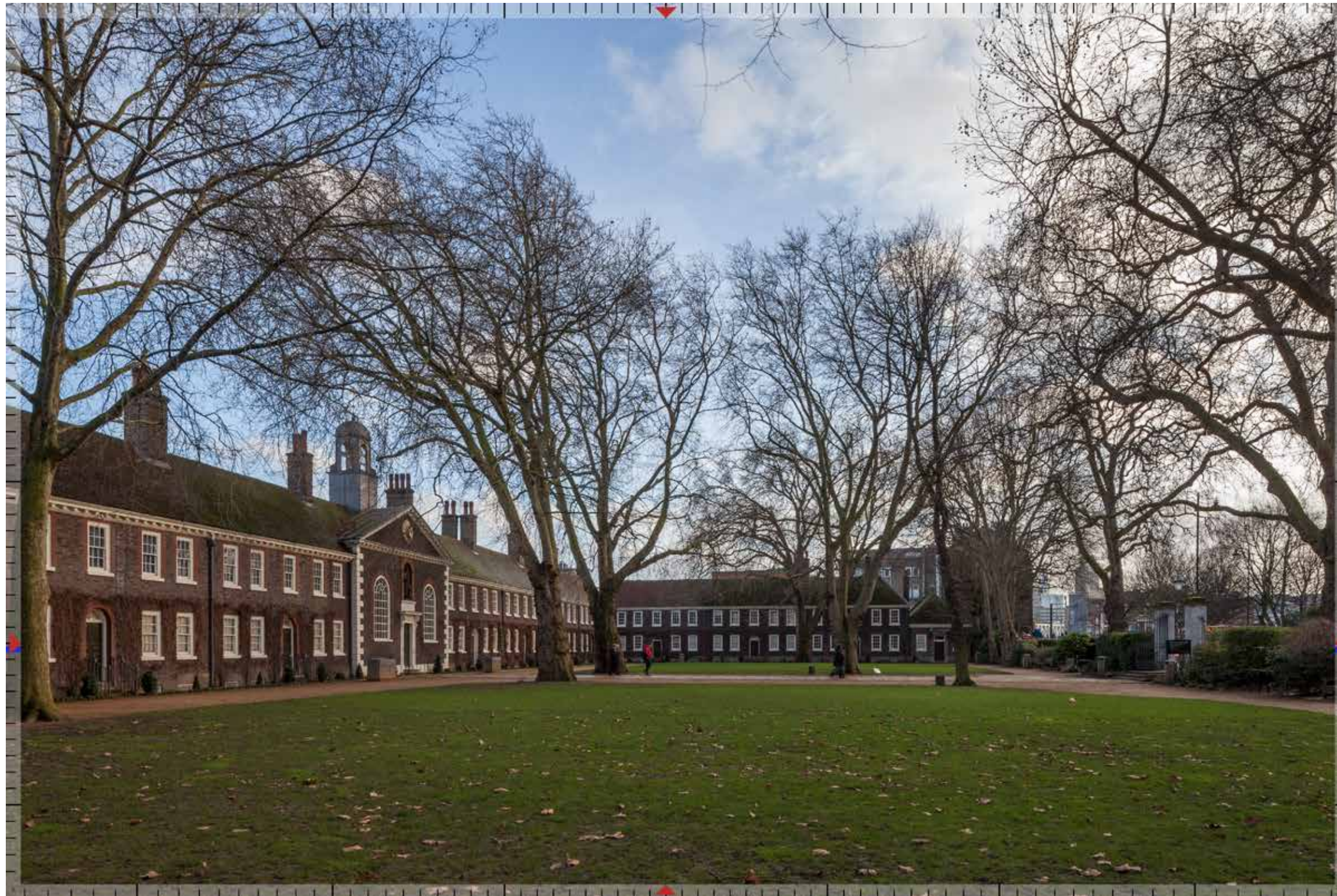
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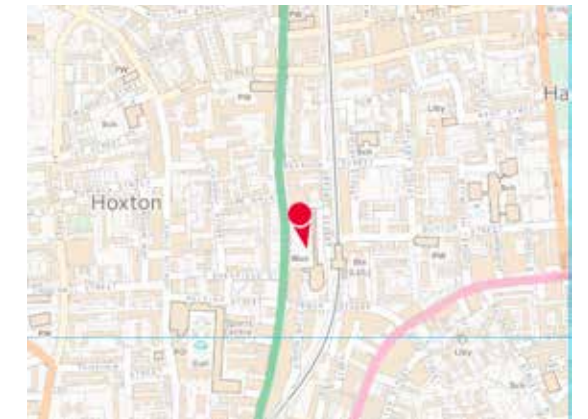
Cumulative

3897\_3806





Existing

**View as existing**

- 6.391 This view is from the same viewpoint as View 56 but in the winter.
- 6.392 The tree canopies are still prominent due to their age and size but development in the City is visible beyond, to the right of the image along Kingsland Road (A10) and in the distance above the ridge line of the south wing of the Geffrye Museum.
- 6.393 This is a view of high sensitivity.



**View as proposed**

6.394 The Building on Plot 2 of the Revised Scheme will appear in the distance beyond the ridge line of the south wing. It will appear as a distinct element, as part of the wider skyline and not part of the museum complex. The Revised Scheme will not compromise this courtyard setting of the museum, or dominate this view.

6.395 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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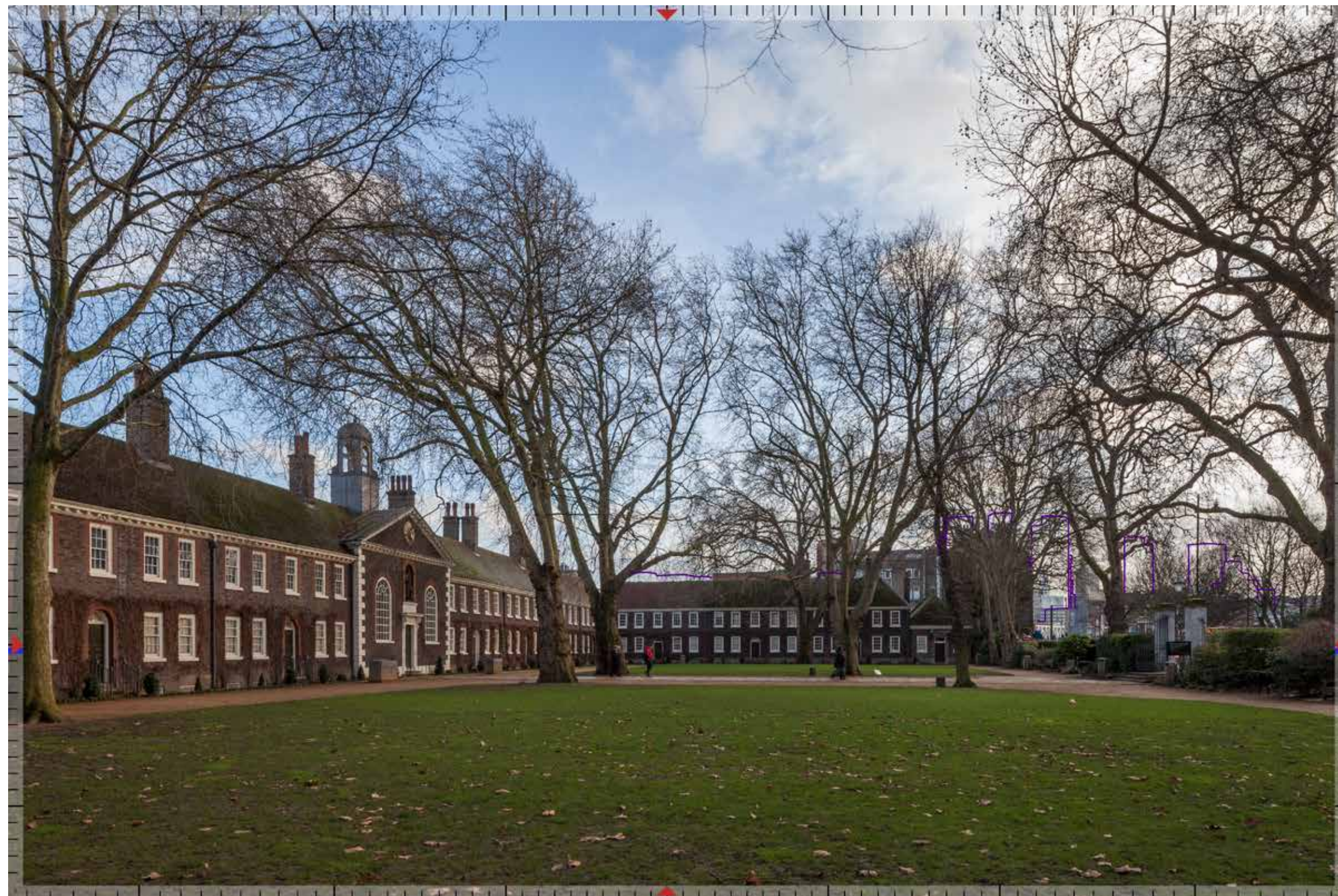


**View as cumulative**

6.396 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\_3856





Existing

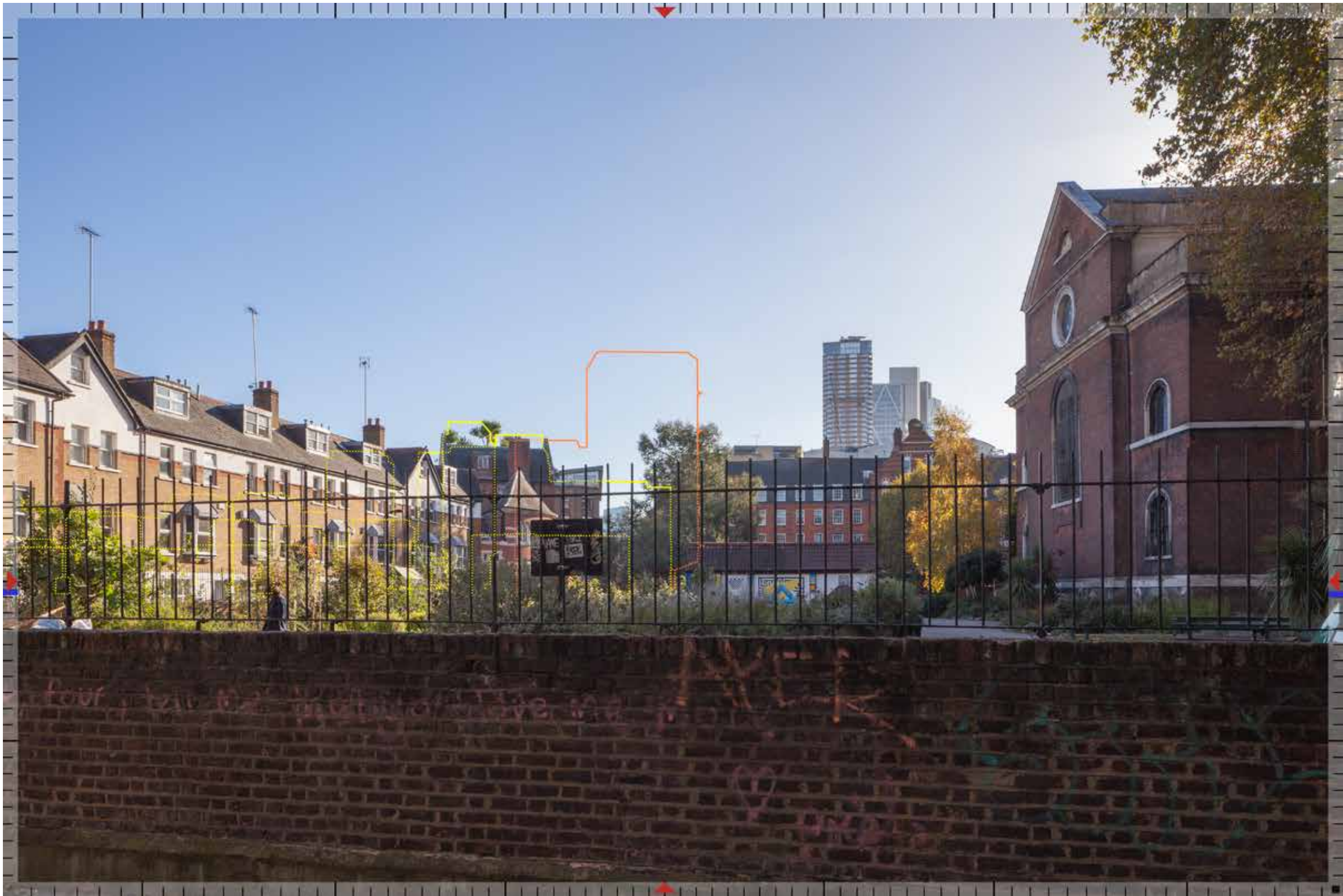
**View as existing**

- 6.397 This viewpoint is on the north footway of Austin Street, looking south in the direction of the site. The viewpoint and view are within the South Shoreditch Conservation Area; the Boundary Estate Conservation Area, which includes a number of listed buildings, is in the middleground. The rear of the grade II listed St Leonard's Church is to the right of the image.
- 6.398 The view looks across the churchyard to the rear of St Leonard's Church towards the City. Broadgate Tower is visible above one of the Boundary Estate blocks, as are the very tops of development fronting Shoreditch High Street, and the Principal Place scheme. A modern residential terrace defines the fore – ground to the left and overlooks the churchyard.
- 6.399 This is a view of low to medium sensitivity.



View as proposed

- 6.400 The buildings on Plots 1, 2 and 8 of the Revised Scheme will be visible to varying degrees against the sky. They will appear as distinct elements in the distance, with the building on Plot 2 of a comparable apparent height to the Broadgate Tower and Principal Place tower, which are visible to the right.
- 6.401 This is a moderate change to a view of low to medium sensitivity.
- The significance is moderate.
- The effect is neutral.



Proposed



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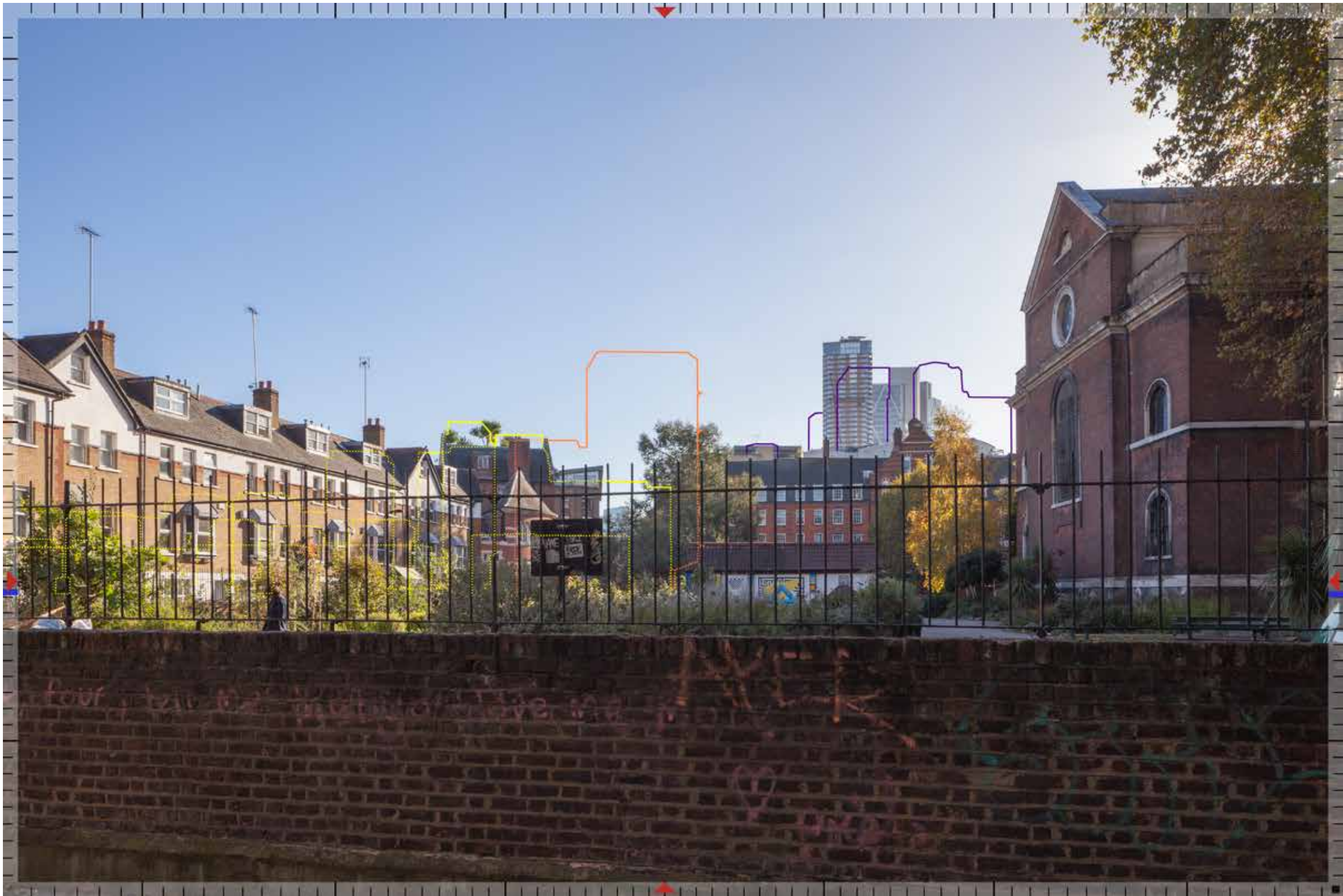


View as cumulative

- 6.402 The towers of The Stage and nos. 201-207 Shoreditch High Street developments will be visible to the right forming a cluster with the tower of Principal Place and Broadgate Tower. They will draw attention away from the Revised Scheme in this view.
- 6.403 Taking into account cumulative schemes and the Revised Scheme there will be a change of moderate magnitude to a view of low to medium sensitivity.

The significance is moderate.

The effect is neutral.



Cumulative

3897\_4006





Existing

**View as existing**

- 6.404 This view is looking north-east towards the site from Worship Street at the junction with Vandy Street. The northern side of Worship Street (left of image) forms the southern boundary of the South Shoreditch Conservation Area.
- 6.405 The northern built edge of Worship Street defines the foreground and includes a group of grade II\* listed buildings, Nos. 91 to 101 by Philip Webb (Nos. 104 and 105, not forming part of the same group but listed grade II, are barely visible in this view). The Principal Place scheme can be seen in the centre of the view and is prominent in the image. The polished metal and granite cladding of the 5 to 10 storey Broadgate West II (to the far right of image) is indicative of the proximity of the City to the south.
- 6.406 This is a view of medium sensitivity.



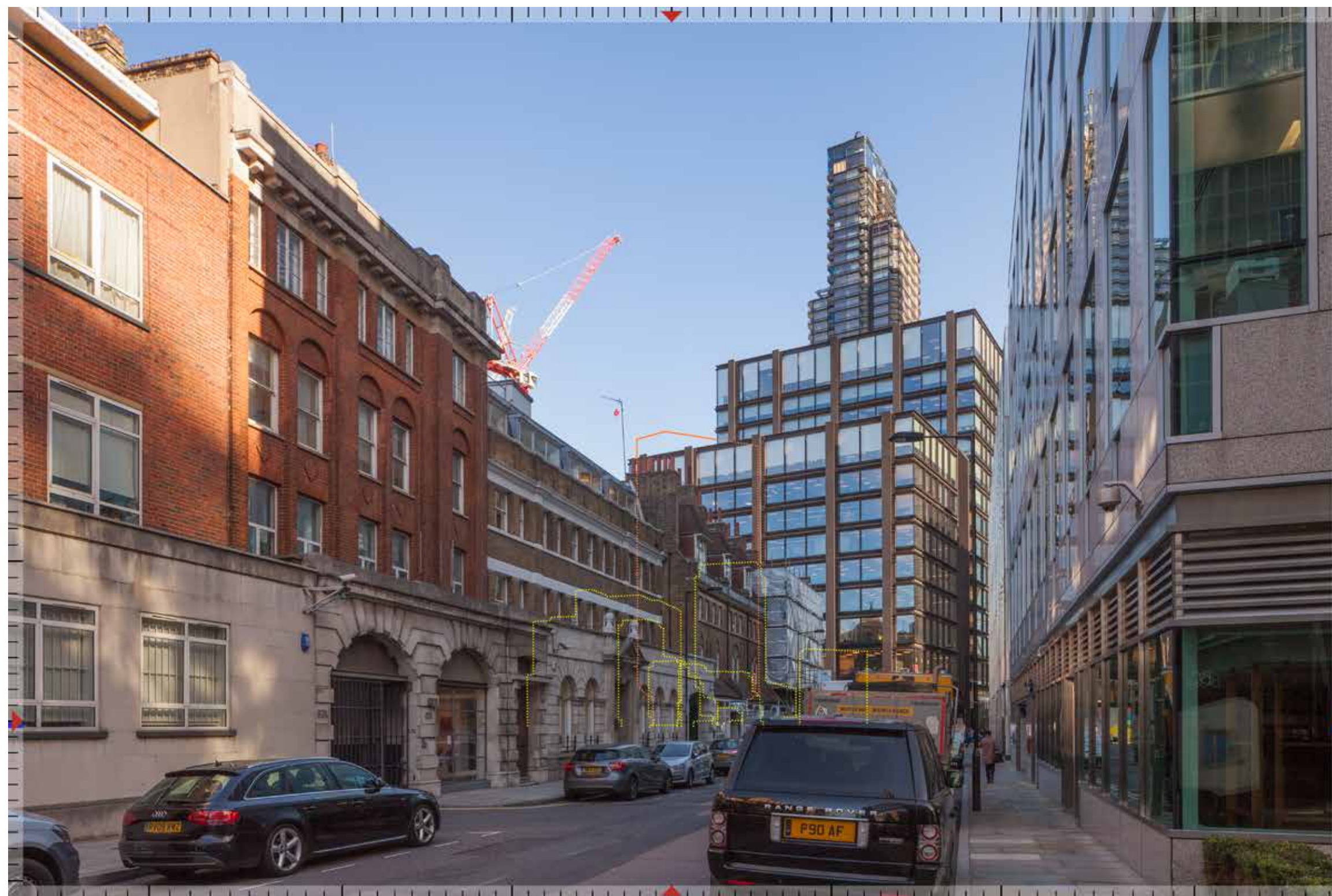
**View as proposed**

6.407 Part of the top of the building on Plot 2 of the Revised Scheme will be visible in this view, beyond the lower part of the Principal Place scheme, to the left (facing) of and it will not be prominent in this view.

6.408 This is a negligible change to a view of medium sensitivity.

The significance is minor / none.

The effect is neutral.



Proposed

3897\_4105





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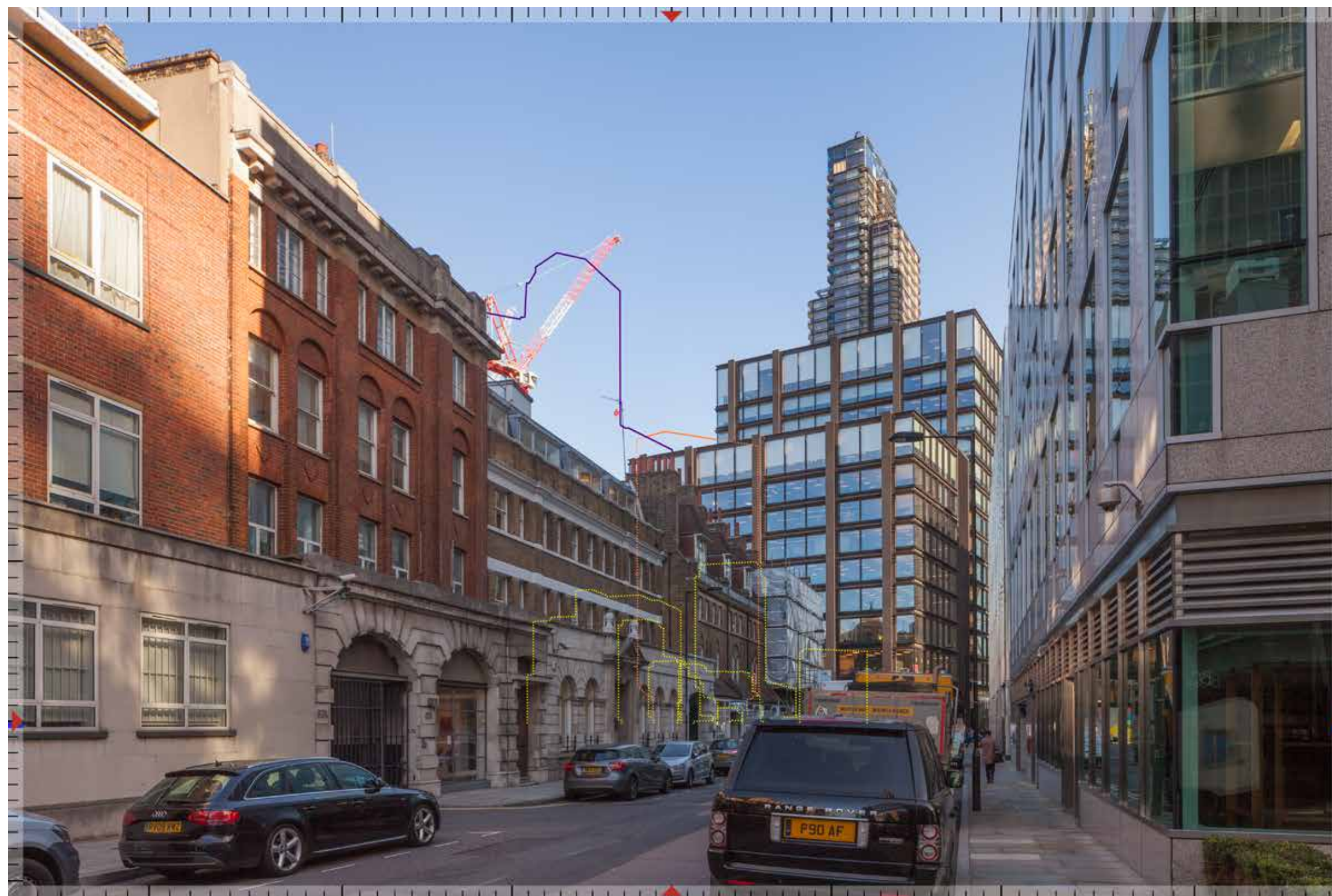


**View as cumulative**

6.409 The top of the Stage development will be visible in this view. Taking into account cumulative schemes and the Revised Scheme there will be a change of minor to moderate magnitude to a view of medium sensitivity.

The significance is minor to moderate.

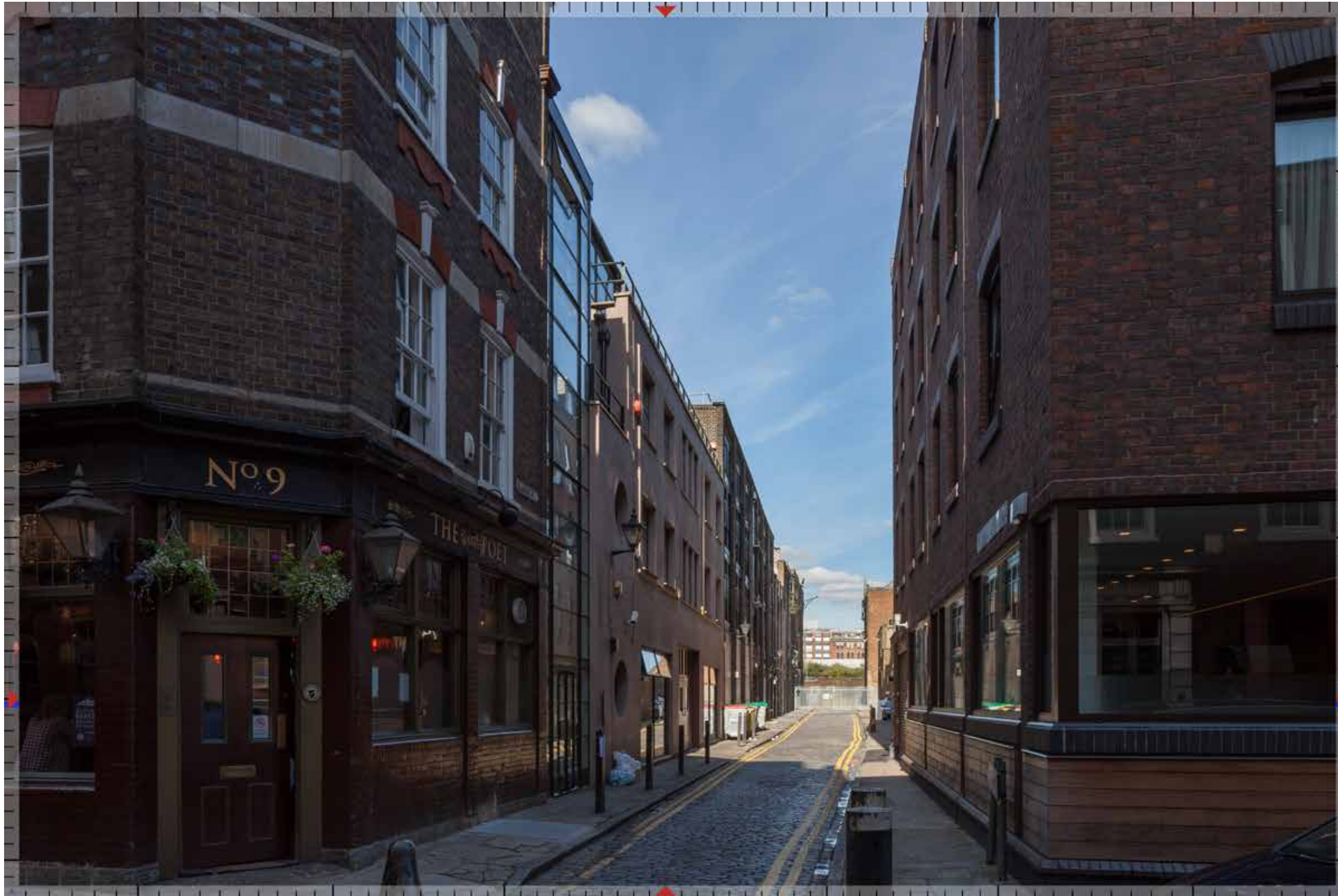
The effect is neutral.



Cumulative

3897\_4106





Existing

**View as existing**

- 6.410 This viewpoint is located on the south footway of Folgate Street, looking north along Blossom Street towards the west end of the site. The viewpoint and foreground are within the Elder Street Conservation Area.
- 6.411 The street includes a mix of 19th and 20th century brick built residential and commercial buildings with a continuous built edge to the back of the footway. It has a robust urban character derived from the workshop and commercial buildings including the prominent late 20th century ones in the foreground. Buildings on the north side of Bethnal Green Road are visible, beyond the concrete railway box, terminating the views across the vacant Goodsyrd site.
- 6.412 This is a view of medium sensitivity.



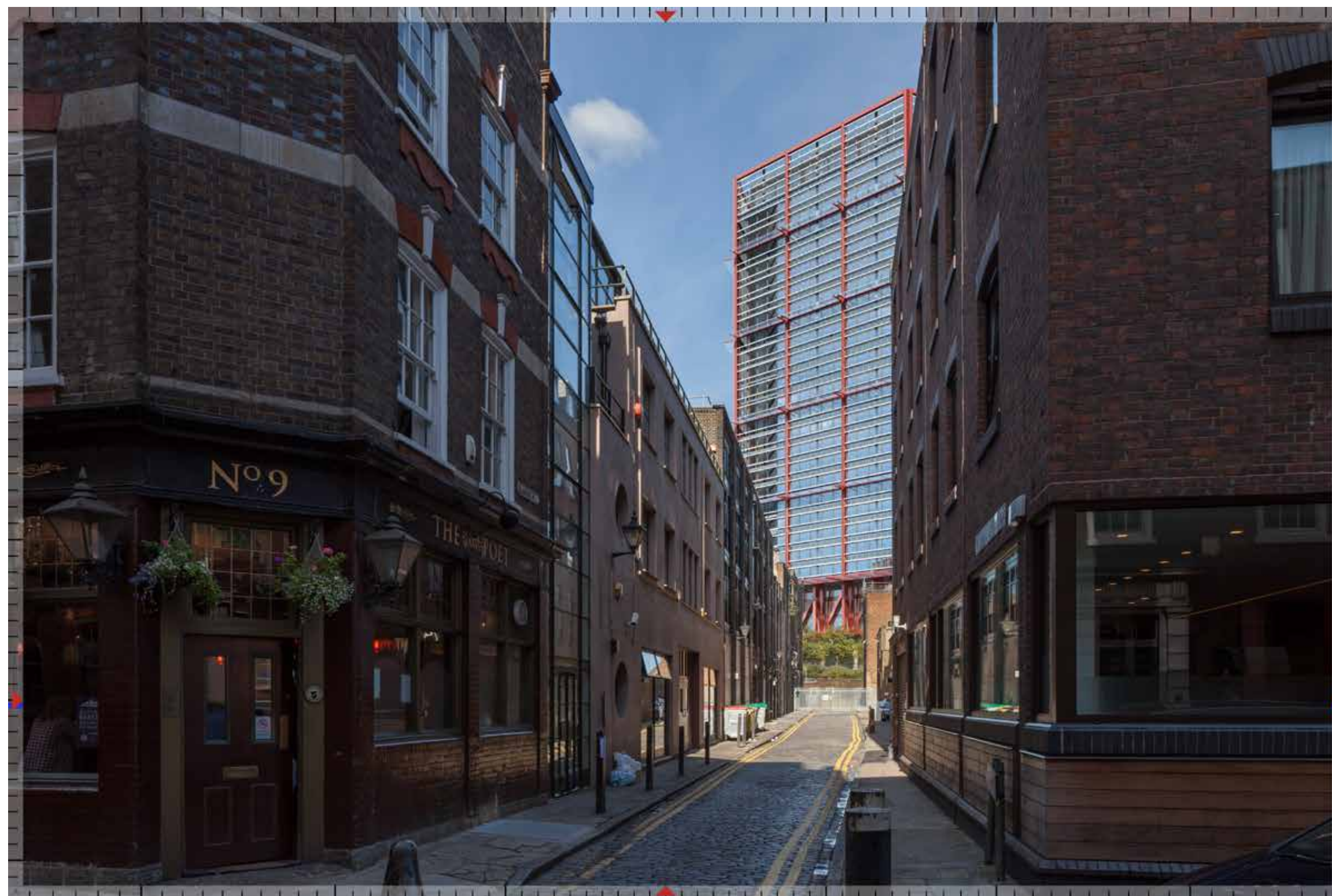
**View as proposed**

6.413 The building on Plot 2 will terminate the view along Blossom Street, beyond the railway cutting of the main line to Liverpool Street Station. It will return an urban form to the middle ground of the view. The building will have a well articulated and ordered glazed elevations set within a red supercladding.

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

The significance is moderate.

The effect is beneficial.



Proposed

3897\_4205





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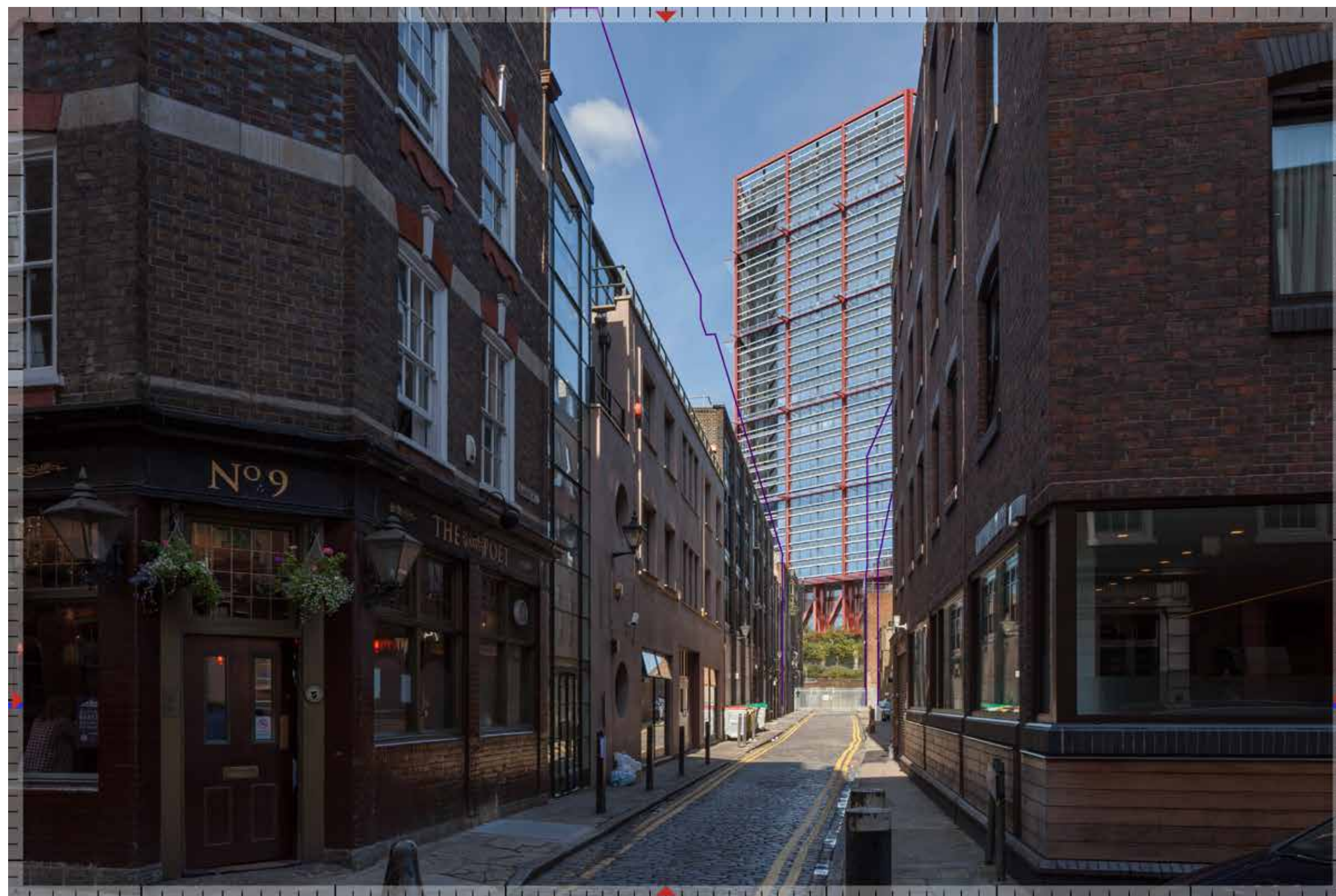


**View as cumulative**

6.415 Taking into account cumulative schemes (including the current Blossom Street application) and the Revised Scheme there will be a change of major magnitude to a view of medium sensitivity.

The significance is major.

The effect is beneficial.



Cumulative

3897\_4206





Existing

**View as existing**

- 6.416 This viewpoint is located on Quaker Street at the junction with Great Eagle Street, looking west. The viewpoint and view are within the Brick Lane and Fournier Street Conservation Area.
- 6.417 The late 20th century apartment block dominates the foreground to the right with temporary supports holding up the retained gable ends of a 19th century workshop building the subject of a redevelopment proposal beyond. To the left, a graffitied late 19th century block defines the corner at this junction, and beyond in the distance is the tower of the Principal Place development. The site lies to the right of the image, beyond the railway cutting which runs behind the built edge to the north side of Quaker Street.
- 6.418 This is a view of low to medium sensitivity.

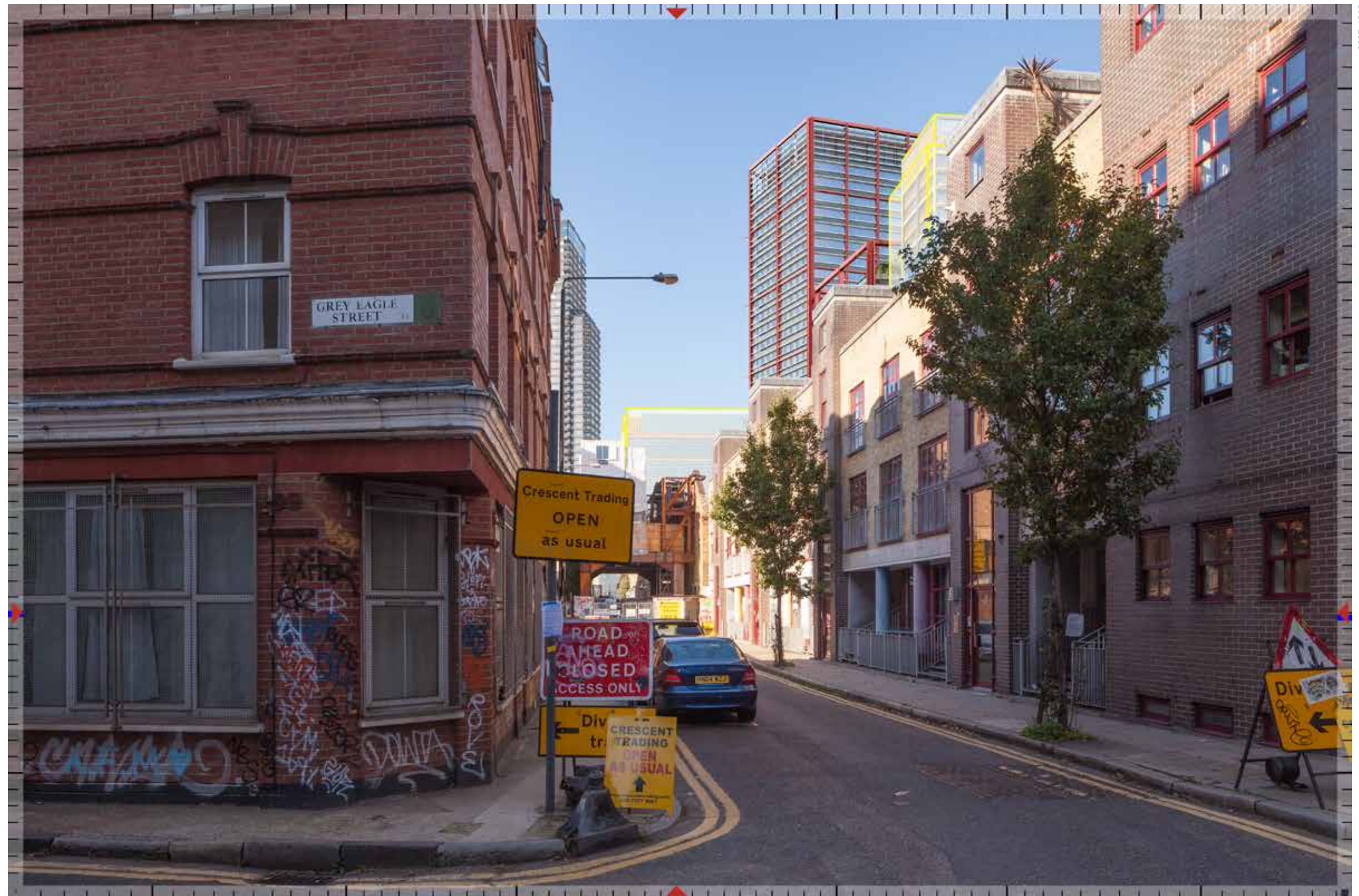


**View as proposed**

- 6.419 The building on Plots, 3 and 8 of the Revised Scheme will appear in the centre of the view, above the skyline of development defining the north edge of Quaker Street. The buildings will act as a marker for the A10 and Shoreditch High Street, along with Principal Place to the left.
- 6.420 The building on Plot 2, the subject of a detailed application, will appear in the distance. The red grid of the super-cladding and ordered banded glazed elevations will be evident.
- 6.421 This is a moderate change to a view of low to medium sensitivity.

The significance is moderate.

The effect is beneficial.



Proposed



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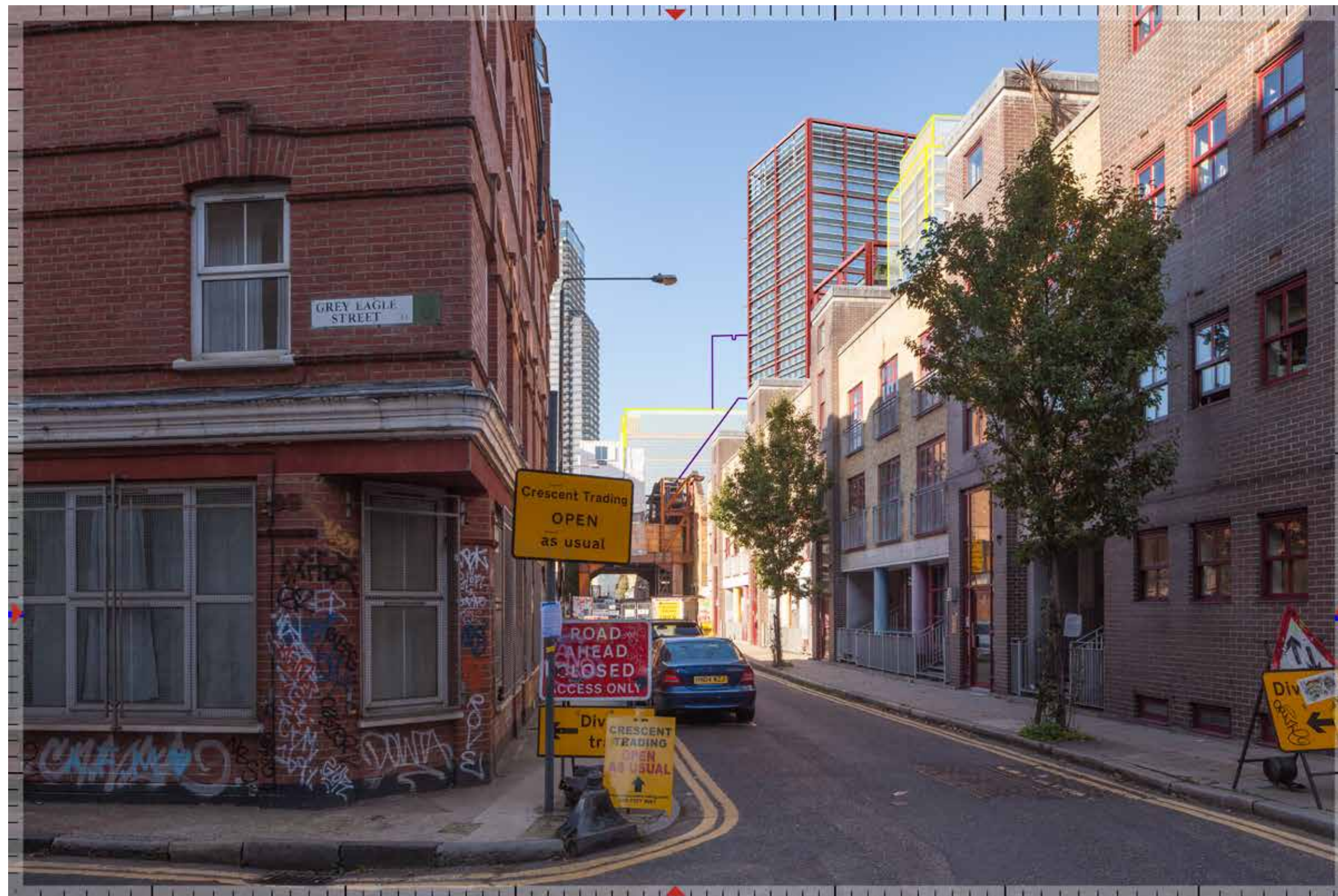


**View as cumulative**

6.422 A small part of The Stage tower will be visible beyond the tower on Plot 2. Taking into account cumulative schemes and the Revised Scheme there will be a change of moderate magnitude to a view of low to medium sensitivity.

The significance is moderate.

The effect is beneficial.



Cumulative

3897\_4306





Existing

**View as existing**

- 6.423 This viewpoint is on the north footway of Quaker Street, at its western end at the junction with Commercial Street. The fore – ground to the right of the image and the middleground including and beyond the apartment block at the junction with Wheler Street, are within the Brick Lane and Fournier Street Conservation Area.
- 6.424 The foreground is of a poor townscape quality comprising lock-ups and a brick wall and chain – link fencing boundary to the site, which define the north edge of the street (left of image). Beyond is an early 21st century apartment block of moderate quality which marks the start of the built edge to the north side of Quaker Street (and the conservation area boundary). The recently completed 25 storey high residential tower forming part of the Avant Garde development on Bethnal Green Road is visible in the distance, beyond the traffic sign.
- 6.425 This is a view of low sensitivity.



# View as proposed

6.426 The building on Plot 3 of the Revised Scheme will introduce a high quality built edge to the north side of Quaker Street with active ground floor uses. It will significantly enhance the built edge to the street in this location. The yellow wireline outline indicates the maximum volume of this building and the illustrative scheme shows how this building could appear.

6.427 This is a major change to a view of low sensitivity.

The significance is moderate.

The effect is beneficial.



Proposed



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**View as cumulative**

6.428 Taking into account the cumulative schemes, none of which are visible in this view, and the Revised Scheme, there will be a change of major magnitude to a view of low sensitivity.

The significance is moderate.

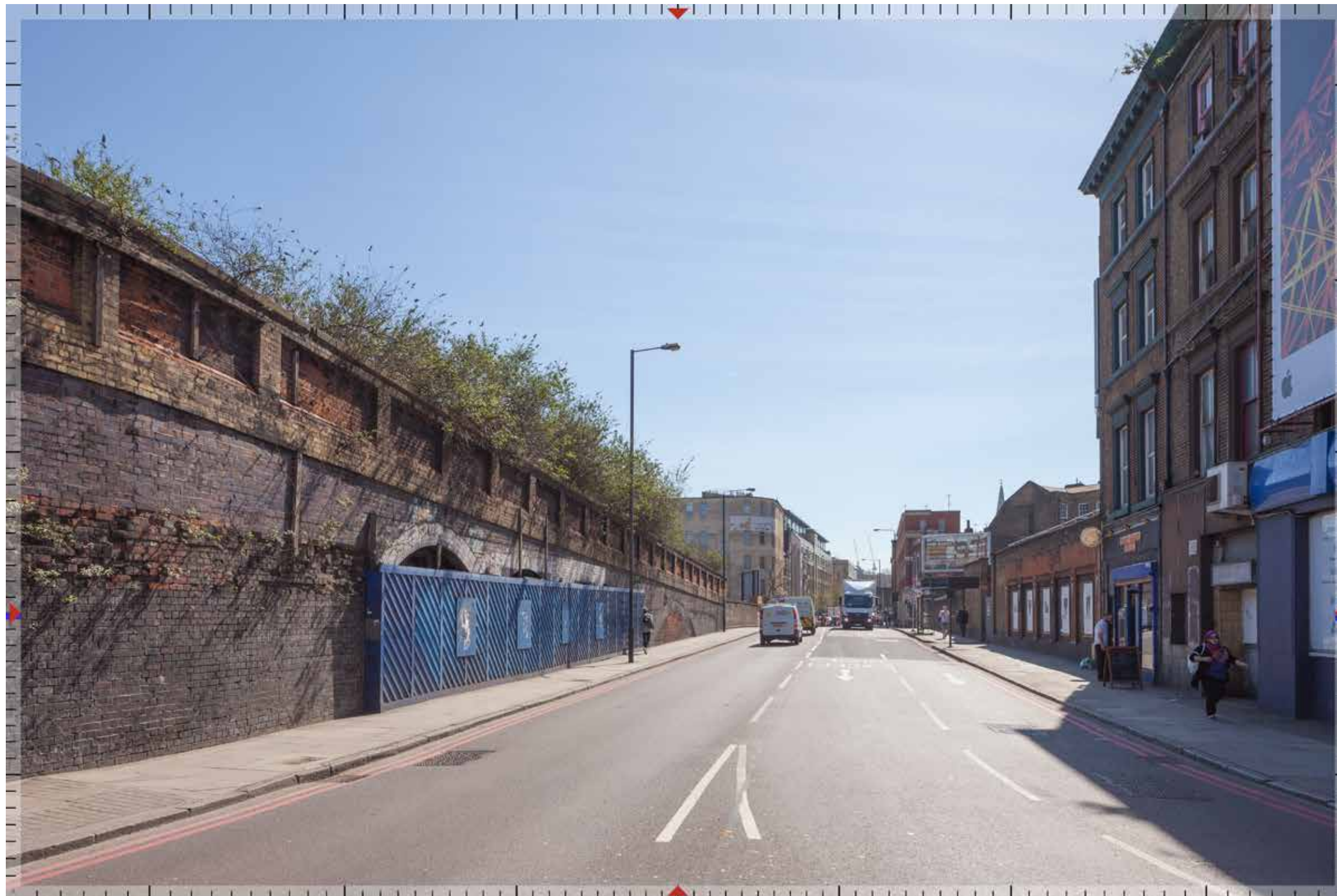
The effect is beneficial.



Cumulative

3897\_4406





Existing

**View as existing**

- 6.429 This viewpoint is on the traffic island at the junction of Commercial Street with Shoreditch High Street. The view is looking south-east along Commercial Street. The area in the middleground to the left of Commercial Street (facing) lies within the Brick Lane and Fournier Street Conservation Area; the area to the right lies within the Elder Street Conservation Area.
- 6.430 The busy road and boundary wall to the site (to the left to the view facing) are prominent in the foreground. Beyond the site there is modern development along the north-east side of Commercial Street. To the far right of the image are late 19th century buildings and the tall blank parapet wall that runs along the edge of the bridge over the mainline railway cutting (which runs through part of the site). A large advertisement hoarding and the top of the grade II listed former Police Station are visible beyond (right of centre).
- 6.431 This is a view of low sensitivity.



**View as proposed**

6.432 The retained and restored historic boundary wall to the site will be prominent to the left (facing). Above this to the left (facing) the exposed structural elements of the base of the building on Plot 2 will be apparent. Beyond, towards the centre of the view, the building on plot 3 will provide a positive built edge along Commercial Street up to the junction with Quaker Street.

6.433 This is a moderate to major change to a view of low sensitivity.

The significance is moderate.

The effect is beneficial.



Proposed



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**View as cumulative**

6.434 Taking into account the Blossom Street (current application) cumulative scheme, there will be a major change to a view of low sensitivity.

The significance is moderate.

The effect is beneficial.



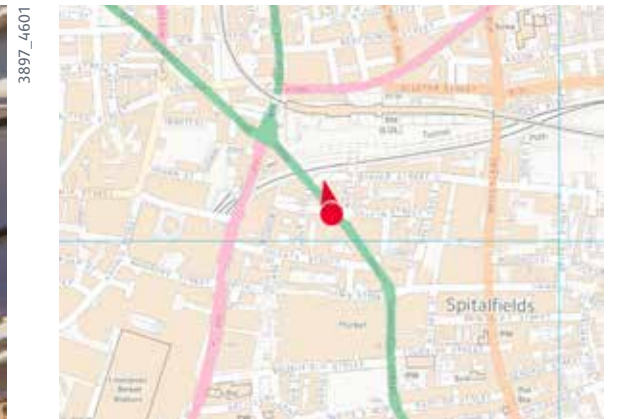
Cumulative

3897\_4506





Existing

**View as existing**

- 6.435 This viewpoint is on the south-west footway of Commercial Street, just south of Fleur De Lis Street, looking in the direction of the site. The viewpoint and grade II listed former Police Station to the far left (facing) of the view are within the Elder Street Conservation Area. The buildings on the opposite (north-east) side of Commercial Street are within the Brick Lane and Fournier Street Conservation Area.
- 6.436 The buildings in the foreground provide a hard street edge to Commercial Street. The gap in the middle ground terminating the views along the street is the site. To the left of this is the post-war warehouse (Nos. 2 to 4 Great Eastern Street) facing Shoreditch High Street, and beyond the Citizen M Hotel.
- 6.437 This is a view of low to medium sensitivity.



**View as proposed**

6.438 This Revised Scheme will continue the strong built edge to Commercial Street up to the junction with Shoreditch High Street, retaining and restoring the historic boundary wall beyond the railway cutting.

6.439 The building on plot 3, a positive new feature at the junction of Commercial Street and Quaker Street, will mediate the scale between the existing context in the foreground and the taller building on Plot 2. The latter will be of a high quality of design with ordered glazed elevations set within the red grid of the supercladding.

6.440 This is a major change to a view of low to medium sensitivity.

The significance is moderate.

The effect is beneficial.



Proposed



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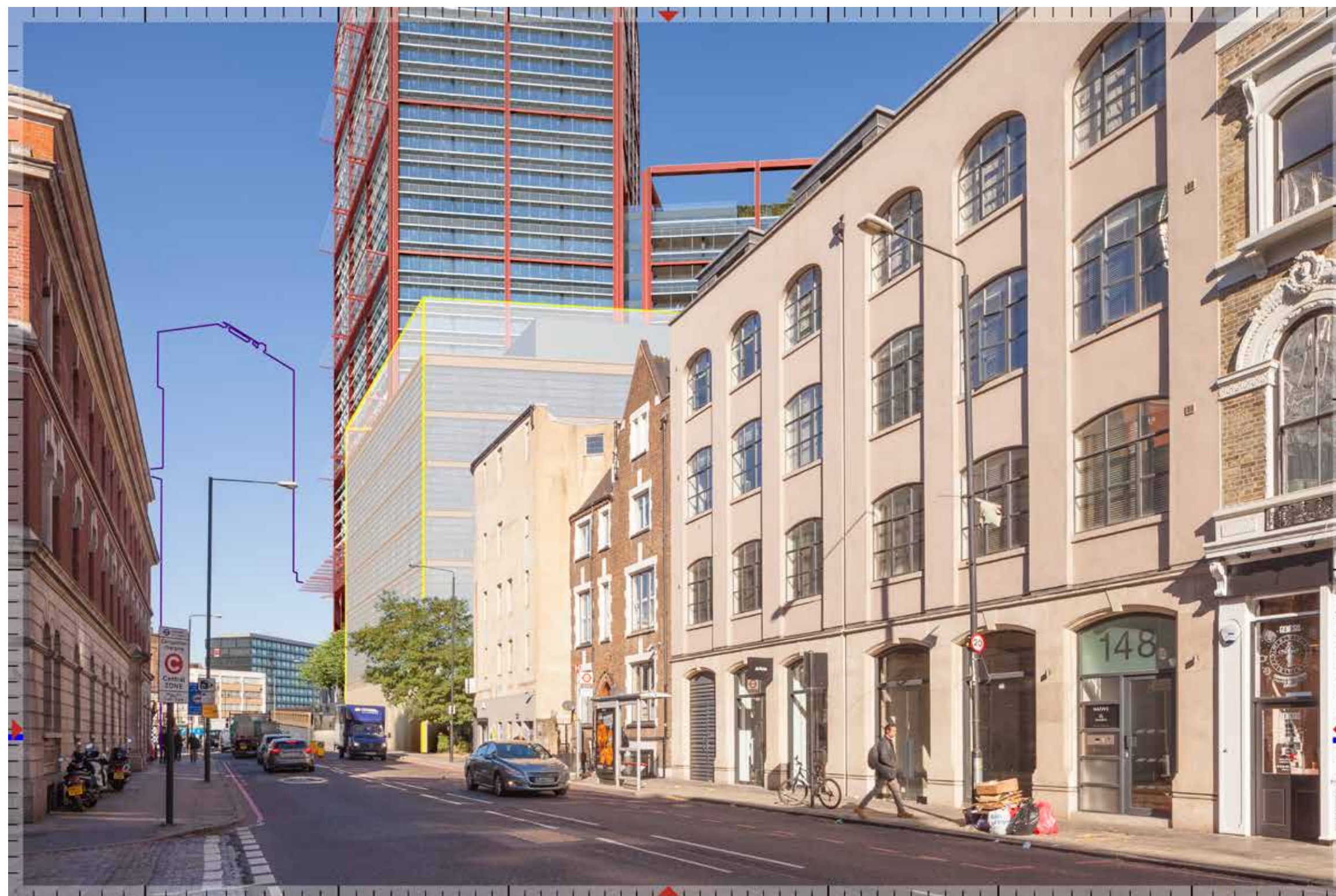


**View as cumulative**

6.441 Taking into account the cumulative schemes there will be a major change to a view of low to medium sensitivity.

The significance is moderate.

The effect is beneficial.



Cumulative

3897\_4606





Existing

**Existing**

- 6.442 This view is looking north-east towards the western end of the site from the west footway of Shoreditch High Street. Shoreditch High Street (and Bethnal Greens Road) form the boundary of the conservation area in this location; the foreground to the left (facing) and Tea Building in the middle ground are within South Shoreditch Conservation Area. The forecourt wall and gates (including the oriel window) of the Old Bishopsgate Goods Station (on site) are listed grade II.
- 6.443 The view is dominated by the busy road and the 'gap' of the vacant site. The Avant Garde Tower is visible beyond the site in the distance. This is a view of a fractured townscape which overall appears neglected.
- 6.444 This is a view of low sensitivity.



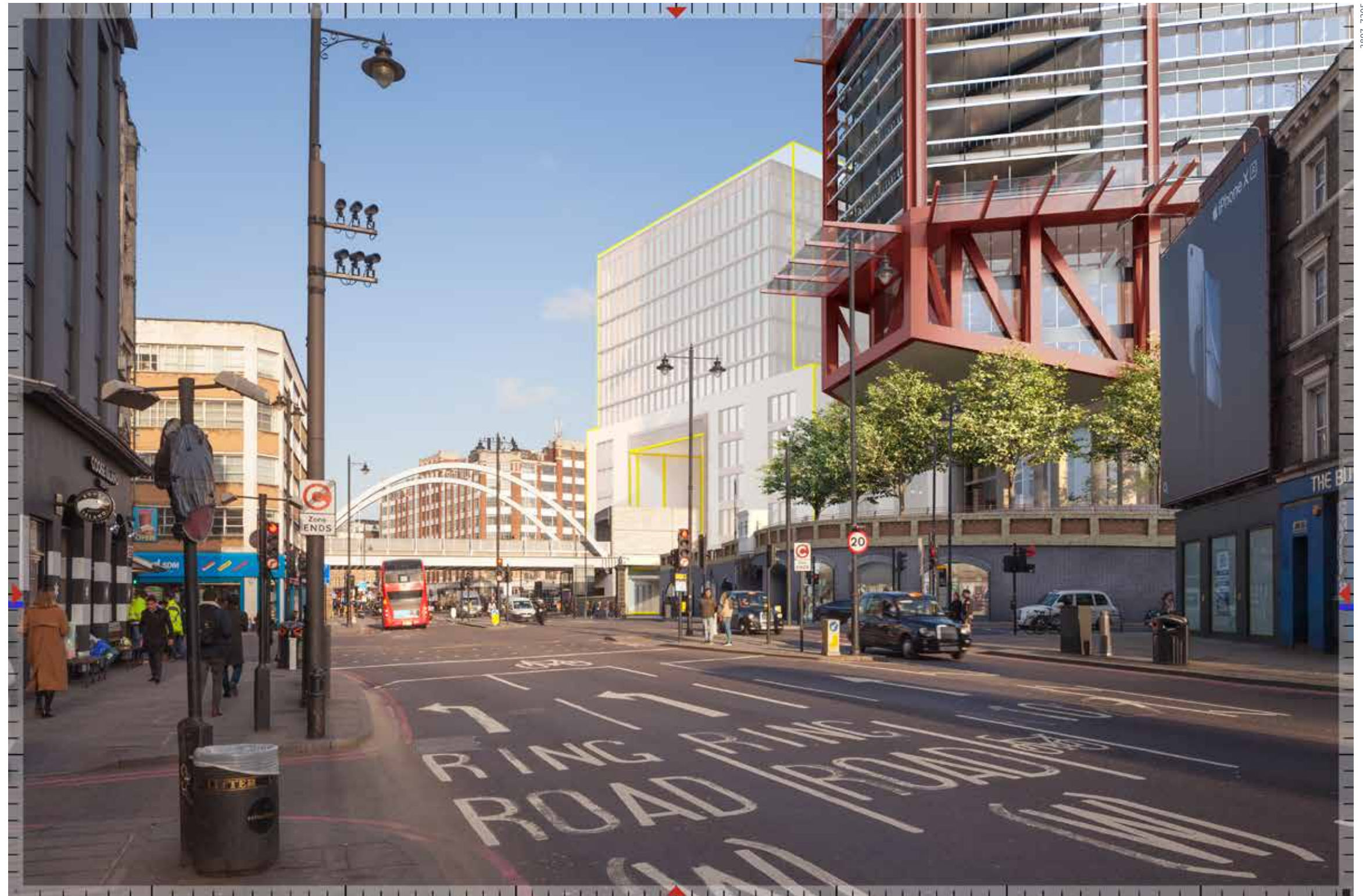
**Proposed**

6.445 The site will be transformed. There will be significant enhancement to the street edge through the restoration of the listed historic boundary wall and oriel window, as well as the tree planting in the new open space above. The building on Plot 1 sits comfortably at the junction with Bethnal Green Road, straddling the Overground track, and the well articulated base of the building on Plot 2 over sails the new open space. The scale of development will help mitigate the negative effects of the wide busy highway and bring a large, mostly vacant site, that currently detracts from its surroundings, back into use.

6.446 This is a moderate to major change to a view of low sensitivity.

The significance is moderate.

The effect is beneficial.



Proposed



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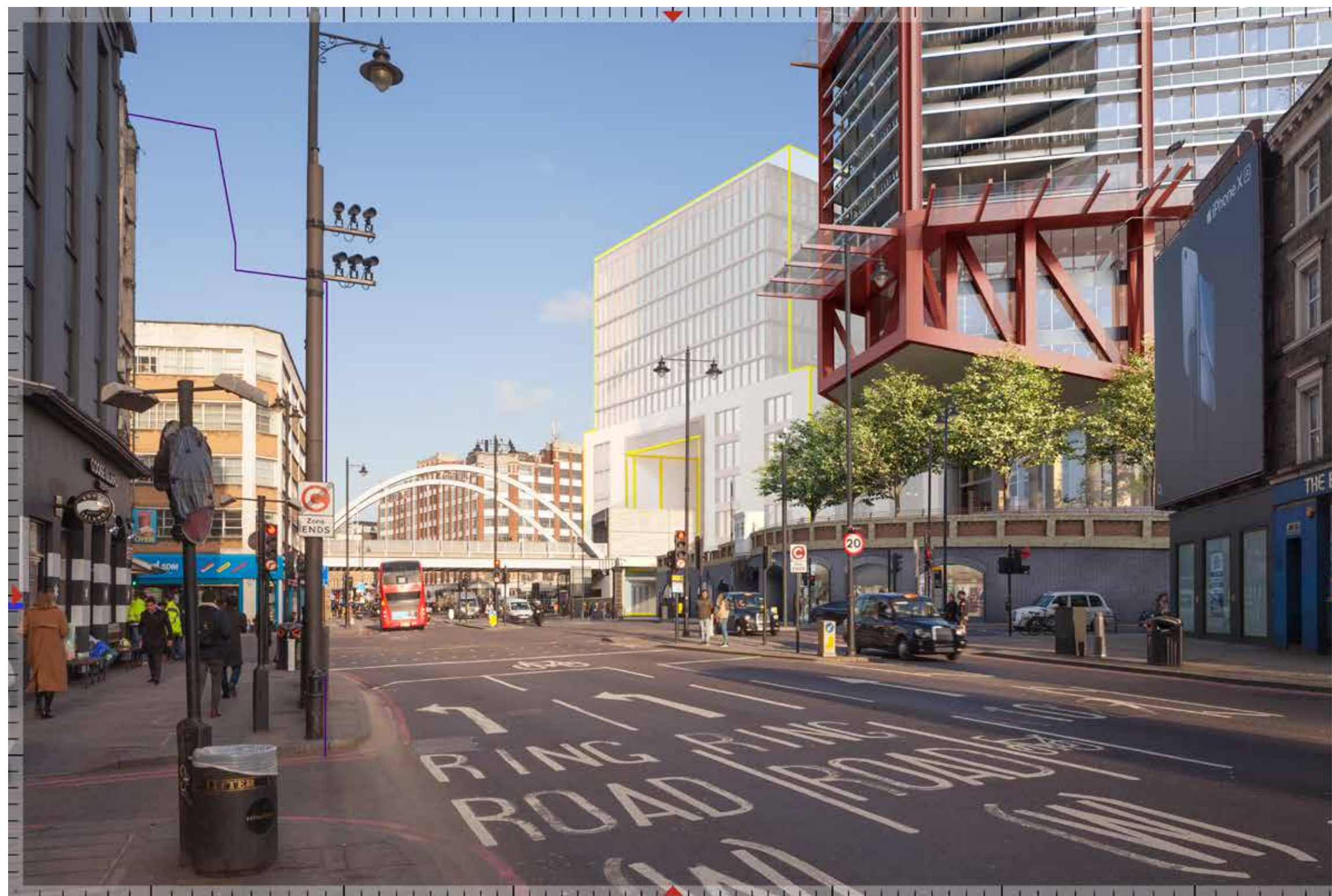


**View as cumulative**

6.447 Taking into account the cumulative schemes there will be a moderate to major change to a view of low sensitivity.

The significance is moderate.

The effect is beneficial.



Cumulative





Existing

**Existing**

- 6.448 This view is looking east along Bethnal Green Road, along the northern edge of the site, from the west footway of Shoreditch High Street. The viewpoint and foreground to the far left (facing) are within South Shoreditch Conservation Area. Shoreditch High Street (and Bethnal Greens Road) form the boundary of the South Shoreditch Conservation Area in this location.
- 6.449 The view is dominated by the busy road junction and the 'gap' of the vacant site, with the exposed Overground station enclosure running across it. The Tea Building (to the left) is prominent at the junction, and the Avant Garde Tower is visible beyond in the distance. This is a view of a fractured townscape.
- 6.450 This is a view of low sensitivity.



**Proposed**

6.451 The Revised Scheme will transform the south Side of Bethnal Green Road, significantly enhancing the local townscape. There will be significant enhancement to the street edge through the provision of a permanent, positive and active built edge to the street. The building on Plot 1 (and those on Plot 4 beyond, will straddle the Overground enclosure. The scale of development will help mitigate the negative effects of the wide busy highway and bring a large, mostly vacant site, that currently detracts from its surroundings, back into use.

6.452 This is a major change to a view of low sensitivity.

The significance is moderate.

The effect is beneficial.



Proposed



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**View as cumulative**

6.453 Taking into account the cumulative schemes there will be a major change to a view of low sensitivity.

The significance is moderate.

The effect is beneficial.



Cumulative



## 7 Demolition and construction effects

- 7.1 Construction effects are covered in chapter 5 of volume 1 of the ES. This section considers the visual effect of the construction process.
- 7.2 There are no special visual effects that are generated as a result of the construction process outside of those that are inherent in constructing buildings of the type proposed.
- 7.3 The most significant medium and long range visual effect associated with the construction process will be the presence of tower cranes. Their presence is inevitable in connection with construction of the type and scale envisaged.
- 7.4 The top of a tower crane is likely to be higher than the top of the building, so it will be more visible than the finished building. This temporary state of affairs is common as a consequence of building activity in London and there is no practical way of avoiding it.
- 7.5 Cranes are likely to be visible in all of the views where the Revised Scheme is visible. Their location will change according to the phasing of the development on site, varying the degree and area of visual impact across the site during the duration of the project.
- 7.6 During construction the perimeter of the site will be surrounded by hoarding in the conventional manner.
- 7.7 While any assessment of the visual effect of construction activities in aesthetic terms would tend to find the effect adverse rather than beneficial, few people think of construction activities in this way, considering their effects rather as a fact of life which while not fleeting, is clearly understood to be temporary, and welcomed by most as a sign of economic vitality.
- 7.8 Visual and townscape effects of demolition and construction would be temporary, local, adverse effects of moderate significance. There would be temporary, local adverse effects of moderate significance on the on the local townscape.
- 7.9 As well as visual effects, these effects would include effects on townscape in respect of pedestrian amenity. There would be temporary local adverse effects of moderate significance, during demolition and construction, relating to the amenity of passing the site on the surrounding streets Shoreditch High Street London Underground Station and Braithwaite Street will remain open.



8 Cumulative effects

8.1	The consented schemes illustrated in the views images are set out in Appendix A2 of this report and considered in ES Volume I, Chapter 20 – Impact Interactions and Cumulative Impact Assessment. The cumulative impact is assessed according to the standard ES methodology.	<ul style="list-style-type: none"><li>• Development House 56-64 Leonard Street LONDON EC2A 4LT (2017/4694).</li><li>• Enterprise House, 21 Buckle Street, London, E1 8NN (PA/16/03552).</li></ul>
8.2	Views where the Revised Scheme is not visible but where there will be a cumulative effect include views 7, 8, 9, 15, 16, 22, 23, 45, and 57.	<ul style="list-style-type: none"><li>• Land Adjacent To 20 Bury Street London EC3A 5AX (18/01213/FULEIA).</li></ul>
8.3	For the majority of views the cumulative effects will be the same as for the operational effects. Views where there are no cumulative schemes visible and the effect remains the same include 30, 32, 32w, 33w, 34, 35, 46, 47, 48, 52, 53, 54 62 and 63.	<ul style="list-style-type: none"><li>• Land bounded by 2-10 Bethnal Green road, 1-5 Chance Street (Huntingdon Industrial Estate) and 28-32 Redchurch Street. Application (LPA ref: PA/19/00294) at Scoping Stage not submitted.</li></ul>
8.4	Views where cumulative scheme will be visible but where the significance of effect remains the same as for the Revised Scheme include 1, 2, 3, 4, 5, 6, 10, 10n, 10a, 19, 20, 21, 26,26w, 27, 28, 29, 31, 36, 36n, 37, 38, 39, 40, 41, 42, 43, 43n, 44, 49, 49n, 51, 55, 56, 56w, 58, 61 and 64.	8.8 The cumulative views for all 66 viewpoints had already been prepared by the time the opinion was received and it is not intended to re run the view set.
8.5	The cumulative scheme in the foreground of view 60 (the current Blossom Street application) will result in a greater cumulative effect than the residual scheme on this view. The effect will be major and beneficial.	8.9 The Blossom Street scheme had already been included and is illustrated in the view set where appropriate (as had nos. 2-3 Finsbury Avenue, a scheme requested by the GLA).
8.6	There are a number of views where cumulative schemes will partially or totally screen views of the Revised Scheme. The assessment for each of these views has found that the significance of effect will remain. However, the visual impact of the Revised Scheme will be reduced or not evident in these. The Revised Scheme will be largely screened in views 11, 12, 13, 14, 17, 18, 24, 25 and 59; and totally screened in view 10b.	8.10 We have been able to assess the cumulative effect of the remaining 8 schemes (nos. 12, 31 and 33 to 38 as numbered for the purposes of the ES) based on the scheme descriptions and their location relative to the site, viewpoints and townscape character areas. Of these additional schemes, the closets to the site is the Huntingdon Industrial Estate (as this scheme is only at scoping stage it could not be modelled in the views): it is intended to rise to 10 storeys high on the south site edge, on the north side of Bethnal Green Road opposite the site, and would be visible in views of the site including views 40 and 66.
8.7	The GLA replied to the scoping opinion review on 30 April 2019. This requested the inclusion of additional cumulative schemes for consideration as part of the ES Addendum. Those within the 1km buffer zone from the centre of the site and of an appropriate scale for inclusion in the ES Addendum, include: <ul style="list-style-type: none"><li>• 281-285 Bethnal Green Road, London, E2 6AH (PA/17/00299/A1)..</li><li>• Land bounded by Elder Street, Folgate Street, Blossom Street, Norton Folgate, Shoreditch High Street and Commercial Street, E1 (PA/14/03548).</li><li>• Sainsbury Foodstore, 1 Cambridge Heath Road, London, E1 5SD (PA/17/01920).</li><li>• Former Beagle House Now Known As Maersk House, Braham Street, London (PA/18/00971).</li><li>• 49-51 Paul Street Hackney London EC2A 4LJ (2018/2104).</li></ul>	8.11 These additional cumulative schemes would not change the assessment of cumulative effects as set out in this TVIA.



9 Mitigation

9.1	ES Volume I, Chapter 4 – Alternatives and Design Evolution and ES Volume I, Chapter 5 – Revised Scheme describes the evolution of the design, which included the exploration of a number of options. The iterative design process for a complex project on an urban site such as the subject of this assessment is inherently one whereby visual and townscape effects are taken into account at each stage. See section x of the DAS. Consideration of LVMF views in particular informed the shape and location of the tallest buildings in the submitted scheme and has continued to do so with the massing and sitting of the building on Plot 2 of the Revised Scheme scheme, so that it does not appear in the background wider setting consultation area of LVMF views 8 and 9.	adverse effect is less for the Revised Scheme than it was for the submitted scheme.
9.2	Visual impacts and effects on townscape have been considered as part of the design development process from the start, and draft versions of the key view images in this document were produced to support the design iterations during this process. The comments of the consultees such as the local authority planning officers in both Boroughs, Historic England and the GLA (based on detailed knowledge of the site and surroundings and of planning policies affecting them) were part of the input into this process.	
9.3	The design has continued to be developed in consultation with GLA, planning authorities and other consultees, so that the Revised Scheme submitted for planning takes into account extensive preplanning and post submission discussions. The Revised Scheme has addressed many of the townscape issues raised in respect of the submitted scheme, and all of those in respect of LVMF views (see paras 10.2, 10.3 and 10.58 to 10.61).	
9.4	By virtue of the careful attention that has been given to the design of the new buildings and the public realm (either through the detailed plot or in the comprehensive design guidelines which address spaces and buildings) through this thorough process, therefore, any unacceptable visual and townscape effects have wherever possible been mitigated by the design team as an integral part of the design development iterations. Part 4 of the Design Guidelines deals with detailed design and architectural expression and will ensure a suitable quality of architecture in the reserved detailed applications for the outline plots which will each be the subject of consideration by the respective local planning authority.	
9.5	In some views there is a dramatic contrast in scale, but taken in the round, the massing and detailed design of the tower has evolved to mitigate the most harmful visual impact on views. This is evident in section 6 where the Revised Scheme has only been found to have a negative effect on one view (view 49 from Elder Street during the day and night); and on the setting of one group of listed buildings, those on Elder Street, (as seen in view 49); as well as an adverse effect is not surprising given the size of the site, the varied character of the surrounding area and the scale of development promoted by the IPG. Most effects are either beneficial or neutral. This	



10 Effect of the Revised Scheme

10.1 The Revised Scheme is described in full in chapter 4 of volume I of the ES and assessed in section 5 of this volume. The DAS sets out in detail how the design has evolved and has been based on a clear appreciation and understanding of the site and its context. ES Volume I, Chapter 16 – Built Heritage describes the heritage context in detail and assesses the effect of the Revised Scheme on heritage significance.

Comparison with 2015 Addendum Scheme

- 10.2 The GLA Stage III report considered there to be minor harm to the setting of the Tower of London, Redchurch Street Conservation Area, Brick Lane & Fournier Street Conservation Area, Elder Street Conservation Area and the Geffrye Museum (the 2015 Amended Scheme TVIA did not find any harm to the townscape setting of these heritage assets).
- 10.3 The design changes seen in the revised Scheme, including an alternative approach to massing and detailed design, have lessened the effect of the scheme on its surroundings, and these reductions in effects are evident in the TVIA views. The Revised Scheme does not appear behind the silhouette of the Tower of London in any view, nor is it visible from the North Wall Walk of the Tower of London.
- 10.4 The following images show both the 2015 Addendum Scheme and the Revised Scheme, from four viewpoints. These illustrate how the effects on the Redchurch Street, Brick Lane & Fournier Street and Elder Street Conservation Areas, and the Geffrye Museum, have been reduced.

View 34: Old Nichol Street / Chance Street



2015 Amended Scheme



Revised Scheme

View 43: Commercial Street: junction with Hanbury Street



2015 Amended Scheme



Revised Scheme



View 49: Folgate Street on axis of Elder Street



2015 Amended Scheme



Revised Scheme

View 56w: Geffrye Museum: Winter



2015 Amended Scheme



Revised Scheme

**Urban design, townscape and architecture**

- 10.5 The Revised Scheme is of a high quality of design, based on a clear understanding of the site and its context. It will establish a high quality urban environment of a new distinct character for the site, incorporating the heritage assets and operational rail infrastructure. A strong sense of place and clear commercial character will be achieved through the design of the building on Plot 2 (detailed design) and the comprehensive Design Guidelines that have been prepared for each of the outline plots as well as the public realm and open spaces.
- 10.6 The Revised Scheme will interact positively with its surroundings, with new public routes providing links east / west across this long site improving connectivity between the surrounding areas, as well as two new north / south routes, improving connectivity into the site from the north. The new buildings will provide enhanced continuity and enclosure to the existing (and proposed) streets, providing an active built edge to all the site's street frontages, with an appropriate rhythm and grain of development. The active ground floor frontages which generally include retail, a retail and office mix, or the entrances to residential blocks, will animate and encourage movement along these streets.
- 10.7 The masterplan sets out a clear pattern for the massing and height of development across the site. The taller elements are located to the west to complement the cluster that is emerging along the A10, which includes the existing Broadgate Tower and tower of the Principal Place development. This arrangement acknowledges the major junction and public transport connectivity at the western end of the site. The height of development steps down to the east to Brick Lane and to the north to Bethnal Green Road and Sclater Street.
- 10.8 In its architectural treatment, the detailed design of the commercial tower (Plot 2) is of a high quality of design by an award winning architectural practice. It deploys a modern architectural language with crisp detail and a sense of order. The banded glazed elevations are set within a red steel superstructure grid, which is expressed at the inset base.
- 10.9 The Revised Scheme includes a variety of new open spaces of a varied character, and all are designed and finished to a high quality. This mixed offer, in respect of the size and type of space, clearly associated with the different built elements of the project, holds out the prospect of a valuable local resource. Residents will have access to a variety of communal open spaces.
- 10.10 The residual effects are summarised in the table at figure 11:



Townscape Character Areas					
10.11	Informed by the views analysis, it is possible to assess the effect of the Revised Scheme on each of the townscape areas previously identified. As explained above in the section on the guidance, and as assessed in section 5 against established urban design criteria, this effect is not limited to visual effect; the assessment takes into account other aspects of urban design. The effect on individual townscape character areas is considered below.				
	<i>1. The site</i>				
10.12	The site today is large and comprises derelict structures, open land with temporary uses and the boxed railway viaduct and station of the London Overground Line. Its street presence is derived principally from blank boundary walls with boarded up openings and the elevated blank concrete box of the London Overground line. The site blights the local area and detracts from the townscape character of the surrounding area – this has been the case for over 50 years.	10.18	The main effects in other views are along roads that align onto the site, such as along Great Eastern Street, views 26, 27 and 28; Scrutton Street, view 24; Worship Street, view 49; as well as Shoreditch High Street, views 29, 30, 31 and 63. In these views the commercial tower on Plot 2 will provide a marker of the western end of the site along the A10 and the Shoreditch High Street London Overground Station. The taller elements will also be seen from the viewpoint to the rear of St Leonard’s Church, view 58.	10.24	<i>4. Spitalfields</i> This townscape character area lies to the south of the site and immediately east of the City of London, and is characterised by buildings that are varied in age and quality. It includes a large part of the Brick Lane and Fournier Street Conservation Area and Elder Street Conservation Area. As would be expected, the effect of the Revised Scheme is greater the closer you are to the site, and in these cases it is generally seen from areas where there are views of existing tall buildings and the central London townscape. This is most noticeable in the north-west corner of this townscape character area (views from this part of the townscape character area include 46, 49, 60, 61, 62 and 64).
10.13	The Revised Scheme will affect a significant intervention. It will establish a new part of the city with a distinct character of its own; one that continues the pattern of large scale development and tall buildings seen to the west and to the south in the City. It will transform the townscape character of the site as seen in views 28, 34, 35, 40, 46, 51, 62, 63 and 64 (there are other views of areas within the site in the DAS, including along the new routes).	10.19	The Revised Scheme is not visible from Hoxton Square in view 57.	10.25	The effects on views are generally limited to views from the main routes and side streets that align onto the site such as Commercial Street 43, 44, 46 and 64; Elder Street, views 49 and 49n; Blossom Street, view 60; and in respect of side streets Hanbury Street, view 53. In these views, the tower on Plot 2 will provide markers of the western end of the site along the A10 and the Shoreditch High Street London Overground Station.
10.14	Townscape character area 1 is of low sensitivity.	10.20	Townscape character area 2 is of medium sensitivity.	10.26	In respect of visual effect and effect on townscape, there is an adverse effect on view 49 and 49n (the night time shot from the same viewpoint). Considerable effort has been made through the design and position of the tower and its massing and detailed design, to minimise the effect which has been successful on many counts. However, any development of any substantial scale terminating this view is likely to impact upon it in an adverse manner. The effect on view 60, some 70m to the west, is neutral as the view is less composed and the foreground has a less cohesive character.
	The change is <b>major</b> and the significance is <b>moderate</b> .		The change is <b>moderate to major</b> (but less so towards the north and west) and the significance is <b>moderate</b> .	10.27	The Revised Scheme will not be visible or barely perceptible from the viewpoints along Brick Lane as seen in views 52 and 54.
	The effect is <b>beneficial</b> .		The effect is <b>beneficial</b> .	10.28	The Revised Scheme will result in considerable townscape and urban design enhancements and is beneficial.
	<i>2. Shoreditch</i>		<i>3. Bethnal Green Road</i>	10.29	Townscape character area 4 is of medium sensitivity.
10.15	This townscape character area lies to the north and north-west of the site. At its southern edge it includes areas of poor quality development and vacant sites within the City fringe (similar to the site but not as large); including sites with planning permission for tall buildings such as The Stage and nos. 201-207 Shoreditch High Street. The wider area to the north and north-west comprise the core of 19th century warehouse and workshops associated with the furniture trade, the focus of the South Shoreditch Conservation Area.	10.21	This townscape character area lies to the north of the site. It is an area of 19th century and later development of a modest scale and includes the northern end of Brick Lane. It includes the Redchurch Street Conservation Area and part of the Brick Lane and Fournier Street Conservation Area. Due to the tight street pattern the Revised Scheme will not be visible from some streets in this area that are quite close to the site, including much of Redchurch Street.		The change is <b>major</b> and the significance is <b>moderate to major</b> .
10.16	There are views of existing tall buildings in the City from within this townscape character area, mostly along routes aligned north / south. As would be expected, the effect of the Revised Scheme is greater the closer you are to the site, and in these cases it is generally seen in the context of existing tall buildings and the central London townscape.	10.22	The Revised Scheme is of a high architectural, urban design and townscape quality (as assessed above). The scale of development will increase towards the west and the A10, as set out in the masterplan. It will become a marker of the regeneration of the wider area and provide a bold new distinctive townscape character on site. It will provide significant enhancements on site, and particularly along Bethnal Green Road where it will return an active street frontage and introduce two new routes running south into the site; this will directly benefit this townscape character area. This is visible in views 34, 36 and 40 where the Revised Scheme will significantly enhance the built edge to Bethnal Green Road.		The effect considered in the round is <b>beneficial</b> (that is, the beneficial effects are greater than the adverse effects).
10.17	The Revised Scheme will continue the pattern of development seen in the City to the south. It will significantly enhance the townscape of the area immediately around the site including	10.23	Townscape character area 3 is of medium sensitivity.	10.30	<i>5. The City</i> There are very limited views of the Revised Scheme from this townscape character area, and these views are generally limited to views of the upper floors of the towers on plots F and G. From the small range of viewpoints from which the Revised Scheme will be visible, it will be seen as a high quality and well considered scheme and consistent with the characteristics of the existing townscape.
			The change is <b>moderate to major</b> and the significance is <b>moderate to major</b> .		
			The effect is <b>beneficial</b> .		
10.31	The minor effect of the Revised Scheme is clear in views 23, 47, 48 and 50.				
10.32	Townscape character area 5 is of medium sensitivity.				
	The change is <b>minor</b> and the significance is <b>minor to moderate</b> .				
	The effect is <b>beneficial</b> .				
	<i>6. Boundary Estate</i>				
10.33	The tower on Plot 2 and development on Plot 1 of the Revised Scheme will be visible in views to the south in the direction of the City along two of the roads radiating from the central gardens, when the mature street trees are not in leaf. This is illustrated in views 32 and 33. The resulting contrast in scale with the foreground buildings is common in the City fringe area. The Revised Scheme will introduce much needed activity along the street edge of the site. Taken in the round the effect is neutral. Development of this scale is not unexpected in views from the estate when looking south in the direction of the City. There are views in all directions along the other routes.				
10.34	Townscape character area 6 is of medium sensitivity.				
	The change is <b>moderate</b> and the significance is <b>moderate</b> .				
	The effect is <b>neutral</b> .				
	<i>7. Eastern Fringe</i>				
10.35	The Revised Scheme will be seen as an addition to the existing backdrop of tall buildings and large scale development in the City. The building on Plot 2, and a lesser degree those on Plots 8 and 1, will be seen from the post-war open spaces, St Matthews’s churchyard (view 37), Weavers Field (view 38) and Allen Gardens (view 41).				
10.36	The Revised Scheme will not be very noticeable in views from the network of streets, largely screened by the foreground development as seen in views 39 and 42.				
10.37	Townscape character area 7 is of low sensitivity.				
	The change is <b>minor</b> and the significance is <b>minor</b> .				
	The effect is <b>beneficial</b> .				
	<b>Heritage assets</b>				
10.38	The visual and townscape effects on heritage assets are considered below. Effects on heritage significance are considered in the Built Heritage Chapter 16 of Volume 1 of the ES.				



Conservation areas (all of medium sensitivity)		The effect will be <b>neutral</b> .	
10.39	The effect of the Revised Scheme on the <b>South Shoreditch Conservation Area</b> is as for townscape character area 2 above. It will be major to the south-west corner which adjoins the west end of the site.	10.48	The effect of the Revised Scheme on the <b>Boundary Estate Conservation Area</b> is as for townscape character area 6 above.
10.40	The change will be <b>major</b> and the significance will be <b>moderate to major</b> .	10.49	The change will be <b>moderate</b> and the significance will be <b>moderate to major</b> .
The effect will be <b>beneficial</b> .		The effect will be <b>neutral</b> .	
10.41	The effect of the Revised Scheme on the <b>Redchurch Street Conservation Area</b> is as for townscape character area 3 above. It will be major to the southern edge which adjoins the north edge of the site.	<b>Listed buildings</b>	
10.42	The change will be <b>major</b> and the significance will be <b>moderate to major</b> .	10.50	This section assesses the effects on the townscape settings of the groups of listed buildings identified in the individual townscape character areas. Listed buildings are grouped at the end of each townscape character area section and identified where appropriate in each view. In general it should be noted that most listed buildings in the surrounding area are embedded as part of street frontages forming an integral part of the street edge. Effects on heritage significance are considered in the Built Heritage Chapter of this ES.
The effect will be <b>beneficial</b> .		<i>On site</i>	
10.43	The effect of the Revised Scheme on the <b>Brick Lane and Fournier Street Conservation Area</b> is as for townscape character areas 4 and 3 above. It will be major to the north which adjoins the southern and eastern edge of the site.	10.51	The significance of effect on the Braithwaite viaduct and the boundary wall on site will be <b>moderate to major</b> and the effect will be <b>beneficial</b> enhancing their setting as an integral part of the new development.
10.44	The change will be <b>major</b> and the significance will be <b>moderate to major</b> .	<i>Close to the site</i>	
The effect will be <b>beneficial</b> .		10.52	There are groups of listed buildings close to the site where the magnitude of change to the local area will be major. The Revised Scheme will enhance the setting of most of these listed buildings which sit as individual elements within the varied densely developed urban fabric on the City fringe with a low to medium sensitivity to change to their setting. In most instances the significance of effect will be moderate to major and it will be beneficial due to the street level enhancements and improved connectivity in the wider area. Those to the south in townscape character area 4 include Commercial Street & Quaker Street / Wheler Street (grade II). In townscape character area 3 this includes 25 Bethnal Green Road, opposite the site (grade II). In townscape character area 2 these include Great Eastern Street south-east & Fairchild Place (grade II).
10.45	The <b>Elder Street Conservation Area</b> lies close to the southern side of the western end of the site. It is a small conservation area comprising a pocket of streets of 18th and 19th century terraced houses and commercial buildings, on the very edge of the City. There are views of the large scale development in the City to the west and south and the resultant contrast in the scale of development forms part of the character of its townscape setting today.	10.53	The townscape settings of the grade II listed buildings in the Boundary Estate are of a medium sensitivity to change. 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. There are varied views from this estate and there are already views of tall building to the south. In the round the significance of effect on the townscape setting of the listed buildings as a group, forming part of this cohesive estate, is <b>moderate</b> and the effect will be <b>neutral</b> .
10.46	The Revised Scheme will not affect views to the south, east or west from this conservation area, and the effect on view 60 north along Blossom Street (one street west of Elder Street) is neutral. The effect on view 49 (and 49n) north along Elder Street has been found to be adverse, but this is only one view looking out of the conservation area towards the site. The new built edge to the street om Plot 3, along Commercial Street (immediately adjacent to the conservation area and terminating the view along Elder Street), will significantly enhance the local townscape and setting of the conservation area. On balance the effect on the conservation area overall is therefore considered to be neutral; as assessed at para 10.22 above for ‘townscape character area 4 Spitalfields’.	10.54	There is one instance where there will be an adverse effect on the townscape setting of a group of grade II listed buildings – Elder Street and Fleur De Lis Street – in views north along Elder Street (their townscape setting will remain as found today in views south along this street). This is due to the proximity of the building Plot 2 of the Revised Scheme and the cohesive nature of this group and the degree of change to the view north along this street. The building on plot K in the Revised Scheme (compared to the original scheme) will significantly enhance the built edge to Commercial Street terminating the view along Elder Street. This is illustrated in view 49 and 49n in section 6. See also para 10.25 above.
10.47	The change will be <b>moderate to major</b> and the significance will be <b>moderate to major</b> .	10.55	The reduction in the height of the tower and the simple ordered glazed elevations set within a red super-cladding grid, have reduced the adverse effects of the scheme on this view.
		<i>Routes that align onto the site</i>	
		10.56	There are also a number of listed buildings or groups of listed buildings on routes that align on the site where the Revised Scheme will be visible along the vistas along these routes, behind or close to listed buildings. The significance of effect ranges from <b>minor and neutral to ‘moderate and major’ and beneficial</b> depending on the distance of the listed buildings from the site. There are no adverse effects. In townscape character area 2 these include Worship Street west, Paul Street & Wilson Street (grade II); Shoreditch High Street south (grade II) as well as Shoreditch High Street north (grade II). To the south, in townscape character area 5, this includes Spitalfields Market (grade II); and in townscape character area 3, Bethnal Green Road east (grade II).
		10.57	In townscape character area 2 there is the grade I listed Church of St Leonard. It is of a medium sensitivity given its urban setting and its distance from the site, and the significance of effect will be <b>minor to moderate</b> and the effect will be <b>neutral</b> .
		<i>Wider area</i>	
		10.58	There are groups of listed buildings that are located at a greater distance from the site and whilst there will be views of the Revised Scheme from them or from nearby streets it will be seen as part of the wider city and clearly in the distance. The significance of effect is <b>minor</b> and the effect is <b>neutral</b> . To the east (in townscape character area 7) these groups include the Church of St Matthew (grade II*); St Matthew’s Row & Wood’s Close (grade II); No. 35 Buxton Street, Church of St Anne (grade II*and grade II); and Deal Street & Woodseer Street (grade II).
		10.59	There are groups of listed buildings that are located in the wider area around the site that have densely developed urban settings with little or no visual connectivity with the site. If seen from or in conjunction with these listed buildings the Revised Scheme will appear as part of the wider city. The settings of these listed buildings are of <b>low to medium</b> sensitivity to change. The significance of effect will be <b>minor</b> and
		the effect will be <b>neutral</b> . In townscape character area 2 these include Curtain Road south & Worship Street east (grade II* and grade II); Great Eastern Street north-west, Charlotte Road, Leonard Street, Rivington Street & Garden Walk (grade II); Curtain Road north & Old Street (grade II); Calvert Avenue (grade II); and St Michael’s (grade II*). In townscape character area 3, these include no. 34 Redchurch Street (whilst close to the site the views along the street here are east / west and not towards the site); Brick Lane north (grade II) and nos. 2 to 38 (even) Cheshire Street (grade II). Those to the south in townscape character area 4 include Brick Lane brewery group (grade II* and II), Brick Lane south (grade II* and grade II); Fournier Street, Wilkes Street, Princelet Street, Hanbury Street & Puma Court (grade II* and II); and Folgate Street, Spital Square & Stothard Place (grade II). To the south, in townscape character area 5, these include the Bishopsgate Institute and Library (grade II*); and Gun Street, Brushfield Street & Artillery Lane (grade II).	
10.60	There are grade I listed buildings in the wider area where there will be a negligible or minor effect on their townscape setting. They are of a medium sensitivity given their urban setting and their distance from the site, and the significance of effect will be <b>minor to moderate</b> and the effect will be <b>neutral</b> . This includes St Michael’s Church, in townscape character area 2, and Christ Church in townscape character area 4.	<b>Views</b>	
		<i>LVMF views</i>	
10.61	The Revised Scheme will be visible in a number of LVMF views. 5 of the original LVMF views (8A.1, 10A.1 summer, 16B.1, 16B.2 amd 26A.1) where the submitted scheme was not visible have been omitted. The Revised Scheme will not be visible in these views.	10.62	
		In the distant London Panoramas (views 1 to 6) the identified strategically important landmark will remain prominent in each view and the Revised Scheme will comply with the LVMF guidance in each case. There will be a <b>moderate</b> significance of effect on views 1 (LVMF 1.A1), 2 (LVMF 2.A1), 4 (LVMF 4A.1) and 6 (LVMF 6A.1), the effect will be <b>neutral</b> .	
		10.63	The Revised Scheme will be visible but there will be <b>no significant effect</b> in views 3 (LVMF 3A.1), 5 (LVMF 5A.1), 17 (LVMF 17B.1), 18 (LVMF 17B.2), 19 (LVMF 25A.1), and 21 (LVMF 25A.3) as illustrated in this assessment. In the case of views 19 (LVMF25A.1) and (LVMF 21A.3).
		10.64	There will be no effect on LVMF views 8 (LVMF 9A.1), 9w (LVMF 10A.1), 11 (LVMF 15B.1), 12 (LVMF 15B.2) or 20 (LVMF 24A.2) as illustrated in this assessment.
		<i>Other middle distance views</i>	
10.65	The views illustrated in section 6 show that the effect of the Revised Scheme will change as you move around London.		



- 10.66 In respect of the sequence of views of the Tower of London as you walk from outside City Hall, along the river edge and then north across the upstream side of Tower Bridge, the Revised Scheme is not visible in the series of views from 9 to 10 b, or in view 20. It is glimpsed in views 19 and 20 (as noted above) and in both instances the significance of effect is minor / none and neutral.
- 10.67 There is a similar effect with the series of views of St Paul's from Waterloo Bridge to Gabriel's Wharf (views 11 to 16). Views 11 and 12 are LVMF views, views 13 and 14 are non LVMF views. It will **not be visible** in views 11, 12 and 14. Part of the very top of the tower on Plot 2 will appear in behind the Principal Place tower in view 13 and the significance of effect is minor / none and the effect is neutral.
- 10.68 With regards to other middle distance views where the Revised Scheme will be visible, the effects overall will be neutral or positive as the Revised Scheme, primarily the building on Plot 2, will be visible in the wider context of tall buildings in the City. This includes view 37 from Hereford Street, view 38 from Weavers Fields and view 55 from Kingsland Road where the Revised Scheme will appear as a marker of the City and add to the distinctive skyline.
- 10.69 The Revised Scheme is visible in view 56 from the Geffrye Museum, but only in winter when it will be seen as part of the wider city and clearly in the distance beyond the foil of the tree canopies. In view 25 from City Road the Revised Scheme will barely noticeable.
- Local views*
- 10.70 The effects on local views are summarised in the relevant townscape character areas above. In all but two instances where there is a significant effect, this effect is **neutral** or **beneficial**.
- 10.71 The Revised Scheme will have a significant effect that is beneficial in many local views including view 28, 30, 31, 34, 35, 40, 41, 43, 46, 51n, 60, 61, 62, 63 and 64.
- 10.72 The Revised Scheme will be visible terminating views along routes aligning onto the site in views 24, 26s, 26w, 27, 29, 30, 31n, 34 35n, 36, 36n, 40, 43, 43n, 60, 61 and 64. In these views it is principally the building on Plot 2 that will be visible. In view 34 it is Plot 4 that is visible, and in views 36 and 40 Plots 1, 2 and 4 are visible.
- 10.73 There is an adverse effect on one viewpoint, 49, from Elder Street, for which both a day and night image are provided.
- 10.74 The Revised Scheme will not be visible, or barely noticeable in a number of local views including view 25, 32s, 33, 39, 42, 47, 48, 52, 54 and 59: and not very prominent in view 32w.

### Conclusion

- 10.75 The site blights the local area today and detracts from the townscape character of the surrounding area; and it has done so for at least 50 years. That this is the case on such a prominent location so close to the heart of a world city does not reflect well on London's claims to that status. The site has been recognised as an area for significant intervention to form a new part of the city. It offers the opportunity to provide a new place of a large scale that will transform the site and its surroundings to a very large degree. Such an opportunity does not arise often.
- 10.76 Given the size of the site, it is inevitable and appropriate that the Revised Scheme will have a new townscape character of its own; one that continues the pattern of large scale development and tall buildings seen to the south in the City. This is necessary in order to create a successful place, to make the most of the opportunities the site has to offer, and in order to meet the many clearly set out objectives for the site in the IPG.
- 10.77 The Revised Scheme will provide an outward looking form of city development that positively addresses the existing and proposed street frontages with active edges. It will become a new place with its own distinctive character; one that is well connected to its surroundings, and will contribute to a wider network of streets with active frontages and uses.
- 10.78 Considered both in the round, and in detail in relation to views and other receptors identified in this assessment, the effect of the Revised Scheme will be almost entirely beneficial or neutral, and the beneficial effects will be greatest and most noticeable in the immediate vicinity of the site. It will enhance the local townscape, integrating this large site, which presently makes no positive contribution to the townscape, as a valuable and positive element in terms of use, built form and design within the local area.
- 10.79 There is an adverse effect to view 49 along Elder Street (day and night) and on the townscape setting of the group of listed buildings in the same street. View 49 (and 49n), unlike other views nearby that align onto the towers on Plot 2, comprises a cohesive foreground of listed buildings of residential character, which may be contrasted with the more varied character, comprising commercial buildings and buildings of different ages, as seen in views such as 24, 28, and 46 or, in the case of the Boundary Estate (in view 32W) cohesive larger scale apartment blocks. In addition, views 28 and 48 are located within a townscape that has, by comparison, an open character which contrasts with the enclosed and directional character of the view along Elder Street.
- 10.80 The effect on the Elder Street Conservation Area, within which this street lies, is neutral, reflecting the varied nature of this area and its location in the City fringe. These three localised adverse effects (which are less than for the previously

submitted scheme) are far outweighed by the substantial townscape and public benefits of the wider scheme.

- 10.81 The Revised Scheme will be a major contributor to the regeneration of the wider area, delivering significant social and economic benefits. It is in line with sections 12 and 16 of the NPPF and will contribute positively to making places better for people (in respect of architecture, urban design and townscape – para. 124); and contribute to local character and distinctiveness (para. 185). It is in line with the CABE / English Heritage 'Guidance on tall buildings', London Plan policies and guidance, and local policies and SPDs.



Figure 11: Residual effects table

Receptor	Sensitivity of Receptor	Magnitude of Change	Significance of Effect and nature of Effect	Mitigation	Cumulative Magnitude of Change	Cumulative Significance of Effect and nature of Effect
View 1 – Alexandra Palace: the viewing terrace – southwestern section [LVMF 1A.1]	High	Minor	Moderate and neutral	N/A	Minor	Moderate and neutral
View 2 – Parliament Hill: the summit – looking towards St Paul’s Cathedral [LVMF 2A.1]	High	Minor	Moderate and neutral	N/A	Minor	Moderate and neutral
View 3 – Kenwood: the viewing gazebo – in front of the orientation board [LVMF 3A.1]	High	Negligible	Minor / none and neutral	N/A	Negligible	Minor / none and neutral
View 4 – Primrose Hill: the summit – look towards St Paul’s Cathedral [LVMF 4A.1]	High	Minor	Moderate and neutral	N/A	Minor	Moderate and neutral
View 5 – Greenwich Park: the General Wolfe statue – at the orientation board [LVMF 5A.1]	High	Negligible	Minor / none and neutral	N/A	Negligible to minor	Minor and neutral
View 6 – Blackheath Point – near the orientation board [LVMF 6A.1]	High	Minor	Moderate and neutral	N/A	Minor	Moderate and neutral
View 8 – King Henry VIII’s Mound – the viewing point [LVMF 9A.1]	High	No effect	No effect	N/A	Negligible	Minor / none and neutral
View 9w – Tower Bridge: the North Bastion [LVMF 10A.1] – Winter	High	No effect	No effect	N/A	Minor	Moderate and neutral
View 10 – Tower Bridge: upstream – the south Bastion	Medium to high	No effect	No effect	N/A	Minor	Moderate and neutral
View 10n – Tower Bridge: upstream – the South Bastion night	Medium to high	No effect	No effect	N/A	Negligible	Minor / none and neutral
View 10a – Tower Bridge: upstream – the south Bastion – Alternative	Medium to high	No effect	No effect	N/A	Minor	Moderate and neutral
View 10b – Tower of London – North Wall Walk	Medium	No effect	No effect	N/A	Moderate	Moderate and neutral
View 11 – Waterloo Bridge Downstream: close to the Westminster bank [LVMF 15B.1]	High	No effect	No effect	N/A	Minor	Moderate and neutral
View 12 (P3) – Waterloo Bridge: downstream – at the centre of the bridge [LVMF 15B.2]	High	No effect	No effect	N/A	Minor	Moderate and neutral
View 13 – Waterloo Bridge: the downstream pavement – Lambeth Bank	Medium to high	Negligible	Minor / none and neutral	N/A	Negligible	Minor / none and neutral
View 14 – The South Bank: moving from National Theatre to Gabriel’s Wharf	Medium to high	No effect	No effect	N/A	Minor to moderate	Moderate and neutral
View 17 – Golden Jubilee/Hungerford Footbridges: downstream – crossing the Westminster bank [LVMF 17B.1]	High	Negligible	Minor / none and neutral	N/A	Minor	Moderate and neutral
View 18 – Golden Jubilee/Hungerford Footbridges: downstream – close to the Westminster Bank [LVMF 17B.2]	High	Negligible	Minor / none and neutral	N/A	Minor	Moderate and neutral
View 19 – The Queen’s Walk at City Hall – foot of pathway from Potter’s Field [LVMF 25A.1]	High	Negligible	Minor / none and neutral	N/A	Minor	Moderate and neutral
View 20 – The Queen’s Walk at City Hall – in front of the public terraces [LVMF 25A.2]	High	No effect	No effect	N/A	Negligible	Minor / none and neutral

Receptor	Sensitivity of Receptor	Magnitude of Change	Significance of Effect and nature of Effect	Mitigation	Cumulative Magnitude of Change	Cumulative Significance of Effect and nature of Effect
View 21 – The Queen’s Walk at City Hall – close to Tower Bridge [LVMF 25A.3]	High	Negligible	Minor / none and neutral	N/A	Minor	Moderate and neutral
View 24 – Paul Street: junction with Epworth Street	Medium	Moderate	Moderate and beneficial	N/A	Moderate	Moderate and beneficial
View 25 – City Road: opposite Cayton Street	Low	Negligible	Negligible / none and neutral	N/A	Moderate to major	Minor to moderate and neutral
View 26 – Great Eastern Street: traffic island at junction with Old Street   Summer	Medium	Moderate	Moderate and beneficial	N/A	Moderate to major	Moderate and beneficial
View 26w – Great Eastern Street: traffic island at junction with Old Street   Winter	Medium	Moderate	Moderate and beneficial	N/A	Moderate to major	Moderate and beneficial
View 27 – Great Eastern Street: junction with Curtain Road	Low to medium	Minor	Minor and beneficial	N/A	Minor	Minor and beneficial
View 28 – Great Eastern Street / Fairchild Street	Low to medium	Major	Moderate and beneficial	N/A	Major	Moderate and beneficial
View 29 – Southern end of Kingsland Road	Medium	Moderate to major	Moderate and beneficial	N/A	Moderate to major	Moderate and beneficial
View 30 – Shoreditch High Street	Low to medium	Moderate to major	Moderate and beneficial	N/A	Major	Moderate to major and beneficial
View 31 – Shoreditch High Street: junction with Bateman Row: Night	Low	Moderate to major	Moderate and beneficial	N/A	Moderate to major	Moderate and beneficial
View 32w – Arnold Circus Roundabout: Boundary Gardens, southern steps, winter	Medium	Moderate to major	Moderate and neutral	N/A	Moderate to major	Moderate and neutral
View 32s – Arnold Circus Roundabout: Boundary Gardens, southern steps, Summer	Medium	Negligible	Minor / none and neutral	N/A	Negligible	Minor / none and neutral
View 33 – Arnold Circus along Club Row, winter	Medium	Minor	Minor and neutral	N/A	Minor	Minor and neutral
View 34 – Old Nichol Street / Chance Street	Low to medium	Moderate	Moderate and beneficial	N/A	Moderate	Moderate and beneficial
View 35 – Shoreditch High Street, west side opposite Redchurch Street	Low to medium	Moderate	Moderate and beneficial	N/A	Moderate	Moderate and beneficial
View 36 – Bethnal Green Road: junction with Chilton Street	Low to medium	Moderate	Moderate and beneficial	N/A	Moderate	Moderate and beneficial
View 36n – Bethnal Green Road: junction with Chilton Street, night	Low to medium	Minor to moderate	Minor to moderate and beneficial	N/A	Minor to moderate	Minor to moderate and neutral
View 37 – Hereford Street: junction with Sale Street	Low to medium	Minor	Minor and neutral	N/A	Minor	Minor and beneficial
View 38 – Weavers Field	Low to medium	Minor	Minor to moderate and neutral	N/A	Minor to moderate	Minor to moderate and neutral
View 39 – Cheshire Street / St Matthew’s Row	Low to medium	Negligible	Minor / none and neutral	N/A	Minor	Minor to moderate and neutral
View 40 – Bethnal Green Road near to Club Row	Low	Moderate to major	Moderate and beneficial	N/A	Major	Moderate and beneficial



Receptor	Sensitivity of Receptor	Magnitude of Change	Significance of Effect and nature of Effect	Mitigation	Cumulative Magnitude of Change	Cumulative Significance of Effect and nature of Effect
View 41 – Allen Gardens	Low	Moderate	Moderate and beneficial	N/A	Moderate	Moderate and beneficial
View 42 – Woodseer Street / Deal Street	Low to medium	Minor to negligible	Minor and neutral	N/A	Minor to negligible	Minor and neutral
View 43 – Commercial Street: junction with Hanbury Street	Medium	Major	Moderate to major and beneficial	N/A	Major	Moderate to major and beneficial
View 43n – Commercial Street: junction with Hanbury Street – night	Medium	Major	Major and beneficial	N/A	Major	Major and beneficial
View 44 – Commercial Street close to Whites Row	Medium	Moderate	Moderate and neutral	N/A	Moderate to major	Moderate and neutral
View 46 – Commercial Street close to Wheeler Street	Medium	Major	Moderate to major and beneficial	N/A	Major	Moderate to major and beneficial
View 47 – Bishopsgate outside entrance to Liverpool Street Station	Low to medium	Negligible	Minor / none and neutral	N/A	Negligible	Minor / none and neutral
View 48 – Old Spitalfields Market / Brushfield Street	Low	Negligible to minor	Minor and neutral	N/A	Minor	Minor and neutral
View 49 – Folgate Street on axis of Elder Street	High	Major	Major and adverse	N/A	Major	Major and adverse
View 49n – Folgate Street on axis of Elder Street – night	High	Major	Major and adverse	N/A	Major	Major and adverse
View 50 – Norton Folgate: junction with Primrose Street	Low	Moderate	Minor to moderate and beneficial	N/A	Moderate	Minor to moderate and beneficial
View 51n – Norton Folgate: opposite junction with Fleur de Lis Street: night	Low	Major	Moderate and beneficial	N/A	Major	Moderate and beneficial
View 52 – Brick Lane / Bethnal Green Road	Low to medium	No effect	No effect	N/A	Negligible	Minor / none and neutral
View 53 – Hanbury Street looking north along Corbet Place / Grey Eagle Street	Low	Minor	Minor and neutral	N/A	Minor	Minor and neutral
View 54 – Brick Lane / Brewery	Medium	Negligible to minor	Minor and neutral	N/A	Negligible to minor	Minor and neutral
View 55 – Kingsland Road – canal bridge	Low	Minor to moderate	Minor to moderate and beneficial	N/A	Minor to moderate	Minor to moderate and beneficial
View 56s – Geffrye Museum: Summer	High	Negligible	Minor / none and neutral	N/A	Negligible	Minor / none and neutral
View 56w – Geffrye Museum: winter	High	Negligible	Minor / none and neutral	N/A	Minor	Moderate and neutral
View 58 – Rear of Shoreditch Church	Low to medium	Moderate	Moderate and neutral	N/A	Moderate	Moderate and neutral
View 59 – Worship Street	Medium	Negligible	Minor / none and neutral	N/A	Minor to moderate	Minor to moderate and neutral
View 60 – Blossom Street	Medium	Moderate	Moderate and beneficial	N/A	Major	Major and beneficial
View 61 – Quaker Street	Low to medium	Moderate	Moderate and beneficial	N/A	Moderate	Moderate and beneficial
View 62 – Quaker Street junction with Commercial Street	Low	Major	Moderate and beneficial	N/A	Major	Moderate and beneficial

Receptor	Sensitivity of Receptor	Magnitude of Change	Significance of Effect and nature of Effect	Mitigation	Cumulative Magnitude of Change	Cumulative Significance of Effect and nature of Effect
View 63 – Commercial Street / Shoreditch High Street	Low	Moderate to major	Moderate and beneficial	N/A	Major	Moderate and beneficial
View 64 – Commercial Street / Fleur de Lis Street	Low to medium	Major	Moderate and beneficial	N/A	Major	Moderate and beneficial
TCA 1 – The site	Low	Major	Moderate and beneficial	N/A	Major	Moderate and beneficial
TCA 2 – Shoreditch	Medium	Moderate to major (but less so towards the north and west)	Moderate and beneficial	N/A	Moderate to major (but less so towards the north and west)	Moderate and beneficial
TCA 3 – Bethnal Green Road	Medium	Moderate to major	Moderate to major and beneficial	N/A	Moderate to major	Moderate to major and beneficial
TCA 4 – Spitalfields	Medium	Major	Moderate to major and beneficial	N/A	Major	Moderate to major and beneficial
TCA 5 – The City	Medium	Minor	Minor to moderate and beneficial	N/A	Minor	Minor to moderate and beneficial
TCA 6 – Boundary Estate	Medium	Moderate	Moderate and neutral	N/A	Moderate	Moderate and neutral
TCA 7 – Eastern Fringe	Low	Minor	Minor and beneficial	N/A	Minor	Minor and beneficial
South Shoreditch Conservation Area	Medium	Major	Moderate to major and beneficial	N/A	Major	Moderate to major and beneficial
Redchurch Street Conservation Area	Medium	Major	Moderate to major and beneficial	N/A	Major	Moderate to major and beneficial
Brick Lane and Fournier Street	Medium	Major	Moderate to major and beneficial	N/A	Major	Moderate to major and beneficial
Elder Street Conservation Area	Medium	Moderate to major	Moderate to major and neutral	N/A	Moderate to major	Moderate to major and neutral
Boundary Estate Conservation Area	Medium	Moderate	Moderate to major and neutral	N/A	Moderate	Moderate to major and neutral
<b>Townscape setting of listed buildings</b>						
On site – Braithwaite viaduct; boundary wall on site	low	Major	Moderate to major and beneficial	N/A	Major	Moderate to major and beneficial
Close to the site – Commercial Street & Quaker Street; Wheeler Street; 25 Bethnal Green Road; Great Street south-east; Fairchild Place	Medium	Major	Moderate to major and beneficial	N/A	Major	Moderate to major and beneficial
Close to the site – Boundary Estate (grade II listed buildings)	Low to medium	Moderate	Moderate and neutral	N/A	Moderate	Moderate and neutral
Close to the site – Elder Street and Fleur De Lis Street	Low to medium	Moderate	Moderate and adverse	N/A	Moderate	Moderate and adverse
Routes that align onto the site – Worship Street west, Paul Street & Wilson Street; Shoreditch High Street south; Shoreditch High Street north; Spitalfields Market; Bethnal Green Road	Low to medium	Range from minor to major	Range from minor and neutral to moderate and major and beneficial	N/A	Range from minor to major	Range from minor and neutral to moderate and major and beneficial



Receptor	Sensitivity of Receptor	Magnitude of Change	Significance of Effect and nature of Effect	Mitigation	Cumulative Magnitude of Change	Cumulative Significance of Effect and nature of Effect
Routes that align onto the site – Church of St Leonard	Medium	minor	Minor to moderate and neutral			
Wider area – Church of Matthew (grade II*); St Matthew’s Row & Wood’s Close (grade II); 35 Buxton Street, Church of St Anne (grade II* and grade II); Deal Street & Woodseer Street (grade II)	Medium	Negligible to minor	Minor and neutral			
Wider area – Curtain Road south & Worship Street east (grade II* and grade II); Great Eastern Street north-west, Charlotte Road, Leonard Street, Rivington Street & Garden Walk (grade II); Curtain Road north & Old Street (grade II); Calvert Avenue (grade II); St Michael’s (grade II*); no. 34 Redchurch Street; Brick Lane north (grade II); nos. 2 to 38 (even Cheshire Street (grade II); Brick Lane brewery group (grades II* and II); Brick Lane south (grade II* and grade II); Fournier Street, Wilkes Street, Princelet Street, Hanbury Street & Puma Court (grade II* and II); Folgate Street, Spital Square & Stothard Place (grade II), Bishopsgate Institute and Library (grade II*) ; Gun Street, Brushfield Street & Artillery Lane (grade II)	Low to medium	Minor	Minor and neutral			
Wider area – Grade I listed buildings (St Michael’s Church, Christ Church)	Medium	minor	Minor to moderate and neutral			



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# Appendices

## A1 View Locations

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



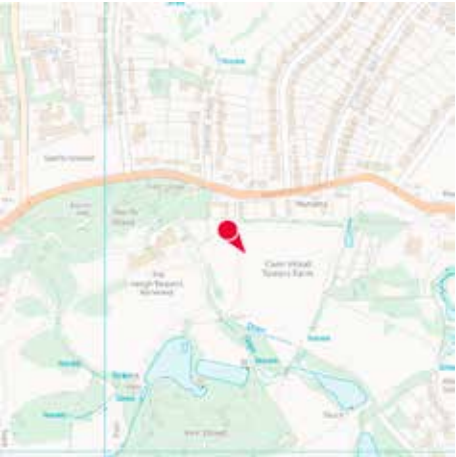
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National Grid Reference 529611.2E 189963.7N  
Camera height 94.61m AOD  
Looking at Centre of Site  
Bearing 164.4°, distance 8.7km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 26/04/2018  
Time of photograph 18:15  
Canon EOS 5D Mark III DSLR  
Lens 40mm

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



*Camera Location*  
National Grid Reference 527665.4E 186131.5N  
Camera height 98.10m AOD  
Looking at Centre of Site  
Bearing 138.7°, distance 7.2km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 22/06/2018  
Time of photograph 17:16  
Canon EOS 5D Mark II DSLR  
Lens 40mm

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



*Camera Location*  
National Grid Reference 527270.1E 187486.2N  
Camera height 114.15m AOD  
Looking at Centre of Site  
Bearing 142.5°, distance 8.3km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 06/08/2018  
Time of photograph 18:32  
Canon EOS 5D Mark II DSLR  
Lens 24mm

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



*Camera Location*  
National Grid Reference 527657.3E 183893.0N  
Camera height 68.29m AOD  
Looking at Centre of Site  
Bearing 110.2°, distance 6.2km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 25/01/2018  
Time of photograph 16:03  
Canon EOS 5D Mark II DSLR  
Lens 24mm

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



*Camera Location*  
National Grid Reference 538922.5E 177335.2N  
Camera height 48.77m AOD  
Looking at Centre of Site  
Bearing 329.7°, distance 7.2km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 04/12/2018  
Time of photograph 11:17  
Canon EOS 5D Mark II DSLR  
Lens 24mm

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



*Camera Location*  
National Grid Reference 538238.2E 176823.1N  
Camera height 47.61m AOD  
Looking at Centre of Site  
Bearing 304.1°, distance 7.1km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 13/06/2018  
Time of photograph 11:40  
Canon EOS 5D Mark II DSLR  
Lens 24mm



Appendices (continued)

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



*Camera Location*  
National Grid Reference 518605.8E 173150.4N  
Camera height 59.09m AOD  
Looking at Centre of Site  
Bearing 59.3°, distance 17.6km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 26/12/2016  
Time of photograph 13:16  
Canon EOS 5D Mark III DSLR  
Lens 300mm

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



*Camera Location*  
National Grid Reference 533665.0E 180311.4N  
Camera height 14.82m AOD  
Looking at Centre of Site  
Bearing 341.4°, distance 1.9km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 14/04/2018  
Time of photograph 12:51  
Canon EOS 5D Mark II DSLR  
Lens 24mm

10 | Tower Bridge: upstream - the south Bastion



*Camera Location*  
National Grid Reference 533634.8E 180232.8N  
Camera height 14.87m AOD  
Looking at Centre of Site  
Bearing 343.0°, distance 2.0km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 18/07/2013  
Time of photograph 10:34  
Canon EOS 5D Mark II DSLR  
Lens 24mm

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



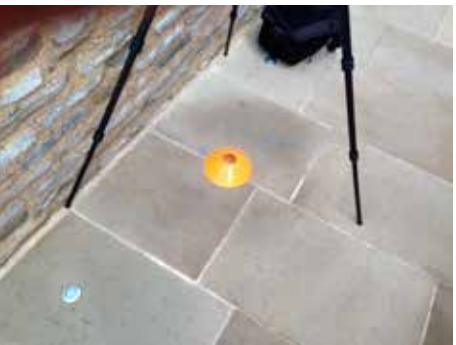
*Camera Location*  
National Grid Reference 533634.8E 180232.8N  
Camera height 14.87m AOD  
Looking at Centre of Site  
Bearing 342.8°, distance 2.0km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 21/01/2014  
Time of photograph 17:01  
Canon EOS 5D Mark II DSLR  
Lens 24mm

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



*Camera Location*  
National Grid Reference 533647.4E 180240.3N  
Camera height 14.87m AOD  
Looking at Centre of Site  
Bearing 345.0°, distance 2.0km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 19/12/2013  
Time of photograph 11:41  
Canon EOS 5D Mark II DSLR  
Lens 24mm

10b | Tower of London - North Wall Walk



*Camera Location*  
National Grid Reference 533651.9E 180623.7N  
Camera height 19.12m AOD  
Looking at Centre of Site  
Bearing 351.9°, distance 1.6km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 26/02/2014  
Time of photograph 11:09  
Canon EOS 5D Mark II DSLR  
Lens 24mm



Appendices (continued)

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



*Camera Location*  
National Grid Reference 530723.6E 180651.2N  
Camera height 16.44m AOD  
Looking at Centre of Site  
Bearing 70.8°, distance 3.3km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 04/08/2018  
Time of photograph 18:38  
Canon EOS 5D Mark II DSLR  
Lens 24mm

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



*Camera Location*  
National Grid Reference 530792.2E 180535.6N  
Camera height 16.61m AOD  
Looking at Centre of Site  
Bearing 72.9°, distance 3.3km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 04/08/2018  
Time of photograph 18:24  
Canon EOS 5D Mark II DSLR  
Lens 24mm

13 | Waterloo Bridge: the downstream pavement – Lambeth Bank



*Camera Location*  
National Grid Reference 530887.0E 180375.2N  
Camera height 16.18m AOD  
Looking at Centre of Site  
Bearing 56.7°, distance 3.3km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 03/02/2019  
Time of photograph 13:41  
Canon EOS 5D Mark II DSLR  
Lens 45mm

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



*Camera Location*  
National Grid Reference 531032.8E 180482.0N  
Camera height 6.98m AOD  
Looking at Centre of Site  
Bearing 56.3°, distance 3.1km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 18/07/2013  
Time of photograph 15:19  
Canon EOS 5D Mark II DSLR  
Lens 24mm

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



*Camera Location*  
National Grid Reference 530470.6E 180325.7N  
Camera height 13.58m AOD  
Looking at Centre of Site  
Bearing 62.4°, distance 3.7km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 21/08/2018  
Time of photograph 17:34  
Canon EOS 5D Mark II DSLR  
Lens 24mm

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



*Camera Location*  
National Grid Reference 530521.7E 180301.9N  
Camera height 13.64m AOD  
Looking at Centre of Site  
Bearing 50.0°, distance 3.7km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 07/03/2017  
Time of photograph 15:11  
Canon EOS 5D Mark III DSLR  
Lens 24mm



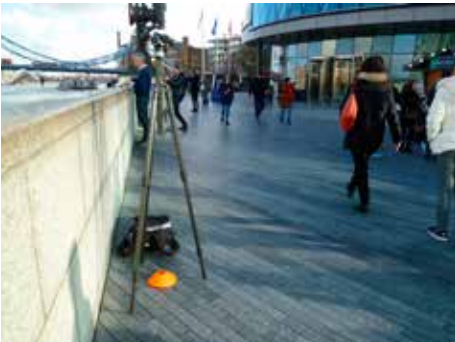
Appendices (continued)

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



*Camera Location*  
National Grid Reference 533485.6E 180201.2N  
Camera height 6.08m AOD  
Looking at Centre of Site  
Bearing 20.2°, distance 2.0km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 30/11/2018  
Time of photograph 13:35  
Canon EOS 5D Mark IV DSLR  
Lens 24mm

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



*Camera Location*  
National Grid Reference 533428.1E 180230.1N  
Camera height 6.49m AOD  
Looking at Centre of Site  
Bearing 31.2°, distance 2.0km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 30/11/2018  
Time of photograph 13:43  
Canon EOS 5D Mark IV DSLR  
Lens 24mm

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



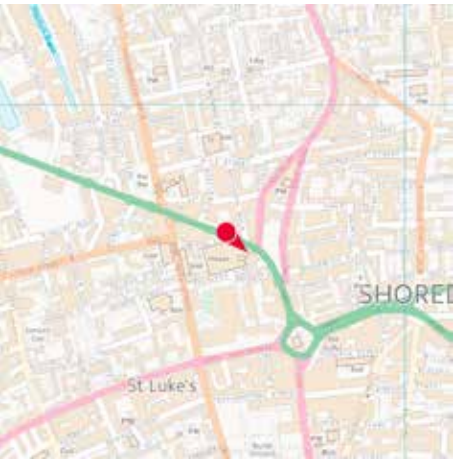
*Camera Location*  
National Grid Reference 533550.0E 180168.1N  
Camera height 6.03m AOD  
Looking at Centre of Site  
Bearing 9.1°, distance 2.1km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 30/11/2018  
Time of photograph 13:30  
Canon EOS 5D Mark IV DSLR  
Lens 24mm

24 | Paul Street: junction with Epworth Street



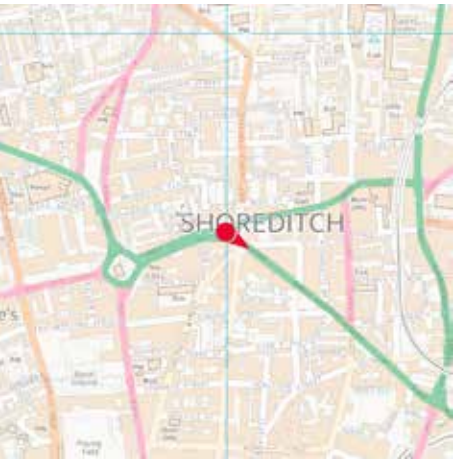
*Camera Location*  
National Grid Reference 532986.9E 182235.2N  
Camera height 18.88m AOD  
Looking at Centre of Site  
Bearing 96.5°, distance 0.7km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 20/08/2013  
Time of photograph 17:08  
Canon EOS 5D Mark II DSLR  
Lens 24mm

25 | City Road: opposite Cayton Street



*Camera Location*  
National Grid Reference 532606.5E 182720.5N  
Camera height 19.22m AOD  
Looking at Centre of Site  
Bearing 133.6°, distance 1.2km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 20/08/2013  
Time of photograph 17:34  
Canon EOS 5D Mark II DSLR  
Lens 24mm

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



*Camera Location*  
National Grid Reference 532997.9E 182563.8N  
Camera height 18.53m AOD  
Looking at Centre of Site  
Bearing 124.8°, distance 0.7km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 22/10/2018  
Time of photograph 14:54  
Canon EOS 5D Mark II DSLR  
Lens 24mm



Appendices (continued)

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



*Camera Location*  
National Grid Reference 532998.0E 182563.7N  
Camera height 18.55m AOD  
Looking at Centre of Site  
Bearing 124.6°, distance 0.7km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 07/12/2018  
Time of photograph 15:15  
Canon EOS 5D Mark II DSLR  
Lens 24mm

27 | Great Eastern Street: junction with Curtain Road



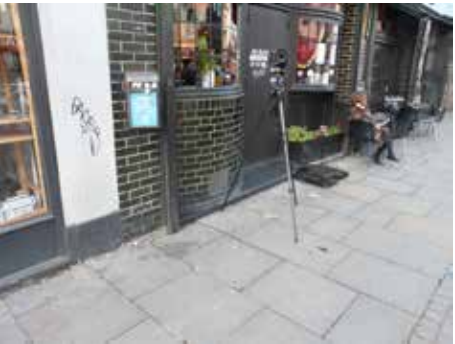
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National Grid Reference 533265.6E 182345.4N  
Camera height 17.07m AOD  
Looking at Centre of Site  
Bearing 126.2°, distance 0.4km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 22/10/2018  
Time of photograph 14:28  
Canon EOS 5D Mark II DSLR  
Lens 24mm

28 | Great Eastern Street / Fairchild Street



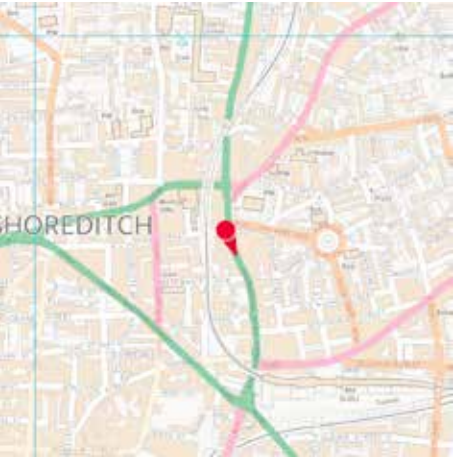
*Camera Location*  
National Grid Reference 533375.8E 182244.7N  
Camera height 16.36m AOD  
Looking at Centre of Site  
Bearing 105.2°, distance 0.3km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 26/08/2013  
Time of photograph 18:39  
Canon EOS 5D Mark II DSLR  
Lens 24mm

29 | Southern end of Kingsland Road



*Camera Location*  
National Grid Reference 533411.0E 182696.6N  
Camera height 19.02m AOD  
Looking at Centre of Site  
Bearing 149.0°, distance 0.5km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 02/04/2015  
Time of photograph 15:35  
Canon EOS 5D Mark II DSLR  
Lens 24mm

30 | Shoreditch High Street: junction with Rivington Street



*Camera Location*  
National Grid Reference 533419.4E 182572.9N  
Camera height 17.95m AOD  
Looking at Centre of Site  
Bearing 157.0°, distance 0.4km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 18/07/2013  
Time of photograph 17:19  
Canon EOS 5D Mark II DSLR  
Lens 24mm

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



*Camera Location*  
National Grid Reference 533472.6E 182475.4N  
Camera height 17.29m AOD  
Looking at Centre of Site  
Bearing 173.2°, distance 0.3km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 31/10/2018  
Time of photograph 17:03  
Canon EOS 5D Mark II DSLR  
Lens 24mm



Appendices (continued)

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



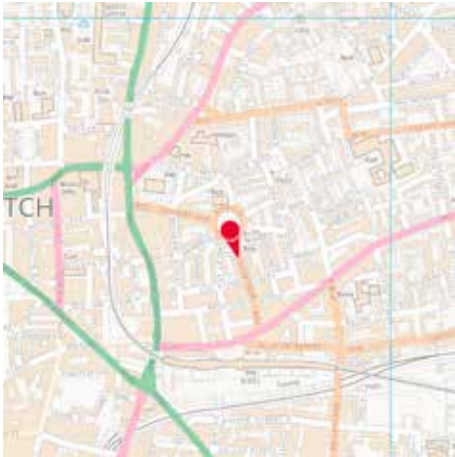
Camera Location  
National Grid Reference 533633.8E 182521.0N  
Camera height 17.74m AOD  
Looking at Centre of Site  
Bearing 192.1°, distance 0.3km  
Photography Details  
Height of camera 1.60m above ground  
Date of photograph 20/12/2007  
Time of photograph 10:11  
Linhof M 679cc w/ Phase One P45 digital back  
Lens 35mm

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



Camera Location  
National Grid Reference 533633.7E 182521.0N  
Camera height 17.74m AOD  
Looking at Centre of Site  
Bearing 192.2°, distance 0.3km  
Photography Details  
Height of camera 1.60m above ground  
Date of photograph 18/07/2013  
Time of photograph 08:30  
Canon EOS 5D Mark II DSLR  
Lens 24mm

33 | Arnold Circus along Club Row | Winter



Camera Location  
National Grid Reference 533647.2E 182533.6N  
Camera height 21.33m AOD  
Looking at Centre of Site  
Bearing 163.5°, distance 0.3km  
Photography Details  
Height of camera 1.60m above ground  
Date of photograph 29/12/2013  
Time of photograph 09:00  
Canon EOS 5D Mark II DSLR  
Lens 24mm

34 | Old Nichol Street / Chance Street



Camera Location  
National Grid Reference 533624.1E 182397.7N  
Camera height 17.96m AOD  
Looking at Centre of Site  
Bearing 151.9°, distance 0.2km  
Photography Details  
Height of camera 1.60m above ground  
Date of photograph 29/12/2013  
Time of photograph 11:51  
Canon EOS 5D Mark II DSLR  
Lens 24mm

35 | Shoreditch High Street, west side opposite Redchurch Street



Camera Location  
National Grid Reference 533478.1E 182343.9N  
Camera height 17.06m AOD  
Looking at Centre of Site  
Bearing 160.6°, distance 0.2km  
Photography Details  
Height of camera 1.60m above ground  
Date of photograph 02/04/2015  
Time of photograph 15:27  
Canon EOS 5D Mark II DSLR  
Lens 24mm

36 | Bethnal Green Road: junction with Chilton Street



Camera Location  
National Grid Reference 533948.7E 182479.8N  
Camera height 18.13m AOD  
Looking at Centre of Site  
Bearing 237.6°, distance 0.4km  
Photography Details  
Height of camera 1.60m above ground  
Date of photograph 22/10/2018  
Time of photograph 10:06  
Canon EOS 5D Mark II DSLR  
Lens 24mm



Appendices (continued)

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



*Camera Location*  
National Grid Reference 533948.7E 182479.8N  
Camera height 18.11m AOD  
Looking at Centre of Site  
Bearing 238.2°, distance 0.4km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 31/10/2018  
Time of photograph 17:16  
Canon EOS 5D Mark II DSLR  
Lens 24mm

37 | Hereford Street: junction with Sale Street



*Camera Location*  
National Grid Reference 534240.9E 182463.1N  
Camera height 16.39m AOD  
Looking at Centre of Site  
Bearing 247.0°, distance 0.6km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 19/12/2013  
Time of photograph 09:53  
Canon EOS 5D Mark II DSLR  
Lens 24mm

38 | Weavers Field



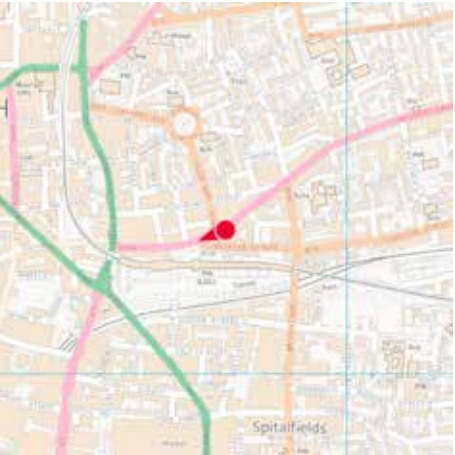
*Camera Location*  
National Grid Reference 534594.9E 182549.0N  
Camera height 15.73m AOD  
Looking at Centre of Site  
Bearing 252.2°, distance 1.0km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 19/12/2013  
Time of photograph 10:25  
Canon EOS 5D Mark II DSLR  
Lens 24mm

39 | Cheshire Street / St Matthew's Row



*Camera Location*  
National Grid Reference 534196.8E 182326.6N  
Camera height 15.14m AOD  
Looking at Centre of Site  
Bearing 243.5°, distance 0.6km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 22/10/2018  
Time of photograph 10:22  
Canon EOS 5D Mark II DSLR  
Lens 24mm

40 | Bethnal Green Road near to Club Row



*Camera Location*  
National Grid Reference 533734.1E 182315.9N  
Camera height 16.74m AOD  
Looking at Centre of Site  
Bearing 248.5°, distance 0.1km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 22/10/2018  
Time of photograph 09:34  
Canon EOS 5D Mark II DSLR  
Lens 24mm

41 | Allen Gardens



*Camera Location*  
National Grid Reference 534122.3E 182146.0N  
Camera height 13.06m AOD  
Looking at Centre of Site  
Bearing 270.7°, distance 0.5km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 22/10/2018  
Time of photograph 10:53  
Canon EOS 5D Mark II DSLR  
Lens 24mm



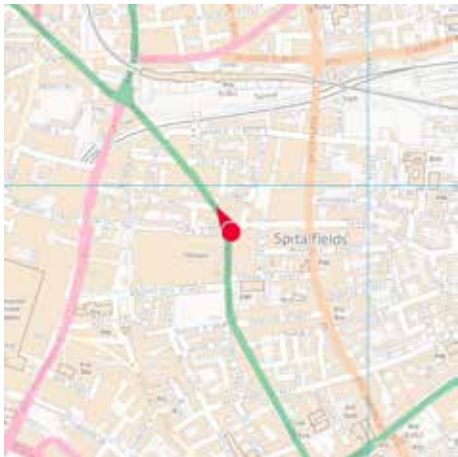
Appendices (continued)

42 | Woodseer Street / Deal Street



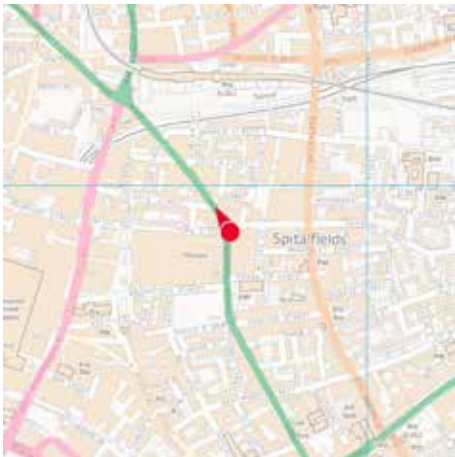
*Camera Location*  
National Grid Reference 534186.5E 181923.9N  
Camera height 14.34m AOD  
Looking at Centre of Site  
Bearing 284.2°, distance 0.6km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 06/10/2013  
Time of photograph 10:29  
Canon EOS 5D Mark II DSLR  
Lens 24mm

43 | Commercial Street: junction with Hanbury Street



*Camera Location*  
National Grid Reference 533698.8E 181897.1N  
Camera height 15.86m AOD  
Looking at Centre of Site  
Bearing 329.7°, distance 0.3km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 22/10/2018  
Time of photograph 11:22  
Canon EOS 5D Mark II DSLR  
Lens 24mm

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



*Camera Location*  
National Grid Reference 533698.8E 181897.2N  
Camera height 15.85m AOD  
Looking at Centre of Site  
Bearing 329.6°, distance 0.3km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 30/10/2018  
Time of photograph 17:03  
Canon EOS 5D Mark II DSLR  
Lens 24mm

44 | Commercial Street close to Whites Row



*Camera Location*  
National Grid Reference 533708.5E 181699.0N  
Camera height 15.33m AOD  
Looking at Centre of Site  
Bearing 335.7°, distance 0.5km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 22/10/2018  
Time of photograph 11:42  
Canon EOS 5D Mark II DSLR  
Lens 24mm

46 | Commercial Street close to Wheler Street



*Camera Location*  
National Grid Reference 533606.0E 182023.3N  
Camera height 16.00m AOD  
Looking at Centre of Site  
Bearing 359.8°, distance 0.2km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 06/10/2013  
Time of photograph 12:20  
Canon EOS 5D Mark II DSLR  
Lens 24mm

47 | Bishopsgate outside entrance to Liverpool Street Station



*Camera Location*  
National Grid Reference 533292.2E 181585.0N  
Camera height 16.10m AOD  
Looking at Centre of Site  
Bearing 2.5°, distance 0.7km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 06/10/2013  
Time of photograph 14:03  
Canon EOS 5D Mark II DSLR  
Lens 24mm



Appendices (continued)

48 | Old Spitalfields Market / Brushfield Street



*Camera Location*  
National Grid Reference 533446.5E 181762.4N  
Camera height 16.22m AOD  
Looking at Centre of Site  
Bearing 5.2°, distance 0.5km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 20/08/2013  
Time of photograph 15:34  
Canon EOS 5D Mark II DSLR  
Lens 24mm

49 | Folgate Street on axis of Elder Street



*Camera Location*  
National Grid Reference 533518.5E 181966.0N  
Camera height 15.82m AOD  
Looking at Centre of Site  
Bearing 7.8°, distance 0.3km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 18/07/2013  
Time of photograph 10:01  
Canon EOS 5D Mark II DSLR  
Lens 24mm

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



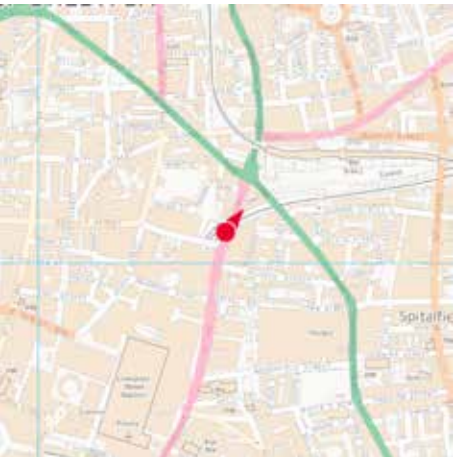
*Camera Location*  
National Grid Reference 533518.5E 181965.9N  
Camera height 15.86m AOD  
Looking at Centre of Site  
Bearing 7.8°, distance 0.3km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 19/12/2013  
Time of photograph 16:07  
Canon EOS 5D Mark II DSLR  
Lens 24mm

50 | Norton Folgate: junction with Primrose Street



*Camera Location*  
National Grid Reference 533364.5E 181876.9N  
Camera height 15.53m AOD  
Looking at Centre of Site  
Bearing 39.3°, distance 0.4km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 22/10/2018  
Time of photograph 13:46  
Canon EOS 5D Mark II DSLR  
Lens 24mm

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



*Camera Location*  
National Grid Reference 533412.0E 182068.1N  
Camera height 15.62m AOD  
Looking at Centre of Site  
Bearing 37.9°, distance 0.3km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 26/08/2013  
Time of photograph 20:25  
Canon EOS 5D Mark II DSLR  
Lens 24mm

52 | Brick Lane / Bethnal Green Road

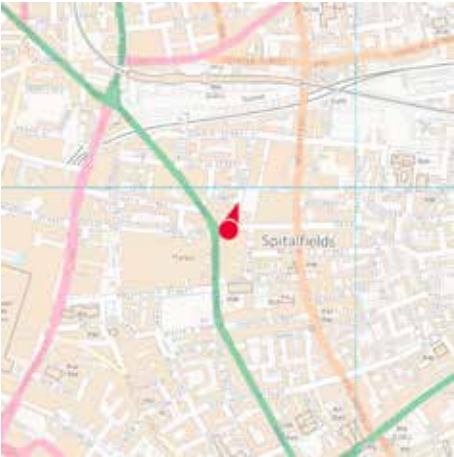


*Camera Location*  
National Grid Reference 533874.9E 182412.3N  
Camera height 17.46m AOD  
Looking at Centre of Site  
Bearing 174.4°, distance 0.3km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 22/10/2018  
Time of photograph 09:55  
Canon EOS 5D Mark II DSLR  
Lens 24mm



Appendices (continued)

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



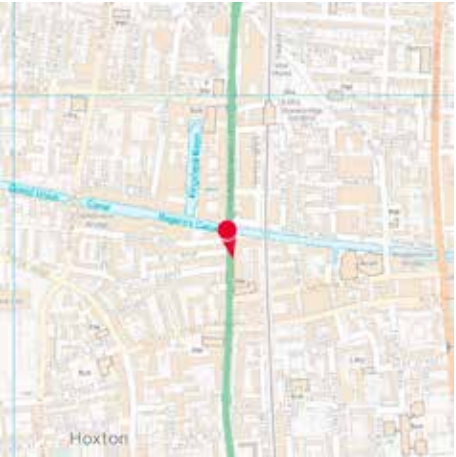
*Camera Location*  
National Grid Reference 533720.7E 181906.2N  
Camera height 15.44m AOD  
Looking at Centre of Site  
Bearing 19.6°, distance 0.3km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 06/10/2013  
Time of photograph 13:27  
Canon EOS 5D Mark II DSLR  
Lens 24mm

54 | Brick Lane / Brewery



*Camera Location*  
National Grid Reference 533876.8E 182069.7N  
Camera height 14.56m AOD  
Looking at Centre of Site  
Bearing 356.9°, distance 0.3km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 29/10/2013  
Time of photograph 13:43  
Canon EOS 5D Mark II DSLR  
Lens 24mm

55 | Kingsland Road - canal bridge



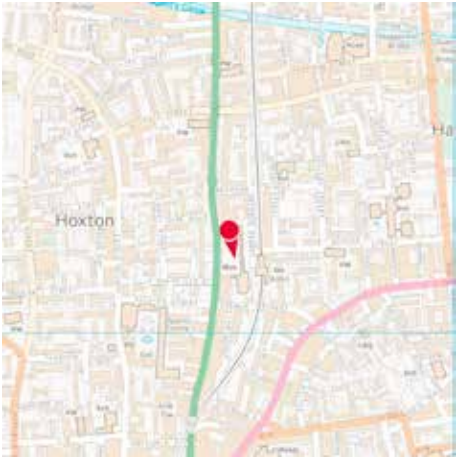
*Camera Location*  
National Grid Reference 533470.2E 183704.2N  
Camera height 22.10m AOD  
Looking at Centre of Site  
Bearing 168.6°, distance 1.5km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 29/12/2013  
Time of photograph 14:03  
Canon EOS 5D Mark II DSLR  
Lens 24mm

56s | Geffrye Museum: Summer



*Camera Location*  
National Grid Reference 533505.7E 183225.6N  
Camera height 20.22m AOD  
Looking at Centre of Site  
Bearing 168.5°, distance 1.0km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 23/10/2013  
Time of photograph 16:39  
Canon EOS 5D Mark II DSLR  
Lens 24mm

56w | Geffrye Museum: Winter



*Camera Location*  
National Grid Reference 533505.7E 183225.6N  
Camera height 20.15m AOD  
Looking at Centre of Site  
Bearing 168.4°, distance 1.0km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 08/02/2014  
Time of photograph 15:56  
Canon EOS 5D Mark II DSLR  
Lens 24mm



















58 | Rear of Shoreditch Church



*Camera Location*  
National Grid Reference 533524.7E 182674.2N  
Camera height 17.77m AOD  
Looking at Centre of Site  
Bearing 182.2°, distance 0.5km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 22/10/2018  
Time of photograph 15:23  
Canon EOS 5D Mark II DSLR  
Lens 24mm



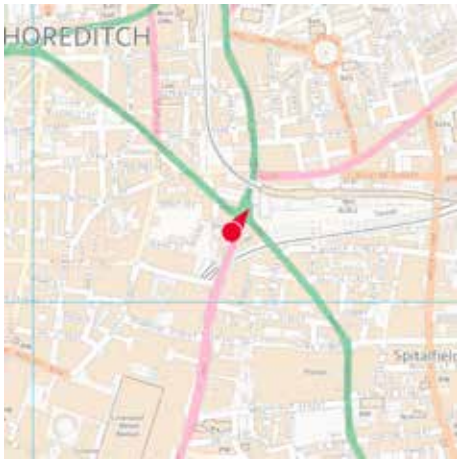
Appendices (continued)

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
					
					
					
<p><i>Camera Location</i> National Grid Reference 533120.8E 182083.3N Camera height 16.71m AOD Looking at Centre of Site Bearing 73.5°, distance 0.5km <i>Photography Details</i> Height of camera 1.60m above ground Date of photograph 22/10/2018 Time of photograph 14:12 Canon EOS 5D Mark II DSLR Lens 24mm</p>	<p><i>Camera Location</i> National Grid Reference 533455.7E 181978.3N Camera height 15.46m AOD Looking at Centre of Site Bearing 4.2°, distance 0.3km <i>Photography Details</i> Height of camera 1.60m above ground Date of photograph 06/10/2013 Time of photograph 13:44 Canon EOS 5D Mark II DSLR Lens 24mm</p>	<p><i>Camera Location</i> National Grid Reference 533779.9E 182115.0N Camera height 14.73m AOD Looking at Centre of Site Bearing 275.2°, distance 0.2km <i>Photography Details</i> Height of camera 1.60m above ground Date of photograph 22/10/2018 Time of photograph 11:08 Canon EOS 5D Mark II DSLR Lens 24mm</p>	<p><i>Camera Location</i> National Grid Reference 533550.7E 182112.4N Camera height 16.64m AOD Looking at Centre of Site Bearing 62.9°, distance 0.1km <i>Photography Details</i> Height of camera 1.60m above ground Date of photograph 06/10/2013 Time of photograph 12:40 Canon EOS 5D Mark II DSLR Lens 24mm</p>	<p><i>Camera Location</i> National Grid Reference 533473.8E 182181.3N Camera height 16.53m AOD Looking at Centre of Site Bearing 128.0°, distance 0.2km <i>Photography Details</i> Height of camera 1.60m above ground Date of photograph 14/04/2015 Time of photograph 11:57 Canon EOS 5D Mark II DSLR Lens 24mm</p>	<p><i>Camera Location</i> National Grid Reference 533583.1E 182048.8N Camera height 16.26m AOD Looking at Centre of Site Bearing 347.1°, distance 0.2km <i>Photography Details</i> Height of camera 1.60m above ground Date of photograph 22/10/2018 Time of photograph 11:59 Canon EOS 5D Mark II DSLR Lens 24mm</p>



Appendices (continued)

65 | Shoreditch High Street / Plough Yard



*Camera Location*  
National Grid Reference 533437.0E 182153.9N  
[Estimated]  
Camera height 15.87m AOD  
Looking at Centre of Site  
Bearing 36.9°, distance 0.2km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 11/12/2018  
Time of photograph 13:03  
Canon EOS 5D Mark II DSLR  
Lens 24mm

66 | Shoreditch High Street / Bethnal Green Road



*Camera Location*  
National Grid Reference 533474.5E 182280.7N  
Camera height 16.40m AOD  
Looking at Centre of Site  
Bearing 109.9°, distance 0.2km  
*Photography Details*  
Height of camera 1.60m above ground  
Date of photograph 25/03/2019  
Time of photograph 15:56  
Canon EOS 5D Mark IV DSLR  
Lens 24mm



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Appendices (continued)

A2 Model Overview



Aerial view of Proposed Development

MHL ref: towh0045\+detail190212-fb-proposed



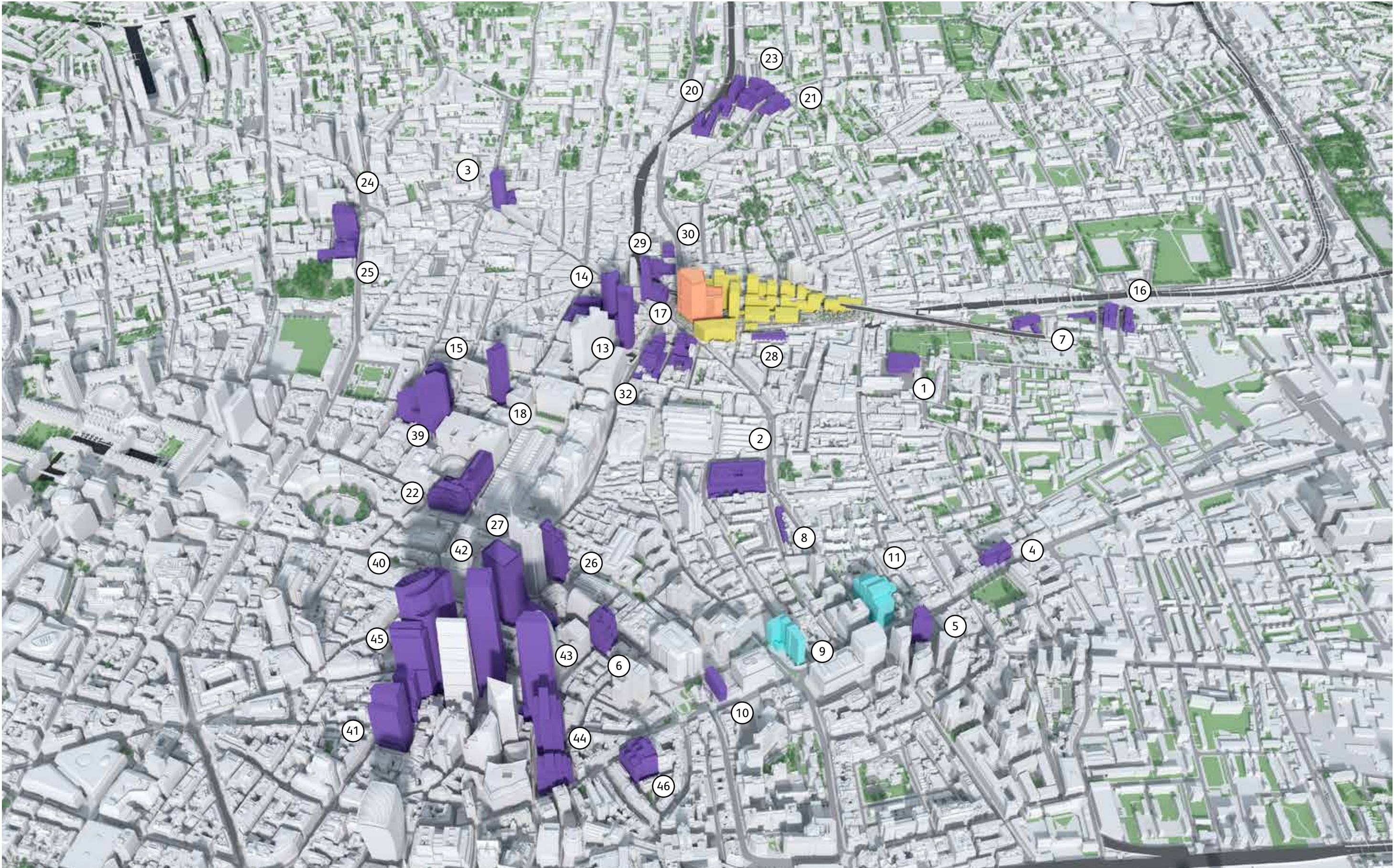
Appendices (continued)

A3 Details of schemes

index	scheme name	address	reference	PA	status	source of model data	positioning method	MH reference	colour
1	Trumans Brewery	Land within former Truman's Brewery site, Spital Street / Buxton Street	PA/12/00090	THBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	towh0646.profile141008-dp-proposed	Violet
2	London Fruit & Wool Exchange (2016)	London Fruit Exchange Brushfield Street And Multi Storey Car Park Whites Row, Brushfield Street, London	PA/16/03266/S	THBC	Completed	Paper planning application drawings from local authority	Best fit to Ordnance Survey	towh0020.detail160429-sr-proposed	Violet
3	Art'otel 2016	84-86 Great Eastern Street & 1-3 Rivington Street London EC2A 3JL	2016/4054	Hackney	Legal Consent granted	Model supplied by Architect and simplified by Millerhare	Position relative to O.S. supplied by architect	hack0055.mass170329-consented	Violet
4	Black Lion House (EastGate)	Black Lion House, 45 Whitechapel Road, London, E1 1DU	PA/13/02162	THBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	towh0058-a.profile140805-dp-consented	Violet
5	Aldgate Place (2012)	Site bounded by Leman Street, Whitechapel High Street, Commercial Road and Buckle Street.	PA/13/00218	THBC	Legal Consent granted	CAD drawings supplied by Allies and Morrison	Position relative to O.S. supplied by architect	towh0039.profile130204-kpn-consented	Violet
6	Bevis Marks House (2017)	Bevis Marks House 24 Bevis Marks London EC3A 7JB	17/00330/FULMAJ	CoL	Legal Consent granted	Model supplied by KPF	Position relative to O.S. supplied by architect	city0278.simple170116-kpf-proposed-chalk	Violet
7	Pedley Street	Land at Fakruddin Street and Pedley Street, London, E1	PA/12/02228	THBC	Under Construction	Paper planning application drawings from local authority	Best fit to Ordnance Survey	towh0639.profile130413-dp-consented	Violet
8	Spitalfields Works	11-31 Toynbee Street and 67-69 Commercial Street, London	PA/16/02878/A1	THBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	towh0035.profile190111-dp-proposed	Violet
9	Middlesex Street Unite Students PLC	Site At 3-11 Goulston Street And 4-6 And 16-22 Middlesex Street, Middlesex Street, London	PA/18/01544/A1	THBC	Submitted for planning	Paper planning application drawings from local authority	Best fit to Ordnance Survey	towh0308.mass180904-rb-consented	Cyan
10	Dorsett City	9 – 13 Aldgate High Street London EC3N 1AH	13/00590/FULMAJ	CoL	Completed	Paper planning application drawings from local authority	Best fit to Ordnance Survey	city0280.profile140702-dp-consented	Violet
11	101 Whitechapel High Street	Site at 2-6 Commercial Street, 98 and 101-105 Whitechapel High Street, carpark to the rear of 95-97 Whitechapel High Street (known as Spreadeagle Yard) and Canon Barnett Primary School, E1	PA/18/02615/A1	THBC	Submitted for planning	Paper planning application drawings from local authority	Best fit to Ordnance Survey	towh0041.profile190111-dp-proposed	Cyan
12	Huntingdon Industrial Estate								
13	Principal Place	Land Fronting Norton Folgate Worship Street Bowl Park Plough Yard Hearn Street and Curtain Road London EC2A 3BZZ	2011/0698	Hackney	Under Construction	Model supplied by Foster and Partners and simplified by Millerhare	Best fit to Ordnance Survey	hack0021.surface140321-fosters-proposed-chalk	Violet
14	The Stage (s73)	Land Bounded by Curtain Road/Hearn Street/Plough Yard/ Fairchild Place/Great Eastern Street/Hewett Street	2017/0864	Hackney	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	hack0020-a.mass180904-rb-consented	Violet
15	1 Crown Place (2016)	5-29 Sun Street, 1-17 Crown Place 8-16 Earl Street and 54 Wilson Street London EC2M 2PS	2016/3792	Hackney	Legal Consent granted	Model supplied by KPF	Position relative to O.S. supplied by architect	hack0001.surface160819-kpf-proposed	Violet
16	120 Vallance Road	120 Vallance Road & 2-4 Hemming Street, London, E1	PA/15/01231/A1	THBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	towh0736.profile190111-dp-existing	Violet
17	201-207 Shoreditch High Street	201-207 Shoreditch High Street and 1 Fairchild Street Hackney London E1 6LG	2015/2403	Hackney	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	hack0024.mass151106-dp-proposed	Violet
18	13-14 Appold Street (Bavaria House)	Bavaria House, 13-14 Appold Street, London, EC2A 2NB	2015/1685	Hackney	Legal Consent granted	Model supplied by KPF and simplified by Millerhare	Position relative to O.S. supplied by architect	hack0003.profile151030-kpf-proposed	Violet
20	1-13 Long Street	1-13 Long Street Hackney LONDON E2 8HJ	2012/2013	Hackney	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	hack0087.profile140916-dp-consented	Violet
21	114-150 Hackney Road	114-150 Hackney Road, London, E2 7QL	PA/17/00250/A1	THBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	towh0760.profile190111-dp-proposed	Violet
22	100 Liverpool Street (2017)	100 Liverpool Street London EC2M 2RH	17/00276/FULL	CoL	Under Construction	Model supplied by Hopkins Architects	Position relative to O.S. supplied by architect	city0514-c.detail170131-ha-proposed-chalk	Violet
23	97-137 Hackney Road	97-137 Hackney Road London E2 8ET	2015/3455	Hackney	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	hack0084.profile160215-dp-proposed	Violet
24	City Road Estate (2010)	210 – 218 Old Street, 70-100 City Road, 32-37 Featherstone Street and 13-15 Mallow Street, Islington, London, EC1V 9UN	P101833	Islington	Completed	Model supplied by AHMM	Position relative to O.S. supplied by architect	isli0085.mass100617-ahmm-proposed	Violet
25	Monmouth House	Monmouth House, 58-64 City Road, London, EC1Y 2AE	P2015/3136/FUL	Islington	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	isli0125-l.profile160310-consented	Violet
26	150 Bishopsgate (s73)	Site Bounded By Stone House And Staple Hall Bishopsgate Devonshire Row London EC2	17/00623/FULL	CoL	Legal Consent granted	Model supplied by PLP	Position relative to O.S. supplied by architect	city0313-b.detail170918-plp-proposed-chalk	Violet
27	100 Bishopsgate (2012)	100 Bishopsgate, City of London, EC2	12/00129/FULL	CoL	Under Construction	Model supplied by Allies and Morrison and simplified by Millerhare	Position relative to O.S. supplied by architect	city0311-g.surface151105-am-proposed	Violet
28	Silwex House (2016)	Silwex House, Quaker Street, London, E1 6SN	PA/16/00392/A1	THBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	towh0740.profile190227-kt-consented	Violet
29	Shoreditch Village Phase II	183-187 Shoreditch High Street, bounded by Holywell Lane, New Inn Yard, and rail viaduct London E1 6HUZZ	2017/0596	Hackney	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	hack0028-c.profile171124-dp-consented	Violet
30	168-178 Shoreditch High Street	168-178 Shoreditch High Street, London	2015/3317	Hackney	Completed	Paper planning application drawings from local authority	Best fit to Ordnance Survey	hack0029.mass190227-dp-consented	Violet
31	281-285 Bethnal Green Road								
32	Blossom Street	Blossom St, London E1	PA/14/03548	Hackney	Legal Consent granted	Models supplied by AHMM and simplified by Millerhare	Position relative to O.S. supplied by architect	hack0036.profile150319-ahmm-proposed	Violet
33	Sainsbury Foodstore								
34	Maersk House (Beagle House)								
35	49-51 Paul Street								
36	Development House								
37	Enterprise House								
38	The Tulip								
39	2-3 Finsbury Avenue	2-3 Finsbury Avenue London EC2M 2PA	16/00149/FULEIA	CoL	Legal Consent granted	Model supplied by Arup Associates	Position relative to O.S. supplied by architect	city0511.surface160620-aa-proposed	Violet
40	22 Bishopsgate (2016)	22 Bishopsgate London EC2N	16/00849/FULEIA	CoL	Under Construction	Model supplied by PLP	Position relative to O.S. supplied by architect	city0311-b.detail180904-plp-proposed-chalk	Violet
41	1 Leadenhall (2018)	Leadenhall Court 1 Leadenhall Street London EC3V 1PP	18/00740/FULEIA	CoL	Legal Consent granted	Model supplied by Make	Position relative to O.S. supplied by architect	city0261-a.surface180607-make-consented	Violet
42	1 Undershaft	1 Undershaft, London, EC3P 3DQ	16/00075/FULEIA	CoL	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	city0311-f.mass161020-kn-proposed-lower	Violet
43	100 Leadenhall Street	100 Leadenhall Street London EC3A 3BP	18/00152/FULEIA	CoL	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	city0310-c.profile180316-dp-proposed	Violet
44	40 Leadenhall Street	Site Bounded By 19-21 & 22 Billiter Street, 49 Leadenhall Street, 108 & 109-114 Fenchurch Street, 6-8 & 9-13 Fenchurch Buildings London EC3	13/01004/FULEIA	CoL	Legal Consent granted	Model supplied by Make Architects and simplified by Millerhare	Position relative to O.S. supplied by architect	city0273.surface150604-fg-proposed-plant	Violet
45	6-8 Bishopsgate (2017)	6 – 8 Bishopsgate & 150 Leadenhall Street London EC2N 4DA & EC3V 4QT	17/00447/FULEIA	CoL	Legal Consent granted	Model supplied by Wilkinson Eyre Architects and simplified by Millerhare	Position relative to O.S. supplied by architect	city0311-c.profile170321-wea-proposed	Violet
46	76-86 Fenchurch Street (2015)	76 – 86 Fenchurch Street, 1 – 7 Northumberland Alley & 1 & 1A Carlisle Avenue London EC3N 2ES	15/00702/FULMAJ	CoL	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	city0275-b.mass151217-dp-proposed	Violet

Cumulative schemes 12, 31 and 33 to 38 have not been illustrated in the TVIA – see para 8.10





Aerial diagram showing location of schemes



Appendices (continued)

A4 Accurate Visual Representations

A4.1 Each of the views in this study has been prepared as an Accurate Visual Representation (AVR) following a consistent methodology and approach to rendering. Appendix C of the London View Management Framework: Supplementary Planning Guidance (March 2012) defines an AVR as:

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

A4.2 In this study the baseline condition is provided by carefully taken large format photography. The proposed condition is represented as an accurate photomontage, which combines a computer generated image with the photographic context. In preparing AVRs of this type certain several key attributes need to be determined, including:

- the Field of View
- the representation of the Proposed Development
- documentation accompanying the AVR

Selection of Field of View

A4.3 The choice of telephoto, standard or wide-angle lens, and consequently the Field of View, is made on the basis of the requirements for assessment which will vary from view to view.

A4.4 In the simple case the lens selection will be that which provides a comfortable Viewing Distance. This would normally entail the use of what most photographers would refer to as a “standard” or “normal” lens, which in practice means the use of a lens with a 35mm equivalent focal length of between about 40 and 58 mm.

A4.5 However in a visual assessment there are three scenarios where constraining the study to this single fixed lens combination would not provide the assessor with the relevant information to properly assess the Proposed Development in its context.

Field Of View

The term ‘Field Of View’ (FOV) or more specifically Horizontal Field of View (HFOV), refers to the horizontal angle of view visible in a photograph or printed image and is expressed in degrees. It is often generally referred to as ‘angle of view’, ‘included angle’ or ‘view cone angle’.

Using this measure it becomes practical to make a comparison between photographs taken using lens of various focal lengths captured on to photographic film or digital camera sensors of various size and proportions. It is also possible to compare computer renderings with photographic images.

Studies of this type use a range of camera equipment; in recent times digital cameras have largely superseded the traditional film formats of 35mm, medium format (6cm x 6cm) and large format (5in x 4in). Comparing digital and film formats may be achieved using either the HFOV or the 35mm equivalent lens calculation, however quoting the lens focal length (in mm) is not as consistently applicable as using the HFOV when comparing AVRs.

35mm Lens	HFOV degrees	Lens focal length (mm)
Wide angle lens	74.0	24
Medium wide lens	54.4	35
Telephoto lens	28.8	70
Telephoto lens	20.4	100
Telephoto lens	10.3	200
Telephoto lens	6.9	300

The FOV of digital cameras is dependent on the physical dimensions of the CCD used in the camera. These depend on the make and model of the camera. The comparison table uses the specifications for a Canon EOS-5D Mark II which has CCD dimensions of 36.0mm x 22.0mm.

A4.6 Firstly, where the relationship being assessed is distant, the observer would tend naturally to focus closely on it. At this point the observer might be studying as little as 5 to 10 degrees in plan. The printing technology and image resolution of a print limit the amount of detail that can be resolved on paper when compared to the real world, hence in this situation it is appropriate to make use of a telephoto lens.

A4.7 Secondly, where the wider context of the view must be considered and in making the assessment a viewer would naturally make use of peripheral vision in order to understand the whole. A print has a fixed extent which constrains the angle of view available to the viewer and hence it is logical to use a wide angle lens in these situations in order to include additional context in the print.

A4.8 Thirdly where the viewing point is studied at rest and the eye is free to roam over a very wide field of view and the whole setting of the view can be examined by turning the head. In these situations it is appropriate to provide a panorama comprising of a number of photographs placed side by side.

A4.9 For some views two of these scenarios might be appropriate, and hence the study will include two versions of the same view with different fields of view.

Representation of the Proposed Development and cumulative schemes

Classification of AVRs

A4.10 AVRs are classified according to their purpose using Levels 0 to 3. These are defined in detail in Appendix C of the London View Management Framework: Supplementary Planning Guidance (July 2007). The following table is a summary.

AVR level	showing	purpose
AVR 0	Location and size of proposal	Showing Location and size
AVR 1	Location, size and degree of visibility of proposal	Confirming degree of visibility
AVR 2	As level 1 + description of architectural form	Explaining form
AVR 3	As level 2 + use of materials	Confirming the use of materials

A4.11 In practice the majority of photography based AVRs are either AVR 3 (commonly referred to as “fully rendered” or “photoreal”) or AVR 1 (commonly referred to as “wire-line”). Model based AVRs are generally AVR 1.

AVR 3 – Photoreal



Example of AVR 3 – confirming the use of materials (in this case using a ‘photo-realistic’ rendering technique)

A4.12 The purpose of a Level 3 AVR is to represent the likely appearance of the Proposed Development under the lighting conditions found in the photograph. All aspects of the images that are able to be objectively defined have been created directly from a single detailed description of the building. These include the geometry of the building and the size and shape of shadows cast by the sun.

A4.13 Beyond this it is necessary to move into a somewhat more subjective arena where the judgement of the delineator must be used in order to define the final appearance of the building under the specific conditions captured by the photographic and subsequent printing processes. In this area the delineator is primarily guided by the appearance of similar types of buildings at similar distances in the selected photograph. In large scope studies photography is necessarily executed over a long period of time and sometimes at short notice. This will produce a range of lighting conditions and photographic exposures. The treatment of lighting and materials within these images will respond according to those in the photograph.

A4.14 Where the Proposed Development is shown at night-time, the lightness of the scheme and the treatment of the materials was the best judgment of the visualiser as to the likely appearance of the scheme given the intended lighting strategy and the ambient lighting conditions in the background photograph. In particular the exact lighting levels are not based on photometric calculations and therefore the resulting image is assessed by the Architect and Lighting Designer as being a reasonable interpretation of the concept lighting strategy.



# Appendices (continued)

## AVR 1 – Outline



Example of AVR 1 confirming degree of visibility (in this case as an occluded 'wire-line' image)

- A4.15

The purpose of a wire-line view is to accurately indicate the location and degree of visibility of the Proposed Development in the context of the existing condition and potentially in the context of other proposed schemes.
- A4.16

In AVR1 representation each scheme is represented by a single line profile, sometimes with key edges lines to help understand the massing. The width of the profile line is selected to ensure that the diagram is clear, and is always drawn inside the true profile. The colour of the line is selected to contrast with the background. Different coloured lines may be used in order to distinguish between proposed and consented status, or between different schemes.
- A4.17

Where more than one scheme is represented in outline form the outlines will obscure each other as if the schemes were opaque. Trees or other foliage will not obscure the outline of schemes behind them. This is because the transparency of trees varies with the seasons, and the practical difficulties of representing a solid line behind a filigree of branches. Elements of a temporary nature (e.g. cars, tower cranes, people) will similarly not obscure the outlines.
- A4.18

**Framing the view**  
Typically AVRs are composed with the camera looking horizontally i.e. with a horizontal Optical Axis. This is in order to avoid converging verticals which, although perspectively correct, appear to many viewers as unnatural in print form. The camera is levelled using mechanical levelling devices to ensure the verticality of the Picture Plane, being the plane on to which the image is projected; the film in the case of large format photography or the CCD in the case of digital photography.
- A4.19

For a typical townscape view, a Landscape camera format is usually the most appropriate, giving the maximum horizontal angle of view. Vertical rise may be used in order to reduce
- the proportion of immediate foreground visible in the photograph. Horizontal shift will not be used. Where the prospect is framed by existing buildings, portrait format photographs may be used if this will result in the proposal being wholly visible in the AVR, and will not entirely exclude any relevant existing buildings.
- A4.20

Where the Proposed Development would extend off the top of the photograph, the image may be extended vertically to ensure that the full height of the Proposed Development is show. Typically images will be extended only where this can be achieved by the addition of sky and no built structures are amended. Where it is necessary to extend built elements of the view, the method used to check the accuracy of this will be noted in the text.
- ## Documenting the AVR
- ### Border annotation
- A4.21

A Millerhare AVR image has an annotated border or 'graticule' which indicates the field of view, the optical axis and the horizon line. This annotation helps the user to understand the characteristics of the lens used for the source photograph, whether the photographer applied tilt, vertical rise or horizontal shift during the taking of the shot and if the final image has been cropped on one or more sides.

A4.22

The four red arrows mark the horizontal and vertical location of the 'optical axis'. The optical axis is a line passing through the eye point normal to the projection plane. In photography this line passes through the centre of the lens, assuming that the film plane has not been tilted relative to the lens mount. In computer rendering it is the viewing vector, i.e the line from the eye point to the target point.

A4.23

If the point indicated by these marks lies above or below the centre of the image, this indicates either that vertical rise was used when taking the photograph or that the image has subsequently been cropped from the top or bottom edge. If it lies to the left or right of the centre of the image then cropping has been applied to one side or the other, or more unusually that horizontal shift was applied to the photograph.
- 
- Sample graticule showing optical axis markers
- A4.24

The vertical and horizontal field of view of the final image is declared using a graticule consisting of thick lines at ten degree increments and intermediate lines every degree, measured away from the optical axis. Using this graticule it is possible to read off the resultant horizontal and vertical field of view, and thereby to compare the image with others taken using specific lens and camera combinations. Alternatively it can be used to apply precise crops during subsequent analysis.

A4.25

The blue marks on the left and right indicate the calculated location of the horizon line i.e. a plane running horizontally from the location of the camera. Where this line is above or below the optical axis, this indicates that the camera has been tilted; where it is not parallel with the horizontal marking of the optical axis, this indicates that the camera was not exactly horizontal, i.e. that "roll" is present. Note that a small amount of tilt and roll is nearly always present in a photograph, due to the practical limitations of the levelling devices used to align the camera in the field.
- 
- Sample graticule showing horizon line markers
- ## Comparing AVRs with different FOVs
- A4.26

A key benefit of the index markings is that it becomes practical to crop out a rectangle in order to simulate the effect of an image with a narrower field of view. In order to understand the effect of using a longer lens it is simply necessary to cover up portions of the images using the graticule as a guide.
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Appendices (continued)

A5 Methodology for the production of Accurate Visual Representations

Overview of Methodology		
A5.1	The study was carried out by Millerhare (the Visualiser) by combining computer generated images of the Proposed Development with large format photographs at key strategic locations around the site as agreed with the project team. Surveying was executed by Absolute Survey (the Surveyor).	A5.8 The models used to represent consented schemes have been assembled from a variety of sources. Some have been supplied by the original project team, the remainder have been built by Millerhare from available drawings, generally paper copies of the submitted planning application. While these models have not been checked for detailed accuracy by the relevant architects, Millerhare has used its best endeavours to ensure that the models are positioned accurately both in plan and in overall height.
A5.2	The methodology employed by Millerhare is compliant with Appendix C of the London View Management Framework: Supplementary Planning Guidance (March 2012) and Landscape Institute Advice Note 01/11.	
A5.3	The project team defined a series of locations in London where the proposed buildings might have a significant visual effect. At each of these locations Millerhare carried out a preliminary study to identify specific Assessment Points from which a representative and informative view could be taken. Once the exact location had been agreed by the project team, a photograph was taken which formed the basis of the study. The precise location of the camera was established by the Surveyor using a combination of differential GPS techniques and conventional observations.	A5.9 At each Study Location the Visualiser conducted a photographic reconnaissance to identify potential Assessment Points. From each candidate position, a digital photograph was taken looking in the direction of the Proposed Development using a wide angle lens. Its position was noted with field observations onto an OS map and recorded by a second digital photograph looking at a marker placed at the Assessment Point.
A5.4	For views where a photographic context was to be used additional surveying was carried out. A number of features on existing structures visible from the camera location were surveyed. Using these points, Millerhare has determined the appropriate parameters to permit a view of the computer model to be generated which exactly overlays the appropriate photograph. Each photograph has then been divided into foreground and background elements to determine which parts of the current context should be shown in front of the Proposed Development and which behind. When combined with the computer-generated image these give an accurate impression of the impact of the Proposed Development on the selected view in terms of scale, location and use of materials (AVR Level 3).	A5.10 In the situation where, in order to allow the appreciation of the wider setting of the proposal, the assessor requires more context than is practical to capture using a wide angle lens, multiple photographs may be combined to create a panorama, typically as a diptych or triptych. This will be prepared by treating each panel as a separate AVR and then combining in to a single panorama as a final process.
Spatial framework and reference database		
A5.5	All data was assembled into a consistent spatial framework, expressed in a grid coordinate system with a local plan origin. The vertical datum of this framework is equivalent to Ordnance Survey (OS) Newlyn Datum.	A5.11 The Visualiser assigned a unique reference to each Assessment Point and Photograph.
A5.6	By using a transformation between this framework and the OSGB36 (National Grid) reference framework, Millerhare have been able to use other data sets (such as OS land line maps and ortho-corrected aerial photography) to test and document the resulting photomontages.	A5.12 From each selected Assessment Point a series of large format photographs were taken with a camera height of approximately 1.6m. The camera, lens, format and direction of view are determined in accordance with the policies set out above
A5.7	In addition, surveyed observation points and line work from Millerhare's London Model database are used in conjunction with new data in order to ensure consistency and reliability.	A5.13 Where a panoramic view is specified the camera/tripod head is rotated through increments of 40 degrees to add additional panels to the left and/or right of the main view.
Process – photographic context		
Reconnaissance		
A5.16	Using differential GPS techniques the Surveyor established the location of at least two intervisible stations in the vicinity of the camera location. A photograph of the GPS antenna in situ was taken as confirmation of the position.	A5.18 The resulting survey points were amalgamated into a single data set by the Surveyor. This data set was supplied as a spreadsheet with a set of coordinates transformed and re-projected into OSGB36 (National Grid) coordinates, and with additional interpreted lines to improve the clarity of the surveyed data.
A5.17	From these the local survey stations, the requested alignment points were surveyed using conventional observation.	A5.19 From the point set, the Visualiser created a three dimensional alignment model in the visualisation system by placing inverted cones at each surveyed point.
Photo preparation		
A5.20	From the set of photographs taken from each Assessment Point, one single photograph was selected for use in the study. This choice was made on the combination of sharpness, exposure and appropriate lighting.	A5.21 The selected photograph was copied into a template image file of predetermined dimensions. The resulting image was then examined and any artefacts related to the digital image capture process were rectified.
A5.22	Where vertical rise has been used the image is analysed and compensation is applied to ensure that the centre of the image corresponds to the location of the camera's optical axis.	
Calculating the photographic alignment		
A5.23	A preliminary view definition was created within the visualisation system using the surveyed camera location, recorded target point and FOV based on the camera and lens combination selected for the shot	A5.24 A lower resolution version of the annotated photograph was attached as a background to this view, to assist the operator to interpret on-screen displays of the alignment model and other relevant datasets.
A5.25	Using this preliminary view definition, a rendering was created of the alignment model at a resolution to match the scanned photograph. This was overlaid onto the background image to compare the image created by the actual camera and its computer equivalent. Based on the results of this process adjustments were made to the camera definition. When using a wide angle lens observations outside the circle of distortion are given less weighting.	
A5.26	This process was iterated until a match had been achieved between the photograph and alignment model. At this stage, a second member of staff verified the judgements made. An A3 print was made of the resulting photograph overlaid with the	

alignment model as a record of the match. This was annotated to show the extents of the final views to be used in the study.



Example of alignment model overlaid on the photograph

Preparing models of the Proposed Development

A5.27 A CAD model of the Proposed Development was created from 3D CAD models and 2D drawings supplied by the Architect. The level of detail applied to the model is appropriate to the AVR type of the final images.

A5.28 Models of the Proposed Development and other schemes are located within the spatial framework using reference information supplied by the Architect or, when not available, by best fit to other data from the spatial framework reference database . Study renders of the model are supplied back to the Architect for confirmation of the form and the overall height of the Proposed Development. The method used to locate each model is recorded. Each distinct model is assigned a unique reference code by the Visualiser.

Determining occlusion and creating simple renderings

A5.29 A further rendering was created using the aligned camera, which combined the Proposed Development with a computer-generated context. This was used to assist the operator to determine which parts of the source image should appear in front of the Proposed Development and which behind it. Using this image and additional site photography for information, the source file is divided into layers representing foreground and background elements.

A5.30 In cases where the Proposed Development is to be represented in silhouette or massing form (AVR1 or AVR2), final renderings of an accurate massing model were generated and inserted into the background image file between the foreground and background layers.

A5.31 Final graphical treatments were applied to the resulting image as agreed with the Architect and environmental and planning consultants. These included the application of coloured outlines to clarify the reading of the images or the addition of tones to indicate occluded areas.



# Appendices (continued)

<b>Creating more sophisticated renderings</b>		
A5.32	Where more sophisticated representations of the Proposed Developments were required (AVR3) the initial model is developed to show the building envelope in greater detail. In addition, definitions were applied to the model to illustrate transparency, indicative material properties and inter-reflection with the surrounding buildings.	were created cross-referencing background mapping supplied by Ordnance Survey.
A5.33	For each final view, lighting was set in the visualisation system to match the theoretical sunlight conditions at the time the source photograph was taken, and additional model lighting placed as required to best approximate the recorded lighting conditions and the representation of its proposed materials.	A5.40 The final report on the Study Location was created which shows side by side, the existing and proposed prospect. These were supplemented by images of the location map, a record of the camera location and descriptive text. The AVR level is described.
A5.34	By creating high resolution renderings of the detailed model, using the calculated camera specification and approximated lighting scenario, the operator prepared an image of the building that was indicative of its likely appearance when viewed under the conditions of the study photograph. This rendering was combined with the background and foreground components of the source image to create the final study images.	A5.41 Peripheral annotation was added to the image to clearly indicate the final FOV used in the image, any tilt or rise, and whether any cropping has been applied.
A5.35	A single CAD model of the Proposed Development has been used for all distant and local views, in which the architectural detail is therefore consistently shown. Similarly a single palette of materials has been applied. In each case the sun angles used for each view are transferred directly from the photography records.	A5.42 Any exceptions to the applied policies or deviations from the methodology were clearly described.
A5.36	Material definitions have been applied to the models assembled as described. The definitions of these materials have been informed by technical notes on the planning drawings and other available visual material, primarily renderings created by others. These resulting models have then been rendered using the lighting conditions of the photographs.	A5.43 Where appropriate, additional images were included in the study report, showing the Proposed Development in the context of other consented schemes.
A5.37	Where the Proposed Development is shown at night-time, the lightness of the scheme and the treatment of the materials was the best judgment of the visualiser as to the likely appearance of the scheme given the intended lighting strategy and the ambient lighting conditions in the background photograph.	
A5.38	Where a panoramic view is specified each panel is prepared by treating each photograph as an individual AVR following the process described in the previous paragraphs. The panels are then arranged side by side to construct the panorama. Vertical dividers are added to mark the edge of each panel in order to make clear that the final image has been constructed from more than one photograph.	
<b>Documenting the study</b>		
A5.39	For each Assessment Point a CAD location plan was prepared, onto which a symbol was placed using the coordinates of the camera supplied by the Surveyor. Two images of this symbol	



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Appendices (continued)

A6 Limited Development Scenario townscape and visual impact assessment (Tower Hamlets only)

Introduction

A6.1 This part of the Environmental Statement (ES) contains an assessment of the effect of the Limited Development Scenario of the Proposed Amendments scheme at The Goodsyard ('the site') on townscape and visual amenity.

A6.2 This assessment uses the method of assessment set out in section 2 of this Volume and is based on the planning policy context set out in section 3 of this Volume. It contains the following sections, making reference to other sections in the main Volume where appropriate:

- a description of the site and its immediate surroundings as existing;
- an assessment of the architectural, urban design and townscape qualities of the Limited Development Scenario of the Proposed Amendments scheme of the Proposed Amendments scheme;
- an assessment of the visual effect of the Limited Development Scenario of the Proposed Amendments 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 Limited Development Scenario of the Proposed Amendments scheme on the townscape, and conclusions.

The Site and its surroundings

A6.3 This section is the same as for section 4 in the TVIA, with the following exceptions:

- The site for the purposes of this scenario includes the plots that lie entirely on land in the London Borough of Tower Hamlets bound by Bethnal Green Road and Sclater Street to the north, Brick Lane to the east, the railway cutting carrying the line from Liverpool Street Station to the east of England to the south, and the LB Tower Hamlets borough boundary which lies just west of Braithwaite Street to the west.
- The immediate context of the site includes that part of the Goodsyard site to the west of the borough boundary (just west of Braithwaite Street) defined by Bethnal Green Road to the north, Shoreditch High Street and Commercial Street to the west and the main line railway cutting to the south.

- Townscape character area 1 'The site' includes the entire former Goodsyard site (i.e. those parts in the LB Tower Hamlets and the LB Hackney);

Assessment of the Limited Development Scenario of the Proposed Amendments scheme

A6.4 A description of the Proposed Amendments scheme is included in section 5 of the TVIA. For the purpose of this assessment the Limited Development Scenario of the Proposed Amendments scheme excludes Plots 1, 2 and 3. Reference should also be made to [Chapter 5 'Proposed Amendments scheme'] of Volume 1 of the ES. More detailed information on the design of the Proposed Amendments scheme is provided in the planning application drawings, the Design and Access Statement, the Design Guidelines and the Parameter Plans.

A6.5 The Limited Development Scenario of the Proposed Amendments scheme of a high quality design, in line with the IPG, and based on a clear understanding of the site and its context. It will establish a new and distinct character on the site in this run down City fringe area. It will in places provide a contrast between the scale of the new built form on site and in its immediate surroundings, as does the Avant Garde tower (townscape character area 3) to the north.

A6.6 The Limited Development Scenario of the Proposed Amendments scheme will contribute positively to the surrounding streets at ground level with the return of active edges to the site 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.

A6.7 The opening up of the site and the provision of a wide mix of uses and an enhanced network of routes will significantly improve pedestrian permeability through the area. This includes:

- the two new east / west routes of different characters running from Brick Lane to Braithwaite Street, one through the listed viaduct structure, one open;
- two new north / south routes, opening up the site and enhancing permeability from Bethnal Green Road;
- a variety of new public open spaces along these routes; and
- a new park above the viaduct structure.

A6.8 The Limited Development Scenario of the Proposed Amendments scheme will be well integrated with the retained listed and unlisted structures on site, which have directly influenced the pattern of plots and routes. This will add to the type and character of routes and spaces on site.

A6.9 The massing of built form across the site has been carefully considered in relation to the site context so that development steps down in height towards the east. The highest points are at the western end of Plots 4 and 8, and the development generally steps down in height towards the east. This is established in the Design Guidelines and the parameter plans for the outline elements of the application.

A6.10 There are Design Guidelines for all the plots (4, 5, 6, 8 and 10).

Views and Visual Impact Assessment

General note on view descriptions

A6.11 See section 6 of the TVIA for the general approach and a full set of the images of the existing views set for the Proposed Amendments scheme. None of the existing view images are included in this section.

A6.12 In some of the views illustrated in this TVIA, the appearance of the Limited Development Scenario of the Proposed Amendments scheme will be different from the appearance of the Proposed Amendments scheme. In other views there will be no difference.

A6.13 Each of the views considered in this TVIA falls into one of the following categories:

- A. Where the difference between the Proposed Amendments scheme and Limited Development Scenario of the Proposed Amendments scheme can be clearly discerned from the AVRs prepared for the Proposed Amendments scheme in the TVIA, no separate AVR images have been provided in this section. The assessments of the significance of effect on these views run in numerical order in the first part of this section, and the corresponding AVR images can be found in section 6 of the TVIA.
- B. A number of views have been provided in this section to illustrate the Limited Development Scenario of the Proposed Amendments scheme. These views show the Limited Scenario Development Proposed Amendments scheme within its context. This set of AVRs runs in numerical order in the second part of this section, where only AVRs of the proposed and cumulative views are included. For consistency the same view set has been included as for the previous Limited Development scheme.
- C. There are a number of views where the Proposed Amendments scheme will be visible but the Limited Development Scenario of the Proposed Amendments scheme will not be visible and there is consequently no effect. No assessment of effect is provided. Refer back to section 6 of the TVIA for the view baseline image.
- D. There are a number of views where there will be no change between the Proposed Amendments scheme

and the Limited Development Scenario of the Proposed Amendments scheme as only the latter was visible in these views. The assessment undertaken in the TVIA is not repeated here for these views. Refer back to section 6 of the TVIA for this assessment.

E. There are a number of views where there will be no change between the Proposed Amendments scheme and the Limited Development Scenario of the Proposed Amendments scheme as the Proposed Amendments scheme is not visible (and therefore the Limited Development Scenario of the Proposed Amendments scheme is not visible). The assessment undertaken in the TVIA is not repeated here for these views. Refer back to section 6 of the TVIA for this assessment.

View images

A6.14 All of the elements in the Limited Development Scenario of the Proposed Amendments scheme are submitted in outline. The yellow wireline outline in each view illustrates the maximum volume of development on each plot; the rendered illustrative scheme shows how development following the Design Guidelines could appear.

A6.15 The table below explains which category (as set out at 1.13) each view falls into:



TVIA	view	Category
1	Alexandra Palace: the viewing terrace – south western section [LVMF 1A.1]	A
2	Parliament Hill: the summit – looking toward St Paul's Cathedral [LVMF 2A.1]	A
3	Kenwood: the viewing gazebo – in front of the orientation board [LVMF 3A.1]	C
4	Primrose Hill: the summit – looking St Paul's Cathedral [LVMF 4A.1] A	A
5	Greenwich Park: the General Wolfe statue – at the orientation board [LVMF 5A.1]	A
6	Blackheath Point – near the orientation board [LVMF 6A.1]	A
8	King Henry VIII's Mound – the viewing point [LVMF 9A.1]	E
9w	Tower Bridge: the North Bastion [LVMF 10A.1] – Winter	E
10	Tower Bridge: upstream – the south Bastion	E
10n	Tower Bridge: upstream – the South Bastion: Night	E
10a	Tower Bridge: upstream – the south Bastion – Alternative	E
10b	Tower of London – North Wall Walk	E
11	Waterloo Bridge Downstream: close to the Westminster bank [LVMF 15B.1]	C
12	Waterloo Bridge: downstream – at the centre of the bridge [LVMF 15B.2]	C
13	Waterloo Bridge: the downstream pavement – Lambeth Bank	C
14	The South Bank: moving from National Theatre to Gabriel's Wharf C	
17	Golden Jubilee/Hungerford Footbridges: downstream – crossing the Westminster bank [LVMF 17B.1]	C
18	Golden Jubilee/Hungerford Footbridges: downstream – close to the Westminster bank [LVMF 17B.2]	C
19	The Queen's Walk at City Hall – foot of pathway from Potter's Field [LVMF 25A.1]	C
20	The Queen's Walk at City Hall – in front of the public terraces [LVMF 25A.2]	C
21	The Queen's Walk at City Hall – close to Tower Bridge [LVMF 25A.3]	C
24	Paul Street: junction with Epworth Street	A
25	City Road: opposite Cayton Street	C
26s	Great Eastern Street: traffic island at junction with Old Street   Summer	A
26w	Great Eastern Street: traffic island at junction with Old Street   Winter	A
27	Great Eastern Street: junction with Curtain Road	C
28	Great Eastern Street / Fairchild Street	B
29	Southern end of Kingsland Road	A
30	Shoreditch High Street: junction with Rivington Street	A
31	Shoreditch High Street: junction with Bateman Row: Night	C
32s	Arnold Circus Roundabout: Boundary Gardens, southern steps   Summer	C
32w	Arnold Circus Roundabout: Boundary Gardens, southern steps   Winter	C
33	Arnold Circus along Club Row   Winter	A

TVIA	view	Category
34	Old Nichol Street / Chance Street	D
35	Shoreditch High Street, west side opposite Redchurch Street	C
36	Bethnal Green Road: junction with Chilton Street	B
36n	Bethnal Green Road: junction with Chilton Street   Night	A
37	Hereford Street: junction with Sale Street	B
38	Weavers Field	B
39	Cheshire Street / St Matthew's Row	A
40	Bethnal Green Road near to Club Row	B
41	Allen Gardens	B
42	Woodseer Street / Deal Street	C
43	Commercial Street: junction with Hanbury Street	C
43n	Commercial Street: junction with Hanbury Street   Night	C
44	Commercial Street close to Whites Row	B
46	Commercial Street close to Wheler Street	B
47	Bishopsgate outside entrance to Liverpool Street Station	C
48	Old Spitalfields Market / Brushfield Street	C
49	Folgate Street on axis of Elder Street	C
49n	Folgate Street on axis of Elder Street   Night	C
50	Norton Folgate: junction with Primrose Street	C
51	Norton Folgate: opposite junction with Fleur de Lis Street: Night	B
52	Brick Lane / Bethnal Green Road	D
53	Hanbury Street looking north along Corbet Place / Grey Eagle Street	D
54	Brick Lane / Brewery	D
55	Kingsland Road – canal bridge	A
56s	Geffrye Museum: Summer	C
56w	Geffrye Museum: Winter	C
58	Rear of Shoreditch Church	B
59	Worship Street	C
60	Blossom Street	C
61	Quaker Street	A
62	Quaker Street junction with Commercial Street	B
63	Commercial Street / Shoreditch High Street	C
64	Commercial Street / Fleur De Lis Street	C

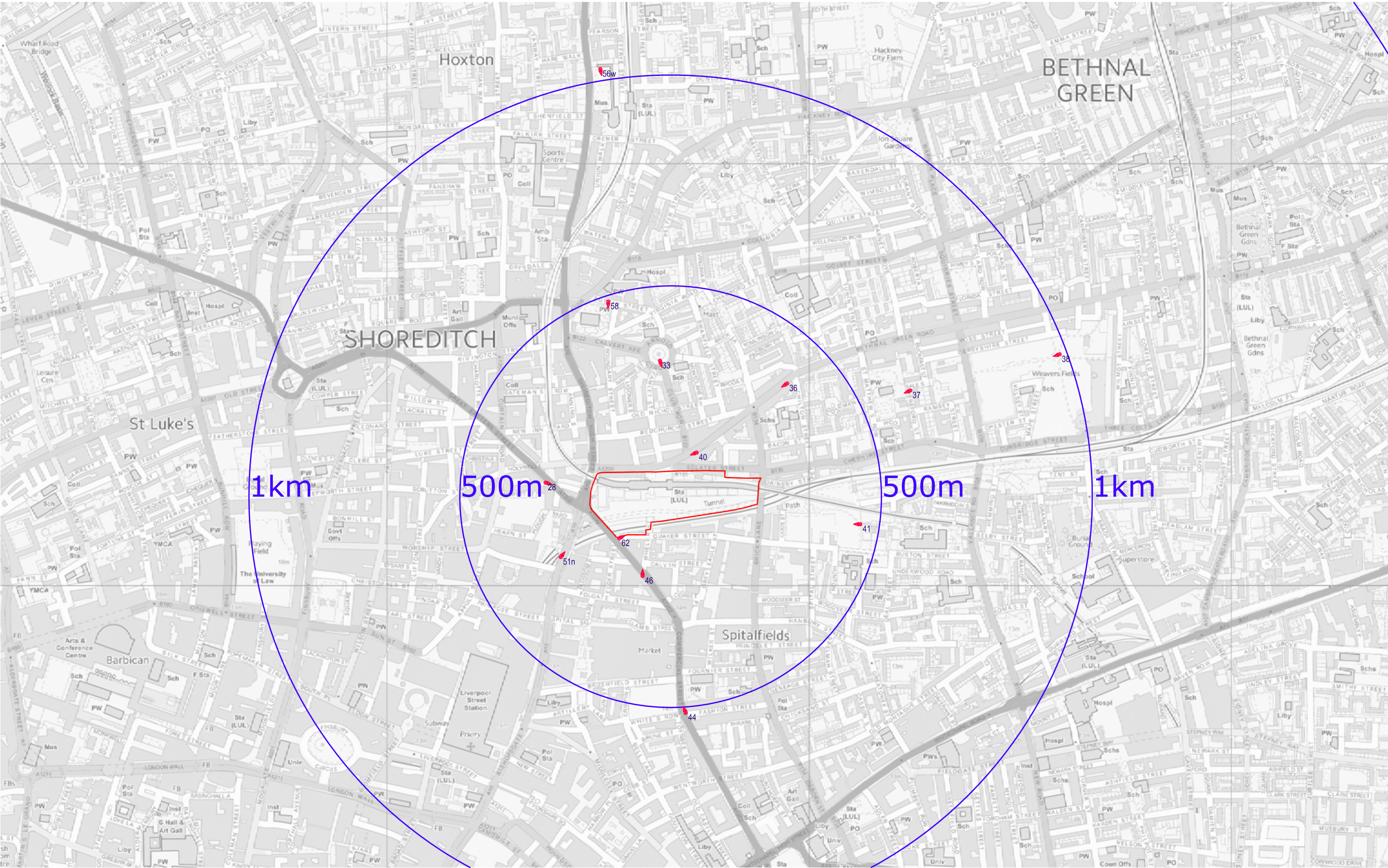






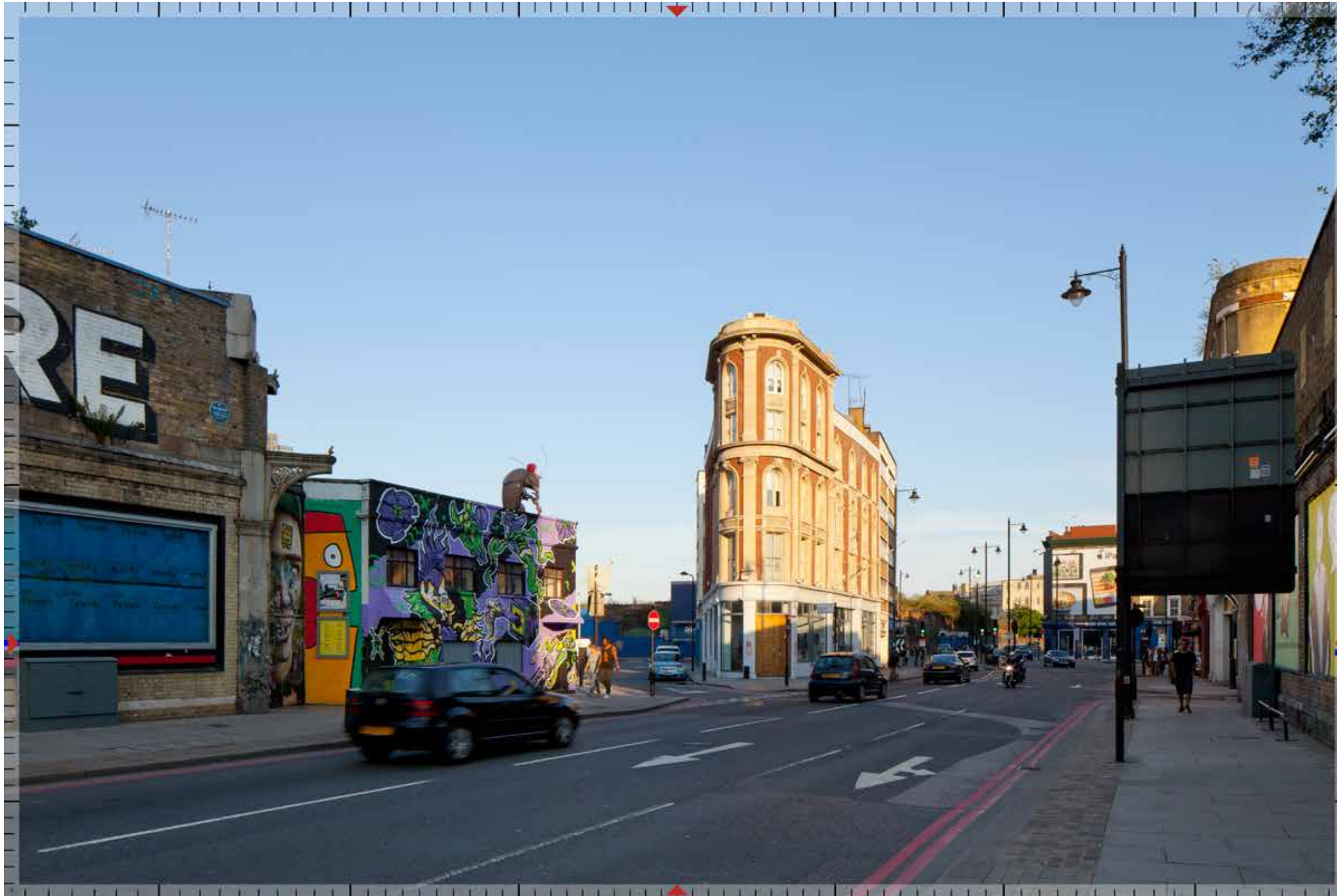
A6.45	<i>Cumulative</i>		The effect is beneficial.		The effect is neutral.
	Taking into account cumulative schemes and the Limited Development Scenario Proposed Amendments scheme there will be a change of moderate to major magnitude to a view of medium sensitivity.				
	The significance is moderate.				
	The effect is neutral.				
<b>30 Shoreditch High street: junction with Rivington street</b>					
A6.46	The top of the tower at the western end of plot 8 will be visible. Its outline can be seen behind and to the left (facing) of that of the building on Plot 1.				
A6.47	This is a minor change to a view of low to medium sensitivity.				
	The significance is minor.				
	The effect is neutral.				
A6.48	Taking into account cumulative schemes, none of which are visible in this view, and the Limited Development Scenario Proposed Amendments scheme there will be a change of minor magnitude to a view of low to medium sensitivity.				
			The significance is minor.		
			The effect is neutral.		
<b>View 36n Bethnal Green Road junction with Chilton Street: Night</b>					
A6.49	<i>View as proposed</i>				
	The Limited Development Scenario of the Proposed Amendments scheme will be less noticeable at night than during the day. The prominent elements in the night time view are the illuminated highway and shopfronts and associated signage in the foreground.				
A6.50	This is a moderate change to a view of low to medium sensitivity.				
	The significance is moderate.				
	The effect is beneficial.				
A6.51	<i>Cumulative</i>				
	Taking into account cumulative schemes and the Limited Development Scenario of the Proposed Amendments scheme there will be a change of moderate magnitude to a view of low to medium sensitivity.				
	The significance is moderate.				
<b>View 39 Cheshire Street / St Matthew's Row</b>					
A6.52	<i>View as proposed</i>				
	The top of the development on Plot 10 will be visible but not noticeable.				
A6.53	This is a negligible change to a view of low to medium sensitivity.				
			The significance is minor.		
			The effect is neutral.		
A6.54	<i>Cumulative</i>				
	Taking into account cumulative schemes and the Limited Development Scenario of the Proposed Amendments scheme there will be a change of minor magnitude to a view of low to medium sensitivity.				
	The significance is minor.				
			The effect is neutral.		
<b>View 55 Kingsland Road – canal bridge</b>					
A6.55	The top of the development on Plot 8 will be visible but not noticeable.				
A6.56	This is a negligible change to a view of low to medium sensitivity.				
			The significance is minor.		
			The effect is neutral.		
A6.57	<i>Cumulative</i>				
	Taking into account cumulative schemes, only one of which is visible but barely noticeable in this view, and the Limited Development Scenario Proposed Amendments scheme, there will be a change of negligible magnitude to a view of low sensitivity.				
	The significance is minor.				
			The effect is neutral.		
<b>View 61 Quaker Street</b>					
A6.58	The top of the development on plot 8 will be visible beyond the foreground development to the right (facing). It will not be very noticeable.				
A6.59	This is a minor change to a view of low to medium sensitivity.				
			The significance is minor.		





Local views





Existing

