Vinegar Yard

Southwark, SE1 3QR

21. Environmental Statement

Volume 02 - Built Heritage, Townscape and Visual Impact Assessment

GLA/6913/S2 (LBS 18/AP/4171)

October 2021

MONTAGU EVANS

millerhare

TRIUM
ENVIRONMENTAL CONSULTING

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LAND BOUNDED BY ST THOMAS STREET, FENNING STREET, VINEGAR YARD AND SNOWFIELDS INCLUDING NOS. 1-7 FENNING STREET AND NO. 9 FENNING STREET, SE1 3QR

NOVEMBER 2021

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EXECUTIVE SUMMARY

This volume 2 of the Environmental Statement provides an assessment of the impact of the proposed redevelopment at land bound by St Thomas Street, Fenning Street, Vinegar Yard and Snowfields on heritage, townscape and visual receptors.

'Heritage' and 'Townscape and Visual' are treated as individual disciplines and separate assessments are provided in accordance with legislation, planning policy and best practice guidance.

The assessment as a whole is informed by 31 accurate visual representations, plus night-time and winter iterations of specific views. Non-verified massing studies of the proposed development are also provided at **Appendix 1.0** for completeness, to demonstrate the extent of visibility from certain locations. The verified views and massing studies are a tool to inform the assessment of impact to heritage, townscape and visual receptors.

The location of the viewpoints has been informed by architectural and historic accounts of the area, an appraisal of the existing application site and surroundings, and relevant policy designations. The viewpoint locations have been agreed with the local planning authority during pre-application discussions and through the Environmental Statement Scoping; further viewpoints have been added following consultation, including those identified by the Greater London Authority.

At the request of the Greater London Authority, a standalone Heritage Statement is also submitted with the planning application

PLANNING HISTORY

DECEMBER 2018 SCHEME

St Thomas Bermondsey Limited submitted an application for full planning permission for the redevelopment of Vinegar Yard to the London Borough of Southwark on 21 December 2018 under reference 18/AP/4171. The application was considered by the London Borough of Southwark's Planning Committee on 29 June 2020. Officers recommended the planning application for approval subject to conditions and S106, but London Borough of Southwark resolved to refuse.

The application comprised the comprehensive redevelopment of the site to form a 5 to 19 storey building (plus ground and mezzanine) with a maximum height of 86.675m (AOD) and a 2 storey pavilion building (plus ground) with a maximum height of 16.680m (AOD) with 3 basement levels across the site providing a total of 30,292 sqm (GIA) of commercial floorspace comprising of use classes B1, A1, A2, A3, A4, D1, D2 and sui generis (performance venue), cycle parking, servicing, refuse and plant areas, public realm (including soft and hard landscaping) and highway improvements and all other associated works

On 24 August 2020 the Mayor of London notified London Borough of Southwark and the applicant of his intention to recover the planning application for his own determination (GLA ref. GLA/6208/S2). Since then, the applicant has been working with officers at the Greater London Authority and London Borough of Southwark to amend the development proposals, seeking amongst other changes to address London Borough of Southwarks' heritage concerns that had led to the local resolution to refuse.

Scheme revisions were submitted to the GLA in December 2020, and an EIA was undertaken of the Proposed Development as amended ('December 2020 scheme') and an updated ES (December 2020 ES) was prepared.

Since the submission of the December 2020 ES, there remained a few elements of the design that the GLA wanted to further consider and discuss and, therefore, the scheme has continued to evolve between January and September 2021 in response to ongoing feedback from both LBS and the GLA. The December 2020 ES has, therefore, been updated to reflect the further amendments to the Proposed Development (October 2021 scheme). This report being Volume 2 of the updated October 2021 ES.

As a result of the aforementioned changes a fresh volume 2 of the Environmental Statement has been undertaken. This volume 2 of the Environmental Statement wholly supersedes the previous report dated December 2020. It has been prepared as part of a package of materials for submission to the GLA for the purposes of public consultation and consideration of the revised scheme (hereafter referred to as the 'Proposed Development' unless stated otherwise) by the Mayor. It includes a revision to the baseline context that has taken place in the intervening period, including any update to planning policy, consented development or emerging schemes.

POLICY DESIGNATIONS

Policy designations outline the strategic aspirations for an area, contribute to the understanding of its function and the potential for, or even lack of, change.

The extant Statutory Development Plan identifies the application site in the London Bridge/Bankside Opportunity Area, which is one of several *"areas designated in the London Plan as suitable for accommodating large scale development to provide substantial numbers of new employment and housing."*

The site is also located within the London Bridge District Town Centre and the Central Activities Zone, which is an area that seeks to optimise office development

The application site is located immediately to the south of London Bridge station and benefits from a PTAL rating of 6B (the highest). The policy designations for the application site and proximity to public transport is therefore conducive to development at a greater density, subject to satisfying other policy criteria.

PRINCIPLE OF TALL BUILDING

The application site is located within an area identified as suitable for tall buildings in both the extant Statutory Development Plan and the emerging New Southwark Plan.

Policy D9 (Tall Buildings) of the London Plan states that "locations and appropriate tall building heights should be identified on maps in Development Plans.

The extant local plan predates Policy D9 and does not identify specific tall building zones, although Policy 3.20 (Tall Buildings) of the Saved Southwark Plan explains that planning permission may be granted for buildings that are significantly taller than their surroundings or have a significant impact on the skyline, on sites which have excellent accessibility to public transport facilities and are located in the Central Activities Zone (particularly in Opportunity Areas) outside landmark viewing corridors.

Policy P16 of the emerging New Southwark Plan does identify locations for tall buildings on a map. The application site is located in an area where the policy would "expect" tall buildings. The policy goes on to provide a series of criteria that new tall buildings must achieve, including an assessment of the impact of proposals to heritage, townscape and visual receptors.

SITE ALLOCATION (EMERGING)

The emerging Local Plan identifies the application site in the 'London Bridge Area' and states "*London Bridge is part of central London and has the potential to grow its strategic office provision, shops leisure, culture, science and medical facilities. London Bridge will also contribute towards meeting the borough's housing needs*". Development in London Bridge should, inter alia, "*make sure the new standard of London Bridge Station is upheld and the Shard remains significantly taller and more visible than surrounding buildings as the station's landmark*".

The application site forms one of four key sites that have a site specific allocation in the London Bridge Area within the emerging New Southwark Plan. Allocation 'NSP51: Land between St Thomas Street, Fenning Street, Melior Place and Snowfields' seeks to re-provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater. The allocation recognises that the comprehensive mixed-use redevelopment of the application site could include taller buildings subject to consideration of impacts on heritage and townscape receptors. The allocation states taller buildings should be located towards the west of the application site and should not detract from the primacy of The Shard. Development should also respect the approved buildings within allocation NSP50, comprising land between Melior Street and St Thomas.

ST THOMAS STREET EAST FRAMEWORK AREA

The proposed development has evolved in conjunction with schemes located in the 'London Bridge Area' also accessed off St Thomas Street. These schemes are collectively known as the 'St Thomas Street East Framework Area'. The Framework, which is an initiative by major landowners / developers on St Thomas Street, comprises the following sites:

- Capital House (Greystar) -18/AP/0900
- 'EDGE London Bridge' at 60-68 St Thomas Street and 42 Weston Street by Edge Technologies, following previous ownership by Columbia Threadneedle (ref: 20/AP/0944)
- Vinegar Yard (the Applicant)
- Bermondsey Snowsfields - 19/AP/0404

The HTVIA gives due consideration to the additional effects of the proposed development on top of the cumulative baseline created by consented development in the surrounding area. This is consistent with Schedule 4 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 which states "a description of the likely significant effects of the development on the environment resulting from the cumulation of effects with *other existing and/or approved projects*, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources".

In addition, following a request from the Council, this assessment also gives consideration to nearby 'emerging' or 'Cumulative Scenario B' schemes that are not subject to an approval. This includes the Bermondsey Snowsfields (19/AP/0404) scheme that is subject to a valid submitted planning application, although which is not consented.

In addition, we have considered further nearby schemes outside of the Framework, comprising:

- New City Court - 18/AP/4039
- Colechurch House - 20/AP/3013

Mindful of the varying planning status of several schemes in the surrounding area, the cumulative assessment is sub-divided into the following scenarios:

- Cumulative: consented schemes, including Capital House (Greystar) and the recently approved Becket House (EDGE London Bridge)[1]
- Emerging Cumulative (Scenario B): submitted planning applications that are consented, including Bermondsey Snowsfields, New City Court and Colechurch House

1 EDGE London Bridge is subject to a resolution to grant

The proposed development is complementary to the cohesive strategy and coherent approach to developing the series of sites. This wider strategy is in accordance with the aspirations of the development plan.

HERITAGE

BERMONDSEY STREET CONSERVATION AREA

There are no statutorily listed or locally listed buildings within the application site boundary. Part of the application site, comprising the existing former brick warehouse, does fall within the boundary of the Bermondsey Street Conservation Area. The (built) heritage assessment has considered the value (significance) of the Bermondsey Street Conservation Area and the impact of the proposed development upon that value.

The National Planning Policy Framework (2021) requires the decision maker to consider the impact of a proposed development on the significance of heritage assets; this comprises all stages of the proposed development, including site clearance and redevelopment. The existing application site includes a temporary market, although generally comprise a cleared area enclosed by hoardings in which the warehouse sits. This existing site condition is poor and a detracting feature to the setting of the Conservation Area.

The redevelopment of the application site to a high density would include provision of tall buildings. There will be a considerable juxtaposition in scale between the proposed development and the immediate area surrounding the application site, including the Horseshoe Inn public house. The Conservation Area as a whole is, however, large in geographical extent. The Zone of Theoretical Visibility provided in this report demonstrates that the visual impact of the proposed development would be relatively limited and inter-visibility from Bermondsey Street and further east is very limited.

The existing setting of the Conservation Area includes tall and large development near to London Bridge, such as The Shard, Guy's Hospital, Capital House and Becket House. The juxtaposition of tall buildings in the Opportunity Area with lower rise areas is inevitable, mindful of the allocations identified by the extant Statutory Development Plan and the emerging New Southwark Plan. The planning policy designations and emerging development in the surrounding area of the application site is material to this assessment. In addition, one must consider the extent to which the proposed design mitigates any perceived harm.

The assessment has identified a Minor Adverse effect arising from the impact of the proposed development to the Bermondsey Street Conservation Area. The harm identified to the significance of the Conservation Area is at the lower level of 'less than substantial' using the terminology of paragraph 202 of the National Planning Policy Framework. In relation to a finding on that basis, the decision maker is required to give considerable importance and weight to the less than substantial harm when taking into account the public benefits of the proposed development.

Paragraph 200 of the National Planning Policy Framework advises the grant of consent only where there is a clear and convincing justification for harm, which comprises the balance of planning benefits as against identified heritage harm set out in paragraph 202. The decision maker must consider the policy designations for the application site that envisage significant change across the sites contained in the Framework and the embedded design mitigation within the proposed development.

Equally, the assessment identifies countervailing heritage benefits to the Bermondsey Street Conservation Area. In particular, the proposed development includes the refurbishment of the existing warehouse building on the application site. The early 20th century warehouse is complementary to the historic industrial character of the Conservation Area and its retention is seen by the London Borough of Southwark as an important move to protect its character and appearance.

The existing warehouse building on the site is proposed for retention and repurposed for a community use. The architectural design would make enlarge existing openings in the building elevations and add a contemporary roof structure to convert the building for a community use.

At ground floor, the proposed development would comprise significant urban design benefits, including opening up views of the Horseshoe Inn public house along Melior Street, animation of the ground floor through active frontages and creation of new public realm and permeable routes through the application site towards St Thomas Street.

Equally, the elevations of the proposed tall building have a high degree of modulation that helps articulate their appearance in longer views. The architectural quality of the building is undoubtedly outstanding and would raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings. This attracts significant weight to the determination of the planning application, in accordance with paragraph 134 of the National Planning Policy Framework (2021).

The balanced judgement of the decision maker under paragraph 202 of the NPPF would also include planning benefits, such as the improvements to townscape function and visual amenity discussed below. Additionally, one must consider the benefits arising from the intensification of the land use and other public benefits set out in the Planning Statement prepared by Montagu Evans.

HERITAGE SETTING

The (built) heritage assessment has also considered the contribution that setting makes towards the value of heritage receptors in the wider area and the impact of the proposed development upon that setting, and therein, value.

The application site is located adjacent to the Grade II listed railway viaduct arches at London Bridge. The heritage value of the arches is derived from their historical interest as a surviving, early feature of the boom in railway development in the 19th century. The arches have architectural interest for the design, materials and craftsmanship of the structure which would have been unusual in what was a poor, inner-city district. The association with the architect, Charles Henry Driver, also contributes to their interest.

The recent expansion of London Bridge included the restoration of the arches and their renovation for retail use. The proposed development would include the creation of new active frontages along St Thomas Street and the provision of new public realm, which would enhance the setting of the arches. It would be complementary to their use and function, including indirectly the generation of greater footfall and creation of a sense of 'place' that would further help secure their long-term conservation. The assessment has identified a Minor Beneficial effect arising from the impact of the proposed development to the Grade II listed arches.

In the wider area, AVRs of the proposed development have informed the assessment of visual impact to the setting of heritage receptors. In all cases, the assessment finds the Proposed Development would have a Negligible Neutral effect upon setting and thus would preserve their value.

Policy HC2 of the London Plan and draft Policy P23 of the emerging NSP seeks to protect the Outstanding Universal Value of World Heritage Sites. The proposed development has been significantly reduced in scale (height) during the pre-application process in response to views from within and across the Tower of London WHS. The height increase relative to the December 2018 submission does not materially alter this impact. The proposed development may be glimpsed in views from the Inner Ward.

Where visible, the top of the building would be highly modulated and seen over a distance of approximately 690m. The proposed development is not considered to impact the Outstanding Universal Value of the Tower of London WHS, as demonstrated by a series of views at **Section 10.0**.

TOWNSCAPE AND VISUAL

TOWNSCAPE

The townscape assessment has considered the proposed development within its urban context, including the buildings, the relationships between them, the different types of urban open spaces, including green spaces and the relationship between buildings and open spaces. The townscape and visual assessment has been carried out in accordance with the Guidelines for Landscape and Visual Impact Assessment, Third Edition (Landscape Institute and Institute of Environmental Management and Assessment, 2013).

The application site itself forms part of a ribbon of land separating two areas of distinct townscape character. To the north is tall and large development associated with the busy urban environment around London Bridge and the river frontage. To the south is a series of secondary routes enclosed by relatively fine grain development.

The application site, identified in the Statutory Development Plan to form part of the 'London Bridge Area', marks the transition in townscape character between the north and south. The existing condition of the application site makes a limited contribution to the character, appearance and function of the townscape.

The proposed development will comprise the comprehensive redevelopment of the application site to provide a significant quantity of flexible retail, affordable workspace and office. This is in accordance with the aspirations of the Central Activities Zone and the creation of an active, lively environment within close proximity of London Bridge. In addition to the 2018 submission, the 2021 proposed development allows for flexibility in the final end uses which could either be research and development labs and research space (B1b Use Class) or medical facilities (D1 Use Class), which aligns with the growth opportunities in London Bridge outlined in the emerging New Southwark Plan.

The proposed principal building would comprise a maximum of ground, mezzanine plus 18 storeys (97.14m AOD). The proposed height allows the building to follow NHS Brief Standards and to accommodate medical research and clinical facilities. The new public realm at the base of the buildings is an open space for the public, officer workers and visitors.

To the south of the application site, the townscape is fragmented and not cohesive. The proposed development would form part of the established context of tall and mid-rise modern development in close proximity to London Bridge station, which provides a dramatic contrast to the finer scale and grain of the character area to the south. The architectural design of the principal building would further mitigate the contrast in scale; it would appear as several massing volumes, by virtue of the variation in height, stepped form and architectural treatment to elevations.

To the north, the principal building would be setback from the northern application site boundary and pavement edge, thus providing a generous pedestrian route along St Thomas Street. The ground floor will include shops with active frontages that will animate the adjacent streets, similar to the market which currently occupies parts of the application site. This will help transform St Thomas Street from a transient thoroughfare to a 'place', including high quality landscaped areas to accommodate seating that will encourage people to stop and dwell.

The centre of the application site would comprise a significant area of public realm with high quality hard and soft landscaping. The permeable area will connect St Thomas Street to Snowfields, and Bermondsey Street beyond.

The permeability and legibility created by the proposed development as a whole would be highly beneficial to the townscape, mindful of the central London location and high footfall driven by the adjacent pubic transport hub. It would achieve the urban design strategies set out within the existing and emerging development plan.

The retained warehouse at 9 Fenning Street is integrated into the proposals, offering new exhibition space and community use which will animate the public space around the application site. In combination with the industrial high-tech aesthetics of the new elements and traditional materials such as brick, the existing warehouse brings the industrial legacy of the area back to life.

As a whole, the assessment demonstrates that the proposed development will give rise to townscape effects ranging from Moderate Beneficial to Negligible, arising from impact to townscape receptors. The proposed development would demonstrably improve the character, appearance and function of the Opportunity Area within close proximity to London Bridge. It would be congruent to the existing and emerging context of development in the area and will form part of its wider regeneration, in accordance with the aspirations of the development plan.

VISUAL QUALITY

The visual assessment has considered the impact of the proposed development upon visual receptors e.g. people experiencing a change in views and visual amenity at different places, including publicly accessible locations.

The proposed development would give rise to a Minor to Moderate adverse effect arising from the impact to visual receptors along Kirby Grove and Hardwidge Street, which would give rise to a Moderate adverse effect in cumulative scenario 'B' due to the increased intensity of development. The effect from Kirby Grove and Hardwidge Street would be localised to the fine grain secondary streets, set back behind St Thomas Street. It should be noted that redevelopment of the application site with any form of scale necessary to achieve the objectives of the development plan would present an equivalent contrasting juxtaposition and would result in at least the same level of impact.

In contrast, to the north of the application site, St Thomas Street and lands adjacent to London Bridge station have a distinctly different hierarchy. Here, the proposed development would significantly enhance the visual amenity of the area to the immediate south of the station. The assessment has identified a Major Beneficial effect arising from the impact of the proposed development to the visual receptors travelling along St Thomas Street and to/from the station.

In wider views, the proposed development would be of high quality design and form an attractive skyline composition adjacent to London Bridge station. The proposed development would help to consolidate and complement the emerging cluster, whilst ensuring The Shard remains significantly taller and more visible than surrounding buildings as the station's landmark.

FORMALLY DESIGNATED VIEWS

The application site is not located within the Landmark Viewing Corridor of any identified strategic views in the London View Management Framework (2012). The application site is, however, located in the Wider Setting Consultation Area of view 2A.1 from Parliament Hill and 3A.1 from Kenwood. Verified views of the proposed development from these locations are provided within the assessment. The views demonstrate that the proposed development will have no impact to the Strategically Important Landmark in either view.

Policy P21: Borough Views identifies five views that the development plan seeks to protect. A verified view of the proposed development from 'View 1: The London panorama of St Pauls Cathedral from One Tree Hill' is provided at **Section 10.0**. The proposed development will not adversely impact the view.

The proposed development does not have the potential to impact any other views identified by Policy P21 of the emerging New Southwark Plan. A non-verified massing study of the proposed development from 'View 2: The linear view of St Pauls Cathedral from Nunhead Cemetery' is provided at **Appendix 1.0** for completeness.

SUMMARY

The proposed development has evolved through a detailed understanding of the application site, its surrounding context and the aspirations of the extant Statutory Development Plan and the emerging New Southwark Plan.

The assessment has identified harm to the Bermondsey Street Conservation Area, which is at a lower level of 'less than substantial harm' using the terminology of paragraph 202 of the National Planning Policy Framework. In relation to a finding on that basis, the decision maker is required to weigh that harm (according such harm considerable importance and weight) against the public benefits of the proposed development. The decision maker must consider the policy designations for the application site that envisage significant change across the sites contained in the Framework.

The proposed development represents an opportunity for optimisation of brownfield land that would contribute to the delivery of much needed office and medical development in the area and improvement to the function of the public realm in close proximity to London Bridge, a major public transport hub. The assessment demonstrates the proposals would not give rise to any unacceptable impacts to townscape or visual receptors. On the whole, the proposed development would demonstrably improve the appearance, character and function of the townscape.

1.0
INTRODUCTION

LAND BOUNDED BY ST THOMAS STREET, FENNING STREET, VINEGAR YARD AND SNOWFIELDS INCLUDING NOS. 1-7 FENNING STREET AND NO. 9 FENNING STREET, SE1 3QR

INTRODUCTION

1.1 Montagu Evans has been instructed by St Thomas Bermondsey Limited (hereafter the 'Applicant') to prepare this Built Heritage, Townscape and Visual Impact Assessment (the 'HTVIA') to support an application for planning permission to redevelop land bounded by St Thomas Street, Fenning Street, Vinegar Yard and Snowfields including Nos. 1–7 Fenning Street and No. 9 Fenning Street, SE1 3QR (the 'Site').

1.2 The application is being submitted with an Environmental Impact Assessment (EIA) in accordance with the statutory procedures set out in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended 2020) ('the EIA Regulations'). This report forms Volume 2 of the Environmental Statement (ES); it wholly supersedes the previous report dated December 2020.

1.3 The Site comprises a 0.3 acre parcel of land located off St Thomas Street, on the south side of the road from London Bridge. It falls within the administrative boundary of the London Borough of Southwark (the 'Council' or 'LBS').

1.4 The Site is cleared with the exception of a vacant brick-built industrial building of partly two and partly three storeys.

1.5 **Figure 1.1** outlines the boundary of the Site. An aerial view of the Site is provided at **Figure 1.2**.

1.6 A description of the proposed development (the 'Proposed Development') is set out at ES Volume 1.

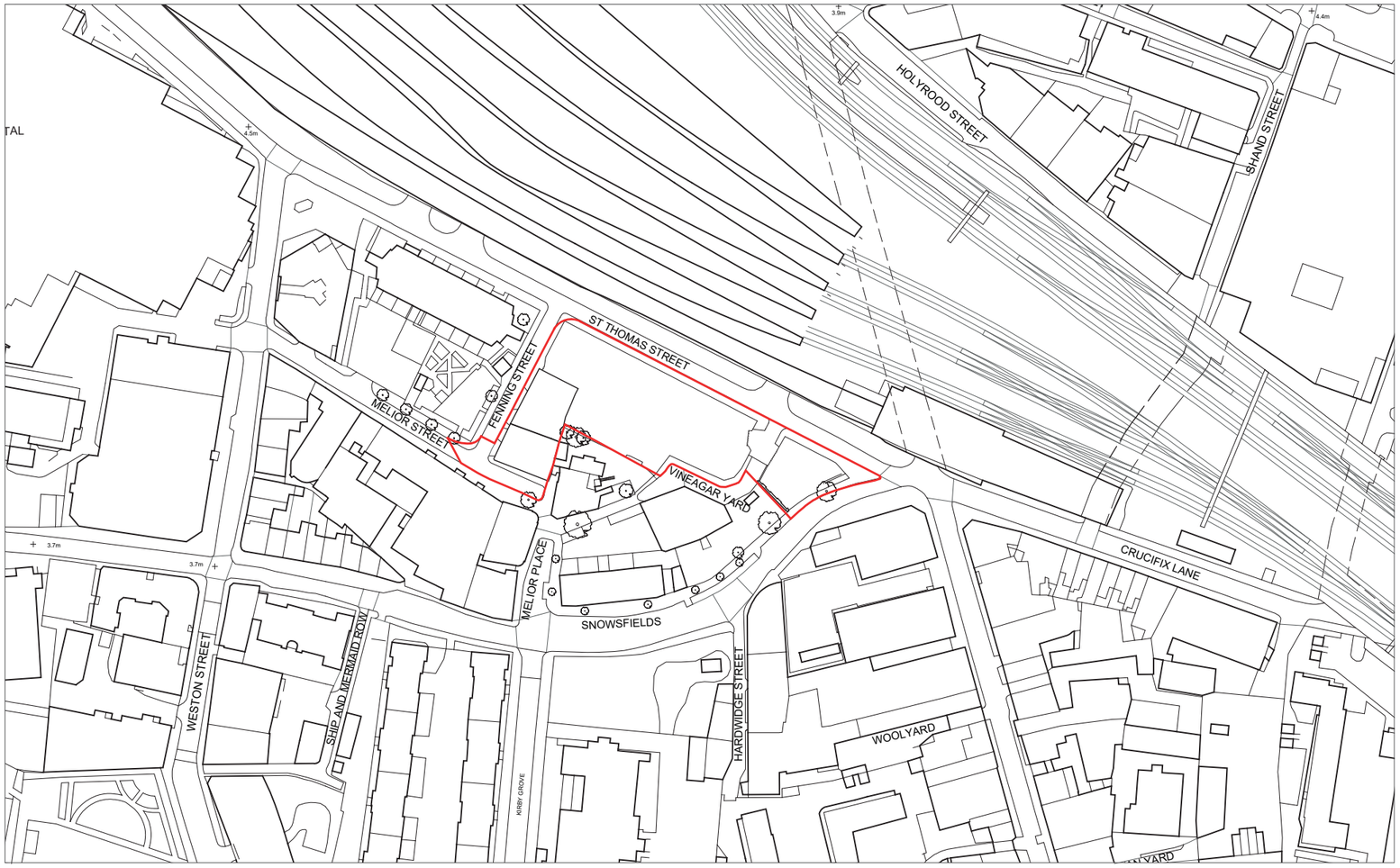


Figure 1.1 Site Plan

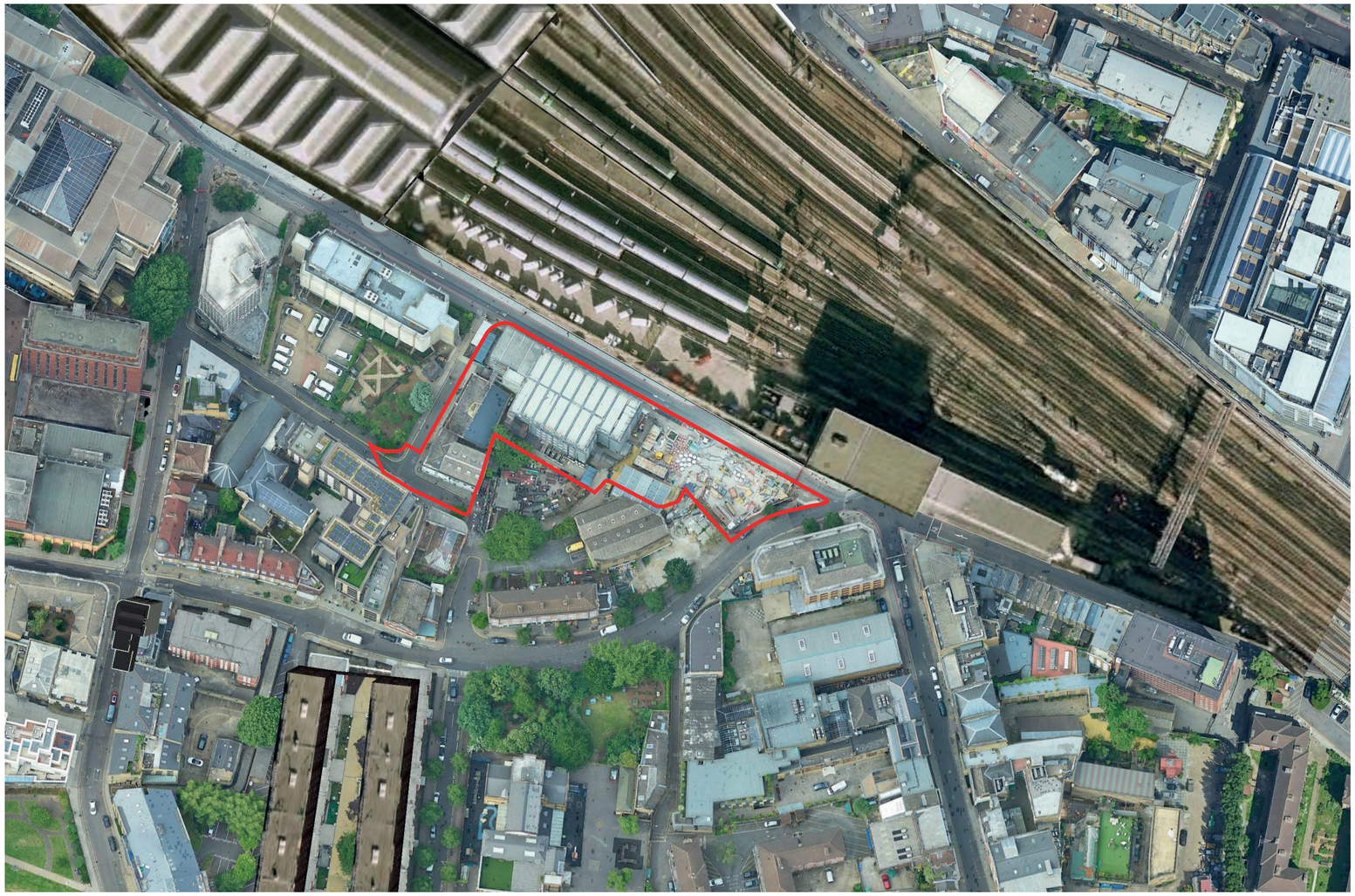


Figure 1.2 Aerial View. Source: Google (base map)

PURPOSE OF THE REPORT

1.7 This volume of the ES provides an assessment of the likely effects of the Proposed Development on heritage, townscape and visual receptors.

1.8 There are no statutorily listed or locally listed buildings within the Site boundary. Part of the Site, comprising the existing former brick warehouse, does fall within the boundary of the Bermondsey Street Conservation Area. This report will present a description of the significance of the CA and assess the likely effect of the Proposed Development on that significance.

1.9 There are heritage assets in the wider area and the HTVIA also assesses the potential of the Proposed Development to impact their setting and, therein, significance. The likely effect on the heritage receptors will be assessed in light of the relevant legislation and planning policy and guidance presented at **Section 3.0**.

1.10 The townscape assessment will consider the Proposed Development within its urban context, including the buildings and relationships between them, the different types of urban open spaces, including green spaces and the relationship between buildings and open spaces.

1.11 The visual assessment will consider the impact of the Proposed Development upon visual receptors. The assessment relates to how people will be affected by changes in views and visual amenity at different places, including publicly accessible locations. Visual receptors are always people (although usually visual receptors are defined according to use e.g. residential, business, road, footpath etc.), rather than landscape features.

1.12 The HTVIA is supported by accurate visual representations and non-verified massing studies of the Proposed Development. The location of the viewpoints has been informed by architectural and historic accounts of the area, an appraisal of the existing Site and surroundings, and relevant policy designations. The viewpoint locations have been agreed with the local planning authority during pre-application discussions and the ES Scoping. Subsequent viewpoints have been added following consultation with statutory consultees.

AUTHORS

1.13 The HTVIA has been prepared by suitably qualified personnel, including David Taylor, Partner and Dr Chris Miele, Senior Partner at Montagu Evans LLP.

DAVID TAYLOR

1.14 Mr Taylor is a Chartered Member of the Royal Town Planning Institute (RTPI), an Affiliate of the Institute of Historic Building Conservation (IHBC), and a Recognised Practitioner in Urban Design, Urban Design Group (UDG).

DR CHRIS MIELE

1.15 Dr Miele is a Chartered Member of the RTPI, IHBC, and a Fellow of the Royal Historical Society and of the Society of Antiquaries, London. Dr Miele was recently appointed Honorary Professor at the University of Glasgow in the Urban Studies department (School of Social Sciences); this department covers real estate and town planning.

2.0
METHODOLOGY

LAND BOUNDED BY ST THOMAS STREET, FENNING STREET, VINEGAR YARD AND SNOWFIELDS INCLUDING NOS. 1-7 FENNING STREET AND NO. 9 FENNING STREET, SE1 3QR

METHODOLOGY

2.1 The methodology is the product of legislation, policy and best practice guidance as set out in **Section 3.0**. Different methodologies apply to each area of assessment. The methodologies are discussed in turn, below, following an overview of the general assessment framework.

STUDY AREA

2.2 The study area comprises:

- All heritage receptors within a 400m radius of the Site boundary, including:
  - Listed buildings;
  - Conservation areas;
  - Registered Parks and Gardens;
  - Scheduled Ancient Monuments;
  - Locally listed buildings (non-designated heritage receptors); and
  - Other non-designated heritage receptors identified during pre-application discussions.
- Townscape character areas within a 400m radius of the Site boundary;
- Visual receptors within a 400m radius of the Site boundary, plus longer distance views where identified and relevant.

2.3 The Scoping Response encouraged the use of a Zone of Theoretical Visibility (ZTV) to identify the areas in which heritage assets may experience setting change as a result of the proposal. This was duly undertaken by the Applicant.

2.4 Receptors located outside of the general study area have been assessed where it is considered there may be inter-visibility or they may still be impacted by the Proposed Development. The visual extent of the Proposed Development has determined through undertaking a ZTV (see **Figure 2.1**).

2.5 The ZTV demonstrates the visibility of the Proposed Development from a viewing height of 1.6m above ground level. The Digital Surface Model (DSM) incorporates topographically referenced data of the earth's surface, including the built environment only e.g. excluding trees and foliage.



Figure 2.1 Zone of Theoretical Visibility. Source: Miller Hare

2.6 The aim of the ZTV is to provide an initial guide on visibility for further detailed analysis to take place. The HTVIA is supported by 31 AVRs, plus night-time and winter iterations for selected views (**Section 10.0**). The AVRs are a tool for assessment of impacts to the identified receptors. Non-verified massing studies of the Proposed Development are also provided at **Appendix 1.0.** The massing studies are provided for completeness to demonstrate the extent of visibility from certain locations.

2.7 The method for identifying the study area has been agreed through the Scoping process. It has been reaffirmed by site observations, a desk-based review of designations and characterisation studies. The study area has also been informed by building locations and heights, topography and townscape features and an understanding of the scale of the Development.

2.8 Whilst every ES should provide a full factual description of the development, the emphasis of Schedule 4 of the 2017 Regulations (as amended 2020) is on the "main" or 'significant' environmental effects to which a development is likely to give rise. The ES should be proportionate and not be any longer than is necessary to assess properly those effects.

SITE VISIT

2.9 A site survey of the baseline situation was undertaken by Montagu Evans during October 2018 to understand the baseline context. The Site was revisited for the December 2020 submission and again in August 2021 to understand any change to the baseline context.

ASSESSMENT PROCESS FRAMEWORK

2.10 The overarching assessment framework for all topics follows a four step process which are discussed below:

1. Baseline assessment of value;
2. Assessment of sensitivity;
3. Assessment of magnitude; and
4. Assessment of likely effects

2.11 The assessment framework is applied to all phases of the Proposed Development, including demolition, construction, operation and cumulative.

BASELINE ASSESSMENT OF VALUE

HERITAGE

2.12 Paragraph 194 of the NPPF states:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

2.13 'Significance' (for heritage policy) is defined in the NPPF (Annex 2) as:

the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

2.14 The term 'value' has been adopted in this BHTVIA to avoid conflation with heritage 'significance' and EIA 'significance'. Heritage value is assessed against the criteria contained in **Table 2.1**.

2.15 Paragraph 194 of the NPPF states that the "*level of detail [to describe the significance of heritage assets] should be proportionate to the assets' importance*". The 2018 DCMS Principles for Selection of Listed Buildings states "listed buildings are graded to reflect their relative special architectural and historic interest":

Grade I buildings are of exceptional special interest;

Grade II buildings are particularly important buildings of more than special interest;*

Grade II buildings are of special interest, warranting every effort to preserve them.

2.16 The grading of heritage receptors outlined by DCMS is reflected in the values at **Table 2.1**. Great weight and importance has been given to all designated heritage assets.

2.17 Where a proposal may affect the surroundings in which the heritage asset is experienced, a qualitative assessment is made of whether, how and to what degree setting contributes to the value of heritage assets. Setting is defined in the glossary of the NPPF as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.18 The assessment of setting is informed by the check-list of potential attributes outlined by the Historic England guidance document Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017) (hereafter 'GPA3').

TOWNSCAPE AND VISUAL

2.19 The framework for assessment of townscape and visual impact has been prepared using the Guidelines for Landscape and Visual Impact Assessment, Third Edition (Landscape Institute and Institute of Environmental Management and Assessment, 2013) ('GLVIA3'). We have also had regard to the methodology set out in An Approach to Landscape Character Assessment (2014) prepared by Natural England.

2.20 The two components of Townscape and Visual Impact (TVIA) are:

1. Assessment of townscape effects: assessing effects on the townscape as a resource in its own right; and
2. Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.

HERITAGE RECEPTOR VALUE

Value	Criteria	Examples
Exceptional	Building/site/area of international significance.	World Heritage Sites, Grade I and II* statutorily listed buildings, Scheduled Monuments and Grade I and II* Registered Parks and Gardens.
High	Building/site/area of national significance.	Grade I and II* statutorily listed buildings, Scheduled Monuments and Grade I and II* Registered Parks and Gardens. Grade II statutorily listed structures and buildings cover a wide spectrum of character, history, features, and group relationships; some may have high value too and, where appropriate, narrative analysis will outline the particular nature of the value.
Medium	Building/site/area of national significance.	Grade II statutorily listed buildings, Conservation Areas, Scheduled Monuments and Grade II Registered Parks and Gardens.
Low	Buildings/sites/areas of national and/or regional significance, or local assets of particular significance.	Locally listed buildings (or equivalent non-designated heritage assets).
Very Low	Buildings/sites/areas with some evidence of significance but in an incoherent or eroded form of local interest and generally with no statutory protection.	Receptors not formally identified, but which may have a degree of value meriting consideration in planning decisions

Table 2.1 Heritage Receptor Value Criteria

TOWNSCAPE

2.21 Townscape is the *"built-up area, including the buildings, the relationships between them, the different types of urban open spaces, including green spaces, and the relationship between buildings and open spaces"*, as defined in GLVIA3.

2.22 The townscape baseline assessment describes character areas/types and their key characteristics. It defines the distinct and recognisable patterns of elements, or characteristics that make one area different from another, rather than better or worse. These areas are defined and mapped with boundaries.

2.23 The mapped boundaries suggest a sharp change from one townscape area. On site, however, changes can be more subtle and practically, this often represents a zone of transition. Townscape character areas are identified and assessed according to townscape receptor value (in relation to their built form, materials, maintenance, and statutory and non-statutory designations), using criteria contained in **Table 2.2**.

2.24 In all cases, assessment is informed by an understanding of how an area has evolved, the use of aerial photography and field survey along with desk based research as appropriate and to a level commensurate with the sensitivity of the receptor and its susceptibility to change. . Important published sources will normally comprise formal character assessments prepared, for example, as part of local plan making or agencies or county authorities.

2.25 The objective of identifying the existing context is to provide an understanding of the townscape in the area that may be affected – its constituent elements, its character and the way this varies spatially, its geographic extent, its history, its condition, the way the townscape is experienced and the value attached to it. There is inevitably some overlap as between townscape and heritage values, which is recognised in best practice and reflected below.

TOWNSCAPE RECEPTOR VALUE

Value	Criteria	Examples/Features
Exceptional	Very attractive, unique or outstanding townscape with clearly distinctive characteristics, features and elements; Widespread use of quality materials; Very strong urban structure, characteristic patterns and balanced combination of built form and open space; Good condition; Appropriate management for land use; Unique sense of place; No detracting features.	Internationally or nationally recognised, and may comprise or include designated heritage receptors or sites of international or national importance
High	Very attractive townscape with distinctive or unusual features and elements; Evident use of quality materials; Strong urban structure, characteristic patterns and balanced combination of built form and open space; Appropriate management for land use with limited scope to improve; Strong sense of place; Occasional detracting features.	Nationally or regionally recognised and may include designated heritage receptors
Medium	Attractive townscape with some distinctive features; Recognisable urban structure, characteristic patterns and combinations of built form and open space; Scope to improve management for land use; Some features worthy of conservation; Sense of place; Some detracting features. To have this degree of value, the receptor must be of more than ordinary quality.	Regional or local recognition though generally undesignated, but value may be expressed through literature and cultural associations or through local plan designations, such as conservation areas.
Low	Typical, commonplace, ordinary and/or unremarkable townscape with limited variety or distinctiveness; Distinguishable and urban structure, characteristic patterns and combinations of built form and open space; Scope to improve management or land use; Some features worthy of conservation; Potentially some dominant detracting features and more limited areas of very low value.	Locally recognised. Certain individual townscape elements or features may be worthy of conservation, and townscape either identified for or would benefit from regeneration, restoration or enhancement. Site or area may be valued at a community level.
Very Low	Townscape often in decline; Weak or degraded urban structure, characteristic patterns and combination of built form and open space; Lack of management has resulted in degradation; Frequent dominant detracting features; Disturbed or derelict land requires treatment.	Not formally recognised

Table 2.2 Townscape Receptor Value Criteria

VISUAL

2.26 The visual baseline assessment established the area in which the development may be visible, the different groups of people who may experience views of the development, the places where they will be affected and the nature of the views and visual amenity at those points.

2.27 The baseline study identifies individuals and/or defined groups of people within the area who will be affected by changes in the views, 'visual receptors'. The following visual receptors are identified by GLVIA3 as being likely to be the most susceptible to change:

- Residents and other frequent users of the area;
- People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, attractions or those whose attention or interest is likely to be focused on the landscape and on particular views; and
- Communities where views contribute to the landscape setting enjoyed by residents in the area.

2.28 It should be noted that the assessment does not comprise a 'residential amenity assessment', which considers private viewpoints from residential properties. This is separate from townscape and visual assessment (refer to GLVIA3, paragraph 6.17).

2.29 Assessment viewpoints are identified based on a comprehensive review of the surrounding area, including the following criteria:

- Heritage receptors;
- Townscape character;
- Where the development may be prominent;
- Be visible from concentrations of residential areas;
- Open spaces (parkland, publicly accessible space);
- Potentially sensitive receptors (e.g. schools);
- Accessibility to the public;
- The viewing direction, distance and elevation;
- Townscape and transport nodes.

2.30 The identification of viewpoints also considers any strategic or local viewpoints identified by the local planning authorities or other relevant bodies. The views are identified and assessed according to their visual amenity value, using the criteria contained in **Table 2.3**.

VISUAL AMENITY VALUE	
Value	Criteria / Examples
Exceptional	Identified strategic views, into and out of World Heritage Sites, and/or views of national and international importance.
High	Views identified in the statutory development plan and/or views of national or regional importance, or particular local importance. May comprise public open spaces where focus is on views/ public rights of way through highly valued townscape, regional routes or the immediate setting of elements of national cultural heritage value that are not compromised.
Medium	View identified in Supplementary Planning Documents including conservation area appraisals, and/or views of regional or local importance. May comprise public rights of way through townscapes of moderate value, setting for elements of local and/or regional cultural heritage value or national value whose settings are already compromised.
Low	A view in an area of ordinary townscape value or good townscape value where significant elements detract.
Very Low	A view in an area of very low townscape quality (e.g. industrial areas/busy main roads) that have very few positive characteristics.

Table 2.3 Visual Receptor Value Criteria

ASSESSMENT OF SENSITIVITY AND MAGNITUDE

2.31 Following the identification of baseline conditions, the effect of the Proposed Development on each of the identified receptors is then considered and a judgement formed as to the duration, extent and magnitude of effect.

2.32 Scoping and the baseline assessment may conclude that some effects on receptors are unlikely to be significant and therefore do not need to be considered further. Where applicable, these receptors are identified within the relevant assessment sections of this HTVIA.

2.33 In order to identify the sensitivity of a receptor to the Proposed Development the baseline value must be calibrated by the susceptibility to change. Susceptibility is the ability of the receptor to accommodate proposals without undue consequences for the maintenance of the baseline situation and/or the achievement of planning policies and strategies. For heritage receptors, susceptibility also considers the setting of the receptor in conjunction with its value and the particular nature of the proposals.

2.34 This is an assessment bespoke to the project that considers the specific nature of the proposals in relation to the value of the receptor. It is a qualitative judgement recorded in a verbal scale (e.g. high, medium or low), although supported by a clear narrative linked to evidence from the baseline study as shown in **Table 2.4**.

2.35 **Table 2.5** provides an indicative matrix to identify sensitivity, based on combining receptor value and susceptibility to change.

SUSCEPTIBILITY TO CHANGE CRITERIA	
Low	The receptor has a high ability to accommodate the specific proposed change, and/or The receptor's existing setting may make a negative contribution to the heritage value of the asset, and/or Distance, topography and/or intervening may block any visual relationship with the proposed change.
Medium	The receptor has a medium ability to accommodate the specific proposed change, and/or The receptors' existing setting may make a neutral contribution to the significance of the asset, and/or Distance, topography and/or intervening development may block or allow a visual relationship with the proposed change.
High	The receptor has a low ability to accommodate the specific proposed change, and/or The receptor's existing setting makes a positive contribution to the heritage value of the asset, and/or Distance, topography and/or intervening development may allow a visual relationship with the proposed change.

Table 2.4 Susceptibility of Receptor to Change Criteria

NATURE OF RECEPTOR LIKELY TO BE AFFECTED (SENSITIVITY)			
Receptor Value	Susceptibility of Receptor to Change		
	Low	Moderate	High
Very Low	Low	Low	Low / Medium
Low	Low	Low / Medium	Medium
Medium	Low / Medium	Medium	Medium / High
High	Medium	Medium / High	High
Exceptional	Medium / High	High	High

Table 2.5 Nature of Receptor Likely to be Affected (Sensitivity)

2.36 A professional judgement is made of the magnitude of likely effect using criteria at **Table 2.6**. Magnitude of effect is determined by the size or scale, geographical extent or duration and reversibility of the effect. Magnitude considers whether the Proposed Development:

- Conforms with the pattern, scale, mass, grain and historic features of the receptor;
- Creates a loss or restoration of key features of the receptor;
- Contributes to the identified receptor character; and
- Accords with national, regional and local planning policy and guidelines.

NATURE OF THE EFFECT LIKELY TO OCCUR TO RECEPTOR (MAGNITUDE)	
High	Considerable change to the value of the receptor. The proposals are a new component, ranging from a notable change in receptor characteristics over an extensive area to intensive change over a more limited area. The proposals would be very noticeable. Loss of or major alteration to key elements / features / characteristics of the baseline. The duration of this effect may be permanent and non-reversible.
Medium	A clearly discernible change to the value of the receptor. The proposals are dissimilar to a main component of the receptor but similar to other components. The proposals would be readily noticeable. Partial loss of or alteration to one or more key elements / features / characteristics of the baseline. The duration of this effect may be semi-permanent and partially reversible.
Low	Slight change to the value of the receptor. The proposals are similar to a main component of the receptor but similar to other components. The proposals would not be readily noticeable. Minor loss of or alteration to one or more key elements / features / characteristics of the baseline. The duration of this effect may be temporary and reversible.
Very Low	Barely discernible change to the value of the receptor. Very minor loss of or alteration to one or more key elements / features / characteristics of the baseline.
Nil	No change to the value of the receptor.

Table 2.6 Nature of the Effect Likely to Occur to Receptor (Magnitude)

ASSESSMENT OF LIKELY EFFECT

2.37 Likely effects are determined by combining the judgements of sensitivity and the magnitude of impact using a common matrix shared across all topic areas (**Table 2.7**). It is generally considered that moderate to major effects are considered 'significant' in the context of the EIA Regulations. Criteria defining the scale of effect is provided at **Table 2.8**.

LIKELY SIGNIFICANT EFFECT ON RECEPTOR			
Magnitude	Sensitivity		
	Low	Moderate	High
Nil	None	None	None
Negligible	Negligible	Negligible	Negligible
Low	Minor	Minor / Moderate	Moderate
Medium	Minor / Moderate	Moderate	Moderate / Major
High	Moderate	Moderate to Major	Major

Table 2.7 Likely Significant Effect on Receptor Matrix

SCALE OF AN EFFECT	
Major	The Proposed Development would give rise to a very significant effect on the receptor.
Moderate	The Proposed Development would give rise to a significant effect on the receptor.
Minor	The Proposed Development would give rise to an effect on the receptor, but this would not be significant.
Negligible	The Proposed Development would give rise to a barely discernible effect on the receptor. This would not be significant.
None	The Proposed Development would have no effect on the receptor.

Table 2.8 Scale of Effect

2.38 Professional judgement is required to determine the nature of the likely effects. Criteria defining the nature of effect is provided at **Table 2.9.** For example, there will be cases where a high magnitude of impact produces a major scale of effect, on the basis that the component is prominent or noticeable, but notwithstanding that the quality of effect is beneficial as a consequence of design quality or other benefits. This approach arises most often as a consequence of major developments in areas positively identified for transformational change. Often, such impacts will have varied effects such that a hard and fast categorisation of an effects quality is finely balanced as between beneficial or harmful. In many instances, therefore, the final identification of impact and effect will turn on discursive analysis. This makes a necessary professional adjustment to the tabular analysis format which can produce inaccurate reporting.

2.39 The assessment of scale and nature of effect requires a qualitative discussion to describe and elucidate this judgement to the reader. This is necessary because heritage, townscape and visual assessment is not a strict quantitative process and some of these considerations will depend on expert judgements. Accordingly, there is an emphasis on qualitative text throughout the BHTVIA to describe the receptors and the judgements in regard to the significance of the identified effects.

NATURE OF AN EFFECT	
Beneficial	An advantageous effect to a receptor
Neutral	An effect that on balance, is neither beneficial nor adverse to a receptor.
Adverse	A detrimental effect to a receptor

Table 2.9 Nature of Effect

2.40 The assessment also considers whether the likely effect is:

- direct or indirect;
- permanent or temporary;
- short, medium or long term.

ACCURATE VISUAL REPRESENTATIONS

2.41 The BHTVIA as a whole is informed by AVRs. The AVRs in particular provide the basis for the assessment of the Proposed Development and its effect on people, by virtue of change to views or visual amenity.

2.42 The AVRs have been prepared in accordance with best practice guidance, including TGN 06/19 Visual Representation of Development Proposals Technical Guidance Note (2019) prepared by Landscape Institute. The methodology prepared by Miller Hare is provided at **Appendix 1.0**.

2.43 Each viewpoint is reproduced at **Section 10.0** in the following formats:

- **Existing** = Baseline Photography;
- **Proposed** = Existing + Proposed Development;
- **Cumulative** = Proposed + Consented Schemes in Surrounding Area;
- **Emerging Cumulative (Scenario B) =** Cumulative + schemes subject to a valid planning application but yet to be determined.

2.44 The objective of a photomontage is to simulate the likely visual changes that would result from a proposed development, and to produce printed images of a size and resolution sufficient to match the perspective in the same view in the field.

2.45 Accurate visual representation is two-dimensional and cannot capture the complexity of the visual experience. It is an approximation of the three-dimensional visual experience the observer would receive on site. Neither do they capture transient significant effects arising from noise or traffic on perception, or that wider range of expectations and associations that anyone in an urban scene may have. A visit to the location from which the photographs were taken is strongly encouraged to appreciate and understand the visual impact.

2.46 The text accompanying each view seeks to contextualise it. Inevitably one must accept that judgement is involved in this specialist area on the basis of the above and the importance of design quality in the operation of policy. In preparing any written assessment, allowances are made for these factors as well as the assessor's knowledge of the scheme.

CUMULATIVE

2.47 Cumulative schemes considered as part of this assessment are identified in Volume 1 of the ES. Cumulative schemes modelled in the verified views at **Section 9.0** are identified at **Figure 2.1**.

2.48 GLVIA3 sets out two main approaches to inter-project effects between any given proposed development and cumulative schemes (See GLVIA, paragraph 7.18). The first approach is to focus:

"primarily on the additional effects of the main project under consideration... on top of the cumulative baseline"

2.49 The second approach is to focus

"on the combined effects of all the past, present and future proposals together with the new project"

2.50 The HTVIA takes the first approach, which is to focus on the additional effects of the Proposed Development on top of the cumulative baseline. It is considered that this approach is best suited to an urban environment, in which the cumulative effects between the Proposed Development and other cumulative schemes may be complex (including situations in which the effect of the Proposed Development could be lessened or removed entirely by cumulative schemes) and because, as also acknowledged in the GLVIA3, it may not be considered reasonable to assess the effect of many complex schemes other than the Proposed Development in the manner required by the 'combined effects' approach.

2.51 The Proposed Development has evolved in conjunction with schemes located in the 'London Bridge Area' also accessed off St Thomas Street. These schemes are collectively known as the 'St Thomas Street East Framework Area'. The Framework, which is an initiative by major landowners / developers on St Thomas Street, comprises the following sites:

- Capital House (Greystar) -18/AP/0900
- 'EDGE London Bridge' at 60-68 St Thomas Street and 42 Weston Street by Edge Technologies, following previous ownership by Columbia Threadneedle (ref: 20/AP/0944)
- Vinegar Yard (the Applicant)
- Bermondsey Snowsfields – 19/AP/0404

2.52 The HTVIA has assessed the additional effects of the Proposed Development on top of the cumulative baseline created by consented development. This is consistent with Schedule 4 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended 2020) which states "a description of the likely significant effects of the development on the environment resulting from the accumulation of effects with o*ther existing and/or approved projects*, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources".

2.53 In addition, following a request from the Council, this assessment also gives consideration to nearby 'emerging' schemes that are not subject to an approval. This includes the Bermondsey Snowsfields (19/AP/0404) scheme that is subject to a valid planning application, although which is not consented.

2.54 In addition, the assessment considers further nearby schemes outside of the Framework, comprising:

- New City Court – 18/AP/4039
- Colechurch House – 20/AP/3013

2.55 Mindful of the varying planning status of several schemes in the surrounding area, the cumulative assessment is sub-divided into the following scenarios:

- Cumulative: consented schemes, including Capital House (Greystar) and Becket House (EDGE London Bridge)
- Emerging Cumulative: submitted planning applications that are consented, including Bermondsey Snowsfields, New City Court, Colechurch House

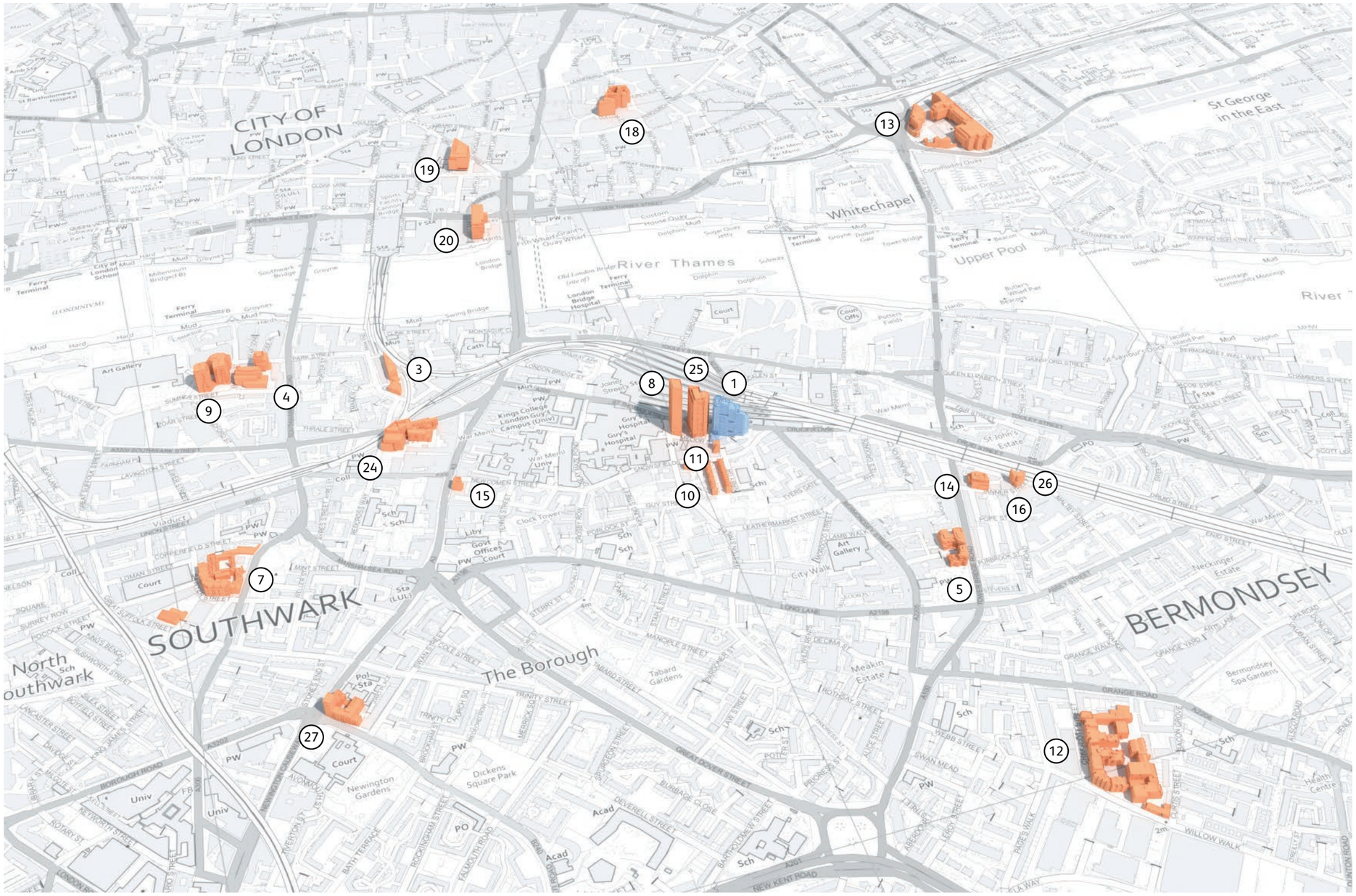


Figure 2.2 Cumulative schemes modelled in verified views. Source: Miller Hare

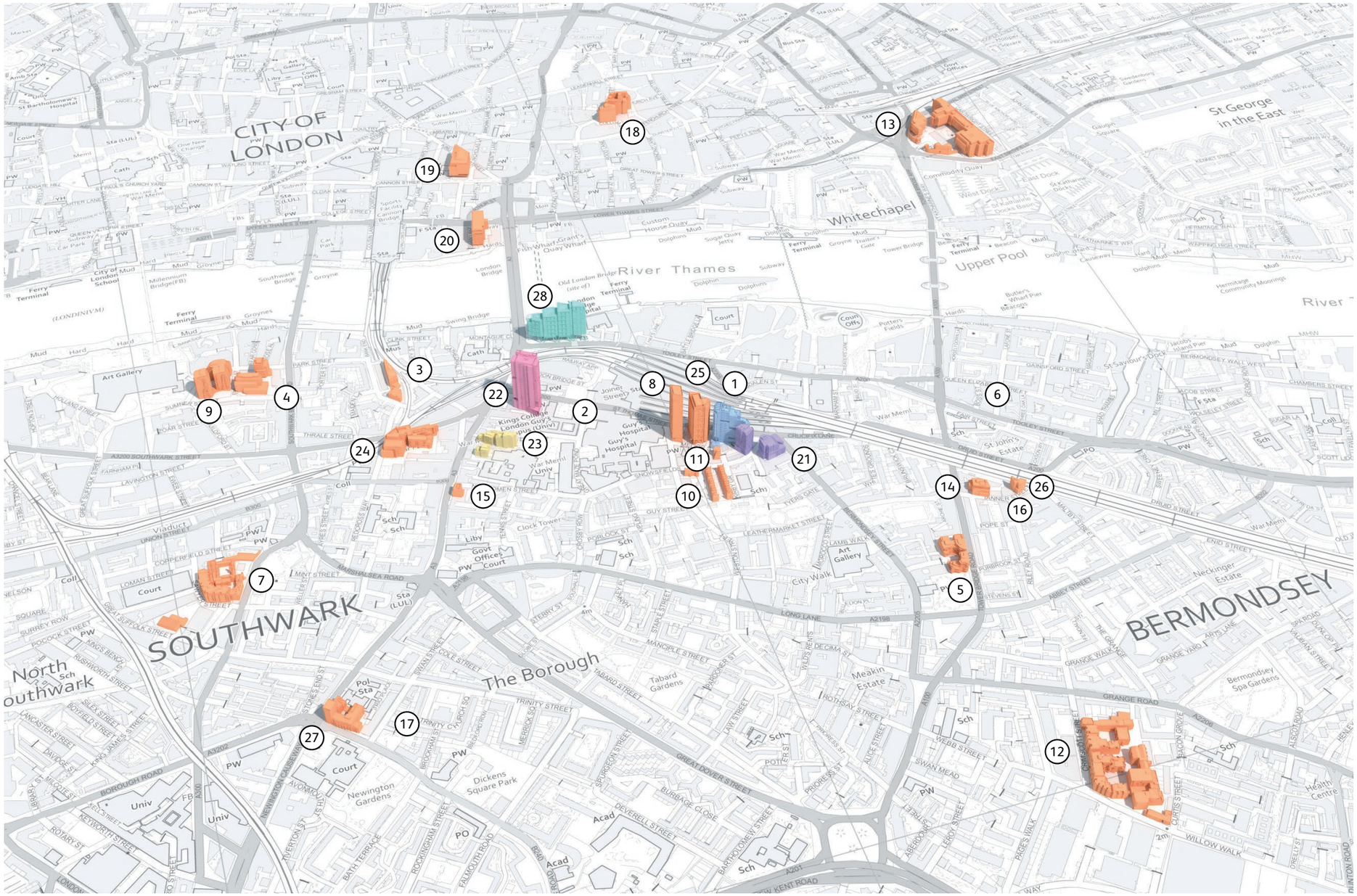


Figure 2.3 Emerging Cumulative (Scenario B) schemes modelled in verified views. Source: Miller Hare

CONSULTATION

2.56 The Applicant has engaged in pre-application consultation with statutory and non-statutory stakeholders. The consultation responses most relevant to heritage, townscape and visual are set out at **Section 7.0**. A full account of the consultation process is provided in the Statement of Community Involvement, prepared by Four Communications, submitted with the planning application.

MITIGATION AND LIKELY/RESIDUAL EFFECTS

2.57 Measures proposed to prevent, reduce or offset any significant adverse effects have been identified and developed as part of the pre-application design process. The primary mitigation measures have become embedded into the project design, commonly referred to as embedded mitigation. The mitigation arising from design development and consultation responses is identified at **Section 7.0**.

2.58 The likely effects of the Proposed Development include embedded mitigation. As a result, there is no requirement for additional mitigation and thus likely residual effects remain the same as the likely effects, unless otherwise stated.

CLIMATE CHANGE

2.59 The likely effects of the proposed development are defined under the current climate conditions, which may alter under a future climate scenario. The EIA regulations (2017) (as amended 2020) require that the change in impact magnitude and a receptor's 'vulnerability' (i.e. susceptibility or resilience to change) are considered in respect of a future climate condition.

2.60 The vulnerability of the receptors according to the definitions provided in the guidance, and it has been judged that all of the heritage, townscape and visual receptors have low vulnerability.

2.61 The likely projected future conditions for each of temperature, precipitation, wind speed and cloud cover have been considered. It is considered that the magnitude of impact and resultant nature and scale of the effects of the Proposed Development during the operational phase will not be changed under the future climate conditions.

2.62 Overall, the likely heritage, townscape and visual effects of the Proposed Development are unlikely to change as a result of climate change.

EVOLUTION OF THE BASELINE

2.63 The EIA regulations (2017) (as amended 2020) require that the likely evolution of the baseline is considered in the event that the Proposed Development were not to come forward. In other words, the likely effect on the heritage, townscape and visual receptors if the Committed Developments and any relevant policy designations were to come forward *without* the Proposed Development.

2.64 The Site forms part of the designated London Bridge/Bankside Opportunity Area. In the emerging NSP, the Site is located in the 'London Bridge Area' which is identified for the intensification of development. It is therefore anticipated and encouraged in policy that development proposals for the Site will come forward. In order to deliver the quantum of uses required by policy, tall development on the Site is likely.

2.65 In the evolution of the baseline without the Proposed Development, the value of the receptors identified in the study area would be likely to change from the existing conditions.

2.66 Given that so much of the evolution of the baseline for heritage, townscape and visual receptors will depend upon the particulars of the design for the London Bridge Area, a separate assessment of the evolution of the baseline for the receptors identified in this assessment is not provided.

3.0
LEGISLATION AND PLANNING POLICY

LAND BOUNDED BY ST THOMAS STREET, FENNING STREET, VINEGAR YARD AND SNOWFIELDS INCLUDING NOS. 1-7 FENNING STREET AND NO. 9 FENNING STREET, SE1 3QR

LEGISLATION AND PLANNING POLICY

3.1 The following section sets out the planning policy context for the site and for the context of the assessment process.

LEGISLATION

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS ACT) 1990

3.2 There are no statutorily listed or locally listed buildings within the Site boundary. There are listed buildings in the wider area and the HTVIA also assesses the potential of the Proposed Development to impact their setting and, therein, significance.

3.3 Part of the Site, comprising the existing former brick warehouse, does fall within the boundary of the Bermondsey Street Conservation Area. This report will present a description of the significance of the CA and assess the likely effect of the Proposed Development on that significance.

3.4 With respect to this application, the applicable statutory provisions are:

- **Section 66(1)** In considering whether to grant planning permission for development which affects a listed building or its setting, the decision-maker shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historical interest which it possesses.
- **Section 72(1)** With respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

DEVELOPMENT PLAN

3.5 Section 38(6) of the Planning and Compulsory Purchase Act 2004 stipulates that where in making any determination under the Planning Acts, regard is to be had to the development plan, and the determination must be made in accordance with that plan unless material considerations indicate otherwise.

DEVELOPMENT PLAN POLICY	KEY PROVISIONS
London Plan (2021)	Policy D1 (London's form character and capacity for growth)Policy D3 (Optimising site capacity through the design-led approach) Policy D4 (Delivering good design) Policy D5 (Inclusive design) Policy D8 (Public realm) Policy D9 (Tall Buildings) Policy HC1 (Heritage conservation and growth) HC2 (World Heritage Sites) Policy HC3 (Strategic and Local Views) Policy HC4 (London View Management Framework)
London Borough of Southwark Core Strategy (2011)	Policy SP12 (Design and Conservation)
London Borough of Southwark Saved Southwark Plan Policies 2007 (2013)	Policy 3.12 (Design Quality) Policy 3.13 (Urban Design) Policy 3.16 (Conservation Areas) Policy 3.18 (Setting of Listed Buildings, Conservation Areas and World Heritage Sites) Policy 3.20 (Tall Buildings) Policy 3.22 (Important Local Views)

Table 3.1 Development Plan Policy

NATIONAL POLICY

NATIONAL POLICY	KEY PROVISIONS
National Planning Policy Framework (NPPF) 2021	**Chapter 12** (Achieving well-designed places) • Paragraph 127 • Paragraph 128 • Paragraph 129 • Paragraph 130 • Paragraph 131 • Paragraph 134 **Chapter 16** (Conserving and enhancing the historic environment) • Paragraph 194 • Paragraph 195 • Paragraph 197 • Paragraph 199-202 • Paragraph 203

Table 3.2 National Planning Policy

MATERIAL CONSIDERATION

3.6 In addition to legislation and policy, the assessment will take into consideration relevant planning guidance and any other material considerations, including:

- National Planning Practice Guidance (online);
- Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA) (2013);
- An Approach to Landscape Character Assessment (2014);
- TGN 06/19 Visual Representation of Development Proposals Technical Guidance Note (2019);
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, 2017);
- Historic Environment Advice Note 4: Tall Buildings (2015);
- Tall Buildings: Historic England Advice Note 4 (2015);
- London Borough of Southwark Conservation Area Appraisals.

EMERGING POLICY

NEW SOUTHWARK PLAN (DECEMBER, 2017)

3.7 The New Southwark Plan (NSP) will be a new borough-wide planning and regeneration strategy up to 2033. Once finalised and adopted, it will replace the Saved Southwark Plan policies (2013) and the Core Strategy (2011). LBS submitted the NSP to the Secretary of State on 16th January 2020 which initiated the process for the Examination in Public (EiP), the final stage in the plan adoption process. It is anticipated that the NSP will be adopted in late 2021.

3.8 Policies P12 (Design of Places), P13 (Design Quality), P14 (Residential design), P16 (Tall Buildings), P17 (Efficient Use of Land), P18 (Listed Buildings and Structures), P19 (Conservation Areas), P20 (Conservation of the Historic Environment and Natural Heritage), P21 (Borough Views), P25 (Local List) and P56 (Open Space) are particularly relevant to the HTVIA. We have made reference to the emerging policy below, where appropriate.

POLICY ANALYSIS

3.9 Policy designations outline the strategic aspirations for an area, contribute to the understanding of townscape value and the potential for, or even lack of, change.

3.10 The Site is located in the London Bridge/Bankside Opportunity Area, which is one of several "*areas designated in the London Plan as suitable for accommodating large scale development to provide substantial numbers of new employment and housing.*"

3.11 The Site is located at London Bridge, which is identified within the Central Activities Zone, an area that seeks to optimise office development. It is also within a District Town Centre. The NSP states "*district centres provide convenience goods and services for more local communities and accessible by public transport, walking and cycling. Typically they contain 10,000 – 50,000 sqm of retail, leisure and service floorspace*".

3.12 The Site is located immediately to the south of London Bridge Station and benefits from a PTAL rating of 6B (the highest). The policy designations for the Site and proximity to public transport is therefore conducive to development at a greater density, subject to satisfying other policy criteria.

PRINCIPLE OF TALL BUILDING

3.13 London Plan Policy D9 (Tall Buildings) states "locations and appropriate tall building heights should be identified on maps in Development Plans".

3.14 The extant local plan predates Policy D9 and does not identify specific tall building zones, although Policy 3.20 (Tall Buildings) of the Saved Southwark Plan explains that planning permission may be granted for buildings that are significantly taller than their surroundings or have a significant impact on the skyline, on sites which have excellent accessibility to public transport facilities and are located in the Central Activities Zone (particularly in Opportunity Areas) outside landmark viewing corridors.

3.15 The Site is therefore located within an area identified as suitable for tall buildings in both the adopted development plan and emerging NSP.

3.16 Policy P16 of the emerging New Southwark Plan does identify locations for tall buildings on a map. The Site is located in an area where the policy would "expect" tall buildings. The policy goes on to provide a series of criteria that new tall buildings must achieve, including an assessment of the impact of proposals to heritage, townscape and visual receptors.

SITE ALLOCATION

3.17 The Site is located in the 'London Bridge Area' identified by the NSP (see **Figure 3.1**). The NSP states "*London Bridge is part of central London and has the potential to grow its strategic office provision, shops leisure, culture, science and medical facilities. London Bridge will also contribute towards meeting the borough's housing needs*". The NSP also states that development in London Bridge should, inter alia, "*make sure the new standard of London Bridge Station is upheld and the Shard remains significantly taller and more visible than surrounding buildings as the station's landmark*".

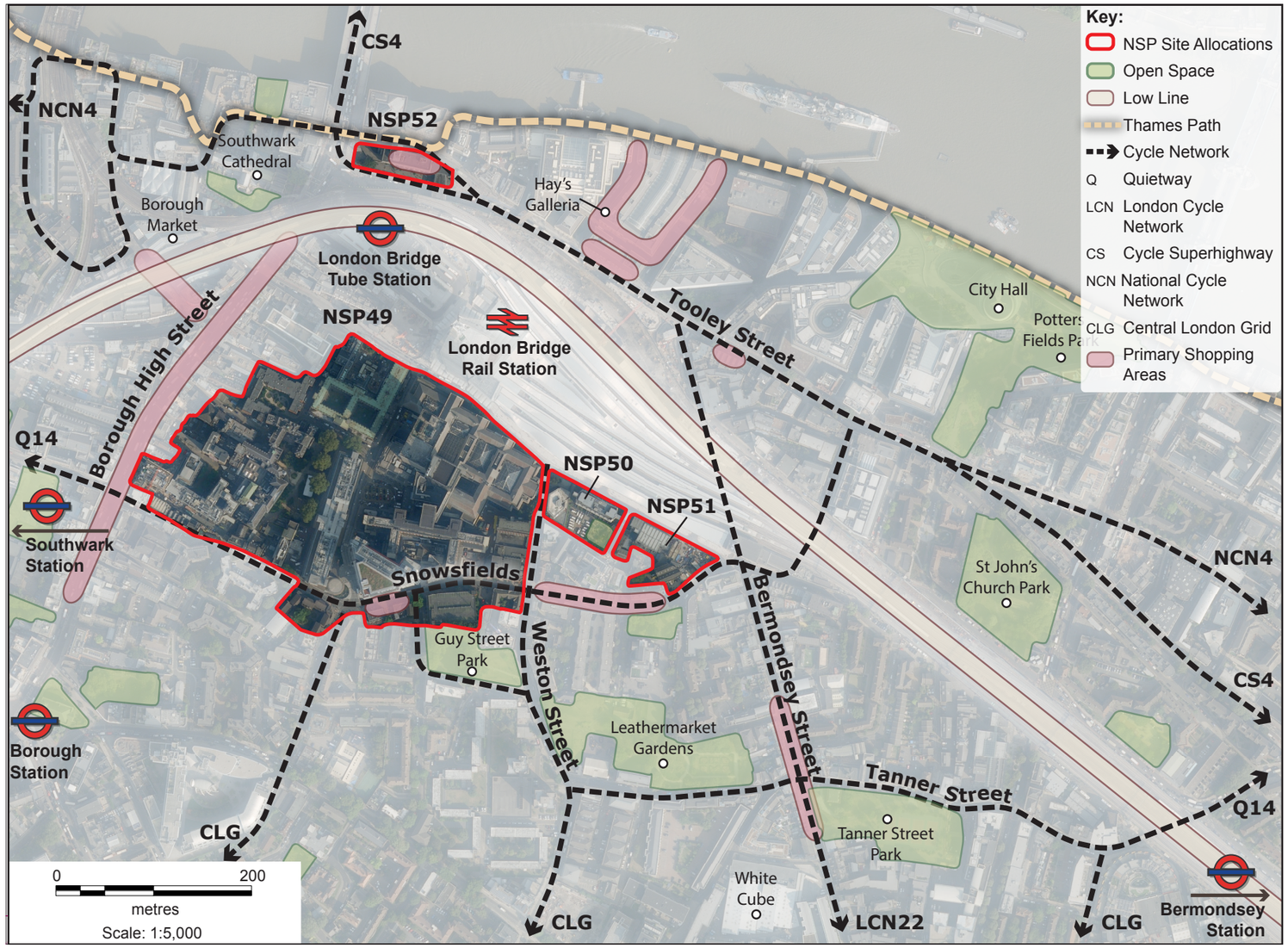


Figure 3.1 London Bridge Area Vision Map. Source: NSP

3.18 The Site forms one of four key sites that have a site specific allocation in the London Bridge Area. Allocation 'NSP51: Land between St Thomas Street, Fenning Street, Melior Place and Snowfields' requires redevelopment of the Site to:

- Re-provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace whichever is greater;
- Provide a new north-south green link from Melior Place to St Thomas Street;
- Enhance St Thomas Street by providing high quality public realm and active frontages including town centre uses (A1, A2, A3, A4, D1, D2) at ground floor;
- Provide new open space of at least 15% of the site area.

3.19 The 'Site Vision Diagram' for NSP51 is provided at **Figure 3.2**. The allocation recognises that the comprehensive mixed-use redevelopment of the Site could include taller buildings subject to consideration of impacts on heritage and townscape receptors. Taller buildings should be towards the west of the Site and should not detract from the primacy of The Shard.

3.20 The NSP states "any redevelopment should contribute towards an active, new high street between Borough High Street and Bermondsey Street". "Any redevelopment should provide new public open space".

3.21 Development proposals should seek to retain and enhance where possible the townscape setting provided by key heritage assets including the unlisted Leather Warehouse on Snowsfields Street, the Horseshoe Inn located on Vinegar Yard and the Grade II listed Railway Arches. The urban grain and street layout of the surrounding area should be retained. This HTVIA provides an assessment of the impact of the Proposed Development to heritage assets within the Site and surrounding area.

3.22 NSP51, including the Site, is not located within the Landmark Viewing Corridor of any identified strategic views in the London View Management Framework (2012). Both are, however, located in the Wider Setting Consultation Area of view 2A.1 from Parliament Hill and 3A.1 from Kenwood. Verified views of the Proposed Development from these locations are provided within the assessment.

3.23 NSP50, comprising land between Melior Street, St Thomas is allocated for an indicative residential capacity of 362 homes. The allocation states development should also respect the approved buildings within allocation NSP50.

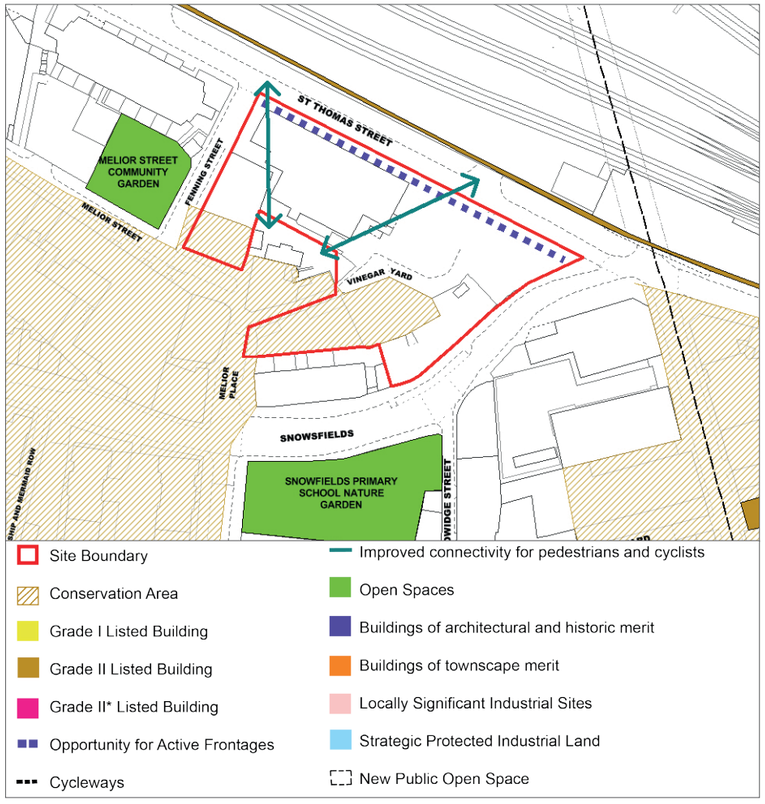


Figure 3.2 NSP51 Site Vision Diagram. Source: NSP

3.24 NSP Policy P21: Borough Views identifies five views that the development plan seeks to protect. Annex 4 of the New Southwark Plan identifies fixed location coordinates and Threshold Planes for each view. Similar to the LVMF, Threshold Planes are a series of heights considered necessary to protect the view between the viewpoint and protected landmark.

3.25 A verified view of the Proposed Development from 'View 1: The London panorama of St Pauls Cathedral from One Tree Hill' is provided at **Section 10.0**.

3.26 The Proposed Development does not have the potential to impact any other views identified by NSP Policy P21. A non-verified massing study of the Proposed Development from 'View 2: The linear view of St Pauls Cathedral from Nunhead Cemetery' is provided at **Appendix 1.0** for completeness.

3.27 NSP Policy P23: World Heritage Sites states "development will only be permitted when the significance of the Outstanding Universal Value of World Heritage Sites and their settings are sustained and enhanced". The Proposed Development has been significantly reduced in scale (height) during the pre-application process in response to views from within and across the Tower of London WHS. As a consequence, the Proposed Development is not considered to impact the Tower of London WHS, although an analysis of verified views is provided at **Section 10.0** for completeness.

4.0
HISTORICAL DEVELOPMENT

LAND BOUNDED BY ST THOMAS STREET, FENNING STREET, VINEGAR YARD AND SNOWFIELDS INCLUDING NOS. 1-7 FENNING STREET AND NO. 9 FENNING STREET, SE1 3QR

HISTORICAL DEVELOPMENT

4.1 This section describes the historical development of the Site and surrounding area. This is used to inform the assessment of heritage value presented at **Section 5.0**.

HISTORICAL DEVELOPMENT OF SOUTHWARK

4.2 The origins of Southwark date to the early settlement on the southern bridgehead of the first Thames crossing, which was created by the Romans in AD43. At this time, the area now known as Southwark and Borough was the gateway to London on the important road south to Dover.

4.3 Southwark remained an important civic and strategic location throughout the Middle Ages, notwithstanding its abandonment by the Anglo-Saxons after the collapse of the Roman empire.

4.4 London was re-established and Southwark was recorded as 'Sudwerca' in the Domesday Book in 1086, by which time it already possessed a large church. Borough, to the south, had been created as a result of a defensive settlement or 'burgh' by the Saxons.

4.5 By the 11th century London was the largest town in England and it continued to grow in size, wealth and power. The development of London increased the strategic importance of Southwark as an access point and supplier of goods and services into the city. The importance of Southwark persevered as a result of the fact that London Bridge remained the only river crossing until 1750.

4.6 Southwark attracted the trades and industries which were unwelcome in the city but vital to its socio-economic development. The area was also home to a quarter of London's prisons.

4.7 Southwark also accommodated the more frivolous activities and entertainments enjoyed by its residents, such as theatres and bear and bull baiting, and it sustained a thriving coaching trade, particularly along Borough High Street.

4.8 The industries which were not welcome within the city walls included tanning, leather works, hat making and breweries. Other industries cultivated the by-products of the primary trades, including vinegar yards which distilled the effluent beer from the breweries. These industries and the wharves formed the backbone of development in the area until the 20th century.

4.9 There is no evidence to suggest the Site at Vinegar Yard was named after such an endeavour, although the prevalence of breweries in the area does not make it impossible that it was once part of a site used for distillation.

4.10 Ecclesiastical ownership kept much of the hinterland rural until the Dissolution in the mid-16th century. Development spread along the main thoroughfares and it began to diversify. Residential development was beginning to emerge and support the growing population.

4.11 An important development in the area was the foundation of Guy's Hospital in 1721 which transformed an area of land to the south east of Borough High Street into a major medical facility. Guy's Hospital was created to treat the 'incurables' which were discharged from St Thomas's nearby.

4.12 Increasing international trade from the mid-18th century saw development spread southwards. As manufacturing and warehousing increased so did housing for the growing workforce. The population of Bermondsey doubled between 1801 and 1841.

4.13 The side alleys off Bermondsey Street now led to tenements, 'rents' and workshops huddled around open yards, the streams reduced to drains. Many of these became 'Rookeries' – multiple occupancy, chronically overcrowded dwellings, lacking basic facilities and in poor condition, which Victorians believed to be hotbeds of crime and corruption.

4.14 In 1836 the first railway station in London was created at London Bridge. Carys's 1837 map of London at **Figure 4.1** shows the line into London Bridge from the south east cutting across the existing development. It severed the wharves to the north of from the areas to the south.

4.15 Carys's map shows the extent of development by this time. The riverside areas have experienced dense development with characteristic warehouse and industrial footprints. To the south there remain more open, undeveloped areas of land to the rear of the main thoroughfares where ribbon development has spread.

4.16 The railway expanded in several phases until it reached its present course in the 1870s. This precipitated further population growth in the latter half of the 19th century.

4.17 Booth's Poverty Map (1898-9) shows the area in general to be 'Poor: 18s to 21s a week for a moderate family' with chronic want.

4.18 In the late 19th century there was a move towards slum clearance and altruistic 'improvement' in the area which is represented in the Guinness Trust Buildings, school and Mission Hall on Snowsfield.

4.19 Tower Bridge was rebuilt in 1886-94 and its approach road cut through old Bermondsey. The creation of a new road and the necessary slum clearance was said to be part of its improvement.

4.20 Southwark was one of the major targets of aerial bombing during the Second World War and large swathes of land were flattened. The subsequent clearance provided opportunities for redevelopment and change within the area.

4.21 The bomb damaged sites and some of the earlier buildings stock which survived the Blitz were gradually replaced throughout the early to mid-20th century including a large number of social housing projects such as St Saviours, Kipling and south of Long Road.

4.22 In the later 20th century the industrial activity which had defined Southwark since the medieval period relocated to areas outside central London as a result of containerisation. Many of the disused warehouses and buildings in Bermondsey Square were taken over by antiques dealerships and new trades emerged.

4.23 The large and obsolete warehouses, particularly to the riverside, began to be redeveloped into residential and leisure facilities from the 1980s, although empty plots were still visible in aerial photographs in 1993. Hay's Galleria and Butlers Wharf are key survivals which were adapted for new uses.

4.24 Tall buildings formed part of the redevelopment: the 22 storey point blocks of the Kipling Estate in the late 1950s early 1960s; the 11 storey New Guy's House hospital extension in 1961; 10 storey Capital House in 1965 (a 31 storey replacement building was approved for the site in 2015) and Guy's Tower in 1974 – at 34 storeys still the tallest hospital building in the world.

4.25 The 21st century has seen the consolidation of the regeneration of the area, including:

- Continued conversion of warehouses to residential use;
- Infill development;
- Expansion of Guy's Hospital including tall buildings;
- The creation of More London and the new London City Hall; and
- The regeneration of the London Bridge Quarter including the redevelopment of the station and the building of The Shard in 2012.

4.26 The resultant character of the area is a diverse range of buildings and uses which relate the evolution of the area.

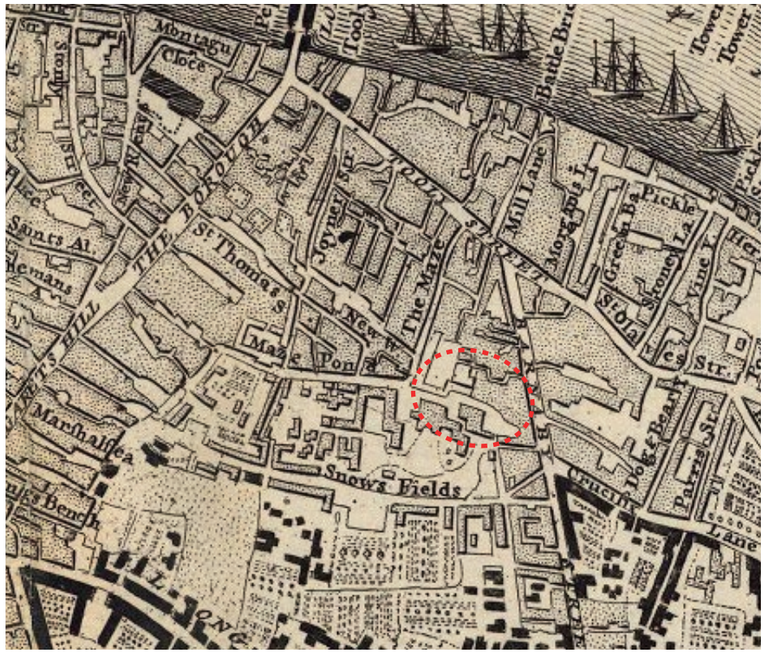


Figure 4.1 The area in the 18th century (John Rocque's map, 1746, The British Library).

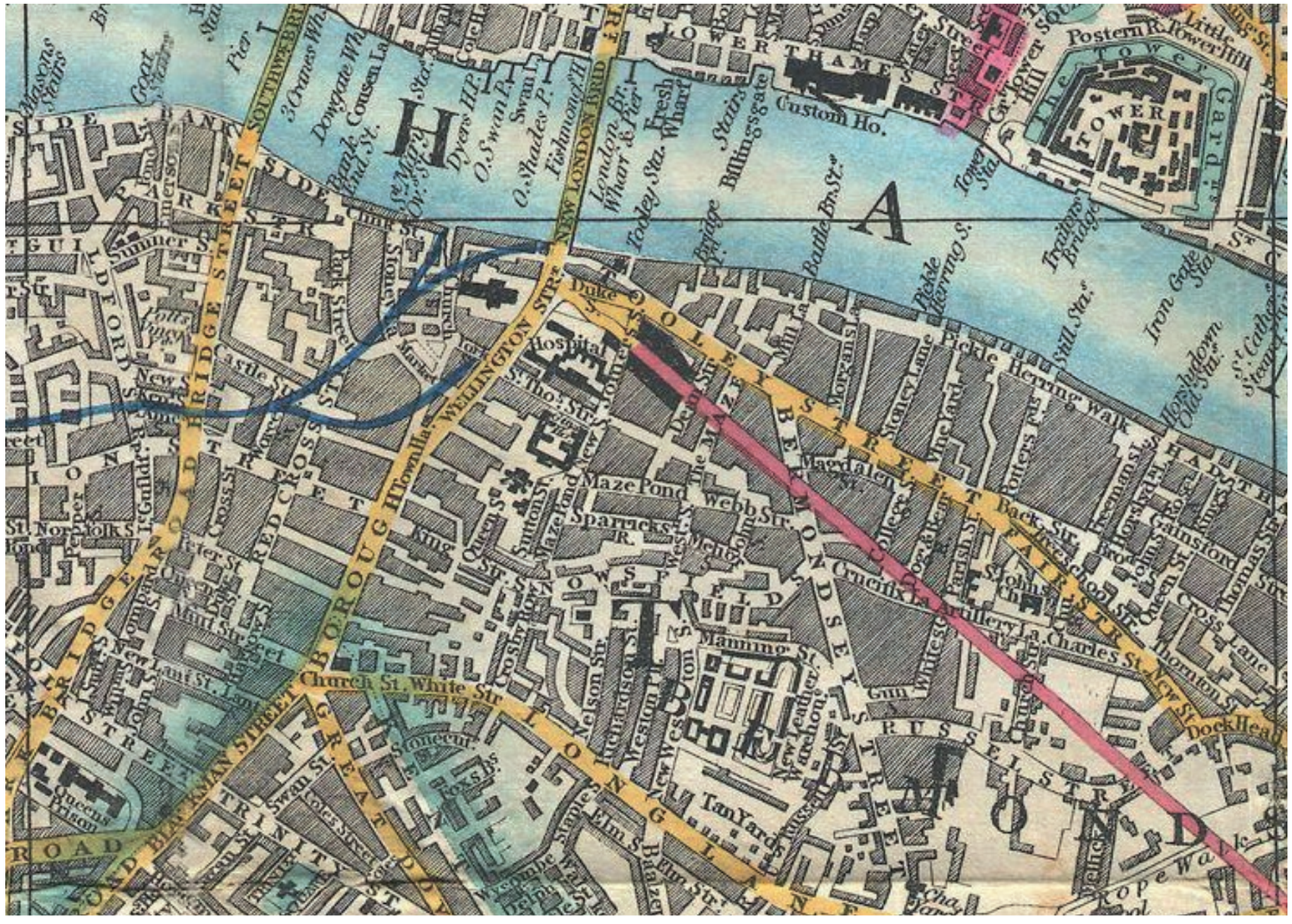


Figure 4.2 The area after the construction of the railway (1848, Crutchley Pocket Plan of London, Havard University)

VINEGAR YARD

EARLY DEVELOPMENT

4.27 The Site remained part of the rural hinterland to the east of Borough High Street between Tooley Street and Bermondsey Street until the early 18th century.

4.28 Vinegar Yard is first named on John Rocque's map of 1746 (**Figure 4.1**). It is one of the many of narrow lanes leading west from 'Barnaby Street' (now Bermondsey Street). Rocque's map shows an area of orchard and open ground bisected by a stream at the west end of Vinegar Yard.

4.29 By the late 18th century much of the land adjacent to the Site was owned by John Weston Webb. Webb developed workers housing along roads he named after himself.

4.30 The area of the Site was developed with short terraces of two to four properties randomly dispersed around an open yard enclosed.

VICTORIAN DEVELOPMENT

4.31 The arrival of the railway line immediately north of the Site in the late 1830s established the layout of the Site as it appears today (**Figure 4.2**). The 1872 Ordnance Survey (OS) map at **Figure 4.3** shows the development which had taken place in the area by mid-late 19th century.

4.32 An open yard remains within the Site to the south of St Thomas Street. The yard is enclosed by a large Hop Warehouse to the east and there is a timber yard adjacent to it, separated by the alleyway, 'Vinegar Yard'.

4.33 John Street to the west has been developed with terraced housing and a public house at the corner with St Thomas Street. To the south, the earlier Georgian townscape appears to survive.

4.34 The Goad Insurance Plan of 1887 (**Figure 4.4**) shows the yard between the hop warehouse and John Street infilled with offices ('Gordon Chambers') fronting St Thomas Street. To the rear, tenement blocks are under construction, labelled as 'Artizans Dwellings'. The timber yard is also subject of development, being labelled as 'Unfinished buildings' on the Goad plan.

4.35 The 1895 OS Map shows the former timber yard overbuilt with another hop warehouse (**Figure 4.5**). The east block of the Artizans Dwellings has been completed, but it is shown to form part of Gordon Chambers. The west block of the Artizan Dwellings was not realised and this land remains unbuilt. There has been some clearance to the south, between the Site and the Public House on Melior Place.

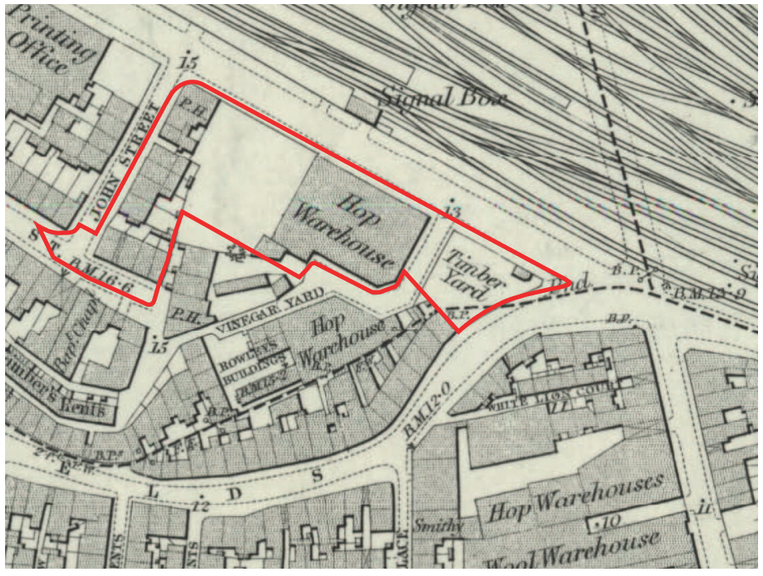


Figure 4.3 1872 OS Map with the Site shown in red.

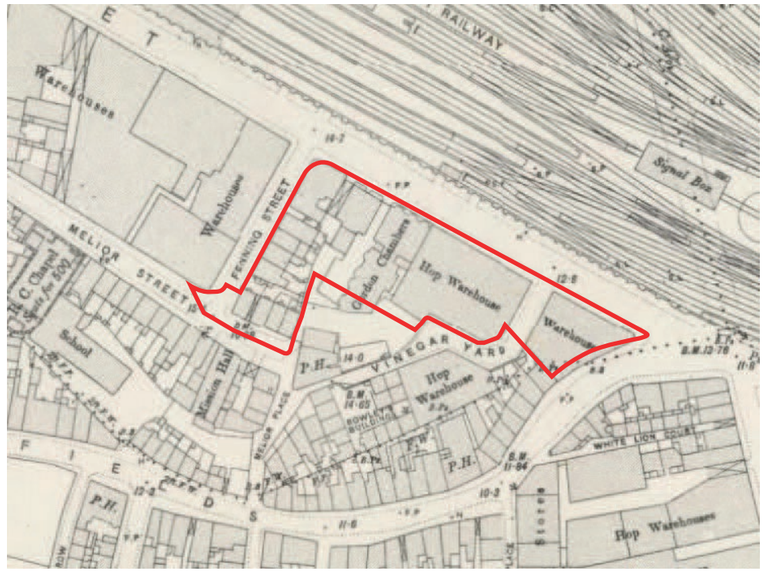


Figure 4.5 1895 OS Map with the Site shown in red.

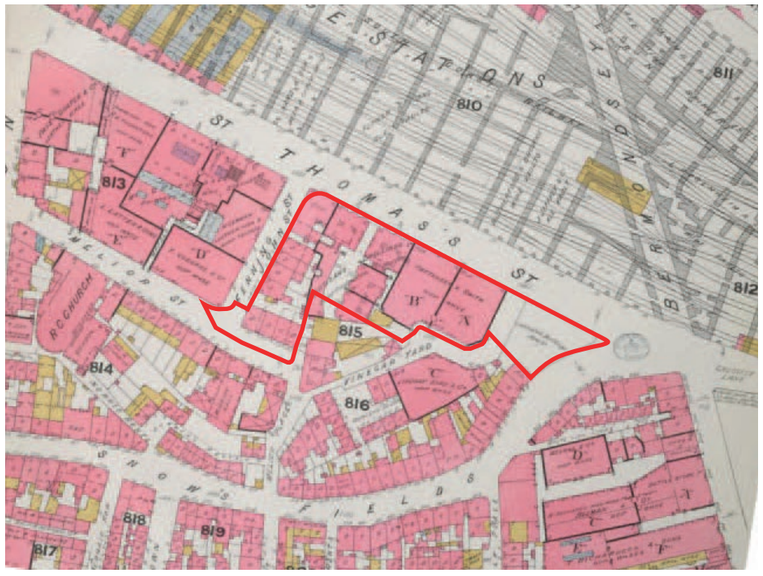


Figure 4.4 The 1887 Goad Plan. The Site is shown in red.

DEVELOPMENT IN THE 20TH CENTURY TO PRESENT

4.36 The OS map at **Figure 4.6** was surveyed in 1915 but not published until 1934. It shows that the Georgian terrace fronting Melior Street has been replaced with the single commercial building which forms the south east corner of the Site. The central part of the Site has been almost entirely built over.

4.37 Southwark was subject to considerable aerial bombardment during the Second World War. A high explosive bomb hit Vinegar Yard in 1941 and caused damage to many of the buildings in and around the Site. The extent of damage is illustrated on the Bomb Damage Map prepared by London County Council (**Figure 4.7**).

4.38 The warehouse in the centre of the Site is shaded in light red, indicating that it was seriously damaged but repairable at a cost. The building at the north west corner of the Site sustained minor blast damage.

4.39 The next OS map in 1950 shows that the residential terrace on Fenning Street had been cleared by this time, but the remainder of the Site remained built up as before the war (**Figure 4.8**).

4.40 The end wall of the tenement blocks can be seen beyond the Horseshoes Public House in a photograph from 1974 (**Figure 4.9**). Both of these buildings have been demolished by 1984 (**Figure 4.10**).

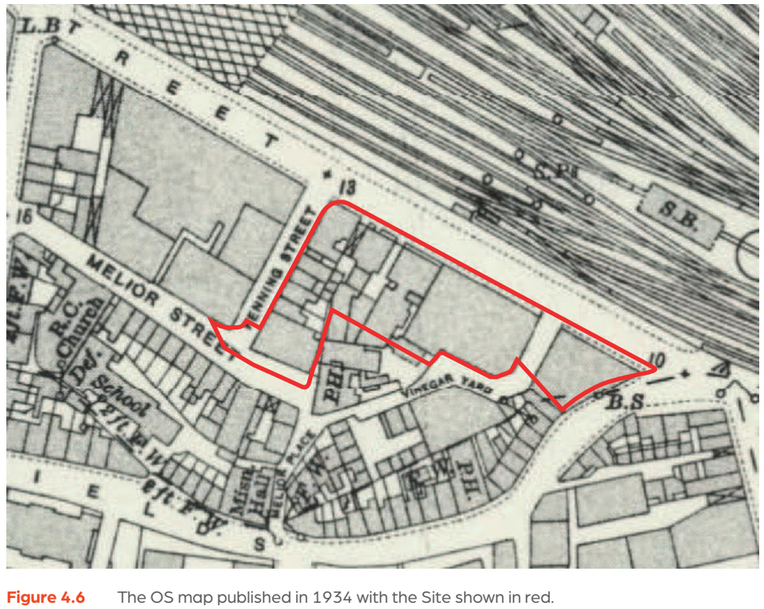


Figure 4.6 The OS map published in 1934 with the Site shown in red.



Figure 4.7 LCC Bomb Damage Map (1947) showing the damage to the area surrounding the Site.



Figure 4.8 1950 OS Map with the Site shown in red.



Figure 4.9 The Horseshoe Pub from Melior Place, looking towards the Site, 1974 (LMA)



Figure 4.10 The Horseshoe Pub from Melior Place, looking towards the Site, 1984 (LMA)

4.41 An aerial photograph of the Site taken in 1993 shows the Site as cleared, with the exception of the 20th century warehouse fronting Melior Street (now painted white) and a modern building fronting Fenning Street in the gap made by bomb damage (**Figure 4.11**).

4.42 The eastern section of the Site remains as a cleared area which is used as a car park and yard.

4.43 A five storey prefabricated building was erected on the Site abutting St Thomas Street to accommodate Network Rail workers. It was removed in 2018.

4.44 On Fenning Street, a two storey, brick built warehouse which was erected in the 1970s has been demolished.

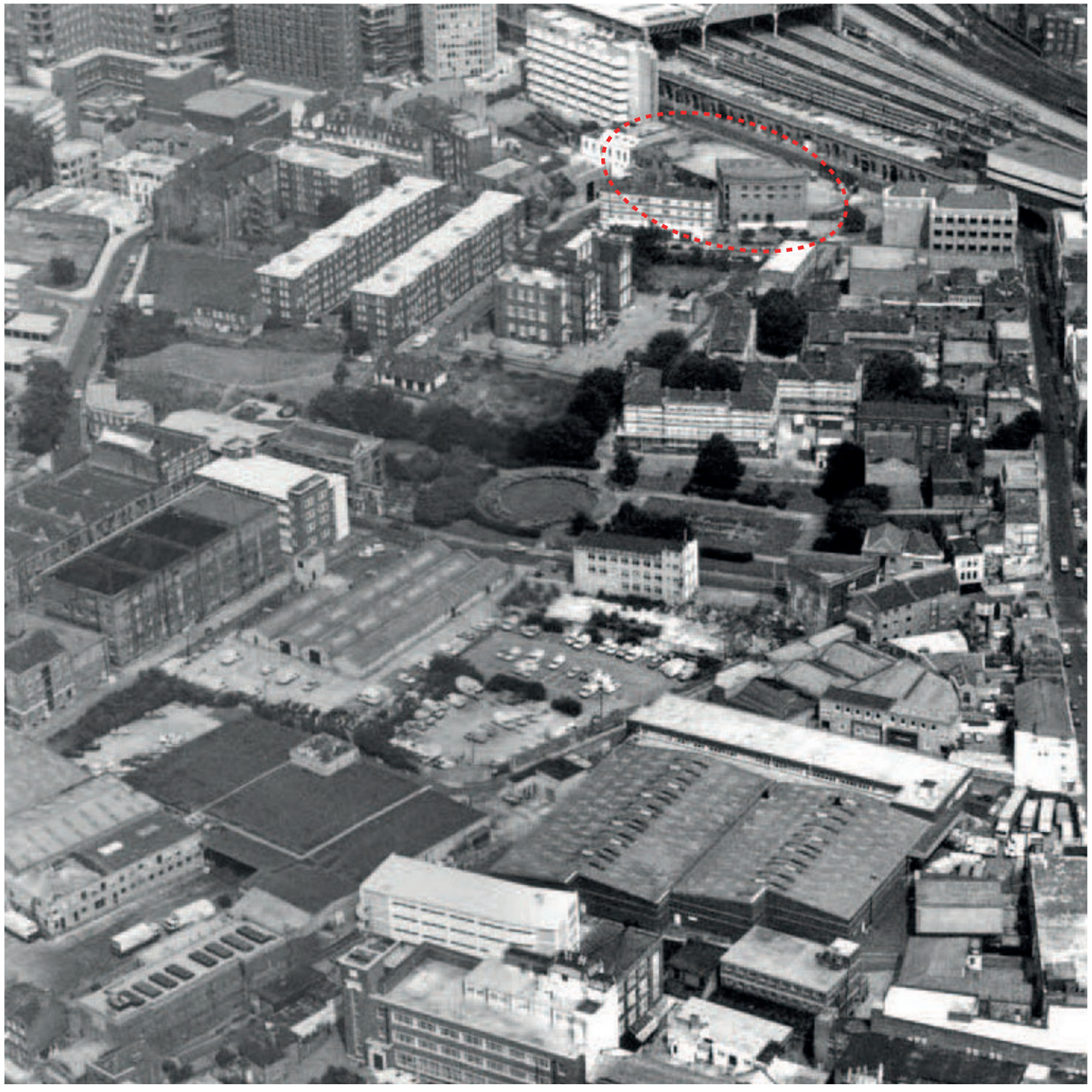


Figure 4.11 Aerial view of Site, 1993. Source: London Borough of Southwark

5.0
BASELINE: HERITAGE RECEPTORS

LAND BOUNDED BY ST THOMAS STREET, FENNING STREET, VINEGAR YARD AND SNOWFIELDS INCLUDING NOS. 1-7 FENNING STREET AND NO. 9 FENNING STREET, SE1 3QR

BASELINE: HERITAGE RECEPTORS

5.1 In accordance with paragraph 194 of the NPPF this section outlines the heritage value of the designated and non-designated heritage receptors in the study area that may be impacted by the Proposed Development.

5.2 **The map at Figure 5.1** shows the location of the heritage receptors. **Table 5.1** summarises the built heritage receptors considered in the assessment and their respective heritage value identified at the baseline stage.

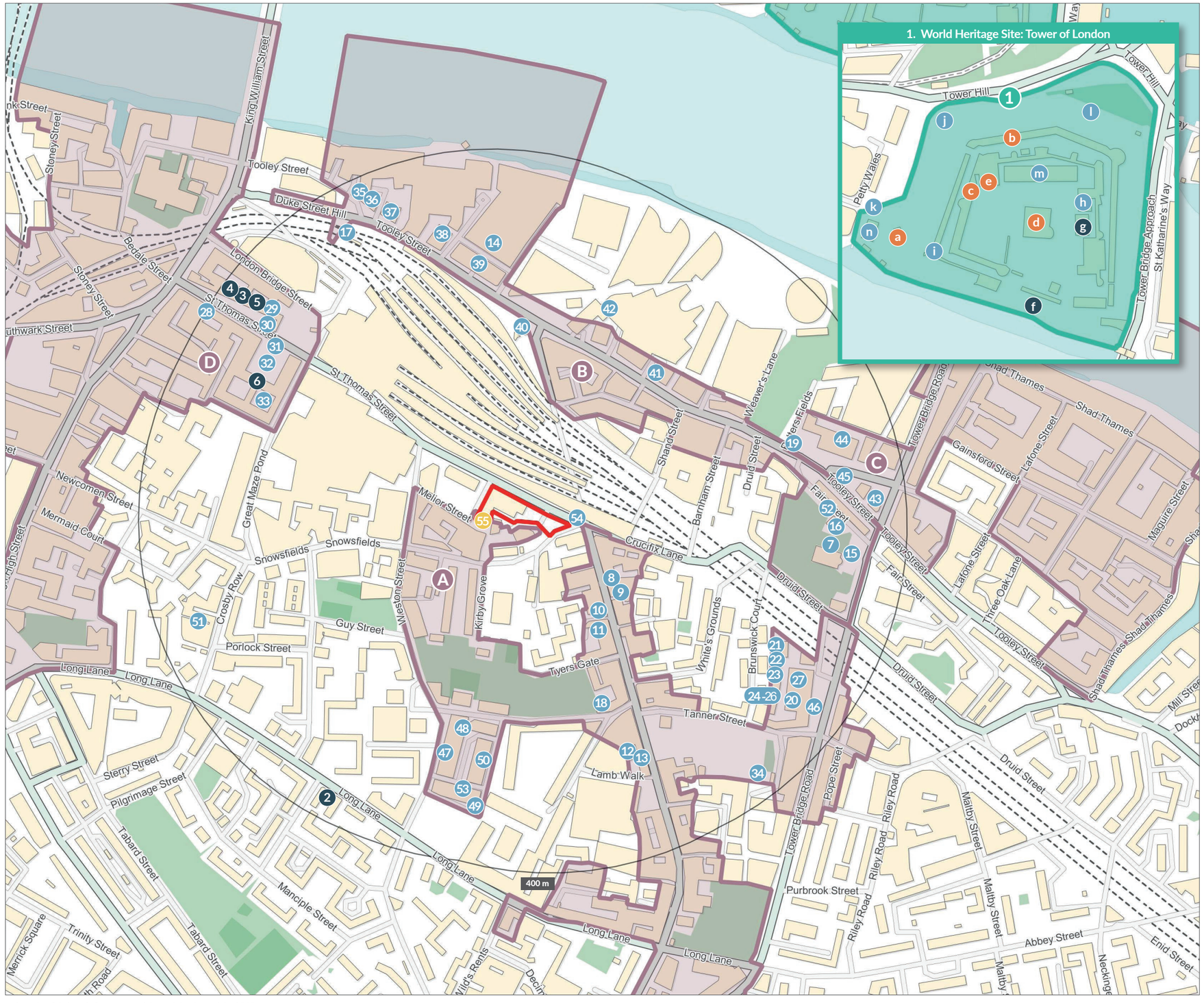
5.3 Where appropriate, heritage receptors have been grouped for assessment. Grouping has only been undertaken where there is a common heritage value and/or setting. Justification is set out within the accompanying qualitative text and may relate to a shared period or purpose of development, architectural characteristics or geographical area. The setting of grouped heritage receptors is often coterminous.

5.4 There are no statutorily listed or locally listed buildings within the Site boundary. Part of the Site, comprising the existing former brick warehouse, does fall within the boundary of the Bermondsey Street CA.

5.5 The 2003 Appraisal for the Bermondsey Street CA identifies the warehouse as a positive contributor. In the context of the National Planning Practice Guidance (online) it therefore may be considered a non-designated heritage receptor, defined as having "*a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets*".

5.6 The Appraisal identifies a high number of buildings that are identified as making a positive contribution to the CA. It would be disproportionate to assess each of these as separate receptors (i.e. non-designated heritage receptors), mindful of their overarching CA designation.

5.7 A thorough assessment of the character and appearance of the CA, and the particular area where the non-designated heritage receptors located closest to the Site is presented in this baseline. This is considered to be sufficient to understand the effect of the Proposed Development on the historic environment, as the effects will be limited to setting effects.



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HERITAGE RECEPTOR PLAN

World Heritage Site

1. Tower of London

Grade I

a. The Middle Tower, with Causeway to Byward Tower (QV) and Remains of Causeway to Lion Tower to West
b. Outer Curtain Wall with Casements and Mural Towers
c. Tower of London (Inner Curtain Wall with Mural Towers, The New Armouries, The Queen's House and Tower Green)
d. The White Tower
e. Chapel of St Peter Ad Vincula

Grade II*

f. Revetment Wall to South Side of Moat, from Tower Bridge approach to Middle Tower (QV)
g. The Old Hospital Block and Raised Terrace and Railings

Grade II

h. Museum of The Royal Fusiliers and Attached Terrace to Front
i. K6 Telephone Kiosk Outside Gateway of Byward Tower
j. Revetment Wall to West and North Side of Moat, from Outwork Attached to Middle Tower (QV) to Tower Hill Postern
k. 8 Bollards (On Pavement Outside Main Entrance to Tower of London)
l. Revetment Wall to North Side of Moat, from Tower Hill Postern to Tower Bridge Approach
m. Waterloo Block
n. Former Pump House

Listed Buildings

Grade II*

2. No 142 and Attached Railings
3. No 9 and Attached Railings
4. 9A, St Thomas Street
5. Mary Sheridan House (Part) and Area Railings
6. Guys Hospital Main Building Including Wings and Chapel

Grade II

7. War Memorial
8. 55, Bermondsey Street
9. Nos 59, 61 and 63 and Attached Railings
10. 68-76, Bermondsey Street
11. 78, Bermondsey Street
12. 124-130, Bermondsey Street
13. 132, Bermondsey Street
14. Hays Galleria
15. No 10 and Attached Railings to Front Door Steps
16. Watch House In St Johns Churchyard (Recreation Ground)
17. Bridge Over North End, London Bridge Station
18. 2 and 4, Leathermarket Street
19. Three Bollards
20. Bonded Warehouse, Sarsons Vinegar Factory
21. Fermentation Vats, Sarsons Vinegar Factory
22. Malt Store, Sarsons Vinegar Factory
23. Brewhouse, Sarsons Vinegar Factory
24. Engine House, Boiler House And Coal Store, Sarsons Vinegar Factory
25. Plumbers Office, Sarsons Vinegar Factory
26. Former Still House, Sarsons Vinegar Factory
27. Warehouse, Sarsons Vinegar Factory
28. Nos 4-8 and 12-16 and Attached Railings
29. Mary Sheridan House (Part) and Attached Area Railings
30. K2 Telephone Kiosk Outside Nos 17 and 19 (Nos 17 and 19 Not Included)
31. Gates, Gate Piers and Street Railings to Guys Hospital
32. Statue of Thomas Guy In Courtyard of Guys Hospital, Pedestal and Railings
33. Alcove from Old London Bridge In Inner Quadrangle of Guys Hospital
34. Drinking Fountain In South East Corner of Tanner Street Recreation Ground
35. Denmark House
36. London Bridge Hospital (Part)
37. 29, 31 and 33, Tooley Street
38. 47 and 49, Tooley Street
39. The Counting House
40. Shipwrights Arms Public House
41. Fire Station
42. 115-121, Tooley Street
43. Former London and County Bank
44. South London College
45. Statue On Island Site In Front of South London College and Railings
46. K2 Telephone Kiosk At Junction with Roper Lane
47. Leather Market
48. "London Leather, Hide and Wool Exchange
The Jugglers Arms Public House"
49. Leathermarket Yard
50. Warehouse Block to East of Leathermarket Yard, Units 13-16
51. 25 and 27, Crosby Row
52. Gate Piers and Railings to The Churchyard of The Former Church of St John
53. Units 7 and 8, Bermondsey Leather Market
54. Railway Viaduct Arches

Conservation Areas

A. Bermondsey Street
B. Tooley Street
C. Tower Bridge
D. Borough High Street

Non-designated Heritage Receptor

55. 9 Fenning Street

MONTAGU EVANS
CHARTERED SURVEYORS
70 St Mary Axe, London, EC3A 8BE
T: 020 7493 4002
www.montagu-evans.co.uk

Location: Vinegar Yard, St Thomas Street, SE1

Date: August 2021

Scale: 1:5,000 @ A3

FIGURE 5.1 Heritage Receptor Plan

▲ North

BASELINE: HERITAGE RECEPTORS WITHIN THE SITE BOUNDARY

CONSERVATION AREAS

BERMONDSEY STREET CA (MAP REF. A)

5.8 Bermondsey Street CA was first designated in 1972 and extended in 1991, 1993 and 2010. A CA Appraisal was adopted by the Council in January 2003.

5.9 The CA designation is defined by Bermondsey Street which runs between the London Bridge railway line and Bricklayers Arms roundabout. It includes areas of surviving historical development along a small number of streets which intersect the high street: Leathermarket Street and Tanner Street at the CA's north end and Grange Road to the south.

5.10 A map of the CA is reproduced at **Figure 5.2**.

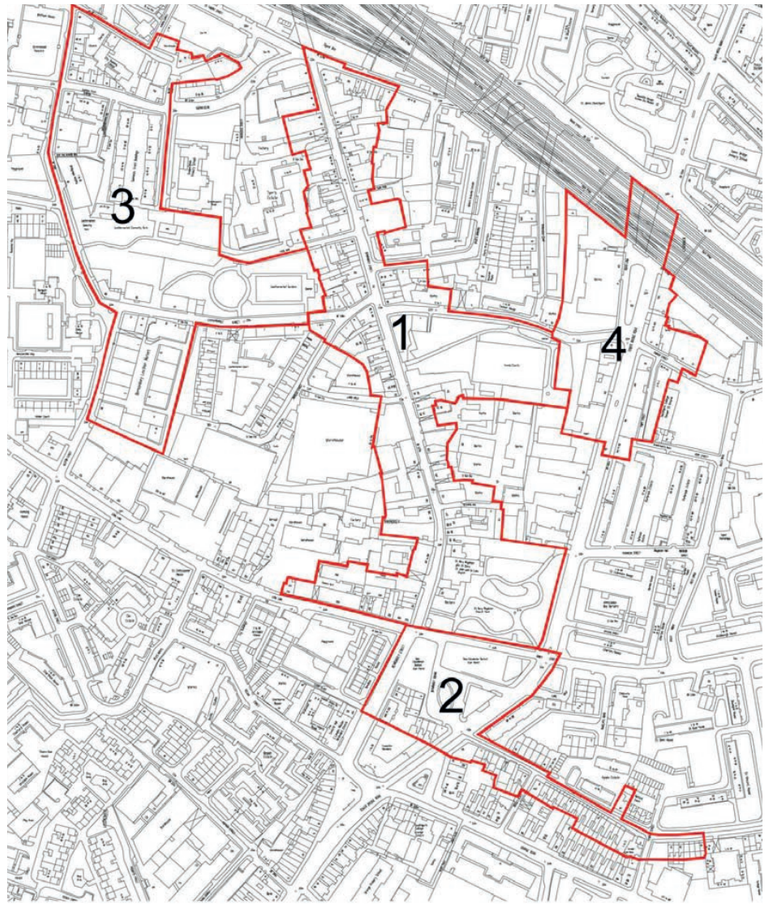
5.11 A description of the historical development of this area is presented at **Section 4.0**. In summary, this part of Southwark emerged first as a Roman settlement and grew to become a major suburb of the city of London.

5.12 The historical development of the area depended upon trade and industry and it was under a constant process of renewal and change. The arrival of the railway in the mid-19th century and bomb damage were important catalysts for change in the area when areas of land were cleared and built over, as well as the socio-economic climate more generally.

5.13 The CA designation recognises the rich and varied character of Bermondsey Street which represents its historical development since the medieval period. The CA has a distinctive townscape character of narrow streets and building plots with alleyways leading to rear yards.

5.14 This early street pattern has largely remained but the building stock has been renewed over time. It is now characterised by a mix of 18th century houses and shops alongside 19th and 20th century warehouse and office buildings. There is no prevailing use in the CA, which hosts a mix of residential, industrial, retail and commercial activity.

5.15 Despite the mixed building typologies the CA does have unifying elements. These include the consistent use of yellow stock brick, classical lines with parapets that create horizontal rooflines, simple facades that open directly onto pavements and courtyards of buildings grouped behind accessed by alleyways from the main streets.



Sub Area 1: based on the mediaeval Bermondsey Street
Sub Area 2: based on the site of Bermondsey Abbey and 17th Century houses of Grange Walk
Sub Area 3: separated from Bermondsey Street by Leathermarket gardens: later 18th Century redevelopment
Sub Area 4: separated from Bermondsey Street by Tanner Street Gardens: redeveloped in 1890's to build new road to Tower Bridge

Figure 5.2 Map of the Bermondsey Street CA.

5.16 The CA Appraisal identifies four sub-areas within the CA. The Site abuts the CA boundary at sub-area 3 (SA3), Weston Street/Snowsfields.

5.17 A large number of the buildings within this sub-area are identified as making a positive contribution to the CA, and their heritage value is derived from their character and appearance as a collection of historic buildings around the early street pattern. This is captured in the sub-area.

5.18 It is for this reason that the character and appearance of SA3 is given special attention in this assessment of the heritage value of the CA.

5.19 The building at the south west corner of the Site (9 Fenning Street) falls within the CA and is identified as making a positive contribution to the CA. It is assessed as a non-designated heritage receptor separately.

SA3 WESTON STREET/SNOWSFIELDS

5.20 SA3 is separated from Bermondsey Street by Leathermarket Gardens and the Tyers Estate.

5.21 In SA3 the street pattern was broadly established by the 18th century. The present buildings largely date from the 19th century when the area was redeveloped with small warehouses and housing. There is later infill in this part of the CA area which occurred as a result of redevelopment of sites cleared by bomb damage.

5.22 The Site is adjacent to the area around Melior Street which is described in the CA Appraisal as follows:

> *"3.4.7 Melior Street forms the northern boundary of the Conservation Area. Its primary significance is as an approach to the Horseshoe Inn, which closes the view from Weston Street. The pub is also the visual focus viewed from Snowsfields via Melior Place to the south. The building is contemporary with the Guinness Trust housing and is elaborately decorated and detailed, drawing the eye from its more mediocre immediate surroundings.*
>
> *3.4.8. In this pivotal location, the pub creates a small and sheltered public space that customers use. Much of the quality of the spaces around the pub derives from their informal and intimate scale, and the pub is visually the most important feature in views along Melior Street, Melior Place and Vinegar Yard. The individual variety of other small buildings such as the Catholic Church and the Glasshouse Theatre Studio, contribute further to the interest."*

HERITAGE VALUE

5.23 The heritage value of the CA lies in the survival of the early street pattern despite events such as the arrival of the railway and bomb damage which cleared large areas in this part of London elsewhere. The historical and architectural interest is derived from the rich variety of buildings from the medieval period to present which reflects its evolution, many of which are listed.

5.24 Heritage Value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.25 The CA designation recognises the elements of surviving historic townscape which comprise Bermondsey Street and some of its tributaries. It follows that the areas excluded by the CA boundary – those adjacent to it and which form part of its setting – do not share the same level of historical or architectural interest.

5.26 The setting of the CA in the areas to the east and west of Bermondsey have experienced substantial later development which has removed the historic context and introduced a range of modern architectural styles which do not conform to the area's historic character.

5.27 That said, the nature of the street pattern means that the later development in the surrounding area is not overbearing the experience of the historic streetscapes included in the CA.

5.28 Along Bermondsey Street for example, the primary component of the CA, the character of the narrow, three storey thoroughfare is not compromised by the later developments in the surrounds. The focus is on its linear quality and appearance.

5.29 Overall, the setting makes a neutral contribution to the heritage value of the CA.

5.30 In accordance with the proportionate approach set out in paragraph 194 of the NPPF the particular setting characteristics which are relevant to the Proposed Development are subject to a focussed assessment.

5.31 The Site lies at the northern boundary of the CA, and the building at the south west corner of the Site is included in the CA boundary.

5.32 In contrast to Bermondsey Street, the experience of the CA is heavily influenced by the later developments in this location, in particular which have taken place to the north west of the CA at London Bridge and St Thomas Street. The later, tall development at Guy's Hospital and London Bridge appears above the 2–5 storey development in SA3 of the CA.

5.33 There is a clear juxtaposition between the Conservation Area and development to the north. The contrast in scale, use and materiality is marked. Although contrasting, the variation is not uncommon in an established urban environment in a highly sustainable location, adjacent to a major public transport hub.

5.34 The CA Appraisal states that views into the CA from the west along Snowsfields and from the south along Weston Street from Long Lane are important.

5.35 The Site adjoins the CA at Melior Place. The vacant plot which is enclosed by hoardings detracts from the overall townscape character of the CA's setting and prevents any visual relationship with the historic, brick railway viaduct arches from within CA3. With the exception of 9 Fenning Street, none of the earlier buildings stock survives on the Site.

NON-DESIGNATED HERITAGE ASSETS

9 FENNING STREET (MAP REF. 55)

5.36 The Bermondsey Street CA Appraisal identifies the former warehouse at the south west corner of the Site (9 Fenning Street) as a building which makes a positive contribution to the CA. A photograph of the building is reproduced at **Figure 5.3**.

5.37 In this part of the CA, the views towards The Horseshoe Pub are particularly important, and 9 Fenning Street appears in the view of the pub from the west. It is notable that this is not the main elevation of the pub, which it to the south, and 9 Fenning Street does not feature in that.

5.38 9 Fenning Street is two storeys in a square plan which addresses the corner with Melior Place. The warehouse was originally erected between 1895 and 1915. It is therefore a relatively late example of a warehouse in this style and does not possess any of the finer detailing, scale or important historical associations seen elsewhere in the CA.

5.39 The building has some local heritage value derived from aspects of its warehouse aesthetic such as exposed brick and remnants of industrial character manifested through the loading bays on the west elevation and hoist at first floor for heavy goods. These features are not present on the later extension to the north which is excluded from the CA designation.

5.40 Overall, the building is in a poor condition and its detailing is unexceptional. It is for this reason it is judged to have a **Very Low** heritage value.

5.41 This value judgement is qualified by the contrast of the warehouse at 9–17 Vinegar Yard which is also a positive contributor to the CA. This building retains more of its original character, scale and legibility as a warehouse which was typical in this part of Southwark. For the avoidance of doubt, 9–17 Vinegar Yard falls outwith the Site boundary.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.42 The setting of 9 Fenning Street includes the historic development in the Bermondsey Street CA to the south which makes a positive contribution to its heritage value as part of the tightly defined townscape at Melior Place.

5.43 The later developments to the north make a negative contribution to the heritage value of the former warehouse, which is indicated by their exclusion from the CA. There is some association between the station infrastructures to the north, the original parts of which would have stimulated industrial development in this area.



Figure 5.3 The former warehouse at 9 Fenning Street.

BASELINE: HERITAGE RECEPTORS OUTSIDE THE SITE BOUNDARY AND WITHIN THE STUDY AREA

WORLD HERITAGE SITES

THE TOWER OF LONDON WORLD HERITAGE SITE (MAP REF. 1)

5.44 The Tower of London was designated as a World Heritage Site (WHS) in 1988. It is located approximately 800m north east on the Site on the north bank of the River Thames.

5.45 The WHS designation includes a Scheduled Ancient Monument and 14 listed buildings, five of which are listed Grade I.

SUMMARY OF HISTORICAL DEVELOPMENT

5.46 The Tower of London originated when William the Conqueror built the White Tower in c.1070 as his London stronghold shortly after the Norman Conquest. The design of the tower was highly innovative and the building performed as a both a symbol of William's power, a fortress and a Royal palace.

5.47 The Tower was adapted and extended by successive monarchs over the centuries. The result of which is an extensive complex of buildings which reflect the history and functions of a fortified palace, as well as the development of military and palace architecture. The phasing plan at **Figure 5.4** shows the periods of history reflected in the fabric of the WHS.

5.48 The Tower also served as the Royal Observatory in the 17th century, the Royal Mint and a stronghold for the Crown Jewels. It supported a small community of staff, guards and the Royal Court. The Yeoman Wardens and their families remain residents of the Tower to this day.

HERITAGE VALUE (OUTSTANDING UNIVERSAL VALUE)

5.49 The heritage value of the Tower of London WHS is derived from its exceptional historical and architectural interest as the oldest and most complete complex of fortified royal palace buildings in the world.

5.50 The Tower was inscribed onto the World Heritage List under the criteria ii) and iv) which highlight its symbolism as a monument to Royal power since the 11th century and as an exemplar of castle and fortress design which is *par excellence*.

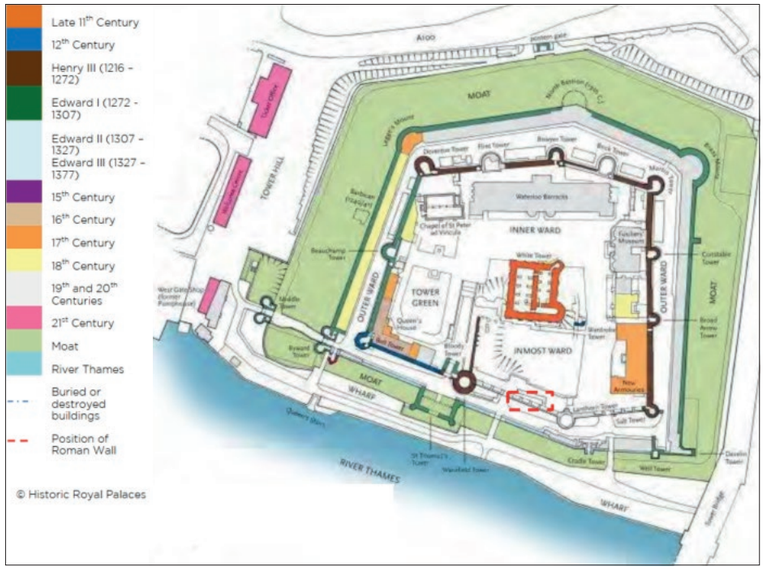


Figure 5.4 Building phase plan of the Tower of London

5.51 The Outstanding Universal Value of the Tower is summarised in the Management Plan as follows:

- Its landmark siting for protection and control of the city and, by extension, the country;
- Its function as a symbol of Norman power which reflects the last military conquest of England;
- Its merit as an outstanding example of late 11th innovative Norman military architecture;
- Its merit also as a model example of a medieval fortress palace, which evolved from the 11th to the 16th centuries;
- The association with British State institutions; and
- Its role as the setting for key historical events in European history.

5.52 Heritage Value: **Exceptional**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.53 The WHS Management Plan identifies three tiers of the setting of the WHS:

- The 'local setting' of the WHS comprises the spaces from which the Tower can be seen from street and river level and the buildings which enclose or provide definition to those spaces. Its extent covers the area around the WHS at Tower Hill and the south bank of the river.
- The 'intimate setting' of the WHS is the part of the local setting on the north bank of the river.
- The 'wider setting' of the WHS comprises *"the buildings and areas beyond the local setting that are inter-visible with the Tower, or which could (if redeveloped) have an effect on its setting. The wider setting is therefore not fixed, and is proportionate to the scale of development in the vicinity of the Tower – the taller the development, the further its visual impact will extend."*

5.54 The setting of the WHS includes a mix of historic and modern development which is inevitable as a result of the evolution of London over time, especially in this location. The wider setting of the WHS includes taller development, in particular in the areas at the City of London, Isle of Dogs and London Bridge. The experience of the Tower includes this context of London as a 'World City'.

5.55 The views from the raised ground which forms the setting of the WHS to the north, and within is ramparts, provides wide prospects across from the Tower to the south bank of the river. The modern development at More London and London Bridge is a key element of the view, directly opposite the Tower. Tower Bridge is also a focal feature with the river setting to the south.

5.56 Broadly speaking, the setting of the WHS makes a positive contribution to its heritage value, particularly where it is possible to appreciate its OUV in views from the close and longer positions.

5.57 The Site forms part of the wider setting of the WHS and, specifically, the area to the south west at London Bridge. The nature of the Site at present means there is no intervisibility between the heritage receptor and the Site which therefore makes a neutral contribution to its heritage value.

LISTED BUILDINGS - GRADE II*

NO. 142 AND ATTACHED RAILINGS (MAP REF. 2)

5.58 No. 142 Long Road was Grade II* listed in December 1949. It is located approximately 400m south west of the Site.

5.59 The listed building is comprised of a pair of houses which date to 1721. The houses once formed part of a terrace fronting Long Lane which have since been demolished and redeveloped. The houses were extended to the rear in the 20th century.

5.60 Each property is three storeys set across three bays (six bay frontage in total) with a sunken basement contained within a lightwell. They are stock brick with red brick dressings and particular features of note are the embellished timber door cases. The interiors were not inspected as part of this assessment.

5.61 The heritage value of no. 142 Long Road is derived from the quality of its early Georgian character and survival in Long Lane. It is the only Georgian building to remain in the street and it provides evidence of the prosperity of the people living in this area of Southwark before industrialisation in the 19th century.

5.62 Heritage value: High

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.63 The original setting of the listed building has been lost to later redevelopment and infill, including 20th century housing estates to the north and west. The later development makes a negative contribution to the heritage value of the listed building because of the contrasts in layout, character and scale. That said, the modern infill adjoining the listed building has sought to replicate its materiality and proportions and therefore complements the listed building.

5.64 It is possible to appreciate the taller development at London Bridge in the context of the heritage receptor which introduces commercial use into the otherwise residential character of the area.

5.65 The distance and interposing development between the heritage receptor and the Site, which includes residential tower blocks, prevents any intervisibility. There are no historical associations between the Site and the heritage receptor, which makes a neutral contribution to its significance.

NO. 9 AND ATTACHED RAILINGS (MAP REF. 3)

5.66 The property at no. 9 St Thomas Street and the attached railings was listed at Grade II* in December 1949. It is located approximately 400m north west of the Site.

5.67 The property was originally built as the Treasurer's House for the former St Thomas's Hospital in c.1706. It was part of the redevelopment of the hospital and its associated church by Sir Robert Clayton in the late 17th century, and the architect for the building is likely to have been Thomas Cartwright. The building was later adopted as part of the Chapter House Annexe and is now in use as offices.

5.68 The listed building comprises three storeys set across seven bays with a basement and attic mansard. It is constructed in brown brick with red brick dressings and string course in the Queen Anne style. To the left there is a wide, early 18th century enriched doorway which originally formed the entrance to a covered passage to Edward Square to the rear. The fenestration comprises 12–light sashes. The railings which enclose a large forecourt date to 1852.

5.69 The heritage value of the listed building is derived from its historical and architectural interest as a late Stuart building which survives from the redevelopment of St Thomas's Hospital in the late 17th century. The quality and integrity of the Queen Anne architecture is key to its special interest.

5.70 It has strong group value with its neighbouring contemporaries, nos. 9A St Thomas Street (Grade II*) and nos. 11–15 St Thomas Street (a.k.a. Mary Sheridan House, Grade II*/Grade II). Together, the list entry description describes the group as *"one of the more important survivals of Queen Anne architecture in London"*.

5.71 Heritage value: **High**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.72 The setting of the listed building is primarily defined by St Thomas Street. At the west end of St Thomas Street there is a concentration of historic buildings comprising three to four storey development in exposed brick. This setting makes a positive contribution to the heritage value of the listed building because it preserves the historic context and the development complements the scale and materiality of the listed building.

5.73 In particular, the group of listed buildings on the north side of St Thomas Street and Guy's Hospital to the south make a very positive contribution to the heritage value of the listed building because of the shared architectural characteristics and historical associations with the hospital.

5.74 The experience of St Thomas Street also includes the tall development to the east and north, the latter of which appears above the roofline of the listed building. The tall building to the north detracts from the heritage value of the receptor because it jars against the historic roof profile.

5.75 The modern development to the east is seen together with the listed building in views along St Thomas Street from the west. The Site falls within this part of the setting of the listed building, but there is no direct intervisibiti because of the distance and interposing development.

5.76 The later development does not prevent an ability to appreciate the heritage value of the listed building, but the contrast in scale and materiality does not complement it either. The later development makes a neutral contribution to the heritage value of the listed building.

9A ST THOMAS STREET (MAP REF. 4)

5.77 The property at no. 9A St Thomas Street was listed at Grade II* in December 1949. It is located approximately 400m north west of the Site.

5.78 No. 9A St Thomas Street dates to c.1702–3 when it was the parish church of St Thomas. It was built as part of the redevelopment of the hospital by Sir Robert Clayton in the late 17th century, and the architect for the building is likely to have been Thomas Cartwright. It has a plain, Queen Anne style. The building incorporates work by the carver, Jonathan Maine.

5.79 Between 1822 and 1862 the attic of the former church was used as an operating theatre for St Thomas's Hospital. The theatre was rediscovered in 1957 complete with a reproducing gallery and surgeon's equipment.

5.80 It was converted by Arthur Bartlett in 1901 to become the Chapter House for Southwark Cathedral. It remained the Chapter House until 1980 and is now a museum.

5.81 The former church has a rectangular plan with an advanced, square tower of four storeys to the south west. The south elevation to St Thomas Street has four, double height bays containing round-headed windows with stone architraves and cherub head keystones. The glazing incorporates stained-glass shields. The corners have rusticated quoins. According to the list entry description, decorative fabric from Bartlett's reordering and earlier survives internally.

5.82 The heritage value of the listed building is derived from its high historical and architectural interest as a late Stuart parish church which was associated with both St Thomas's Hospital and Southwark Cathedral. The quality and integrity of the Queen Anne architecture is key to its special interest.

5.83 It has strong group value with its neighbouring contemporaries, nos. 9 St Thomas Street (Grade II*) and nos. 11–15 St Thomas Street (a.k.a. Mary Sheridan House, Grade II*/Grade II). Together, the list entry description describes the group as *"one of the more important survivals of Queen Anne architecture in London"*.

5.84 Heritage value: **High**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.85 The setting of the listed building is primarily defined by St Thomas Street. At the west end of St Thomas Street there is a concentration of historic buildings comprising three to four storey development in exposed brick. This setting makes a positive contribution to the heritage value of the listed building because it preserves the historic context and the development complements the scale and materiality of the listed building.

5.86 In particular, the group of listed buildings on the north side of St Thomas Street and Guy's Hospital to the south make a very positive contribution to the heritage value of the listed building because of the shared architectural characteristics and historical associations with the hospital.

5.87 The experience of St Thomas Street also includes the tall development to the east and north, the latter of which appears above the roofline of the listed building. The tall building to the north detracts from the heritage value of the receptor because it jars against the historic roof profile.

5.88 The modern development to the east is seen together with the listed building in views along St Thomas Street from the west. The Site falls within this part of the setting of the listed building, but there is no direct intervisibility because of the distance and interposing development.

5.89 The later development does not prevent an ability to appreciate the heritage value of the listed building, but the contrast in scale and materiality does not complement it either. The later development makes a neutral contribution to the heritage value of the listed building.

MARY SHERIDAN HOUSE (PART) AND AREA RAILINGS (MAP REF. 5)

5.90 Mary Sheridan House (nos. 11–13 St Thomas Street) and the area railings were listed at Grade II* in December 1949. The list entry description was updated in September 1998. It is located approximately 400m north west of the Site.

5.91 The listed building comprises two houses in a terrace of three (the third is listed at Grade II due to alteration). The houses were built in the early 18th century as part of the redevelopment of St Thomas's Hospital by Sir Robert Clayton. The houses were originally occupied by the receiver and minister of the hospital. They are now used as administrative offices for Guy's Hospital.

5.92 The houses are three storeys each with an attic mansard and basement. They are set across three bays of 12-light sash windows and the main entrance is in the left bay at ground floor within an enriched door case. The buildings are constructed in brown brick with stucco banding. The area railings which enclose a large forecourt have the same design as the railings at no. 9 St Thomas Street and they are believed to date from 1852 also.

5.93 The heritage value of the listed building is derived from its high historical and architectural interest as a pair of Georgian houses which were associated with the former St Thomas's Hospital.

5.94 The original architectural character of building survives well and it has group value with the other listed buildings associated with the hospital in this location (nos. 9 and 9A St Thomas Street (both Grade II*) and the other part of Mary Sheridan House (Grade II)).

5.95 Heritage Value: **High**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.96 The setting of the listed building is primarily defined by St Thomas Street. At the west end of St Thomas Street there is a concentration of historic buildings comprising three to four storey development in exposed brick. This setting makes a positive contribution to the heritage value of the listed building because it preserves the historic context and the development complements the scale and materiality of the listed building.

5.97 In particular, the group of listed buildings on the north side of St Thomas Street and Guy's Hospital to the south make a very positive contribution to the heritage value of the listed building because of the shared architectural characteristics and historical associations with the hospital.

5.98 The experience of St Thomas Street also includes the tall development to the east and north, the latter of which appears above the roofline of the listed building. The tall building to the north detracts from the heritage value of the receptor because it jars against the historic roof profile.

5.99 The modern development to the east is seen together with the listed building in views along St Thomas Street from the west. The Site falls within this part of the setting of the listed building, but there is no direct intervisibility because of the distance and interposing development.

5.100 The later development does not prevent an ability to appreciate the heritage value of the listed building, but the contrast in scale and materiality does not complement it either. The later development makes a neutral contribution to the heritage value of the listed building.

GUYS HOSPITAL MAIN BUILDING INCLUDING WINGS AND CHAPEL (MAP REF. 6)

5.101 The main building of Guy's Hospital, including its wings and chapel were Grade II* listed in September 1972. The list entry description was updated in September 1998. It is located approximately 400m north west of the Site.

5.102 Guy's Hospital was founded by the philanthropist Thomas Guy in 1720 to treat 'incurables' who were discharged from St Thomas' Hospital. The main hospital building, wings and chapel were first built in 1721–8 with later alterations taking place in the 18th and later 20th century. The east wing was completely rebuilt in facsimile after the Second World War.

5.103 The listed building comprises three ranges around a large forecourt with two inner quadrangles to the south. The main building is in multi-coloured stock brick with Portland stone dressings. The wings are brick with stucco at ground floor.

5.104 The significance of the listed building is derived from the high historical and architectural interest of the early Georgian hospital by well-known architects for a philanthropic patron. The character and appearance of the main hospital building survives well, as well as the plan form around an open courtyard. The chapel is understood to be the only 18th century hospital chapel to survive in England.

5.105 The hospital represents the Georgian attitudes towards healthcare and evolution of this part of Southwark as an expanding population centre.

5.106 Heritage Value: **High**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.107 The setting of Guy's Hospital is much altered by later development including tall buildings and the modern redevelopment of London Bridge Station. The Shard and mid-late 20th century hospital buildings are notable features in the experience of the Georgian hospital complex.

5.108 The open courtyard to the north of the main hospital building makes a positive contribution to the setting of the listed building because it makes it possible to appreciate the architecture and design of the original building from St Thomas Street to the north.

5.109 The group of listed buildings on the north side of St Thomas Street make a very positive contribution to the heritage value of the listed building because of the shared architectural characteristics and historical associations with the hospital.

5.110 The Site forms part of the wider setting of later redevelopment which makes no contribution to an appreciation of the heritage value of the listed building.

LISTED BUILDINGS - GRADE II

WAR MEMORIAL (MAP REF. 7)

5.111 The War Memorial in the former churchyard of the Church of St John (now demolished) was listed at Grade II in July 2002. It is located approximately 390m east of the Site.

5.112 The War Memorial commemorates the First World War and it was erected in c.1920. It is a wooden cross with bronze effigy on stone plinth under tiled weather hood. The heritage value of the war memorial is derived from its architectural and historical interest as an interwar memorial.

5.113 Heritage value: **Low**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.114 The setting of the war memorial is well-contained by the former churchyard of the Church of St John, now a public park. The park makes a positive contribution to the heritage value of the receptor because it provides a tranquil environment for quiet contemplation and appreciation of the memorial.

5.115 The considerable distance and interposing development means the Site does not form part of the experience of the receptor.

55 BERMONDSEY STREET (MAP REF. 8)

5.116 No. 55 Bermondsey Street was Grade II listed in May 1996. It is located approximately 130m south east of the Site.

5.117 The listed building is a late 19th century warehouse which was originally used as a tannery. It was designed by George Legg in a Gothic Revival style.

5.118 The former tannery is five storeys over a basement set across a seven window range to Bermondsey Street. The elevation is asymmetrically arranged about a large, segmental-arched carriageway to centre and there is an attractive multifoil stone window above the doorway. It is brown brick with embellished stone and red brick dressings. It has been converted into commercial studios and offices.

5.119 The heritage value of no. 55 Bermondsey Street is derived from its historical and architectural interest as an example of a Victorian warehouse which served the leather trade in Bermondsey. The quality and survival of its Gothic architecture is also important to its special interest.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.120 The listed building sits on a narrow section of Bermondsey Street, where three to four storey buildings open directly onto the narrow road create an enclosed, linear historic high street setting. Interspersed Victorian warehouses and the railway arch providing glimpses north add an urban industrial element that places the asset in context, positively reinforcing its heritage value.

5.121 This confined setting means that there is limited to no visibility into the wider, surrounding area and the Site does not form part of the setting within which this receptor is experienced.

NOS 59, 61 AND 63 BERMONDSEY STREET AND ATTACHED RAILINGS (MAP REF. 9)

5.122 Nos. 59, 61 and 63 Bermondsey Street and the attached railings were Grade II listed in September 1998. The listed building is located approximately 140m south east of the Site.

5.123 It appears as though the listing covers only no. 59 Bermondsey Street and the titling of the list entry may be incorrect to include nos. 61 and 63.

5.124 The listed building is an early-mid 19th century dwelling house which has been converted into offices. It is a three storey building set across three bays over a basement. It is constructed in yellow brick in Flemish bond with brick banding, pronounced quoins and rusticated architraves. There is a Modillion cornice to the parapet.

5.125 The heritage value of the listed building is derived from its historical and architectural interest as a surviving example of domestic, Georgian architecture in this part of Bermondsey Street.

5.126 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.127 The listed building sits on a narrow section of Bermondsey Street, where three to four storey buildings open directly onto the narrow road create an enclosed, linear historic high street setting. Interspersed Victorian warehouses and the railway arch providing glimpses north add an urban industrial element that places the asset in context, positively reinforcing its heritage value.

5.128 This confined setting means that there is limited to no visibility into the wider, surrounding area and the Site does not form part of the setting within which this receptor is experienced.

BERMONDSEY STREET NORTH

5.129 A group of two Grade II listed buildings has been identified at the north end of Bermondsey Street. The listed building are assessed as a group because their shared heritage value, setting and relationship to the Site.

5.130 They are located approximately 150m south east of the Site and comprise:

- 68-76 Bermondsey Street (map ref. 10); and
- 78 Bermondsey Street (map ref. 11).

5.131 Nos. 68-76 Bermondsey Street was listed in September 1972. It comprises a terrace of five houses which date to the mid-18th century. The properties are now in mixed commercial use. The three storey terrace is constructed in red brick with later stucco in the elevation and parapet.

5.132 No. 78 Bermondsey Street was listed in September 1972. It was built as a dwelling house in the late 17th century and is now in commercial use. The first three storeys are stucco and the upper, fourth storey projects and is in timber. There is a later shopfront at the ground floor which is understood to have been a workshop.

5.133 The heritage value of the listed buildings is derived from their architectural and historical interest as examples of adapted domestic architecture in an evolved medieval high street, which retain their alleyway to the former back plots typical of this area.

5.134 Heritage Value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.135 The setting of the heritage receptors is defined by their immediate surroundings in an evolved medieval high street. The townscape includes industrial buildings alongside earlier, fine grain buildings to the south. The narrow street and its surrounding buildings prevent the Site from forming part of the setting in which these receptors are experienced.

5.136 The receptors are experienced as part of the evolved medieval high street, and its setting within a variety of historic and later buildings that form the high street contributes positively to an understanding and appreciation of the receptor.

5.137 This confined setting means that there is limited to no visibility into the wider, surrounding area and the Site does not form part of the setting within which this receptor is experienced.

BERMONDSEY STREET SOUTH

5.138 A group of two Grade II listed buildings has been identified at the north end of Bermondsey Street. The listed building are assessed as a group because their shared heritage value, setting and relationship to the Site.

5.139 They are located approximately 320m south of the Site and comprise:

- 124–130 Bermondsey Street (map ref. 12); and
- 132 Bermondsey Street (map ref. 13).

5.140 Nos. 124–30 Bermondsey Street were designated in September 1972. It comprises a terrace of four early 19th century houses. Each property is three storeys in yellow brick with brick cornice and parapet. All now carry later timber shop fronts at ground floor level.

5.141 No. 132 Bermondsey Street was listed in September 1998. The listed building is an early 19th century terraced house which contains a later 19th century shopfront at ground floor. It is three storeys set across two bays in brown brick with some stucco dressings.

5.142 The heritage value of the heritage receptors is derived from their historical and architectural interest as simply detailed classical architecture from the early 19th century which forms part of an historic high street. The shopfronts contribute to an appreciation of the evolution of the area.

5.143 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.144 The setting of the heritage receptors is defined by their immediate surroundings in an evolved medieval high street. The receptors are experienced as part of a longer terrace of similar properties and the classical proportions and simple facades contribute positively to their heritage value.

5.145 The listed buildings are opposite Tanner Street Park, from which the façades of the buildings can best be appreciated, the open green space of which provides contrast to the otherwise enclosed, linear high street setting.

5.146 There is limited to no visibility into the wider, surrounding area and the Site does not form part of the setting within which these heritage receptors are experienced.

TOOLEY STREET WAREHOUSES

5.147 A group of three Grade II listed buildings has been identified on the north side of Tooley Street. The listed building are assessed as a group because their shared heritage value, setting and relationship to the Site.

5.148 They are located approximately 350m north of the Site and comprise:

- Hays Galleria (map ref. 14);
- 47 and 49 Tooley Street (map ref. 38); and
- The Counting House (map ref. 39).

5.149 The three heritage receptors were developed by Snooke and Stock as part of the Hays Wharf complex for John Humphrey. By the turn of the 20th century, Hays Wharf covered most of the land between the river and Tooley Street from London Bridge to Tower Bridge.

5.150 Hays Galleria was designated in June 1998. It was built in 1856 as a wharf around a wet-dock and repaired after the Tooley Street fire of 1861. There was further repair following bomb damage sustained during the Second World War and it was eventually converted and covered over in the 1980s.

5.151 When completed in 1857, the Galleria's fireproof construction was at the vanguard of commercial building development and it was considered to be an exemplary buildings of its type.

5.152 Nos. 47–49 Tooley Street were added to the Hays Galleria complex in the 1860s, after the Tooley Street fire destroyed the previous buildings on the site. The Counting House, at 51–67 Tooley Street, was added in 1887. The buildings were listed in May 1971.

5.153 All three buildings are in similar classical style in yellow stock brick. They are four storeys above a double height ground floor.

5.154 The heritage value of the heritage receptors is derived from their historical and architectural interest as remnants of the Victorian development of Hays Galleria by a single client. They create an impressive group of monumental industrial architecture which was associated with London's inner City docks, and incorporated the most advanced buildings technology of the day.

5.155 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.156 The principal element in the setting of the group of industrial buildings on the north side of Tooley Street is the river and the associated surrounding buildings. On the south side of Tooley Street there is London Bridge station. The station's the scale, horizontal line, materiality and the archways to the west end reflect and positively contribute to an appreciation of the assets.

5.157 Narrow cobbled lanes and high surrounding and interposing buildings dislocate the heritage receptors from the areas further to the south.

5.158 The tall buildings of The Shard, Capital House and Guy's Hospital form part of the wider setting, mitigated from Tooley Street by the interposing station they are neutral contributors from street level but will have greater impact when the receptors are viewed from the river or opposite bank, from where they will form a more distinctive part of the setting.

5.159 There is currently no intervisibility with the Site as a result of the interposing development and its character as vacant land. The Site makes a neutral contribution to the special interest of the receptors.

FORMER CHURCHYARD OF THE CHURCH OF ST JOHN

5.160 A group of three Grade II listed buildings has been identified in the former churchyard of the Church of St John which is now a recreation ground.

5.161 The listed building are assessed as a group for their shared historical association and setting. They are located approximately 400m east of the Site and comprise:

- No. 10 and attached railings to front door steps (map ref. 15);
- Watch House in St Johns Churchyard (recreation ground) (map ref. 16); and
- Gate Piers and Railings to the churchyard of the former Church of St John (map ref. 52).

5.162 The property at no. 10 Fair Street is the former Rectory of the Church of St John (now demolished). It was designated in September 1972. It is an early 18th century building in a plain, classical style with red brick and stone dressings. It is two storeys set across three bays with a basement and attic accommodation. A pediment is carried over the projecting central entrance bay.

5.163 The Watch House is located at the north boundary of the former churchyard. It was designated in September 1972. It is a small, single storey building in brown brick with stone dressings. A Watch House would have accommodated the local watch who patrolled the dockside streets and graveyards before the creation of the police force.

5.164 To either side of the Watch House are gate piers and railings which date to the early–mid 19th century. They are a good and well–preserved (if relatively plain) example of late Georgian ironwork which was designated in December 2009.

5.165 The Church of St John was built in 1727–1733 to the design of Nicholas Hawksmoor and John James. It was demolished as a result of damage it sustained in the Second World War and replaced with a new building on its footprint in 1972–76. The churchyard was opened as a public park in 1882.

5.166 This group of listed buildings derive their heritage value from their historical and architectural interest as a set of Georgian buildings associated with the former Church of St John.

5.167 Heritage value: Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.168 The former churchyard is the setting for the heritage receptors, which also contribute positively the setting of each other as a group of related buildings. The replacement building for the missing church is incongruous to the group and a negative element to their setting. The wider setting comprises the later development around Tower Bridge which makes a neutral contribution to the heritage value of the receptors, insofar as the arrangement of streets allows their architectural character to be appreciated.

5.169 The considerable distance and interposing development means that the Site does not form part of the experience of the heritage receptors. It is part of the wider setting which makes a neutral contribution to their special interest.

BRIDGE OVER NORTH END, LONDON BRIDGE STATION (MAP REF. 17)

5.170 The bridge over the north end of London Bridge Station was Grade II listed in January 1998. It is located approximately 370m north west of the Site at the west end of Tooley Street.

5.171 The iron bridge was constructed in 1850 to support railway tracks and the station forecourt at London Bridge Station. The bridge utilised the trussing technique patented by James Warren which exploited the differing properties of wrought and cast iron to act under tension and compression.

5.172 The heritage value of the bridge is derived from its historical and architectural interest as a surviving mid–Victorian bridge within London Bridge Station It is an early example of the Warren Truss technique and is evidence of the progress in iron–framed construction techniques in the 19th century.

5.173 Heritage value: Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.174 The listed bridge forms part of the structure of the station which is its principal setting. The retention of the brick supporting arches of the raised station infrastructure, during the recent renovation of the station, assists the observer in reading the design and character of the heritage receptor which makes a positive contribution to its heritage value.

5.175 The wider setting makes a neutral contribution to the heritage value of the receptor, whose primary interest is described above.

5.176 The distance and interposing development (of London Bridge station) means that the Site does nor form part of the experience of the receptor.

2 AND 4 LEATHERMARKET STREET (MAP REF. 18)

5.177 Nos. 2 and 4 Leathermarket Street were listed at Grade II in September 1972. The heritage receptor is located approximately 270m south east of the Site.

5.178 The listed building comprises an early 19th century warehouse, now offices, of three storeys in yellow brick with modillion cornice and stucco blocking course.

5.179 The materials and detailing are identical, excepting that no. 2 has a corner turret above the entrance doorway. Three storey brick pilasters indicate load bearing floors within and there are three light windows recessed between. The loading bays are in the central bay of the side return.

5.180 The heritage value of the listed building is derived from its historical and architectural interest as early examples of the smaller late Georgian warehouses which proliferated in the back streets and yards off Bermondsey Street in the 19th century. Their simple architectural detail has a charm and quality, reflecting the structure within.

5.181 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.182 The warehouse is in a cluster of similar buildings set just off Bermondsey High Street. They share the form and materiality of The Morocco Stores building on the opposite corner of the street. These Stores provide the predominant feature of the setting of the receptor and have group value as examples of the smaller warehouses that grew up in the Bermondsey hinterland in the 19th century.

5.183 The tall warehouses and narrow street create an enclosed setting, and direct the eye west along the linear street to the point blocks of the Kipling Estate, which form a key feature in the broader setting.

5.184 Intervening trees in the adjacent Leathermarket Gardens soften the inner urban former industrial setting, the open green space broadening out the setting to include the tall buildings by London Bridge Station, adjacent to the Site. The Site is not currently visible from the Gardens and therefore does not form part of the experience of the receptor.

5.185 This setting makes a positive contribution to the setting of the receptor insofar as it provides a pleasant environment in their immediate context, although it is not possible to appreciate the primary elevation from the Gardens and they do not represent of the area's industrial heritage. The contribution is limited.

THREE BOLLARDS (MAP REF. 19)

5.186 The three Victorian bollards on Potters Lane, south of Tooley Street, were designated at Grade II in July 1983. They are located approximately 200m east of the Site. Their heritage value lies in their historical and artistic interest which demonstrates the evolution of decorative Victorian street furniture.

5.187 Heritage Value: Low

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.188 The setting of bollards comprises the road junction. This setting makes a positive contribution to their heritage value as street furniture. The Site does not form part of the experience of the receptor which is defined by its immediate context.

SARSONS VINEGAR FACTORY

5.189 A group of eight Grade II listed buildings has been identified at the former Sarsons Vinegar Factory on Tanner Street.

5.190 The listed building are assessed as a group for their shared historical association and setting. They are located approximately 400m south east of the Site and comprise:

- Bonded Warehouse, Sarsons Vinegar Factory (map ref. 20);
- Fermentation Vats, Sarsons Vinegar Factory (map ref. 21)
- Malt Store, Sarsons Vinegar Factory (map ref. 22)
- Brewhouse, Sarsons Vinegar Factory (map ref. 23)
- Engine House, Boiler House and Coal Store, Sarsons Vinegar Factory (map ref. 24)
- Plumbers Office, Sarsons Vinegar Factory (map ref. 25);
- Former Still House, Sarsons Vinegar Factory (map ref. 26); and
- Warehouse, Sarsons Vinegar Factory (map ref. 27).

5.191 The Sarsons Vinegar Factory was founded in 1794 in Shoreditch by Thomas Sarson. The vinegar works opened in Tanner Street in 1814. The pungent smell was distinctive to the surrounding area until the factory closed in 1992.

5.192 The heritage receptors were developed between 1825 and the 1860s. They are all of yellow stock brick in Flemish bond and range from two to four storeys. The fabric of the buildings retain features associated with the production of the site and have common architectural characteristics.

5.193 The heritage value of the listed buildings is derived from their historical and architectural interest as a complex of Victorian industrial buildings associated with a well-known brand. They have strong group value.

5.194 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.195 The setting of the heritage receptors which comprise the former Sarsons Vinegar Factory has experienced change which has removed the historic, instruction context. The heritage receptors are dislocated from the wider setting to the north by the railway line which cuts east to west across the development.

5.196 The later residential development in the immediate vicinity of the receptors makes a negative contribution to the heritage value of the listed buildings which do not share architectural or historical associations.

5.197 Each of the listed buildings within the group gives and receives to the heritage value of the other. They are best appreciated as a group from within the precinct of the former factory.

5.198 The considerable separating distance and interposing development means that the Site does not form part of the experience of the receptors.

NOS. 4-8 AND 12-16 ST THOMAS STREET AND ATTACHED RAILINGS (MAP REF. 28)

5.199 Nos. 4–8 and 12–16 St Thomas Street and attached railings were Grade II listed in May 1971. The list entry description was updated in September 1998. They are located approximately 400m west of the Site.

5.200 The listed building comprises a row of six early 19th century terraced houses in yellow brick. There is a variety in the architectural detailing across the terrace but the properties are each three storeys in a classical style. The houses are set behind railings with arrow head and urn finials which form part of the listing.

5.201 The heritage value of the listed buildings is derived from its historical and architectural interest as a late Georgian terrace.

5.202 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.203 The heritage receptors forms part of the enclave of historic buildings at the west end of St Thomas Street. This immediate setting makes a positive contribution to the heritage value of the receptor.

5.204 The tall modern buildings of Guys Hospital and London Bridge Station (which includes The Shard) dominates the wider setting to the east. Railway arches terminate the view, the curve in the narrow road preventing the Site forming part of the current setting of the listed terrace.

MARY SHERIDAN HOUSE (PART) AND ATTACHED AREA RAILINGS (MAP REF. 29)

5.205 The part of Mary Sheridan House at nos. 15 St Thomas Street was listed at Grade II in December 1949. The list entry description was updated in September 1998. It is located approximately 400m north west of the Site.

5.206 The house was built as part of a terrace of three in the early 18th century and extended in the 19th century. It was originally the house of the apothecary of the old St Thomas's Hospital and is now offices. The remaining part of the terrace is listed separately at Grade II*. It is a three storey building set across four bays with dormers and basement. It is constructed in mixed yellow and red brick with stucco bands and slate mansard. It shares architectural details with nos. 11–13 St Thomas Street such as a matching timber doorcase.

5.207 The heritage value of the listed building is derived from its historical and architectural interest as a Georgian terraced house associated with the former St Thomas's Hospital. The original architectural character of building survives well and it has group value with the other listed buildings associated with the hospital in this location.

5.208 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.209 The setting of the listed building is primarily defined by St Thomas Street. At the west end of St Thomas Street there is a concentration of historic buildings comprising three to four storey development in exposed brick. This setting makes a positive contribution to the heritage value of the listed building because it preserves the historic context and the development complements the scale and materiality of the listed building.

5.210 In particular, the group of listed buildings on the north side of St Thomas Street and Guy's Hospital to the south make a very positive contribution to the heritage value of the listed building because of the shared architectural characteristics and historical associations with the hospital.

5.211 The experience of St Thomas Street also includes the tall development to the east and north, the latter of which appears above the roofline of the listed building. The tall building to the north detracts from the heritage value of the receptor because it jars against the historic roof profile.

5.212 The modern development to the east is seen together with the listed building in views along St Thomas Street from the west. The Site falls within this part of the setting of the listed building, but there is no direct intervisibility because of the distance and interposing development.

5.213 The later development does not prevent an ability to appreciate the heritage value of the listed building, but the contrast in scale and materiality does not complement it either. The later development makes a neutral contribution to the heritage value of the listed building.

K2 TELEPHONE KIOSK OUTSIDE NOS. 17 AND 19 (NOS. 17 AND 19 NOT INCLUDED) (MAP REF. 30)

5.214 The K2 telephone kiosk on St Thomas Street was Grade II listed in December 1986. It is located approximately 350m west of the centre of the Site.

5.215 The heritage value of the listed building is derived from its architectural and historical interest as an example of a 1920s telephone kiosk designed by Giles Gilbert Scott.

5.216 Heritage value: **Low**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.217 The setting of the listed building includes the mixed setting along St Thomas Street which includes historic and modern development, and tall buidlings. The urban character of the setting makes a positive contribution to the heritage value of the receptor because of the intended function of the receptor.

5.218 The Site forms part of the wider setting in which the receptor is appreciated. There is currently no visibility between the Site and the receptor because of the slight curve in St Thomas Street.

GUYS HOSPITAL (GRADE II LISTED BUILDINGS)

5.219 A group of three Grade II listed buildings has been identified at Guy's Hospital. The listed building are assessed as a group for their shared historical association and setting. They are located approximately 345m north east of the Site and comprise:

- Gates, Gate Piers and Street Railings to Guys Hospital (map ref. 31);
- Statue of Thomas Guy in Courtyard of Guys Hospital, Pedestal and Railings (map ref. 32); and
- Alcove from Old London Bridge in Inner Quadrangle of Guys Hospital (map ref. 33).

5.220 Each of the listed buildings was designated at Grade II in September 1972.

5.221 The heritage value of the receptors is derived from their historical interest as a group of structures which form part of the main block of Guy's Hospital, a Grade II* listed building. The heritage value of Guy's Hospital is assessed earlier in this section. These features have artistic interest arising from the use of material, design and associations with important people or other notable structures (as in the case of the alcove).

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.222 The setting of the heritage receptors is wholly defined by Guy's Hospital which makes a positive contribution to their heritage value, and provides the way in which they are appreciated. Guy's Hospital is a well-contained setting and the Site does not form part of the experience of the receptors.

DRINKING FOUNTAIN IN SOUTH EAST CORNER OF TANNER STREET RECREATION GROUND (MAP REF. 34)

5.223 The drinking fountain at the south east corner of Tanner Street recreation ground was Grade II listed in September 1998. It is located approximately 420m south east of the Site.

5.224 The drinking fountain was created in 1929 by converting a capping turret from St Olav's Church (1738–9, now demolished). The heritage value of the receptor is derived from its historical interest as the last remnant to survive of St Olav's Church which was designed by a reputed architect.

5.225 Heritage value: **Low**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.226 The drinking fountain is experienced in its immediate setting of a public park with high brick boundary wall, children's play area and tennis courts. Buildings visible in the longer view make the wider setting legible, but otherwise their contribution is neutral. There is no intervisibility between the Site and the heritage receptor which forms part of this wider setting.

LONDON BRIDGE HOSPITAL ON TOOLEY STREET

5.227 A group of two Grade II listed buildings has been identified at the west end of Tooley Street. The listed building are assessed as a group for their shared historical association and setting. They are located approximately 360m north west of the Site and comprise:

- Denmark House (map ref. 35); and
- London Bridge Hospital (part) (map ref. 36).

5.228 London Bridge Hospital was designated in July 1983. It was built in 1903 to the design of C. S. Peach for commercial use. It is comprised of five storeys set across nine bays to Tooley Street. The building is in nominal Wrenaissance style. It is constructed in red brick with stone dressings. The end bays project forward and have stone façades as well as the ground floor.

5.229 Denmark House was listed in July 1983 to recognise its historical and architectural interest as an Edwardian office building. It was built in 1908 to the design of S. D. Adshead for a steamship company. It is a five storey building in red brick with stone dressings, and there is artificial stone façade at ground floor. It has a single bay frontage to Tooley Street and the three bay side return faces a small piazza.

5.230 Denmark House appears as an extension to the hospital where it replicates some of the Wrenaissance character and materiality. The buildings are now linked by their use as part of the hospital.

5.231 The heritage value of the heritage receptors is derived from their historical and architectural interest as Edwardian commercial buildings which have latterly been remodelled for London Bridge Hospital. The Wrenaissance style adds to the architectural variety in the area.

5.232 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.233 The setting of the heritage receptors is defined by the mixed development on Tooley Street. The architectural character of the listed buildings is best appreciated in the views from the west along Tooley Street because of the orientation of the buildings and turn in the road, which makes a positive contribution to their heritage value.

5.234 The setting of the heritage receptors includes the redevelopment of London Bridge station and tall buildings (The Shard and Guy's Hospital) form part of this experience. These features contrast with the historic, wharf development to the north and east. The architectural forms in the surrounding area makes a neutral contribution to the heritage value of the receptors.

5.235 The Site does not form part of the experience of the receptors as a result of the railway line which divorces the heritage receptor from the wider setting to the south.

29, 31 AND 33 TOOLEY STREET (MAP REF. 37)

5.236 Nos. 29, 31 and 33 Tooley Street were listed at Grade II in May 1971. They are located approximately 330m north of the Site.

5.237 The listed building dates to c.1840 when it was built as a single composition for commercial/residential use. It has a classical style comprising four storeys set across nine bays. It is yellow brick with stone dressings. The upper storey is set above a Modillion cornice and the central three bays break forward slightly. There are 20th century shopfronts in a historic style at ground floor.

5.238 The heritage value of the receptor is derived from its historical and architectural interest as a Victorian office building which represents the former commercial character of the area (Hays Wharf/Southwark docklands). The condition and historical appearance of the building contribute to its special interest.

5.239 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.240 The setting of the heritage receptor is defined by the mixed development on Tooley Street. The architectural character of the listed buildings is best appreciated in the views from the west along Tooley Street. There is some group value with the listed hospital building to the north west because of their shared architectural characteristics.

5.241 The setting of the heritage receptors includes the redevelopment of London Bridge station and tall buildings (The Shard and Guy's Hospital) form part of this experience. These features contrast with the historic, wharf development to the north and east. The architectural forms in the surrounding area makes a neutral contribution to the heritage value of the receptors.

5.242 The Site does not form part of the experience of the receptors as a result of the railway line which divorces the heritage receptor from the wider setting to the south.

SHIPWRIGHTS ARMS PUBLIC HOUSE (MAP REF. 42)

5.243 The Shipwrights Arms Public House was listed at Grade II in September 1998. It is located approximately 275m north of the Site.

5.244 The heritage value of the listed building is derived from it historical and architectural interest as a good example of a Victorian public house. It was built in the mid–late 19th century and there is a later, historic frontage at ground floor. It is three storeys in red brick with stucco dressings. The form of the building is unusual in the way it addresses the curved corner site at Bermondsey Street. According to the list entry description, *"the most striking feature of the building, apart from its unusual plan, is the crouching Caryatid with outstretched arms beneath the corner segmental bay"*.

5.245 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.246 The receptor is experienced as part of a busy street with a mix of building scales, materials and typologies. These include a backdrop of the tall buildings on the far side of the station complex, including the Shard.

5.247 The heritage receptor is an isolated fragment of historic development in the area and the later redevelopment makes a slightly negative contribution to its heritage value, which has removed its context. That said, the building's prominent position in the streetscape, emphasised by the landscaping around the railway arch, provides a setting in which the building can be appreciated as a survivor of change.

5.248 The Site is separated from the heritage receptor by the railway line. It does not form part of the experience of the receptor.

FIRE STATION (MAP REF. 41)

5.249 The Fire Station was listed at Grade II in October 1986. It is located approximately 230m north east of the Site.

5.250 The fire station was built in 1877 in a Gothic Revival style to the design of Alfred Mott. It is three storeys with an attic in red brick with sandstone and terracotta dressings over a black brick plinth. The street frontage is four bays wide, with western bay slightly projecting, eastern bay with projecting square bay at ground floor level only. The building includes a 21st century steel and glass extension.

5.251 Windows at first and second floor levels are paired, with segmental relieving arches. A central pair of fire carriage entryways at ground floor level are flanked by tripartite windows. Above this, terracotta bosses surround a name plate.

5.252 The heritage value of the receptor lies in its historical and architectural interest as a good example of fire station design following the great fire of Tooley Street earlier in that decade. The expression of the Gothic Revival by Mott is also of interest.

5.253 Heritage Value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.254 The receptor is experienced as part of a busy street with a mix of building scales, materials and typologies. These include a backdrop of the tall buildings on the far side of the station complex, including the Shard.

5.255 The building is within the Tooley Street CA, with buildings of similar date, height and materials to the south of the street. Its north, east and west elevations are enveloped by the modern blocks of More London. The building's extension providing a positive contribution to transitioning the eye from the historic to modern buildings.

5.256 The Site is separated from the heritage receptor by the railway line. It does not form part of the experience of the receptor.

115-121 TOOLEY STREET (MAP REF. 44)

5.257 No. 115–121 Tooley Street was listed at Grade II in October 1986. It is located approximately 260m north of the Site.

5.258 The listed building comprises the distillery office which was designed by Aston Webb in 1900–1 for Boord & Son. It is a three storey building in yellow brick with red and black brick detailing and stonework. It has a nominal Loire Gothic style expressed in the attic, turreted corner towers and other architectural features.

5.259 The heritage value of the listed building is derived from its architectural and historic interest as a *fin de siècle* Gothic office building by a prominent architect. Webb was responsible for the principal façade of Buckingham Palace, the Victoria & Albert Museum and Admiralty Arch. He served as President of the Royal Academy.

5.260 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.261 The setting of the heritage receptor comprises the later, modern development of More London which has removed the historic context. It is enclosed by taller buildings which form part of the appreciation of the receptor from Tooley Street. They make a negative contribution to the heritage value of the listed building arising from the contrasts in scale and materiality.

5.262 The receptor is experienced as part of a busy street with a mix of building scales, materials and typologies. These include a backdrop of the tall buildings on the far side of the station complex, including the Shard.

5.263 The Site is separated from the heritage receptor by the railway line. It does not form part of the experience of the receptor.

FORMER LONDON AND COUNTY BANK (MAP REF. 45)

5.264 The former London and County Bank on Tower Bridge Road was listed at Grade II in July 1996. It is located approximately 400m east of the Site.

5.265 The bank was designed by William Campbell Jones in 1900 in a Wrenaissance style. It is three storeys with attic dormers in red brick with extensive stone dressings and architectural detailing.

5.266 The heritage value of the listed building lies in its historical and architectural interest as one of the original buildings developed on the new Tower Bridge approach road. It is a typical example of Jones's work for the London and County Bank in 'free classical' style, the majority of its good quality fabric remaining intact.

5.267 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.268 The heritage receptor is situated on an island site, on the corner of the Tower Bridge approach road, Queen Elizabeth Street and Tooley Street. The busy junction, adjacent empty lot revealing a black brick north elevation and its isolation on an island between three roads are a negative contributors. The modern single storey café to the immediate west is a neutral element.

5.269 The heritage receptor falls within the Tower Bridge CA and the historic development in the wider setting to the north of the receptor makes a positive contribution to its heritage value as part of the earlier development of the area.

5.270 The Site is separated from the heritage receptor by considerable distance and interposing development, which includes the railway line. The Site does not form part of the experience of the receptor.

SOUTH LONDON COLLEGE (MAP REF. 46)

5.271 South London College was listed at Grade II in September 1972. It is located approximately 380m north east of the Site.

5.272 The College is a flamboyant Queen Anne Revival building in red brick with white stone dressings. It was designed by Mountford in 1893.

5.273 The hall with double height windows forms the central section of the principal building with multiple stone banding, applied pilasters and balustrade parapet. The slate roof is topped by a clock Georgian lantern. There are three storey projecting wings under attics, and a subsidiary west wing with turret completes the group. A banded boundary wall with iron railing enclosing the whole.

5.274 The heritage value of the receptors is derived from its historical and architectural interest as a late Victorian education in the Queen Anne style building by a well-known architect. The association with the College, founded in the 16th century, also contributes to its interest.

5.275 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.276 The setting of the heritage receptor comprises the mixed development around the southern bridgehead of Tower Bridge. The later development to the north at More London and the riverside makes a neutral contribution to the setting of the receptor.

5.277 Tooley Street makes a positive contribution to the receptor because the front elevation addresses the road and its architectural character can be appreciated. The open green space at Potters Fields makes a positive contribution to the heritage value of the receptor because it creates a pleasant townscape setting alongside the front courtyard.

5.278 The Site is separated from the heritage receptor by considerable distance and interposing development, which includes the railway line. The Site does not form part of the experience of the receptor.

STATUE ON ISLAND SITE IN FRONT OF SOUTH LONDON COLLEGE AND RAILINGS (MAP REF. 45)

5.279 The statue and railings outside the South London College were listed at Grade II in September 1972. It is located approximately 360m north east of the Site.

5.280 The heritage value of the heritage receptor is derived from its historical and artistic interest as a portrait sculpture of the first Mayor of Bermondsey, Samuel Bourne Bevington, by the prolific sculptor Sydney March. It is a bronze statue on stone plinth.

5.281 Heritage value: **Low**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.282 The heritage receptor is located on a traffic island, addressing the junction. This setting makes a positive contribution to its heritage value because it provides the busy, public setting in which the statue can be appreciated. The buildings in the setting of the receptor make a neutral contribution to its heritage value which is derived from the individual it remembers and its artistic design.

5.283 The Site is separated from the heritage receptor by considerable distance and interposing development, which includes the railway line. The Site does not form part of the experience of the receptor.

K2 TELEPHONE KIOSK AT JUNCTION WITH ROPER LANE (MAP REF. 46)

5.284 The K2 telephone kiosk at the junction with Roper Lane was listed at Grade II in December 1986. It is located approximately 360m south east of the Site.

5.285 The heritage value of the listed building is derived from its architectural and historical interest as an example of a late 1920s telephone kiosk designed by Giles Gilbert Scott.

5.286 Heritage value: **Low**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.287 The setting of the listed building includes the mixed setting along Tower Bridge Road which includes historic and modern development, and tall buildings. The urban character of the setting makes a positive contribution to the heritage value of the receptor because of the intended function of the receptor.

5.288 The considerable separating distance and interposing development means that the Site does not form part of the experience of the receptor.

BERMONDSEY LEATHER MARKET

5.289 A group of five Grade II listed buildings has been identified at the former leather market to the south of Leathermarket Street.

5.290 The listed building are assessed as a group for their shared historical association and setting as part of Bermondsey leather market. They are located approximately 300m south of the Site and comprise:

- Leather Market (map ref. 47);
- London Leather, Hide and Wood Exchange The Jugglers Arms Public House (map ref. 48);
- Leathermarket Yard (map ref. 49);
- Warehouse Block to East of Leather Market Yard Units 13–16 (map ref. 50); and
- Units 7 and 8 Bermondsey Leather Market (map ref. 53).

5.291 The Leather Market was designated in September 1972. It is a large commercial building of three storeys set across 16 bays which was built in 1833. It is in a classical style comprising yellow stock brick on stone plinth with vermiculated quoins. Its central section carries tall, stone capped pilasters and heavy cornice. There is an enriched carriage entrance through the building at the north end.

5.292 The Leather, Hide and Wool Exchange was designated in February 1995. It was built in 1878 by George Elkington & Sons is in red brick with stone and terracotta dressings. It has a hanging corner turret and tall central loading bay lies on north return. The northern two bays of the building form the Leather Market public house, previously the Jugglers Arms.

5.293 The warehouse block at the east end of Leather Market (Units 13–16) were designated in September 1998. The four storey warehouse dates from the late 19th century in a plain classical style of yellow stock brick with red brick and stone dressings.

5.294 The warehouse at Units 7 and 8 Leather Market were designated in August 2010. The heritage receptor comprises two early 19th century warehouse buildings.

5.295 Leathermarket Yard was designated in September 1998. It is a late 19th century warehouse in a red brick, Gothic style.

5.296 The heritage value of the each listed building is derived from their historical interest as a surviving complex of Victorian industrial buildings associated with tanning, an important aspect of Southwark's history from the 14th to 20th centuries. The buildings have strong group value and represent the evolution of warehouse design in the 19th century, from simple classicism to late Victorian elaboration.

5.297 Heritage Value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.298 The listed buildings which form the former leather market make a very positive contribution to the setting of each other. They preserve a fragment of the area's late Georgian and Victorian industrial heritage where there has been considerable later redevelopment, which has removed the historic context. The 20th century residential estates make a negative contribution to the heritage value of the listed buildings because of the differences in architecture and use.

5.299 The group of listed building is well-contained and inward looking. The setting therefore makes a limited contribution to an appreciation of their heritage value.

5.300 There are some longer views to the north owing to the orientation of the inner courtyard and opening at its north west corner. The appearance of later development from this location does not influence the experience of the heritage value of the receptors. There is no visibility of the Site.

25 AND 27 CROSBY ROW (MAP REF. 51)

5.301 Nos. 25 and 27 Crosby Road were listed at Grade II in February 2004. The listed building is located approximately 410m south west of the Site.

5.302 The listed building comprises a pair of three storey houses which form part of a terrace of four buildings. They date to 1770–80. No. has six panelled door with consoles supporting a flat porch and flush wooden shutters at the single ground floor window. No. 27 has a Victorian shop front, decorated consoles terminating the fascia, with central double entrance doors and a side service door.

5.303 The heritage value of the receptor is derived from its historical and architectural interest as a substantially intact example of Georgian domestic architecture later adapted for commercial use.

5.304 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.305 The setting of the heritage receptor is defined by Crosby Row, a narrow road of three to four storey brick buildings. This creates an enclosed setting and the tall buildings at either end of the street confine the setting in which the assets are experienced to their immediate surroundings.

5.306 The buildings on Crosby Row reflect the scale, materiality and use of decorative brick banding of the assets, the effect of which is neutral to positive. The larger buildings closing the setting to south and north make the historic townscape and the receptors role within it illegible and are a marginally negative contributor.

5.307 The distance and interposing development means that the Site does not form part of the experience of the receptor.

RAILWAY VIADUCT ARCHES (MAP REF. 54)

5.308 The railway viaduct arches on St Thomas Street were listed at Grade II in July 2011. The listed building is located approximately immediately opposite the Site on the north side of St Thomas Street.

5.309 The arches were originally designed in 1864–6 by Charles Henry Driver for the London, Brighton and South Coast Railway at London Bridge Station. The viaduct is in yellow stock brick, with red brick band beneath stone cornice. It comprises 19 decorated bays with two larger archways carrying the north–south roads of Bermondsey Street and Shand Street.

5.310 The heritage value of the receptor is derived from its historical interest as a surviving, early feature of the boom in railway development in the 19th century. The arches have architectural interest for the design, materials and craftsmanship of the structure which would have been unusual in what was a poor, inner-city district. The association with Driver also contributes to their interest.

5.311 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.312 The arches are an integral part of London Bridge Station which forms their immediate setting and provides them with their historic and functional context. The station infrastructure, including the later redevelopment, therefore makes a positive contribution to the value of the heritage receptor. The experience of the railway arches includes the later, tall development at the west end of St Thomas Street at London Bridge and Guy's Hospital. This development does not affect the ability to appreciate the heritage value of the receptor and therefore makes a neutral contribution to its heritage value.

5.313 The fragmentary development on the south side of the street, and an inconsistent building line, detracts from the sinuous horizontal form of the arches and is a negative contributor. This includes the Site whose appearance currently detracts from the character and vitality of the townscape.

CONSERVATION AREAS

TOOLEY STREET CA (MAP REF. B)

5.314 Tooley Street Conservation Area (CA) was designated in 1988 and extended in 1991. A Conservation Area Appraisal (CAA) was adopted in 2003. It is located approximately 350m north of the Site at the nearest point.

5.315 The CA designation recognises on one of the oldest streets in Southwark which retains its historic layout, width and purpose as an access route to the wharves, warehouses and Thames riverbank.

5.316 The CA runs between the busy vehicular and pedestrian approaches to London Bridge at its western end and the Tower Bridge approach to the east. On the north it is bounded by the River Thames, the raised railway viaduct leading to London Bridge Station forming its southern boundary.

5.317 The Great Fire of Tooley Street in 1861 destroyed most of the buildings in the CA except Hays Wharf, 29–33 Tooley Street and the buildings of St John's Churchyard. Therefore, despite the long history of the street, most buildings represent a very brief period of development from the mid-19th century until containerisation moved shipping out of central London.

5.318 The CAA identifies four sub-areas – Hays Wharf (SA1), Tooley Street West (SA2), St John's Churchyard (SA3) and Tooley Street East (SA4).

5.319 In SA1 and SA2 buildings are large-scale Victorian and later former warehouses and offices of 7–9 storeys, predominantly in yellow brick or Portland/artificial stone. Narrow lanes between the buildings lead towards the riverside walk, creating intimate, quiet spaces between.

5.320 The riverside Queen's Walk provides extensive river views towards the landmarks of Tower Bridge, the Tower of London World Heritage Site, St Paul's Cathedral and the City.

5.321 SA3 is dominated by railway infrastructure to the south and the Tower Bridge Road to the east. The prevailing building height is 4–5 storey buildings with commercial street frontages lie to the north of the street, with 6–7 storey tenement blocks to the south, creating a linear character.

5.322 The residential blocks follow the form and materiality of Victorian warehouses nearby, with plain brick facades and large windows with square panes that create rhythmic façades, contributing to the character of the area as a whole.

5.323 SA4 is the open green space of St John's Churchyard containing the oldest listed buildings in the CA – the Rectory and Watch House – described earlier. Mature trees provide a soft element in an otherwise urban landscape, which contrasts with the high traffic Tower Bridge Road abutting the space to the east.

5.324 The heritage value of the CA is derived from the character, appearance and mix of commercial and residential architecture which represents area's former role as one of the primary wharves in central London. Its architecture is a good example of innovative 19th century warehouse construction whereby form followed function whilst maintaining a simple, classical aesthetic.

5.325 Heritage Value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.326 The setting of the CA is defined by the river to the north, which provides views into and out of the CA and helps establish the context of the buildings within. This aspect of the setting of the CA therefore makes a positive contribution to the experience and understanding of its heritage value.

5.327 The tall buildings to the south of the station form part of the experience of the heritage receptor. They provide a vertical element that contrasts with the linear pattern of Tooley Street and the adjacent railway infrastructure. In doing so, they emphasis the historic character of the development within the CA and therefore make a neutral contribution to the heritage value of the receptor.

5.328 The distance and interposing development, which includes the railway line separating the CA from the Site, means that the Site does not form part of the experience of the receptor.

TOWER BRIDGE CA (MAP REF. C)

5.329 Tower Bridge CA was designated in September 1978 and extended in 1985. A CAA was adopted in 2003 with an additional Shad Thames Conservation Areas Management Plan which includes the CA, approved in April 2014.

5.330 The CA is bordered by the Thames to the north, Shad Thames to the east, Tooley Street to the south and the Tower Bridge approach road to the west. It is a compact area, accessed by narrow lanes from the busy thoroughfares or via the pedestrian archway beneath Tower Bridge.

5.331 The CA is located approximately 500m north east of the Site at the nearest point.

5.332 The CA designation recognises the 19th century street pattern and development which was created as part of the redevelopment of the area with the new Tower Bridge. The Tower Bridge forms a key focal point in the CA.

5.333 Tower Bridge Road is broad and the buildings which line it vary in height and scale. They are united by the use of red brick and extensive stone embellishment which, along with the linear aspect of the road, distinguishes these SAs from those at the heart of the CA.

5.334 Away from the main road leading to the bridge, the CA is characterised by narrow lanes which run between canyons of six storey warehouses at Butlers Wharf. It is a planned area of grid-like streets of coarse grain buildings in simple, Victorian industrial classical style. Iron gantry ways connect the buildings at upper storeys, further enclosing the lanes. The built form reduces in height further from the riverbank where Victorian warehouses become interspersed with modern development which complements the scale, form and materiality of the CA.

5.335 The heritage value of the receptor lies in the completeness of the surviving 19th century warehouses and wharves and the retention of the historic street pattern. The large number of surviving gantry-ways which connect the warehouses at the upper levels are an important feature of note.

5.336 Heritage Value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.337 The setting of the CA includes the modern civic and commercial development at More London to the west and 20th century residential estates to the south and east. The later development makes a slightly positive contribution to the heritage value of the CA because it emphasises, through contrast, the CA's character and appearance as an area of historic industrial development.

5.338 The river forms the northern boundary of the CA which makes a positive contribution to its heritage value because of the historical association between the built form within the CA (warehousing) and the historic river transport of goods.

5.339 The distance and interposing development, which includes the railway line separating the CA from the Site, means that the Site does not form part of the experience of the receptor.

BOROUGH HIGH STREET CA (MAP REF. D)

5.340 Borough High Street CA was first designated in July 1968 and extended in 1973 and 1980. A CAA was adopted in 2006.

5.341 The CA is defined by Borough High Street, which runs north-south from London Bridge to St George the Martyr, and across King's Reach to Southwark Bridge. It is located approximately 530m west of the Site at the nearest point.

5.342 The CA designation recognises an area that has a long history of dense, urban development. It is characterised by the eclectic mix of developments which date from all periods of its history and sit alongside each other.

5.343 There is very little open space and the river provides an important relief to the intensity of dense development to the south.

5.344 The CA has a diverse, commercial character which is interspersed with institutional and religious buildings in larger plots. The historic character of trade and commerce is legible in the townscape as a result of surviving Victorian developments and alterations to the earlier building stock. With the exception of the Cathedral etc. and modern infill, the building stock is, in the main, of the 18th to early 20th century designed on Classical principles.

5.345 The heritage value of the CA lies in its historical interest as the oldest developed part of Southwark. The CA includes some of the most significant buildings in this part of London (Southwark Cathedral, London Bridge, Guy's Hospital and Borough Market) as well as Victorian transport infrastructure and a very high concentration of listed buildings.

5.346 Heritage Value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.347 The CA is embedded in the area of dense development at Southwark. It includes a range of scale, massing, materials and uses. The contrast between the later redevelopment in the surrounding area emphasises the historical and architectural interest of the high street. The later development does have a contrasting character, however. The setting of the CA therefore makes a neutral contribution to the heritage value of the receptor overall.

5.348 The nature of the development on the high street means that the experience of the area is fairly well contained. The later, tall development to the east at London Bridge is legible from some points within the CA, particularly The Shard which punctures above the roofline. The neutrality of the setting to the CA's heritage value remains.

5.349 The distance and interposing development (which includes the substantial development at Guy's Hospital) means the Site does not form part of the experience of the CA.

THE ASSESSMENT OF HERITAGE RECEPTORS

5.350 The baseline assessment provides an opportunity to identify the heritage receptors which will experience effects arising from the Proposed Development, particularly in terms of understanding the particular setting considerations.

5.351 As part of the baseline stage of assessment, the heritage receptors which will be subject of a full assessment have been refined to only those which are likely to experience effects.

5.352 The judgement is taken on the basis of:

- The extent to which setting contributes to the heritage value of the receptor;
- The particular setting relationship between the heritage receptor and the Site; and
- The analysis of theoretical visibility presented in the ZTV (see **Figure 2.1**.

5.353 In the instances where the ZTV indicates that the Proposed Development will be invisible from the Site, there is a considerable separating distance and the Site makes no contribution to the heritage value of the receptor, that receptor is excluded from full assessment. The magnitude of effect being None and the likely effect None.

5.354 The heritage receptors which will be taken forward for full assessment are identified in **Table 5.1** below.

MAP REF	NAME	GRADE	HERITAGE VALUE	FULL ASSESSMENT REQUIRED
World Heritage Sites				
1	Tower of London (including 14 listed buildings a–n)	N/A	Exceptional	Yes
Listed Buildings				
2	No 142 and Attached Railings	II*	High	Yes
3	No 9 and Attached Railings	II*	High	Yes
4	9A St Thomas Street	II*	High	Yes
5	Mary Sheridan House (Part) and Area Railings	II*	High	Yes
6	Guys Hospital Main Building	II*	High	Yes
7	War Memorial	II	Medium	Yes
8	55 Bermondsey Street	II	Medium	Yes
9	Nos 59, 61 and 63 and Attached Railings	II	Medium	Yes
10	68–76, Bermondsey Street	II	Medium	Yes
11	78, Bermondsey Street	II	Medium	Yes
12	124–130, Bermondsey Street	II	Medium	No
13	132, Bermondsey Street	II	Medium	No
14	Hays Galleria	II	Medium	No
15	No 10 and Attached Railings to Front Door Steps	II	Medium	Yes
16	Watch House In St Johns Churchyard (Recreation Ground)	II	Medium	Yes
17	Bridge Over North End, London Bridge Station	II	Medium	No
18	2 and 4, Leathermarket Street	II	Medium	Yes
19	Three Bollards	II	Medium	No
20	Bonded Warehouse, Sarsons Vinegar Factory	II	Medium	No
21	Fermentation Vats, Sarsons Vinegar Factory	II	Medium	No
22	Malt Store, Sarsons Vinegar Factory	II	Medium	No
23	Brewhouse, Sarsons Vinegar Factory	II	Medium	No
24	Engine House, Boiler House And Coal Store, Sarsons Vinegar Factory	II	Medium	No
25	Plumbers Ofce, Sarsons Vinegar Factory	II	Medium	No
26	Former Still House, Sarsons Vinegar Factory	II	Medium	No
27	Warehouse, Sarsons Vinegar Factory	II	Medium	No
28	Nos 4–8 and 12–16 and Attached Railings	II	Medium	Yes
29	Mary Sheridan House (Part) and Attached Area Railings	II	Medium	Yes
30	K2 Telephone Kiosk Outside Nos 17 and 19 (Nos 17 and 19 Not Included)	II	Medium	Yes

MAP REF	NAME	GRADE	HERITAGE VALUE	FULL ASSESSMENT REQUIRED
31	Gates, Gate Piers and Street Railings to Guys Hospital	II	Medium	No
32	Statue of Thomas Guy In Courtyard of Guys Hospital, Pedestal and Railings	II	Medium	No
33	Alcove from Old London Bridge In Inner Quadrangle of Guys Hospital	II	Medium	No
34	Drinking Fountain In South East Corner of Tanner Street Recreation Ground	II	Medium	Yes
35	Denmark House	II	Medium	No
36	London Bridge Hospital (Part)	II	Medium	No
37	29, 31 and 33, Tooley Street	II	Medium	No
38	47 and 49, Tooley Street	II	Medium	No
39	The Counting House	II	Medium	No
40	Shipwrights Arms Public House	II	Medium	No
41	Fire Station	II	Medium	Yes
42	115–121, Tooley Street	II	Medium	No
43	Former London and County Bank	II	Medium	No
44	South London College	II	Medium	Yes
45	Statue On Island Site In Front of South London College and Railings	II	Medium	Yes
46	K2 Telephone Kiosk At Junction with Roper Lane	II	Medium	No
47	Leather Market	II	Medium	Yes
48	"London Leather, Hide and Wool Exchange The Jugglers Arms Public House"	II	Medium	Yes
49	Leathermarket Yard	II	Medium	Yes
50	Warehouse Block to East of Leathermarket Yard, Units 13–16	II	Medium	Yes
51	25 and 27, Crosby Row	II	Medium	Yes
52	Gate Piers and Railings to The Churchyard of The Former Church of St John	II	Medium	Yes
53	Units 7 and 8, Bermondsey Leather Market	II	Medium	Yes
54	Railway Viaduct Arches	II	Medium	Yes
Conservation Areas				
A	Bermondsey Street	N/A	Medium	Yes
B	Tooley Street	N/A	Medium	Yes
C	Tower Bridge	N/A	Medium	Yes
D	Borough High Street	N/A	Medium	Yes
Non-designated heritage receptors				
55	9 Fenning Street	N/A	Very Low	Yes

Table 5.1 Heritage Receptors Scoped In

6.0
BASELINE: TOWNSCAPE AND VISUAL

LAND BOUNDED BY ST THOMAS STREET, FENNING STREET, VINEGAR YARD AND SNOWFIELDS INCLUDING NOS. 1-7 FENNING STREET AND NO. 9 FENNING STREET, SE1 3QR

BASELINE: TOWNSCAPE AND VISUAL

TOWNSCAPE

6.1 The figure ground diagram at **Figure 6.2** demonstrates the wide variety between built and unbuilt space within the study area. To the north of the Site, London Bridge station (identified in white), is a particular landmark that takes a large swathe of land. Development within the immediate vicinity of the station and north towards the Thames is generally of coarse grain. The Site, plus the adjacent allocation parcels at NSP49 and NSP50, are earmarked by the emerging NSP policy to form part of this context.

6.2 To the south, development is relatively fine grain, including the Bermondsey Street Conservation Area. With the exception of Bermondsey Street and Long Lane, the street pattern is not regular. This contrasts further with the 20th century residential estates to the south-west.

6.3 The scale and massing diagram at **Figure 6.2** demonstrates the coarse grain development in and around London Bridge generally includes tall buildings of 30m+. The proposed allocation for the Site, plus the adjacent allocation parcels at NSP49 and NSP50, are earmarked by the emerging NSP policy to form part of this context.

6.4 The movement diagram contained at **Figure 6.2** demonstrates that the primary frontage to the Site comprises St Thomas Street, to the north. The close proximity of Bermondsey Street also indicates higher volumes of pedestrian and vehicular movement from the south-east. Secondary streets to the south and west have a lower capacity for vehicular movement, although are likely to experience large volumes of pedestrian movement due to the close proximity to London Bridge station.

6.5 The townscape surrounding the Site may be categorised into eight distinct areas. For the purposes of this assessment the character areas are referred to as:

1. St Thomas Street
2. Bermondsey
3. C20 Residential Estates
4. Borough High Street
5. London Bridge and Railway Infrastructure
6. Tooley Street
7. More London
8. Tower Bridge Road

6.6 The broad boundaries of the character areas are identified in **Figure 6.3**. The character and appearance of each area is outlined below.

CHARACTER AREA 1: ST THOMAS STREET

6.7 Character area 1 comprises late 20th to early 21st century development used for health, research and education facilities primarily associated with Guy's Hospital. Within the character area, to the east, are lands incorporating Becket House and the Site.

6.8 Development within the area is generally coarse grain, including tall buildings of 30m+. The Site itself is an exception, comprising cleared land and one vacant brick-built industrial building of partly two and partly three storeys. This area is defined by post-war commercial buildings of mediocre quality and areas of poorly defined open space which replaced the former industrial uses following WWII; these are of a distinctly different scale.

6.9 To the north, St Thomas Street provides a defined boundary, including the southern frontage of railway arches to London Bridge. The route is a busy thoroughfare, accommodating pedestrians and vehicular traffic. To the south, the road network is much more fragmented, comprising several secondary vehicular routes and pedestrian only footpaths that lead through the character area to the transport node.



Figure 6.1 Townscape Character Area 1: St Thomas Street. Tall development associated with Guy's Hospital seen in conjunction with the emerging cluster around The Shard, Character Area 5.

TOWNSCAPE ANALYSIS

FIGURE GROUND



Application Site

SCALE AND MASSING



Application Site

Building Height (m)

- 0 - 11 m
- 11.1 - 17 m
- 17.1 - 23 m
- 23.1 - 30 m
- Above 30.1 m

MOVEMENT



Application Site

- Primary Road
- Secondary Road
- Local Road
- Minor Road

Location:

Vinegar Yard, St Thomas Street, SE1

Scale:

1:6000 @ A3

Date:

August 2021

FIGURE 6.2 Townscape Analysis Diagram

Contains OS data © Crown copyright and database right 2018
Contains Building Heights in London Data © Emu Analytics 2014-18

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CHARTERED SURVEYORS
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TOWNSCAPE CHARACTER AREA PLAN

1. C20 – C21 Larger scale and Tell developments
2. Historic Bermondsay
3. C20th residential estates
4. Borough High Street
5. Railway Infrastructure
6. Tooley Street
7. More London
8. Tower Bridge Road

Location:
Vinegar Yard, St Thomas Street, SE1

Date:
August 2021

Scale:
1:5,000 @ A3

FIGURE 6.3 Townscape Character Area Plan

▲ North

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6.10 The majority of the buildings in the area were destroyed by bombing during WWII. The area has been redeveloped piecemeal and there is no fixed vernacular. The material palette includes a mix of red and yellow brick, concrete, large glazing panels and cladding.

6.11 The character area forms part of three sites allocated in the emerging development plan. Redevelopment of the Guy's Hospital area to the west should comprise health, research and education facilities or otherwise support the functioning of London Bridge Health Cluster. To the east, including Becket House and the Site is earmarked to accommodate significant growth for offices and workspace. Across the whole character area, mixed-use redevelopment may include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Taller buildings should be towards the west of the site and should not detract from the primacy of The Shard.

6.12 The post-industrial nature of the character area, comprising warehouses, brownfield sites and the railway arches has attracted the Vinegar Yard market with flea market stalls, and food and beverage options.

6.13 Associated viewpoint: 17, 20, 22 and 23

6.14 Townscape value: **Medium to Low**



Figure 6.4 Townscape Character Area 1: St Thomas Street. Warehouses associated with Bermondsey Street in the foreground, with the cleared Site in the centre and Becket House in the backdrop.



Figure 6.5 Townscape Character Area 1: St Thomas Street. Contrast in scale between finer grain development and tall 20th century for health, research and education facilities primarily associated with Guy's Hospital.



Figure 6.6 Townscape Character Area 1: St Thomas Street. Looking from Site towards Guy's Hospital and The Shard.

CHARACTER AREA 2: BERMONDSEY

6.15 Character Area 2 comprises Bermondsey Street and surrounding streets. The character area is broadly consistent with the Bermondsey Street Conservation Area, including some of the eastern and western outlying areas outside the conservation area, which, although of limited heritage value, relate to the scale and grain or layout of the character area. The southern boundary is formed by Long Lane, which has long been a historic boundary, created to link Bermondsey Abbey to Borough High Street. The character area has a high heritage value, which also includes a number of listed buildings most notably the Grade II* listed Church of St Mary Magdalene on Bermondsey Street, which holds a prominent location at the southern end of Bermondsey Street and is a landmark within the local area.

6.16 The mediaeval street layout and small scale, fine grained 18th and 19th century built character is mostly retained. The area includes a series of open spaces, including Tanner Street park and Leathermarket Gardens. The Tanner Street park, located to the east of Bermondsey Street was created after the demolition of a workhouse.

6.17 Parts of the area were damaged during WWII, resulting in post-war infill mostly in the form of residential estates, such as the Tyers and Whites Grounds Estates, of a larger scale and grain and also including the large warehouse, now the White Cube Gallery at the southern end of Bermondsey Street, and the low-rise late 20th century housing development on the site of the former Leather Exchange to its west.

6.18 Tall and mid-rise modern development to the south of London Bridge Station, including the Shard and the tall and midrise buildings that make up the Guy's Hospital campus, provides a dramatic contrast to the finer scale and grain of the character area.

6.19 Associated viewpoint: 15, 16, 17, 18, 24 and 25

6.20 Townscape value: **Medium** to **High**



Figure 6.7 Townscape Character Area 2: Bermondsey. Bermondsey Street with The Shard forming the backdrop.



Figure 6.8 Townscape Character Area 2: Bermondsey. Beyond Bermondsey Street finer grain development and infill on secondary streets.



Figure 6.9 Townscape Character Area 2: Bermondsey. Tanner Street Park.



Figure 6.10 Townscape Character Area 2: Bermondsey. Leathermarket Gardens, with The Shard and Guy's Hospital in the backdrop.



Figure 6.11 Townscape Character Area 2: Bermondsey. Kirby Grove looking north towards the Horseshoe public house and the cleared Site beyond.

CHARACTER AREA 3: C20 RESIDENTIAL ESTATES

6.21 Character Area 3 comprises mid-20th century housing estates, mostly LGA planned. By virtue of their use, they are residential in character, typified by a mix of building typologies within planned urban landscapes, with small sections of historic buildings interspersed in otherwise broadly contemporary buildings. The estates are less dense than the surrounding townscapes and have a homogenous character overall.

6.22 To the north of Long Lane, the Kirby Estate is a mid-late 20th century development. Building typologies include two storey residential terraces, four storey maisonettes, seven storey flatted blocks and two twenty-two storey point blocks. Diversity of scale is offset by uniform architectural features, with the consistent use of ochre brick, horizontal fenestration lines emphasised by white stage banding on flatted blocks and flat roofs.

6.23 The listed terraces of Crosby Row, with their continuous building line, and the open green space of Guy Street Park, provide contrast to the estate.

6.24 To the south of Long Lane diverse typologies continue, but the earlier flatted blocks, of five storeys in pink brick under hipped pantile roofs, are softened by hedged boundaries, areas of communal open green space and some on street tree planting.

6.25 Associated viewpoint: 19

6.26 Townscape value: **Low**



Figure 6.12 Townscape Character Area 3: C20 Residential Estates. Viewed from Mulvaney Way, with The Shard and Guys Hospital in the backdrop.



Figure 6.13 Townscape Character Area 3: C20 Residential Estates. Weston Street dividing the contrast between Character Area 3 (left) and Character Area 2.

CHARACTER AREA 4: BOROUGH HIGH STREET

6.27 Character Area 4 comprises Borough High Street and its side lanes. It includes the historic high street, Borough Market and Southwark Cathedral to the west and north and side streets to the east, which include the historic hospital buildings at the western end of St Thomas's Street. It is bordered to the north by railway infrastructure, to the east by Great Maze Pond and to the south by mid-century housing estates.

6.28 It is an enclosed, predominantly fine grain urban townscape, centred on the gently curving medieval high street, with monumental public buildings at its margins. The pattern of fine grain, four to five storey commercial terraces under attics, with active commercial frontages opening directly onto the street, narrow side lanes leading to tightly built up back plots, is largely retained. Its linear character is an evolved, unplanned commercial urban centre, along a busy vehicular and pedestrian thoroughfare.

6.29 There is little consistency in date or architectural style, although similarities in height, scale and materiality, and the continuous building line creates a rhythmic townscape. Views are linear, truncated by railway infrastructure with tall buildings in the middle and far distance to the north, and tall buildings in the far distance to the south. The buildings flanking the high street enclose it, preventing visibility to east and west.

6.30 The predominant building material is yellow or red brick. Georgian terraces carry minimal detailing and follow classical lines; Victorian buildings have more elaborate detailing in stucco, stone or terracotta often with gabled dormers or moulded pediments. Later infill buildings in brick, glass and steel provide a neutral foil to the historic assets and reflect the materiality of the wider townscape and railway infrastructure, visible from the high street.

6.31 Buildings on the side alleys are utilitarian brick commercial buildings of three to four storeys, and include surviving examples of the inns that predominated here before the arrival of the railway (**Figure 6.14**). Most side streets are dead-ends, increasing the sense of enclosure and seclusion in the tightly built-up spaces. Some side lanes retain their cobbles.

6.32 Public buildings set back from the high street are set apart by their scale and materiality. The large, roofed open space of Borough Market, with its network of iron columns contrasts with the classical architecture of the hospital buildings in stone and brick and the stone built Gothic cathedral, almost obscured by the market and railway infrastructure.

6.33 The character area contains a large number of listed buildings, which make a significant contribution to the character of the area.

6.34 Associated viewpoint: 21 and 22

6.35 Townscape value: **Medium** to **High**

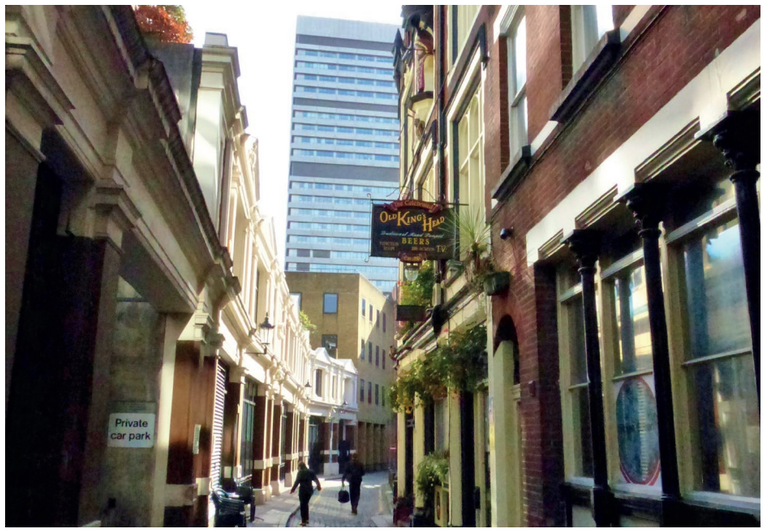


Figure 6.14 Townscape Character Area 4: Borough High Street at The George public house, looking towards Character Area 1 and development associated with Guy's Hospital.

CHARACTER AREA 5: LONDON BRIDGE AND RAILWAY INFRASTRUCTURE

6.36 Character Area 5 comprises London Bridge and associated railway infrastructure. It is defined by its use as a transport hub for overground, underground and national rail services, and as an entry point for Southwark.

6.37 It is a linear character area, bounded by Tooley Street to the north and St Thomas Street to the south, its viaduct cutting a northwest–southeast swathe through the area under review as a whole.

6.38 Three elements make up the character of the area: the long, sinuous viaduct, the busy transport hub and the associated tall 21st century buildings, dominated by the Shard.

6.39 The Victorian viaduct carries the tracks, the station platforms and concourse. The platforms are raised several meters above the street level on top of the viaduct with tunnels below connecting the pre-existing street pattern to the north and south of the station. Its solid, Victorian materiality of substantial yellow brick is mitigated by its sinuous, horizontal form. Street frontages and the redeveloped and extended roofline undulate, adding an organic element that mitigates the large mass of the structure.

6.40 Redevelopment of the station has increased permeability with the surrounding streets, active frontages now facing the thoroughfares to north and south, along Tooley Street and St Thomas Street. A small hard landscaped piazza with seating and some planting, fronting Tooley Street, and station cafes provide the only places at which to pause in the otherwise busy area.

6.41 The densely developed, inner urban townscape is defined by the juxta-position of its elements: the Grade II listed Victorian viaduct with its bold 21st century extensions, the busy station with long, dark, pedestrian-hostile road tunnels beneath, the sinuous horizontality of the viaduct and station platforms, with angular verticality of the adjacent new buildings. It is an uncompromising, bold, inner urban townscape.

6.42 Associated Viewpoint: 16, 17, 22 and 23

6.43 Townscape value: **High**



Figure 6.15 Townscape Character Area 5: London Bridge and Railway Infrastructure. Listed railway arches at London Bridge.



Figure 6.16 Townscape Character Area 5: St Thomas Street with London Bridge (right) and Character Area 1 (left), including Guy's Hospital.

CHARACTER AREA 6: TOOLEY STREET

6.44 Character Area 6 comprises Tooley Street and its adjacent wharf side buildings. The character area broadly follows the Tooley Street Conservation Area, shaped by the river Thames to the north and the railway viaduct to the south, leading east from London Bridge towards Tower Bridge Road. The heritage value of the character area is high, and it includes several listed buildings, such as the Grade II* listed St Olaf House and the Grade II listed London Bridge Hospital and Hay's Galleria.

6.45 Tooley Street is a busy thoroughfare, connecting Tower Bridge to the east with the north-south route of Borough High Street. The railway viaduct to its south forms a continuous frontage within the London Bridge Station character area. In general, the plots north of Tooley Street are large and densely filled, with narrow routes leading to the river walk between them and includes 19th century former warehouses such as the refurbished Hay's Galleria (Grade II) and post-war commercial redevelopments of bomb-damaged or redundant industrial buildings for example the Cottons Centre and Colechurch House. To the south-east of Tooley Street is a network of smaller and much quieter streets, for example Shand Street and Magdalene Street. The buildings around this area mostly date to the 19th century with some occasional post-war infill of mixed quality, but the overarching warehouse character is retained in the narrow streets and tall facades.

6.46 The setting of the character area is characterised by the tall buildings at London Bridge Station including the Shard, Guy's Tower and the News Building to the south. The redevelopment of London Bridge Station has resulted in long term construction works on the southern edge of the character area which will result in a more permeable and well activated viaduct frontage facing onto Tooley Street when the redevelopment works are complete. To the north the setting of the character area includes the River Thames and the tall commercial buildings within the City of London. To the east, the character setting is one of mid-rise modern commercial buildings at More London.

6.47 Associated viewpoint: N/A

6.48 Townscape value: **Medium** to **High**

CHARACTER AREA 7: MORE LONDON

6.49 Character Area 7 is the redeveloped waterfront of More London/London Bridge City. Its character is defined by its use as the civic centre for London's government and as a planned townscape by a single architect, executed during the first decade of the 21st century.

6.50 The area is bordered to the north by the broad expanse of the River Thames, with the Tower of London World Heritage site and Tower Bridge beyond, which provides a defining element to the townscape. To the west are the Victorian wharves and warehouses of Hays Wharf, to the south Tooley Street and to the east, Tower Bridge Road.

6.51 Large mass steel and glass buildings are set within a planned pedestrianised landscape, with extensive areas of hard and soft landscaping that create a forum for the civic buildings within. Wide paths, piazzas and an amphitheatre in dark grey stone paving echo the colour of the adjacent river, extensive glazing on the surrounding buildings reflecting the light, colour and movement of the water and providing a variable element to the townscape.

6.52 City Hall – 'the beehive' – creates a focal point for the character area, its rotund form contrasting with the vertical buildings that form its backdrop. Ten storey, large footprint office blocks have restaurants, cafes and retail outlets that provide active ground floor frontages. The open areas of forum, river and broad esplanade along the Thames contrasts with the enclosed spaces between the large footprint office blocks to the west and south of the Character Area, the narrow alleyways, flanked by tall surrounding buildings providing a segue into the townscape of the adjacent west section of Character Area 4.

6.53 Associated viewpoint: N/A

6.54 Townscape value: **High**



Figure 6.17 Townscape Character Area 6: Tooley Street



Figure 6.18 Townscape Character Area 7: More London

CHARACTER AREA 8: TOWER BRIDGE ROAD

6.55 Tower Bridge Road forms Character Area 8. The road and the majority of its flanking buildings were constructed at the end of the 19th century, as an access route to the new Tower Bridge crossing. The character area is defined by its use as a broad, busy vehicular thoroughfare and by its large scale flanking buildings, set back behind wide pavements, which create a strongly linear townscape, enclosed to east and west.

6.56 The section of the Character Area south of the railway viaduct is comprised of large footprint buildings of four to eight storeys. Older buildings are in mainly red brick, with yellow brick, terracotta and stone detailing. Buildings of all dates have similarities in terms of height, scale and design, with a predominance of classical lines with large, square, vertically aligned windows that creates strong horizontal articulation of the facades.

6.57 A consistent building line and avenue of tall plane trees along this section of the road adds to the linear nature of the townscape, broadening only as the road approaches the viaduct, where Sarson's Vinegar Yard is set back from the road, hard landscaping and some additional tree planting providing a place to pause in an otherwise high traffic townscape.

6.58 North of the railway viaduct St John's churchyard, with its historic buildings, opens out to the west, a walled school playground to the east. Although building form, scale and mass is more mixed, with greater elaboration of facades and some turreted and cupolaed corner buildings, the townscape is dominated by its terminating view of the south tower of Tower Bridge, and the road rising gently up to meet it.

6.59 Associated viewpoint: N/A

6.60 Townscape value: **Medium**

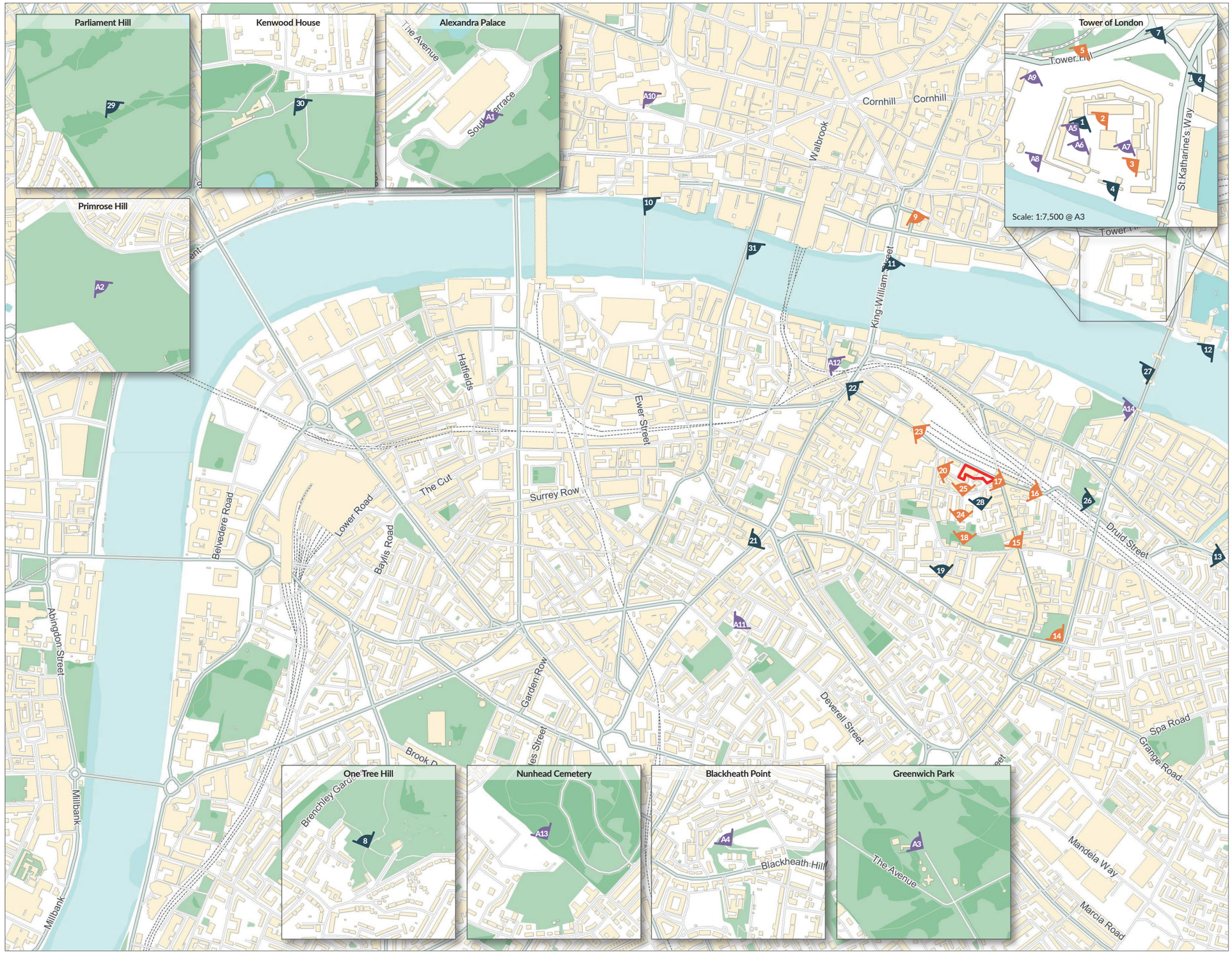


Figure 6.19 Townscape Character Area 8: Tower Bridge Road. On the east side of Tower Bridge Road is Shad Thames. The area is approximately 500m from the Site and the ZTV at Section 2.0 demonstrates there will be no inter-visibility of the Proposed Development.

VISUAL

6.61 The HTVIA is supported by 31 AVRs, plus night-time and winter iterations of selected views (**Section 10.0**). Further non-verified massing studies of the Proposed Development are provided at **Appendix 2.0.** The massing studies are provided for completeness to demonstrate the extent (or lack) of visibility from certain locations.

6.62 The location of the AVRs is provided at **Figure 6.20**. A description of the existing scene for each identified view and the likely visual receptors are provided at **Section 10.0**. This description is set alongside a corresponding AVR of the Proposed Development and analysis of any significant effect occurring.



VIEW LOCATION PLAN

- Verified Views (Render)
- Verified Views (Wire Line)
- Non-Verified Views (Appendix)

1 Tower of London | Inner Ward - Site of the Scaffold
2 Tower of London, the Inner Ward: north of the White Tower
3 Tower of London, the Inner Ward: north of the Lanthorne Tower
4 Tower of London, the Inner Curtain Wall (Local Setting Study View 4)
5 Tower of London, Wakefield Gardens (Local Setting Study View 7)
6 Tower of London, the Royal Mint (Local Setting Study View 8)
7 Tower Gateway Wireline
8 One Tree Hill Wireline
9 The Monument Render
9N The Monument (Dusk) Render
10 Millennium Bridge Wireline
11 London Bridge Wireline
12 Thames Path: St Katharine's Docks Wireline
13 Jamaica Road Wireline
14 St. Mary Magdalene Churchyard Wireline
15 Bermondsey Street, junction with Tanner Street Render
15N Bermondsey Street, junction with Tanner Street | Dusk Render
16 Crucifix Lane Render
17 St Thomas Street, junction with Bermondsey Street Render
18 Leathermarket Gardens Render
19 Weston Street, junction with Leathermarket Street Wireline
20 Melior Street Render
21 Borough High Street, southern end Wireline
22 Borough High Street, junction with Bedale Street Wireline
23 St Thomas Street at the Shard Render
24 Kirby Grove Render
25 Kirby Grove at Snowfields Render
26 St John's Church Park
27 LVMF 10A.1: River Prospect from Tower Bridge upstream
28 Hardwidge Street
29 LVMF SPG London Panorama from Parliament Hill to St Paul's Cathedral (Assessment Point 2A.1) Model
29.1 LVMF SPG London Panorama from Parliament Hill to St Paul's Cathedral (Assessment Point 2A.1) -Zoom Model
30 LVMF SPG London Panorama from Kenwood to St Paul's Cathedral (Assessment Point 3A.1) Model
30.1 LVMF SPG London Panorama from Kenwood to St Paul's Cathedral (Assessment Point 3A.1) - Zoom Model
31 LVMF SPG River Prospect from Southwark Bridge downstream (Assessment Point 12B.1) | Centre Model
A1 LVMF SPG London Panorama from Alexandra Palace (Assessment Point 1A.1) Model
A2 LVMF SPG London Panorama from Primrose Hill to St Paul's Cathedral (Assessment Point 4A.1) Model
A3 LVMF SPG London Panorama from Greenwich Park to St Paul's Cathedral (Assessment Point 5A.2) Model
A4 LVMF SPG London Panorama from Blackheath Point to St Paul's Cathedral (Assessment Point 6A.1) Model
A5 Tower of London, the Inner Ward: Tower Green, Scaffold Site Memorial Model
A6 Tower of London, the Inner Ward: Tower Green, west of the White Tower Model
A7 Tower of London, the Inner Ward: east of the White Tower Model
A8 Tower of London, main entrance (Local Setting Study View 5) Model
A9 Tower of London, Tower Hill (Local Setting Study View 6) Model
A10 St Paul's Cathedral: Golden Gallery Model
A11 Trinity Church Square Model
A12 Southwark Cathedral Model
A13 LBS Borough View 2: Nunhead Cemetery Model
A14 Potters Fields, southern end of Tower Bridge Model

Location:
Vinegar Yard, St Thomas Street, SE1

Date:
August 2021

Scale:
1:12,500 @ A3

FIGURE 6.20 View Location Plan

▲ North

MONTAGU EVANS
CHARTERED SURVEYORS
70 St Mary Axe, London, EC3A 8BE
T: 020 7493 4002
www.montagu-evans.co.uk

7.0
CONSULTATION AND MITIGATION BY DESIGN

LAND BOUNDED BY ST THOMAS STREET, FENNING STREET, VINEGAR YARD AND SNOWFIELDS INCLUDING NOS. 1-7 FENNING STREET AND NO. 9 FENNING STREET, SE1 3QR

CONSULTATION AND MITIGATION BY DESIGN

CONSULTATION OVERVIEW

7.1 The Proposed Development has evolved through a considered design development process with the London Borough of Southwark and the Greater London Authority. The Proposed Development has also been reviewed by the London Borough of Southwark Design Review Panel.

7.2 A full account of the consultation process is provided in the Statement of Community Involvement, prepared by Four Communications, submitted with the planning application.

7.3 The Applicant engaged with the planning and design officers at the Council, in conjunction with the Greater London Authority and Southwark Design Review Panel, throughout the pre-application process and post-submission of application 18/AP/04171. The primary pre-application sessions relating to design are outlined below:

- LPA Pre-app - 9th August 2018 – St Thomas Street East Framework
- LPA Pre-app – 20th September 2018 – Vinegar Yard
- GLA Pre-app – 27th September 2018 – Vinegar Yard
- Design Review Panel - 15th October 2018 – Vinegar Yard and adjacent Warehouse proposal
- LPA Pre-app – 25th October 2018 – Vinegar Yard / Ground Floor Plane
- LPA Pre-app 5 – 7th November 2018– Vinegar Yard

7.4 The December 2018 scheme was reviewed by a Design Review Panel appointed by the London Borough of Southwark. The principles outlined during those reviews are applicable to the Proposed Development and have informed the updated design.

7.5 On 24 August 2020 the Mayor notified LBS and the Applicant of his intention to recover the Application for his own determination (GLA ref. GLA/6208/S2). Since then, the Applicant has been working with officers at the GLA and Southwark to amend the development proposals, seeking amongst other changes to address LBS' heritage concerns that had led to the local refusal.

7.6 Scheme revisions were submitted to the GLA in December 2020, and an EIA was undertaken of the Proposed Development as amended ('December 2020 scheme') and an updated ES (December 2020 ES) was prepared.

7.7 Since the submission of the December 2020 ES, there remained a few elements of the design that the GLA wanted to further consider and discuss and, therefore, the scheme has continued to evolve between January and September 2021 in response to ongoing feedback from both LBS and the GLA. The December 2020 ES has, therefore, been updated to reflect the further amendments to the Proposed Development (October 2021 scheme). This report being Volume 2 of the updated October 2021 ES.

7.8 As a result of the aforementioned changes a fresh volume 2 of the Environmental Statement has been undertaken. This volume 2 of the Environmental Statement wholly supersedes the previous report dated December 2020.

MITIGATION BY DESIGN AND LIKELY RESIDUAL EFFECTS

7.9 The Proposed Development has been through a thorough consultation prior to submission of the application, which has informed design development. The Design and Access Statement prepared by KPF identifies the evolution of the scheme and the various scenarios considered during this period. A full new DAS is being produced to reflect the 2021 proposed development.

7.10 Measures proposed to prevent, reduce or offset any significant adverse effects have been identified and developed as part of the pre-application process. The primary mitigation measures have become embedded into the project design, commonly referred to as embedded mitigation.

7.11 The consideration of the likely effects of the Proposed Development on heritage, townscape and visual receptors include embedded mitigation. As a result, there is no requirement for additional mitigation and thus likely residual effects remain the same as the likely effects, unless otherwise stated. We discuss relevant issues raised during the pre-application process and consequent mitigation below and within the relevant assessment sections.

THE DEVELOPMENT

7.12 The Proposed Development comprises the comprehensive redevelopment of the 0.3ha Site.

7.13 The changes to the December 2018 scheme pertinent to this assessment include:

- the retention of the warehouse located in the Bermondsey Street Conservation Area;
- Removal of the previously proposed volume over the warehouse building and redistribution of massing to the volumes running east-west across the Site;
- Increase in overall height by 10.465m from 86.675m AOD to 97.14m AOD;
- Removal of the previously proposed pavilion building
- Provision of public realm to the east of the Site;
- Greater articulation to the southern façade.

7.14 Subsequent changes to the December 2020 scheme that are also pertinent to this assessment include:

- Relocation of affordable workspace entrance to align with the masterplan east – west route;
- An additional entrance along the northern elevation on ground level to the retail hall and two additional entrances along the southern elevation on ground level to the retail hall;
- Relocation of gas storage to increase retail frontage at east;
- Relocation of one accessible parking space on Snowfields;
- Removal of part of the stepped massing on levels 13-15 and inclusion of a terrace on level 13;
- Structural and drainage related updates to account for the amended massing; and
- Minor amendments to the landscaping and urban greening factor as a result of the addition terrace at Level 13.

7.15 The redevelopment as a whole would comprise the construction on the western portion of the Site of a building sub-divided into several massing blocks by virtue of varying scale, form and architectural treatment. The proposed principal building would comprise a maximum ground, mezzanine plus 18 storeys (97.14m AOD). The maximum will step down in height west to east.

7.16 The proposed height allows the building to follow NHS Brief Standards and to accommodate either medical research and development space or clinical facilities. The ground, mezzanine and first basement level will be used for retail (A1–A5 use) with commercial office and either research and development office space (B1b) or clinical outpatient facilities (D1).. The new public realm at the base of the buildings is an open space for outpatients, officer workers and visitors.

7.17 The main building will be predominantly glazed, with a large glazed retail hall with brick and wood to reflect the listed railway arches in St Thomas Street. This will provide active retail frontages to St Thomas Street. Brick on upper levels will reflect the listed arches and the materiality of the warehouses in the area.

7.18 To the east, is a large area of hard and soft landscaped public realm, which comprises a new public realm. Trees and planting will provide greenery and a space for rest and leisure in the harsh urban context of London Bridge. The public realm will be permeable, thus providing links between and through the Site to the surrounding area.

7.19 The Proposed Development would see significant regeneration of this currently underutilised Site.

ES SCOPING

7.20 Land Use Consultants, on behalf of the London Borough of Southwark, prepared comments on the Scoping Report prepared by the design team. The comments brought up in relation to this assessment are set out at **Table 7.1**. A signpost for where these matters are addressed in this volume are provided in the right hand column.

Table 7.1 Summary Table of Matters Raised by Consultees

SUMMARY OF MATTERS RAISED	REFERENCE IN VOLUME 2
Scoping Opinion prepared by LUC on behalf of Southwark for 18/AP/04171. Paragraph 1.75 The topics of (Built Heritage), Townscape and Visual Impact are combined under a single heading ('HTVIA') in the SR. However, this section is then subdivided into 'Heritage' and 'Townscape and Visual' and the assessor acknowledges that "these are separate disciplines and require separate assessment in accordance with legislation, planning policy and best practice guidance". To reinforce the importance of this, it is recommended that: There are separate Built Heritage and TVIA chapters, but as a minimum the topics should be clearly separate sections within the chapter. Each assessment should be carried out by suitably qualified practitioners in the fields of historic environment assessment (for impacts on built heritage) and townscape and visual impact assessment (for impacts on townscape character and views/visual amenity). Receptors are considered in line with appropriate historic environment and TVIA guidance and methods, including that effects to heritage assets are reported in terms of the effect of the proposed development upon their significance.	Notwithstanding the assessment is contained within a single Volume of the ES, the assessment of the impacts on heritage, townscape and visual receptors is clearly separate and formed on the basis of the specific legislative, policy and guidance for those topic areas (see methodology at ES Volume 2 Section 2). The methodology is clear on how the receptors are considered in line with appropriate historic environment and TVIA guidance and methods, including that effects to heritage assets are reported in terms of the effect of the proposed development upon their heritage value. The assessment has been undertaken by qualified practitioners in heritage and townscape assessment (RTPI and IHBC).
Scoping Opinion prepared by LUC on behalf of Southwark for 18/AP/04171. Townscape and Visual Paragraph 1.76 The study area should include all townscape and visual receptors likely to be significantly affected, either directly or indirectly, by the proposed development and should be clearly justified.	This has been undertaken as part of the ES Volume 2, see Section 2.0 for methodology, Section 6.0 for baseline information and Sections 9.0 and 10.0 for the assessment.
Scoping Opinion prepared by LUC on behalf of Southwark for 18/AP/04171. Paragraph 1.77 Townscape character areas will be defined as part of the project and this is welcomed. The SR proposes that the assessor will produce a Zone of Visual Influence to help identify potential viewpoint locations. The list of representative assessment viewpoints and types of AVR to be produced for each viewpoint should be agreed with LBS and other relevant stakeholders. It is noted that effects on the London View Management Framework (LVMF) views will be assessed as part of this Chapter which is welcomed. In addition, the assessor should consider effects on other notable views such as those set out in the 'Southwark Borough Views Background Paper' (2017).	Townscape character areas defined at Section 6.0. Zone of Visual Influence (or Zone of Theoretical Visibility (ZTV)) has been prepared and is included at ES Volume 2 Section 2.0. The viewpoints have been agreed with LBS and other relevant stakeholders, and the Southwark Borough Views Background Paper was consulted, views prepared accordingly. LVMF views have been considered as part of additional assessment (see ES Volume 2 Appendix 2.0).
Scoping Opinion prepared by LUC on behalf of Southwark for 18/AP/04171. Paragraph 1.78 The TVIA should consider effects during construction and operation. It may also be appropriate for the TVIA to consider how potential effects may change throughout the course of the day, e.g. the effect of proposed lighting on night time views and character. It is noted that the SR makes a judgement on the level of effect during the construction phase ('minor adverse') – however it is considered that it is not possible to reach a conclusion without a transparent assessment and the construction effects should therefore be assessed as part of the TVIA.	Demolition and construction effects are considered for all heritage, townscape and visual receptors as part of the assessment at Sections 8.0, 9.0 and 10.0. Diurnal changes are also considered, including dusk views for some of the views as part of the visual assessment.
Scoping Opinion prepared by LUC on behalf of Southwark for 18/AP/04171. Paragraph 1.79 The chapter should include an assessment of potential cumulative effects (with the relevant cumulative schemes to be agreed with LBS). We note that a cumulative AVR will be provided for each view to inform the assessment.	The cumulative schemes are detailed in ES Volume 2 Section 2.0 and a cumulative assessment is undertaken for the heritage, townscape and visual receptors (Sections 8.0, 9.0 and 10.0).
Built Heritage Scoping Opinion prepared by LUC on behalf of Southwark for 18/AP/04171. Paragraph 1.80 While the overarching principles of the assessment of built heritage assets laid out in the SR appear broadly appropriate, there are certain areas where there is either a lack of clarity in aspects of the assessment or there appear to be potential for conflation of assessment of built heritage with townscape and visual concerns as detailed below.	The assessment of the impact on heritage, townscape and visual receptors is clearly separate and focussed on the value of the receptors. The views which have been prepared are used to inform the assessment of likely effects on heritage and townscape receptors in line with best practice and comments later in this section.
Baseline extent and content Scoping Opinion prepared by LUC on behalf of Southwark for 18/AP/04171. Paragraph 1.81 The applicant proposes a study area for built heritage baseline data gathering defined by a set distance from the site boundary. The applicant does not give any set distance within the SR so it is not possible, on the basis of the information presented, to establish whether or not the radius is appropriately drawn given the scale of the building proposed for the site and the area over which it may be visible. GPA 3 (Historic England, 2017) encourages the use of ZVIs and ZTVs to identify the areas in which heritage assets may experience setting change as a result of the proposal. The SR states that a ZTV will be prepared as part of initial understanding of the potential visibility of the proposed development. The applicant is to use this, in parallel with any proximity-based criteria, to identify built heritage assets liable to experience setting change for inclusion as receptors within the ES. The applicant is to ensure that any method for developing the study area used is adequately explained and justified.	The study area for the baseline heritage receptors is 400m from the Site boundary. The determination of the study area was been informed by a ZTV. The methodology for the identification of heritage receptors in the study area is set out at Section 2.0 of the ES Volume 2.

SUMMARY OF MATTERS RAISED	REFERENCE IN VOLUME 2
Scoping Opinion prepared by LUC on behalf of Southwark for 18/AP/04171. Paragraph 1.82 The applicant appears to limit the built heritage baseline to statutory and local designations (at paragraph 317). The applicant is reminded that it is necessary to consider the effect of a proposed development upon non-designated assets and that there may be as yet unrecognised built heritage assets lying in proximity to the application site. The presence of such previously unrecognised assets can be established through site walkover, map regression and by consulting the Greater London Historic Environment Record (GLHER). Both GPA 2 (Historic England, 2015) and NPPF paragraph 187 support the use of Historic Environment Records in the context of assessing the presence and significance of heritage assets, including in the context of development. The applicant is reminded that the GLHER is a source that is already being consulted for the Archaeology topic of the ES. It is recommended that the built heritage team liaise with the archaeology specialists to establish whether or not there is any information pertinent to their assessment within the GLHER search results.	The heritage assessment has sought to identify non-designated heritage receptors such as local list designations and information in CA appraisals. At the time of writing, the Council have not adopted their Local List, although it is understood to be under preparation. Professional judgement has been used to determine which non-designated heritage receptors require full assessment in the ES. This has been informed through desk-based review and ground survey. An explanation for the judgement is presented at paragraphs 5.341–5.346 of the ES Volume 2.
Nature of impacts and effects Scoping Opinion prepared by LUC on behalf of Southwark for 18/AP/04171. Paragraph 1.83 The applicant cites appropriate historic environment guidance as guiding their assessment at paragraphs 322 and 323. These, in line with NPPF, require impacts and effects to heritage assets to be articulated in terms of how a proposed development would affect the significance of a given asset. Some of the wording in the sections on potential effects (e.g. paragraphs 327–8, 333–5) implies that it is change in setting, rather than with the resulting effect on significance, that is being considered. The applicant to ensure that impacts and effects to built heritage assets are clearly articulated in terms of what any setting change means for the significance of the heritage asset in question.	The heritage assessment is undertaken in accordance with this comment as a matter of good practice.
Reporting Scoping Opinion prepared by LUC on behalf of Southwark for 18/AP/04171. Paragraph 1.84 The applicant states that AVRs will be prepared to support the visual assessment. It is not stated whether any such visualisations will be used to support the explanation of effects to built heritage assets. It is recommended that relevant AVRs are used as part of the explanation of effects to built heritage assets since they can be very valuable in allowing readers to understand the nature of proposed changed. Where any AVRs are used to illustrate effects to built heritage assets, the applicant is to ensure that there is both sufficient explanation in text of how the AVR illustrates the change to a particular built heritage asset and adequate cross-referencing between the built heritage sections of the ES and the AVRs.	AVRs are used to inform the heritage assessment, where relevant. The assessment as a whole is informed by 31 AVRs, plus night-time and winter iterations of specific views. A further 14 non-verified massing studies of the Proposed Development are provided for completeness, to demonstrate the extent (or lack) of visibility from certain locations. The verified views and massing studies are a tool to inform the assessment of impact to heritage, townscape and visual receptors.
The Greater London Authority letter dated 22 July 2019 the GLA requested "a full assessment of LVMF London Panorama views 2A.1 and 3A.1and River Prospect views 10A.1 and 12B.1 must be provided for review prior to Stage 2 referral".	The verified views are provided at Section 10 of this HTVIA
Responses were received post-submission of application 18/AP/04171 from Historic England and the Victorian Society, both statutory consultees, and other local consultees. The comments included, but were not limited to, a clear and convincing justification for the demolition of the corner warehouse.	A full assessment of the impact of the proposed development to significance of heritage assets is provided at Section 8. This includes the retention of the warehouse at 9 Fenning Street, which was previously proposed for demolition.

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8.0
ASSESSMENT: HERITAGE RECEPTORS

LAND BOUNDED BY ST THOMAS STREET, FENNING STREET, VINEGAR YARD AND SNOWFIELDS INCLUDING NOS. 1-7 FENNING STREET AND NO. 9 FENNING STREET, SE1 3QR

ASSESSMENT: HERITAGE RECEPTORS

8.1 This section provides a qualitative assessment of the effect of the Proposed Development on the built heritage receptors identified in **Table 5.1**.

8.2 A summary of the effects arising from impacts to heritage receptors is provided at **Table 8.1**.

DEMOLITION AND CONSTRUCTION

8.3 ES Volume 1 sets out the anticipated programme of works and the key activities that would be undertaken on the Site during demolition and construction necessary to facilitate the Proposed Development. The likely effect of these activities on the value of the heritage receptors identified in the baseline is assessed below.

8.4 During this phase, the Site would be enclosed with hoardings which would change the appearance of the Site in the setting of the heritage receptors. This phase of the Proposed Development could also introduce new environmental conditions into the setting (and experience) of the heritage receptors: there will be increased noise, vibration, dust and traffic in the surrounding area. The magnitude of this impact will be experienced within close proximity to the Site, comprising:

- Railway Viaduct Arches;
- Bermondsey Street CA; and
- 9 Fenning Street (non-designated heritage receptor).

8.5 With the exception of these receptors, there will be no permanent change to the way the heritage value of the receptors identified in the baseline is appreciated or understood arising from this phase of the Proposed Development.

8.6 The appearance of construction activity for the remainder of the receptors where there is some visual relationship between the Site and the receptor is not considered to have any effect on their heritage value, which is defined by their character and appearance.

8.7 The likely effect of the demolition and construction phase of the Proposed Development on the heritage receptors identified in the list above will be assessed below. For the remaining receptors in the baseline, the demolition and construction residual effects are considered to have a **Negligible** likely effect. Any construction activity that will form part of the experience of the receptors will be short to medium term in duration and there will be no long term effects.

RAILWAY VIADUCT ARCHES (GRADE II) (MAP REF. 54)

8.8 **Section 5.0** identifies the railway viaduct arches as being of **Medium** heritage value.

8.9 The activity associated with the demolition and construction of the Proposed Development will occur immediately opposite the listed arches and temporarily change their setting along St Thomas Street. The receptor is judged to have a **Low susceptibility** and **Low/Moderate sensitivity** to this phase because it will be temporary and there will be no permanent effects on their heritage value.

8.10 The existing condition of the Site is a cleared area enclosed by hoardings. The demolition and construction phase of the Proposed Development is judged to have a **Negligible to Low magnitude** of impact on the heritage value of the receptor. This is because the change to the setting will be temporary and, in any event, this part of the setting is already associated with construction activity for the redevelopment of London Bridge station.

8.11 It is possible that the construction activity on the Site will limit the ability to appreciate the special interest of the heritage receptor if road closures are required, but these will be temporary and wholly reversible.

8.12 The likely effect is **Negligible / Minor Adverse**. This likely effect is temporary in nature and not significant.

BERMONDSEY STREET CA (MAP REF. A)

8.13 **Section 5.0** identifies the Bermondsey Street CA as being of **Medium** heritage value.

8.14 The demolition and construction of the Proposed Development will introduce construction activity in the immediate setting of the heritage receptor, at the northern boundary in sub-area 3. The CA is considered to have a **Medium to High susceptibility** to the demolition and construction of the Proposed Development which results in an overall **Moderate sensitivity**.

8.15 The non-designated heritage receptor 9 Fenning Street (map ref.55) is located adjacent to the Site and as such the construction effects will be particularly prominent in its setting. Equally, the Horseshoe Inn public house, which makes a positive and considerable contribution to the character and appearance of this sub-area will be affected by the construction activity. Both buildings are accessed off Melior Street and therefore their continued function may be maintained, although the visual and sensory experience of the buildings setting will be altered in the short-term. **This activity will introduce new visual elements, such as cranes, hoarding and other equipment, into the experience of the CA, and there will also be** increased noise, vibration, dust and traffic in the surrounding area.

8.16 The CA as a whole is large in geographical extent and the Site comprises a small element. The construction activity will be of short to medium term duration and there will be no permanent change to the heritage value of the CA.

8.17 The magnitude of impact on the CA during the demolition and construction phase of the Proposed Development is judged to be **Low**. The likely effect is judged to be **Minor Adverse**. This likely effect is not significant.

8.18 The NPPF requires the impact of the Proposed Development to any heritage receptor be considered as a whole. In deciding whether paragraph 202 of the NPPF is engaged one may strike an internal heritage balance first, weighing up heritage harm versus heritage benefits. We therefore refer the reader to the 'Completed Development' section of this HTVIA to understand an impact of the Proposed Development as a whole to the Bermondsey Street Conservation Area.

9 FENNING STREET (NON-DESIGNATED HERITAGE RECEPTOR) (MAP REF. 55)

8.19 Treated in isolation, the historic and architectural interest of the warehouse at 9 Fenning Street is set out **Section 5.0**. **The section** identifies that the architectural and/or historic interest of the building is very limited and at a local level. The **receptor is identified as having a Very Low** heritage value. It is considered to have a **Medium to High susceptibility** to the demolition and construction of the Proposed Development which results in an overall **Low** sensitivity due to the relatively low value of the receptors.

8.20 Again, the receptors will be affected by the construction activity. Both buildings are accessed off Melior Street and therefore their continued function may be maintained, although the visual and sensory experience of the buildings setting will be altered in the short-term. This activity will introduce new visual elements, such as cranes, hoarding and other equipment, into the experience of the receptors, and there will also be increased noise, vibration, dust and traffic in the surrounding area.

8.21 The construction activity will be of short to medium term duration and there will be no permanent change to the heritage value of the receptors. The magnitude of impact on the receptors during the demolition and construction phase of the Proposed Development is judged to be **Medium to Low**. The likely effect is judged to be **Minor Adverse**. This likely effect is not significant.

8.22 The long-term impact on the non-designated heritage asset will be discussed in the 'Completed Development' section of this HTVIA below.

COMPLETED DEVELOPMENT

HERITAGE RECEPTORS WITHIN THE SITE BOUNDARY

CONSERVATION AREAS

BERMONDSEY STREET CA (MAP REF. A)

8.23 **Section 5.0** identifies the Bermondsey Street CA as being of **Medium** heritage value.

8.24 The redevelopment of the Site will deliver a significant quantity of retail, leisure and office floorspace. This is in accordance with the draft site allocation and aspirations of the emerging development plan.

8.25 The immediate setting of the CA to the north comprises tall and large development associated with London Bridge and the nearby Guy's Hospital complex. This includes a range of modern architectural styles that juxtapose the vernacular associated with the area's historic character. The contrast in scale, use and materiality is marked; it is not one uncommon in an established urban environment in a highly sustainable location, adjacent to a major public transport hub.

8.26 Equally, the existing wider Site condition is poor, largely comprising a cleared area enclosed by hoardings. This existing state is a detracting feature to the setting of the Conservation Area.

8.27 The heritage receptor has a **Medium** to **High susceptibility** to the Proposed Development as a result of its proximity to the Site and the nature of proposals which will contrast with the prevailing heights and uses within the CA which define its character and appearance. This results in a **Moderate sensitivity**.

8.28 The redevelopment of the Site to a high density would include provision of tall buildings. The principal building will rise to ground, mezzanine plus 18 storeys. It will further reinforce the juxtaposition in scale between the Site and the immediate surrounding to the south, including the Horseshoe Inn public house.

8.29 Notwithstanding, the Conservation Area as a whole is large in geographical extent. The baseline description at **Section 5.0** identifies that the CA is comprised of four sub-areas, which provides a sequential way of understanding and evaluating the effect on the heritage receptor as a whole.

8.30 The ZTV at **Section 2.0** demonstrates that the visual impact of the Proposed Development would be relatively limited and inter-visibility from Bermondsey Street and further east is very limited.

8.31 The Proposed Development will have a very limited effect on the character and appearance of sub-areas 1, 2 and 4 because of the limited visibility, which is demonstrated in the ZTV. The character and appearance of these areas will be preserved.

8.32 An exception may be found in areas of open space within sub-areas 1, 2 and 4. In these views, the skyline would already be subject to similar influences such as The Shard and Guy's Hospital.

8.33 The Proposed Development will have the greatest impact on sub-area 3 because of the proximity to this part of the CA and the alignment of streets on the north-south axis which will deliver views of the Proposed Development from within the CA.

8.34 The existing setting of the Conservation Area to the north includes tall and large development near to London Bridge, such as The Shard, Guy's Hospital, Capital House and Becket House. The juxtaposition of tall buildings in the Opportunity Area with lower rise areas is inevitable, mindful of the allocations identified by the development plan. One must consider the context of this juxtaposition and, if harm is identified, the extent to which design mitigates.

8.35 The Proposed Development would be of high architectural quality. The design of the Proposed Development has sought to mitigate the impact on the CA by locating the tallest part of the Proposed Development at the north-west edge of the Site, i.e. set furthest away from the CA. The building would appear as several massing volumes, by virtue of the variation in height, stepped form and architectural treatment to elevations.

8.36 Moreover, the Proposed Development includes the retention of 9 Fenning Street, discussed below. The retained warehouse will offer a new exhibition space and community use which will animate the public space around the application site. In combination with the industrial high-tech aesthetics of the new elements and traditional materials such as brick, the existing warehouse brings the industrial legacy of the area back to life.

8.37 At ground floor, the Proposed Development would deliver townscape and urban design benefits, including animation through active frontages and creation of new permeable routes through the Site towards St Thomas Street. The retention of the warehouse and removal of the previously proposed building volume in this location will pull back the building line along the south-west corner of the Site from the boundary, opening up views of the Horseshoe public house along Melior Street (see view 20 at **Section 10.0**).

8.38 The redevelopment of the Site also offers the opportunity to provide a new public open space at the junction of Bermondsey Street, St Thomas Street and Snowfields, a key node in the CA. This open space is one of the few open spaces in the area that will have substantial soft landscaping, inviting visitors to linger and enjoy the CA's appearance and character.

8.39 The impact of the Proposed Development will be experienced to the greatest degree in sub-area 3 and, whilst this is an important impact to consider, it would have a **Medium magnitude** of impact to the immediate area surrounding the Site, which would reduce to a **Low magnitude** to the wider Conservation Area that would remain largely unaffected.

8.40 Taking into account the development as a whole, including the Site demolition and redevelopment, plus the countervailing heritage benefits of the Proposed Development, the assessment has identified a **Minor Adverse** effect arising from the impact of the Proposed Development to the Bermondsey Street Conservation Area. The effect will be direct, long-term and at a local scale.

8.41 This equates to a low level of 'less than substantial harm' to the setting and significance of the CA, using the terminology of paragraph 202 of the National Planning Policy Framework. In relation to a finding on that basis, the decision maker is required to give considerable importance and weight to the heritage harm when making a balanced judgment taking into account the public benefits of the Proposed Development.

8.42 Paragraph 200 of the National Planning Policy Framework advises the grant of consent only where there is a clear and convincing justification for harm, which comprises the balance of planning benefits set out in paragraph 202. The decision maker should consider the policy designations for the application site that envisage significant change across the sites contained in the Framework and the embedded design mitigation within the proposed development.

NON-DESIGNATED HERITAGE RECEPTOR

9 FENNING STREET (NON-DESIGNATED HERITAGE RECEPTOR) (MAP REF. 55)

8.43 The revised design includes the retention and repurposing of the warehouse building for a community use. The historic and architectural interest of the warehouse is set out **Section 5.0**. **The section** identifies that the architectural and/or historic interest of the building is very limited and at a local level. The receptor is identified as having a **Very Low** heritage value. The **susceptibility** of the receptor to change is **High** and this would result in a **Low/Moderate sensitivity.**

8.44 9 Fenning Street is two storeys in a square plan which addresses the corner with Melior Place / Street. The warehouse was originally erected between 1895 and 1915. It is therefore a relatively late example of a warehouse in this style and does not possess any of the finer detailing, scale or important historical associations seen elsewhere in the CA.

8.45 The building has some local heritage value derived from aspects of its warehouse aesthetic such as exposed brick and remnants of industrial character manifested through the loading bays on the west elevation and hoist at first floor for heavy goods. These features are not present on the later extension to the north which is excluded from the CA designation.

8.46 Those elements that contribute towards the heritage value of the warehouse have informed the design of the Proposed Development. The proposed architectural design of the warehouse would make enlarge existing openings in the building elevations and add a contemporary roof structure to convert the building for a community use. A contemporary roof structure would be added to the building. The roof would be subservient to the principal building and, where visible, provide an attractive visual juxtaposition between the retained older fabric.

8.47 The later northern extension is to be removed. The extension is in a complementary use and neutral architectural style to the main warehouse; however, its removal would not harm its setting. This must have been borne in mind when drafting the Conservation Area boundary, which omits the later extension.

8.48 The setting of 9 Fenning Street includes the historic development in the Bermondsey Street CA to the south which makes a positive contribution to its heritage value as part of the tightly defined townscape at Melior Place. The wider setting of the warehouse would change considerably through the introduction of the proposed taller building to the north. This area is one of great contrast and markedly different to the secondary routes along Melior Street and Melior Place. The contrast will be marked, although one of striking and attractive juxtaposition through the high architectural design of the proposed tall building.

8.49 The design of the tall building is heavily modulated to help break down the overall mass and meditate the scale. The component parts of that modulation are each influenced by the materiality and forms of the Conservation Area, which have a robust and industrial character.

8.50 The impact of the Proposed Development would have a **High magnitude** of impact to the warehouse. The proposed interventions to the building fabric are considered and the reuse and repurposing of the building will help secure its long-term conservation. As a whole, the assessment has identified a **Minor Beneficial** effect arising from the impact of the Proposed Development to 9 Fenning Street. The effect will be direct, long-term and at a local scale.

HERITAGE RECEPTORS WITHIN THE STUDY AREA

WORLD HERITAGE SITES

TOWER OF LONDON WHS (MAP REF. 1)

8.51 **Section 5.0** identifies that the Tower of London WHS has **Exceptional** heritage value.

8.52 The Proposed Development will take place within the 'wider setting' of the WHS which is identified in the Management Plan. This setting comprises the buildings and areas beyond the local setting that have the potential to be intervisible with the WHS. The Management Plan is clear that the *"wider setting is therefore not fixed, and is proportionate to the scale of development in the vicinity of the Tower – the taller the development, the further its visual impact will extend"*.

8.53 The wider setting already comprises a mix of historic and modern commercial buildings, including clusters of tall buildings in the City and at London Bridge. In terms of its relationship to the WHS, the Proposed Development is located in the established area of tall development to the south west at London Bridge.

8.54 The susceptibility of the WHS to the Proposed Development is, therefore, judged to be **Medium**. Notwithstanding, the sensitivity remains **High**.

8.55 The primary way in which the WHS will be affected by the Proposed Development is the appearance of the new building in the prospects over the river to the south bank which are available from within the immediate setting of the WHS and the designated heritage receptors contained therein.

8.56 There will be no physical change to the way the heritage value of the WHS is appreciated, and the effects are entirely setting-related.

8.57 The ZTV has been used to understand the impact of the Proposed Development and there have been seven AVRs prepared (nos. 1–7) and five supporting appendix views (A9–A13). The views are included at **Section 10.0**.

8.58 From the Inner Curtain Wall (AVR no. 4) the Proposed Development will appear above the existing, 21st century development at More London on the south bank of the Thames. As the observer moves along the wall, the uppermost storeys of the Proposed Development will become visible, although would be subservient to the established ridgeline of development on the riverfront. Similarly, the Proposed Development will appear in the view of the WHS from south west at Wakefield Gardens.

8.59 The appearance of the Proposed Development from the Inner Curtain Wall is not judged to have any material impact on the heritage value of the WHS; the views south across the Thames from this location are panoramic and expansive, including several modern and tall buildings on the south bank. The physical and visual separation created by the Thames creates a clear buffer from the WHS.

8.60 The resultant relationship between the WHS and emerging development along the south bank is one that is contemplated within the Management Plan. The buildings along the south bank are included within the area defined as the 'Local Setting'. This area does not extend beyond the London Bridge Station, nor across the Site. Notwithstanding, the historical development of London is described as "complex and dynamic", which should not be limited to a defined area. Paragraph 7.3.21 of the Management Plan states a desire to "Regulate any further build-up of the area surrounding the 'Shard of Glass', ensuring that approved heights do not exceed a height whereby they would become visible [from the Inner Ward]".

8.61 AVR nos. 1–3 demonstrate that the Proposed Development would not be visible from large areas within the Inner Ward of the Tower of London. It would be glimpsed in views from the northern boundary of the Inner Ward where longer views are afforded. The Proposed Development would appear as a peripheral and incidental element on the skyline, with the highly modulated and articulated top of the building not drawing the eye of the observer or the principal elements in the foreground, including the White Tower.

8.62 The Proposed Development will not appear in the view of the WHS west from Royal Mint Court or north-west from Tower Gateway (AVR nos. 6 and 7 respectively).

8.63 Overall, it is clear that the visibility of the Proposed Development identified by the ZTV in terms of the impact on the heritage value of the WHS will be very limited. The heritage value of the WHS, in particular from the Inner Ward, will be preserved.

8.64 The Proposed Development will only appear from certain locations from raised levels within the WHS which provide panoramic prospects across the river towards the south bank. This panorama includes later development such as More London and The Shard at London Bridge and the Proposed Development will form a secondary feature in the backdrop to the existing, later developments.

8.65 The magnitude of impact on the heritage value of the WHS is judged to be **Very Low**. The likely effect is **Negligible Neutral**. This likely effect is therefore not significant.

LISTED BUILDINGS - GRADE II*

NO. 142 AND ATTACHED RAILINGS (MAP REF. 2)

8.66 **Section 5.0** identifies no. 142 Long Lane as having **High** heritage value.

8.67 The setting of the listed building makes a neutral to negative contribution to its heritage value as a result of the extent of later redevelopment in the surrounding area, in particular the late 20th century housing estate to the north. The listed building is appreciated in the context of established contrasts in height, scale and buildings typologies, which includes tall buildings.

8.68 The ZTV indicates that there is likely to be some visibility of the Proposed Development from the area surrounding the heritage receptor. The Proposed Development would appear as a new feature on the skyline to the north of the Site. The visibility is provided by the loose grain of the 20th century housing estate.

8.69 This part of the experience of the receptor already includes tall, modern developments including the residential tower blocks in the foreground and the commercial buildings at London Bridge. The receptor therefore has a **Low susceptibility** to the type of change presented by the Proposed Development, which results in a **Moderate sensitivity**.

8.70 The Proposed Development will appear to the north of the listed building and so it will not be seen together with the primary elevation. The appreciation of the listed building will be unchanged.

8.71 The position of AVR no. 19 is located approximately 120m south east of the listed building on Long Lane. The AVR demonstrates how the Proposed Development will appear on the skyline in the wider experience of the receptor. As before, this part of the setting already includes tall buildings in a variety of architectural styles and the Proposed Development will not have a material effect on this.

8.72 The Proposed Development is judged to have a **Very Low magnitude** of impact on the heritage value of the receptor. The likely effect is **Negligible Neutral**. This likely effect is not significant.

NO. 9 AND ATTACHED RAILINGS (MAP REF. 3)

8.73 **Section 5.0** identifies no. 9 St Thomas Street as having **High** heritage value.

8.74 The listed building is set within an area of historic buildings at the west end of St Thomas Street. This setting makes a positive contribution to the heritage value of the receptor. The wider setting of the receptor includes busy urban thoroughfares and tall, modern development. The later development in the area makes a neutral contribution to the value of the heritage receptor.

8.75 The Proposed Development will introduce a new tall building in the townscape to the east of the heritage receptor. This area of the receptor's setting has already experienced change of this type, and there are established contrasts in scale and architecture. The receptor is judged to have a **Low susceptibility** to the Proposed Development. This results in a **Moderate sensitivity**.

8.76 AVR no. 22 shows how the Proposed Development will appear above the existing seven storey brick building on the south side of St Thomas Street in the setting of the receptor. It will be appreciated as part of the existing cluster of taller development around London Bridge station.

8.77 The Proposed Development is considered to have a **Very Low magnitude** of impact on the heritage value of the receptor because it is similar to existing components of the baseline condition and, whilst noticeable, the distance and interposing development means that it will be a tertiary feature in the appreciation of the listed building, whose primary heritage value will be unaffected including the strong group relationship with neighbouring listed buildings.

8.78 The likely effect will be **Negligible Neutral**. This likely effect is not significant. The design of the Proposed Development is of a high architectural quality which will introduce an attractive new building in the setting of the receptor. The materiality and regular, grid pattern used in the west elevation responds to the historic building forms in the area surrounding the receptor.

9A ST THOMAS STREET (MAP REF. 4)

8.79 **Section 5.0** identifies no. 9A St Thomas Street as having **High** heritage value.

8.80 The setting of 9A St Thomas Street is the same as that of no. 9 St Thomas Street described above because they form part of the same collection of buildings on the north side of St Thomas Street. Accordingly, the assessment of the likely effect is the same.

8.81 No. 9A St Thomas Street is judged to have a **Low susceptibility** to the Proposed Development. This results in a **Moderate sensitivity**. This is because the Proposed Development will take place in a part of the setting of the listed building which has already experienced modern development and there is an established contrast in scale and architecture to the east of the receptor.

8.82 The magnitude of impact will be **Very Low** as the Proposed Development is commensurate with the characteristics of the receptor's setting and there will be no change to the ability to appreciate is heritage value, or understand the important group value with neighbouring listed buildings. The likely effect will be **Negligible Neutral**. This likely effect is not significant.

MARY SHERIDAN HOUSE (PART) AND AREA RAILINGS (MAP REF. 5)

8.83 **Section 5.0** identifies nos. 11–13 St Thomas Street (Mary Sheridan House) as having **High** heritage value.

8.84 The setting of Mary Sheridan House is the same as that of nos. 9 and 9A St Thomas Street described above because they form part of the same collection of buildings on the north side of St Thomas Street. Accordingly, the assessment of the likely effect is the same.

8.85 Mary Sheridan House is judged to have a **Low susceptibility** to the Proposed Development. This results in a **Moderate sensitivity**. This is because the Proposed Development will take place in a part of the setting of the listed building which has already experienced modern development and there is an established contrast in scale and architecture to the east of the receptor.

8.86 The magnitude of impact will be **Very Low** as the Proposed Development is commensurate with the characteristics of the receptor's setting and there will be no change to the ability to appreciate is heritage value, or understand the important group value with neighbouring listed buildings. The likely effect will be **Negligible Neutral**. This likely effect is not significant.

GUYS HOSPITAL MAIN BUILDING INCLUDING WINGS AND CHAPEL (MAP REF. 6)

8.87 **Section 5.0** identifies the main building at Guy's Hospital as a heritage receptor of **High** value.

8.88 The setting of the listed building comprises the mixed urban townscape of the area to the east of Borough High Street. It is a densely developed area and later redevelopment has removed much of the building's original context. There is a very positive setting relationship with the other listed buildings on St Thomas Street who share architectural characteristics and historical associations with Guy's Hospital.

8.89 The heritage receptor is well contained and it is separated from the Site by the later, tall development of the hospital on the land to the east. The ZTV demonstrates that the later hospital buildings will create a barrier between the Proposed Development and the heritage receptor and there will be no inter-visibility. The heritage receptor therefore has a **Low susceptibility** to the Proposed Development which gives it a **Moderate sensitivity**.

8.90 The primary way in which the heritage value of the listed buildings is appreciated is from within its perimeter; it is an inward-looking building because of the layout around internal courtyards and the surrounding development which it is enclosed by. The Proposed Development will not be visible when moving around and through the heritage receptor and there will be no change to the ability to appreciate its heritage value.

8.91 There is no historical association between the Site and the heritage receptor. The Site is already located in a part of the receptor's wider setting which has experienced change of the type and nature of the Proposed Development.

8.92 The magnitude of impact on the heritage receptor arising from the Proposed Development is judged to be **Very Low**.

8.93 The Proposed Development will appear in the long view with the north elevations of the ranges which enclose the courtyard, but this effect is not considered to have any effect on the ability to appreciate the listed building, which is primarily from looking south into its demise from St Thomas Street.

8.94 The Proposed Development will have a **Negligible Neutral** likely effect on the heritage value of the main building of Guy's Hospital. This likely effect is not significant.

LISTED BUILDINGS - GRADE II

WAR MEMORIAL (MAP REF. 7)

8.95 **Section 5.0** identifies that the war memorial in the former churchyard of St John is a heritage receptor of **Low** value.

8.96 The war memorial is contained within St John's Church Park and it setting comprises an open green space enclosed by mature trees. This setting is suitable for quiet contemplation of the event the memorial commemorates and therefore makes a positive contribution to its purpose.

8.97 Immediately to the south of the receptor is the building which replaced the former church at this site. The church, boundary trees and railway line which runs further south prevent any wider views of the urban area to the south.

8.98 Notwithstanding the ZTV analysis that there might be visibility of the Proposed Development from the war memorial, the nature of its heritage value and immediate setting means that it has a Low susceptibility to the Proposed Development and a Low sensitivity.

8.99 The Proposed Development is judged to have a magnitude of impact of Nil on the heritage value of the receptor. It will not have any effect on the green quality of the park in which the memorial is appreciated. The park is already understood as green space in an urban area, and even if the Proposed Development does appear it will not fundamentally change the character of the receptor's setting. The likely effect is None. This likely effect is not significant.

55 BERMONDSEY STREET (MAP REF. 8)

8.100 **Section 5.0** identifies 55 Bermondsey Street as having **Medium** heritage value.

8.101 The enclosed, historic character of Bermondsey Street makes a positive contribution to the heritage value of the receptor. It is primarily appreciated as part of the mixed, historic townscape along this route.

8.102 The Site forms part of the area of later redevelopment to the north west which has removed the original setting. The principle of a new tall building in this area, where there is already an established contrast in scale and architecture, means that the susceptibility of the receptor is judged to be **Low**. This results in a **Low/Moderate sensitivity.**

8.103 The ZTV indicates that the Proposed Development will not be visible from the north end of Bermondsey Street where the heritage receptor is located. This is because of the visual parallax provided by the 3–4 storey development on the opposite side of the narrow street which prevents any visibility of the context to the west.

8.104 The heritage receptor's intimate setting will be unchanged and the Proposed Development is judged to have a magnitude of impact of **Nil** on its heritage value as a Victorian warehouse. The likely effect is therefore **None**. This likely effect is not significant.

NOS 59, 61 AND 63 BERMONDSEY STREET AND ATTACHED RAILINGS (MAP REF. 9)

8.105 **Section 5.0** identifies nos. 59, 61 and 63 Bermondsey Street as having Medium heritage value.

8.106 This heritage receptor is located next door but one to no. 55 Bermondsey Street and the setting and likely effect is judged to be the same. The intimate, localised setting of the heritage receptor means that it has a Low susceptibility to the Proposed Development and a Low/Moderate sensitivity.

8.107 The ZTV indicates that the Proposed Development will not be visible from the north end of Bermondsey Street where the heritage receptor is located. This is because of the visual parallax provided by the 3–4 storey development on the opposite side of the narrow street which prevents any visibility of the context to the west.

8.108 The setting of the heritage receptor will be unchanged and the Proposed Development is judged to have a magnitude of impact of Nil on its heritage value. The likely effect is therefore None. This likely effect is not significant.

BERMONDSEY STREET NORTH (MAP REFS. 10 AND 11)

8.109 **Section 5.0** identifies the two listed buildings on the west side of Bermondsey Street at its north end as having **Medium** heritage value.

8.110 Similarly to nos. 55 and 59–63 Bermondsey Street above, the intimate character of Bermondsey Street defines the setting of the listed buildings and the mixed, historic townscape makes a positive contribution to their heritage value as 18th and 19th century dwellings with later alterations.

8.111 The heritage receptors are situated on the west side of Bermondsey Street and slightly further south than nos. 55 and 59–63 which increases the possibility of tall development to the west appearing above the established ridgeline. It is possible to see the tip of The Shard in views of the primary elevations from the south. The heritage receptors are judged to have a **Low susceptibility** to the Proposed Development and a **Low/ Moderate sensitivity**.

8.112 The Proposed Development sits considerably below The Shard in terms of height. The ZTV indicates that the Proposed Development will be glimpsed when travelling along the eastern pavement along Bermondsey Street. The additional height relative to the 2018 scheme gives rise to some peripheral visibility, although this would be seen over distance and largely occluded by development in the foreground. It would form a peripheral feature that would not detract from the heritage value of the receptors that retain their group value as a cluster of listed buildings along the street. The magnitude of impact will be **Very Low** and the likely effect will be **Negligible Neutral**. The likely effect is not significant.

FORMER CHURCHYARD OF THE CHURCH OF ST JOHN (MAP REFS. 15, 16 AND 52)

8.113 **Section 5.0** identifies the three listed buildings in the former churchyard of the Church of St Johns as having **Medium** heritage value.

8.114 The three listed buildings are each located at the boundary of the former churchyard, facing the road frontages to the north and east. The setting of the listed buildings comprises the former churchyard of the Church of St John which is open green space enclosed by tall, mature trees. They give and receive heritage value from each other as part of a complex of buildings associated with the lost church.

8.115 The listed buildings are judged to have a **Low susceptibility** to the Proposed Development because of the distance and interposing development (including vegetation and the railway line) which creates a physical barrier between the listed buildings and the Site to the south west. They have a **Low/Moderate sensitivity**.

8.116 The ZTV indicates that the Proposed Development may be visible in the gaps between the listed buildings across the former churchyard, which is now a public park. Any visibility will be filtered by the trees in the park and there will be no change to the ability to appreciate the architectural character of the listed buildings, or their historical interest as a group.

8.117 The introduction of a new feature on the skyline, when the trees are not in leaf, would have no material impact on the listed buildings, which are appreciated in a later urban context.

8.118 The magnitude of impact on the heritage receptors associated with the former Church of St John is judged to be **Very Low**. The likely effect is therefore **Negligible Beneficial**. This likely effect is not significant.

2 AND 4 LEATHERMARKET STREET (MAP REF. 18)

8.119 **Section 5.0** identifies nos. 2 and 4 Leathermarket Street as a heritage receptor of **Medium** value.

8.120 The setting of the late Georgian warehouse has changed as a result of later development and the move of industry away from this part of Southwark. The open, landscaped green space to the north does not contribute to its heritage value because it is at odds with the building's industrial history, and that of the area, and does not provide an ability to appreciate the listed building's architectural character in a meaningful way.

8.121 The susceptibly of the heritage receptor to the Proposed Development is judged to be **Low** because of the distance, extent of change to its setting and interposing development. It has a **Low/Moderate sensitivity**.

8.122 The ZTV indicates that there will be no visibility of the Proposed Development from the setting to the south east of the receptor, from which the architectural character of its primary elevations can be appreciated.

8.123 The Proposed Development will be visible on the skyline from the area of green space to the rear of the listed building. As before, this setting does not contribute to the heritage value of the receptor. In any event, later, tall development already punctuates the skyline and will not change the character or nature of the wider setting.

8.124 The Proposed Development is judged to have a magnitude of impact of **Nil** on the heritage value of the receptor and the likely effect is **None**. This likely effect is not significant.

NOS. 4-8 AND 12-16 AND ATTACHED RAILINGS (MAP REF. 28)

8.125 **Section 5.0** identifies nos. 4–8 and 12–16 St Thomas Street as a heritage receptor of **Medium** value.

8.126 The listed building is set within the area of historic buildings at the west end of St Thomas Street. This setting makes a positive contribution to the heritage value of the receptor. The wider setting of the receptor includes busy urban thoroughfares and tall, modern development. The later development in the area makes a neutral contribution to the value of the heritage receptor.

8.127 The Proposed Development will introduce a new tall building in the townscape to the east of the heritage receptor. This area of the receptor's setting has already experienced change of this type, and there are established contrasts in scale and architecture. The receptor is judged to have a **Low susceptibility** to the Proposed Development. This results in a **Low to Moderate sensitivity**.

8.128 AVR no. 22 shows how the Proposed Development will appear above the existing seven storey brick building on the south side of St Thomas Street in the setting of the receptor. It will be appreciated as part of the existing cluster of taller development around London Bridge station.

8.129 The Proposed Development is considered to have a **Very Low magnitude** of impact on the heritage value of the receptor because it is similar to existing components of the baseline condition and, whilst noticeable, the distance and interposing development means that it will be a tertiary feature in the appreciation of the listed building, whose primary heritage value will be unaffected including the relationship to the neighbouring listed buildings.

8.130 The likely effect will be **Negligible Neutral**. This likely effect is not significant. The design of the Proposed Development is of a high architectural quality which will introduce an attractive new building in the setting of the receptor. The materiality and regular, grid pattern used to articulate west elevation responds to the historic building forms in the area surrounding the receptor.

MARY SHERIDAN HOUSE (PART) AND ATTACHED AREA RAILINGS (MAP REF. 29)

8.131 **Section 5.0** identifies no. 15 St Thomas Street (Mary Sheridan House) as a being of **Medium** heritage value.

8.132 The assessment of likely effect on the heritage receptor is the same as nos. 11–13 St Thomas Street which form the western half of this building and is listed at Grade II*.

8.133 The listed building is set within an area of historic buildings at the west end of St Thomas Street. This setting makes a positive contribution to the heritage value of the receptor. The wider setting of the receptor includes busy urban thoroughfares and tall, modern development. The later development in the area makes a neutral contribution to the value of the heritage receptor.

8.134 The Proposed Development will introduce a new tall building in the townscape to the east of the heritage receptor. This area of the receptor's setting has already experienced change of this type, and there are established contrasts in scale and architecture. The receptor is judged to have a **Low susceptibility** to the Proposed Development. This results in a **Low to Moderate sensitivity**.

8.135 AVR no. 22 shows how the Proposed Development will appear above the existing seven storey brick building on the south side of St Thomas Street in the setting of the receptor. It will be appreciated as part of the existing cluster of taller development around London Bridge station.

8.136 The magnitude of impact will be **Very Low** as the Proposed Development is commensurate with the characteristics of the receptor's setting. It is similar to existing components of the baseline condition and, whilst noticeable, the distance and interposing development means that it will be a tertiary feature in the appreciation of the listed building, whose primary heritage value will be unaffected including the strong group relationship with neighbouring listed buildings. There will be no change to the ability to appreciate is heritage value, or understand the important group value with neighbouring listed buildings. The likely effect will be **Negligible Neutral**. This likely effect is not significant.

K2 TELEPHONE KIOSK OUTSIDE NOS. 17 AND 19 (NOS. 17 AND 19 NOT INCLUDED) (MAP REF. 30)

8.137 **Section 5.0** identifies the two telephone kiosks on St Thomas Street as having **Low** heritage value.

8.138 The setting of the listed building is formed of the mixed townscape on St Thomas Street. The activity along this route makes a positive contribution to their heritage value solely because of their function. There is nothing in the surrounding architecture which contributes to their value. The receptor has a **Low susceptibility** to the Proposed Development because new development will not change the experience or appreciation of the receptor as a telephone kiosk designed by Giles Scott. This results in a **Low sensitivity**.

8.139 The Proposed Development will appear as part of the area of later, tall development to the east along St Thomas Street. The introduction of a new building will have no effect on an appreciation of the kiosk's heritage value. The magnitude of impact is **Nil** and the likely effect is **None**. This likely effect is not significant.

DRINKING FOUNTAIN IN SOUTH EAST CORNER OF TANNER STREET RECREATION GROUND (MAP REF. 34)

8.140 **Section 5.0** identifies the drinking fountain at Tanner Street as being of **Low** heritage value.

8.141 Tanner Street Park forms the setting of the receptor and it is experienced in the context of buildings and structures associated with recreational activities. It is possible to appreciate the wider urban environment from within the park. The open space means that the Proposed Development might be visible from the drinking fountain, although this is not considered to change an ability to appreciate its heritage value at all.

8.142 The drinking fountain is judged to have a **Low susceptibility** to the Proposed Development as a result of the distance, interposing development and nature of the receptor's value. It has a **Low sensitivity**.

8.143 The magnitude of impact on the heritage value of the receptor will be **Nil** and the likely effect is **None**. This likely effect is not significant.

FIRE STATION (MAP REF. 41)

8.144 **Section 5.0** identifies the Fire Station as being of **Medium** heritage value.

8.145 The Fire Station is experienced as part of the mixed townscape along Tooley Street which forms its primary setting. The Site is separated from the heritage receptor by considerable distance and interposing development, including the railway line into London Bridge station. Only The Shard is able to be appreciated from within the context of the Fire Station, but it makes a neutral contribution to its heritage value as an Edwardian fire station.

8.146 The heritage receptor is judged to have a **Low susceptibility** to the Proposed Development and a **Low/Moderate sensitivity**.

8.147 The Proposed Development is located to the south west of the heritage receptor and will not be seen together with the building in views from the east and west along Tooley Street. The ability to appreciate its architectural interest will be unchanged.

8.148 The ZTV indicates that there may be a glimpsed view of the Proposed Development provided by Magdalen Street the south which intersects Tooley Street opposite the listed building. It will appear as a distant feature above the established roofline which terminates Magdalen Street. Such a view will have no effect on the ability to understand the heritage value of the receptor, which already includes taller developments in this location such as The Shard.

8.149 The magnitude of impact will be **Nil** and the likely effect will be **Negligible Neutral**. This likely effect is not significant.

SOUTH LONDON COLLEGE (MAP REF. 44)

8.150 **Section 5.0** identifies the South London College as being of **Medium** value.

8.151 The listed building is located on the north side of the junction between Queen Elizabeth Street and Fair Street at the east end of Tooley Street. The primary elevations face south. The setting includes a mix of development including historic buildings and later infill.

8.152 The Site is separated from the heritage receptor by considerable distance and interposing development, including the railway line into London Bridge station. It has a **Low susceptibility** to the Proposed Development as a result. It is a heritage receptor of **Low/Moderate sensitivity.**

8.153 The way in which the listed building is appreciated from Tooley Street will not change.

8.154 The ZTV indicates that the Proposed Development may appear above the ridgeline of development on the south side of the junction. This part of the receptor's setting has already experienced later development. The appearance of a taller building above the roof of mid-late 20th century buildings which do not positively contribution to the receptor's heritage value is not judged to impact the listed building.

8.155 The magnitude of impact is judged to be **Very Low** on the heritage value of the listed building and the likely effect is **Negligible Neutral**. This likely effect is not significant.

STATUE ON ISLAND SITE IN FRONT OF SOUTH LONDON COLLEGE AND RAILINGS (MAP REF. 45)

8.156 **Section 5.0** identifies the statue outside South London College as being of **Low** heritage value.

8.157 The statue addresses the junction between Queen Elizabeth Street and Fair Street at the east end of Tooley Street. This setting contributes to its heritage value because it allows the statue to be appreciated from the public realm. The mixed townscape including historic and later developments does not make a material contribution to the value of the heritage receptor.

8.158 The Proposed Development will take place a considerable distance from the receptor and there will be limited intervisibility. It has a **Low susceptibility** to the Proposed Development and a **Low sensitivity.**

8.159 The ZTV indicates that the Proposed Development may be visible in views across the statue from the north east. The appearance of the Proposed Development will form part of backdrop of the statue which already includes later development. The Proposed Development will not appear in views of the statue's primary west frontage.

8.160 The Proposed Development is judged to have a magnitude of effect of **Nil** on the heritage value of the receptor. The likely effect is **None**. This likely effect is not significant.

BERMONDSEY LEATHER MARKET (MAP REF. 47-50, 53)

8.161 **Section 5.0** identifies that the five listed buildings on the south side of Leathermarket Street which represent the former Bermondsey Leather Market as being of **Medium** heritage value.

8.162 The listed buildings within the Leather Market group are arranged around a central, long rectangular courtyard. The listed buildings each positively receive and contribute to the heritage value of the other, and therefore the setting is contained and inward-looking. The containment of the Victorian warehouse architecture in reinforced by the surrounding area where later development has replaced the historic context entirely.

8.163 The well-contained setting of the heritage receptors, distance and interposing development means that they have a **Low susceptibility** to the Proposed Development. This results in a **Low/Moderate sensitivity**.

8.164 The ZTV indicates that the Proposed Development is likely to be visible from within the courtyard created by the heritage receptors. This would be a long view through the opening between the later building and warehouse on the north side of the courtyard. This view already includes later development on the skyline including The Shard and the City.

8.165 A long distance, incidental and partial view of the Proposed Development is not judged to have any material impact on the ability to appreciate the heritage value of the receptors, or their interest as a group. The magnitude of impact is judged to be **Nil** and the likely effect is **None**. This likely effect is not significant.

RAILWAY VIADUCT ARCHES (MAP REF. 54)

8.166 **Section 5.0** identifies that the railway arches as being of **Medium** heritage value.

8.167 The setting of the listed structures includes London Bridge station which makes a positive contribution to their heritage value because they form part of the station's earliest infrastructure and remain as an active part of it.

8.168 The setting of St Thomas Street makes neutral contribution to the heritage value of the receptor. The street allows an appreciation of their architecture and some contemporary buildings remain in the area to the south. The high level of detailing suggests that the architect desired the arches to be appreciated aesthetically.

8.169 The later, tall developments on the south side of the street, particularly to the west, have removed the historic character of the area. This effect on the heritage value of the receptor is limited, however, because its primary value is derived from its historical and architectural interest as an example of Victorian railway engineering.

8.170 The Site is currently an area of vacant land opposite the heritage receptor which detracts from its heritage value by degrading the overall quality of the townscape, and disconnecting it from the historical development to the south (captured in the Bermondsey Street CA).

8.171 The Proposed Development will take place on the vacant land immediately opposite the heritage receptor which, accordingly, has a **Medium susceptibility** to the change. This results in a **Moderate sensitivity**.

8.172 The Proposed Development will introduce 19 storey building plus ground and mezzanine on the south side of St Thomas Street, including the retained warehouse at 9 Fenning Street. It will introduce a new public open space at the junction with Snowsfields and improvements to the public realm and reactivate this part of St Thomas Street with new connections through the Site.

8.173 AVR nos. 17 and 23 show the way the Proposed Development will appear on the south side of St Thomas Street in the linear views along the route with the railway arches. View 17 shows the view from the east and view 23 the view from the west.

8.174 The Proposed Development will have an impact of **Low magnitude** because it involves a permanent, noticeable change to the setting of the heritage receptor as a result of their proximity to one another.

8.175 It should be noted that the Proposed Development will not introduce a wholly new component to the baseline because the setting of the listed building already includes tall, modern developments. In other words, the Proposed Development is similar to existing components.

8.176 The likely effect of the Proposed Development on the listed railway arches is judged to be **Minor Beneficial** because it will replace the area of vacant land which currently detracts from their setting with a new building of high quality architecture and public realm. This will drastically improve the overall context in which the listed building is appreciated, and the number of people who will have an opportunity to appreciate the structures.

8.177 There will be no change to the ability to appreciate the historical and architectural value of the railway arches or their important setting relationship with London Bridge station. The new routes which will connect St Thomas Street to the area of historic development to the south will enhance the ability to read the arches as part of their wider context.

CONSERVATION AREAS

TOOLEY STREET CA (MAP REF. B)

8.178 **Section 5.0** identifies that the Tooley Street CA is a heritage receptor of **Medium** value.

8.179 The CA has a linear character which is contained between the river and the railway line into London Bridge. The river to the north makes a positive contribution to the CA as a result of the historical relationship between this area and trade on the river.

8.180 The railway line is a physical barrier between the CA and the areas of development to the south. The barrier separates the historic riverside development from the areas of smaller-scale, finer grain development to the south. The areas to the south include the tall, later development at London Bridge including The Shard and Guy's Hospital.

8.181 The Site falls within in this context to the south. The heritage value of the CA is therefore judged to have a **Low susceptibility** to the Proposed Development. This results in a **Low/Moderate sensitivity**.

8.182 The ZTV indicates that there will be very limited visibility of the Proposed Development from within the CA. The Proposed Development will only appear in the incidental views to the south from side-streets off Tooley Street. There will be no change to the way the heritage value of the CA is appreciated or understood arising from these glimpses of the new building on the skyline.

8.183 The magnitude of impact is considered to be **Very Low** on the heritage of the CA and the likely effect is **Negligible Neutral**. This likely effect is not significant.

TOWER BRIDGE CA (MAP REF. C)

8.184 **Section 5.0** identifies that the Tower Bridge CA is a heritage receptor of **Medium** value.

8.185 The setting of the Tower Bridge CA comprises the area between the river and the railway line. The railway effectively separates the heritage receptor from the areas of development to the south, in which the Site is located. The distance, interposing development and lack of historical associations means that the CA is judged to have a **Low susceptibility** and **Low/Moderate sensitivity** to the Proposed Development.

8.186 The ZTV demonstrates how the fine grain and scale of development of the CA will prevent any visibility of the Proposed Development from within the CA. The experience of the character and appearance of the CA will be unchanged, unaffected by the Proposed Development.

8.187 The Proposed Development will, therefore, have a magnitude of impact of **Nil** on the heritage value of the CA and a likely effect of **None**. This likely effect is not significant.

BOROUGH HIGH STREET CA (MAP REF. D)

8.188 **Section 5.0** identifies that the Borough High Street CA is a heritage receptor of **Medium** value.

8.189 The Borough High Street CA is separated from the Site by the later development in the eastern hinterland of the historic high street, and in particular the taller, 20th century development of Guy's Hospital. The ZTV shows how the interposing development and nature of the enclosed high street will prevent any visibility of the Proposed Development from within the CA.

8.190 The heritage receptor has a **Low susceptibility** to the type of change introduced by Proposed Development and **Low/Moderate sensitivity**.

8.191 There will be no change to the way the heritage value of the CA is appreciated or understood arising from the Proposed Development, which will not introduce any change to the existing setting of the CA. The magnitude of impact is therefore judged to be **Nil** and the likely effect is **None**. This likely effect is not significant.

CUMULATIVE EFFECT

SCENARIO A (CONSENTED CUMULATIVE)

8.192 The HTVIA has assessed the additional effects of the Proposed Development on top of the cumulative baseline created by development subject to an extant consent. This is referred to as 'Cumulative Scenario A' within the assessment. Cumulative 'Scenario A' schemes are identified at **Figure 2.1**.

8.193 The cumulative schemes which fall outside of the radius of 400m from the Site boundary are not considered as part of the cumulative assessment of heritage receptors because, with the exception of the Tower of London WHS, no heritage receptors are assessed beyond this radius.

8.194 This list of cumulative schemes has also been informed by the visual information presented in the AVRs which helps to illustrate which schemes will be visible in the context of heritage receptors.

8.195 The schemes considered as part of this assessment on heritage receptors are, therefore, as follows:

- 8 – Capital House (18/AP/0900) (Consent granted)
- 10 – Guinness Court (16/AP/3819) (Consent granted)
- 25 – EDGE London Bridge (20/AP/0944)

8.196 Of note, and subsequent to the December 2020 assessment, the 'EDGE London Bridge' scheme (ref: 20/AP/0944) has been approved at planning committee and is therefore assessed as part of Scenario A, as opposed to Scenario B. The cumulative schemes at Capital House and EDGE will introduce new tall feature in the immediate setting of the Bermondsey Street CA. This part of the CA's setting already includes tall development and there will be no change to the way the character and appearance of the CA is experienced. It is judged that there would be no change to the assessment of likely effects of the Proposed Development arising from the Capital House cumulative scheme. They will form a cluster with the Proposed Development along St Thomas Street.

8.197 The cumulative scheme no. 7 at Tower Bridge Magistrates Court will introduce a new development at the south west boundary of the Tower Bridge CA. This cumulative scheme is not considered to change the likely effect of the Proposed Development on the heritage value of the CA, which was found to be None. No other heritage receptors which form part of this assessment will be affected.

8.198 Cumulative scheme no. 9 will introduce a new tall building at the corner between St Thomas Street and Weston Street (Capital House). This will increase the volume of tall, modern development in the setting of the heritage receptors at St Thomas Street, and have the effect of intensifying the extent of later development in their setting.

SCENARIO B (EMERGING CUMULATIVE)

8.199 In scenario B the emerging developments will further intensify change in the immediate area surrounding the Site, located to the south of London Bridge Station. This will have a readily perceptible impact to the setting of Bermondsey Street Conservation Area, which will remain adverse due to the proximity and the nature of proposals which will contrast with the prevailing heights and uses within the CA which define its character and appearance. This will not, however, be incongruent to the wider context that includes tall and large development, particularly where associated with London Bridge Station. Moreover, the proposals would collectively provide new public realm and active frontages linking the Conservation Area to London Bridge to the north. Whilst there would be a marked contrast in scale, the use and function of this area would be improved, particularly for the Horseshoe Inn public house and the retained elements of the Vinegar Yard warehouse. In both scenarios the overall impact of the Proposed Development to Bermondsey Street Conservation Area would remain Minor Adverse.

8.200 Equally, scenario B would further intensify development adjacent to the Grade II listed railway viaduct arches at London Bridge. They would further include the creation of new active frontages along St Thomas Street and the provision of new public realm, which would enhance the setting of the arches. They would be complementary to their use and function, including indirectly the generation of greater footfall and creation of a sense of 'place' that would further help secure their long-term conservation. In both scenarios the impact of the Proposed Development would remain Minor Beneficial to the Grade II listed arches.

8.201 The overall effects of the Proposed Development are summarised in the table below (**Table 8.1**).

MAP REF.	HERITAGE RECEPTOR	HERITAGE VALUE	SUSCEPTIBILITY TO CHANGE	SENSITIVITY	MAGNITUDE OF IMPACT (DEMOLITION AND CONSTRUCTION)	LIKELY EFFECT (DEMOLITION AND CONSTRUCTION)	MAGNITUDE OF IMPACT (COMPLETED DEVELOPMENT)	LIKELY EFFECT (COMPLETED DEVELOPMENT)	LIKELY EFFECT (CUMULATIVE: SCENARIO A)	LIKELY EFFECT (CUMULATIVE: SCENARIO B)
World Heritage Sites										
1	Tower of London WHS	Exceptional	Medium	High	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
Listed Buildings										
2	No 142 and Attached Railings	High	Low	Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
3	No 9 and Attached Railings	High	Medium	Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
4	9A St Thomas Street	High	Medium	Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
5	Mary Sheridan House (Part) and Area Railings	High	Medium	Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
6	Guys Hospital Main Building including wings and chapel	High	Low	Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
7	War Memorial	Low	Low	Low	None	None	None	None	None	None
8	55 Bermondsey Street	Medium	Low	Low/Moderate	None	None	None	None	None	None
9	Nos. 59, 61 and 63 Bermondsey Street and attached railings	Medium	Low	Low/Moderate	None	None	None	None	None	None
10	68–76 Bermondsey Street	Medium	Low	Low/Moderate	None	None	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
11	78 Bermondsey Street	Medium	Low	Low/Moderate	None	None	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
15	No. 10 and attached railings to front door steps	Medium	Low	Low/Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
16	Watch House in St John's Churchyard (Recreation Ground)	Medium	Low	Low/Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
18	Gate Piers and Railings to the churchyard of the former Church of St John	Medium	Low	Low/Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
28	2 and 4 Leathermarket Street	Medium	Low	Low/Moderate	None	None	None	None	None	None
29	Nos. 4–8 and 12–16 and attached railings	Medium	Medium	Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
30	Mary Sheridan House (part) and attached area railings	Medium	Medium	Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
34	K2 Telephone Kiosk outside nos. 17 and 19 (nos. 17 and 19 not included)	Low	Low	Low	None	None	None	None	None	None

MAP REF.	HERITAGE RECEPTOR	HERITAGE VALUE	SUSCEPTIBILITY TO CHANGE	SENSITIVITY	MAGNITUDE OF IMPACT (DEMOLITION AND CONSTRUCTION)	LIKELY EFFECT (DEMOLITION AND CONSTRUCTION)	MAGNITUDE OF IMPACT (COMPLETED DEVELOPMENT)	LIKELY EFFECT (COMPLETED DEVELOPMENT)	LIKELY EFFECT (CUMULATIVE: SCENARIO A)	LIKELY EFFECT (CUMULATIVE: SCENARIO B)
41	Drinking Fountain in south east corner of Tanner Street recreation ground	Low	Low	Low	None	None	None	None	None	None
44	Fire Station	Medium	Low	Low/Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
45	South London College	Medium	Low	Low/Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
47	Statue on Island Site in front of South London College and railings	Low	Low	Low	None	None	None	None	None	None
48	Leather Market	Medium	Low	Low/Moderate	None	None	None	None	None	None
49	'London Leather, Hide and Wood Exchange The Jugglers Arms Public House'	Medium	Low	Low/Moderate	None	None	None	None	None	None
50	Leathermarket Yard	Medium	Low	Low/Moderate	None	None	None	None	None	None
52	Warehouse Block to East of Leather Market Yard Units 13–16	Medium	Low	Low/Moderate	None	None	None	None	None	None
53	Units 7 and 8 Bermondsey Leather Market	Medium	Low	Low/Moderate	None	None	None	None	None	None
54	Railway Viaduct Arches	Medium	Medium	Moderate	Very Low	Negligible / Minor Adverse	Low	Minor Beneficial	Minor Beneficial	Minor Beneficial
Conservation Areas										
A	Bermondsey Street CA	Medium	Medium to High	Moderate	Low	Minor Adverse	Very Low	Minor Adverse	Minor Adverse	Minor Adverse
B	Tooley Street CA	Medium	Low	Low/Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
C	Tower Bridge CA	Medium	Low	Low/Moderate	Very Low	Negligible Adverse	None	None	None	None
D	Borough High Street CA	Medium	Low	Low/Moderate	Very Low	Negligible Adverse	None	None	None	None
Non-designated heritage assets										
55	9 Fenning Street	Very Low	Medium to High	Low/Moderate	High	Minor Adverse	High	Minor Beneficial	Minor Beneficial	Minor Beneficial

Table 8.1 Summary of the likely effects on heritage receptors. The significant likely effects are shaded in blue.

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9.0
ASSESSMENT: TOWNSCAPE

LAND BOUNDED BY ST THOMAS STREET, FENNING STREET, VINEGAR YARD AND SNOWFIELDS INCLUDING NOS. 1-7 FENNING STREET AND NO. 9 FENNING STREET, SE1 3QR

ASSESSMENT: TOWNSCAPE

9.1 This section assesses the effect of the Proposed Development on the townscape character areas identified in **Section 6.0**. A qualitative assessment is provided below. A summary of the effects arising from impacts to townscape receptors is provided at **Table 6.1**.

DEMOLITION AND CONSTRUCTION PHASE

9.2 ES Volume 1 sets out the anticipated programme of works and the key activities that would be undertaken on the Site during demolition and construction necessary to facilitate the Proposed Development. The construction period is to be phased to mitigate any potential effects.

9.3 The Site would be enclosed with hoardings during the demolition and construction phase, which will provide a visual buffer to the immediate environment. The phase will, however, result in increased noise, vibration, dust and traffic in the surrounding area. The magnitude of this impact will be experienced within close proximity to the Site, in particular on St Thomas Street, Melior Street and Fenning Street. This would have an adverse impact to the character, function and appearance of character areas 1, 2 and 5. Notwithstanding, the magnitude of impact would be low due to the temporary nature of the works. In addition, this would not deviate too far from the existing baseline condition, which comprises the majority of the Site already cleared and bounded by hoardings.

9.4 The continued functioning of the local area during the phase is an important consideration to the vitality of the townscape. Construction vehicles, comprising ready mix lorries, articulated low loaders, plant delivery and rigid vehicles, would have an adverse impact on the function of the townscape in the immediate area. The Transport Assessment submitted with the planning application provides mitigation measures to reduce the disruption caused by construction and site preparation. The logistic management team would organise and plan prescribed delivery times to ensure that busy roads do not become congested with frequent material deliveries.

9.5 External works including public realm landscaping would commence towards the end of the construction phase. The works would demonstrably improve the Site and connections to the surrounding area.

9.6 The standard environmental controls required under legislation and best practice guidance are met as a matter of course. In order to further mitigate the impact of demolition and construction to the immediate area the Applicant may enter into a 'Considerate Constructors' scheme to ensure best practice. Mitigation and monitoring measures would be secured and controlled through an appropriate Construction Environmental Management Plan (CEMP). This may be secured through a suitably worded planning condition.

9.7 The CEMP will need to be mindful of the operation for nearby cumulative developments to ensure minimal impact to the continued function of the area during the demolition and construction phase. The adjacent Capital House site is subject to an extant permission (ref: 14/AP/4640), although a revised submission has since been lodged and was approved in December 2020.

9.8 There are limited cumulative schemes in the wider surrounding area that would have a bearing on this phase. An exception may be Colechurch House (ref: 20/AP/3013) due to its relative proximity to the Site; located at the western end of St Thomas Street.

9.9 Overall, the demolition and construction residual effects are **Minor Adverse** to character areas 1, 2 and 5. The likely effect is local level, over a short to medium term. This likely effect is not significant.

9.10 Across longer distances, the demolition and construction phase of the Proposed Development is likely to manifest only in cranes, visible from the surrounding character areas. The cranes will be new elements within the view, although not incongruent to the townscape associated with the busy urban environment in and around London Bridge. The duration of the effects are considered to be short to medium-term and reversible. Overall, the demolition and construction residual effects are Negligible on Character Area Nos. 3, 4 and 6-8.

COMPLETED DEVELOPMENT

CHARACTER AREA 1: ST THOMAS STREET

9.11 The townscape value of the area is identified at **Section 6.0** to be **Medium** to **Low**.

9.12 The Site is located within the character area, on its eastern boundary. The character area has a high ability to accommodate the proposed type of development. It would maintain the baseline situation, which includes tall and large development associated with the cluster adjacent to The Shard. It would achieve the urban design strategies set out within the existing and emerging development plan, which envisage redevelopment of the Site to achieve office-led regeneration. The character area therefore has a **Low** susceptibility to change and an overall **Low** sensitivity.

9.13 The ZTV at **Section 2.0** demonstrates there would be significant inter-visibility of the Proposed Development from the character area, including along St Thomas Street and Melior Street. Notwithstanding, inter-visibility does curtail further west, where interposed by tall and large development associated with Guy's Hospital.

9.14 The approach towards the Site from St Thomas Street is demonstrated by views 17, 22 and 23 at **Section 10.0**. From the west, the Proposed Development would be seen as a subservient feature in the backdrop to the cluster surrounding The Shard. The height and form of the Proposed Development would be congruent to the existing varied townscape in the foreground, which includes Guy's Hospital. The scale of the road, a primary route through the area, is sufficient to accommodate the intensity of development.

9.15 The majority of the ground floor within the envelope of the principal building will be open-plan. Doors on the north, east and south side of the building will ensure the area is a transient space, allowing pedestrian movement through the Site. It will comprise curated retail space that will be flexible with regard to layout.

9.16 The proposed principal building is setback from the northern Site boundary and pavement edge, thus providing a generous pedestrian route along St Thomas Street. The permeability and legibility created by the Proposed Development as a whole would be highly beneficial to the townscape, mindful of the central London location and high footfall driven by the adjacent public transport hub.

9.17 The Proposed Development will include a significant area of public realm that will connect St Thomas Street to Snowfields, and Bermondsey Street beyond. This new public realm provides an open space for outpatients, office workers, residents and visitors. The retained warehouses is integrated into this space.

9.18 The public space and elevations to St Thomas Street would include active frontages that would animate and complement the existing provision within the railway arches. This will help transform St Thomas Street from a transient thoroughfare to a 'place', including high quality landscaped areas to accommodate seating that will encourage people to stop and dwell.

9.19 The landscape design includes a boulevard of trees lining the northern boundary of the Site. This will provide visual amenity to the southern side of St Thomas Street.

9.20 In terms of the elevational treatment, the Proposed Development responds carefully to the different contextual challenges. The overall volume is broken down into smaller components and the materials take cues from historic warehouse precedents and contemporary office buildings. The combination of traditional materials such as brick and high-tech design elements such as the exposed servicing infrastructure creates an interesting piece of architecture that responds intelligently to the evolving townscape around London Bridge, the historic urban fabric to the south and the glass towers of the City.

9.21 The Proposed Development would comprehensively redevelop a significant part of the character area with a tall building that will have a demonstrable impact on its character, appearance and function. The Proposed Development will have a **High** magnitude of impact to the receptor and would give rise to a **Moderate Beneficial** effect. The effect will be direct, long-term and at a regional scale.

CHARACTER AREA 2: BERMONDSEY

9.22 The townscape value of the area is identified at **Section 6.0** to be **Medium** to **High**.

9.23 The Site is located immediately north of the character area. The area generally comprises relatively fine grain development, although has an existing and established context of tall and large development along its boundaries, in particular to the north associated with London Bridge. The part of the character area in close proximity to the Site is fragmented and not a cohesive townscape relative to the built environment along Bermondsey Street that encompasses the main part of the Conservation Area. The urban design strategies set out within the existing and emerging development plan include the provision of permeable routes linking the character area with St Thomas Street to the north and the type of development proposed may achieve this objective. The character area therefore has a moderate ability to accommodate the proposed type of development and **Medium** susceptibility to change. The overall sensitivity of the receptor is **Medium**.

9.24 Due to the geographical extent of the area, inter-visibility of the Proposed Development from within it is highly varied. The ZTV at **Section 2.0** demonstrates the greatest magnitude of inter-visibility will be directly to the south of the Site, including Snowfields, Kirby Grove and Leathermarket Gardens.

9.25 Views 18, 24 and 25 at **Section 10.0** demonstrate the visual impact of the Proposed Development from these locations within close proximity to the Site. The Proposed Development would form part of the tall and mid-rise modern development to the south of London Bridge Station, including the Shard and the Guy's Hospital campus, which provides a dramatic contrast to the finer scale and grain of the character area.

9.26 The proposed principal building is sub-divided into several massing blocks by virtue of varying scale, form and architectural treatment. As a consequence, each elevation has a defined vertical emphasis, reinforced by the high-tech servicing that runs across the entire height of the building. This sub-division mitigates the introduction of a building of significant scale and mass to views from the character area to the south.

9.27 At ground floor, the Proposed Development would improve the function of the townscape. The southern boundary of the Site would provide new permeable routes linking the character area with St Thomas Street. The ground, mezzanine and first basement level will be used for retail (A1-A5 use) with medical and office space in the upper storeys (B1/D1). In particular, the corner junction to Melior Street would be animated by the new public realm that would complement the public house. The building line along the south-west corner of the Site will be pulled back from the boundary, opening up views of the Horseshoe public house along Melior Street (see view 20 at **Section 10.0**).

9.28 Inter-visibility along Bermondsey Street itself is very limited. Due to the alignment of the road relative to the Site, there would be no visibility from the west side of the street. Glimpse views may be afforded from the eastern pavement, although would generally be limited to areas where there are gaps in the building line to the east. View 15 at **Section 10.0** demonstrates the potential maximum extent of visibility from Bermondsey Street. The articulated and stepped form of the proposed upper storeys mitigates the magnitude of impact and, as a consequence, the Proposed Development comprises a small and not incongruent part of the urban environment. It is subservient and complementary to The Shard, which remain the primary element in the backdrop of the view.

9.29 East of Bermondsey Street inter-visibility of the Proposed Development is highly restricted. An exception is from areas of open space that afford longer views, including Tanner Street Park.

9.30 The Proposed Development would have a **High** magnitude of impact to the receptor, albeit this would diminish towards the eastern boundary of the character area. The Proposed Development would therefore give rise to a **Moderate Beneficial** effect. The effect will be indirect, long-term and at a local scale.

CHARACTER AREA 3: C20 RESIDENTIAL ESTATES

9.31 The townscape value of the area is identified at **Section 6.0** to be **Medium** to **Low**.

9.32 The Site is located approximately 100m from the character area at its closest point. The character area has a high ability to accommodate the proposed type of development, mindful of its mix of building typologies within planned urban landscapes, including seven storey flatted blocks and two twenty-two storey point blocks. The area has an existing and established context of tall and large development to the north, associated with London Bridge. The character area therefore has a **Low** susceptibility to change and an overall **Low** sensitivity.

9.33 The separating distance between the Site and the character area is such that the magnitude of impact to the function of the townscape will not be significant. Notwithstanding, the provision of leisure and employment uses are considered complementary to the primarily residential uses in Character Area 3.

9.34 The ZTV at **Section 2.0** demonstrates there would be high inter-visibility of the Proposed Development from the character area. View 19 at **Section 10.0** is taken from Weston Street, which forms the boundary between character areas 2 and 3. The view demonstrates the Proposed Development would be readily perceptible from the area, although seen as a distant backdrop feature and subservient to development in the foreground.

9.35 The sub-division of volumes and articulated roofscape of the Proposed Development is an important design feature to break down the overall perceived massing. As a result, the Proposed Development would form an attractive part of the skyline. It would be associated with the cluster of tall development at London Bridge.

9.36 The Proposed Development would have a **Low** magnitude of impact to the receptor. The Proposed Development would give rise to a **Minor Beneficial** effect. The effect will be indirect, long-term and at a local scale.

CHARACTER AREA 4: BOROUGH HIGH STREET

9.37 The townscape value of the area is identified at **Section 6.0** to be **Medium** to **High**.

9.38 The character area has a moderate ability to accommodate the proposed type of development. The historic high street, Borough Market and Southwark Cathedral to the west all comprise fine grain development, including highly graded heritage assets. Notwithstanding, there is an existing context of tall and large development to the immediate east, including the Guy's Hospital complex. The proposed typology of development is therefore likely to be congruent to the baseline situation, particularly mindful of the urban design strategies set out within the site allocations outlined in the emerging development plan. The character area therefore has a **Medium to Low** susceptibility to change and an overall **Medium** sensitivity.

9.39 The Site is located approximately 300m from the character area. The ZTV at **Section 2.0** demonstrates there would be extremely limited inter-visibility of the Proposed Development from the character area. An exception would be the axial view from Borough High Street along St Thomas Street, where the Proposed Development would be seen within the backdrop of the London Bridge cluster, including The Shard.

9.40 The separating distance between the Site and the character area is such that the magnitude of impact to the function of the townscape will not be significant.

9.41 The Proposed Development would have a **Very Low** magnitude of impact to the receptor. The Proposed Development would give rise to a **Negligible Beneficial** effect. The December 2020 effect identified a scale of effect (negligible), although omitted a nature of effect. The nature of effect is adjudged to be beneficial owing to the high architectural quality that would be perceptible, when glimpsed across distance. It would also be contextual to the emerging skyline that includes a contrast between older buildings and modern interventions of high architectural quality.

CHARACTER AREA 5: LONDON BRIDGE AND RAILWAY INFRASTRUCTURE

9.42 The townscape value of the area is identified at **Section 6.0** to be **High.**

9.43 The Site is located adjacent to the character area. The character area has a high ability to accommodate the proposed type of development, mindful of the existing baseline situation of large railway infrastructure and buildings associated with the performance of London Bridge. The area includes a large existing provision of office space, which the Proposed Development would be complementary to. The character area therefore has a **Low** susceptibility to change and an overall **Medium** sensitivity.

9.44 London Bridge is a major transport hub of regional significance and the Site is therefore conducive to development at a greater density. The station itself and surrounding area is subject to high footfall, in particular at peak periods. It is noted that the Proposed Development would further contribute towards this footfall. The increased intensity would be mitigated by the provision of a significant area of public realm.

9.45 Similar to Character Area 1, the public space and elevations to St Thomas Street would include active frontages that would animate and complement the existing provision within the railway arches. This will help transform St Thomas Street from a transient thoroughfare to a 'place', including high quality landscaped areas to accommodate seating that will encourage people to stop and dwell.

9.46 It is noted that there would be high inter-visibility of the Proposed Development from the southern side of the railway arches, as demonstrated by the ZTV at **Section 2.0**. Views 16, 17, 22 and 23 demonstrate the visual impact of the Proposed Development from St Thomas Street. The proposed principal building is sub-divided into several massing blocks by virtue of varying scale, form and architectural treatment. As a consequence, the Proposed Development is perceived as several massing elements, as opposed to a singular and overly dominant mass.

9.47 The elevation of the proposed principal building fronting St Thomas includes a part-double and part-triple height ground floor. This provides an important design function for the elevation, ensuring a human scale to the building within the street, whilst also referencing the datum of the railway arches to the north.

9.48 To the east, the proposed new public realm will form an attractive open space at the junction of St Thomas Street and Snowfields.

9.49 The Proposed Development would have a **High** magnitude of impact to the receptor. The Proposed Development would give rise to a **Moderate Beneficial** effect. The effect will be indirect, long-term and at a local scale.

CHARACTER AREA 6: TOOLEY STREET

9.50 The townscape value of the area is identified at **Section 6.0** to be **Medium** to **High.**

9.51 The area comprises a busy thoroughfare in an established urban environment The setting of the character area is characterised by the tall buildings at London Bridge Station including the Shard, Guy's Tower and the News Building to the south. The character area therefore has a **Low** susceptibility to change and an overall **Medium** sensitivity.

9.52 The Site is located approximately 200m from the character area at its nearest point. Notwithstanding, the ZTV at **Section 2.0** demonstrates that there would be very limited inter-visibility of the Proposed Development from the character area, due to the physical and visual buffer created by London Bridge and the associated railway infrastructure. Glimpsed views may be obtained sporadically from the north side of Tooley Street, although would be negligible within the context of the wider built environment.

9.53 Moreover, whilst London Bridge station is permeable, it does create a physical divide between the north and south side of the railway arches. Accordingly, the Proposed Development has limited potential to impact the character and function of Tooley Street.

9.54 The Proposed Development would have a **Very Low** magnitude of impact to the receptor. The Proposed Development would give rise to a **Negligible Beneficial** effect. The December 2020 effect identified a scale of effect (negligible), although omitted a nature of effect. The nature of effect is adjudged to be beneficial owing to the high architectural quality that would be perceptible, when glimpsed across distance. It would also be contextual to the emerging skyline that includes a contrast between older buildings and modern interventions of high architectural quality.

CHARACTER AREA 7: MORE LONDON

9.55 The townscape value of the area is identified at **Section 6.0** to be **High.**

9.56 The area primarily comprises office development of significant scale using contemporary architecture. The setting of the character area includes the tall buildings at London Bridge Station including the Shard, Guy's Tower and the News Building to the south. The character area therefore has a **Low** susceptibility to change and an overall **Medium** sensitivity.

9.57 The Site is located approximately 250m from the character area. The ZTV at **Section 2.0** demonstrates there would be limited inter-visibility of the Proposed Development from the character area. This would be limited to the approach route into More London and a small part of Potters Fields Park. Again, the extent of inter-visibility would be negligible within the context of the wider built environment.

9.58 The physical divide created by London Bridge to the south would limit the potential for the Proposed Development to impact the character and function of the area.

9.59 The Proposed Development would have a **Very Low** magnitude of impact to the receptor. The Proposed Development would give rise to a **Negligible Beneficial** effect. The December 2020 effect identified a scale of effect (negligible), although omitted a nature of effect. The nature of effect is adjudged to be beneficial owing to the high architectural quality that would be perceptible, when glimpsed across distance. It would also be contextual to the emerging skyline that includes a contrast between older buildings and modern interventions of high architectural quality.

CHARACTER AREA 8: TOWER BRIDGE ROAD

9.60 The townscape value of the area is identified at **Section 6.0** to be **Medium.**

9.61 The character area comprises a primary thoroughfare through a busy urban environment. It is defined by its use as a broad, busy vehicular thoroughfare and by its large scale flanking buildings, set back behind wide pavements, which create a strongly linear townscape, enclosed to east and west. It has a high ability to accommodate the proposed type of development whilst maintaining the baseline situation. The character area therefore has a **Low** susceptibility to change and an overall **Medium to Low** sensitivity.

9.62 The Site is located approximately 400m from the character area. The ZTV at **Section 2.0** demonstrates there would be some inter-visibility of the Proposed Development from the character area, due to the open nature of the road, in particular where Tower Bridge crosses the Thames. The Proposed Development would be seen primarily in views travelling south towards the London Borough of Southwark from the City of London and the London Borough of Tower Hamlets. It would be perceived as part of the tall and large development marking the location of London Bridge.

9.63 The separating distance between the Site and the character area, plus the interposing development between the two, is such that the magnitude of impact to the function of the townscape will not be significant.

9.64 The Proposed Development would have a **Low** to **Very Low** magnitude of impact to the receptor. The Proposed Development would give rise to a **Negligible Neutral** effect. The December 2020 effect identified a scale of effect (negligible), although omitted a nature of effect. The nature of effect is adjudged to be negligible, owing the very limited visual impact and nil function impact to the area. The Proposed Development will not change the baseline context or the observer's perception of it and so the nature of effect is neutral.

CUMULATIVE EFFECT

SCENARIO A (CONSENTED CUMULATIVE)

9.65 Cumulative schemes within the surrounding area are identified at **Section 2.0**. Cumulative effects are the additional effects of the main project under consideration, on top of the cumulative baseline.

9.66 The Site is located within Character Area 1 and the ZTV at **Section 2.0** demonstrates there would be significant inter-visibility of the Proposed Development from the area, including along St Thomas Street and Melior Street. Notwithstanding, inter-visibility does curtail further west, where tall and large development associated with Guy's Hospital interposes. This will be further reduced by the construction of the adjacent Capital House site is subject to an extant permission (ref: 14/AP/4640), although a revised submission has since been lodged and was approved in December 2020.

9.67 The extant Capital House permission comprises the demolition of the existing building on the site and erection of a 21 and 31 storey building (1 basement Level plus ground and 30 upper storeys) to a maximum height 108.788m to provide 119 residential units (C3), retail/cafe units (flexible Class A1, A3 Use) at ground floor level.

9.68 The adjacent approval at Edge, or any subsequent consent, would further consolidate the London Bridge cluster of tall buildings. The Proposed Development would be subservient in scale, with the height gradually stepping up towards The Shard, which would remain the primary feature in long views.

9.69 The redevelopment of Capital House would include new areas of public realm and open new permeable routes to Melior Street, further reducing the potential intensity of use across the application Site.

9.70 There are limited cumulative schemes in the wider surrounding area that would have a bearing on the impact of the Proposed Development.

9.71 The comprehensive redevelopment of the sites will see transformative change to Character Area 1: St Thomas Street, Character Area 5: London Bridge and Railway Infrastructure. In conjunction with public realm improvement this will see Character Area 1 develop to a **Medium** townscape value over the plan period. Notwithstanding this increased townscape value, the susceptibility to change of the townscape character area will remain the same, as the proposals are congruent to and reinforce this emerging townscape context.

9.72 The Proposed Development would continue to be a congruent and attractive addition to the townscape. It will demonstrably improve the character, appearance and function of the area. The Proposed Development would have a **High** magnitude of impact to both character areas. The Proposed Development would give rise to a **Moderate Beneficial** likely effect. The effect will be direct, long-term and a local scale. This likely effect is significant.

SCENARIO B (EMERGING CUMULATIVE)

9.73 The Proposed Development has evolved in conjunction with the emerging consents in the Cumulative condition and Emerging Scenario B. Each developer within the Framework has agreed to develop a cohesive strategy and coherent approach to developing a series of sites identified for redevelopment within LB Southwark's current and emerging planning policy. The initiative has been developed in discussions with LB Southwark in an effort to deliver their aspirations for the area. The outstanding sites that are not yet subject to a consent comprise Vinegar Yard (the Site) and Bermondsey – Snowfields' at Bermondsey Yard by Sellar.

9.74 As a whole, the emerging schemes would contribute to transformational change of this area, south of London Bridge Station. The area, including the Site, is currently degraded and the changes would be wholly positive to the character, appearance and function of the townscape. The developments have been prepared as part of a wider masterplan and, as such, they contribute towards a considered urban design approach that will provide new public realm that will be complementary to the London Bridge expansion, helping further link it to the wider area. The HTVIA identifies the Character Area 1 value to be Medium to Low, although this would be fundamentally change, owing to the comprehensive transformation, including high quality architecture and urban design. The value of Character Area 1 would increase to **High** in both Scenario B.

9.75 The susceptibility to change would remain Low, owing to the complementary nature of the Proposed Development; however the overall sensitivity would increase from Low to Medium. The developments would intensity development within the area, although this would be commensurate to the central location, within the Opportunity Area and Central Activities Zone. This would be in accordance with the aspirations of the current and emerging development plan.

9.76 The Proposed Development is complementary to the cohesive strategy and coherent approach to developing the series of sites. In scenario B the Proposed Development would continue to have a **High** magnitude of impact. The Proposed Development would give rise to a **Major Beneficial** likely effect. The effect will be direct, long-term and a local scale. This likely effect is significant.

9.77 The overall effects on townscape are summarised in the table below (**Table 9.2**).

MAP REF	NAME	TOWNSCAPE VALUE	SUSCEPTIBILITY TO CHANGE	SENSITIVITY	MAGNITUDE OF IMPACT	LIKELY EFFECT (SITE PREPARATION AND CONSTRUCTION)	LIKELY EFFECT (OPERATION)	LIKELY EFFECT (CUMULATIVE: SCENARIO A)	LIKELY EFFECT (CUMULATIVE: SCENARIO B)
1	St Thomas Street	Medium to Low	Low	Low	High	Minor Adverse	Moderate Beneficial	Moderate Beneficial	Moderate Beneficial
2	Bermondsey	Medium to High	Medium	Medium	High	Minor Adverse	Moderate Beneficial	Moderate Beneficial	Moderate Beneficial
3	C20 Residential Estates	Medium to Low	Low	Low	Low	Negligible Adverse	Minor Beneficial	Minor Beneficial	Minor Beneficial
4	Borough High Street	Medium to High	Medium to Low	Medium	Very Low	Negligible Adverse	Negligible Beneficial	Negligible Beneficial	Negligible Beneficial
5	London Bridge and Railway Infrastructure	High	Low	Medium	High	Minor Adverse	Moderate Beneficial	Moderate Beneficial	Moderate Beneficial
6	Tooley Street	Medium to High	Low	Medium	Very Low	Negligible Adverse	Negligible Beneficial	Negligible Beneficial	Negligible Beneficial
7	More London	High	Low	Medium	Very Low	Negligible Adverse	Negligible Beneficial	Negligible Beneficial	Negligible Beneficial
8	Tower Bridge Road	Medium	Low	Medium / Low	Low to Very Low	Negligible Adverse	Negligible Neutral	Negligible Neutral	Negligible Beneficial

Table 9.1 Summary of likely effects on townscape receptors. The significant likely effects are shaded in blue.

10.0
ASSESSMENT: VISUAL

LAND BOUNDED BY ST THOMAS STREET, FENNING STREET, VINEGAR YARD AND SNOWFIELDS INCLUDING NOS. 1-7 FENNING STREET AND NO. 9 FENNING STREET, SE1 3QR

ASSESSMENT: VISUAL

10.1 This section assesses the likely effect of the Development on the visual receptors identified in **Table 10.1**. For ease of reference the View Location Plan is re-provided at the start of this section (**Figure 10.1**). The assessment as a whole is informed by 31 accurate visual representations (AVRs), plus night-time and winter iterations of specific views.

10.2 It is understood too that a new application for New City Court has been submitted to the Council which reduces the height of the scheme modelled in the cumulative scenarios of this HTVIA. The cumulative assessment is based on the earlier iteration of the New City Court scheme: the marginal reduction in height of the scheme would have no material impact upon the assessment.

DEMOLITION AND CONSTRUCTION PHASE

10.3 ES Volume 1 Chapter 5 sets out the anticipated programme of works and the key activities that would be undertaken on the Site during demolition and construction necessary to facilitate the Proposed Development. The construction period is to be phased to mitigate any potential effects.

10.4 Given the transient and changing nature of construction activities, AVRs have not been prepared to represent this phase of the Proposed Development. This assessment is based on an understanding of the construction programme and qualitative assessment of the likely effects.

10.5 The Site would be enclosed with hoardings during the phase, which will provide a visual buffer to the immediate environment. The impact of the hoarding will be experienced by visual receptors within a close proximity to the Site, i.e. those people moving around the immediate area where it is possible to appreciate the street level context. This is demonstrated in the following views:

- View 17 – St Thomas Street, junction with Bermondsey Street;
- View 20 – Melior Street;
- View 23 – St Thomas Street at the Shard;
- View 24 – Kirby Grove;
- View 25 – Kirby Grove at Snowfields; and
- View 28 – Hardwidge Street.

10.6 In these views, other construction activity such as cranes and equipment will introduce a new feature in the experience of the visual receptors. Due to the size and nature of these pieces of equipment it would not be possible to screen them.

10.7 The appearance of the cranes will detract from the visual amenity of the receptors because they are incongruous with the existing activity in the view. Notwithstanding, the effect of the cranes is temporary and reversible in nature, and such a period of activity is inevitable for an area identified for regeneration in policy.

10.8 The magnitude of impact on visual amenity is judged to be **Low to Medium**. The likely effect is **Minor Adverse**, mindful of the existing Site condition that comprises a predominantly cleared area. The appearance of construction hoarding will provide a clean edge to screen the activity within the Site which would otherwise detract from the visual amenity.

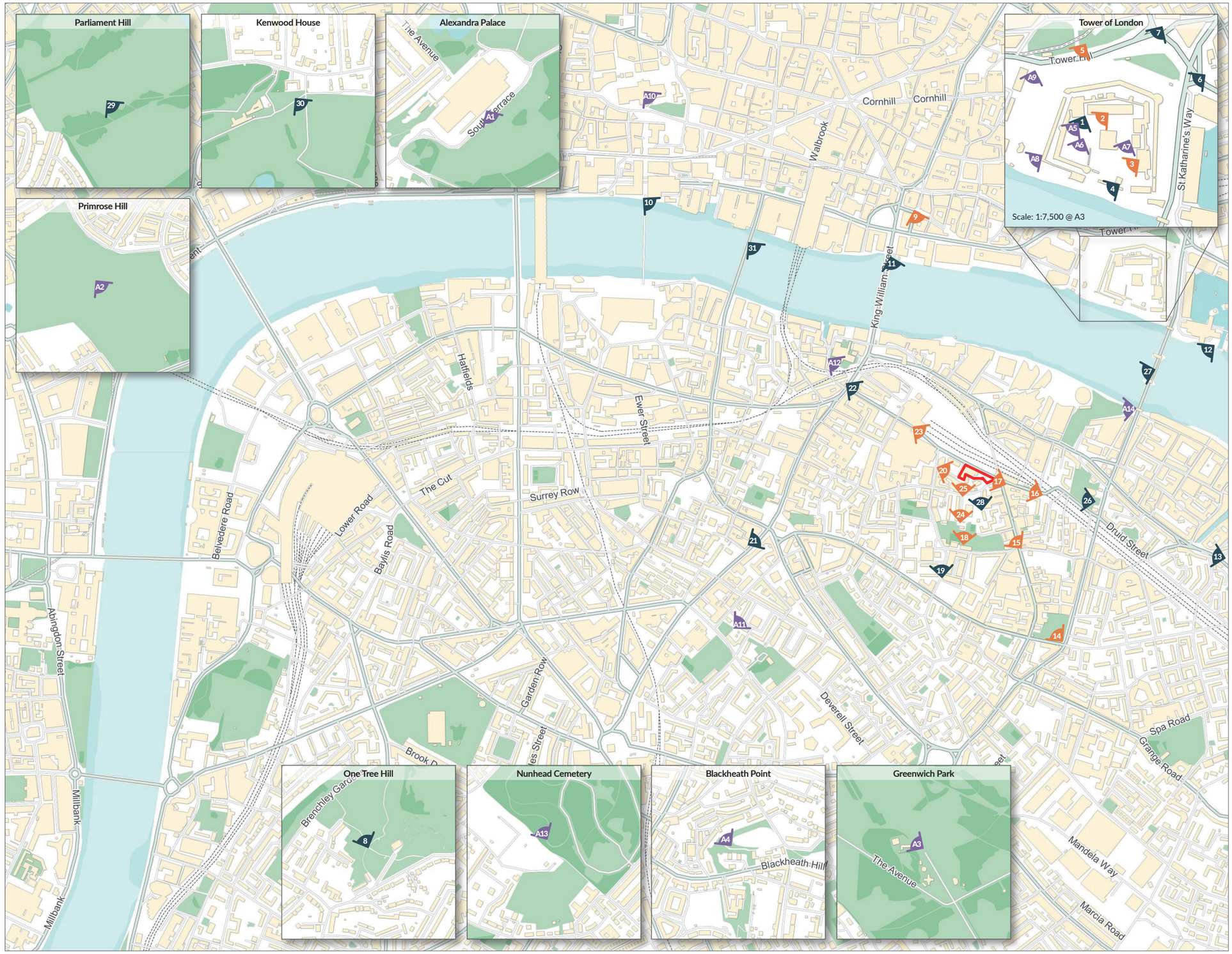
10.9 In view 20 and 25 it is possible to appreciate the existing warehouse building on the Site, which is identified as non-designated heritage receptor. The appearance of the warehouse may be considered to make a neutral contribution to the visual amenity of the area. The appearance of construction hoarding will provide a clean edge to screen the activity within the Site which would otherwise detract from the visual amenity. The impact of the Proposed Development on the heritage value of the receptor is described in **Section 8.0**.

10.10 The magnitude of impact is considered to be **Low**, resulting in a **Minor Adverse** likely effect because of the removal of the low quality structures in the foreground to enable the delivery of an improved townscape character, in accordance with policy. This likely effect is local, short to medium term. It is not a significant effect.

10.11 The remainder of the views (nos. 1–16, 18–19, 21–22 and 26) are taken over a considerable distance from the Site where the appearance of the Proposed Development at the demolition and construction phase will comprise the appearance of cranes on the skyline.

10.12 These viewpoints are located close to the Site but it is not possible to appreciate the activity at street level due to intervening development. From these locations, visual receptors would be more aware of the cranes and, potentially, other pieces of construction equipment.

10.13 The cranes and any other equipment will introduce new activity and structures in the view which will be readily noticeable. This type of activity will be temporary, however, and it is not alien in this part of London which has already been subject to recent development activity and is part of an area being regenerated in accordance with policy. The magnitude of impact on the visual amenity of the view is judged to be **Low to Very Low**. The likely effects on these views is **Negligible Adverse**. This likely effect is necessary to realise the aspirations of the development plan for intensification of development to deliver the regeneration of the Site and wider area.



VIEW LOCATION PLAN

- Verified Views (Render)
- Verified Views (Wire Line)
- Non-Verified Views (Appendix)

1 Tower of London | Inner Ward - Site of the Scaffold
2 Tower of London, the Inner Ward: north of the White Tower
3 Tower of London, the Inner Ward: north of the Lanthorne Tower
4 Tower of London, the Inner Curtain Wall (Local Setting Study View 4)
5 Tower of London, Wakefield Gardens (Local Setting Study View 7)
6 Tower of London, the Royal Mint (Local Setting Study View 8)
7 Tower Gateway Wireline
8 One Tree Hill Wireline
9 The Monument Render
9N The Monument (Dusk) Render
10 Millennium Bridge Wireline
11 London Bridge Wireline
12 Thames Path: St Katharine's Docks Wireline
13 Jamaica Road Wireline
14 St. Mary Magdalene Churchyard Wireline
15 Bermondsey Street, junction with Tanner Street Render
15N Bermondsey Street, junction with Tanner Street | Dusk Render
16 Crucifix Lane Render
17 St Thomas Street, junction with Bermondsey Street Render
18 Leathermarket Gardens Render
19 Weston Street, junction with Leathermarket Street Wireline
20 Melior Street Render
21 Borough High Street, southern end Wireline
22 Borough High Street, junction with Bedale Street Wireline
23 St Thomas Street at the Shard Render
24 Kirby Grove Render
25 Kirby Grove at Snowfields Render
26 St John's Church Park
27 LVMF 10A.1: River Prospect from Tower Bridge upstream
28 Hardwidge Street
29 LVMF SPG London Panorama from Parliament Hill to St Paul's Cathedral (Assessment Point 2A.1) Model
29.1 LVMF SPG London Panorama from Parliament Hill to St Paul's Cathedral (Assessment Point 2A.1) -Zoom Model
30 LVMF SPG London Panorama from Kenwood to St Paul's Cathedral (Assessment Point 3A.1) Model
30.1 LVMF SPG London Panorama from Kenwood to St Paul's Cathedral (Assessment Point 3A.1) - Zoom Model
31 LVMF SPG River Prospect from Southwark Bridge downstream (Assessment Point 12B.1) | Centre Model
A1 LVMF SPG London Panorama from Alexandra Palace (Assessment Point 1A.1) Model
A2 LVMF SPG London Panorama from Primrose Hill to St Paul's Cathedral (Assessment Point 4A.1) Model
A3 LVMF SPG London Panorama from Greenwich Park to St Paul's Cathedral (Assessment Point 5A.2) Model
A4 LVMF SPG London Panorama from Blackheath Point to St Paul's Cathedral (Assessment Point 6A.1) Model
A5 Tower of London, the Inner Ward: Tower Green, Scaffold Site Memorial Model
A6 Tower of London, the Inner Ward: Tower Green, west of the White Tower Model
A7 Tower of London, the Inner Ward: east of the White Tower Model
A8 Tower of London, main entrance (Local Setting Study View 5) Model
A9 Tower of London, Tower Hill (Local Setting Study View 6) Model
A10 St Paul's Cathedral: Golden Gallery Model
A11 Trinity Church Square Model
A12 Southwark Cathedral Model
A13 LBS Borough View 2: Nunhead Cemetery Model
A14 Potters Fields, southern end of Tower Bridge Model

Location:
Vinegar Yard, St Thomas Street, SE1

Date:
August 2021

Scale:
1:12,500 @ A3

FIGURE 10.1 View Location Plan

▲ North

MONTAGU EVANS
CHARTERED SURVEYORS
70 St Mary Axe, London, EC3A 8BE
T: 020 7493 4002
www.montagu-evans.co.uk

VIEW	LOCATION	VISUAL AMENITY VALUE	VISUAL RECEPTORS	SUSCEPTIBILITY TO CHANGE	SENSITIVITY	MAGNITUDE OF IMPACT (DEMOLITION AND CONSTRUCTION)	LIKELY EFFECT (DEMOLITION AND CONSTRUCTION)	MAGNITUDE OF IMPACT (COMPLETED DEVELOPMENT)	LIKELY EFFECT (COMPLETED DEVELOPMENT)	LIKELY EFFECT (CUMULATIVE)	LIKELY EFFECT (EMERGING CUMULATIVE (SCENARIO B))
1	Tower of London Inner Ward – Site of the Scaffold	High	Visitors	Low to Medium	Moderate	Nil	None	Nil	None	None	None
			Residents	Low to Medium	Moderate	Nil	None	Nil	None	None	None
			Staff	Low to Medium	Moderate	Nil	None	Nil	None	None	None
2	Tower of London Inner Ward – North of the White Tower	High	Visitors	Low to Medium	Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
			Residents	Low to Medium	Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
			Staff	Low to Medium	Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
3	Tower of London Inner Ward – North of the Lanthorne Tower	High	Visitors	Low to Medium	Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
			Residents	Low to Medium	Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
			Staff	Low to Medium	Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
4	Tower of London The Inner Curtain Wall	Medium to High	Visitors	Low to Medium	Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
			Residents	Low to Medium	Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
			Staff	Low to Medium	Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
5	Tower of London Wakefield Gardens	Low to Medium	Pedestrians	Low	Low / Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
6	Tower of London Royal Mint (Local Setting Study View 8)	Medium to High	Pedestrians	Low	Low / Moderate	Nil	None	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
			Road users	Low	Low / Moderate	Nil	None	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
7	Tower Gateway	Medium to High	Pedestrians	Low	Low / Moderate	Nil	None	Nil	None	None	None
			Road users	Low	Low / Moderate	Nil	None	Nil	None	None	None
8	One Tree Hill	High	Pedestrians	Low	Low / Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
9	The Monument	Medium	Visitors	Medium	Moderate	Very Low	Negligible Adverse	Low	Minor Beneficial	Minor / Moderate Beneficial	Minor / Moderate Beneficial
9N	The Monument (Dusk)	Medium	Visitors	Medium	Moderate	Very Low	Negligible Adverse	Low	Minor Beneficial	Minor / Moderate Beneficial	Moderate Beneficial
10	Millennium Bridge	Medium to High	Pedestrians	Medium	Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	None	None
11	London Bridge	Medium	Pedestrians	Medium	Moderate	Very Low	Negligible Adverse	Low	Minor Beneficial	Minor Beneficial	Minor Beneficial
			Road users	Medium	Moderate	Very Low	Negligible Adverse	Low	Minor Beneficial	Minor Beneficial	Minor Beneficial
12	Thames Path St Katherine's Docks	High	Pedestrians	Low to Medium	Low / Moderate	Nil	None	Nil	None	None	None
			Road users	Low to Medium	Low / Moderate	Nil	None	Nil	None	None	None

VIEW	LOCATION	VISUAL AMENITY VALUE	VISUAL RECEPTORS	SUSCEPTIBILITY TO CHANGE	SENSITIVITY	MAGNITUDE OF IMPACT (DEMOLITION AND CONSTRUCTION)	LIKELY EFFECT (DEMOLITION AND CONSTRUCTION)	MAGNITUDE OF IMPACT (COMPLETED DEVELOPMENT)	LIKELY EFFECT (COMPLETED DEVELOPMENT)	LIKELY EFFECT (CUMULATIVE)	LIKELY EFFECT (EMERGING CUMULATIVE (SCENARIO B))
13	Jamaica Road	Medium	Road users	Low	Low / Moderate	Nil	None	Nil	None	None	None
			Pedestrians	Low	Low / Moderate	Nil	None	Nil	None	None	None
			Local residents	Medium	Moderate	Nil	None	Nil	None	None	None
			Workers	Medium	Moderate	Nil	None	Nil	None	None	None
14	St. Mary Magdalen Churchyard	High	Pedestrians	Medium	Moderate / High	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
14W	St. Mary Magdalen Churchyard	High	Pedestrians	Medium	Moderate / High	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
15	Bermondsey Street, junction with Tanner Street	Medium to High	Pedestrians	Medium	Moderate	Low	Negligible Adverse	Low	Minor Beneficial	Minor Beneficial	Negligible Beneficial
			Road users	Medium	Moderate	Low	Negligible Adverse	Low	Minor Beneficial	Minor Beneficial	Negligible Beneficial
			Other visitors on foot	Medium	Moderate	Low	Negligible Adverse	Low	Minor Beneficial	Minor Beneficial	Negligible Beneficial
15N	Bermondsey Street, junction with Tanner Street (Dusk)	Medium to High	Pedestrians	Medium	Moderate	Low	Negligible Adverse	Low	Minor Beneficial	Minor Beneficial	Negligible Beneficial
			Road users	Medium	Moderate	Low	Negligible Adverse	Low	Minor Beneficial	Minor Beneficial	Negligible Beneficial
			Other visitors on foot	Medium	Moderate	Low	Negligible Adverse	Low	Minor Beneficial	Minor Beneficial	Negligible Beneficial
16	Crucifix Lane	Low to Medium	Pedestrians	Low	Low	Medium	Negligible Adverse	Medium	Minor Beneficial	Minor Beneficial	Moderate Beneficial
			Road users	Low	Low	Medium	Negligible Adverse	Medium	Minor Beneficial	Minor Beneficial	Moderate Beneficial
17	St Thomas Street, junction with Bermondsey Street	Low to Medium	Pedestrians	Low	Low	High	Minor Adverse	High	Moderate / Major Beneficial	Moderate /Major Beneficial	Moderate /Major Beneficial
			Road users	Low	Low	High	Minor Adverse	High	Moderate / Major Beneficial	Moderate / Major Beneficial	Moderate /Major Beneficial
18	Leathermarket Gardens	High	Pedestrians	Medium	Moderate	Medium to Low	Negligible Adverse	Medium to Low	Minor / Moderate Beneficial	Minor / Moderate Beneficial	Moderate Beneficial
18W	Leathermarket Gardens	High	Pedestrians	Medium	Moderate	Medium to Low	Negligible Adverse	Medium to Low	Minor / Moderate Beneficial	Minor / Moderate Beneficial	Moderate Beneficial
19	Weston Street, junction with Leathermarket Street	Medium	Road users	Medium to Low	Moderate	Medium to Low	Negligible Adverse	Medium to Low	Minor / Moderate Beneficial	Minor / Moderate Beneficial	Minor / Moderate Beneficial
			Pedestrians	Medium to Low	Moderate	Medium to Low	Negligible Adverse	Medium to Low	Minor / Moderate Beneficial	Minor / Moderate Beneficial	Minor / Moderate Beneficial
			Residents	Medium to Low	Moderate	Medium to Low	Negligible Adverse	Medium to Low	Minor / Moderate Beneficial	Minor / Moderate Beneficial	Minor / Moderate Beneficial
			Workers	Medium to Low	Moderate	Medium to Low	Negligible Adverse	Medium to Low	Minor / Moderate Beneficial	Minor / Moderate Beneficial	Minor / Moderate Beneficial

VIEW	LOCATION	VISUAL AMENITY VALUE	VISUAL RECEPTORS	SUSCEPTIBILITY TO CHANGE	SENSITIVITY	MAGNITUDE OF IMPACT (DEMOLITION AND CONSTRUCTION)	LIKELY EFFECT (DEMOLITION AND CONSTRUCTION)	MAGNITUDE OF IMPACT (COMPLETED DEVELOPMENT)	LIKELY EFFECT (COMPLETED DEVELOPMENT)	LIKELY EFFECT (CUMULATIVE)	LIKELY EFFECT (EMERGING CUMULATIVE (SCENARIO B))
20	Melior Street	Medium	Pedestrians	Medium to Low	Moderate / Low	High to Medium	Minor Adverse	High to Medium	Minor / Moderate Beneficial	Minor / Moderate Beneficial	Moderate Beneficial
			Road users	Low	Low	High to Medium	Minor Adverse	High to Medium	Minor Beneficial	Minor Beneficial	Minor / Moderate Beneficial
			Residents	Medium to Low	Moderate / Low	High to Medium	Minor Adverse	High to Medium	Minor / Moderate Beneficial	Minor / Moderate Beneficial	Moderate Beneficial
			Workers	Low	Low	High to Medium	Minor Adverse	High to Medium	Minor Beneficial	Minor Beneficial	Minor / Moderate Beneficial
21	Borough High Street, southern end	High	Pedestrians	Medium	Moderate	Nil	None	Nil	None	None	None
			Road users	Medium	Moderate	Nil	None	Nil	None	None	None
22	Borough High Street, junction with Bedale Street	Medium	Pedestrians	Medium to Low	Moderate	Low	Negligible Adverse	Low	Minor Beneficial	Negligible Beneficial	Negligible Beneficial
			Road users	Medium to Low	Moderate	Low	Negligible Adverse	Low	Minor Beneficial	Negligible Beneficial	Negligible Beneficial
23	St Thomas Street at The Shard	Medium	Pedestrians	Low	Moderate / Low	High	Minor Adverse	Medium to High	Major / Moderate Beneficial	Moderate Beneficial	Moderate Beneficial
			Road users	Low	Moderate / Low	High	Minor Adverse	Medium to High	Major / Moderate Beneficial	Major to Moderate Beneficial	Moderate Beneficial
24	Kirby Grove	Medium	Pedestrians	Medium	Moderate	High	Minor Adverse	High	Minor to Moderate Adverse	Minor to Moderate Adverse	Moderate Adverse
			Road users	Low	Low / Moderate	High	Minor Adverse	High	Minor Adverse	Minor Adverse	Minor Adverse
			Workers	Medium	Moderate	High	Minor Adverse	High	Minor to Moderate Adverse	Minor to Moderate Adverse	Moderate Adverse
24W	Kirby Grove	Medium	Pedestrians	Medium	Moderate	High	Minor Adverse	High	Minor to Moderate Adverse	Minor to Moderate Adverse	Moderate Adverse
			Road users	Low	Low / Moderate	High	Minor Adverse	High	Minor Adverse	Minor Adverse	Minor Adverse
			Workers	Medium	Moderate	High	Minor Adverse	High	Minor to Moderate Adverse	Minor to Moderate Adverse	Moderate Adverse
25	Kirby Grove at Snowsfields	Medium	Pedestrians	Medium	Moderate	High	Minor Adverse	High	Minor to Moderate Adverse	Minor to Moderate Adverse	Minor to Moderate Adverse
			Road users	Low	Low / Moderate	High	Minor Adverse	High	Minor Adverse	Minor Adverse	Minor Adverse
			Residents	Medium	Moderate	High	Minor Adverse	High	Minor to Moderate Adverse	Minor to Moderate Adverse	Minor to Moderate Adverse
			Workers	Medium	Moderate	High	Minor Adverse	High	Minor to Moderate Adverse	Minor to Moderate Adverse	Minor to Moderate Adverse
26	St John's Church Park	Medium	Users of Amenity Space	Medium	Moderate	Very Low	Negligible Adverse	Low	Minor Beneficial	Minor Beneficial	Minor Beneficial

VIEW	LOCATION	VISUAL AMENITY VALUE	VISUAL RECEPTORS	SUSCEPTIBILITY TO CHANGE	SENSITIVITY	MAGNITUDE OF IMPACT (DEMOLITION AND CONSTRUCTION)	LIKELY EFFECT (DEMOLITION AND CONSTRUCTION)	MAGNITUDE OF IMPACT (COMPLETED DEVELOPMENT)	LIKELY EFFECT (COMPLETED DEVELOPMENT)	LIKELY EFFECT (CUMULATIVE)	LIKELY EFFECT (EMERGING CUMULATIVE (SCENARIO B))
27	LVMF 10A.1 River Prospect from Tower Bridge (upstream)	High	Pedestrians	Low to Medium	Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
28	Hardwidge Street	Medium	Pedestrians	Medium	Low to Moderate	High	Minor Adverse	High	Minor to Moderate Adverse	Minor to Moderate Adverse	Moderate Adverse
			Road users	Low	Low	High	Minor Adverse	High	Minor Adverse	Minor Adverse	Minor Adverse
			Workers	Medium	Low to Moderate	High	Minor Adverse	High	Minor to Moderate Adverse	Minor to Moderate Adverse	Moderate Adverse
29A	LVMF SPG London Panorama from Parliament Hill to St Paul's Cathedral (Assessment Point 2A.1)	High	Pedestrians	Low to Medium	Moderate	Very Low	Negligible Adverse	Nil	None	None	None
			Users of Amenity Space								None
29B	LVMF SPG London Panorama from Parliament Hill to St Paul's Cathedral (Assessment Point 2A.1) ZOOM	High	Pedestrians	Low to Medium	Moderate	Very Low	Negligible Adverse	Nil	None	None	None
			Users of Amenity Space								None
30A	LVMF SPG London Panorama from Kenwood to St Paul's Cathedral (Assessment Point 3A.1)	High	Pedestrians	Low to Medium	Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
			Users of Amenity Space								Negligible Neutral
30B	LVMF SPG London Panorama from Kenwood to St Paul's Cathedral (Assessment Point 3A.1) ZOOM	High	Pedestrians	Low to Medium	Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	Negligible Neutral
			Users of Amenity Space								Negligible Neutral
31	LVMF SPG River Prospect from Southwark Bridge downstream (Assessment Point 12B.1)	High	Pedestrians	Low to Medium	Moderate	Very Low	Negligible Adverse	Nil	None	None	None
			Road users								None

Table 10.1 Summary of likely effects on visual receptors. The likely significant effects are shaded in blue.

VIEW 1 | TOWER OF LONDON | INNER WARD - SITE OF THE SCAFFOLD

EXISTING

10.14 View 1 is a panoramic view of the Inner Ward of the Tower of London taken from the Site of the Scaffold.

10.15 The Tower of London is a WHS and a heritage receptor of Exceptional value (see **Section 5.0**). The heritage receptor adds to the amenity value of the view, although a separate assessment of the impact of the Proposed Development to its heritage value is provided at **Section 8.0**.

10.16 The openness of the Inner Ward is enclosed by the attractive range of historic buildings in the middle part of the view. To the left it is possible to appreciate Tower Bridge as a feature in the background, and The Shard appears above the buildings in the foreground. Otherwise, the view is well-contained.

10.17 The value attached to the view is **High**.

10.18 The view would primarily be experienced by visitors to the Tower of London. In addition, the view would be experienced by people who work and live within the Tower precinct. The experience of this view would be heavily influenced by the movement of people around the Inner Ward when the area is open as a visitor attraction.



PROPOSED

10.19 The location is approximately 0.8kmm north east of the Site. The focus of the receptors would be retained by the experience of the Tower of London, including the historic buildings which form the perimeter of the White Tower and the well-known landmarks which are visible in the backdrop. These visual receptors have a **Low to Medium susceptibility** to change and **Moderate sensitivity**.

10.20 The Proposed Development would be obscured from view by interposing development in the foreground. The magnitude of impact would be **None**. The Proposed Development would give rise to a **None** likely effect to all visual receptors. This likely effect is not significant.



CUMULATIVE

10.21 The top of the Capital House scheme (18/AP/0900) would appear above the roofline of the Inner Ward. However this would be barely discernible and notwithstanding, there will be no change to the assessment of likely effects arising from the cumulative developments because the Proposed Development remains obscured from view. The Proposed Development would give rise to an effect of **None** to all visual receptors.



EMERGING CUMULATIVE (SCENARIO B)

10.22 There would be no emerging schemes visible in this frame. The Proposed Development would not give rise to any additional effects on top of the cumulative baseline created by consented development. The magnitude of impact would be **Nil**. The Proposed Development would give rise to a likely effect of **None** to all visual receptors. This likely effect is not significant.



VIEW 2 | TOWER OF LONDON, THE INNER WARD: NORTH OF THE WHITE TOWER

EXISTING

10.23 This view captures the view of the Inner Ward of the Tower of London from a point to the north of the White Tower.

10.24 The Tower of London is a WHS and a heritage receptor of Exceptional value (see **Section 5.0**). The heritage receptor adds to the amenity value of the view, although a separate assessment of the impact of the Proposed Development to its heritage value is provided at **Section 8.0**.

10.25 The open plain in the foreground is framed by the White Tower and the Waterloo Block. The middle part of the view comprises the Inner Ward which is enclosed by the historic buildings which form the perimeter of the White Tower. The variety of architecture in the view contributes to the visual amenity.

10.26 In the backdrop it is possible to appreciate the tall development to the south west of the Tower of London appearing above the roofline of the historic buildings. The Shard is the most prominent feature on this skyline, appearing centrally in the view, and Fielden House (under construction at the time of photography but now complete and therefore shown as a shite wire line) which is under construction, is also partially visible above the parapet of the Inner Ward.

10.27 The value attached to the view is **High**.

10.28 The view would primarily be experienced by visitors to the Tower of London. In addition, the view would be experienced by people who work and live within the Tower precinct. The experience of this view would be heavily influenced by the movement of people around the Inner Ward when the area is open as a visitor attraction.



PROPOSED

10.29 The location is approximately 0.8km north east of the Site. The focus of the receptors would be retained by the experience of the Tower of London, primarily the historic buildings in the fore- and middle-ground. These visual receptors have a **Low to Medium susceptibility** to change and **Moderate sensitivity**.

10.30 The Proposed Development (shown as a full render) would be almost entirely obscured from view by interposing development in the foreground. The Proposed Development may be glimpsed beyond the Inner Ward, from the northern end of the courtyard. The degree of inter-visibility would not materially alter the composition of the view or detract from the heritage receptors in the foreground. The magnitude of impact would be **Very Low**. The Proposed Development would give rise to a **Negligible Neutral** effect to all visual receptors. This likely effect is not significant.



CUMULATIVE

10.31 Capital House (the taller of the orange wirelines) and EDGE London Bridge (20/AP/0944) will be visible above the south-west parapet of the Inner Ward, forming a cluster with the Proposed Development. The scheme would further reinforce the emerging cluster at London Bridge, including The Shard and Guy's Hospital, although would be largely screened by existing vegetation in this view.

10.32 The Proposed Development would not give rise to any additional effects on top of the cumulative baseline created by consented development. The magnitude of impact would be **Very Low**. The Proposed Development would give rise to a **Negligible Neutral** effect to all visual receptors. This likely effect is not significant.



EMERGING CUMULATIVE (SCENARIO B)

10.33 New City Court (ref: 18/AP/4039 – in dark pink) and Colechurch House (ref: 20/AP/3013 – purple)(in light pink) will be visible above the south-west parapet of the Inner Ward, to the right of the Shard. The schemes would further reinforce the emerging cluster at London Bridge, including The Shard and Guy's Hospital.

10.34 The Proposed Development would not give rise to any additional effects on top of the cumulative baseline created by consented development. The magnitude of impact would be **Very Low**. The Proposed Development would give rise to a **Negligible Neutral** effect to all visual receptors. This likely effect is not significant.



VIEW 3 | TOWER OF LONDON, THE INNER WARD: NORTH OF THE LANTHORNE TOWER

EXISTING

10.35 View 3 is a panoramic view of the Inner Ward of the Tower of London taken from a point to the north of the Lanthorne Tower.

10.36 The Tower of London is a WHS and a heritage receptor of Exceptional value (see **Section 5.0**). The heritage receptor adds to the amenity value of the view, although a separate assessment of the impact of the Proposed Development to its heritage value is provided at **Section 8.0**.

10.37 This view captures the open ground to the south of the White Tower which is enclosed by the stone ramparts to the south bank. In the long part of the view to the right it is possible to appreciate the Tudor buildings which form part of the perimeter of the Tower of London.

10.38 The tall development to the south west of the Tower of London appears in the backdrop of the view, appearing above the ramparts. The Shard is the most prominent feature to punctuate the skyline with a shorter cluster of buildings to its left and the Fielden House scheme (under construction at the time of photography but now complete and therefore shown as a shite wire line) to its right. The value attached to the view is **High**.

10.39 The view would primarily be experienced by visitors to the Tower of London. In addition, the view would be experienced by people who work and live within the Tower precinct. The experience of this view would be heavily influenced by the movement of people around the Inner Ward when the area is open as a visitor attraction.



PROPOSED

10.40 The location is approximately 0.8km north east of the Site. The focus of the receptors would be retained by the experience of the Tower of London, primarily the historic buildings in the fore- and middle-ground. These visual receptors have a **Low to Medium susceptibility** to change and **Moderate sensitivity**.

10.41 The Proposed Development (shown as a full render) would be almost entirely obscured from view by interposing development in the foreground. The upper storeys of the Proposed Development may be glimpsed beyond the ramparts to the left of the cluster of tall buildings focussed around the Shard.

The degree of inter-visibility would not materially alter the composition of the view or detract from the heritage receptors in the foreground. The magnitude of impact would be **Very Low**. The Proposed Development would give rise to a **Negligible Neutral** effect to all visual receptors. This likely effect is not significant.



CUMULATIVE

10.42 The cumulative schemes at Capital House and EDGE London Bridge will appear above the ramparts in the view, between the Proposed Development and the cluster of tall buildings including the Shard. but there will be no change to the assessment of likely effects arising from the Proposed Development because it remains largely occluded from the view by interposing development. The Proposed Development would give rise to a **Negligible Neutral** effect to all visual receptors.



EMERGING CUMULATIVE (SCENARIO B)

10.43 New City Court (in dark pink) will be visible above the southern wall of the Inner Ward to the right of the Shard. The scheme would further reinforce the emerging cluster at London Bridge, including The Shard and Guy's Hospital.

10.44 The Proposed Development would not give rise to any additional effects on top of the cumulative baseline created by consented development. The magnitude of impact would be **Very Low**. The Proposed Development would give rise to a **Negligible Neutral** effect to all visual receptors. This likely effect is not significant.



VIEW 4 | TOWER OF LONDON, THE INNER CURTAIN WALL (LOCAL SETTING STUDY VIEW 4)

EXISTING

10.45 This view is taken from the Inner Curtain Wall of the Tower of London. Its raised position provides a panoramic prospect across the river and the development on the south bank. It is identified as a view 4 in the Tower of London Local Setting Study.

10.46 The Tower of London is a WHS and a heritage receptor of Exceptional value (see **Section 5.0**). The heritage receptor adds to the amenity value of the view, although a separate assessment of the impact of the Proposed Development to its heritage value is provided at **Section 8.0**.

10.47 This view has a mixed character, with modern development characterising the south side of the river and historic built form relating to the ramparts and Traitors' Gate of the Tower of London comprising the foreground to the north of the river. Key buildings on the south bank are More London and the small cluster of taller buildings at London Bridge, including The Shard.

10.48 This view is illustrative of the general experience of a receptor from the Inner Curtain Wall which would include Tower Bridge to the east (left) which is not captured in the photography.

10.49 The value attached to the view is **Medium to High**.

10.50 The view would primarily be experienced by visitors to the Tower of London because this location within the Tower is only permissible by controlled access.

10.51 In addition, the view would be experienced by people who work and live within the Tower precinct. The experience of this view would be heavily influenced by the movement of people around the Inner Ward when the area is open as a visitor attraction.



PROPOSED

10.52 The location is approximately 0.8km north east of the Site. The focus of the receptor would be on the view of the development across the river, which they would appreciate from the perspective of the historic setting within the Tower of London. The view includes modern development which contrasts with the character of their immediate surroundings. Therefore, the visual receptors have a **Low to Medium susceptibility** to change and **Moderate sensitivity**.

10.53 The blue wireline demonstrates how the upper storeys of the Proposed Development will appear above the roofline of the More London development on the south side of the river. The Proposed Development will be taller than the buildings of More London but considerably lower than the building to the south of the railway line, namely the Shard and the Guys and St Thomas building. Modern development is already appreciated from this location.

10.54 The magnitude of impact would be **Very Low** on the experience of the visual receptors.

10.55 The Proposed Development would give rise to a **Negligible Neutral** likely effect to the visual receptors. This likely effect is not significant.



CUMULATIVE

10.56 The cumulative schemes at Capital House and EDGE London Bridge will appear above the existing modern development on the south bank. There will be no change to the assessment of likely effects arising from the Proposed Development. The Proposed Development would give rise to a **Negligible Neutral** likely effect to all visual receptors.



EMERGING CUMULATIVE (SCENARIO B)

10.57 New City Court (in pink) and Colechurch House (in light blue) will be visible above development fronting the south side of the Thames, to the right of the Shard The schemes will reinforce the emerging cluster at London Bridge, including The Shard and Guy's Hospital.

10.58 The Proposed Development would not give rise to any additional effects on top of the cumulative baseline created by consented development. The magnitude of impact would be **Very Low**. The Proposed Development would give rise to a **Negligible Neutral** effect to all visual receptors. This likely effect is not significant.



VIEW 5 | TOWER OF LONDON, WAKEFELD GARDENS (LOCAL SETTING STUDY VIEW 7)

EXISTING

10.59 This view is taken from a raised position looking across Tower Hill. It is identified as view 7 in the Tower of London Local Setting Study.

10.60 The components of the view include the road, which is partially screened by vegetation, and the development to the south. The development includes the Tower of London in the left part of the view.

10.61 The Tower of London is a WHS and a heritage receptor of Exceptional value (see **Section 5.0**). The heritage receptor adds to the amenity value of the view, although a separate assessment of the impact of the Proposed Development to its heritage value is provided at **Section 8.0**.

10.62 The grassed moat of the Tower of London and public realm creates a break in the central part of the view, beyond which the modern development on the south bank of the river forms the horizon (More London). The river does not form an important part of the view and disappears into the built context.

10.63 To the right of the frame the modern office development is screened by vegetation, although this would be more apparent in the view in the winter months. The Shard and the small cluster of tall buildings at London Bridge is also visible here.

10.64 The value attached to the view is **Low to Medium**.

10.65 The view would primarily be experienced by pedestrian receptors.



PROPOSED

10.66 The location of the view is approximately 0.99km north east of the Site. The focus of the receptors would be on the features which form the horizon in the view, and the mix of old (Tower of London) and new (office developments). These visual receptors have a **Low susceptibility** to change and **Low / Moderate sensitivity**.

10.67 The Proposed Development (shown as a full render) would be largely obscured from view by interposing development in the foreground. The upper portions of the articulated roofscape may be glimpsed above development at More London. The Proposed Development would be recognised as part of the modern backdrop on the south side of the Thames. The magnitude of impact would be **Very Low**. The Proposed Development would give rise to a **Negligible Neutral** effect to all visual receptors. This likely effect is not significant.



CUMULATIVE

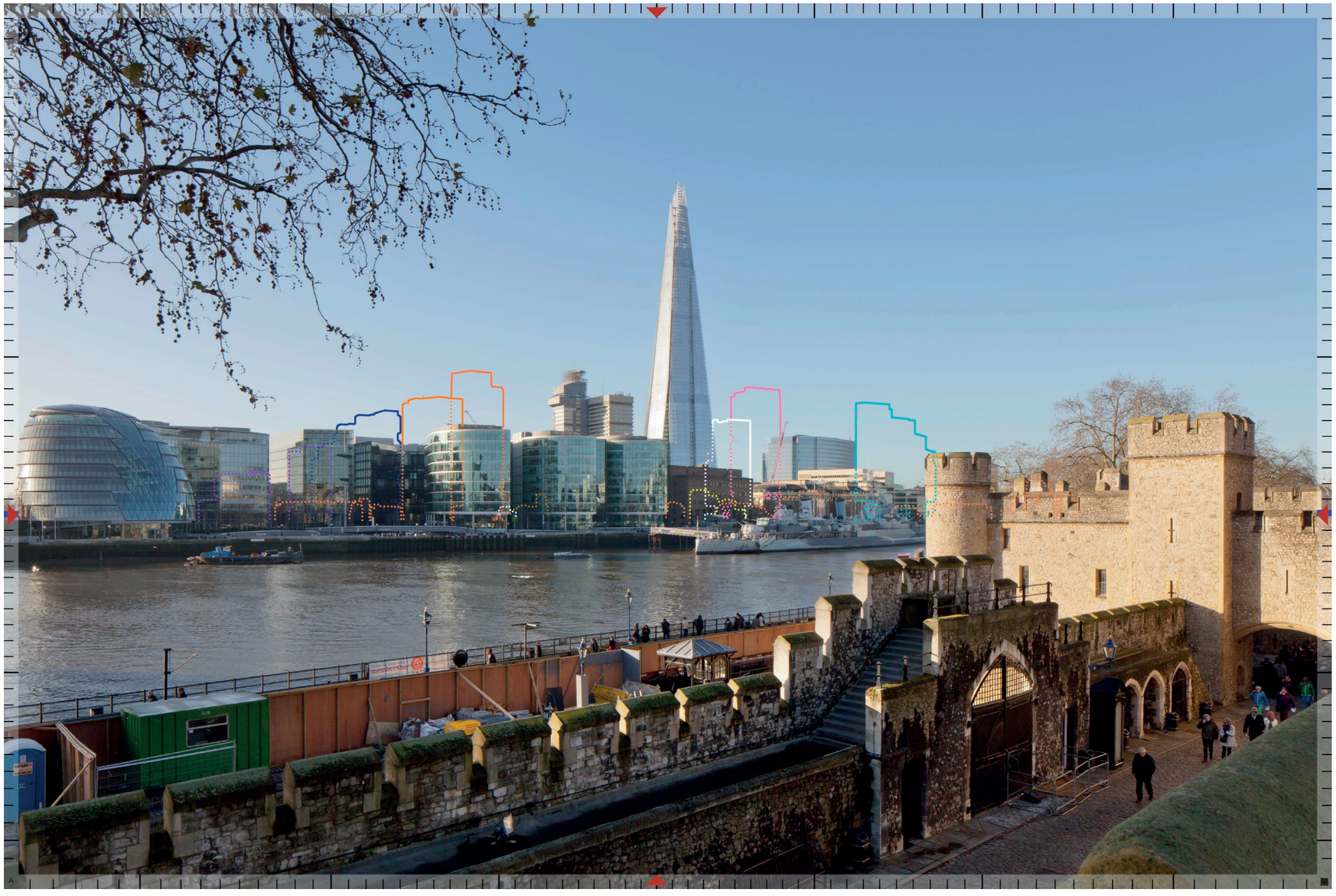
10.68 The orange wireline demonstrates how the extant consents at Capital House and EDGE London Bridge will appear above development fronting the south bank of the Thames. The two schemes would form a cluster with the Proposed Development, stepping up in height towards the Shard.

10.69 The cluster of development appearing to the rear of buildings along the south bank would reduce the magnitude of impact of the Proposed Development from Low to **Very Low**, as the Proposed Development would form the lowest element of the stepped cluster. The likely effect is judged to be **Negligible Neutral** as the Proposed Development forms an attractive composition in combination with the extant consents.



EMERGING CUMULATIVE (SCENARIO B)

10.70 The emerging schemes are indicated by wirelines of various colours in this view. As indicated, none of the emerging schemes would be visible in this frame due to existing interposing development. The emerging schemes would not give rise to any additional effects on top of the cumulative baseline created by consented development. The magnitude of impact would remain **Very Low**. The Proposed Development would give rise to a **Negligible Neutral** effect to all visual receptors. This likely effect is not significant.



VIEW 6 | TOWER OF LONDON, THE ROYAL MINT (LOCAL SETTING STUDY VIEW 8)

EXISTING

10.71 View 6 is a panoramic view of the Tower of London from the Royal Mint. It is identified as view 8 in the Tower of London Local Setting Study.

10.72 The Tower of London is a WHS and a heritage receptor of Exceptional value (see **Section 5.0**). The heritage receptor adds to the amenity value of the view, although a separate assessment of the impact of the Proposed Development to its heritage value is provided at **Section 8.0**.

10.73 In this view the Tower of London forms the primary component in the central part of the view. It is framed by later, modern office development in the fore- and middle-ground to the left and right. The Tower of London is appreciated in the context of modern development in the backdrop, including The Shard which aligns with one of the turrets of the White Tower.

10.74 The value attached to the view is **Medium to High**.

10.75 The view would primarily be experienced by pedestrian visual receptors using the road crossing. The crossing provides an opportunity for stop and dwell time to appreciate the Tower. The experience of the view would include traffic movement at the busy junction and street paraphernalia including traffic lights which interrupt a clear appreciation of the Tower of London.

10.76 In addition, the view would be experienced by some road users, but their focus would be dominated by the roads.



PROPOSED

10.77 The location of the view is approximately 1km north east of the Site. The focus of the visual receptors would be retained primarily by the road, although pedestrian receptors would have an opportunity to appreciate the Tower of London. These visual receptors have a **Medium susceptibility** to change and **Moderate sensitivity**.

10.78 The Proposed Development would be almost entirely obscured from view by interposing development, however a limited part of the roofline would rise above the silhouette of the Inner Ward. This would be barely perceptible to visual receptors. The magnitude of impact would be **Very Low**. The Proposed Development would give rise to a **Negligible Neutral** effect to all visual receptors. This likely effect is not significant.



CUMULATIVE

10.79 Capital House and EDGE London Bridge are visible in this view above the silhouette of the Inner Ward to the immediate right of the Proposed Development. This would form a cluster stepping up towards the right.

10.80 The presence of these schemes would not change the magnitude of effect identified in the Proposed condition, which would remain **Very Low**. The Proposed Development would give rise to a **Negligible Neutral** effect to all visual receptors as the scheme would be seen in a context of other tall buildings in the backdrop of the view.



EMERGING CUMULATIVE (SCENARIO B)

10.81 The Proposed Development would not give rise to any additional effects on top of the cumulative baseline created by consented development. The magnitude of impact would be **Very Low**. The Proposed Development would give rise to a **Negligible Neutral** effect to all visual receptors.



VIEW 7 | TOWER GATEWAY

EXISTING

10.82 View 7 is taken from Tower Gateway underground station near to the junction between Tower Hill and Minories.

10.83 The view is defined by the wide, open space created by Tower Hill. The road is flanked by the Tower of London to the left and it terminates with the modern commercial development which has taken place at the river banks. The river is not legible in the view.

10.84 The Shard is a focal element in the central part of the view. It appears in the context of the small cluster of taller buildings at London Bridge station including Fielden House (under construction at the time of photography but now complete and therefore shown as a shite wire line). With the exception of this development in the distance, there is a contiguous building height which accords with the Tower walls.

10.85 The Tower of London is a WHS and a heritage receptor of Exceptional value (see **Section 5.0**). The heritage receptor adds to the amenity value of the view, although a separate assessment of the impact of the Proposed Development to its heritage value is provided at **Section 8.0**. It is substantially obscured by trees from this vantage point.

10.86 The value attached to the view is **Medium to High**.

10.87 The view would primarily be experienced by pedestrians exiting the station. Other visual receptors would include road users, although their focus would be primarily concerned with the road.



PROPOSED

10.88 The location of the view is approximately 1km north east of the Site. The focus of the visual receptors would be retained by the road, although pedestrian receptors would have an opportunity to appreciate the Tower of London. These visual receptors have a **Low susceptibility** to change and **Low to Moderate sensitivity**.

10.89 The Proposed Development (shown as a dotted blue wireline) would be obscured from view by interposing development in the foreground. The magnitude of impact would be **Nil**. The Proposed Development would give rise to an effect of **None** to all visual receptors. This likely effect is not significant.



CUMULATIVE

10.90 The orange wirelines demonstrate how the cumulative schemes at Capital House and EDGE London Bridge will appear to the rear of the Tower of London, forming a cluster. These would be largely obscured by existing vegetation.

10.91 There will be no change to the assessment of likely effects arising from the Proposed Development because it remains occluded from the view by interposing development. The Proposed Development would give rise to a likely effect of **None** to all visual receptors.



EMERGING CUMULATIVE (SCENARIO B)

10.92 The emerging scenario shows further tall development in the backdrop of the view, to the right of the Shard. This comprises New City Court (pink) and Colechurch House (light blue) which appear to the right of the Shard.

10.93 The Proposed Development would not give rise to any additional effects on top of the cumulative baseline created by consented development because the Proposed Development remains occluded from view. The magnitude of impact would be **None**. The Proposed Development would give rise to a likely effect of **None** to all visual receptors.



VIEW 8 | ONE TREE HILL

EXISTING

10.94 The view from One Tree Hill is identified as an important panoramic view of London in the development plan.

10.95 The description of the view in the emerging Southwark Plan is as follows:

"The London Panorama view from the summit of One Tree Hill provides one of the best views of central London and its suburbs from one of Southwark's highest public open spaces. St Paul's Cathedral is the Strategically Important Landmark that is the focus of the view and provides orientation and legibility within the Panorama. From this location, the full silhouette of St Paul's Cathedral and its Western towers are visible.

The topography of north London frames the silhouette of the city. The viewer can see a number of complementary and prominent elements, in particular the tall buildings at London Bridge, the City of London, Blackfriars Road and Elephant and Castle. The Shard with its distinctive shape and materials provides a strong orientation point to allow the viewer to recognise St Paul's Cathedral within the wider panorama.

The immediate foreground of the view consists of the mature wooded area on the northern slopes of One Tree Hill. The view flows northward through the lower residential areas of North Peckham, Burgess Park and East Walworth, to Bermondsey and the Borough."

10.96 The value attached to the view is **High**.

10.97 The receptors of the view would primarily be people enjoying the green open space at One Tree Hill on foot, for amenity or leisure.



PROPOSED

10.98 The location of the view is approximately 6.2km of the Site. The focus of the visual receptors would be on the view of the skyline of the City and London Bridge provided by this vantage point through the trees. St Paul's Cathedral, The Shard and Gherkin command particular interest as well-known landmarks. The visual receptors have a **Low susceptibility** to change and **Low / Moderate sensitivity**.

10.99 The Proposed Development would form part of the existing development which characterises this view. It would sit below the ridgeline to the north and, as a consequence, would not materially alter the skyline composition of the view. The magnitude of impact would be **Very Low**. It will not occlude any of the important focal features. The Proposed Development would give rise to a **Negligible Neutral** likely effect to all visual receptors. This likely effect is not significant.



CUMULATIVE

10.100 The orange wirelines show how the cumulative schemes identified for this assessment will appear in the view from One Tree Hill. The schemes at Capital House (no. 9) and EDGE London Bridge will be appreciated together with the Proposed Development and signal the ongoing regeneration of the London Bridge Area. These two schemes would also break the ridgeline to a small degree.

10.101 In the cumulative context the magnitude of impact would remain **Very Low**. The Proposed Development would give rise to a **Negligible Neutral** likely effect to all visual receptors. This likely effect is not significant.



EMERGING CUMULATIVE (SCENARIO B)

10.102 The emerging scenario illustrates further large scale development in this view, one scheme of which (New City Court) indicated in pink, would break the ridgeline to the left of the Shard. Due to the location of the view, in south London, Bermondsey Street (purple) will also be visible in the foreground of the cluster, partially screening the Proposed Development.

10.103 The Proposed Development would not give rise to any additional effects on top of the cumulative baseline created by consented development. It would be further occluded by Bermondsey Street (purple) in the foreground, although the magnitude of impact would remain **Very Low**. The Proposed Development would give rise to a **Negligible Neutral** effect to all visual receptors.



VIEW 9 | THE MONUMENT

EXISTING

10.104 View 9 is taken from the top of The Monument looking south towards the river. The Monument is a visitor attraction and so the visual receptors will be visitors who have made the journey to the top of the building.

10.105 The view comprises the rooftops of the later commercial development between Eastcheap and the river. The experience of a visual receptor from this vantage point would include a 360 degree view across London, including its major landmarks in other directions. In the direction captured here, the major landmark and focus of the view is the Thames and The Shard.

10.106 The Shard is appreciated in the context of the earlier development at London Bridge in the fore- and background, which includes the taller buildings at Guy's Hospital and offices at the river's edge.

10.107 The height of The Monument provides distant views to the ridgeline of raised ground on the horizon.

10.108 The value attached to the view is **Medium**.



PROPOSED

10.109 The location of the view is approximately 0.8km of the Site. The focus of the receptors would be on the experience of the city from a raised position and the view of the city's landmarks. These visual receptors have a **Medium susceptibility** to change and **Moderate sensitivity** because a new building on the skyline has the potential to create a new focal point in the views.

10.110 The render shows how the Proposed Development will appear to the left of The Shard,above the lower modern development in the foreground and breaking the ridgeline.

10.111 The magnitude of impact on the experience of the visual receptors is judged to be **Low** because the overall character of the view will not change, and neither will the appreciation of its key feature (The Shard), which would remain the visual focus in this view.

10.112 The overall effect on visual receptors would be **Minor Beneficial** because the Proposed Development will introduce a new feature to add to the architectural interest and variety in the view. The attractive stepped composition complete with integrated landscaping creates an attractive composition which helps to signal the regeneration of the area around London Bridge station, consistent with policy objectives. Furthermore, existing buildings already break the ridgeline to the right of the Shard, so the Proposed Development balances the view in terms of the established height datum. This likely effect is not significant.



CUMULATIVE

10.113 The orange wirelines demonstrate how the cumulative schemes will appear in the context of the Proposed Development and the existing context. The proposals for Capital House and EDGE London Bridge appear between The Shard and the Proposed Development, with the existing Fielden House (under construction at the time of photography but now complete and therefore shown as a shite wire line) to the right.

10.114 In the cumulative context the magnitude of impact would increase slightly to **Low to Medium** because of the cumulative effect of new buildings which denote the regeneration of London Bridge. The likely effect would be **Minor to Moderate Beneficial**. This likely effect is not significant.



EMERGING CUMULATIVE (SCENARIO B)

10.115 New City Court (in pink) and Colechurch House (light blue) will be seen in conjunction with the scale (height) of Guy's Hospital and subservient to The Shard. To the east (left) the Proposed Development would form part of the wider cluster. The articulated form of the building would step down from The Shard, which would be complemented by the Bermondsey Street (purple) scheme.

10.116 The focus of the view would further concentrate to the cluster around The Shard, where the tallest elements breaking the ridge line in the backdrop. The Proposed Development would not give rise to any additional effects on top of the cumulative baseline created by consented development. The magnitude of impact would remain **Low to Medium**. The likely effect would be **Minor / Moderate Beneficial**. This likely effect is not significant.



VIEW 9N | THE MONUMENT (DUSK)

EXISTING

10.117 View 9N shows view 9 at dusk. The description and value of the view in unchanged.

10.118 The Monument is a visitor attraction and so the visual receptors will be visitors who have made the journey to the top of the building.

10.119 The view comprises the rooftops of the later commercial development between Eastcheap and the river. An experience of a visual receptor from this vantage point would include a 360 degree view across London, including its major landmarks in other directions. In the direction captured here, the major landmark and focus of the view is the river and The Shard.

10.120 The Shard is appreciated in the context of the later development at London Bridge in the fore- and background, which includes the taller buildings at Guy's Hospital and offices at the river's edge.

10.121 At dusk, the lighting emphasises the architectural characteristics of the later developments. At this time of day, the ability to appreciate the features in the longer, distant part of the view (including the ridgeline of the raised ground) is lessened. The focus of the view is contained in the lit buildings in the fore- and middle-ground.

10.122 The value attached to the view is **Medium**.



PROPOSED

10.123 The location of the view is approximately 0.8km of the Site. The focus of the receptors would be on the experience of the city from a raised position and the view of the city's landmarks. These visual receptors have a **Medium susceptibility** to change and **Moderate sensitivity** because a new building on the skyline has the potential to create a new focal point in the views.

10.124 The render shows how the Proposed Development will appear to the left of The Shard and above the lower modern development in the foreground.

10.125 The magnitude of impact on the experience of the visual receptors is judged to be **Low** because the overall character of the view will not change, and neither will the appreciation of its key feature (The Shard).

10.126 The overall effect on visual receptors would be **Minor Beneficial** because the Proposed Development will introduce a new feature to add to the architectural interest and variety in the view. It helps to signal the regeneration of the area around London Bridge station, consistent with policy objectives.

10.127 This likely effect is not significant.



CUMULATIVE

10.128 The orange wirelines demonstrate how the cumulative schemes will appear in the context of the Proposed Development and the existing context. The proposals for Capital House and EDGE London Bridge appear between The Shard and the Proposed Development, with the existing Fielden House (under construction at the time of photography but now complete and therefore shown as a shite wire line) to the right.

10.129 In the cumulative context the magnitude of impact would increase slightly from **Low to Medium** because of the cumulative effect of new buildings which denote the regeneration of London Bridge. The likely effect would be **Minor / Moderate Beneficial**. This likely effect is not significant.



EMERGING CUMULATIVE (SCENARIO B)

10.130 New City Court (in pink) and Colechurch House (light blue) would further add to the emerging cluster at London Bridge, including The Shard and Guy's Hospital. To the east (left) the Proposed Development would form part of the wider cluster. The articulated form of the building would step down from The Shard, which would be complemented by the Bermondsey Street (purple) scheme.

10.131 The emerging cumulative schemes will form a skyline composition in conjunction with The Shard. The Proposed Development would be complementary to this ensemble. The cumulative schemes comprise a range of commercial and residential uses. They feature a high proportion of glazing and will be illuminated at night. As a consequence the magnitude of impact would increase to **Medium**. The likely effect would be **Moderate Beneficial**. This likely effect is significant.



VIEW 10 | MILLENNIUM BRIDGE

EXISTING

10.132 View 10 is taken looking south east from the north end of the Millennium Bridge.

10.133 The view from the Millennium Bridge towards the Tate Modern on the south bank is identified as an important view in the development plan. The view photographed here does not include the Tate, but shows the wider townscape setting in views east along the river.

10.134 The view is defined by the river and the later development which flanks it. This includes 7–8 storey 20 century development in the foreground to the left, and taller office developments in the middle ground near Southwark Bridge to the right.

10.135 The river provides an open, distant view above the horizon created by Southwark Bridge, and a key feature of the skyline is The Shard. The Shard is seen in the context of the tower of Guy's Hospital and taller buildings at London Bridge. Fielden House (under construction at the time of photography but now complete and therefore shown as a shite wire line) partially obscures the lower levels of the Shard.

10.136 The value attached to the view is **Medium to High**.

10.137 The visual receptors of this view would be pedestrians and tourists using the Millennium Bridge to cross the river.



PROPOSED

10.138 The location of the view is approximately 1.4km of the Site. The visual receptors have a **Medium susceptibility** to change which results in a **Moderate sensitivity** because a new building on the skyline has the potential to create a new focal point in the views. The blue wireline shows how the Proposed Development will be almost entirely obscured by Fielden House (under construction at the time of photography but now complete and therefore shown as a shite wire line) and the Shard.

10.139 The magnitude of effect will be **Very Low** because there will be no material difference to the characteristics of the view experienced by the visual receptors. Their focus on the river and The Shard will be unchanged.

10.140 The Proposed Development would give rise to a **Negligible Neutral** likely on the heritage receptors. This likely effect is not significant.



CUMULATIVE

10.141 In the cumulative context, the cumulative scheme at Capital House (no. 9) and EDGE London Bridge will occlude the Proposed Development. This will change the magnitude of impact of the Proposed Development to **Nil** and the likely effect will be **None**. This likely effect is not significant.



EMERGING CUMULATIVE (SCENARIO B)

10.142 The emerging scenario indicates further tall development in this view. The Proposed Development would not give rise to any additional effects on top of the cumulative baseline created by consented development as the Proposed Development remains obscured in this condition. The magnitude of impact would remain **Nil** and the likely effect will be **None**. This likely effect is not significant.



VIEW 11 | LONDON BRIDGE

EXISTING

10.143 View 11 is taken from a point at the north end of London Bridge looking south. The viewpoint is located on the pedestrian footpath on the east side of the bridge, and people travelling on foot will be the primary visual receptors.

10.144 This view is indicative of the experience for all receptors crossing the bridge, including those using the road. The focus of the road users would be on the road itself however, and they are less likely to appreciate the built context to the left of the bridge.

10.145 The focal point of the view is the interesting configuration of architecture at London Bridge station in the central part of the view. This includes 1 London Bridge and The Shard. The view includes the 7–9 storey commercial development to the south east of the bridge at the river's edge, which includes some historic wharf buildings (Hay's Galleria).

10.146 Hay's Galleria is a Grade II listed building (see **Section 5.0**). The heritage receptor adds to the amenity value of the view, although a separate assessment of the impact of the Proposed Development to its heritage value is provided earlier in this assessment.

10.147 The value attached to the view is **Medium**.



PROPOSED

10.148 The location of the view is approximately 0.7km of the Site. The focus of the receptors will be on the river and development on the south bank. These visual receptors have a **Medium susceptibility** to change and **Moderate sensitivity**.

10.149 The Proposed Development will appear in the backdrop of the existing later, commercial development on the south bank of the river. It will sit next to The Shard but will be separated by a sky gap.

10.150 The magnitude of effect would be **Low** because the overall character of the view will not change, and the Proposed Development does not exceed the established heights in the view or introduce an alien new feature. The contemporary architecture will be consistent with and complementary to with the existing built form in the view and there will be no change to the appreciation of the heritage receptors.

10.151 The Proposed Development would give rise to a **Minor Beneficial** likely effect to the visual receptors crossing London Bridge because it will help to signpost the area of regeneration around London Bridge station. This likely effect is not significant.



CUMULATIVE

10.152 In the cumulative view the orange wirelines show how the schemes at Capitol House (no. 9) and EDGE London Bridge will appear between the Proposed Development and The Shard, creating a cluster with the Proposed Development.

10.153 The magnitude of impact of the Proposed Development on visual receptors is not considered to change from **Low**, with a **Minor Beneficial** likely effect. This is because the overall experience of the view will not change for visual receptors, and there will be the benefits of signalling the regeneration of the London Bridge area. This likely effect is not significant.



EMERGING CUMULATIVE (SCENARIO B)

10.154 New City Court (in pink) and Colechurch House (light blue) will be seen in conjunction with the scale (height) of Guy's Hospital and subservient to The Shard. To the east (left) the Proposed Development would form part of the wider cluster. Colechurch House would screen the lower storeys of the Shard from view. The articulated form of the building cluster would step down from The Shard to each side, stepping up again to New City Court to the far right of the frame, in the view line of the road.

10.155 The Proposed Development would not give rise to any additional effects on top of the cumulative baseline created by consented development. The magnitude of impact would remain **Low,** although the contribution towards the emerging skyline composition would be positive. The likely effect would be **Minor Beneficial**. This likely effect is not significant.



VIEW 12 | THAMES PATH: ST KATHARINE'S DOCKS

EXISTING

10.156 This view is taken from the Thames Path at St Katherine Docks on the north side of the river. This view would primarily be experienced by visual receptors who are on foot and using the river path for community, amenity or leisure.

10.157 The view is dominated by the river and Tower Bridge, with a variety of building types visible on the south bank of the river. .In the longer part of the view, through the bridge, it is possible to appreciate modern development at More London as well as taller buildings at Guy's Hospital/London Bridge.

10.158 The value attached to the view is **High**.



PROPOSED

10.159 The location of the viewpoint is approximately 0.9km north east of the Site. The focus of the receptors is Tower Bridge and the varied architectural characteristics on the south bank of the river. The visual receptors have a **Low to Medium susceptibility** to change and **Low to Moderate sensitivity**.

10.160 The Proposed Development (shown as a dotted blue wire line) would be obscured from view by interposing development in the foreground (mainly Tower Bridge). The magnitude of impact would be **Nil**. The Proposed Development would give rise to an effect of **None** to all visual receptors. This likely effect is not significant.



CUMULATIVE

10.161 The orange wireline demonstrates how the cumulative schemes at Capital House (no. 9) and EDGE London Bridge will appear as part of the existing later development in the longer part of the view towards More London.

10.162 There will be no change to the assessment of likely effects arising from the Proposed Development because it remains occluded from the view by interposing development. The Proposed Development would give rise to a **None** likely effect to all visual receptors. This likely effect is not significant.



EMERGING CUMULATIVE (SCENARIO B)

10.163 Emerging development will be visible to the right of the frame in the background. The Proposed Development would remain obscured from view. There will be no change to the assessment of likely effects arising from the Proposed Development. The Proposed Development would give rise to a likely effect of **None** to all visual receptors. This likely effect is not significant.



VIEW 13 | JAMAICA ROAD

EXISTING

10.164 The viewpoint is located on Jamaica Road, east of where the road becomes Tooley Street and adjoins Tanner Street. The road is a busy thoroughfare which experiences a high volume of vehicular traffic.

10.165 At this point, the road is characterised by development associated with Shad Thames to the north, including brick-built warehouse buildings. On the south side of the road is a mix of former warehouse buildings and more contemporary infill development. The Shard is visible in the background of the view along the apex of the road. The value attached to the view is **Medium**.

10.166 The view would primarily be experienced by road users, pedestrians, local residents and workers within the surrounding buildings.



PROPOSED

10.167 The view location is approximately 0.8km from the Site. The focus of the pedestrians and road users moving through the area would be the busy road. These visual receptors have a **Low susceptibility** to change and **Moderate / Low sensitivity**. Local residents and workers within the surrounding buildings are more likely to stop and dwell, and would have a higher susceptibility to change of **Medium**, resulting in a **Moderate sensitivity**.

10.168 The Proposed Development (shown as a dotted blue wire line) would be obscured from view by interposing development in the foreground. The magnitude of effect would be **Nil**. The Proposed Development would give rise to an effect of **None** to all visual receptors.



CUMULATIVE

10.169 There will be no change to the assessment of likely effects arising from the cumulative developments because none of the cumulative schemes will appear in the view and the Proposed Development remains occluded by existing development. The Proposed Development would give rise to an effect of **None** to all visual receptors.



EMERGING CUMULATIVE (SCENARIO B)

10.170 There will be no change to the assessment of likely effects arising from the emerging cumulative scenario because none of the schemes will appear in the view and the Proposed Development remains occluded by existing development. The Proposed Development would give rise to an effect of **None** to all visual receptors.



VIEW 14 | ST. MARY MAGDALENE CHURCHYARD

EXISTING

10.171 The view is located within the churchyard of St. Mary Magdalene Church. The Church of St Mary in the foreground of the view is Grade II* listed and the view is located in the Bermondsey Street Conservation Area (see **Section 5.0**). The heritage receptors add to the amenity value of the view, although a separate assessment of the impact of the Proposed Development to the heritage value of the Bermondsey Street Conservation Area is provided at **Section 8.0**. An assessment of the impact of the Proposed Development to the heritage value of the Church of St Mary has not been undertaken past the scoping stage due to the magnitude of impact (see below).

10.172 The middle ground of the view is obscured by the dense tree canopy enclosing the churchyard. Notwithstanding, the observer is aware of tall and large development in the backdrop of the view, including The Shard and Guy's Hospital. During winter months, deciduous trees will shed their leaves, and views of the backdrop context are more perceptible.

10.173 The value attached to the view is **High**.

10.174 The view would primarily be experienced by a number of people, including people using the quiet space to stop and dwell. In addition, the view would be experienced by pedestrians travelling through the area.



PROPOSED

10.175 The view location is approximately 0.6km from the Site. The focus of the receptors would be on the surrounding environment, including views of the St. Mary Magdalene Church. The view has an established context of tall and large development in its backdrop, although the visual receptors have a **Medium susceptibility** to change due to the orientation and composition of the view. The receptors have a **Moderate / High sensitivity**.

10.176 The Proposed Development (shown in wireline in the summer view and rendered in winter views overleaf) would be occluded by the dense tree canopy enclosing the churchyard. During winter months when deciduous trees have shed their leaves, glimpsed views of the Proposed Development would be afforded but these would be highly filtered and mitigated by the muted tonality of the Proposed Development. Where visible, the Proposed Development would sit below the ridgeline of the church in the foreground and would not be a dominating feature in the frame. The separating distance and interposing development means that the magnitude of impact to visual receptors using the amenity space would be Very Low.

10.177 The Proposed Development would give rise to a **Negligible Neutral** effect to receptors.



CUMULATIVE

10.178 The consented developments at Capital House and EDGE London Bridge would be partially visible in the cumulative context in front of the lower storeys of the Shard. All other cumulative consented schemes would be completely obscured by existing development in this view.

10.179 The Capital House and EGDE London schemes would sit to the rear of the Proposed Development, adding further tall development to the backdrop of the view, including The Shard and Guy's Hospital. Notwithstanding, the Capital House and EDGE London Bridge consents would not materially change the baseline context. The magnitude of effect would remain **Very Low**. The Proposed Development would give rise to a **Negligible Neutral** effect to receptors.



EMERGING CUMULATIVE (SCENARIO B)

10.180 New City Court (pink) would be marginally visible in the backdrop of the view, but all other emerging schemes would be entirely obscured by existing development.

10.181 The Proposed Development would not give rise to any additional effects on top of the emerging scenario. The magnitude of impact would remain **Very Low**. The Proposed Development would give rise to a **Negligible Neutral** effect to all visual receptors. This likely effect is not significant.



VIEW 14W | ST. MARY MAGDALENE CHURCHYARD

EXISTING

10.182 Winter view provided for completeness. See assessment at summer view.



PROPOSED

10.183 Winter view provided for completeness. See assessment at summer view.



CUMULATIVE

10.184 Winter view provided for completeness. See assessment at summer view.



EMERGING CUMULATIVE (SCENARIO B)

10.185 Winter view provided for completeness. See assessment at summer view.



VIEW 15 | BERMONDSEY STREET, JUNCTION WITH TANNER STREET

EXISTING

10.186 The view is located on Bermondsey Street at the junction of Tanner Street. The foreground of the view comprises Bermondsey Street itself, which is a historic linear route enclosed by development of generally homogeneous three and four storey scale. Architectural styles vary, although there is a shared character and appearance derived through the use of masonry, domestically proportioned fenestration and commercial ground floor frontages.

10.187 The linear nature of the road and enclosure of buildings denies longer views beyond the foreground, with the exception of glimpse views along adjoining streets.

10.188 In the backdrop of the view The Shard is clearly discernible. There is a clear distinction between fore and backdrop by virtue of separating distance and the variation in architectural design.

10.189 The view is located in the Bermondsey Street Conservation Area (see **Section 5.0**). The buildings on the west side of the street, including Nos. 102–104 and The Woolpack public house are not statutorily listed, but identified in the CA Appraisal as buildings that make a positive contribution to the Conservation Area. The heritage receptors add to the amenity value of the view, although a separate assessment of the impact of the Proposed Development to its heritage value is provided at **Section 8.0**.

10.190 The view is taken from the central part of Bermondsey Street at the north-west corner of Tanner Street Park, identified as Important Local View IL6 in Appendix 4 of the London Borough of Southwark, Borough Bankside and London Bridge (BBLB) Draft Supplementary Planning Document (SPD) and Opportunity Area Planning Framework (OAPF) (2010) Stage 2 Tall Building Study (Ref 1–14A), which states that "*New tall building development at London Bridge should aim to preserve or enhance the viewer's appreciation of the conservation area and any listed buildings. New tall buildings should consider their relationship to the existing and proposed tall buildings in the cluster and relationship to the lower height scale of development in the conservation area*" (Ref 1–14A, p122). The value attached to the view, which is representative of the kinetic experience along Bermondsey Street, is **Medium to High**.



10.191 The view would primarily be experienced by a pedestrians, road users and people using the commercial facilities along the street.

PROPOSED

10.192 The view location is approximately 0.3km from the Site. The focus of the receptors would primarily be on the immediate foreground, which has a strongly defined townscape appearance. Whilst walking along the route, the observer would be aware of tall and large development in the backdrop, including The Shard associated with the cluster at London Bridge. These visual receptors have a **Medium susceptibility** to change and **Moderate sensitivity**.

10.193 The Proposed Development may be glimpsed above the rooftops of the buildings on the west side of the street. The ZTV at **Section 2.0** demonstrates the duration of the view to be over a short distance, comprising sporadic glimpses obtained from the east pavement. Where visible, the extent of the Proposed Development in the view would comprise the upper storeys only.

10.194 The articulated and stepped form of those storeys would be attractive, comprising a series of linked masses of complementary materiality and slender proportions. This would mitigate the magnitude of impact. As a consequence, the Proposed Development comprises a small and not incongruent part of the urban environment; it is subservient and complementary to The Shard, which remains the primary element in the backdrop of the view. The magnitude of effect would be **Low**.

10.195 The Proposed Development would give rise to a **Minor Beneficial** effect to receptors experiencing the view. The effect would be direct, local and long-term.



CUMULATIVE

10.196 The cumulative schemes of Capital House and EDGE London Bridge will appear in the view, the upper storeys partially visible to the left of the Proposed Development to the rear of the buildings on Bermondsey Street.

10.197 The magnitude of impact of **Low** would remain in the cumulative scenario as the Proposed Development would form a cluster with the cumulative consented schemes but this would not materially impact the experience at Proposed condition. The effect of the Proposed Development to receptors experiencing the view would remain **Minor Beneficial**. The effect would be not significant.



EMERGING CUMULATIVE (SCENARIO B)

10.198 Bermondsey Street (purple) would be partially visible to the right of and in front of the Proposed Development, tapering the cluster and forming an attractive, stepped composition. The cluster would appear in conjunction with The Shard, reinforcing the emerging cluster at London Bridge.

10.199 The Proposed Development would not give rise to any additional effects on top of the cumulative baseline created by consented development. Rather, the Proposed Development would largely be occluded by Bermondsey Street (purple) in the foreground. The magnitude of effect would be **Very Low**. The Proposed Development would give rise to a **Negligible Beneficial** effect to receptors experiencing the view.



VIEW 15N | BERMONDSEY STREET, JUNCTION WITH TANNER STREET | DUSK

EXISTING

10.200 The view replicates No.15 within this HTVIA, although comprises photography taken at dusk. In addition to the analysis set out above, it is important to note the high solid to void ratio of buildings in the foreground that remain generally dark at night. The view is illuminated by modest street lighting and internal lighting of the buildings, including the more highly glazed shop fronts at street level.

10.201 In the backdrop of the view, The Shard is up-lit and forms an important visual landmark for London Bridge, its top visible from most of the east side of Bermondsey Street north of the junction with Newham's Row. Its top 20 storeys are brightly lit and consistently illuminated at night in comparison to the sparsely occupied upper floors below. The value attached to the view, which is representative of the kinetic experience along Bermondsey Street, remains **Medium to High**.

10.202 The view would primarily be experienced by a pedestrians, road users and people using the commercial facilities along the street.



PROPOSED

10.203 The view location is approximately 0.3km from the Site. The focus of the receptors would remain primarily on the immediate foreground, which has a strongly defined townscape appearance. Whilst walking along the route, the observer would be aware of The Shard in the backdrop, which is highly illuminated and marks the cluster at London Bridge. These visual receptors have a **Medium susceptibility** to change and **Moderate sensitivity**.

10.204 The Proposed Development would be sporadically glimpsed above the rooftops of buildings on the west side of the street. It should be noted that internal lighting is not controlled by planning policy and lighting shown within the AVR is indicative. It is considered appropriate to represent the degree and extent of lighting within the Proposed Development. Commercial units are more likely to have a higher intensity of lighting to residential units, although their use during the night is less likely. The magnitude of effect would be **Low**.

10.205 Where visible, the stepped and articulated roof form would remain readily perceptible and attractive. The Proposed Development would give rise to a **Minor Beneficial** effect to receptors experiencing the view. The effect would be direct, local and long-term.



CUMULATIVE

10.206 The cumulative schemes of Capital House and EDGE London Bridge will appear in the view, the upper storeys partially visible to the left of the Proposed Development to the rear of the buildings on Bermondsey Street.

10.207 There will be no change to the assessment of likely effects arising from the cumulative developments because the Proposed Development will form a cluster with the cumulative consented schemes. The effect of the Proposed Development to receptors experiencing the view would remain **Minor Beneficial**. The effect is not significant.



EMERGING CUMULATIVE (SCENARIO B)

10.208 Bermondsey Street (purple) would appear in the backdrop of the view, partially in front of and to the right of the Proposed Development. This would form a composition with the schemes in the cumulative consented condition, forming a skyline composition in conjunction with the Shard indicating the emerging cluster at London Bridge.

10.209 The emerging cumulative schemes will form a skyline composition in conjunction with The Shard. The cumulative schemes comprise a range of commercial and residential uses. They feature a high proportion of glazing and will be illuminated at night. This will contrast with the foreground, which features a more traditional roofscape, including some dormer windows.

10.210 Again, the Proposed Development would not give rise to any additional effects on top of the cumulative baseline created by consented development. Rather, the Proposed Development would largely be occluded by Bermondsey Street (purple) in the foreground. The magnitude of effect would be **Very Low**. The Proposed Development would give rise to a **Negligible Beneficial** effect to receptors experiencing the view.



VIEW 16 | CRUCIFIX LANE

EXISTING

10.211 The view is located on Crucifix Lane, looking north-west towards St Thomas Street.

10.212 In the foreground of the view, to the right, is the Grade II listed railway viaduct arches. The linear form and repetitive openings within the masonry structure provide a strong and easily identifiable townscape feature. The heritage receptor adds to the amenity value of the view, although a separate assessment of the impact of the Proposed Development to its heritage value is provided at **Section 8.0**.

10.213 The enclosure of the street by the railway arches and the adjacent development focuses the observer to axial views along the street. In the backdrop, the observer is aware of tall and large development at London Bridge, including The Shard and Guy's Hospital.

10.214 The visual amenity of the view is variable, comprising both the railway arches and the local landmark of The Shard, alongside the existing townscape on the southern edge of St Thomas Street that is otherwise of low quality. The value attached to the view is **Low to Medium**.

10.215 The view would primarily be experienced by pedestrians and road users moving through the area.



PROPOSED

10.216 The view location is approximately 0.2km from the Site. The focus of the receptors would be north-west towards the Site, by virtue of the enclosure of the street. This view comprises an established context of intensified development within the backdrop, associated with London Bridge. The visual receptors experiencing the view thus have a **Low susceptibility** to change and **Low sensitivity**.

10.217 The Proposed Development would be readily visible in the view. It would form a prominent feature, occluding views of the Guy's Hospital building in the backdrop that is of undistinguished architectural design. The principal singular building would appear as several massing volumes, by virtue of the variation in height, stepped form and variation in architectural treatment to elevations. The magnitude of effect would be **Medium**.

10.218 The Proposed Development would complement the existing and emerging character of the townscape to the south of London Bridge Station. The proposed scale and architectural treatment would ensure The Shard remains the primary element of the view and visual focus of the group. The Proposed Development would give rise to a **Minor Beneficial** effect to visual receptors experiencing the view, by virtue of its high quality architecture including extensive urban greening and the screening of the undistinguished Guy's Hospital. This effect is not significant.



CUMULATIVE

10.219 The consented developments at Capital House and EDGE London Bridge would be partially visible in the cumulative context to the rear of and left of the Proposed Development. The scale would be relative to the Proposed Development, although a contrast in architectural design and form would allow for differentiation between the two buildings. These schemes would screen the remaining visible part of Guy's Hospital.

10.220 The existing baseline identifies the visual amenity value to be Medium to Low, although this would change, owing to the transformation at the western end of Crucifix Lane, including high quality architecture and urban design. The visual amenity value would increase to **Medium** in both the Cumulative Scenario and emerging cumulative scenario B.

10.221 The schemes would further add to the tall and large development in the backdrop of the view. Notwithstanding, the consents would not materially change the baseline context. The magnitude of effect would remain **Medium** and the Proposed Development would give rise to a **Minor Beneficial** effect to receptors. This effect is not significant.



EMERGING CUMULATIVE (SCENARIO B)

10.222 New City Court (in pink) will be visible beyond cluster of development on St Thomas Street shown in the Cumulative scenario. The upper storeys would be visible above the railway arches, to the left of the Shard in the distance. All other emerging schemes would be occluded from view.

10.223 The Proposed Development would not give rise to any additional effects on top of the emerging baseline created by submitted development. The magnitude of effect would remain **Medium** and the Proposed Development would give rise to a **Minor Beneficial** effect to receptors. This effect is not significant.



VIEW 17 | ST THOMAS STREET, JUNCTION WITH BERMONDSEY STREET

EXISTING

10.224 The view is located on St Thomas Street, at the junction with Bermondsey Street. It forms part of a kinetic sequence with view 16: Crucifix Lane, as the observer travels west towards London Bridge.

10.225 Again, the foreground of the view, to the right, comprises the distinctive Grade II listed railway viaduct arches. At this point in the townscape the linear views from St Thomas Street, leading on from Crucifix Lane, opens up to wider views south. The cleared Site provides views of a highly varied townscape, including the former industrial warehouse, Guy's Hospital and the residential tower block within the Kipling Estate.

10.226 The visual amenity of the view is variable, comprising both the railway arches and a series of modern buildings, alongside the existing townscape on the southern edge of St Thomas Street that is otherwise of low quality. The value attached to the view is **Low to Medium**.

10.227 The view would primarily be experienced by pedestrians and road users moving through the area.



PROPOSED

10.228 The view location is approximately 0.1km from the Site. The focus of the receptors would be the townscape south of the arches. At this point, a junction and linear route towards London Bridge, the attention of receptors may not be focussed on the particular view of the foreground. The focus of the view is more likely to be on the destination. The visual receptors experiencing the view thus have a **Low** susceptibility to change and **Low** sensitivity.

10.229 The Proposed Development would comprise the comprehensive redevelopment of land to the south of the arches. The change would be readily discernible and prominent.

10.230 In the middle-ground, the proposed public realm would enhance the experience at street level. The building has a small footprint and will be set back from the Site boundary, thus facilitating movement through the area. It will have a distinctive architectural appearance, notably by virtue of its jagged roof form and elevational treatment.

10.231 To the west, the principal singular building would appear as several massing volumes, by virtue of the variation in height, stepped form and variation in architectural treatment to elevations. It would occlude views of the Guy's Hospital building in the backdrop that is of undistinguished architectural design.

10.232 The permeability and legibility created by the Proposed Development as a whole would be highly beneficial to the townscape, mindful of the central London location and high footfall driven by the adjacent pubic transport hub. The public space and elevations to St Thomas Street would include active frontages that would animate and complement the existing provision within the railway arches.

10.233 The magnitude of effect would be **High**. The Proposed Development would give rise to a **Moderate / Major Beneficial** effect to visual receptors experiencing the view. The effect would be significant.



CUMULATIVE

10.234 The consented developments at Capital House and EDGE London Bridge would be partially visible in the cumulative context to the right of the Proposed Development, mainly contained to the rear and thus obscured. The scale would be relative to the Proposed Development, although a contrast in architectural design and form would allow for differentiation between the two buildings.

10.235 At ground floor the Capital House scheme includes active frontages and new public realm that will be complementary to the overall placemaking for the area. Notwithstanding, the Capital House development does not form part of a holistic masterplan and, as a consequence, does not take the opportunity to provide a joined-up and optimised ground floor layout.

10.236 The Capital House building and EDGE London Bridge buildings would further add to the tall and large development in the middle-ground and backdrop of the view, forming a composition with the Proposed Development and entirely obscuring Guy's Hospital. It would not materially change the baseline context and the magnitude of effect would remain **High**. The Proposed Development would give rise to a **Moderate / Major Beneficial** effect to receptors.



EMERGING CUMULATIVE (SCENARIO B)

10.237 Bermondsey Street (purple) will transform the immediate foreground of the view to the left of the frame, including new development with high quality landscaping. New City Court (pink) would also be glimpsed to the left of the railway arches in the backdrop of the view. . Cumulatively, the developments would contribute to transformational change of this area, south of London Bridge Station. The existing baseline identifies the visual amenity value to be Medium to Low, although this would be fundamentally change, owing to the comprehensive transformation, including high quality architecture and urban design. The visual amenity value would increase to **High** in both the cumulative scenario and emerging cumulative scenario B.

10.238 The impact to the visual amenity of the area, which is currently degraded, would be wholly positive. The developments have been prepared as part of a wider masterplan and, as such, they contribute towards a considered urban design approach that will provide new public realm in this area of townscape significance. The developments would intensity development within the area, although this would be commensurate to the central location, within the Opportunity Area and Central Activities Zone. In wider views, the stepped massing towards The Shard would create an attractive skyline composition. The existing baseline identifies a Low susceptibility to change, and this would remain owing to the complementary nature of the Proposed Development relative to emerging cumulative scenario B. The sensitivity of the receptors would be **Medium** overall.

10.239 The Proposed Development would form part of this cluster. The magnitude of effect would, in part, be reduced due to the reinforcement of the context of tall and large development around London Bridge Station. Equally, the intensification of development in the backdrop would mean that the magnitude of effect of the Proposed Development would remain **High** and the effect to receptors **Moderate / Major Beneficial**.



VIEW 18 | LEATHERMARKET GARDENS

EXISTING

10.240 The view is located within Leathermarket Gardens. The gardens are located in the Bermondsey Street Conservation Area. The heritage receptor adds to the amenity value of the view, although a separate assessment of the impact of the Proposed Development to its heritage value is provided at **Section 8.0**.

10.241 The CA Appraisal states:

Leathermarket Gardens was created following clearance of war damage and 19th century tanneries. It now provides outlook for buildings in Tyers Gate and the eastern part of Leathermarket Street, with views across the space. Its western end is more separated from its surroundings, behind the Old Tannery frontage on Leathermarket Street and the Guinness Trust buildings on the north side. The Gardens are well connected into the community that they serve, with gates into Weston Street, Kirby Grove and the Tyers Estate. The mature trees along the edges open to surrounding streets provides the visual enclosure of the street space that former buildings would have: this is particular important in Leathermarket Street and Weston Street.

10.242 In the backdrop, there is an established context of tall and large development in close proximity to London Bridge. This includes residential development within the Kipling Estate, Guy's Hospital and The Shard, the latter of which forms the focal point in the view and draws in the eye. The backdrop context is not incongruent to a busy urban environment. The enclosure of the open space in the foreground and separating distance from taller development help to retain the sense of tranquillity within the open space. The value attached to the view is **High**.

10.243 The view would be experienced by a number of people, including people using the quiet space to stop and dwell. In addition, the view would be experienced by pedestrians travelling through the area.



PROPOSED

10.244 The view location is approximately 0.3km from the Site. The low scale development surrounding the park affords panoramic views, of which there is a clear context of tall development to the north and west. Users of the amenity space are likely to stop and dwell, and appreciate views from the park. The visual receptors have a **Medium susceptibility** to change and **Moderate sensitivity**.

10.245 The Proposed Development would be largely occluded by the tree canopy enclosing the open space in the summer months. During winter months, deciduous trees will shed their leaves and wider views of the Proposed Development would be appreciable. The separating distance and interposing development means that the magnitude of impact to visual receptors using the amenity space would vary from Low during the summer months, to **Medium** to **Low** in the 'worst-case-scenario' winter months.

10.246 The introduction of an additional tall building in this location would not be incongruent to the composition of the view. Where visible, the principal singular building would appear as several massing volumes, by virtue of the variation in height, stepped form and variation in architectural treatment to elevations. As a consequence, it is subservient and complementary to The Shard, which would remain the primary element in the backdrop of the view. The Proposed Development would give rise to a **Minor / Moderate Beneficial** effect to receptors throughout the year. The effect would be not significant.



CUMULATIVE

10.247 The consented developments at Capital House and EDGE London Bridge would be visible in the cumulative context. The southern elevation of the building would be visible between the Proposed Development and The Shard. Whilst adding a further element to the backdrop of the view, the incursion on the skyline would be small and would continue the step up towards The Shard, which would remain the primary feature. The scale would be relative to the Proposed Development, although a contrast in architectural design and form would allow for differentiation between the two buildings. The magnitude of effect would remain **Medium** to **Low** and the Proposed Development would give rise to a **Minor / Moderate Beneficial** effect to receptors.



EMERGING CUMULATIVE (SCENARIO B)

10.248 Bermondsey Street (purple) will be visible in the backdrop of the view to the right and partially in front of the Proposed Development. The towers would further consolidate development around London Bridge Station, adding to the cluster of tall buildings. All developments would be subservient to the scale of The Shard, although Capital House would partially occlude the structure from this location and also, due to its height, partly challenge its primacy from this particular location. The developments would intensify development within the area, clearly marking a point of townscape significance. The stepped massing towards The Shard would create an attractive skyline composition.

10.249 The Proposed Development would form part of this cluster. The magnitude of effect would, in part, be reduced due to it forming part of an established context of tall and large development around London Bridge Station. Equally, the Proposed Development would further infill the sky gap between Capital House and Bermondsey Street, thus intensifying the overall magnitude which would become **Medium**.

10.250 The articulated and stepped form of the Proposed Development would be perceptible, breaking down the overall mass into separate volumes. Equally, the contrast in architectural styles between the Proposed Development and cumulative schemes is an important consideration. The Proposed Development would give rise to a **Moderate Beneficial** effect to visual receptors.



VIEW 18W | LEATHERMARKET GARDENS

EXISTING

10.251 Winter view provided for completeness. See assessment at summer view.



PROPOSED

10.252 Winter view provided for completeness. See assessment at summer view.



CUMULATIVE

10.253 Winter view provided for completeness. See assessment at summer view.



EMERGING CUMULATIVE (SCENARIO B)

10.254 Winter view provided for completeness. See assessment at summer view.



VIEW 19 | WESTON STREET, JUNCTION WITH LEATHERMARKET STREET

EXISTING

10.255 The view is located on Weston Street at the junction with Leathermarket Street. On the right side of the view is the Grade II listed Leather Market, which is located in the Bermondsey Street Conservation Area (see **Section 5.0**). The heritage receptors add to the amenity value of the view, although a separate assessment of the impact of the Proposed Development to its heritage value is provided at **Section 8.0**.

10.256 Weston Street is a long road running north–south between Long Lane and St Thomas Street. The left side of the road generally comprises residential development associated with the Kipling Estate, which contrasts with historic development to the east, generally located within the Bermondsey Street Conservation Area.

10.257 As a consequence, the townscape varies significantly along this kinetic route. It features point blocks and flatted blocks associated with the estate and has an existing background setting of tall development in the backdrop, marking the location of London Bridge.

10.258 The value attached to the view is **Medium**. The view would primarily be experienced by a pedestrians and drivers moving through the area, and local residents from the adjacent properties. The leather market now comprises commercial office units and workers from the area would also experience the view.



PROPOSED

10.259 The view location is approximately 0.4km from the Site. People travelling along the north-south route are not likely to be focussed on a particular view and would readily acknowledge the varied urban environment, which comprises a high degree of contrast in scale, form and architectural design. The visual receptors have a **Medium to Low susceptibility** to change and **Moderate sensitivity**.

10.260 The Proposed Development would be visible in the backdrop of the view. The viewpoint is representative of the kinetic experience along Weston Street and, at this location, the proposals would be seen between the point block on the Kipling Estate and the Leather Market. The separating distance would be marked by atmospheric haze and heightened by motion parallax as the observer moves through the environment.

10.261 The Proposed Development would be seen as part of the established backdrop, marking the location of London Bridge. It would not be incongruent to the urban environment and would be subservient and complementary to The Shard, which would remain the primary element in the backdrop of the view. The magnitude of effect would be **Medium to Low**.

10.262 Over this distance, the architectural detail of the Proposed Development would not be readily discernible. The articulated and stepped form of the Proposed Development would be perceptible, which would break down the overall mass into separate volumes. The Proposed Development would give rise to a **Minor** to **Moderate Beneficial** effect to receptors experiencing the view. The effect would be direct, local and long-term.



CUMULATIVE

10.263 The EDGE London Bridge scheme and the Arthouse, 2–4 Melior Street schemes would be partially visible in this view, the former appearing to the left of the Proposed Development separated by a small sky gap, and the latter barely discernible due to distance but partially visible at the base of the Proposed Development.

10.264 At this point along the route, there will be no change to the assessment of likely effects arising from the cumulative developments because none of the cumulative schemes considered in this BHTVIA will appear in the view. The effect of the Proposed Development to receptors experiencing the view would remain **Minor** to **Moderate Beneficial**. The effect would be direct, local and long-term.



EMERGING CUMULATIVE (SCENARIO B)

10.265 Bermondsey Street (purple) will be visible in the background of the frame partially in front of and to the right of the Proposed Development, to the rear of buildings on the east side of Weston Street. The articulated and stepped form of the Proposed Development would be perceptible, and Bermondsey Street would reinforce this overall perception of massing stepping up towards The Shard.

10.266 There will be no change to the assessment of likely effects arising from the Proposed Development. The effect of the Proposed Development to receptors experiencing the view would remain **Minor** to **Moderate Beneficial**. The effect would be direct, local and long-term.



VIEW 20 | MELIOR STREET

EXISTING

10.267 The view is located on Weston Street, looking east along Melior Street. Notwithstanding the contemporary appearance of the building in the foreground, all development on the right side of the view is located in the Bermondsey Street Conservation Area (see **Section 5.0**), including the Horseshoe Inn public house at the end of the street and adjacent warehouse building within the Site boundary. The buildings add to the amenity value of the view, although a separate assessment of the impact of the Proposed Development to its heritage value is provided at **Section 8.0**.

10.268 Melior Street is a secondary route, running parallel with St Thomas Street located to the north. There is a marked contrast between the tall contemporary development in the foreground and left of the view, and the buildings within the Conservation Area visible in the middle-ground including the Horseshoe Inn. Even with this overarching townscape context there are exceptions, with the recently completed seven-storey residential development, designed by Flanagan Lawrence, at Nos. 6-14 Melior Street and the tall office building in the foreground right.

10.269 The townscape and heritage interest of the view is 'ordinary' to 'good' to the south of Melior Street and 'poor' to its north, and the modern close setting of the conservation area is clearly legible. The overall value attached to the view is **Medium**.

10.270 The view would be experienced by a pedestrians and drivers moving through the area primarily from London Bridge, and workers from the adjacent commercial office units. A small number of residential units are also located along the street.



PROPOSED

10.271 The view location is approximately 0.1km from the Site. Notwithstanding, people travelling through the area are not likely to be focussed on a particular view and would readily acknowledge the varied urban environment, which comprises a high degree of contrast in scale, form and architectural design. The visual receptors have a **Medium to Low susceptibility** to change and **Moderate to Low sensitivity**.

10.272 The Proposed Development would be visible in the backdrop of the view. The viewpoint is representative of the kinetic experience along Melior Street and, at this location, the proposals would be mostly occluded by existing buildings.

10.273 The Proposed Development's relationship to existing tall buildings at London Bridge would be clearly apparent in wider dynamic views. Where visible, the Proposed Development would include the provision of a striking new tall building within the view. The magnitude of effect would be **High** to **Medium.**

10.274 The proposals would include the retention of the existing warehouse building on the Site. The early 20th century warehouse is complementary to the character of the Conservation Area. Plain in appearance, it can be said to make a neutral contribution to its value.

10.275 The Proposed Development would complement the warehouse with a striking new contemporary building of high architectural quality, which would be congruent to development on the north side of the street. The building line along the south-west corner of the Site will be pulled back from the boundary, opening up views of the Horseshoe public house along Melior Street. To the east, the southern boundary of the Site would provide new permeable routes linking the character area with St Thomas Street.

10.276 The architectural quality of the Proposed Development would be of high quality. Variation in architectural treatment and colour palettes would further sub-divide the principal building, ensure the perceived mass is broken down.



10.277 It should be noted that all land within the foreground of the view is either located within development plan allocations NSP49 or NSP50. Redevelopment of the Site with any form of equivalent scale would present an equivalent contrasting juxtaposition in the townscape and would result in the same level of impact.

10.278 The Proposed Development would give rise to a **Minor** to **Moderate Beneficial** effect to visual receptors. Road users and workers have a lower susceptibility to change and will experience a **Minor Beneficial** effect. The effect would be direct, local and long-term.

CUMULATIVE

10.279 The consented development at Capital House would be visible in the cumulative context. It would form a new prominent feature, replacing the existing building in the foreground and entirely obscuring the Proposed Development from view.

10.280 The existing building on the site is tall and the increased scale presented by the Capital House consent would not be readily noticeable from this close proximity. Notwithstanding, the consent would further contribute towards the transformational change envisaged by the development plan and allocations NSP49 and NSP50. The contemporary architectural design would be complementary to the Proposed Development and would further add to the intensification of this highly sustainable area.

10.281 The contrast between the north and south side of Melior Street would be further marked. The Capital House building would further add to the tall and large development associated with London Bridge to the north, including The Shard and Guy's Hospital.

10.282 The magnitude of effect would remain **High** to **Medium** and the Proposed Development would give rise to a **Minor** to **Moderate Beneficial** effect to visual receptors. Road users and workers have a lower susceptibility to change and will experience a **Minor Beneficial** effect. The effect would be direct, local and long-term.



EMERGING CUMULATIVE (SCENARIO B)

10.283 Bermondsey Street (purple) will be visible in the backdrop of the view. Cumulatively, the developments would transform this area south of London Bridge Station and be visible to the left of the frame.

10.284 The Proposed Development would form part of this cluster. The magnitude of effect would, in part, be reduced due to the reinforcement of the context of tall and large development around London Bridge Station. Notwithstanding, the area would benefit from the complementary and holistic approach towards developing this area, including the creation of new routes and complementary architectural forms. The intensification of development in the backdrop would mean that the magnitude of effect of the Proposed Development would be **High** and the Proposed Development would give rise to a **Moderate Beneficial** effect to visual receptors. Road users and workers have a lower susceptibility to change and will experience a **Minor** to **Moderate Beneficial** effect. The effect would be direct, local and long-term.



VIEW 21 | BOROUGH HIGH STREET, SOUTHERN END

EXISTING

10.285 The view is located on Borough High Street, travelling north towards London Bridge. The viewpoint is located in the Borough High Street Conservation Area and the Church of St George the Martyr in the foreground is Grade II* listed (see **Section 5.0**). The heritage receptors, in particular the church, add to the amenity value of the view, although a separate assessment of the impact of the Proposed Development to the heritage value of the Borough High Street Conservation Area is provided at **Section 8.0**. An assessment of the impact of the Proposed Development to the heritage value of the Church of St George the Martyr has not been undertaken past the scoping stage due to the magnitude of impact (see below).

10.286 The Shard is visible in the backdrop of the view to the immediate left of the Church of St George the Martyr. Rather than diminishing the appreciation of the church in the foreground, the juxtaposition between the two elegant spires is an attractive and distinctive townscape feature. In contrast is the tower associated with Guy's Hospital, which is a detracting feature in the backdrop of the view. The value attached to the view is **High**.

10.287 The view would primarily be experienced by a pedestrians, road users and people using the commercial facilities along the street.



PROPOSED

10.288 The view location is approximately 0.9km from the Site. The focus of the pedestrians and road users moving through the area would be on the busy road. Notwithstanding, the Grade II* listed Church of St George the Martyr forms an attractive townscape feature that provides a focus to views within this area along Borough High Street. The visual receptors therefore have an overall **Medium susceptibility** to change and **Moderate sensitivity**.

10.289 The Proposed Development would be obscured from view by interposing development in the foreground. The magnitude of impact would be **Nil**. The Proposed Development would give rise to an effect of **None** to all visual receptors. This effect is not significant.



CUMULATIVE

10.290 There will be no change to the assessment of likely effects arising from the cumulative developments as the Proposed Development remains obscured from view. The Proposed Development would give rise to an effect of **None** to all visual receptors.



EMERGING CUMULATIVE (SCENARIO B)

10.291 New City Court (in pink) and Capital House (in orange) would be visible in the backdrop of the view, beyond the Church of St George.

10.292 The Proposed Development would not give rise to any additional effects on top of the cumulative baseline created by consented development. The magnitude of impact would be **Nil**. The Proposed Development would give rise to an effect of **None** to all visual receptors.



VIEW 22 | BOROUGH HIGH STREET, JUNCTION WITH BEDALE STREET

EXISTING

10.293 The view is located on Borough High Street at the junction with Bedale Street, looking east along St Thomas Street. The view is located in the Borough High Street Conservation Area and includes, inter alia, the Grade II listed Bunch of Grapes and Nos 4–8 and 12–16 St Thomas Street in the middle ground (see **Section 5.0**). The heritage receptors add to the amenity value of the view, although a separate assessment of the impact of the Proposed Development to its heritage value is provided at **Section 8.0**. For completeness it should be noted that the Grade II listed Bunch of Grapes falls outside the study area and an assessment of the impact of the Proposed Development to its heritage value has not been undertaken past the scoping stage due to the magnitude of impact (see below).

10.294 To the east, there is an existing context of tall and large development, including the Guy's Hospital complex and The Shard. The Fielden House development (under construction at the time of photography but now complete and therefore shown as a shite wire line) is located between the viewpoint and the Shard and obscures much of the Shard from view. The fine grain development within the Conservation Area contrasts with the scale of development within the backdrop, providing a dramatic townscape feature. The overall value attached to the view is **Medium**.

10.295 The view would primarily be experienced by a pedestrians, road users and people using the commercial facilities along the street.



PROPOSED

10.296 The Proposed Development is indicated by a blue wireline in this view. The view location is approximately 0.5km from the Site. The focus of the pedestrians and road users moving through the area would be on the busy road. The visual receptors therefore have an overall **Medium to Low susceptibility** to change and **Moderate sensitivity**.

10.297 The Proposed Development would be visible in the axial view from Borough High Street along St Thomas Street. It would be seen as a relatively small component of the view, in the backdrop of the London Bridge cluster, including The Shard. The Proposed Development is congruent to the baseline situation, particularly mindful of the urban design strategies set out within the site allocations outlined in the emerging development plan. Furthermore, the lower storeys of the Proposed Development would largely be obscured by part of the Guy's and St Thomas's Hospital complex fronting Bedale Street.

10.298 The principal singular building would appear as several massing volumes, by virtue of the variation in height, stepped form and variation in architectural treatment to elevations. The magnitude of effect would be **Low**. The Proposed Development would give rise to a **Minor Beneficial** effect to visual receptors experiencing the view. The effect would be direct, local and long-term.



CUMULATIVE

10.299 The consented development at Capital House would be visible in the cumulative context. The building would sit in the middle ground, almost entirely obscuring views of the Proposed Development. It would further add to the tall and large development in the backdrop of the view, including The Shard and Guy's Hospital.

10.300 In the cumulative context the magnitude of impact would be reduced from **Low** to **Very Low**. The Proposed Development would give rise to a **Negligible Beneficial** effect to visual receptors experiencing the view. This effect is not significant.



EMERGING CUMULATIVE (SCENARIO B)

10.301 New City Court (in pink) would be visible in the foreground of the view, to the right of the frame. The development would intensity development within the area, although this would be commensurate to the central location, within the Opportunity Area and Central Activities Zone.

10.302 The Proposed Development would be largely occluded from view by the cumulative schemes. The Proposed Development would not give rise to any additional effects on top of the cumulative baseline created by consented development the Proposed Development would have a **Very Low** magnitude of impact. The Proposed Development would give rise to a **Negligible Beneficial** effect to all visual receptors.



VIEW 23 | ST THOMAS STREET AT THE SHARD

EXISTING

10.303 The view is located on St Thomas Street, near to the base of The Shard, looking east. It forms part of a kinetic sequence with view 22: Borough High Street, junction with Bedale Street, as the observer travels east towards and from London Bridge.

10.304 The foreground of the view, to the left, comprises the Grade II listed railway viaduct arches associated with London Bridge Station. The distinctive contemporary architecture of the London Bridge expansion works is readily apparent above, comprising a curved roofline over glazing setback from the building line.

10.305 The eye is drawn to the south where EDGE London Bridge is visible. At this location, the observer is also aware of significant tall and large development to the south, including Guy's Hospital. The area is distinctly urban and busy, within close proximity to London Bridge.

10.306 The curvature of St Thomas Street is accentuated by the railway arches. As a consequence, views east are curtailed, although glimpsed views of the cleared Site are possible from this location, which unfold as the observer travels further east.

10.307 The visual amenity of the view is variable, contrasting between the recently renovated north side of the street and the fragmented south, which is earmarked for transformational change envisaged by the development plan and allocations NSP52 or NSP53. The value attached to the view is **Medium**.

10.308 The view would primarily be experienced by pedestrians and road users moving through the area.



PROPOSED

10.309 The view location is approximately 0.2km from the Site. At this point, a junction and linear route moving to and from London Bridge, the attention of people may not be focussed on the particular view of the foreground. The focus of the view is more likely to be on the destination or The Shard, which forms a dominating background feature. The visual receptors experiencing the view thus have a **Low susceptibility** to change and **Moderate to Low sensitivity**.

10.310 The Proposed Development would comprise redevelopment of a significant parcel of land to the south of the arches. The change would be readily discernible and prominent.

10.311 The Proposed Development would appear in the middle ground, beyond Becket House. The building would appear as series of stacked volumes, by virtue of the variation in height, stepped form and variation in architectural treatment to elevations. It would add to the emerging context of new high architectural quality development on the south side of St Thomas Street, as envisaged within development plan allocations NSP49 and NSP50. The high quality architecture, combining high-tech design elements and traditional materials, will be highly noticeable, making a positive contribution to this view.

10.312 To the east would be a significant piece of new public realm. The permeability and legibility created by the Proposed Development as a whole would be highly beneficial to the townscape, mindful of the central London location and high footfall driven by the adjacent pubic transport hub. The public space and elevations to St Thomas Street would include active frontages that would animate and complement the existing provision within the railway arches.

10.313 The magnitude of effect would be **High**. The Proposed Development would give rise to a **Major to Moderate Beneficial** effect to visual receptors experiencing the view. The effect would be direct, local and long-term.



CUMULATIVE

10.314 In the cumulative context, the consented development at Capital House would be a prominent feature in the foreground of the view. The consent would be set forward relative to the existing Capital House building and, as a consequence, would largely occlude views of the Proposed Development. The relative scale of the consent would be tall and the magnitude of visual impact arising from the Proposed Development would therefore be reduced.

10.315 At ground floor the Capital House scheme includes active frontages and new public realm that will be complementary to the overall place-making for the area. Notwithstanding, the Capital House development does not form part of a holistic masterplan and, as a consequence, does not take the opportunity to provide a joined-up and optimised ground floor layout.

10.316 The Capital House building would further add to the tall and large development in the immediate area, including The Shard and Guy's Hospital. The consent would materially change the baseline context and reduce the magnitude of effect arising from the Proposed Development to **Medium**. The Proposed Development would give rise to a **Moderate Beneficial** effect to receptors.



EMERGING CUMULATIVE (SCENARIO B)

10.317 Capital House (pink) and EDGE London Bridge (green) would be visible in the foreground of the view. It would replace the extant consent at Capital House and further add to the tall and large development in the immediate area, including The Shard and Guy's Hospital. The magnitude of effect arising from the Proposed Development would remain **Medium**, as identified at the Cumulative A scenario. The Proposed Development would give rise to a **Moderate Beneficial** effect to receptors.



VIEW 24 | KIRBY GROVE

EXISTING

10.318 The view is located on Kirby Grove, looking north towards Melior Street. The view forms part of a kinetic sequence with view 25: Kirby Grove at Snowfields, as the observer travels north towards London Bridge.

10.319 The view is located in the Bermondsey Street Conservation Area (see **Section 5.0**), including the Horseshoe Inn public house that is occluded by the street trees in the foreground. The buildings add to the amenity value of the view, although a separate assessment of the impact of the Proposed Development to its heritage value is provided at **Section 8.0**.

10.320 Kirby Grove is a secondary route, although has a relatively high degree of footfall due to its close proximity to London Bridge. At this location, the baseline photography does not demonstrate the wider townscape context, which includes a marked contrast between tall contemporary development to the north and the buildings within the Conservation Area in the foreground.

10.321 The townscape interest of the foreground view is 'good' and the modern close setting of the conservation area is clearly legible. The juxtaposition between the two character areas is readily apparent and the observer is aware of the distinctly urban and busy environment, within close proximity to London Bridge. The overall value attached to the view is **Medium**. The view would be experienced by a pedestrians and drivers moving through the area primarily from London Bridge, and workers from the adjacent commercial office units. A small number of residential units are also located along the street.



PROPOSED

10.322 The view location is approximately 0.2km from the Site. People travelling through the area are not likely to be focussed on a particular view and would readily acknowledge the varied urban environment, which comprises a high degree of contrast in scale, form and architectural design. The visual receptors have a **Medium susceptibility** to change and **Moderate sensitivity**.

10.323 The Proposed Development would include the provision of a striking new tall building within the axial view north. The alignment of the street and scale of the proposals relative to the foreground would create a **High** magnitude of effect.

10.324 The Proposed Development would comprise a striking new contemporary building of high architectural quality. The Proposed Development's relationship to existing tall buildings at London Bridge would be clearly apparent in wider dynamic views, and the character of the setting of the wider conservation area, considered as a whole, would not be materially altered. Notwithstanding, the proximity of the contrasting scale of the Proposed Development, seen in this close static view, would result in a highly localised adverse effect on the visual amenity of Kirby Grove.

10.325 The southern boundary of the Site would provide new permeable routes linking the character area with St Thomas Street. The retained warehouse would be visible at the end of this view in winter months, in conjunction with the adjacent Horseshoe Inn public house.

10.326 Variation in architectural treatment, introducing high-tech design elements and a traditional colour palette would further create visual interest and animate the building, ensuring the perceived mass is broken down. These design moves contribute towards mitigating, in part, the localised adverse effect of the Proposed Development on Kirby Grove.



10.327 It should be noted that land beyond the immediate foreground of the view is either located within development plan allocations NSP49 and NSP50. Redevelopment of the Site with any form of equivalent scale would present an equivalent contrasting juxtaposition in the townscape and would result in the same level of impact.

10.328 The Proposed Development would give rise to a **Minor to Moderate Adverse** effect to visual receptors. Road users have a Low susceptibility to change and will experience a **Minor Adverse** effect. The effect would be direct, local and long-term.

CUMULATIVE

10.329 In the cumulative context, the consented development at Capital House would be visible to the left of the Proposed Development to the rear of buildings on Kirby Grove. The increased scale presented by the Capital House consent would be readily perceptible. It would further contribute towards the transformational change envisaged by the development plan and allocations NSP49 and NSP50. The contemporary architectural design would be complementary to the Proposed Development and would further add to the intensification of this highly sustainable area.

10.330 The magnitude of effect would remain **High** and the Proposed Development would give rise to a **Minor to Moderate Adverse** effect to receptors. Road users have a Low susceptibility to change and will experience a **Minor Adverse** effect.



EMERGING SCENARIO B

10.331 Bermondsey Street (purple) would be visible in the backdrop of the view to the right of the Proposed Development. It would be associated with development on the south side of St Thomas Street, in close proximity to London Bridge.

10.332 The Proposed Development will infill the gap between Capital House and Bermondsey Yard, continuing the stepped arrangement of buildings leading up to The Shard. The variation in architectural design and staggered massing is an important factor in understanding the impact of the view, which helps to relieve the overall scale and bulk.

10.333 The Proposed Development would form part of this cluster. The magnitude of effect would, in part, be reduced due to it forming part of an established context of tall and large development around London Bridge Station. The magnitude of effect would remain **High**, although the increased intensity of development would give rise to a **Moderate Adverse** effect to receptors. Road users have a Low susceptibility to change and will continue to experience a **Minor Adverse** effect.



VIEW 24W | KIRBY GROVE

EXISTING

10.334 Winter view provided for completeness. See assessment at summer view.



PROPOSED

10.335 Winter view provided for completeness. See assessment at summer view.



CUMULATIVE

10.336 Winter view provided for completeness. See assessment at summer view.



EMERGING CUMULATIVE (SCENARIO B)

10.337 Winter view provided for completeness. See assessment at summer view.



VIEW 25 | KIRBY GROVE AT SNOWFIELDS

EXISTING

10.338 The view is located on Kirby Grove at Snowfield, near the Horseshoe Inn public house at Melior Street. The view forms part of a kinetic sequence with view 24: Kirby Grove, as the observer travels north towards London Bridge.

10.339 The view is located in the Bermondsey Street Conservation Area (see **Section 5.0**), including the Horseshoe Inn public house and adjacent warehouse building within the Site boundary. The buildings add to the amenity value of the view, although a separate assessment of the impact of the Proposed Development to its heritage value is provided at **Section 8.0**.

10.340 Kirby Grove is a secondary route, although has a relatively high degree of footfall due to its close proximity to London Bridge. At this location, the baseline photography does not demonstrate the wider townscape context, which includes a marked contrast between tall contemporary development to the north and the buildings within the Conservation Area in the foreground.

10.341 The townscape interest of the foreground view is 'good' and the modern close setting of the conservation area is clearly legible. The juxtaposition between the two character areas is readily apparent and the observer is aware of the distinctly urban and busy environment, within close proximity to London Bridge. The overall value attached to the view is **Medium**.

10.342 The view would be experienced by a pedestrians and drivers moving through the area primarily from London Bridge, and workers from the adjacent commercial office units. A small number of residential units are also located along the street.



PROPOSED

10.343 The view location is approximately 0.1km from the Site. People would readily acknowledge the varied urban environment in the wider townscape, which comprises a high degree of contrast in scale, form and architectural design. The visual receptors have a **Medium susceptibility** to change and **Moderate sensitivity**.

10.344 The Proposed Development would include the provision of a striking new tall building within the axial view north. The alignment of the street and scale of the proposals relative to the foreground would create a **High** magnitude of impact.

10.345 London Bridge would be clearly apparent in wider dynamic views, and the character of the setting of the wider conservation area, considered as a whole, would not be materially altered. Notwithstanding, the proximity of the contrasting scale of the Proposed Development, seen in this close static view, would result in a highly localised adverse effect on the visual amenity of Kirby Grove.

10.346 The proposals would include the retention of the existing warehouse building on the Site. The early 20th century warehouse is complementary to the character of the Conservation Area. Plain in appearance, it can be said to make a neutral contribution to its value. The Proposed Development would complement the warehouse with a striking new contemporary building of high architectural quality, which would be congruent to development on the north side of the street.

10.347 The architectural quality of the Proposed Development would be of high quality. Variation in architectural treatment and a rich colour palette, combining high-tech influence and traditional hues reflecting the industrial past of the area would further sub-divide the building and ensure the perceived mass is broken down. This design move contributes towards mitigating, in part, the localised adverse effect of the Proposed Development on Kirby Grove.

10.348 It should be noted that land beyond the immediate foreground of the view is either located within development plan allocations NSP49 and NSP50. Redevelopment of the Site with any form of equivalent scale would present an equivalent contrasting juxtaposition in the townscape and would result in the same level of impact.

10.349 The Proposed Development would give rise to a **Minor / Moderate Adverse** effect to visual receptors. Road users have a **Low susceptibility to change** and will experience a **Minor Adverse** effect. This effect is not significant.



CUMULATIVE

10.350 In the cumulative context, the consented development at Capital House and 24, Melior Place would be visible to the left of the Proposed Development. The increased scale presented by the Capital House consent would be readily perceptible. It would further contribute towards the transformational change envisaged by the development plan and allocations NSP52 or NSP53. The contemporary architectural design would be complementary to the Proposed Development and would further add to the intensification of this highly sustainable area.

10.351 The magnitude of impact would remain **High** and the Proposed Development would give rise to a **Minor / Moderate Adverse** effect to receptors. Road users and workers have a Low susceptibility to change and will experience a **Minor Adverse** effect.



EMERGING CUMULATIVE (SCENARIO B)

10.352 EDGE London Bridge (green) and Bermondsey Street (purple) are visible in the view, adding to the transformational change at London Bridge. The sense of scale would be readily apparent from this location where modern tall development juxtaposes finer grain development in the foreground.

10.353 The magnitude of effect would, in part, be reduced due to it forming part of an established context of tall and large development around London Bridge Station. Equally, the Proposed Development would further infill the sky gap between Beckett House and Bermondsey Street, thus intensifying the overall magnitude. The magnitude of effect would remain **High**.

10.354 The variation in architectural design and staggered massing is an important factor in understanding the impact of the view, which helps to relieve the overall scale and bulk. Notwithstanding there would be limited glimpse views of sky between the proposals. The Proposed Development would give rise to a **Minor / Moderate Adverse** effect to receptors. Road users and workers have a Low susceptibility to change and will experience a **Minor Adverse** effect.



VIEW 26 | ST JOHN'S CHURCH PARK

EXISTING

10.355 The view is located south of Nasmith House (a modernist building constructed on the plinth of the former St John's Church) within St John's Churchyard looking south-west.

10.356 St. John's Churchyard is a mature treed green environment and provides a most important relief to the dense urban environment that surrounds it. The southern edge to Druid Street is enclosed well with railings set between brick piers on a continuous plinth. The railway viaduct is beyond, animated by frequent trains. The Shard is perceived above the treeline, marking the location of the London Bridge Station terminus and hub.

10.357 This is a valued local view from within one of the few green spaces within the Tooley Street Conservation Area (see **Section 5.0**). The heritage receptor adds to the amenity value of the view, although a separate assessment of the impact of the Proposed Development to the heritage value of the Tooley Street Conservation Area is provided at **Section 8.0**. The value of the view is assessed as **Medium** as the taller buildings around London Bridge station are discernible and form part of the wider character of the view.

10.358 The view would primarily be experienced by users of the amenity space to stop and dwell, as well as pedestrians travelling through the area. The number of visual receptors is increased over summer months when the green space is used by both surrounding residents and office workers. There is a well-used footpath through the park on the desire line connecting Tooley Street to Druid Street and Tower Bridge Road.



PROPOSED

10.359 The view is located 320m east of the site. The focus of the receptors would be on the surrounding environment, including views of the St John's to the north-east. In the backdrop of the view there is an established context of tall and large development, including The Shard. Visual receptors have a **Medium** susceptibility to change due to the orientation and composition of the view. The receptors have a **Moderate** sensitivity.

10.360 The Proposed Development (turquoise) would largely be occluded by the dense tree canopy enclosing the churchyard. During winter months, deciduous trees will shed their leaves, although views of the Proposed Development would be highly filtered. The separating distance and interposing development means that the magnitude of impact to visual receptors using the amenity space would be **Low**.

10.361 Where visible, the stepped and articulated roof form would remain readily perceptible and attractive. The Proposed Development would give rise to a **Minor Beneficial** effect to receptors experiencing the view. The effect would be direct, local and long-term.



CUMULATIVE

10.362 The consented development at Capital House would be visible in the cumulative context, partially to the rear and above the Proposed Development. The scale would be relative to the Proposed Development, although a contrast in architectural design and form would allow for differentiation between the two buildings.

10.363 The Capital House building would further add to the tall and large development in the backdrop of the view, including The Shard and Guy's Hospital. Notwithstanding, the Capital House consent would not materially change the baseline context. The magnitude of effect would remain **Low** and the Proposed Development would give rise to a **Minor Beneficial** effect to receptors.



EMERGING CUMULATIVE (SCENARIO B)

10.364 Ber Bermondsey Street (purple), New City Court (in dark pink) and Capital House (in light pink) will all be visible in the backdrop of the view. The towers would further consolidate development around London Bridge Station, creating a cluster of tall buildings, subservient to the scale of The Shard. The developments would intensity development within the area, clearly marking a point of townscape significance. The stepped massing towards The Shard would create an attractive skyline composition.

10.365 The Proposed Development would form part of this cluster. The magnitude of effect would, in part, be reduced due to the reinforcement of the context of tall and large development around London Bridge Station. Equally, the intensification of development in the backdrop would mean that the magnitude of effect of the Proposed Development would remain **Low** and the effect to receptors **Minor Beneficial**.



VIEW 27 | LVMF 10A.1 RIVER PROSPECT FROM TOWER BRIDGE (UPSTREAM)

EXISTING

10.366 The description of the view provided by the LVMF states:

The character of the upstream views is derived from the significant depth and width of the view, which includes important buildings and public spaces in the foreground on both sides of the river. Groups of trees along the northern embankment, especially around the Tower of London, form important elements in the view.

The location enables the fine detail and the layers of history of the Tower of London to be readily understood. This understanding and appreciation is enhanced by the free sky space around the White Tower. Where it has been compromised its visual dominance has been devalued. The middle ground includes the varied elements of the city, rising behind the Tower. These include prominent tall buildings of the late 20th and early 21st centuries, and earlier periods such as spires of city churches and The monument in the centre of the view. 30 St Mary Axe ('The Gherkin') is prominent in its relationship with the Tower of London. London Bridge marks the extent of the middle ground. The lantern and upper dome of St Paul's cathedral can be seen, while other prominent buildings or structures in the background, include the cannon Street Station towers, BT Tower, centre Point and Tate modern.

10.367 The view is designated by the LVMF. The value of the view is **High**.

10.368 The visual management guidance for the view within the LVMF is primarily concerned with protecting the setting of the Tower of London. In addition, it states:

It is anticipated that the cluster of tall buildings in the city of London and the cluster of tall buildings at London Bridge Station will be consolidated over time such as the new development of the Shard, and will add considerably to the character and stature of the view. Any proposed building which would add to the skyline, must take account of the way it relates to existing skyline features.



PROPOSED

10.369 The location of the view is approximately 0.8km north east of the Site. The focus of the receptors would be on the view of the development across the river, which they would appreciate from the perspective of their historic setting within the Tower of London. The view involves modern development which contrasts to the character of their immediate surroundings. Therefore, the visual receptors have a **Low** to **Medium** susceptibility to change and **Moderate** sensitivity.

10.370 The Proposed Development would be entirely obscured from view by interposing development in the foreground. The magnitude of impact would be **Very Low**. The Proposed Development would give rise to a **Negligible Neutral** effect to all visual receptors. This likely effect is not significant.



CUMULATIVE

10.371 The consented development at Capital House and Edge would be visible in the cumulative context. The scale would be relative to the Proposed Development, although separating distance and a contrast in architectural design and form would allow for differentiation between the two buildings. This would step up towards The Shard.

10.372 There will be no change to the assessment of likely effects arising from the Proposed Development. The Proposed Development would give rise to a **Negligible Neutral** likely effect to all visual receptors.



EMERGING CUMULATIVE (SCENARIO B)

10.373 New City Court (pink) may be glimpsed to the right of The Shard, with Colechurch House (turquoise) closer to the Thames. The towers would further consolidate development around London Bridge Station, in accordance with the LVMF. They have a stepped arrangement that is subservient to and complementary to The Shard.

10.374 There will be no change to the assessment of likely effects arising from the Proposed Development. The Proposed Development would give rise to a **Negligible Neutral** likely effect to all visual receptors.



VIEW 28: HARDWIDGE STREET

EXISTING

10.375 The viewpoint is located on Hardwidge Street, oriented to the north. Hardwidge Street is a narrow street, lined by historic warehouses of two to three storeys. The warehouses have been converted and now offer office or residential accommodation. A modern four storey building forms the corner with Snowfields, visible in the background. Hardwidge Street does not fall within the Bermondsey Street Conservation Area.

10.376 The historic character of the streetscape is counterbalanced by the tall buildings in the City of London, visible in the far distance. The top of the Shard can be seen above the warehouse to the left. Trees, the vinegar warehouse and the flanking wall of London Bridge Station are just visible through the foliage.

10.377 Hardwidge Street is a secondary route, it is one of the access routes to the Tyer's Estate to the south. There is a strong contrast between the strong frontages of the historic warehouse environment and the fragmented openness between the housing blocks and the playgrounds of the Snowfields primary school to the west.

10.378 The townscape interest of the foreground view is 'low' despite the interest of the historic part of Hardwidge Street. The overall value attached to the view is **Low to Medium**.

10.379 The view would be experienced by local residents and office users.



PROPOSED

10.380 The view is located 130 m south of the Site. The focus of the receptors would be on the surrounding environment, particularly the handsome warehouse on the west side of Hardwidge Street. In the backdrop of the view is an established context of tall and large development, including 22 Bishopsgate in the City of London. The visual receptors have a **Medium susceptibility** to change and **Low** to **Moderate sensitivity**.

10.381 The Proposed Development would include the provision of a striking new tall building within the axial view north. The alignment of the street and scale of the proposals relative to the foreground would create a **High** magnitude of effect.

10.382 The Proposed Development would comprise a striking new contemporary building of high architectural quality. The Proposed Development's relationship to existing tall buildings at London Bridge would be clearly apparent in wider dynamic views, and the character of the setting of the wider conservation area, considered as a whole, would not be materially altered. Notwithstanding, the proximity of the contrasting scale of the Proposed Development, seen in this close static view, would result in a highly localised adverse effect on the visual amenity of Hardwidge Street.

10.383 Variation in architectural treatment, introducing high-tech design elements and a traditional colour palette would further create visual interest and animate the building, ensuring the perceived mass is broken down. These design moves contribute towards mitigating, in part, the localised adverse effect of the Proposed Development on Hardwidge Street.

10.384 It should be noted that land beyond the immediate foreground of the view is either located within development plan allocations NSP49 and NSP50. Redevelopment of the Site with any form of equivalent scale would present an equivalent contrasting juxtaposition in the townscape and would result in the same level of impact.



10.385 The Proposed Development would give rise to a **Minor to Moderate Adverse** effect to visual receptors. Road users have a Low susceptibility to change and will experience a **Minor Adverse** effect. The effect would be direct, local and long-term.

CUMULATIVE

10.386 At this point along the route, Capital House (orange wireline) and Edge would be visible above the warehouse to the left, associated with the top of the Shard. The increased scale presented by the Capital House consent would be readily perceptible. It would further contribute towards the transformational change envisaged by the development plan and allocations NSP49 and NSP50. The contemporary architectural design would be complementary to the Proposed Development and would further add to the intensification of this highly sustainable area.

10.387 The magnitude of effect would remain **High** and the Proposed Development would give rise to a **Minor to Moderate Adverse** effect to receptors. Road users have a Low susceptibility to change and will experience a **Minor Adverse** effect.



EMERGING CUMULATIVE (SCENARIO B)

10.388 Bermondsey – Snowfields (purple) would be visible at the end of Hardwidge Street. They would be associated with development on the south side of St Thomas Street, in close proximity to London Bridge and the Shard, visible in this view.

10.389 The Proposed Development will infill the gap between Capital House and Bermondsey Yard, consolidating the tall building cluster in this view. The variation in architectural design and staggered massing is an important factor in understanding the impact of the view, which helps to relieve the overall scale and bulk.

10.390 The Proposed Development would form part of this cluster. The magnitude of effect would, in part, be reduced due to it forming part of an established context of tall and large development around London Bridge Station. The magnitude of effect would remain **High**, although the increased intensity of development would give rise to a **Moderate Adverse** effect to receptors. Road users have a Low susceptibility to change and will continue to experience a **Minor Adverse** effect.



VIEW 29: LVMF SPG LONDON PANORAMA FROM PARLIAMENT HILL TO ST PAUL'S CATHEDRAL (ASSESSMENT POINT 2A.1)

EXISTING

10.391 This is a LVMF view. It is taken from the summit of Parliament Hill, looking toward St Paul's Cathedral. However, in this view it is not the dome of St Paul's which is the most dominant aspect but the Shard behind the dome and the tower of St Guy's Hospital whose tall forms dominate the cathedral.

10.392 The description of the view as provided by the LVMF states:

"The summit of Parliament hill provides panoramic views across a wide span of London. Two assessment Points are identified at the summit, 2a.1 and 2a.2. They are orientated in different directions, although they share the same position: one looks towards St Paul's cathedral and the other looks towards the Victoria Tower of the Palace of Westminster. There are also two Protected Vistas between these assessment Points and the Strategically Important Landmarks.

The topography of London frames the silhouette of the city. The viewer can see a number of complementary and prominent elements, in particular the tall buildings in the city's financial district and an aggregation of taller buildings at Docklands. The latter feature has particular prominence in this view because of the rise of Shooter's hill in the background.

St Paul's cathedral is set within a miscellany of buildings, in both its foreground and background. The dome and peristyle are visible, but some development in the background diminishes the viewer's ability to recognise and appreciate the landmark, particularly in poor weather conditions. However, the Shard with its distinctive shape and high quality materials provides a strong orientation point to allow the viewer to recognise St Paul within the wider panorama. The Palace of Westminster is positioned behind the Euston Tower and the BT Tower. Only the central Lobby Lantern and the Victoria Tower are visible. The latter's turrets and finals contrast with the simple housing blocks in the middle ground."



10.393 The visual management guidance for the view within the LVMF is primarily concerned with the immediate experience of the viewers:

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

10.394 Construction cranes and the new buildings at King's Cross in the middle ground create a visual barrier which separates the foreground from the cathedral in the distance.

10.395 The foreground is made of the low lying buildings of Camden and some greenery.

10.396 The receptors would be visitors to Hampstead Heath.

PROPOSED

10.397 The Proposed Development (shown as a blue wire line) would be occluded by the Shard and other buildings.

10.398 The appreciation of the view is not affected by the Proposed Development. St Paul's Cathedral and its western towers remain unaffected by the Proposed Development in accordance with the LVMF (para 100).

10.399 The susceptibility of the visual receptors in the view is judged to be **High**.

10.400 The sensitivity of the receptor is **High**.

10.401 The magnitude of impact is considered to be **Nil**. The effect is **None**. This likely effect is not significant.



CUMULATIVE

10.402 Capital House and Edge (orange) are visible to the right of The Shard. There will be no change to the assessment of likely effects arising from the Proposed Development. The magnitude of impact would remain Nil. The effect is None. This likely effect is not significant.



EMERGING CUMULATIVE (SCENARIO B)

10.403 New City Court (pink wireline) and Colechurch House (cyan wireline) are visible in the view. Colechurch House in particular will be visible to the left of St Paul's, framing the view of the Strategically Important Landmark. The Colechurch House development would help balance the clustering of taller buildings around The Shard.

10.404 The Proposed Development would remain occluded by development in the foreground. There will be no change to the assessment of likely effects arising from the Proposed Development. The magnitude of impact would remain Nil. The effect is None. This likely effect is not significant.



VIEW 29B: LVMF SPG LONDON PANORAMA FROM PARLIAMENT HILL TO ST PAUL'S CATHEDRAL (ASSESSMENT POINT 2A.1) ZOOM

EXISTING

10.405 This is the zoomed in version of LVMF view 2A.1 from Parliament Hill to St Paul's.

10.406 The view is dominated by the Shard, whose tall form sits to the left of St Paul's Cathedral. The dome, lantern, drum and peristyle are clearly visible. The towers of the west façade are also visible. The hospital tower of Guy's and St Thomas' sets a striking vertical element to the right of the cathedral. The buildings in the middle ground have the same, continuous height which allows the viewer to see and appreciate the cathedral at the heart of the City.



PROPOSED

10.407 The Proposed Development (shown as a blue wire line) would be occluded by the Shard and other buildings.

10.408 The appreciation of the view is not affected by the Proposed Development. St Paul's Cathedral and its western towers remain unaffected by the Proposed Development in accordance with the LVMF (para 100).

10.409 The susceptibility of the visual receptors in the view is judged to be **High**.

10.410 The sensitivity of the receptor is **High**.

10.411 The magnitude of impact is considered to be **Nil**. The effect is **None**. This likely effect is not significant.



CUMULATIVE

10.412 Capital House and Edge (orange) are visible to the right of The Shard. There will be no change to the assessment of likely effects arising from the Proposed Development. The magnitude of impact would remain Nil. The effect is None. This likely effect is not significant.



EMERGING CUMULATIVE (SCENARIO B)

10.413 New City Court (pink wireline) and Colechurch House (cyan wireline) are visible in the view. Colechurch House in particular will be visible to the left of St Paul's, framing the view of the Strategically Important Landmark. The Colechurch House development would help balance the clustering of taller buildings around The Shard.

10.414 The Proposed Development would remain occluded by development in the foreground. There will be no change to the assessment of likely effects arising from the Proposed Development. The magnitude of impact would remain Nil. The effect is None. This likely effect is not significant.



VIEW 30: LVMF SPG LONDON PANORAMA FROM KENWOOD TO ST PAUL'S CATHEDRAL (ASSESSMENT POINT 3A.1)

EXISTING

10.415 This is a LVMF view. It is located in the park of Kenwood House near the orientation board. Parkland occupies the fore- and middle ground which stands in stark contrast to the urban environment which forms the backdrop of the view.

10.416 The description of the view as provided by the LVMF states:

The viewing gazebo identifies the position from which views should be considered. An assessment Point (3a.1) is located there, and includes a Protected Vista orientated towards St Paul's cathedral.

The middle ground consists of a wooded ridge, generally free of buildings. There is an abrupt contrast between the parkland in the foreground and middle ground and the modern commercial tower buildings of central London. Hills beyond the city form the background.

Within the city of London, 30 St Mary axe is prominent in the dense cluster of more rectilinear towers around Tower 42. Many of these buildings break the line of hills in the background. St Paul's cathedral, to the west of the city of London, is seen in front of a cluster of taller buildings at London Bridge, including Guy's hospital tower and the Shard. The views of the cathedral dome benefit from an absence of development in the foreground but development behind the dome compromises the viewer's ability to appreciate the landmark. There is also a glimpsed view of the clock Tower of the Palace of Westminster, amongst the group of buildings between Camden and Westminster. There is little consistency in the composition of this part of the view; no recognisable cluster of tall buildings exists, it is instead a mixture of tall commercial structures interspersed with residential towers, other commercial development such as centre Point, and occasional individual elements such as church spires, the clock Tower of the Palace of Westminster and the London Eye. In the far background the crystal Palace transmitter creates a distinctive structure on the horizon.



10.417 The visual management guidance for the view within the LVMF highlights that this view is well designed and should continue to be well maintained.

10.418 The view is dominated by the Shard, whose tall form sits to the left of St Paul's Cathedral. The dome, lantern, drum and peristyle are visible. The towers of the west façade are also visible.

10.419 Developments behind the cathedral, such as the tower of St Guy's Hospital, detract from its appreciation. The developments of the King's Cross area in the foreground establish a new layer of buildings, also detracting from the cathedral behind.

10.420 The main receptors would be visitors to the park of Kenwood House.

PROPOSED

10.421 The Proposed Development (blue wire line) is almost entirely obscured by existing buildings and only partially visible to the left of the Shard. The change is too minute to have any impact on the view. A zoomed in version is provided below (View 30B).

10.422 The appreciation of the view is not affected by the Proposed Development.

10.423 The susceptibility of the visual receptors in the view is judged to be **High**.

10.424 The sensitivity of the receptor is **High**.

10.425 The magnitude of impact is considered to be **Very Low**. The effect is **Negligible Neutral**, regional and long term. This likely effect is not significant.



CUMULATIVE

10.426 The consented development at Capital House and Edge (orange) would be visible in association with the Shard in the cumulative context. There will be no change to the assessment of likely effects arising from the Proposed Development. The Proposed Development would give rise to a **Negligible Neutral** likely effect to all visual receptors.



EMERGING CUMULATIVE (SCENARIO B)

10.427 New City Court (pink wireline) and Colechurch House (cyan wireline) would be visible, further reinforcing the cluster of tall buildings around The Shard and the Strategically Important Landmark. There will be no change to the assessment of likely effects arising from the Proposed Development. The Proposed Development would give rise to a **Negligible Neutral** likely effect to all visual receptors.



VIEW 30B: LVMF SPG LONDON PANORAMA FROM KENWOOD TO ST PAUL'S CATHEDRAL (ASSESSMENT POINT 3A.1) ZOOM

EXISTING

10.428 This is the zoomed in version of LVMF view 3A.1 from Kenwoodl to St Paul's.

10.429 The Shard and the tower of Guy's and St Thomas' are the two dominant features in this view on either side of St Paul's, distracting from the church. The variety of architectural styles of the buildings at King's Cross in the middle ground becomes apparent.



PROPOSED

10.430 The Proposed Development (blue wire line) is almost entirely obscured by existing buildings and only partially visible to the left of the Shard. The change is too minute to have any impact on the view.

10.431 The appreciation of the view is not affected by the Proposed Development.

10.432 The susceptibility of the visual receptors in the view is judged to be **High**.

10.433 The sensitivity of the receptor is **High**.

10.434 The magnitude of impact is considered to be **Very Low**. The effect is **Negligible Neutral**, regional and long term. This likely effect is not significant.



CUMULATIVE

10.435 The consented development at Capital House and Edge (orange) would be visible in association with the Shard in the cumulative context. There will be no change to the assessment of likely effects arising from the Proposed Development. The Proposed Development would give rise to a **Negligible Neutral** likely effect to all visual receptors.



EMERGING CUMULATIVE (SCENARIO B)

10.436 New City Court (pink wireline) and Colechurch House (cyan wireline) would be visible, further reinforcing the cluster of tall buildings around The Shard and the Strategically Important Landmark. There will be no change to the assessment of likely effects arising from the Proposed Development. The Proposed Development would give rise to a **Negligible Neutral** likely effect to all visual receptors.



VIEW 31 | LVMF 12B.1: SOUTHWARK BRIDGE DOWNSTREAM

EXISTING

10.437 This viewpoint is located on Southwark Bridge on the downstream side. The view is described in the LVMF as follows (p.117):

Views from the downstream pavement are limited, owing to the Cannon Street railway bridge, which dominates the near foreground. Seen, above the bridge, there is a limited prospect of Tower Bridge. Part of the cluster of tall buildings close to Canary Wharf can also be seen, indicating the breadth of London.

The view of Southwark Cathedral, set between the tall buildings in the London Bridge cluster, is of significance. Assessment Point 12B.1 is located at the position where this is experienced. The cluster is currently being re-ordered, including the Shard. This will alter the current backdrop condition of the cathedral.

Views of Southwark here also include small, low scale buildings such as the 17th Century Anchor Public House, which provides human activity on the riverbank. It is a reminder of London's development over time, as are the warehouse buildings at Pickford's Wharf and Horseshoe Wharf, both in the immediate foreground of Southwark Cathedral.

10.438 The primary visual receptors are pedestrians, and specifically those crossing on the downstream (east) pavement. Road users would be less sensitive as receptors as their attention would be more directed to the road.

10.439 The strategic designation of the viewpoint and its heritage context means that it is a view of High value.



PROPOSED

10.440 From this position, visual receptors are judged to have a **Moderate** susceptibility to change, which results in a **Medium** sensitivity.

10.441 The Proposed Development would be entirely occluded by the Shard and is not visible.

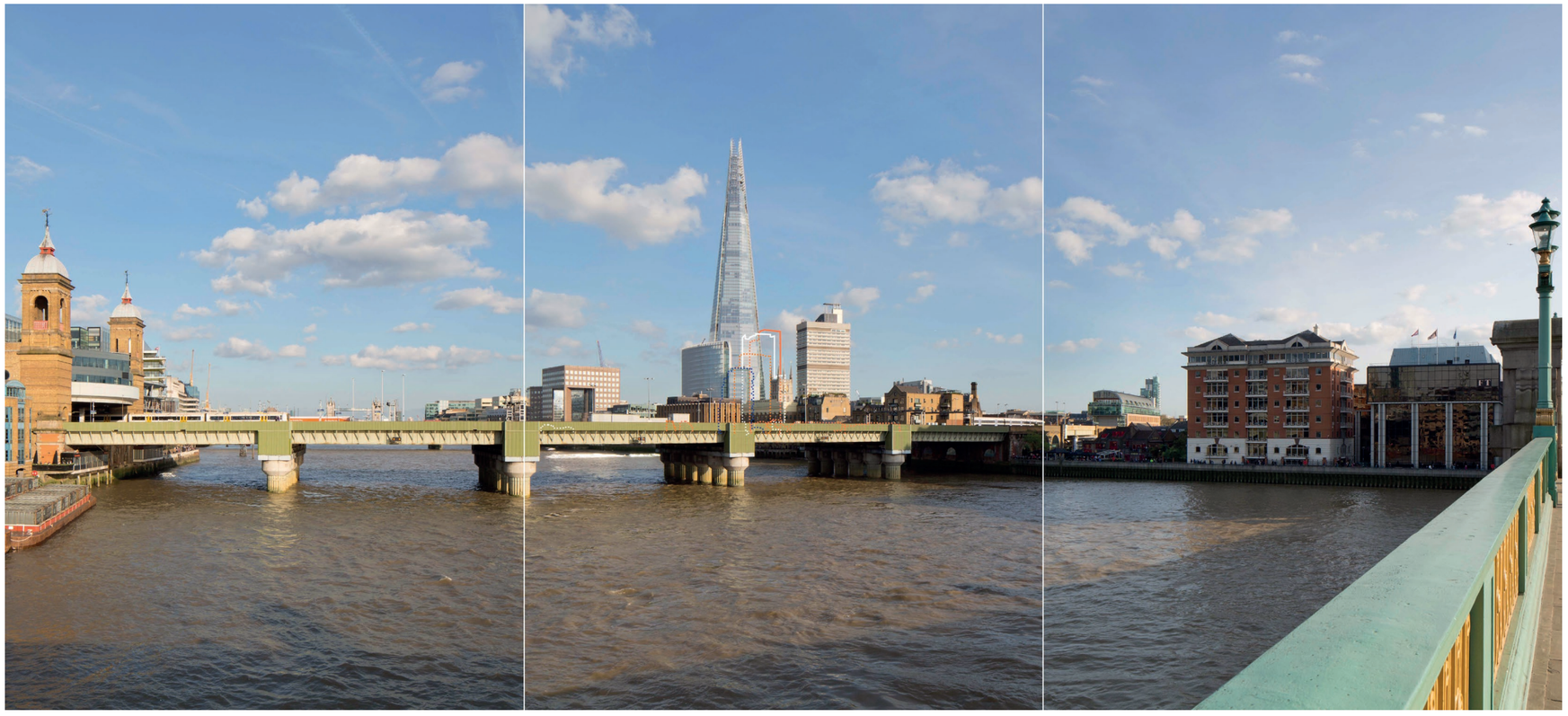
10.442 The magnitude of impact is considered to be **Nil**. The effect is **None**. This likely effect is not significant.



CUMULATIVE

10.443 Capital House and EDGE (both orange wireline) will be seen in association with the Shard, the latter partially occluded by the former. The cumulative schemes help consolidate the cluster around London Bridge Station by closing the gap between the Shard and Guy's St Thomas hospital tower.

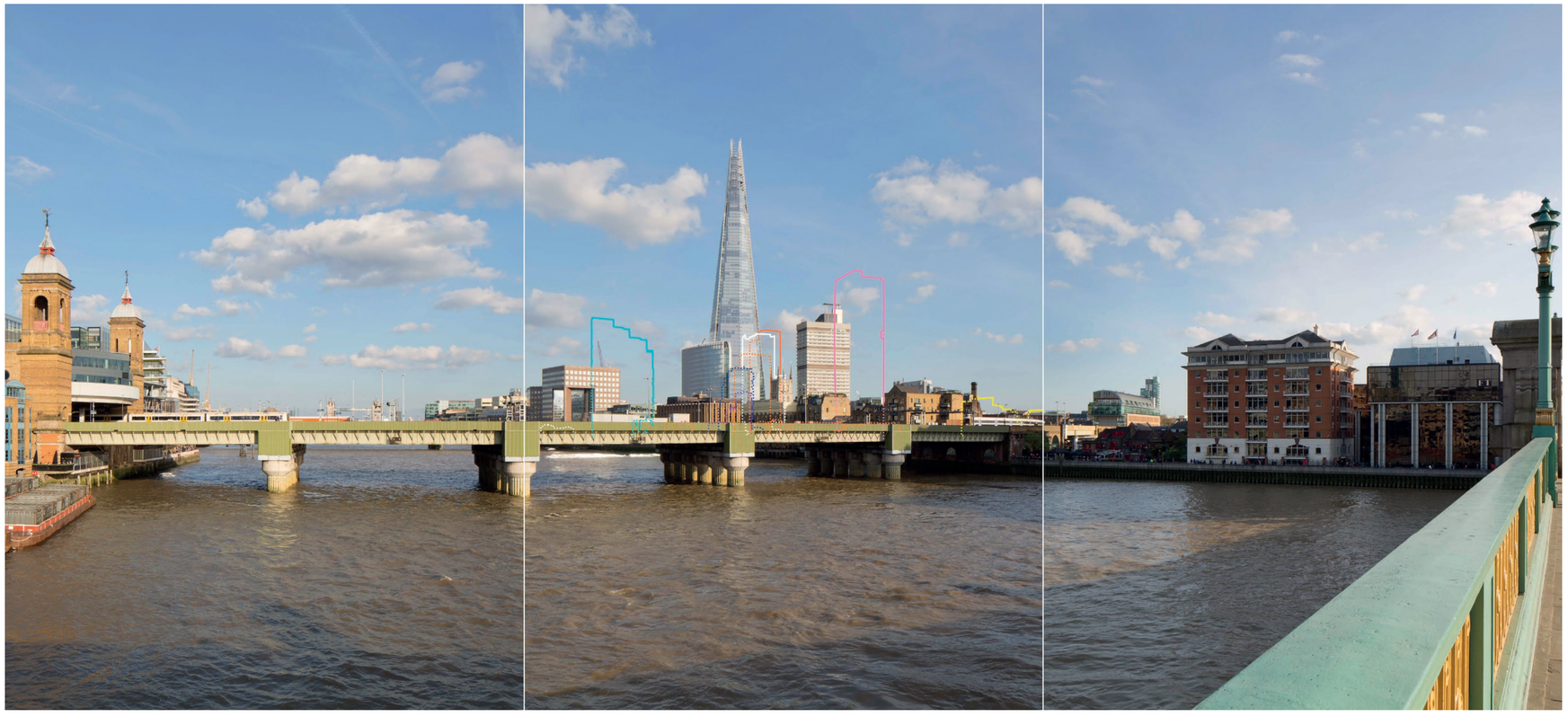
10.444 There will be no change to the assessment of likely effects arising from the Proposed Development. The magnitude of impact would remain Nil. The effect is None. This likely effect is not significant.



EMERGING CUMULATIVE (SCENARIO B)

10.445 New City Court (pink wireline), Capital House (orange wireline) and Colechurch House (cyan wireline) would be seen in association with The Shard. The towers would further consolidate development around London Bridge Station, in accordance with the LVMF.

10.446 There will be no change to the assessment of likely effects arising from the Proposed Development. The magnitude of impact would remain Nil. The effect is None. This likely effect is not significant.



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11.0
SUMMARY OF PROPOSED DEVELOPMENT EFFECTS COMPARED TO 2018 SCHEME

LAND BOUNDED BY ST THOMAS STREET, FENNING STREET, VINEGAR YARD AND SNOWFIELDS INCLUDING NOS. 1-7 FENNING STREET AND NO. 9 FENNING STREET, SE1 3QR

SUMMARY OF PROPOSED DEVELOPMENT EFFECTS COMPARED TO 2018 SCHEME

11.1 The Applicant submitted an application for full planning permission for the redevelopment of the Site to the Council on 21 December 2018 under reference 18/AP/4171. The application was considered by the Council's Planning Committee on 29 June 2020. Officers recommended the planning application for approval subject to conditions and S106, but the Council resolved to refuse.

11.2 The application comprised the comprehensive redevelopment of the Site to form a 5 to 19 storey building (plus ground and mezzanine) with a maximum height of 86.675m (AOD) and a 2 storey pavilion building (plus ground) with a maximum height of 16.680m (AOD) with 3 basement levels across the Site providing a total of 30,292 sqm (GIA) of commercial floorspace comprising of use classes B1, A1, A2, A3, A4, D2 and sui generis (performance venue), cycle parking, servicing, refuse and plant areas, public realm (including soft and hard landscaping) and highway improvements and all other associated works

11.3 On 24 August 2020 the Mayor of London notified the Council and the Applicant of his intention to recover the planning application for his own determination (GLA ref. GLA/6208/S2). Since then, the Applicant has been working with officers at the GLA and London Borough of Southwark to amend the development proposals, seeking amongst other changes to address the Councils' heritage concerns that had led to the local refusal.

11.4 This volume 2 of the Environmental Statement has assessed only the submitted Proposed Development. It includes a revision to the baseline context that has taken place in the intervening period, including any update to planning policy, consented development or emerging schemes.

11.5 Notwithstanding, a comparison of the findings between the 2018 Proposed Development and this assessment is provided at **Table 11.1**. The changes to the 2018 Proposed Development pertinent to this assessment include:

- the retention of the warehouse located in the Bermondsey Street Conservation Area;
- Removal of the previously proposed block over the warehouse building and redistribution of massing to the volumes running east-west across the Site;
- Increase in overall height by 10.465m from 86.675m AOD to 97.14m AOD;
- Removal of the previously proposed pavilion building
- Provision of public realm to the east of the Site;
- Greater articulation to the southern façade.

11.6 Subsequent changes to the December 2020 scheme that are also pertinent to this assessment include:

- Relocation of affordable workspace entrance to align with the masterplan east – west route;
- An additional entrance along the northern elevation on ground level to the retail hall and two additional entrances along the southern elevation on ground level to the retail hall;
- Relocation of gas storage to increase retail frontage at east;
- Relocation of two accessible parking spaces on Snowfields; and
- Removal of part of the stepped massing on levels 13–15 and inclusion of a terrace on level 13.

DISCIPLINE / RECEPTOR CATEGORY	2021 EFFECTS	2018 EFFECTS
Heritage		
Heritage – demolition and construction	• Bermondsey Street Conservation Area – Minor adverse likely effect • 9 Fenning Street – Minor adverse likely effect	• Bermondsey Street Conservation Area – Minor adverse likely effect • 9 Fenning Street – Moderate adverse likely effect (by virtue of demolition)
Heritage	• Bermondsey Street Conservation Area – Minor adverse likely effect • 9 Fenning Street – Minor beneficial effect • 68–76 and 78 Bermondsey Street – Negligible Neutral	• Bermondsey Street Conservation Area – Minor adverse likely effect • 9 Fenning Street – n/a (due to demolition) • 68–76 and 78 Bermondsey Street – None
Townscape and Visual		
Townscape – demolition and construction	• No change to scale of effect, or nature of effect where above negligible. The December 2020 assessment identified several instances where the scale of effect was negligible, although omitted a nature of effect. The nature of effect is provided in the 2021 assessment and rationale provided through a qualitative assessment. These effects are summarised within the respective tables for each discipline.	• Likely effects ranging between Negligible and Minor Adverse (St Thomas Street, Bermondsey and London Bridge / Railway Infrastructure)
Townscape	• No change to scale of effect, or nature of effect where above negligible. The December 2020 assessment identified several instances where the scale of effect was negligible, although omitted a nature of effect. The nature of effect is provided in the 2021 assessment and rationale provided through a qualitative assessment. These effects are summarised within the respective tables for each discipline.	• Likely effects ranging between Negligible and Moderate Beneficial
Visual – demolition and construction	• No change to scale of effect, or nature of effect where above negligible. The December 2020 assessment identified several instances where the scale of effect was negligible, although omitted a nature of effect. The nature of effect is provided in the 2021 assessment and rationale provided through a qualitative assessment. These effects are summarised within the respective tables for each discipline.	• Minor adverse likely effect within local environment
Visual – proposed	• No change to scale of effect, or nature of effect where above negligible. The December 2020 assessment identified several instances where the scale of effect was negligible, although omitted a nature of effect. The nature of effect is provided in the 2021 assessment and rationale provided through a qualitative assessment. These effects are summarised within the respective tables for each discipline.	• Likely effects ranging between Moderate to Major Beneficial and Moderate Adverse • Minor to moderate adverse likely effect on receptors within local environment (20, 24, 24W, 25)

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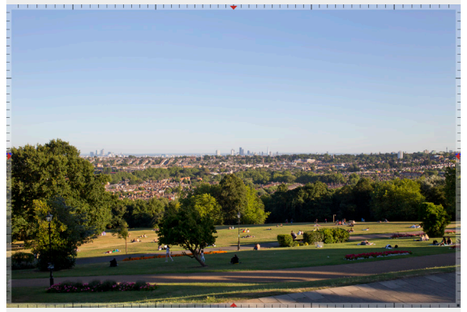
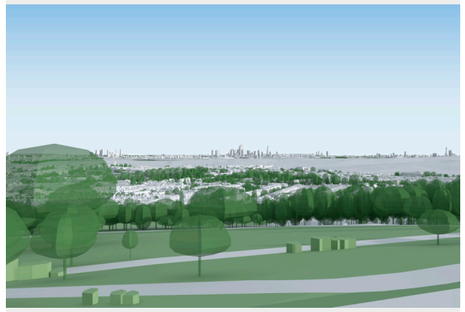
APPENDIX 1: NON-VERIFIED MASSING STUDIES PREPARED BY MILLER HARE

LAND BOUNDED BY ST THOMAS STREET, FENNING STREET, VINEGAR YARD AND SNOWFIELDS INCLUDING NOS. 1-7 FENNING STREET AND NO. 9 FENNING STREET, SE1 3QR



A1 | LVMF SPG London Panorama from Alexandra Palace (Assessment Point 1A.1) - Ex
3886_0431 version 181206



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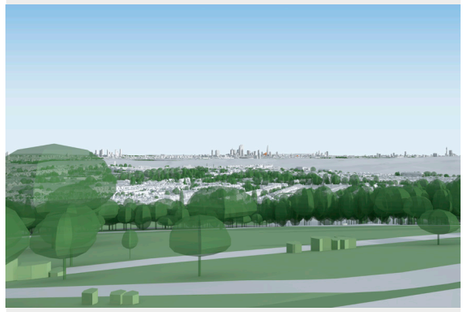
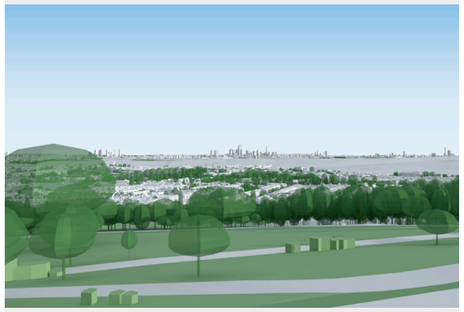
3886_0432 version 210727



A1 | LVMF SPG London Panorama from Alexandra Palace (Assessment Point 1A.1) - Cu
3886_0433 version 210727



A1 | LVMF SPG London Panorama from Alexandra Palace (Assessment Point 1A.1) - Cu
3886_0434 version 210727



A2 | LVMF SPG London Panorama from Parliament Hill to St Paul s Cathedral (Asses
3886_0441 version 210727



A2 | LVMF SPG London Panorama from Parliament Hill to St Paul s Cathedral (Asses
3886_0442 version 210727



A2 | LVMF SPG London Panorama from Parliament Hill to St Paul s Cathedral (Asses
3886_0443 version 210727



A2 | LVMF SPG London Panorama from Parliament Hill to St Paul s Cathedral (Asses
3886_0444 version 210727



A2.1 | LVMF SPG London Panorama from Parliament Hill to St Paul s Cathedral (Ass
3886_4511 version 210727



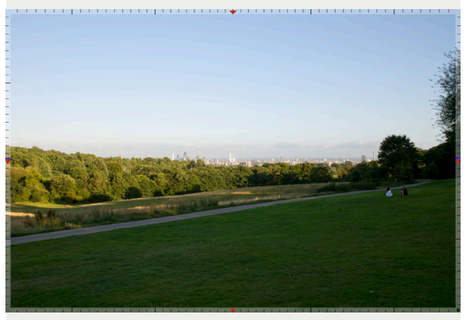
A2.1 | LVMF SPG London Panorama from Parliament Hill to St Paul s Cathedral (Ass
3886_4512 version 210727



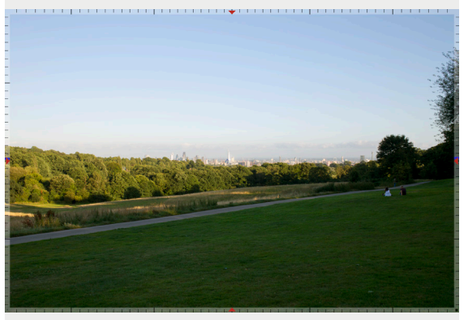
A2.1 | LVMF SPG London Panorama from Parliament Hill to St Paul s Cathedral (Ass
3886_4513 version 210727



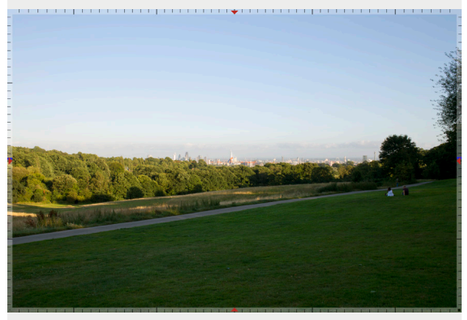
A2.1 | LVMF SPG London Panorama from Parliament Hill to St Paul s Cathedral (Ass
3886_4514 version 210727



A3 | LVMF SPG London Panorama from Kenwood to St Paul s Cathedral (Assessment Po
3886_0451 version 210727



A3 | LVMF SPG London Panorama from Kenwood to St Paul s Cathedral (Assessment Po
3886_0452 version 210727



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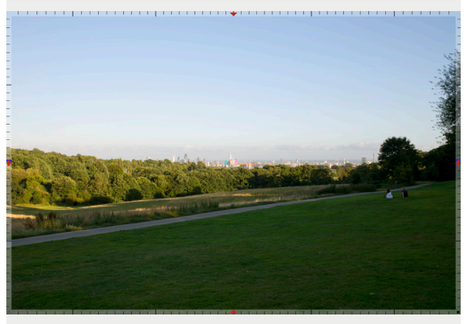


A3 | LVMF SPG London Panorama from Kenwood to St Paul s Cathedral (Assessment Po
3886_0454 version 210727



A3.1 | LVMF SPG London Panorama from Kenwood to St Paul s Cathedral (Assessment
3886_4411 version 210727



A3.1 | LVMF SPG London Panorama from Kenwood to St Paul s Cathedral (Assessment
3886_4412 version 210727



A3.1 | LVMF SPG London Panorama from Kenwood to St Paul s Cathedral (Assessment
3886_4413 version 210727



A3.1 | LVMF SPG London Panorama from Kenwood to St Paul s Cathedral (Assessment
3886_4414 version 210727



A4 | LVMF SPG London Panorama from Primrose Hill to St Paul s Cathedral (Assessm
3886_0461 version 181206



A4 | LVMF SPG London Panorama from Primrose Hill to St Paul s Cathedral (Assessm
3886_0462 version 210727



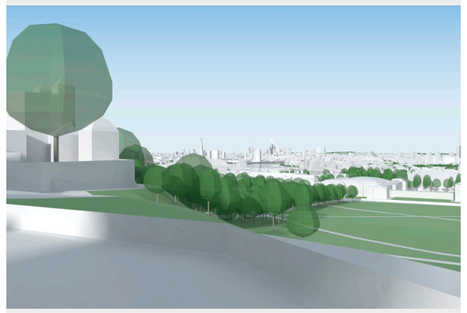
A4 | LVMF SPG London Panorama from Primrose Hill to St Paul s Cathedral (Assessm
3886_0463 version 210727



A4 | LVMF SPG London Panorama from Primrose Hill to St Paul s Cathedral (Assessm
3886_0464 version 210727



A5 | LVMF SPG London Panorama from Greenwich Park to St Paul s Cathedral (Assess
3886_0471 version 201130



A5 | LVMF SPG London Panorama from Greenwich Park to St Paul s Cathedral (Assess
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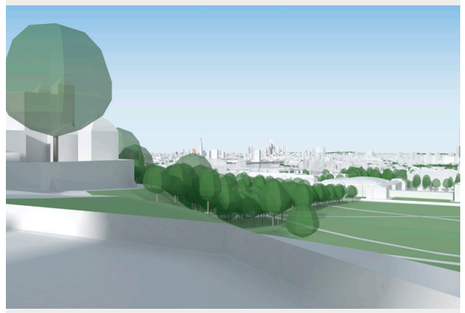

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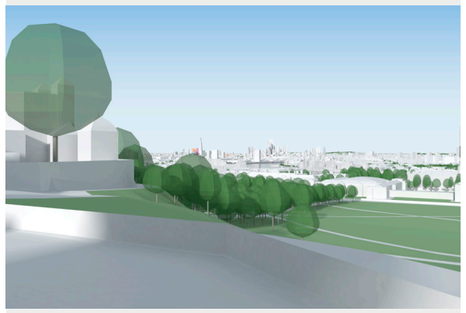
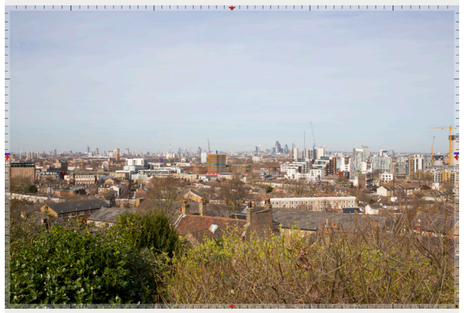


A5 | LVMF SPG London Panorama from Greenwich Park to St Paul s Cathedral (Assess
3886_0474 version 210727



A16l LVMF SPG London Panorama from Blackheath Point to St Paul s Cathedral (Asse
3886_0481 version 181206



A16l LVMF SPG London Panorama from Blackheath Point to St Paul s Cathedral (Asse
3886_0482 version 210727



A16l LVMF SPG London Panorama from Blackheath Point to St Paul s Cathedral (Asse
3886_0483 version 210727



A16l LVMF SPG London Panorama from Blackheath Point to St Paul s Cathedral (Asse
3886_0484 version 210727



A7 | LVMF SPG River Prospect from Tower Bridge upstream (Assessment Point 10A.1)
3886_0491 version 210819



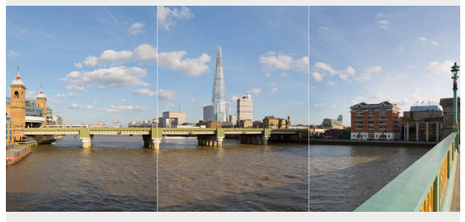
A7 | LVMF SPG River Prospect from Tower Bridge upstream (Assessment Point 10A.1)
3886_0492 version 210819



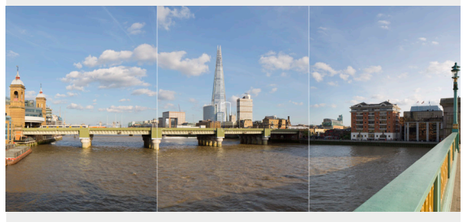
A7 | LVMF SPG River Prospect from Tower Bridge upstream (Assessment Point 10A.1)
3886_0493 version 210819



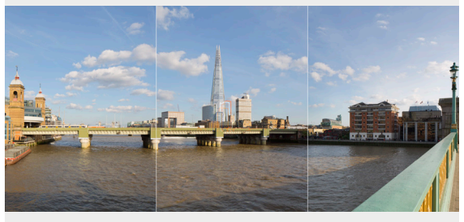
A7 | LVMF SPG River Prospect from Tower Bridge upstream (Assessment Point 10A.1)
3886_0494 version 210819



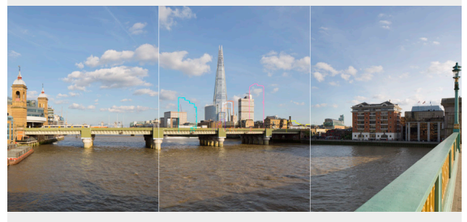
A8 | LVMF SPG River Prospect from Southwark Bridge downstream (Assessment Point
3886_5001 version 210727



A8 | LVMF SPG River Prospect from Southwark Bridge downstream (Assessment Point
3886_5002 version 210727



A8 | LVMF SPG River Prospect from Southwark Bridge downstream (Assessment Point
3886_5003 version 210727

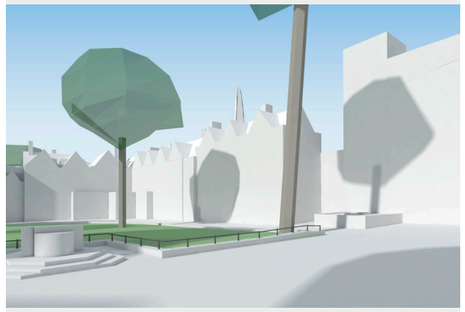


A8 | LVMF SPG River Prospect from Southwark Bridge downstream (Assessment Point
3886_5004 version 210727

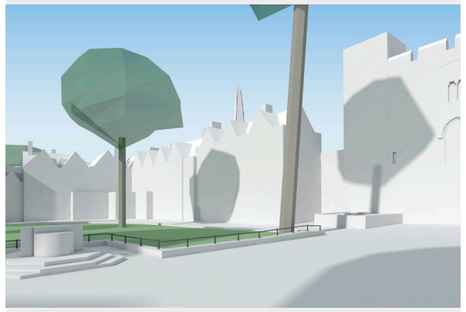
millerhare



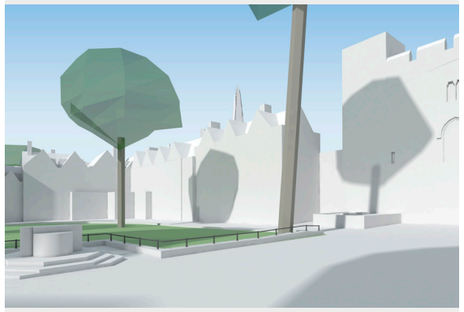
A9 | Tower of London, the Inner Ward: Tower Green, Scaffold Site Memorial - Exis
3886_0171 version 181206



A9 | Tower of London, the Inner Ward: Tower Green, Scaffold Site Memorial - Prop
3886_0172 version 210727



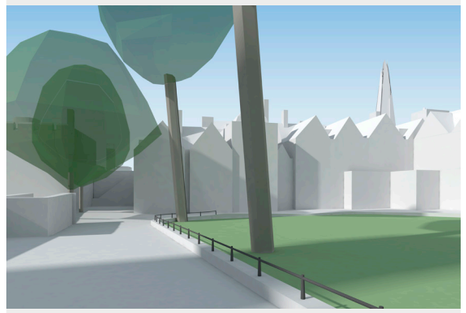
A9 | Tower of London, the Inner Ward: Tower Green, Scaffold Site Memorial - Cumu
3886_0173 version 210727



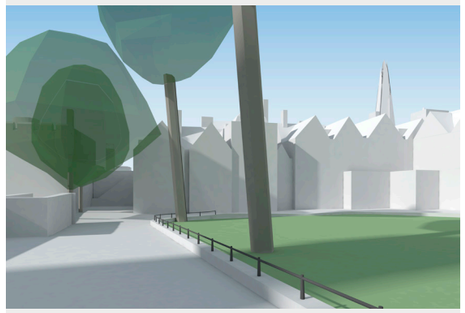
A9 | Tower of London, the Inner Ward: Tower Green, Scaffold Site Memorial - Cumu
3886_0174 version 210727



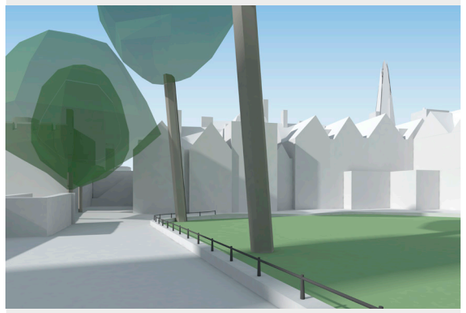
A10 | Tower of London, the Inner Ward: Tower Green, west of the White Tower - Ex
3886_0191 version 181206



A10 | Tower of London, the Inner Ward: Tower Green, west of the White Tower - Pr
3886_0192 version 210727



A10 | Tower of London, the Inner Ward: Tower Green, west of the White Tower - Cu
3886_0193 version 210727



A10 | Tower of London, the Inner Ward: Tower Green, west of the White Tower - Cu
3886_0194 version 210727



A11 | Tower of London, the Inner Ward: east of the White Tower - Existing
3886_6901 version 181206



A11 | Tower of London, the Inner Ward: east of the White Tower - Proposed
3886_6902 version 210727



A11 | Tower of London, the Inner Ward: east of the White Tower - Cumulative scen
3886_6903 version 210727



A11 | Tower of London, the Inner Ward: east of the White Tower - Cumulative scen
3886_6904 version 210727



A12 | Tower of London, main entrance (Local Setting Study View 5) - Existing
3886_0271 version 181206



A12 | Tower of London, main entrance (Local Setting Study View 5) - Proposed
3886_0272 version 210727



A12 | Tower of London, main entrance (Local Setting Study View 5) - Cumulative s
3886_0273 version 210727



A12 | Tower of London, main entrance (Local Setting Study View 5) - Cumulative s
3886_0274 version 210727



A3 | Tower of London, Tower Hill (Local Setting Study View 6) - Existing
3886_0511 version 181206



A3 | Tower of London, Tower Hill (Local Setting Study View 6) - Proposed
3886_0512 version 210727



A3 | Tower of London, Tower Hill (Local Setting Study View 6) - Cumulative scena
3886_0513 version 210727



A3 | Tower of London, Tower Hill (Local Setting Study View 6) - Cumulative scena
3886_0514 version 210727

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A14 | St Paul s Cathedral: Golden Gallery - Existing
3886_0651 version 181206



A14 | St Paul s Cathedral: Golden Gallery - Proposed
3886_0652 version 210727



A14 | St Paul s Cathedral: Golden Gallery - Cumulative scenario A
3886_0653 version 210727



A14 | St Paul s Cathedral: Golden Gallery - Cumulative scenario B
3886_0654 version 210727



A15 | Trinity Church Square - Existing
3886_1651 version 181206



A15 | Trinity Church Square - Proposed
3886_1652 version 210727



A15 | Trinity Church Square - Cumulative scenario A
3886_1653 version 210727



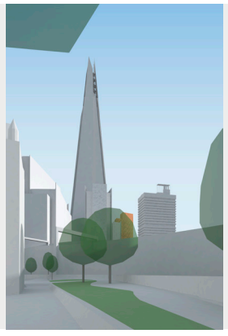
A15 | Trinity Church Square - Cumulative scenario B
3886_1654 version 210727



A16 | Southwark Cathedral - Existing
3886_0951 version 181206



A16 | Southwark Cathedral - Proposed
3886_0952 version 210727



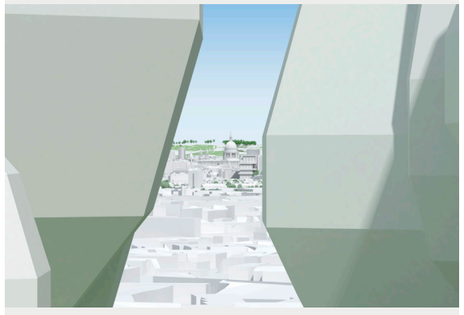
A16 | Southwark Cathedral - Cumulative scenario A
3886_0953 version 210727



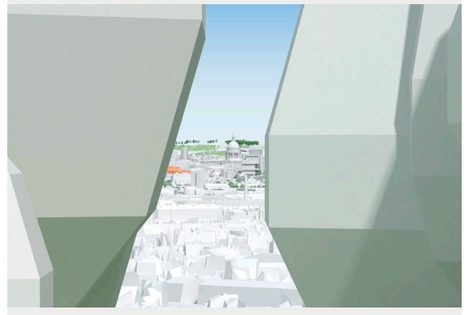
A16 | Southwark Cathedral - Cumulative scenario B
3886_0954 version 210727



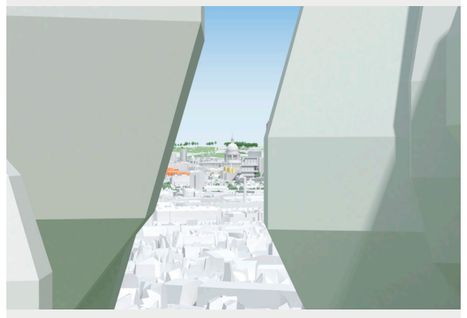
A17 | LBS Borough View 2: Nunhead Cemetery - Existing
3886_0291 version 181206



A17 | LBS Borough View 2: Nunhead Cemetery - Proposed
3886_0292 version 210727



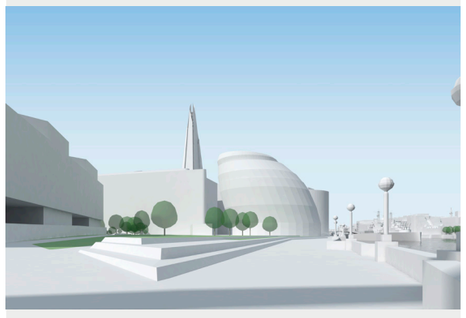
A17 | LBS Borough View 2: Nunhead Cemetery - Cumulative scenario A
3886_0293 version 210727



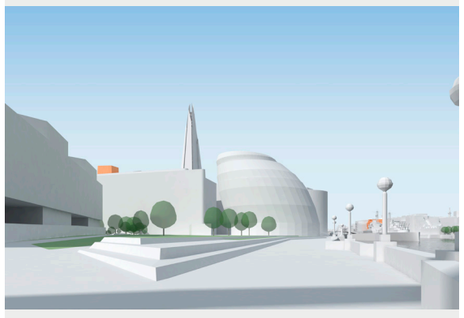
A17 | LBS Borough View 2: Nunhead Cemetery - Cumulative scenario B
3886_0294 version 210727



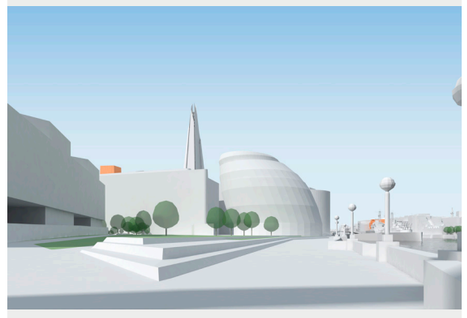
A18 | Potters Fields, southern end of Tower Bridge - Existing
3886_0731 version 181206



A18 | Potters Fields, southern end of Tower Bridge - Proposed
3886_0732 version 210727



A18 | Potters Fields, southern end of Tower Bridge - Cumulative scenario A
3886_0733 version 210727



A18 | Potters Fields, southern end of Tower Bridge - Cumulative scenario B
3886_0734 version 210727

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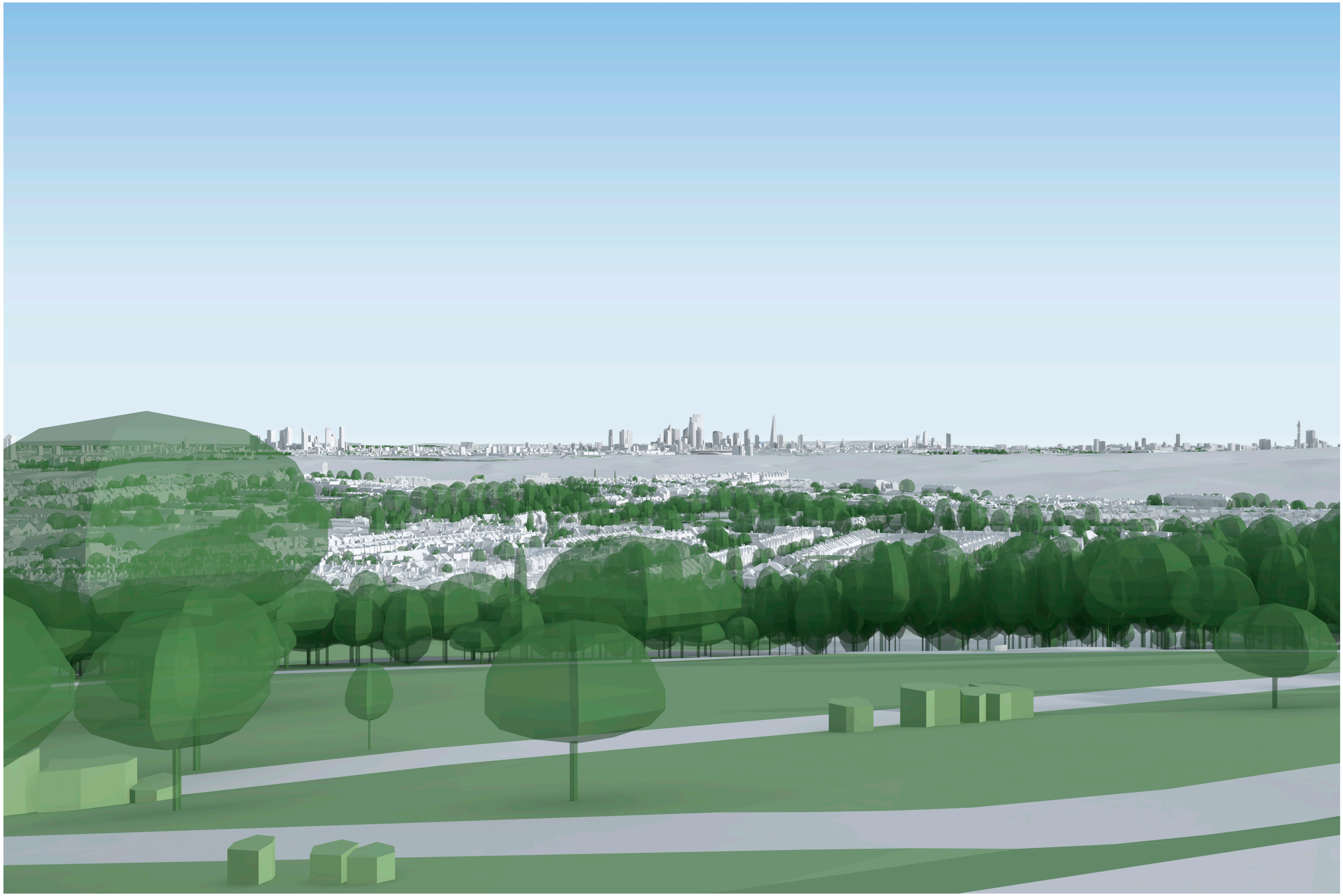
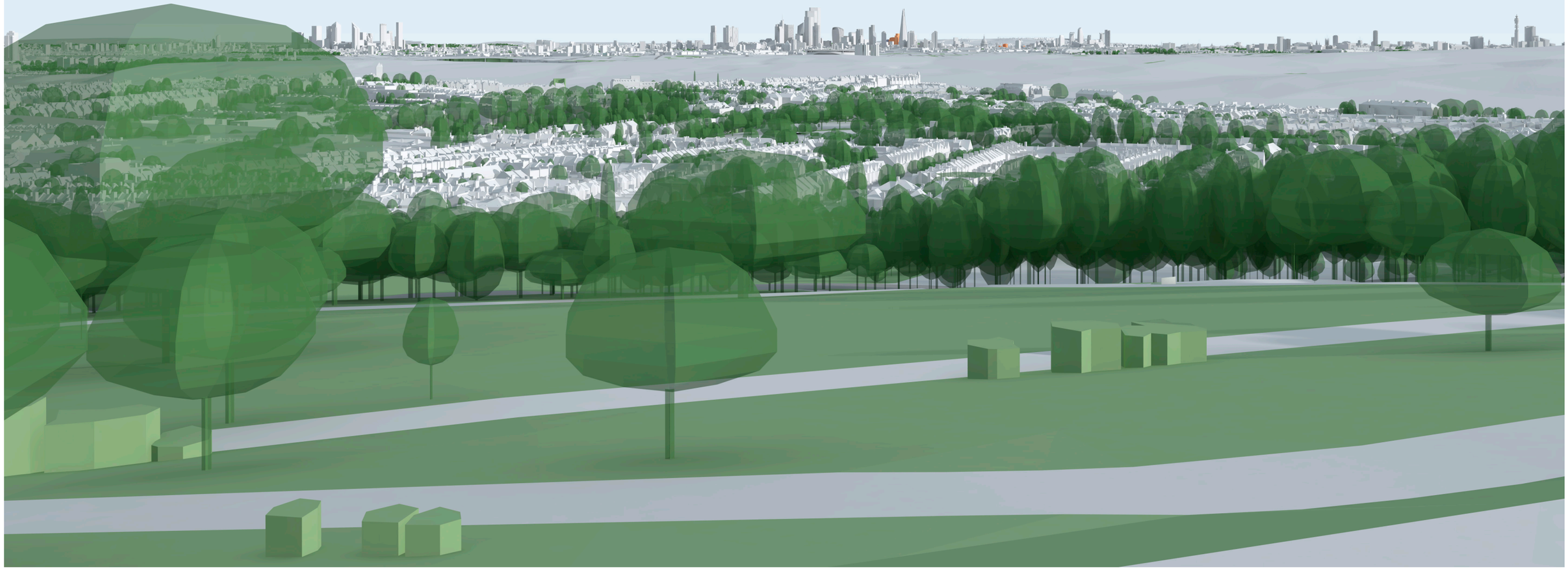
3886_0431 version 181206
The Vinegar Yard [2018] I View A1 - A1 I LVMF SPG London Panorama from Alexandra Palace (Assessment Point 1A.1) - Existing

millerhare



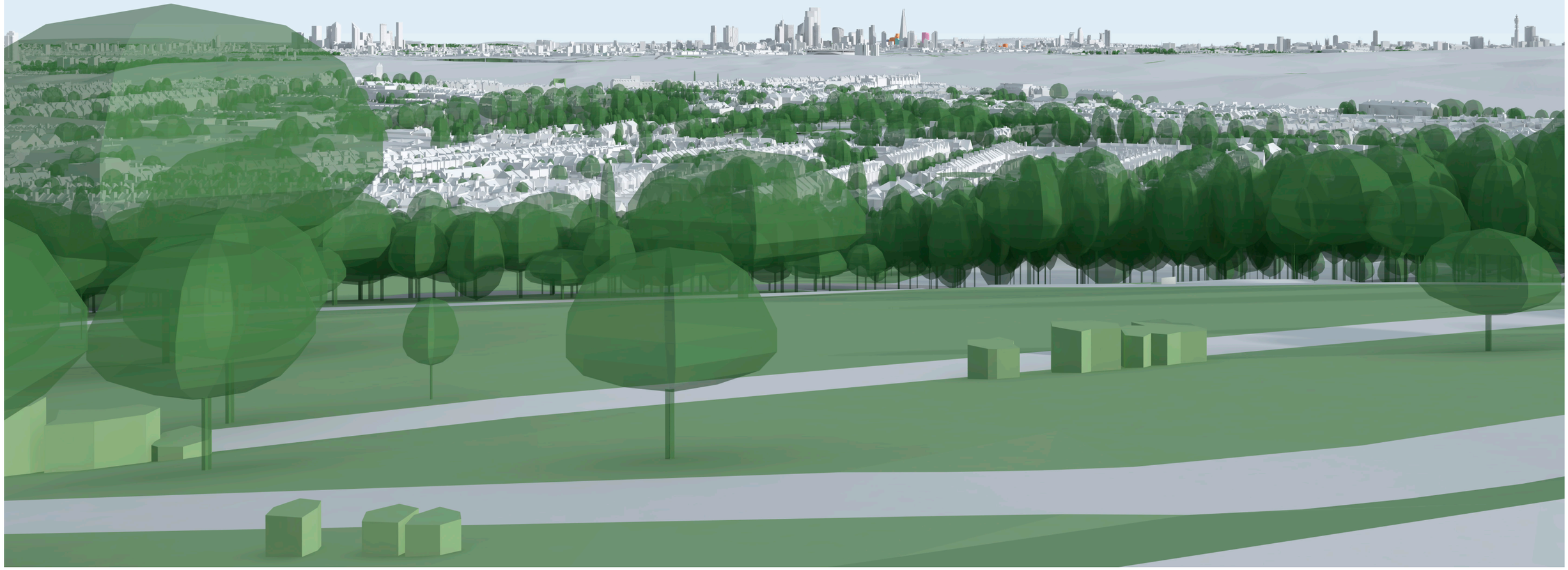
3886_0432 version 210727
The Vinegar Yard [2018] | A1 | LVMF SPG London Panorama from Alexandra Palace (Assessment Point 1A.1) - Proposed

millerhare



3886_0433 version 210727
The Vinegar Yard [2018] I A1 I LVMF SPG London Panorama from Alexandra Palace (Assessment Point 1A.1) - Cumulative scenario A

millerhare



3886_0434 version 210727
The Vinegar Yard [2018] I A1 I LVMF SPG London Panorama from Alexandra Palace (Assessment Point 1A.1) - Cumulative scenario B

millerhare



3886_0441 version 210727
The Vinegar Yard [2018] I View A2 - A2 I LVMF SPG London Panorama from Parliament Hill to St Paul s Cathedral (Assessment Point 2A.1) - Existing

millerhare



3886_0442 version 210727
The Vinegar Yard [2018] I A2 I LVMF SPG London Panorama from Parliament Hill to St Paul s Cathedral (Assessment Point 2A.1) - Proposed

millerhare



3886_0443 version 210727
The Vinegar Yard [2018] I A2 I LVMF SPG London Panorama from Parliament Hill to St Paul s Cathedral (Assessment Point 2A.1) - Cumulative scenario A

millerhare



3886_0444 version 210727
The Vinegar Yard [2018] I A2 I LVMF SPG London Panorama from Parliament Hill to St Paul s Cathedral (Assessment Point 2A.1) - Cumulative scenario B

millerhare



3886_4511 version 210727
The Vinegar Yard [2018] I View A2.1 - A2.1 I LVMF SPG London Panorama from Parliament Hill to St Paul s Cathedral (Assessment Point 2A.1) -Zoom - Existing

millerhare



3886_4512 version 210727
The Vinegar Yard [2018] I A2.1 I LVMF SPG London Panorama from Parliament Hill to St Paul s Cathedral (Assessment Point 2A.1) -Zoom - Proposed

millerhare



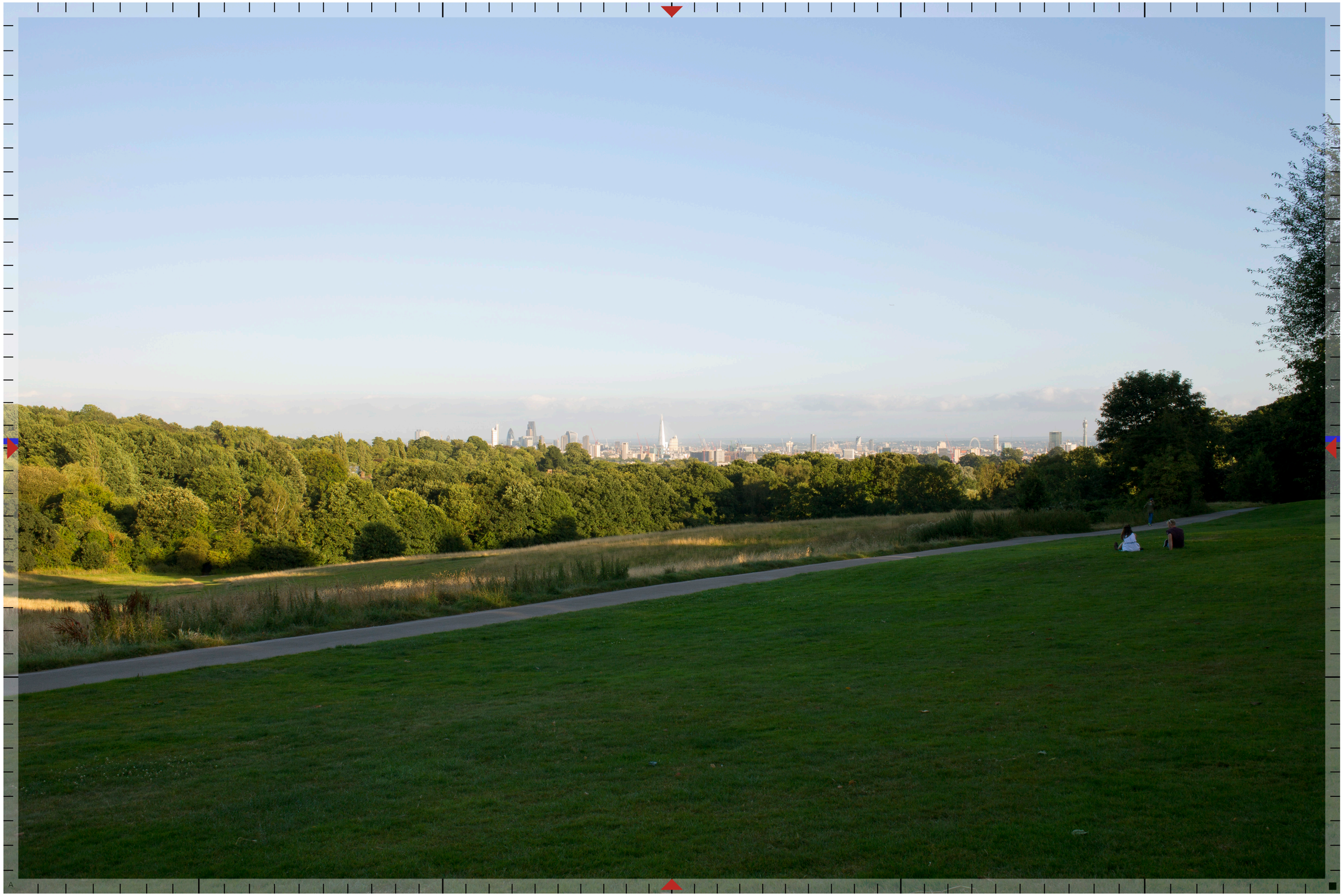
3886_4513 version 210727
The Vinegar Yard [2018] I A2.1 I LVMF SPG London Panorama from Parliament Hill to St Paul s Cathedral (Assessment Point 2A.1) -Zoom - Cumulative scenario A

millerhare



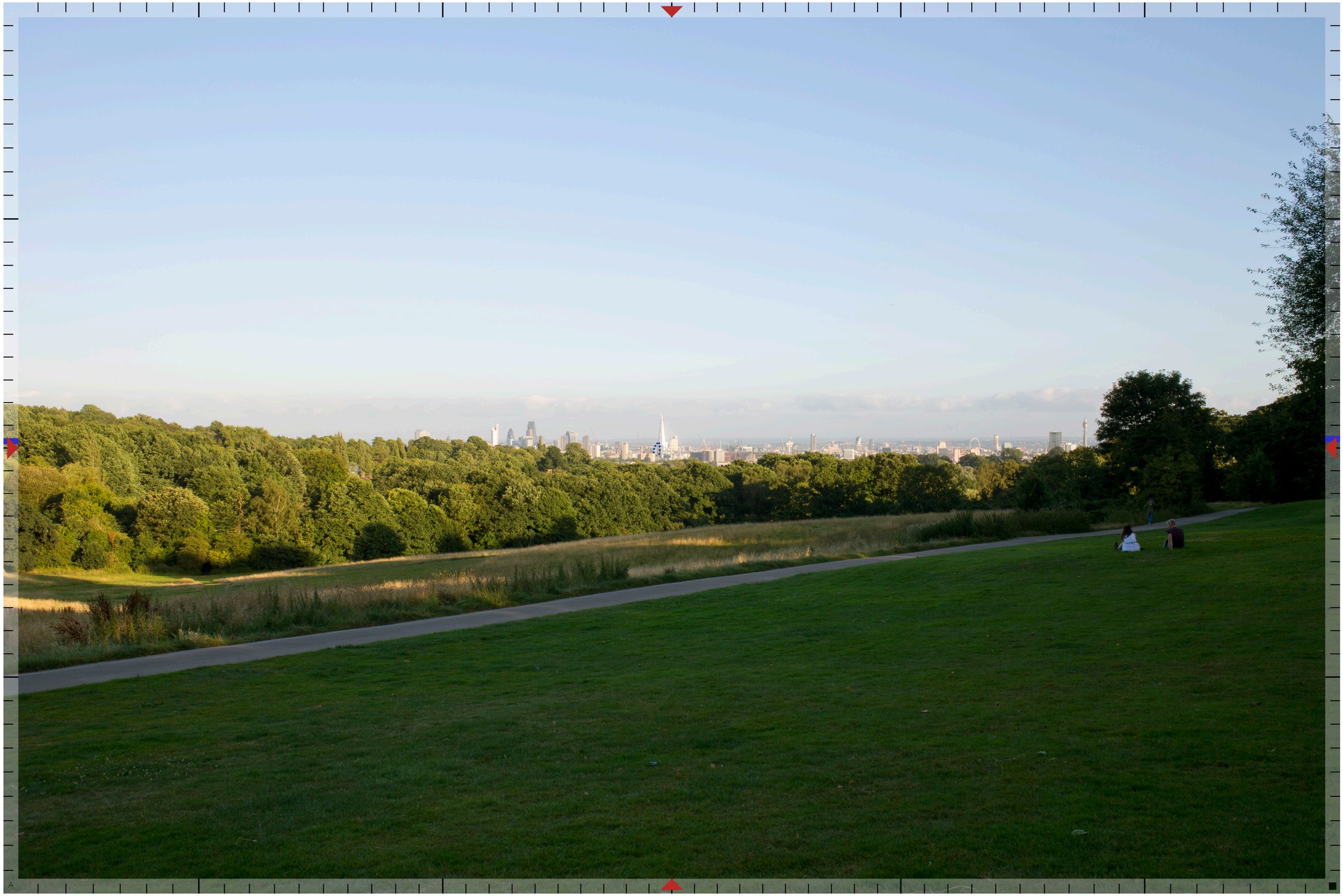
3886_4514 version 210727
The Vinegar Yard [2018] I A2.1 I LVMF SPG London Panorama from Parliament Hill to St Paul s Cathedral (Assessment Point 2A.1) -Zoom - Cumulative scenario B

millerhare



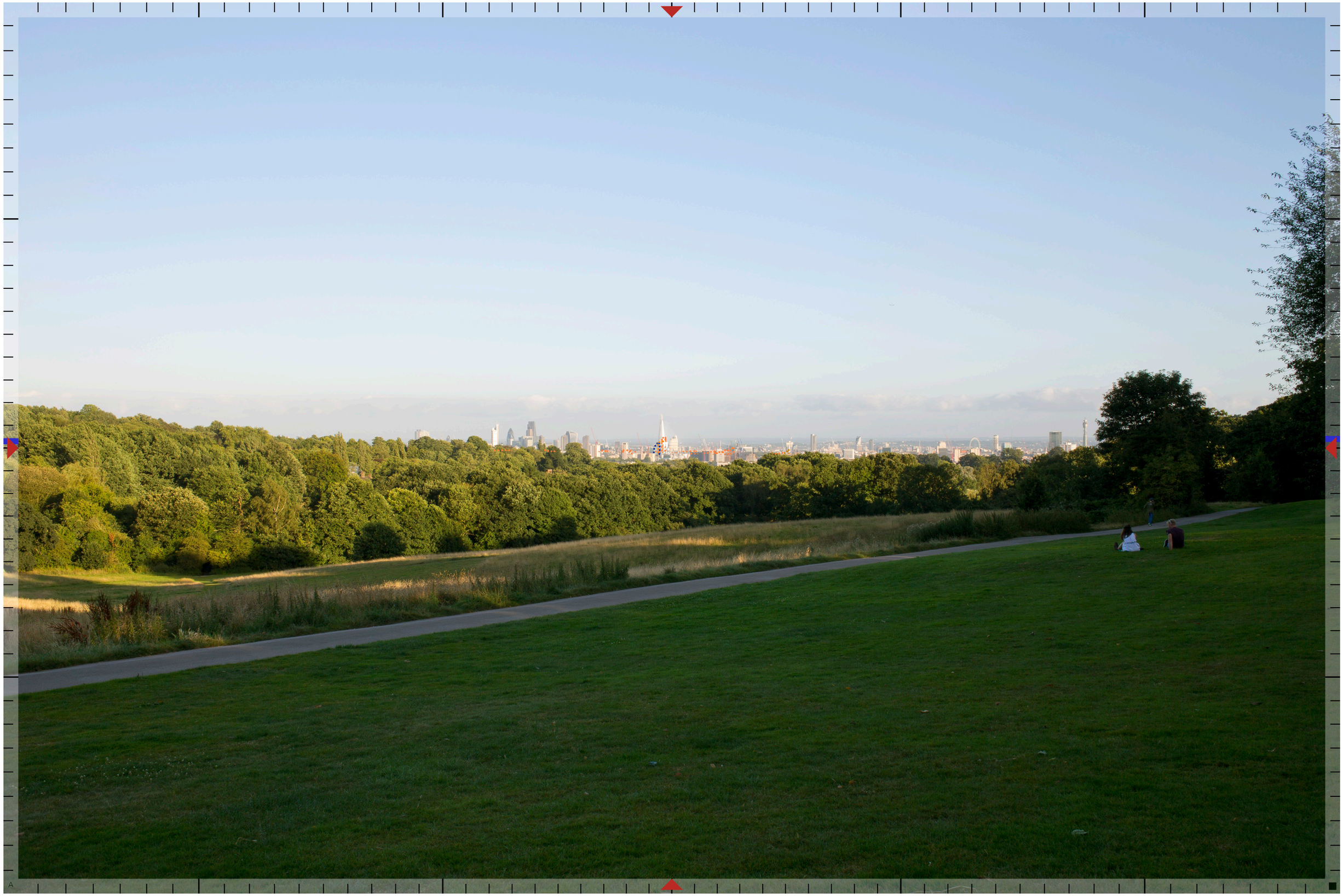
3886_0451 version 210727
The Vinegar Yard [2018] I View A3 - A3 I LVMF SPG London Panorama from Kenwood to St Paul s Cathedral (Assessment Point 3A.1) - Existing

millerhare



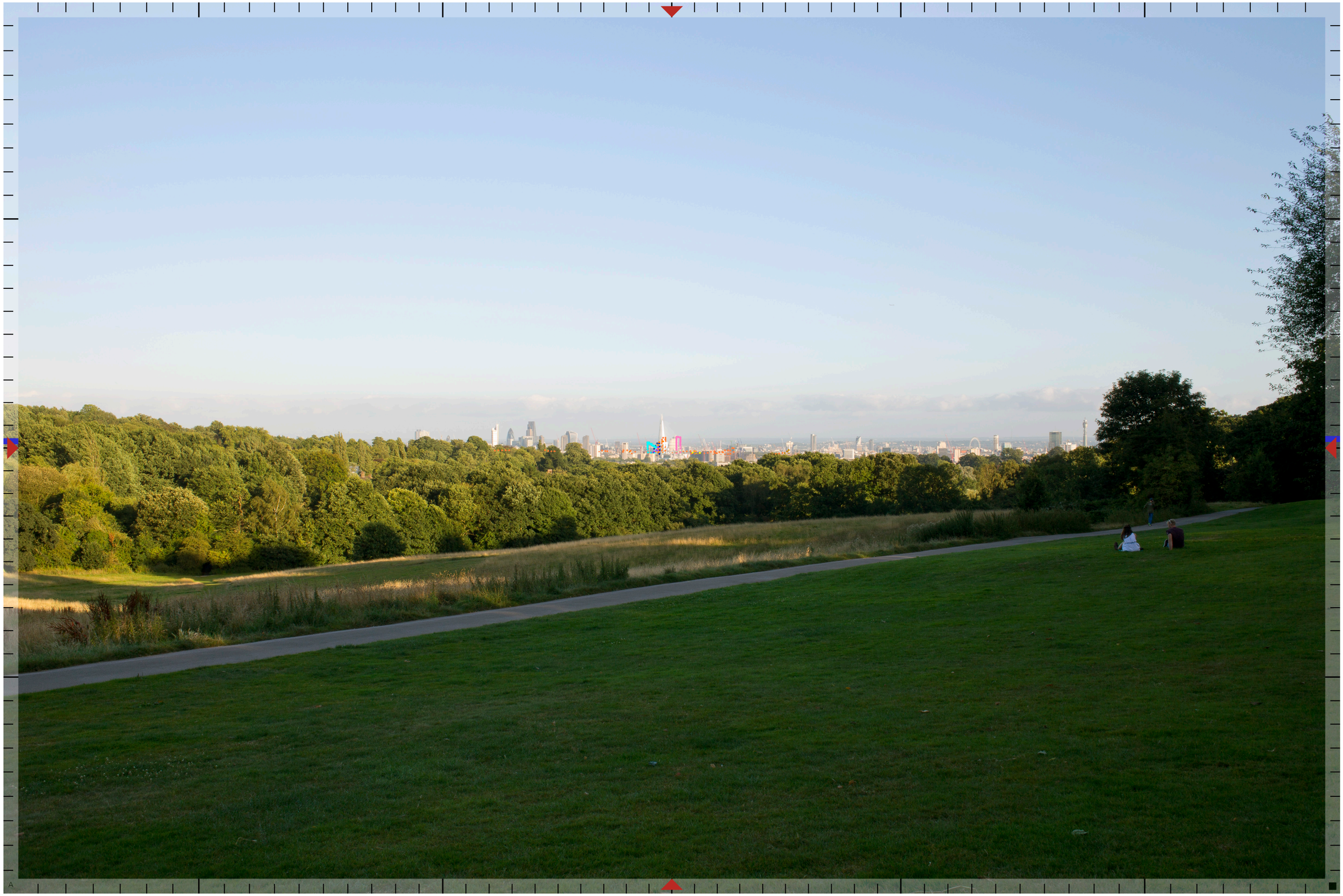
3886_0452 version 210727
The Vinegar Yard [2018] l A3 l LVMF SPG London Panorama from Kenwood to St Paul s Cathedral (Assessment Point 3A.1) - Proposed

millerhare



3886_0453 version 210727
The Vinegar Yard [2018] l A3 l LVMF SPG London Panorama from Kenwood to St Paul s Cathedral (Assessment Point 3A.1) - Cumulative scenario A

millerhare



3886_0454 version 210727
The Vinegar Yard [2018] l A3 l LVMF SPG London Panorama from Kenwood to St Paul s Cathedral (Assessment Point 3A.1) - Cumulative scenario B

millerhare



3886_4411 version 210727

The Vinegar Yard [2018] I View A3.1 - A3.1 I LVMF SPG London Panorama from Kenwood to St Paul s Cathedral (Assessment Point 3A.1) - Zoom - Existing

millerhare



3886_4412 version 210727
The Vinegar Yard [2018] I A3.1 I LVMF SPG London Panorama from Kenwood to St Paul s Cathedral (Assessment Point 3A.1) - Zoom - Proposed

millerhare



3886_4413 version 210727
The Vinegar Yard [2018] I A3.1 I LVMF SPG London Panorama from Kenwood to St Paul s Cathedral (Assessment Point 3A.1) - Zoom - Cumulative scenario A

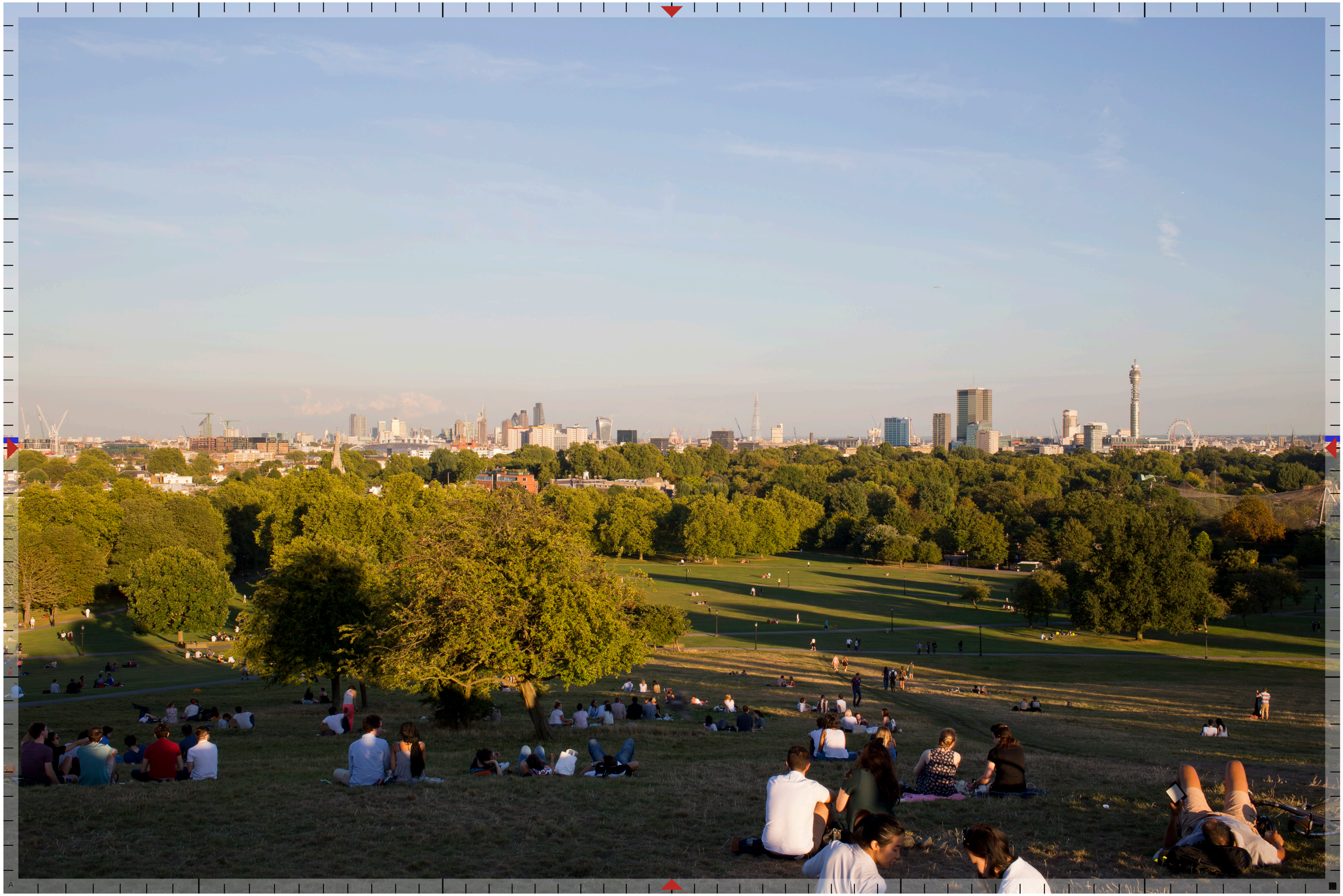
millerhare



3886_4414 version 210727

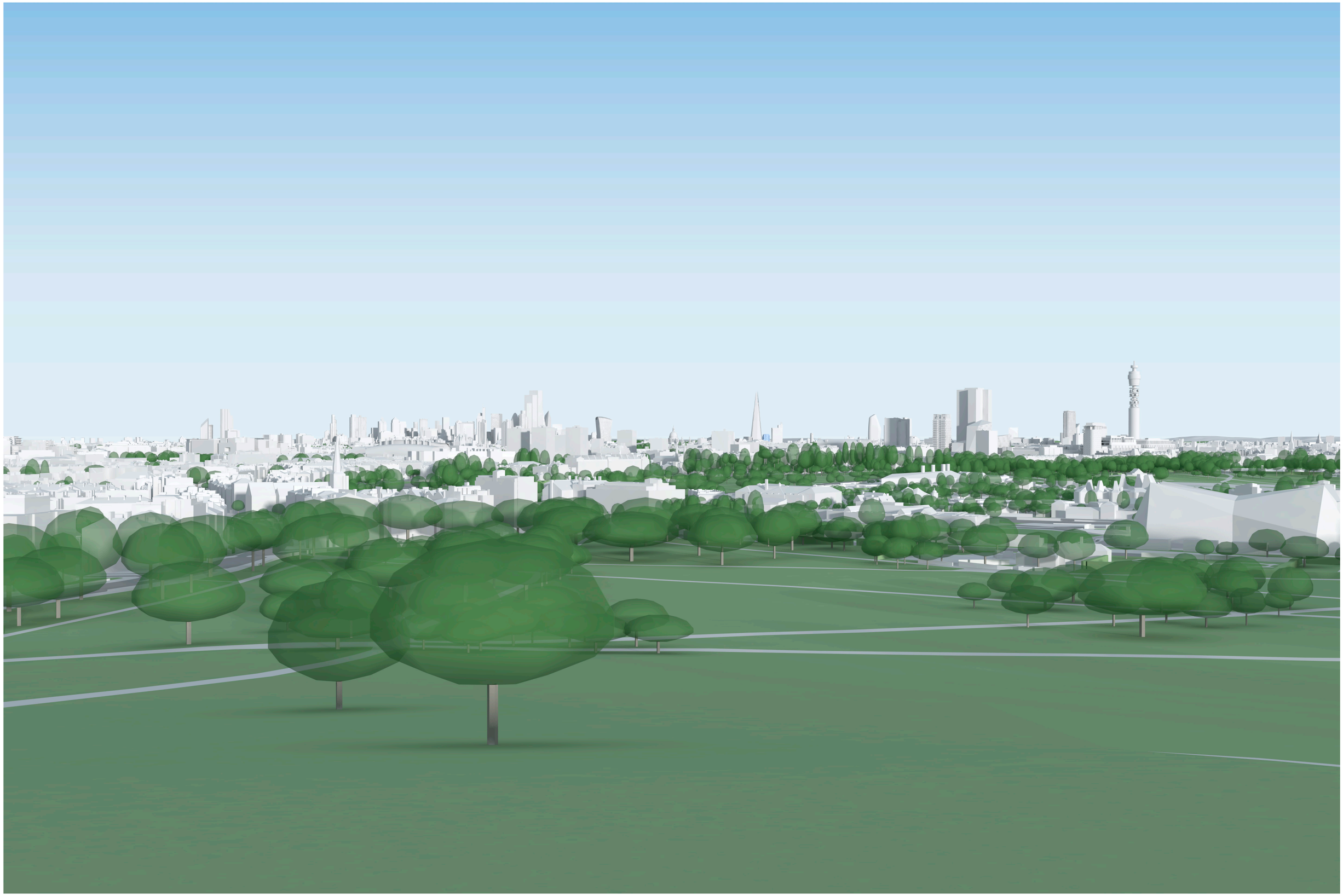
The Vinegar Yard [2018] I A3.1 I LVMF SPG London Panorama from Kenwood to St Paul s Cathedral (Assessment Point 3A.1) - Zoom - Cumulative scenario B

millerhare



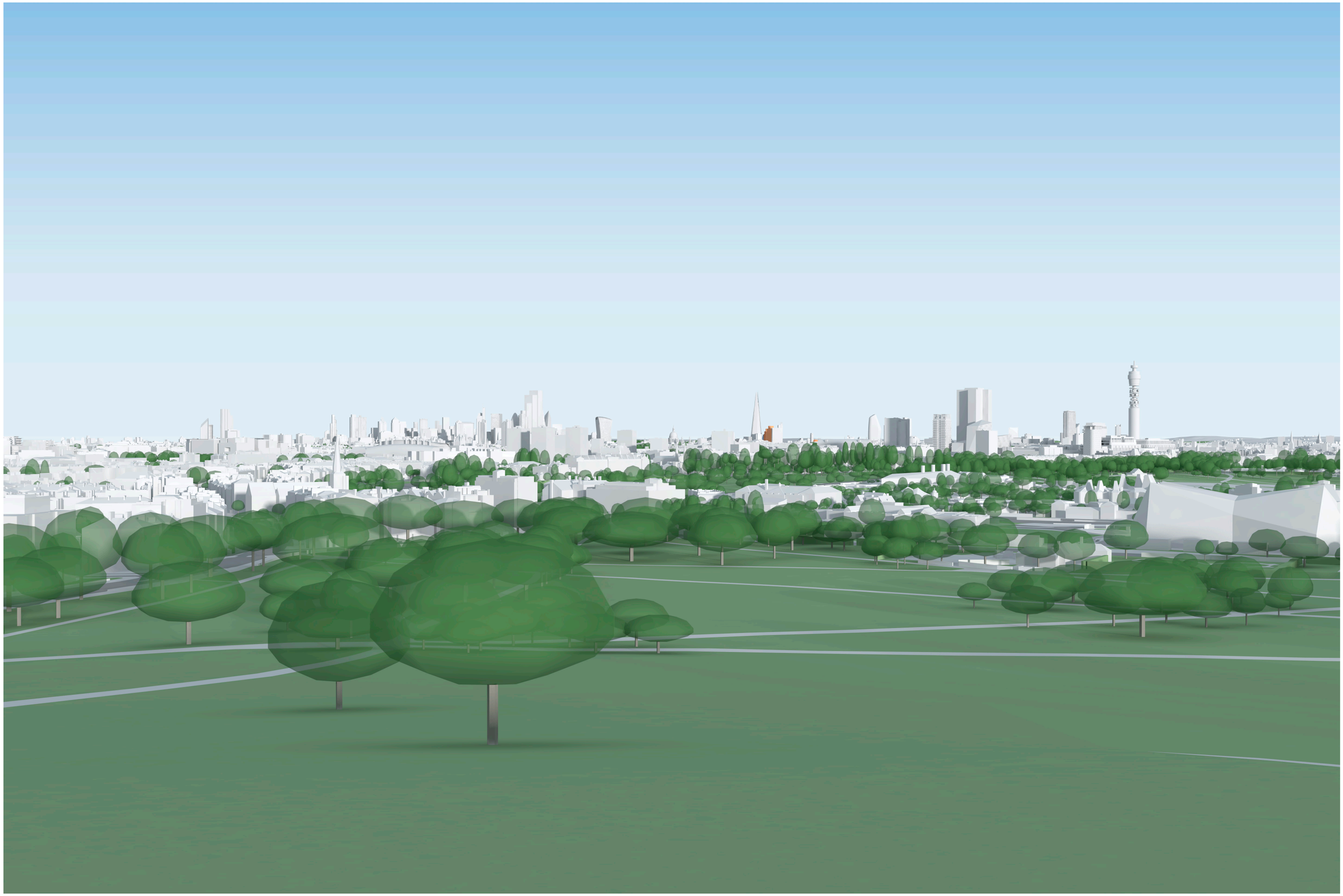
3886_0461 version 181206
The Vinegar Yard [2018] I View A4 - A4 I LVMF SPG London Panorama from Primrose Hill to St Paul s Cathedral (Assessment Point 4A.1) - Existing

millerhare



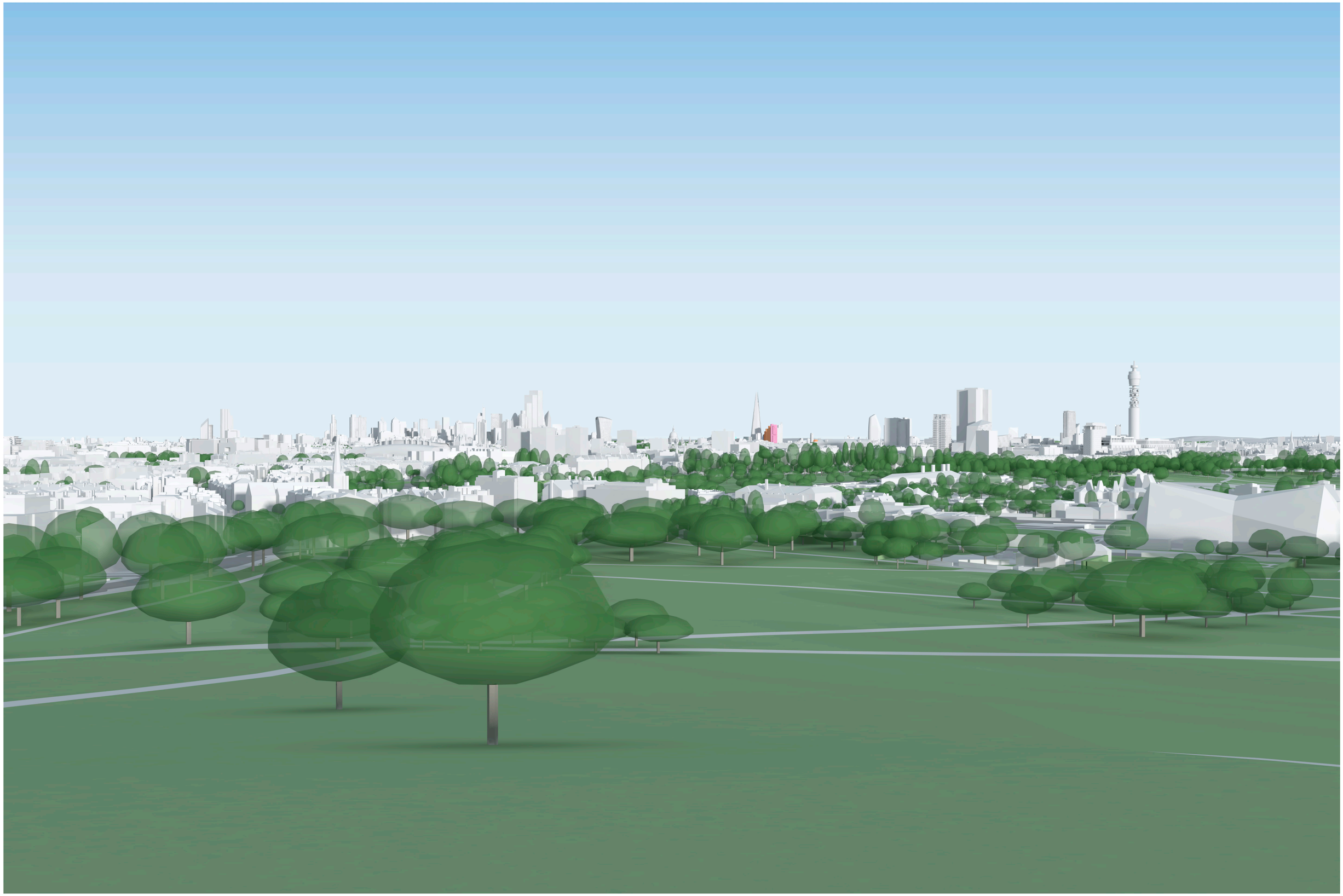
3886_0462 version 210727
The Vinegar Yard [2018] I A4 I LVMF SPG London Panorama from Primrose Hill to St Paul s Cathedral (Assessment Point 4A.1) - Proposed

millerhare



3886_0463 version 210727
The Vinegar Yard [2018] I A4 I LVMF SPG London Panorama from Primrose Hill to St Paul s Cathedral (Assessment Point 4A.1) - Cumulative scenario A

millerhare



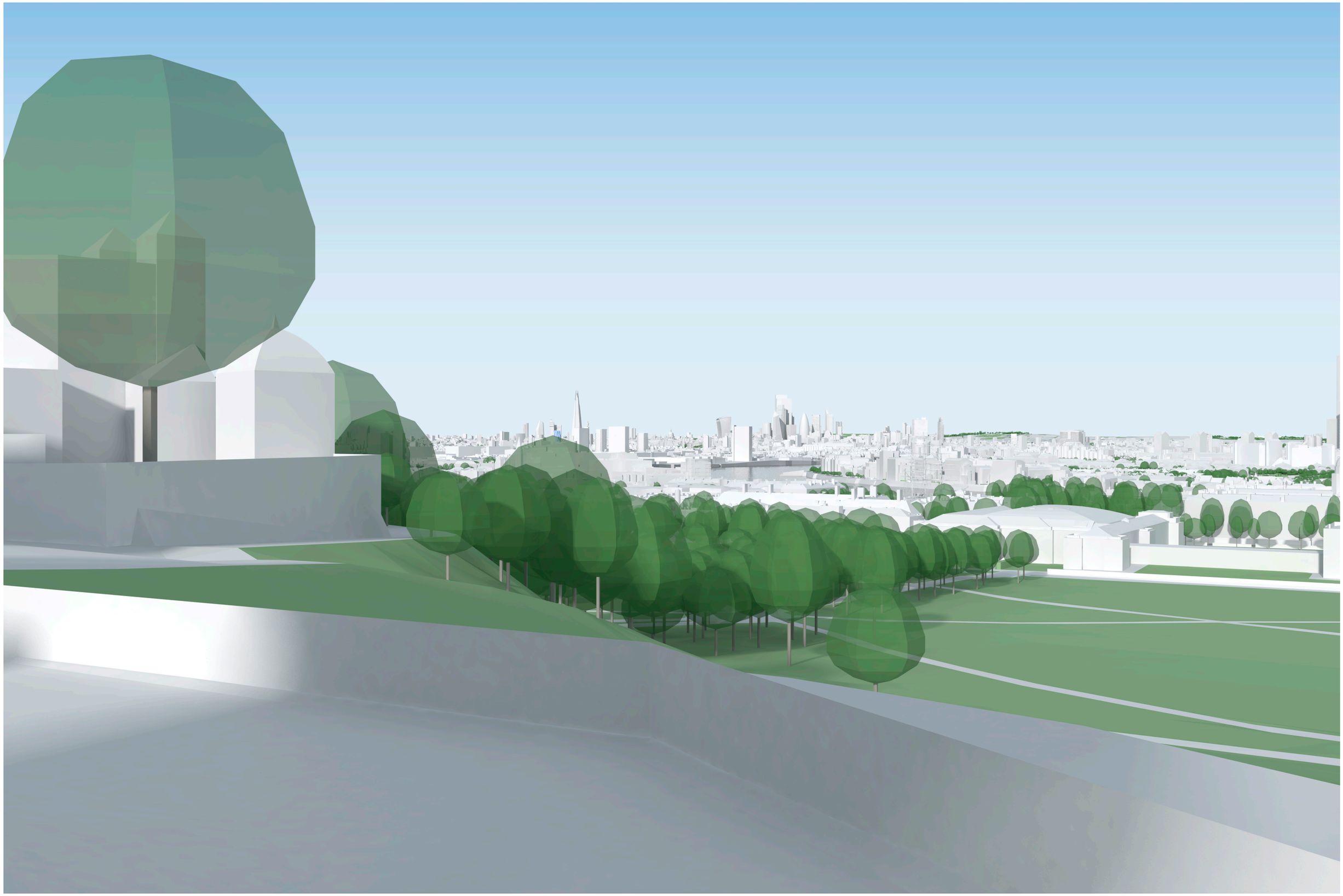
3886_0464 version 210727
The Vinegar Yard [2018] I A4 I LVMF SPG London Panorama from Primrose Hill to St Paul s Cathedral (Assessment Point 4A.1) - Cumulative scenario B

millerhare



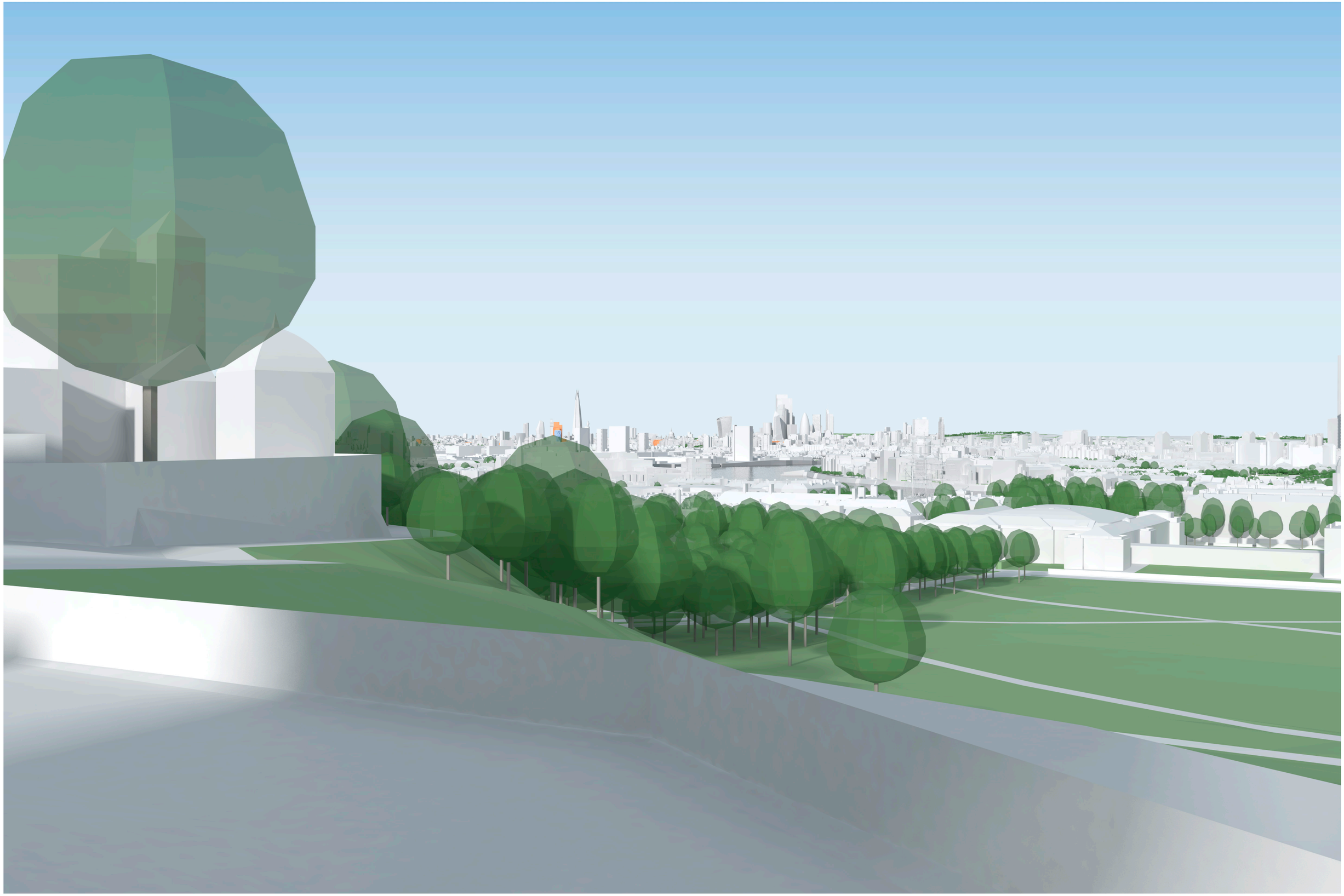
3886_0471 version 201130
The Vinegar Yard [2018] I View A5 - A5 I LVMF SPG London Panorama from Greenwich Park to St Paul s Cathedral (Assessment Point 5A.2) - Existing

millerhare



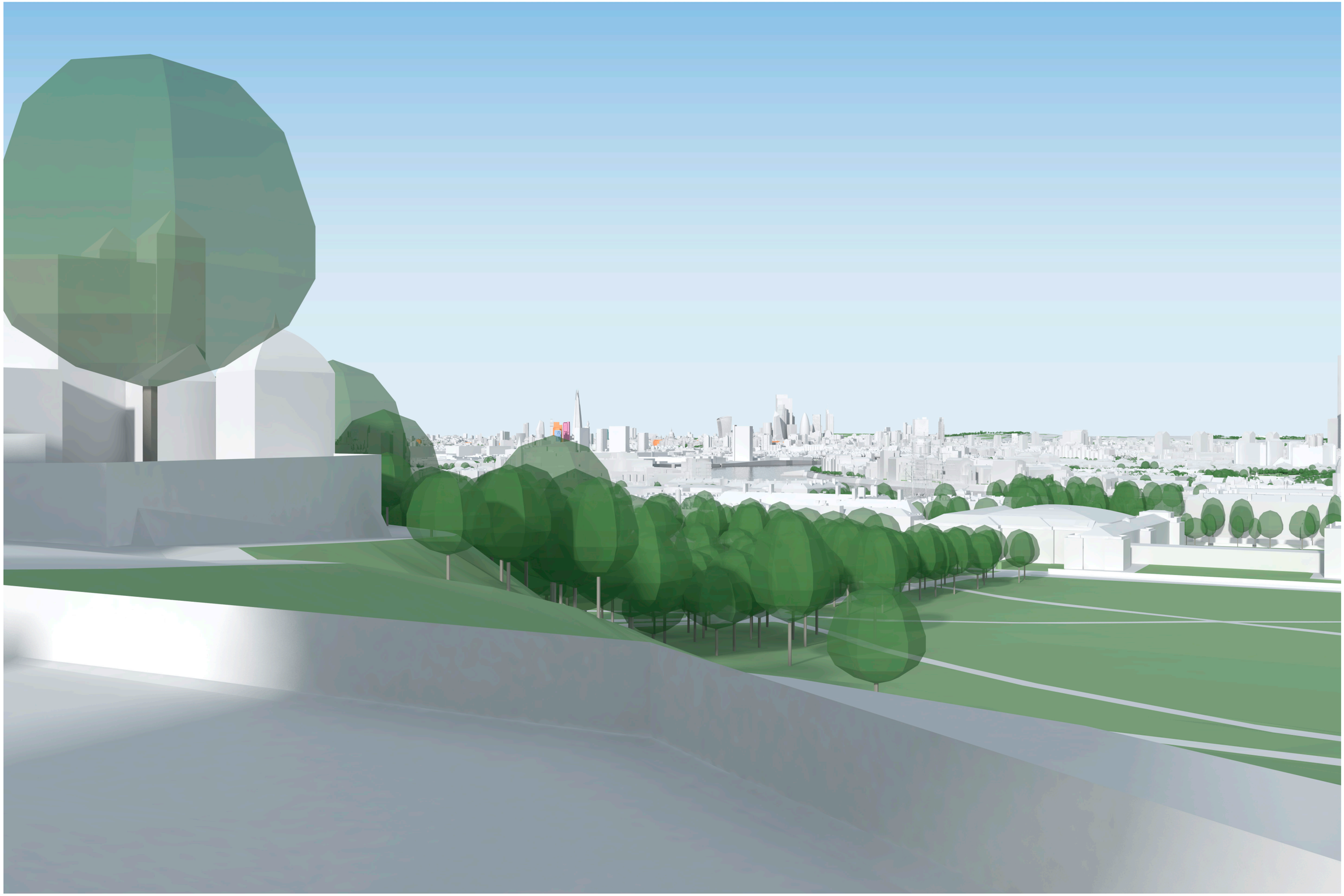
3886_0472 version 210727
The Vinegar Yard [2018] I A5 I LVMF SPG London Panorama from Greenwich Park to St Paul s Cathedral (Assessment Point 5A.2) - Proposed

millerhare



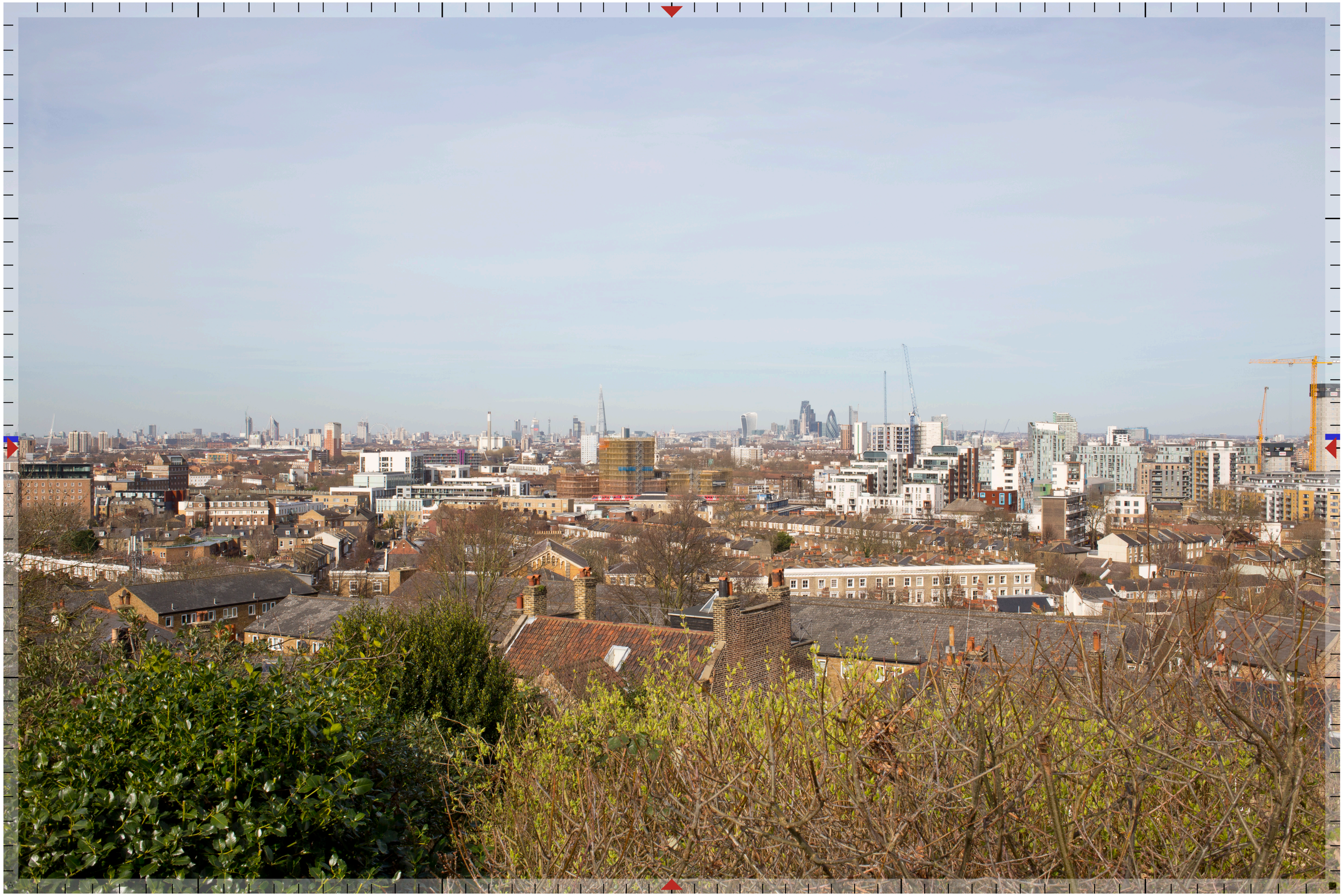
3886_0473 version 210727
The Vinegar Yard [2018] I A5 I LVMF SPG London Panorama from Greenwich Park to St Paul s Cathedral (Assessment Point 5A.2) - Cumulative scenario A

millerhare



3886_0474 version 210727
The Vinegar Yard [2018] I A5 I LVMF SPG London Panorama from Greenwich Park to St Paul s Cathedral (Assessment Point 5A.2) - Cumulative scenario B

millerhare



3886_0481 version 181206
The Vinegar Yard [2018] I View A6 - A16I LVMF SPG London Panorama from Blackheath Point to St Paul s Cathedral (Assessment Point 6A.1) - Existing

millerhare



3886_0482 version 210727
The Vinegar Yard [2018] I A16I LVMF SPG London Panorama from Blackheath Point to St Paul s Cathedral (Assessment Point 6A.1) - Proposed

millerhare



3886_0483 version 210727
The Vinegar Yard [2018] I A16I LVMF SPG London Panorama from Blackheath Point to St Paul s Cathedral (Assessment Point 6A.1) - Cumulative scenario A

millerhare



3886_0484 version 210727
The Vinegar Yard [2018] I A16I LVMF SPG London Panorama from Blackheath Point to St Paul s Cathedral (Assessment Point 6A.1) - Cumulative scenario B

millerhare



3886_0491 version 210819
The Vinegar Yard [2018] I View A7 - A7 I LVMF SPG River Prospect from Tower Bridge upstream (Assessment Point 10A.1) - Existing

millerhare



3886_0492 version 210819
The Vinegar Yard [2018] I A7 I LVMF SPG River Prospect from Tower Bridge upstream (Assessment Point 10A.1) - Proposed

millerhare



3886_0493 version 210819
The Vinegar Yard [2018] I A7 I LVMF SPG River Prospect from Tower Bridge upstream (Assessment Point 10A.1) - Cumulative scenario A

millerhare



3886_0494 version 210819
The Vinegar Yard [2018] I A7 I LVMF SPG River Prospect from Tower Bridge upstream (Assessment Point 10A.1) - Cumulative scenario B

millerhare



3886_5001 version 210727
The Vinegar Yard [2018] I View A8 - A8 I LVMF SPG River Prospect from Southwark Bridge downstream (Assessment Point 12B.1) - Existing

millerhare



3886_5002 version 210727
The Vinegar Yard [2018] | A8 | LVMF SPG River Prospect from Southwark Bridge downstream (Assessment Point 12B.1) - Proposed

millerhare



3886_5003 version 210727
The Vinegar Yard [2018] I A8 I LVMF SPG River Prospect from Southwark Bridge downstream (Assessment Point 12B.1) - Cumulative scenario A

millerhare



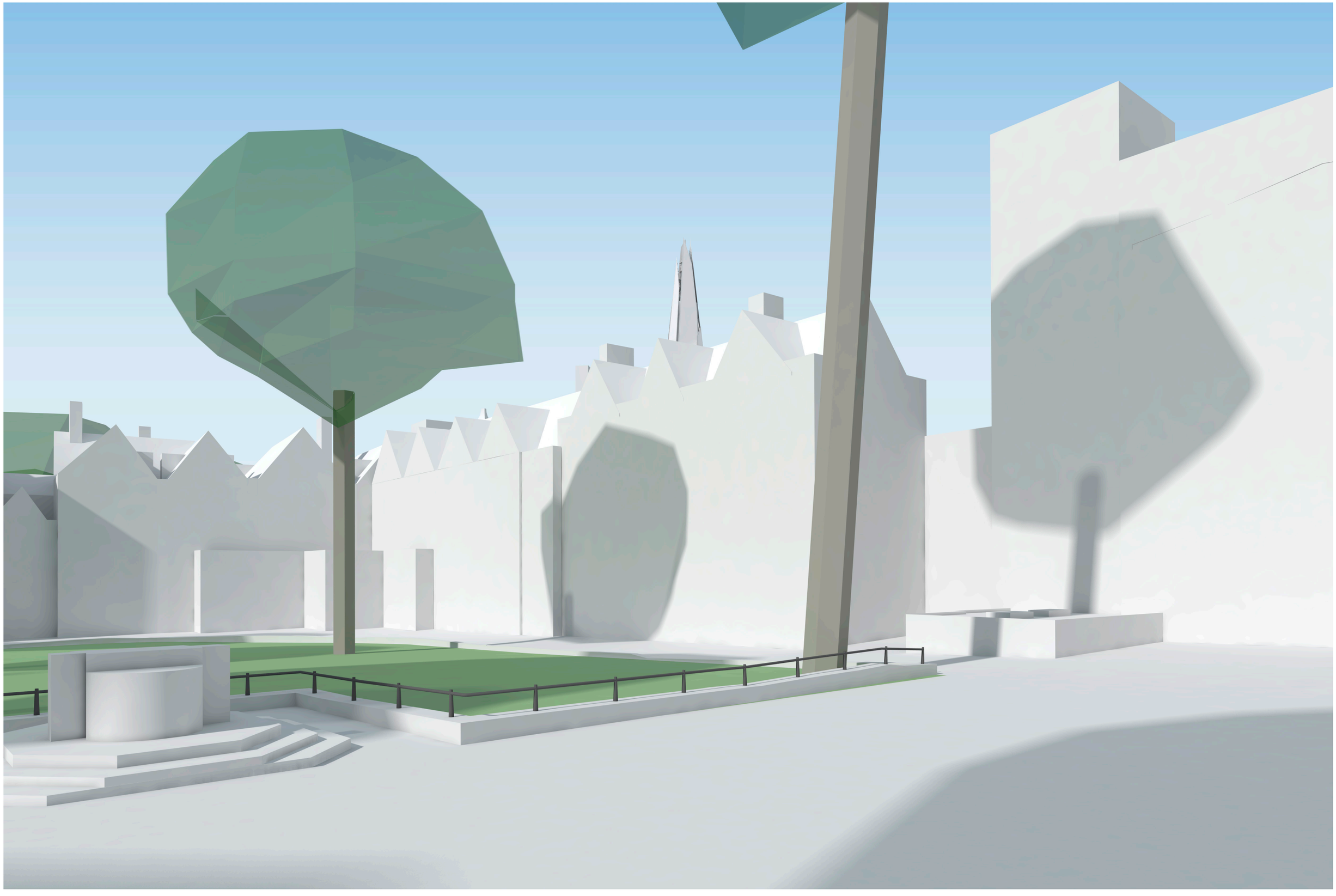
3886_5004 version 210727
The Vinegar Yard [2018] I A8 I LVMF SPG River Prospect from Southwark Bridge downstream (Assessment Point 12B.1) - Cumulative scenario B

millerhare



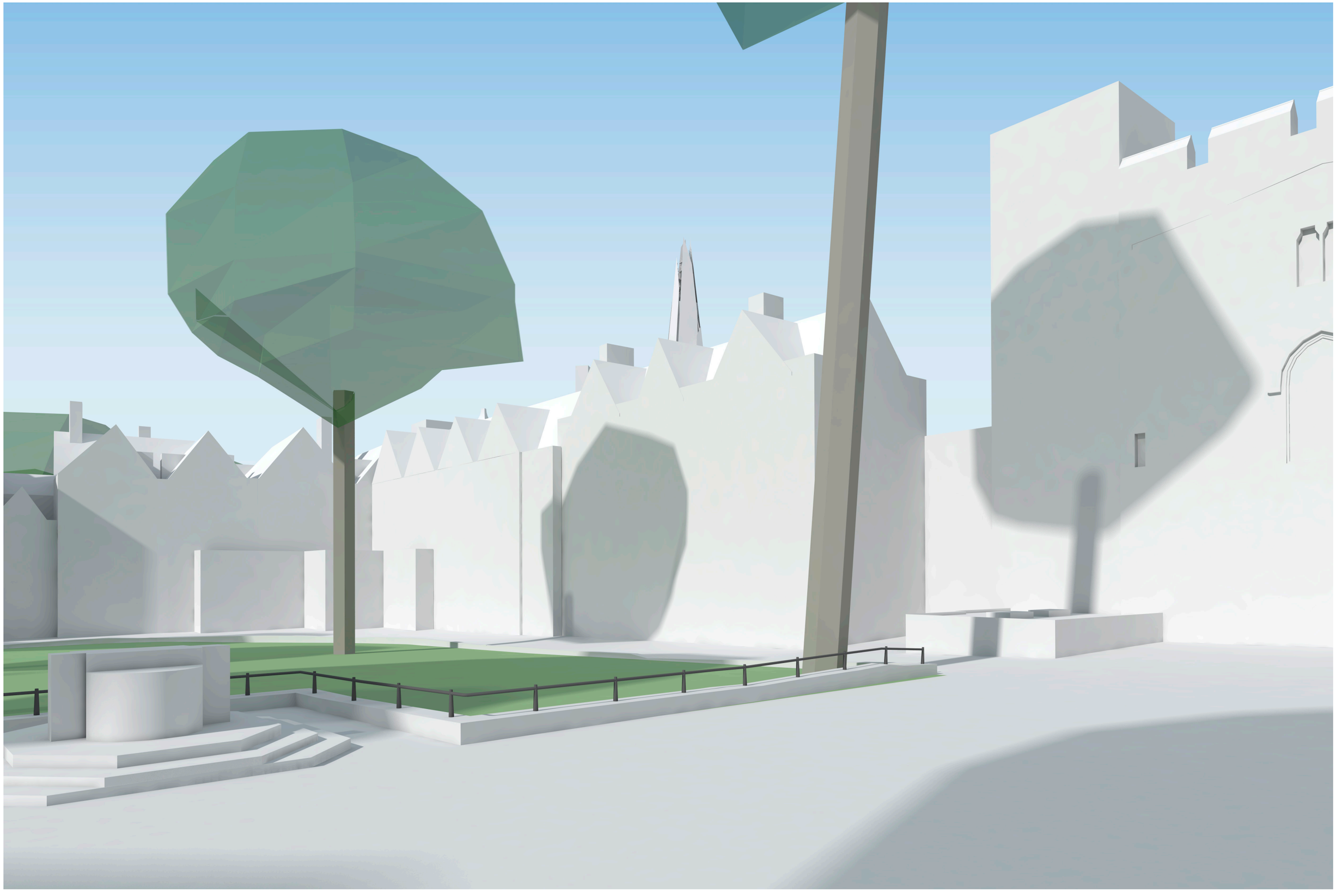
3886_0171 version 181206
The Vinegar Yard [2018] I View A9 - A9 I Tower of London, the Inner Ward: Tower Green, Scaffold Site Memorial - Existing

millerhare



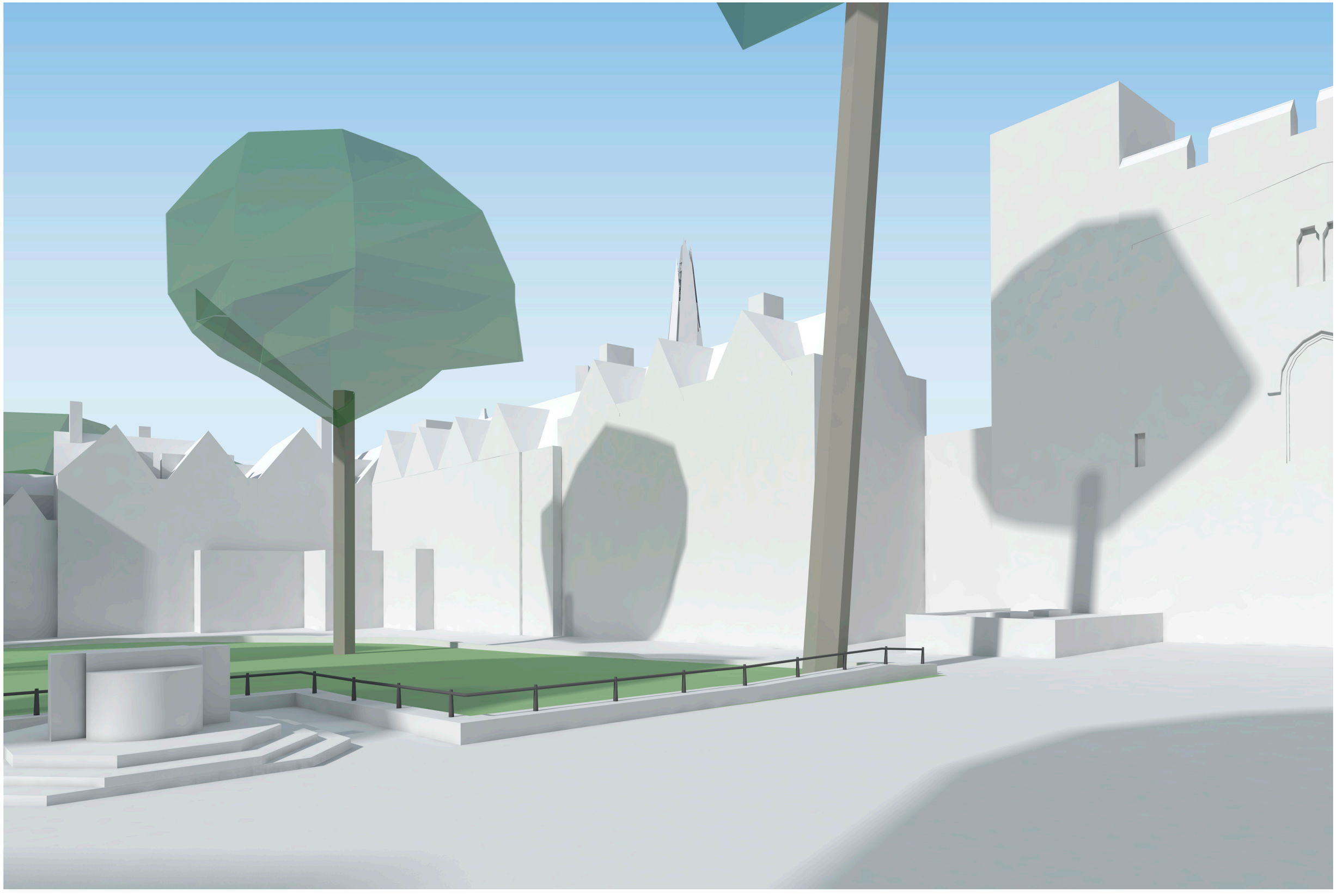
3886_0172 version 210727
The Vinegar Yard [2018] I A9 I Tower of London, the Inner Ward: Tower Green, Scaffold Site Memorial - Proposed

millerhare



3886_0173 version 210727
The Vinegar Yard [2018] I A9 I Tower of London, the Inner Ward: Tower Green, Scaffold Site Memorial - Cumulative scenario A

millerhare



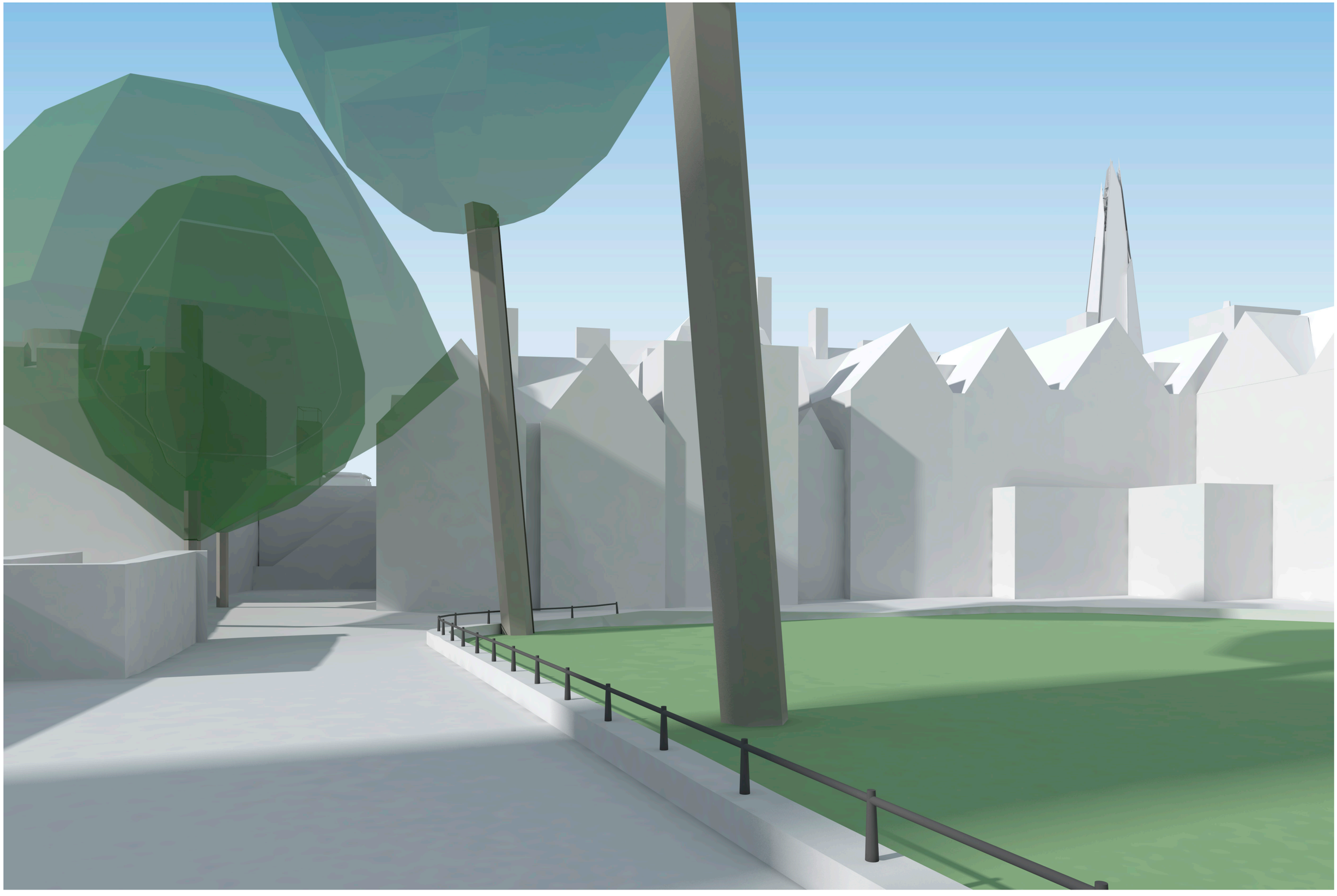
3886_0174 version 210727
The Vinegar Yard [2018] I A9 I Tower of London, the Inner Ward: Tower Green, Scaffold Site Memorial - Cumulative scenario B

millerhare



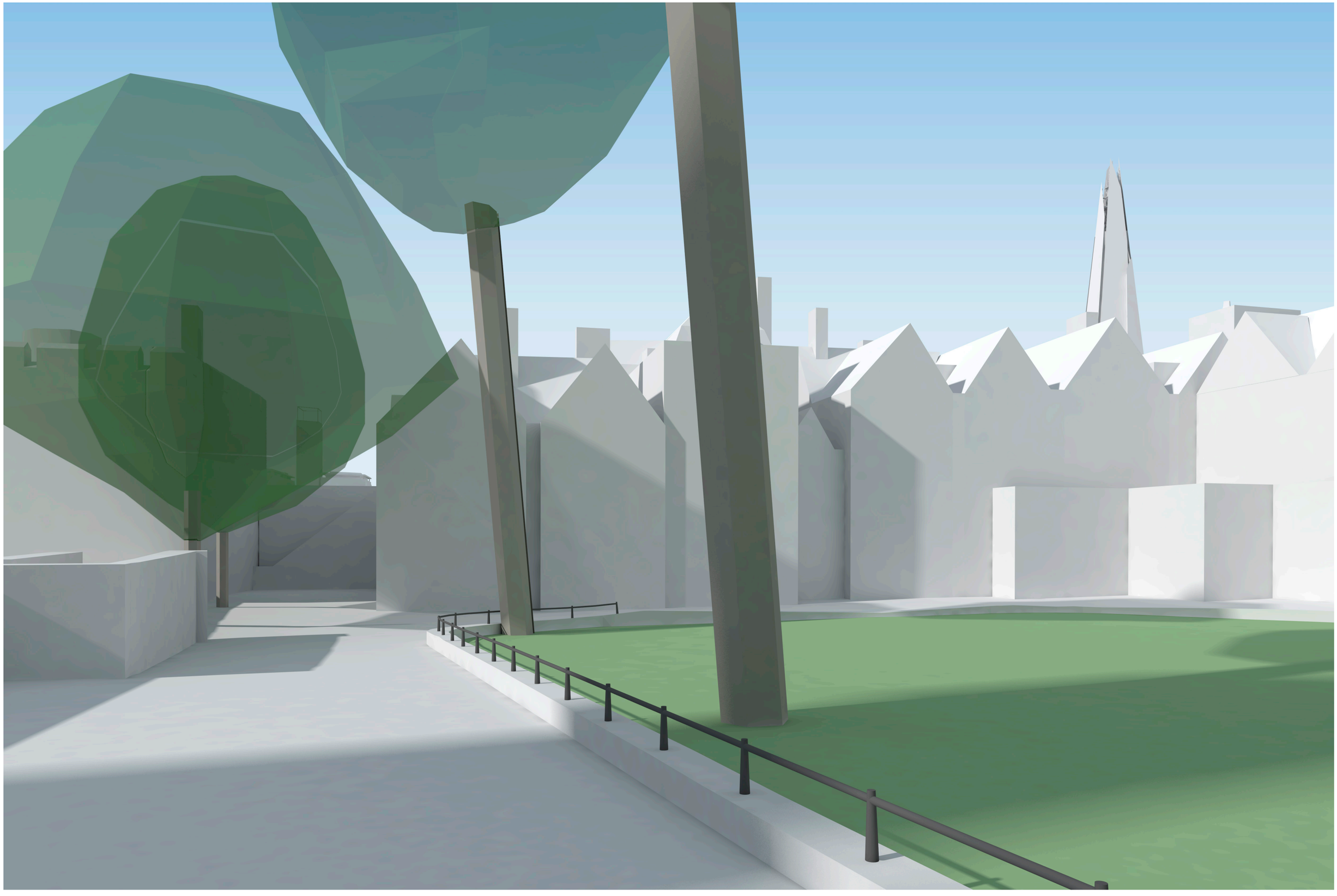
3886_0191 version 181206
The Vinegar Yard [2018] I View A10 - A10 I Tower of London, the Inner Ward: Tower Green, west of the White Tower - Existing

millerhare



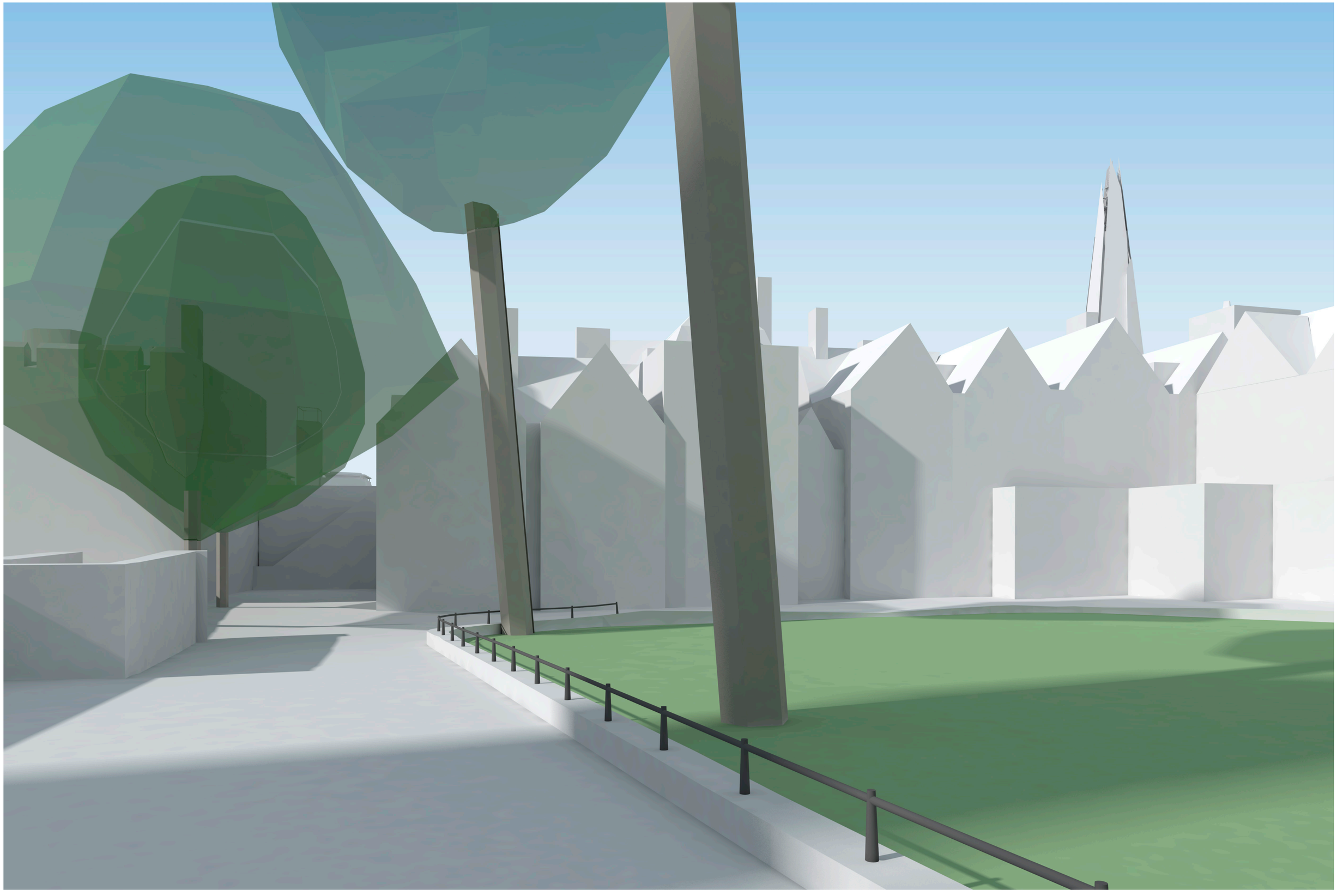
3886_0192 version 210727
The Vinegar Yard [2018] | A10 | Tower of London, the Inner Ward: Tower Green, west of the White Tower - Proposed

millerhare



3886_0193 version 210727
The Vinegar Yard [2018] | A10 | Tower of London, the Inner Ward: Tower Green, west of the White Tower - Cumulative scenario A

millerhare



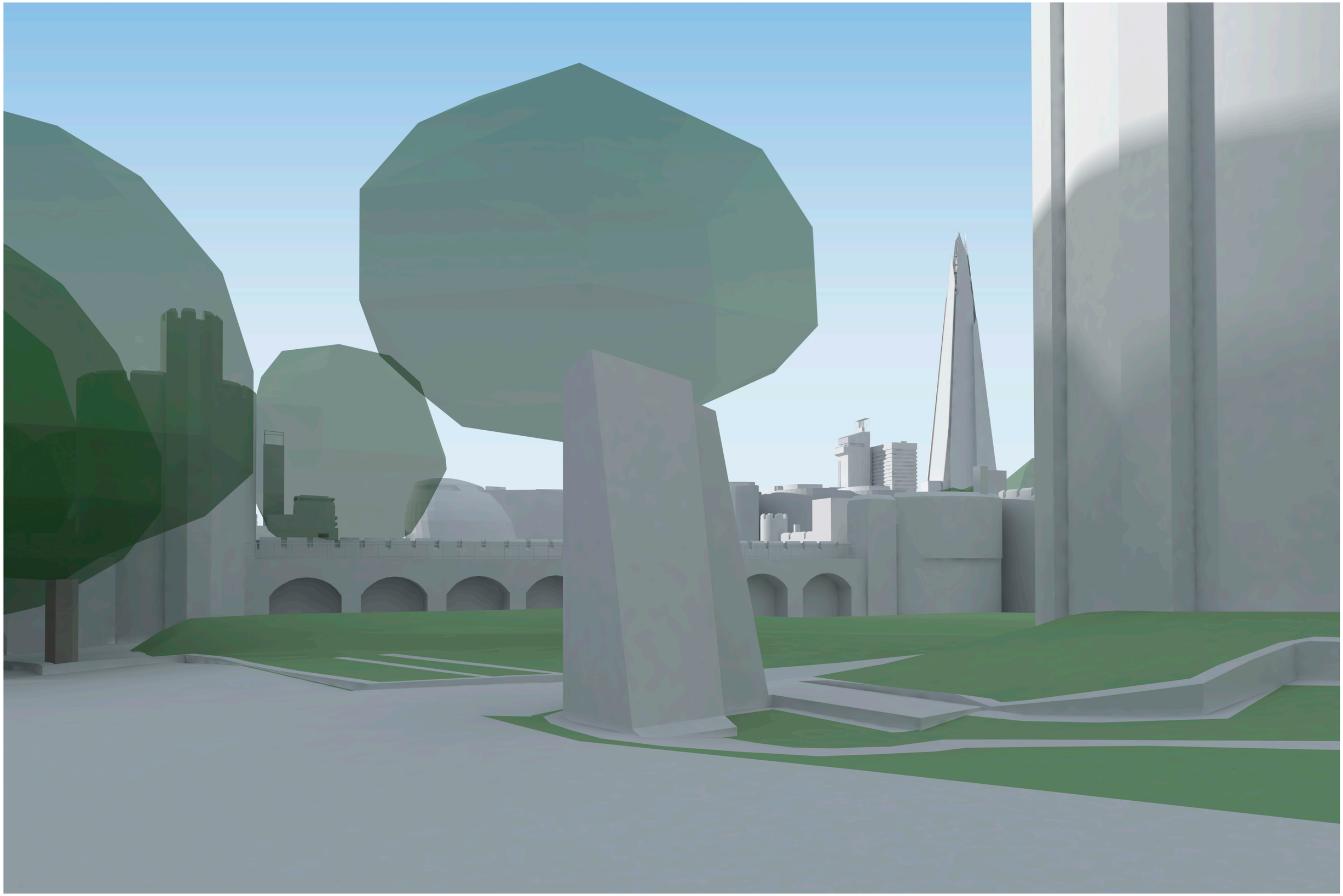
3886_0194 version 210727
The Vinegar Yard [2018] | A10 | Tower of London, the Inner Ward: Tower Green, west of the White Tower - Cumulative scenario B

millerhare



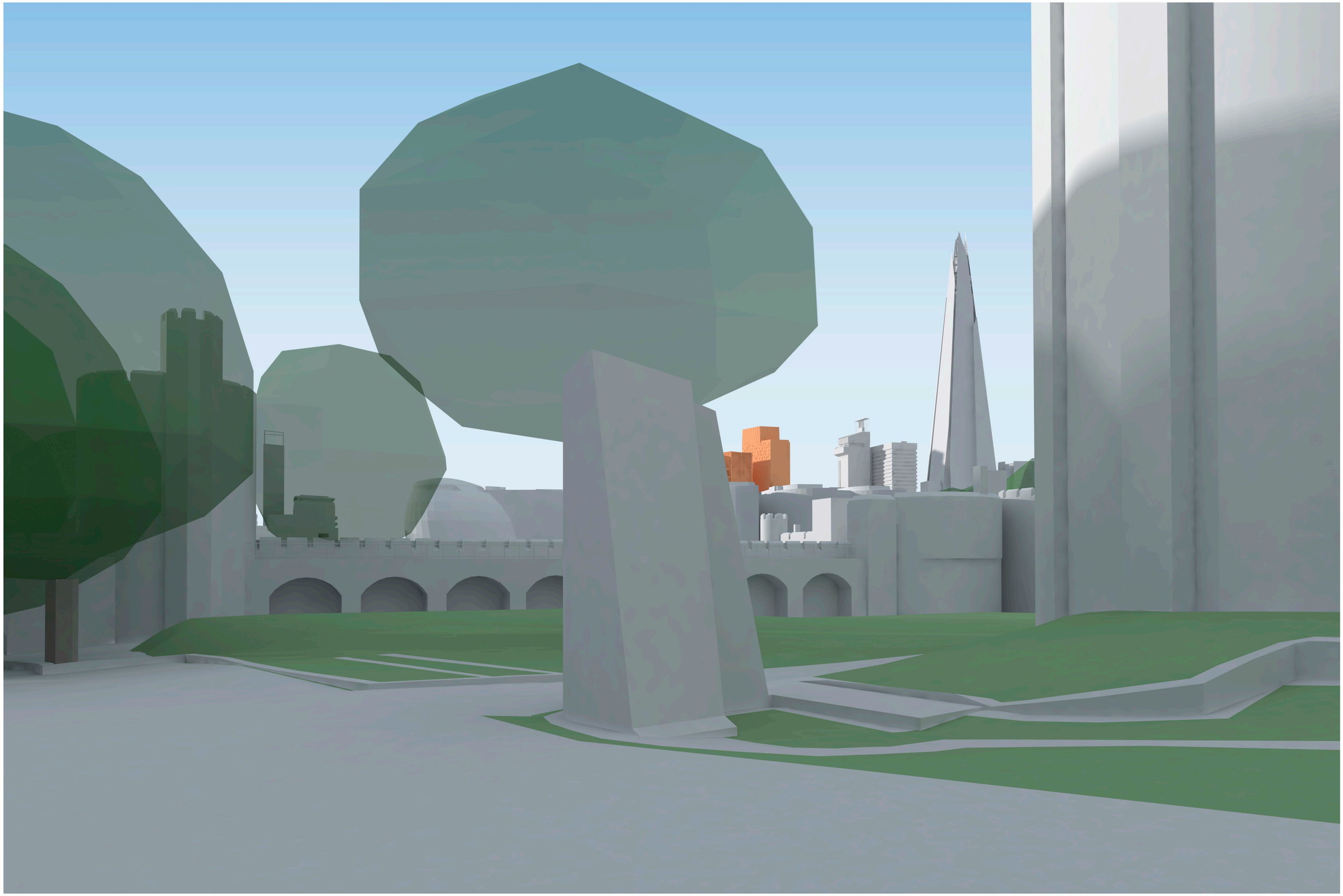
3886_6901 version 181206
The Vinegar Yard [2018] I View A11 - A11 I Tower of London, the Inner Ward: east of the White Tower - Existing

millerhare



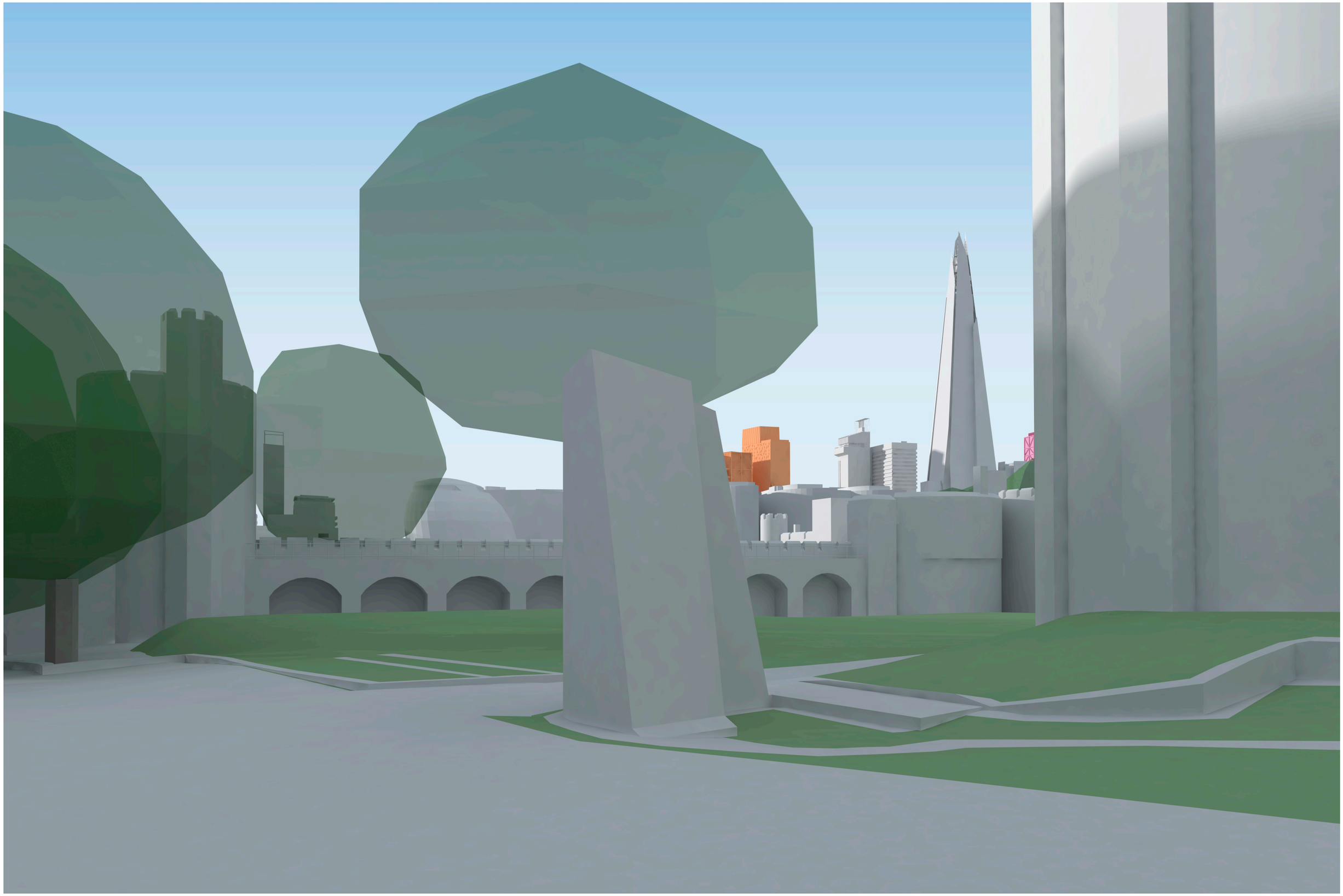
3886_6902 version 210727
The Vinegar Yard [2018] | A11 | Tower of London, the Inner Ward: east of the White Tower - Proposed

millerhare



3886_6903 version 210727
The Vinegar Yard [2018] I A11 I Tower of London, the Inner Ward: east of the White Tower - Cumulative scenario A

millerhare



3886_6904 version 210727
The Vinegar Yard [2018] I A11 I Tower of London, the Inner Ward: east of the White Tower - Cumulative scenario B

millerhare



3886_0271 version 181206
The Vinegar Yard [2018] I View A12 - A12 I Tower of London, main entrance (Local Setting Study View 5) - Existing

millerhare



3886_0272 version 210727
The Vinegar Yard [2018] | A12 | Tower of London, main entrance (Local Setting Study View 5) - Proposed

millerhare



3886_0273 version 210727
The Vinegar Yard [2018] I A12 I Tower of London, main entrance (Local Setting Study View 5) - Cumulative scenario A

millerhare



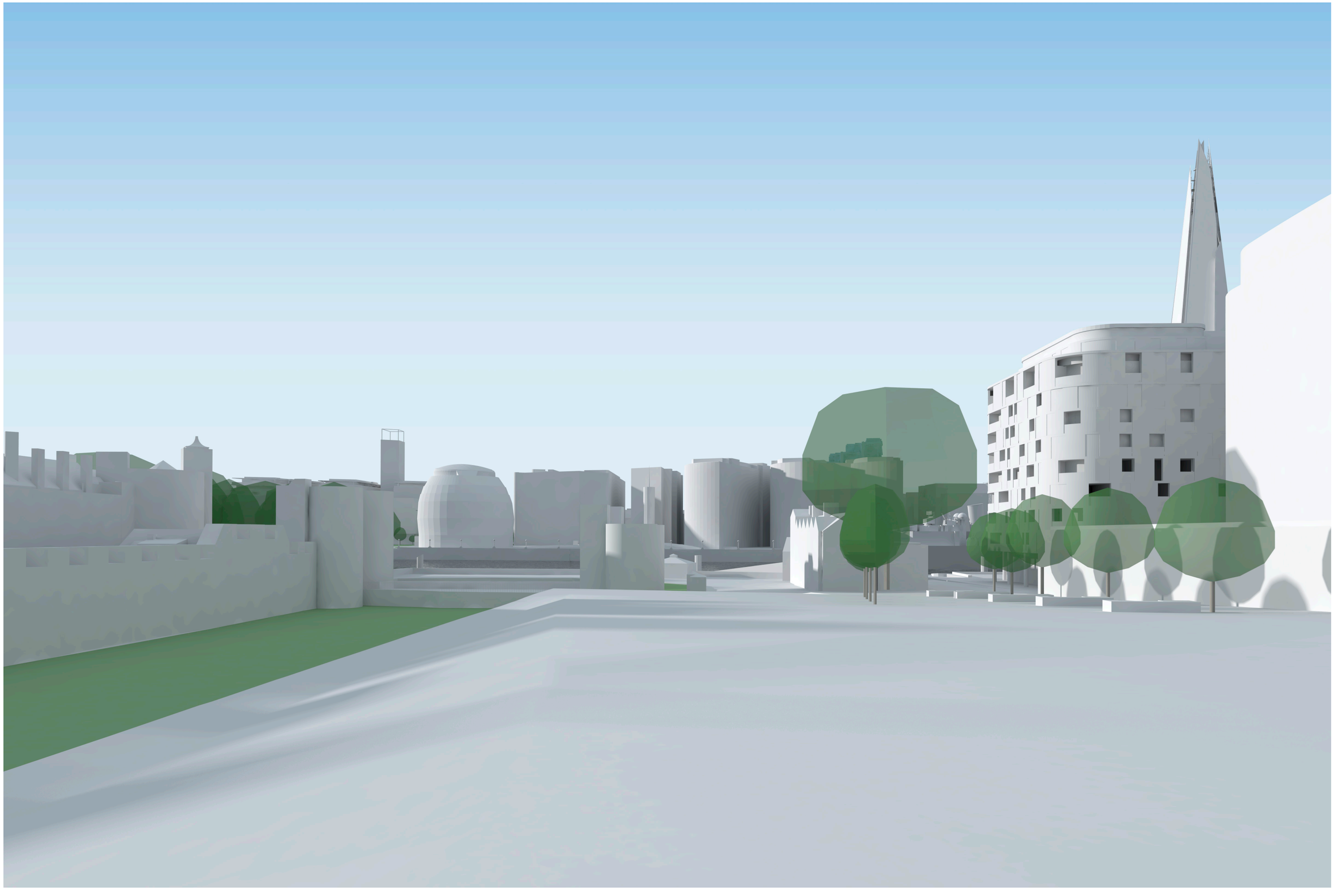
3886_0274 version 210727
The Vinegar Yard [2018] | A12 | Tower of London, main entrance (Local Setting Study View 5) - Cumulative scenario B

millerhare



3886_0511 version 181206
The Vinegar Yard [2018] I View A13 - A3 I Tower of London, Tower Hill (Local Setting Study View 6) - Existing

millerhare



3886_0512 version 210727
The Vinegar Yard [2018] I A3 I Tower of London, Tower Hill (Local Setting Study View 6) - Proposed

millerhare



3886_0513 version 210727
The Vinegar Yard [2018] I A3 I Tower of London, Tower Hill (Local Setting Study View 6) - Cumulative scenario A

millerhare



3886_0514 version 210727
The Vinegar Yard [2018] I A3 I Tower of London, Tower Hill (Local Setting Study View 6) - Cumulative scenario B

millerhare



3886_0651 version 181206
The Vinegar Yard [2018] I View A14 - A14 I St Paul s Cathedral: Golden Gallery - Existing

millerhare



3886_0652 version 210727
The Vinegar Yard [2018] I A14 I St Paul s Cathedral: Golden Gallery - Proposed

millerhare



3886_0653 version 210727
The Vinegar Yard [2018] I A14 I St Paul s Cathedral: Golden Gallery - Cumulative scenario A

millerhare



3886_0654 version 210727
The Vinegar Yard [2018] I A14 I St Paul s Cathedral: Golden Gallery - Cumulative scenario B

millerhare



3886_1651 version 181206
The Vinegar Yard [2018] I View A15 - A15 I Trinity Church Square - Existing

millerhare



3886_1652 version 210727
The Vinegar Yard [2018] | A15 | Trinity Church Square - Proposed

millerhare



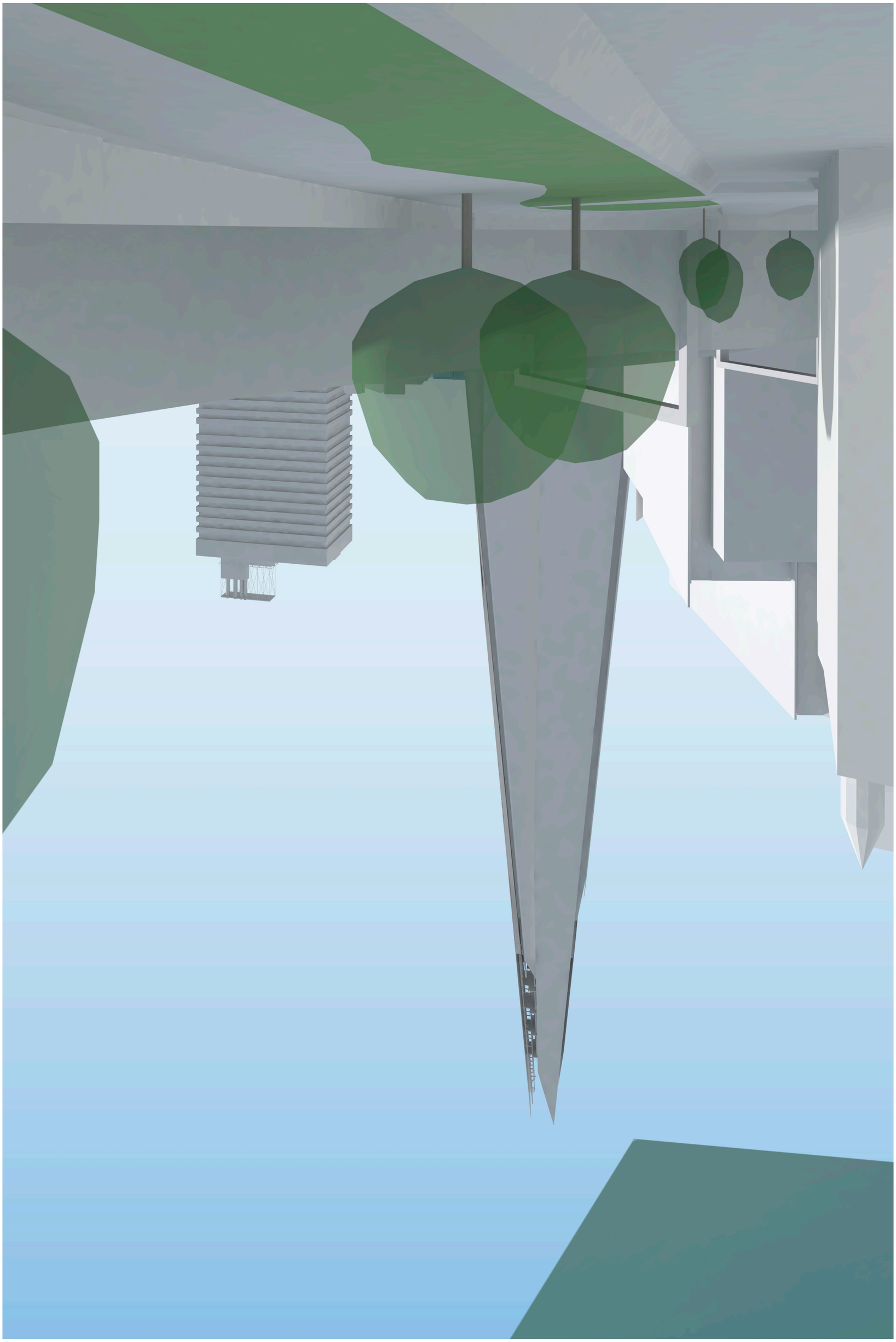


millerhare



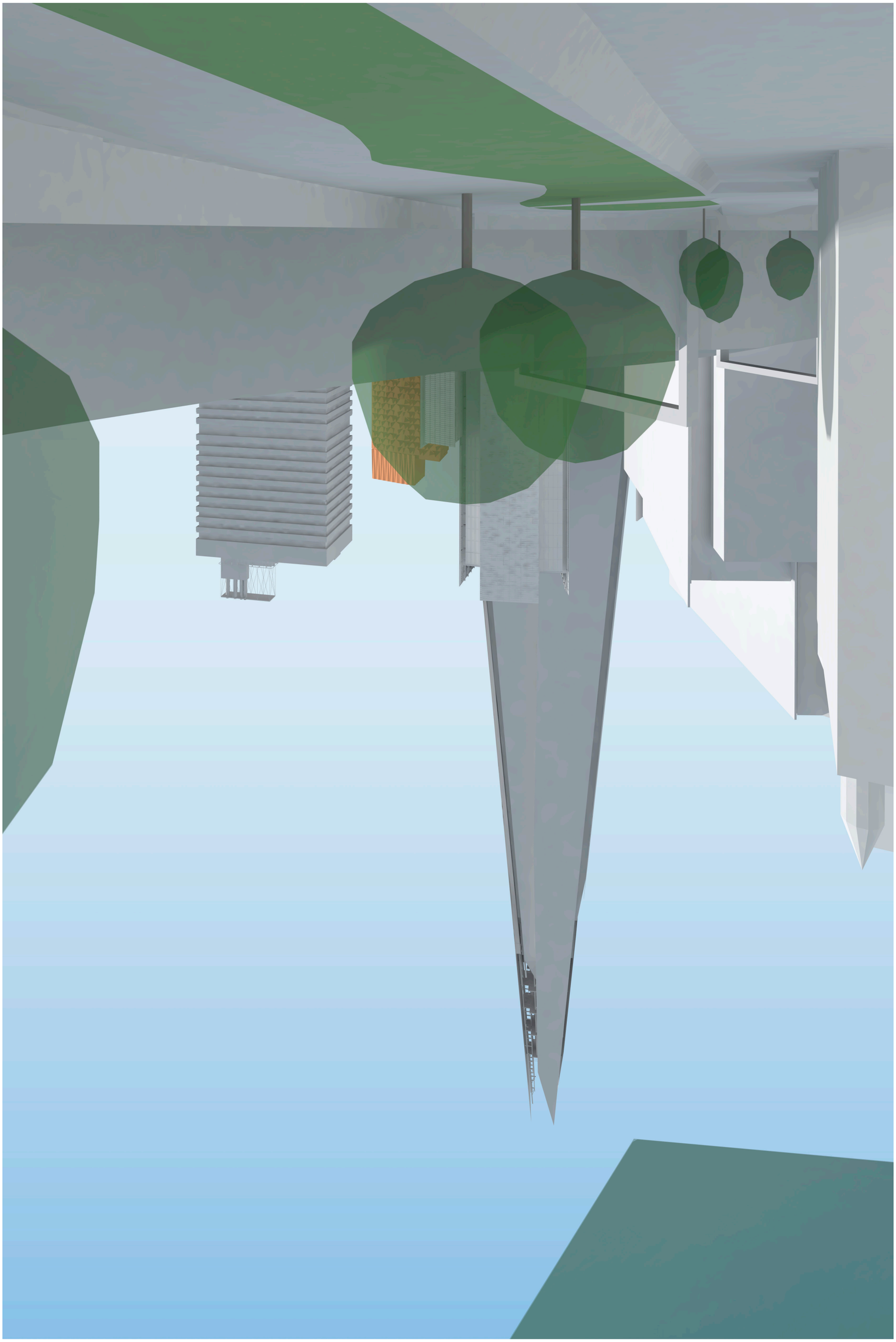
3886_0951 version 181206
The Vinegar Yard [2018] | View A16 - A16 | Southwark Cathedral - Existing

millerhare



3886_0952 version 210727
The Vinegar Yard [2018] | A16 | Southwark Cathedral - Proposed

millerhare



3886_0953 version 210727
The Vinegar Yard [2018] | A16 | Southwark Cathedral - Cumulative scenario A



3886_0954 version 210727

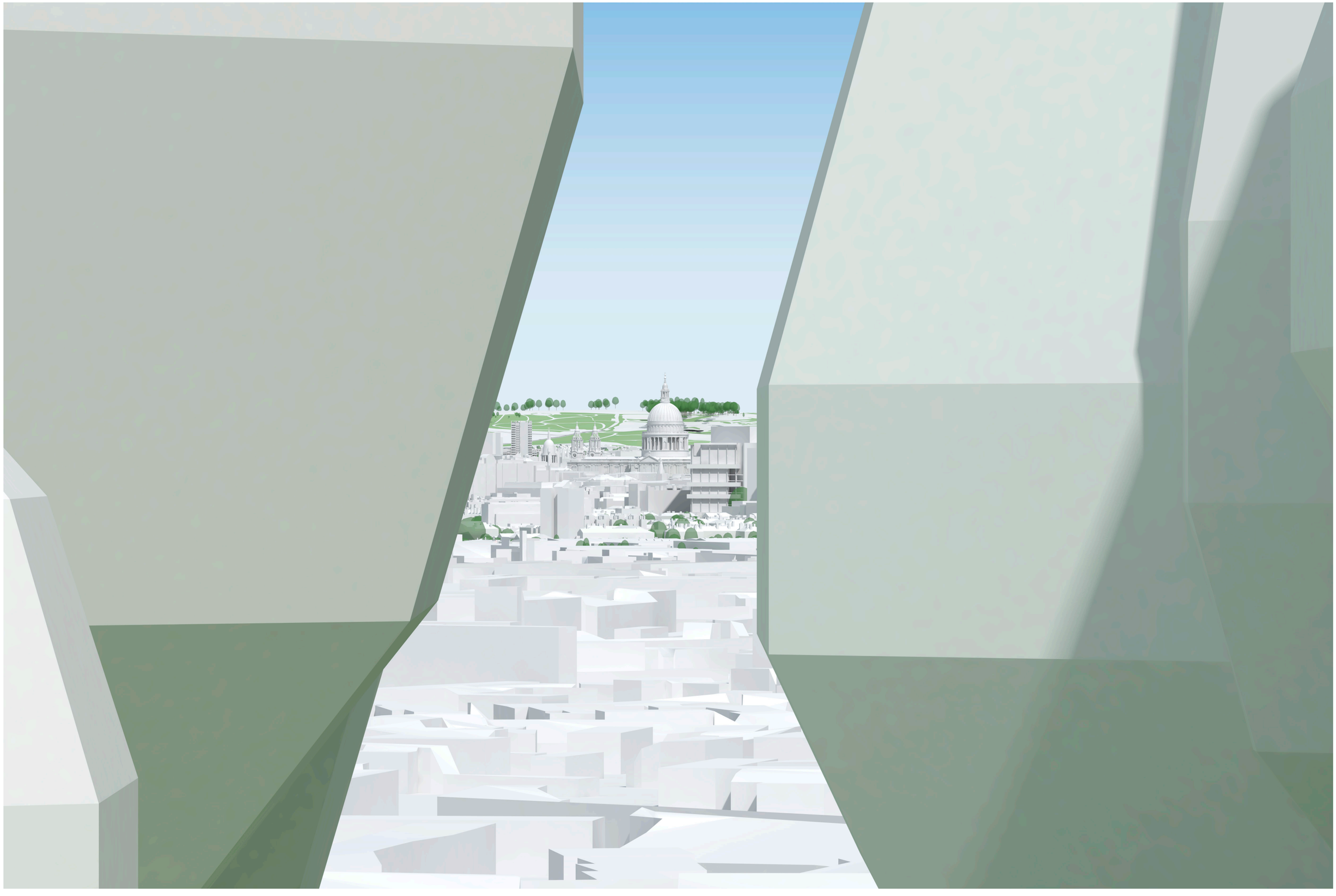
The Vinegar Yard [2018] | A16 | Southwark Cathedral - Cumulative scenario B

millerhare



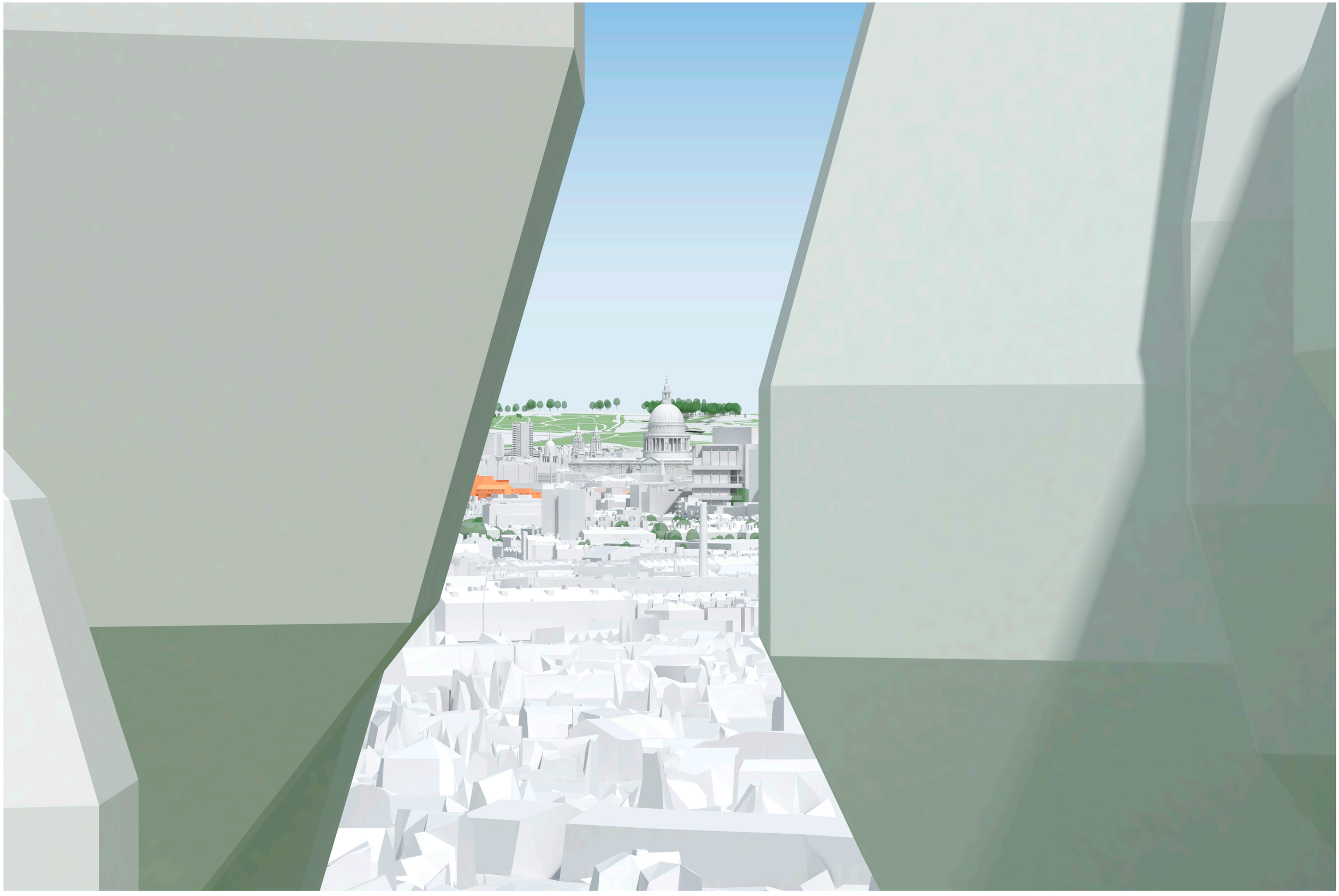
3886_0291 version 181206
The Vinegar Yard [2018] I View A17 - A17 I LBS Borough View 2: Nunhead Cemetery - Existing

millerhare



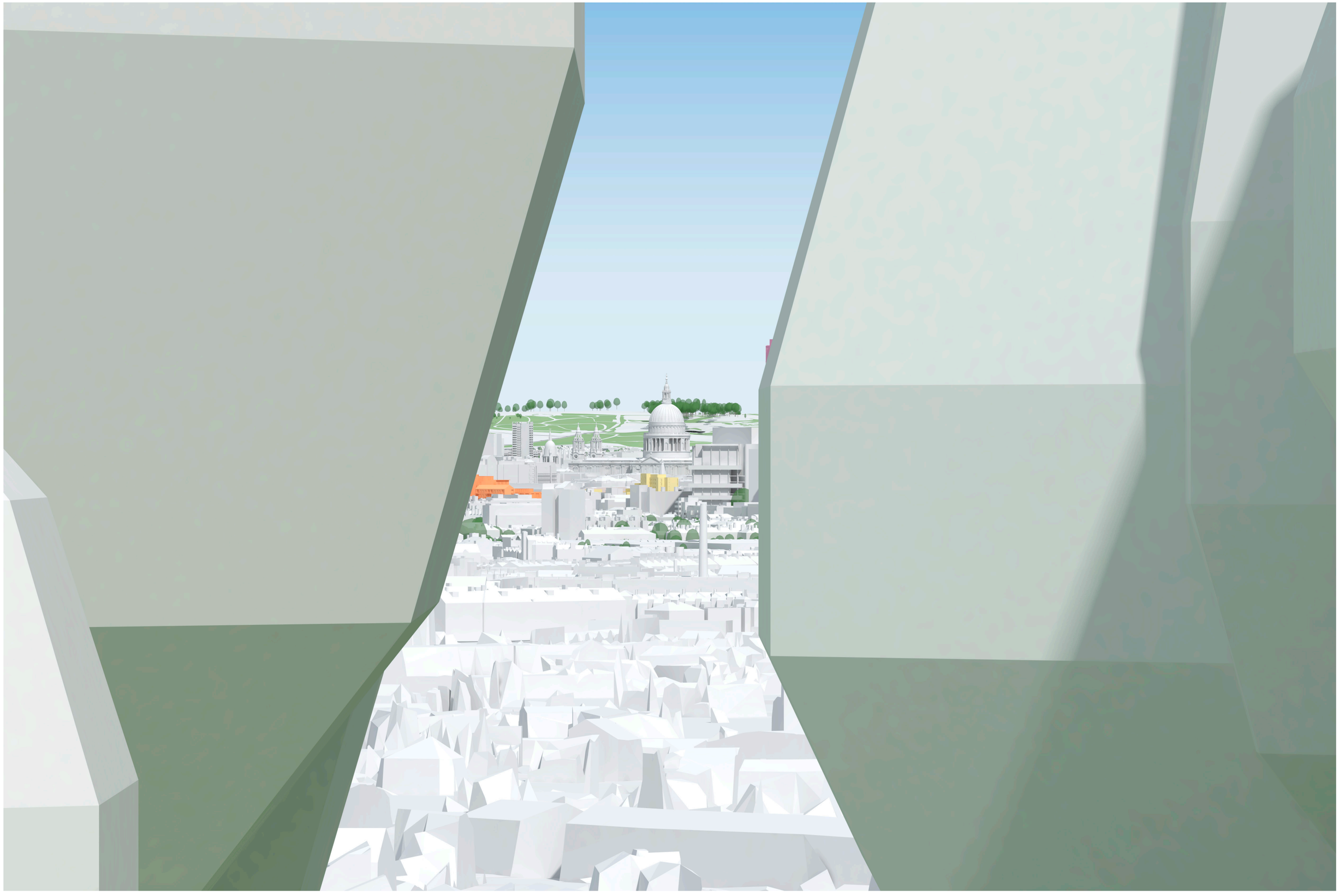
3886_0292 version 210727
The Vinegar Yard [2018] | A17 | LBS Borough View 2: Nunhead Cemetery - Proposed

millerhare



3886_0293 version 210727
The Vinegar Yard [2018] | A17 | LBS Borough View 2: Nunhead Cemetery - Cumulative scenario A

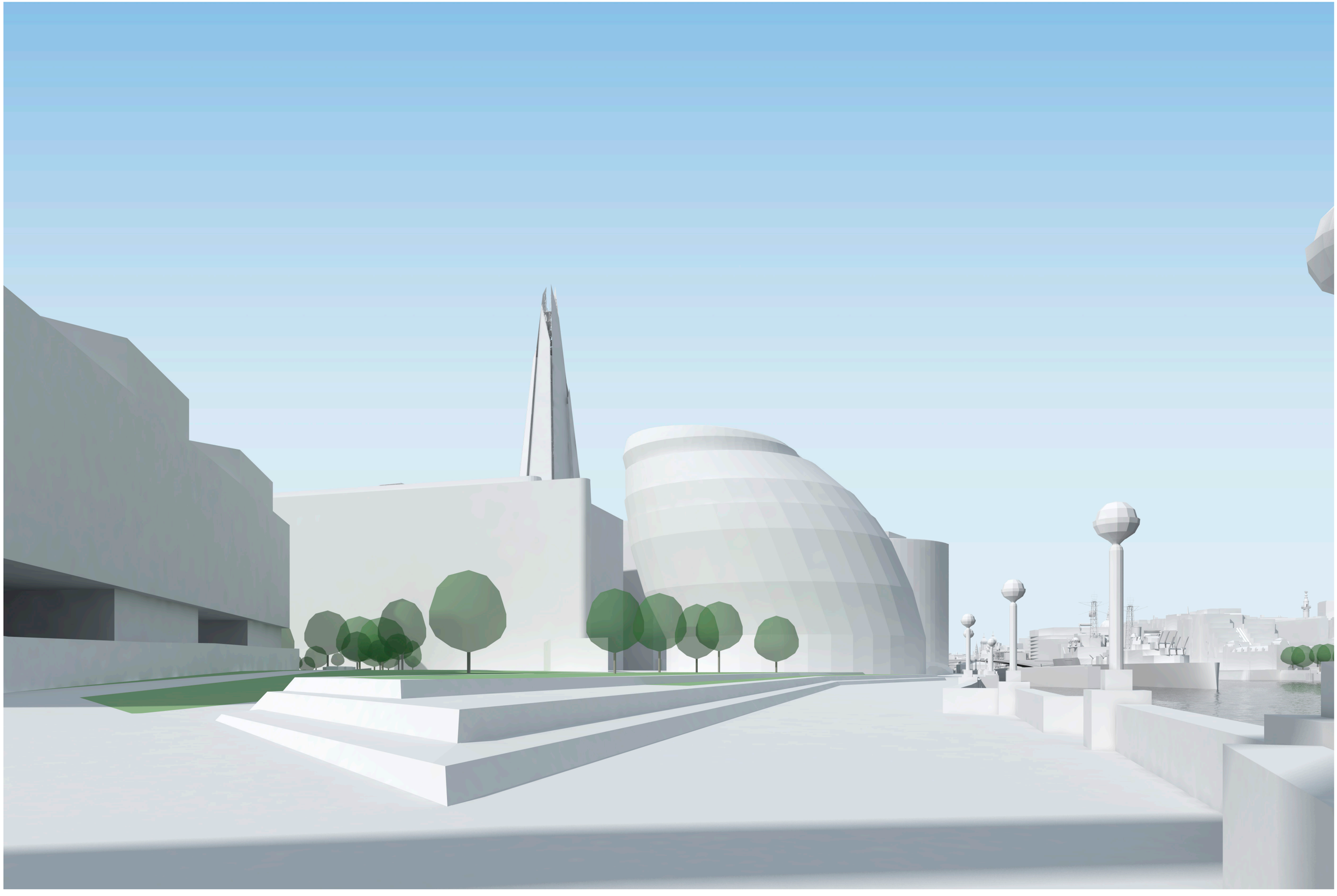
millerhare



3886_0294 version 210727
The Vinegar Yard [2018] | A17 | LBS Borough View 2: Nunhead Cemetery - Cumulative scenario B

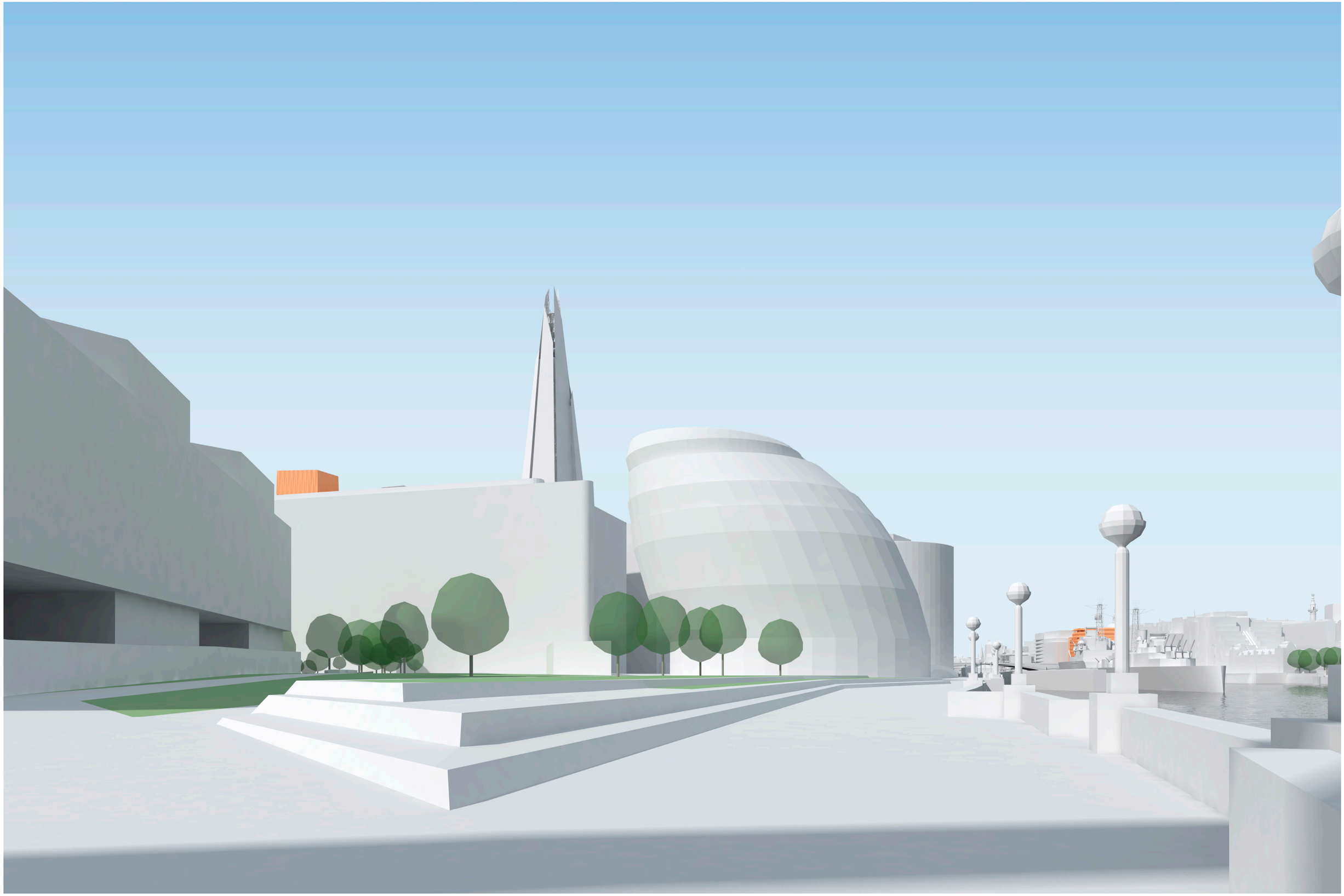
millerhare


BEN & JERRY'S
MIND THAT CHILD
FJ15 CWY



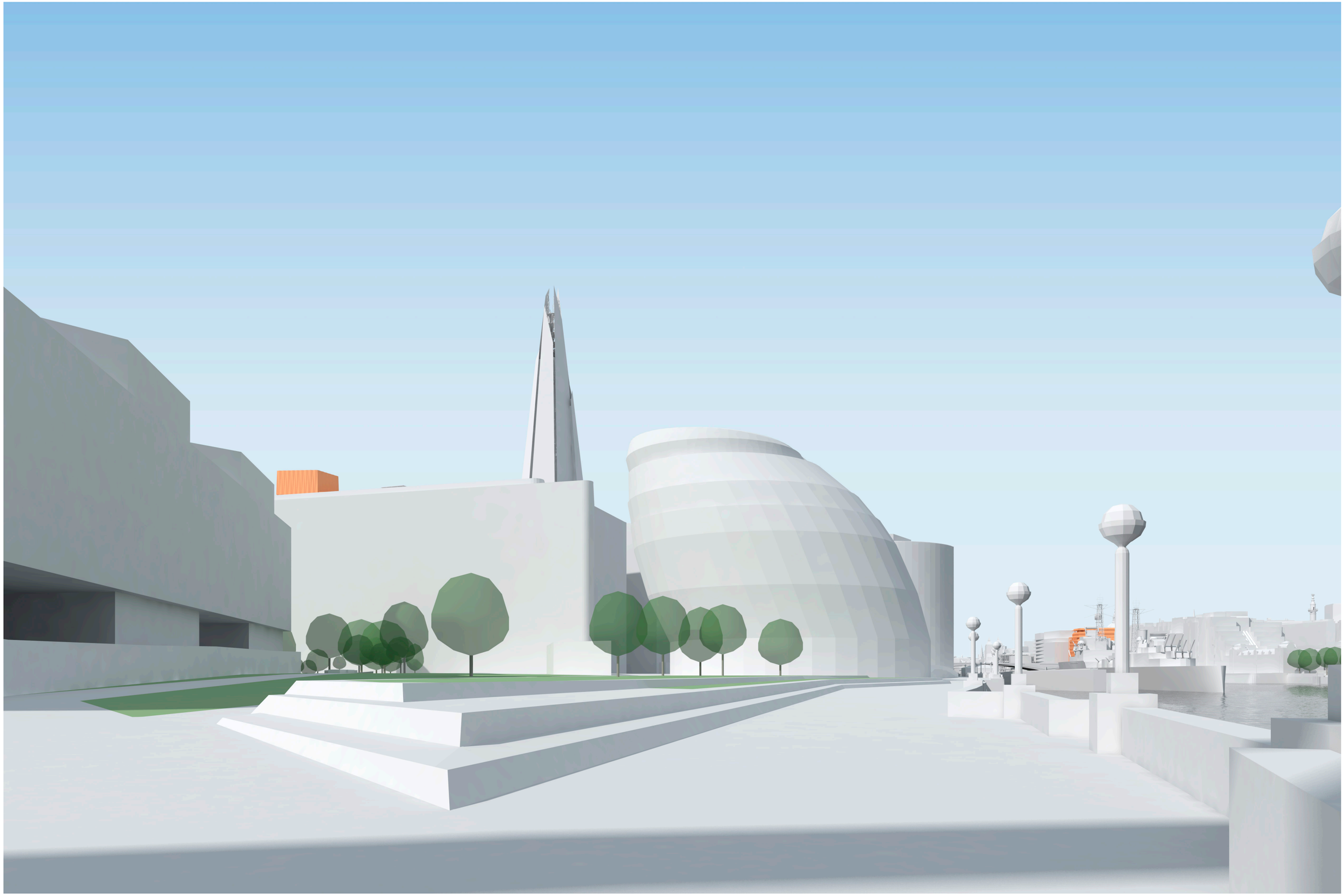
3886_0732 version 210727
The Vinegar Yard [2018] I A18 I Potters Fields, southern end of Tower Bridge - Proposed

millerhare



3886_0733 version 210727
The Vinegar Yard [2018] I A18 I Potters Fields, southern end of Tower Bridge - Cumulative scenario A

millerhare



3886_0734 version 210727
The Vinegar Yard [2018] I A18 I Potters Fields, southern end of Tower Bridge - Cumulative scenario B

millerhare

APPENDIX 2: ACCURATE VISUAL REPRESENTATION METHODOLOGY PREPARED BY MILLER HARE

LAND BOUNDED BY ST THOMAS STREET, FENNING STREET, VINEGAR YARD AND SNOWFIELDS INCLUDING NOS. 1-7 FENNING STREET AND NO. 9 FENNING STREET, SE1 3QR

Appendices (continued)

A2 Technical notes

Scope

A2.1 This study tests the visual impact of the Proposed Development by St Thomas Bermondsey Limited at The Vinegar Yard, Southwark, London SE1. It consists of a series of accurately prepared photomontage images or Accurate Visual Representations (AVR) which are designed to show the visibility and appearance of the Proposed Development from a range of publicly accessible locations around the site. The views have been prepared by Miller Hare Limited.

A2.2 The views included in the study were selected by the project team and they include, where relevant, standard assessment points defined by the Mayor of London and the London borough of Southwark. Where requested, view locations have been refined and additional views added. The full list of views is shown in thumbnail form on the preceeding pages, together with a map showing their location. Detailed co-ordinates for the views, together with information about the source photography are shown in Appendix A3 "View Locations".

A2.3 In preparing each AVR a consistent methodology and approach to rendering has been followed. General notes on the AVRs are given in Appendix A8 "Accurate Visual Representations", and the detailed methodology used is described in Appendix A9 "Methodology for the production of Accurate Visual Representations".

A2.4 From each viewpoint a large format photograph has been taken as the basis of the study image. The composition of this photograph has been selected to allow the Proposed Development to be assessed in a meaningful way in relation to relevant elements of the surrounding context. Typically, photographs have been composed with a horizontal axis of view in order to allow vertical elements of the proposals to be shown vertically in the resulting image. If required in order to show the full extent of the proposals in an natural way the horizon line of the image has been allowed to fall above or below the centre of the image. This has been achieved by applying vertical rise at source using a large format camera or by subsequent cropping of the image. In a limited number of cases the source photograph has been extended vertically to ensure that the full height of the proposals are shown in the images of the future condition. In all cases the horizon line and location of the optical axis are clearly shown by red arrow markers at the edges of the image.

A2.5 The lenses chosen for the source photography have been selected to provide a useful Field of View given the distance of the viewpoint from the site location. The lenses used for each view are listed in Appendix A3 "View Locations".

A2.6 In this study the following groups of views have been defined:

- **Distant views** – typically with a horizontal Field of View approximately 48 degrees (equivalent to a 35mm lens on 35mm film camera). LVMF views in addition have been shown with their wider setting

- **Mid-distance views** – horizontal Field of View approximately 74 degrees (equivalent to a 24mm lens on 35mm film camera)

- **Local views** – horizontal Field of View approximately 74 degrees (equivalent to a 24mm lens on 35mm film camera)

A2.7 For each AVR image, the precise Field of View, after any cropping or extension has been applied is shown clearly using indexed markings running around the edges of the image. These indicate increments of 1, 5 and 10 degrees marked away from Optical Axis. Using this peripheral annotation it is possible to detect optical distortions in parts of the image away from the Optical Axis . It is also possible to simulate a different field of view by masking off an appropriate area of the image. More detailed information on the border annotation is contained in Appendix A8 "Accurate Visual Representations".

Conditions

A2.8 From each selected viewpoint a set of accurate images have been created comparing the future view with the current conditions represented by a carefully taken large format photograph. In this study the following conditions are compared:

- Existing – the appearance today as recorded on the specified date and time

- Proposed – the future appearance were the Proposed Development to be constructed

- **Cumulative** – the Proposed Development is shown in the context of other significant schemes considered relevant by the project team

Styles

A2.9 For each viewpoint, the Proposed Development is shown in a defined graphical style. These styles comply with the definitions of AVR style defined by the London View Management Framework. The styles used in this study are:

- AVR 1 – a wireline representation showing the silhouette of the proposals. Where a part of the silhouette would be visible in the view it is shown in blue, where it would be invisible, as a result of being occluded by existing structures or dense vegetation, it is shown dotted.

- **AVR 2** – a simple white rendered representation showing the silhouette and architectural form of the proposals.

- AVR 3 – a fully rendered representation of the building showing the likely appearance of the proposed materials under the lighting conditions obtaining in the selected photograph.

Schemes

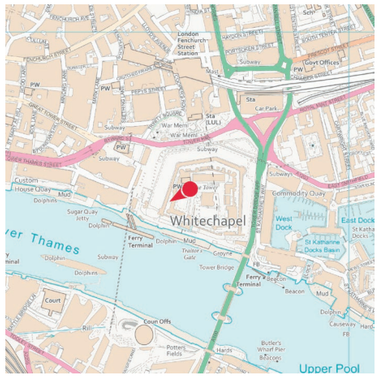
A2.10 In the Cumulative view, the Proposed Development has been shown in the context of other schemes shown in silhouette form (AVR 1) using an orange line. Where parts of these schemes would not be visible they are shown as a dotted line. The details of the additional schemes included in the Cumulative view are given in the schedule and overview map included in Appendix A5 "Details of schemes", these include:

- Fielden House (2017)
- 1 Bank End
- 133 Park Street and 105 Sumner Street
- 151-157 Tower Bridge Road
- Tower Bridge Magistrates Court
- Southwark Fire Station
- Capital House (2018)
- 185 Park Street (2017)
- Guinness Court
- Arthouse, 2-4 Melior Place
- Rich Industrial Estate
- Royal Mint Court
- 47-49 Tanner Street
- 153-159 Borough High Street
- 67-71 Tanner Street (2016)
- Harper Road
- 130 Fenchurch Street (2016)
- Bank Station (OSD)
- Seal House (2018)
- Bermondsey - Snowsfields
- New City Court
- Guy's Campus Student Village
- Landmark Court
- EDGE London Bridge
- 67-71 Tanner Street
- King's Place (2018)
- Colechurch House

A2.11 The Proposed Development shown in the study has been defined by drawings and specifications prepared by the client's design team issued to Millerhare in November 2020. Computer models reflecting the Proposed Development have been assembled and refined by Millerhare and images from these models have been supplied to the project team to be checked for accuracy against the design intent. An overview of the study model annotated with key heights is illustrated in Appendix A5 "Details of schemes".

A3 View Locations

1 | Tower of London | Inner Ward - Site of the Scaffold

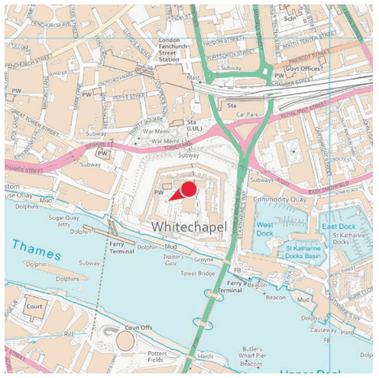






Camera Location
National Grid Reference 533569.5E 180575.8N
[Estimated]
Camera height 12.45m AOD
Looking at Centre of Site
Bearing 238.7°, distance 0.8km
Photography Details
Height of camera 1.60m above ground
na
Lens na

2 | Tower of London, the Inner Ward: north of the White Tower

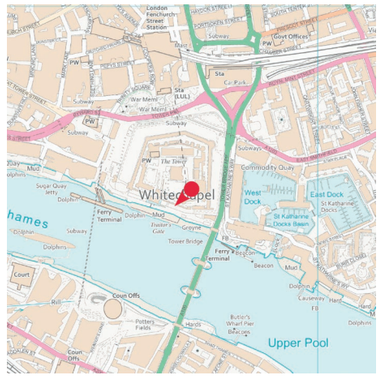






Camera Location
National Grid Reference 533616.8E 180591.8N
Camera height 13.32m AOD
Looking at Centre of Site
Bearing 239.8°, distance 0.8km
Photography Details
Height of camera 1.60m above ground
Date of photograph 12/12/2017
Time of photograph 09:42
Canon EOS 5D Mark II DSLR
Lens 24mm

3 | Tower of London, the Inner Ward: north of the Lanthorne Tower

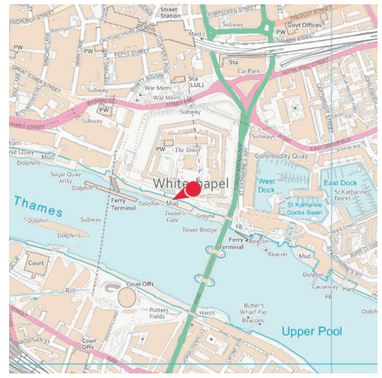






Camera Location
National Grid Reference 533658.1E 180505.5N
[Estimated]
Camera height 9.28m AOD
Looking at Centre of Site
Bearing 224.9°, distance 0.8km
Photography Details
Height of camera 1.60m above ground
na
Lens na

4 | Tower of London, the Inner Curtain Wall (Local Setting Study View 4)



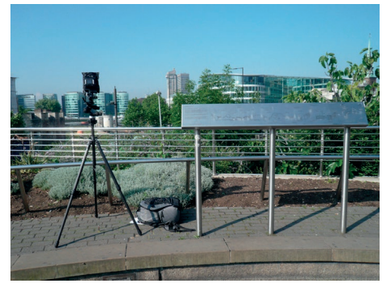




Camera Location
National Grid Reference 533625.0E 180474.0N
Camera height 13.55m AOD
Looking at Centre of Site
Bearing 243.0°, distance 0.8km
Photography Details
Height of camera 1.60m above ground
Date of photograph 02/01/2014
Time of photograph 10:41
Canon EOS 5D Mark II DSLR
Lens 24mm

5 | Tower of London, Wakefield Gardens (Local Setting Study View 7)

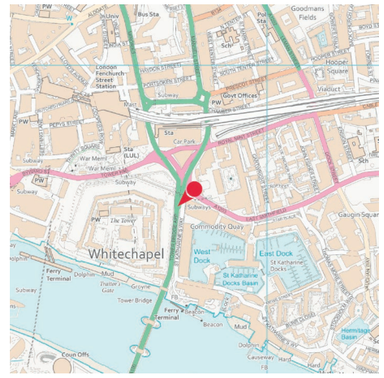






Camera Location
National Grid Reference 533573.3E 180735.6N
Camera height 17.62m AOD
Looking at Centre of Site
Bearing 218.4°, distance 0.9km
Photography Details
Height of camera 1.60m above ground
Date of photograph 03/05/2014
Time of photograph 09:43
Canon EOS 5D Mark II DSLR
Lens 24mm

6 | Tower of London, the Royal Mint (Local Setting Study View 8)



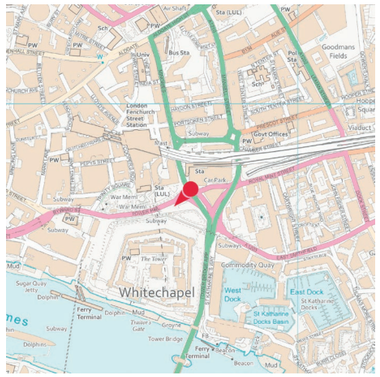




Camera Location
National Grid Reference 533802.8E 180665.1N
[Estimated]
Camera height 12.95m AOD
Looking at Centre of Site
Bearing 224.3°, distance 1.0km
Photography Details
Height of camera 1.60m above ground
na
Lens na

Appendices (continued)

7 | Tower Gateway

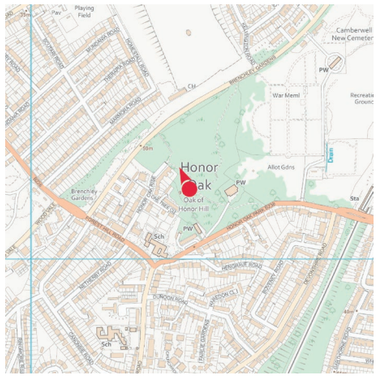






Camera Location
National Grid Reference 533709.8E 180769.9N
Camera height 14.32m AOD
Looking at Centre of Site
Bearing 223.8°, distance 1.0km
Photography Details
Height of camera 1.60m above ground
Date of photograph 12/12/2017
Time of photograph 10:31
Canon EOS 5D Mark II DSLR
Lens 24mm

8 | One Tree Hill

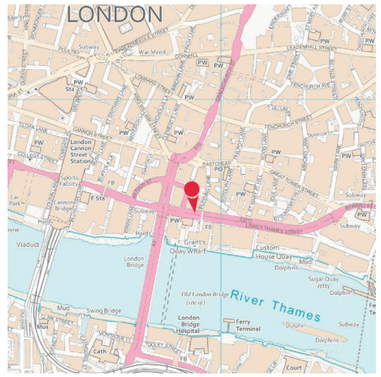


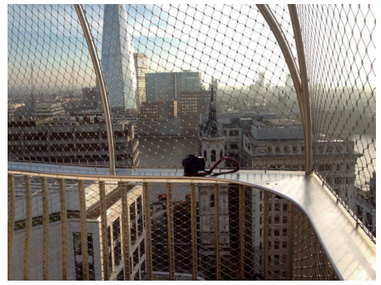


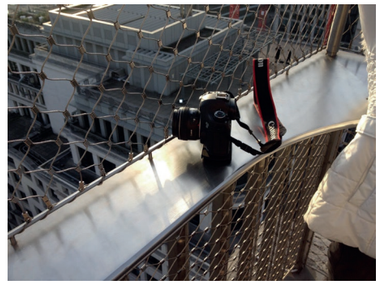


Camera Location
National Grid Reference 535429.9E 174189.5N
Camera height 91.79m AOD
Looking at Centre of Site
Bearing 335.3°, distance 6.2km
Photography Details
Height of camera 1.60m above ground
Date of photograph 09/09/2016
Time of photograph 11:15
Canon EOS 5D Mark II DSLR
Lens 70mm

9 | The Monument

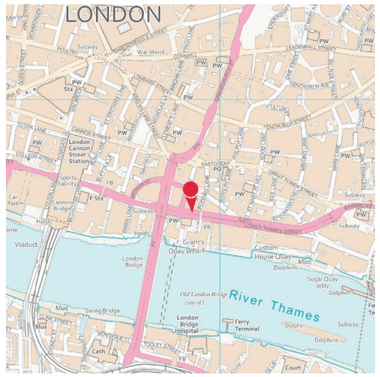




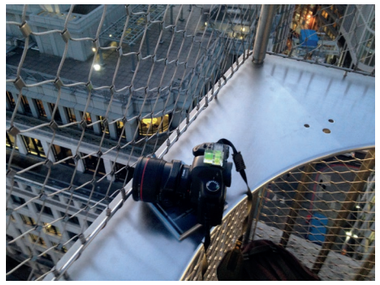


Camera Location
National Grid Reference 532920.3E 180757.8N
Camera height 60.28m AOD
Looking at Centre of Site
Bearing 172.6°, distance 0.8km
Photography Details
Height of camera 1.60m above ground
Date of photograph 31/10/2015
Time of photograph 15:31
Canon EOS 5D Mark III DSLR
Lens 28mm

9N | The Monument (Dusk)

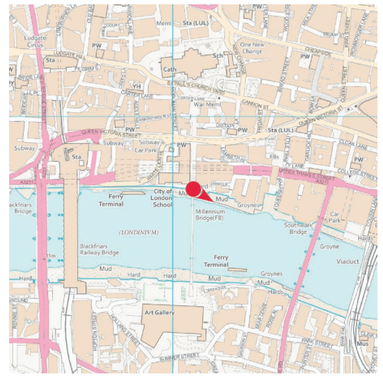






Camera Location
National Grid Reference 532920.4E 180757.8N
Camera height 60.45m AOD
Looking at Centre of Site
Bearing 176.1°, distance 0.8km
Photography Details
Height of camera 1.60m above ground
Date of photograph 14/12/2017
Time of photograph 16:30
Canon EOS 5D Mark II DSLR
Lens 24mm

10 | Millennium Bridge

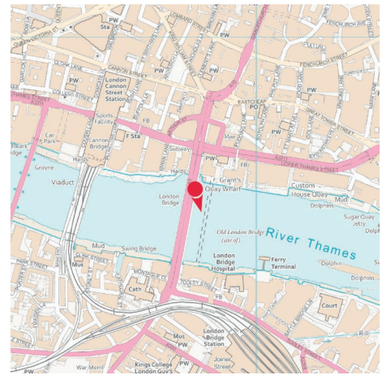






Camera Location
National Grid Reference 532056.0E 180803.6N
Camera height 14.23m AOD
Looking at Centre of Site
Bearing 122.5°, distance 1.4km
Photography Details
Height of camera 1.60m above ground
Date of photograph 03/05/2014
Time of photograph 18:04
Canon EOS 5D Mark II DSLR
Lens 24mm

11 | London Bridge

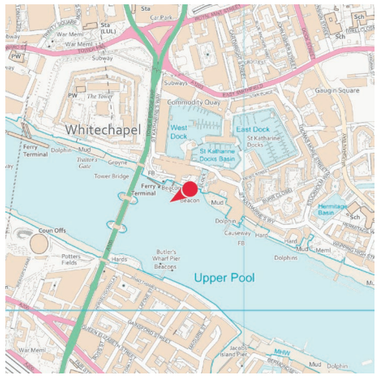






Camera Location
National Grid Reference 532834.1E 180589.9N
Camera height 16.18m AOD
Looking at Centre of Site
Bearing 165.0°, distance 0.7km
Photography Details
Height of camera 1.60m above ground
Date of photograph 14/06/2017
Time of photograph 19:22
Canon EOS 5D Mark II DSLR
Lens 24mm

12 | Thames Path: St Katharine's Docks







Camera Location
National Grid Reference 533853.7E 180328.7N
Camera height 7.13m AOD
Looking at Centre of Site
Bearing 237.3°, distance 0.9km
Photography Details
Height of camera 1.60m above ground
Date of photograph 14/06/2017
Time of photograph 10:18
Canon EOS 5D Mark II DSLR
Lens 24mm

13 | Jamaica Road

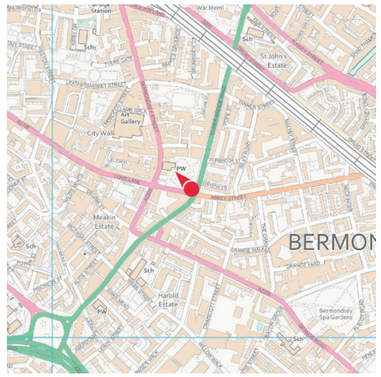






Camera Location
National Grid Reference 533897.1E 179662.9N
Camera height 5.32m AOD
Looking at Centre of Site
Bearing 285.6°, distance 0.8km
Photography Details
Height of camera 1.60m above ground
Date of photograph 13/09/2017
Time of photograph 11:34
Canon EOS 5D Mark II DSLR
Lens 24mm

14 | St. Mary Magdalene Churchyard

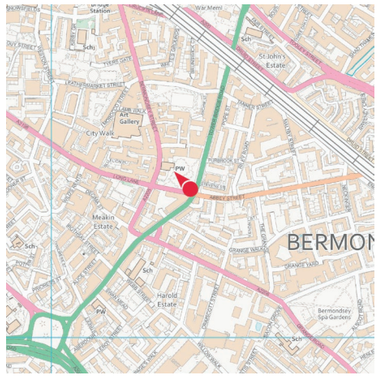






Camera Location
National Grid Reference 533376.6E 179401.7N
Camera height 6.45m AOD
Looking at Centre of Site
Bearing 317.1°, distance 0.6km
Photography Details
Height of camera 1.60m above ground
Date of photograph 22/09/2017
Time of photograph 10:19
Canon EOS 5D Mark II DSLR
Lens 24mm

14W | St. Mary Magdalene Churchyard

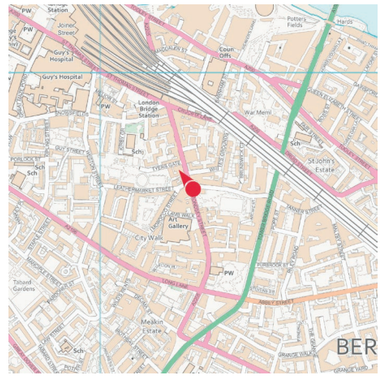






Camera Location
National Grid Reference 533376.7E 179401.7N
Camera height 6.36m AOD
Looking at Centre of Site
Bearing 317.2°, distance 0.6km
Photography Details
Height of camera 1.60m above ground
Date of photograph 20/02/2019
Time of photograph 11:08
Canon EOS 5D Mark II DSLR
Lens 24mm

15 | Bermondsey Street, junction with Tanner Street

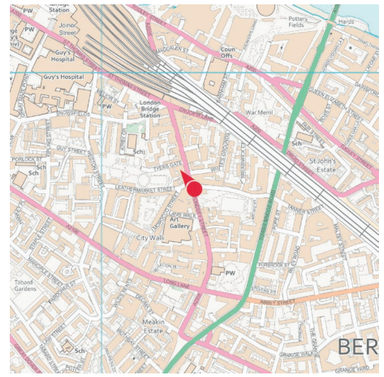






Camera Location
National Grid Reference 533251.1E 179685.2N
Camera height 4.08m AOD
Looking at Centre of Site
Bearing 323.2°, distance 0.3km
Photography Details
Height of camera 1.60m above ground
Date of photograph 14/06/2017
Time of photograph 11:39
Canon EOS 5D Mark II DSLR
Lens 24mm

15N | Bermondsey Street, junction with Tanner Street | Dusk

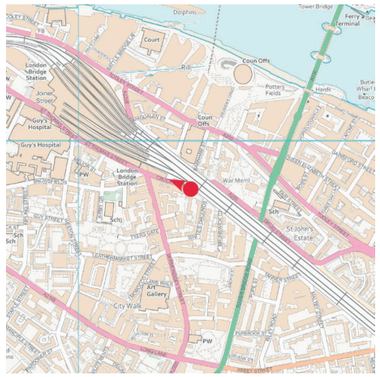






Camera Location
National Grid Reference 533251.1E 179685.2N
Camera height 4.06m AOD
Looking at Centre of Site
Bearing 323.3°, distance 0.3km
Photography Details
Height of camera 1.60m above ground
Date of photograph 18/12/2017
Time of photograph 16:33
Canon EOS 5D Mark II DSLR
Lens 24mm

16 | Crucifix Lane





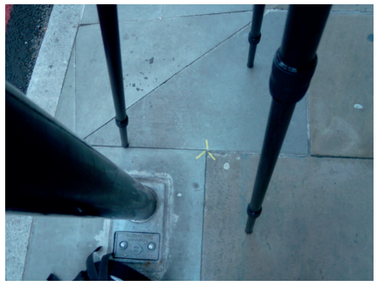


Camera Location
National Grid Reference 533303.3E 179869.6N
Camera height 5.13m AOD
Looking at Centre of Site
Bearing 294.2°, distance 0.2km
Photography Details
Height of camera 1.60m above ground
Date of photograph 16/10/2018
Time of photograph 10:48
Canon EOS 5D Mark II DSLR
Lens 24mm

17 | St Thomas Street, junction with Bermondsey Street

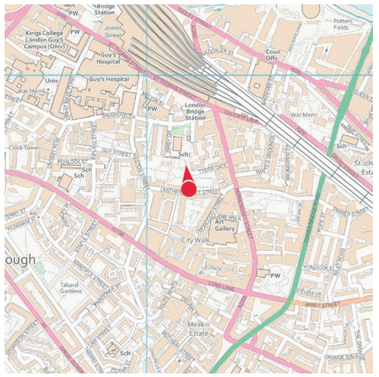






Camera Location
National Grid Reference 533196.0E 179912.2N
Camera height 4.99m AOD
Looking at Centre of Site
Bearing 275.9°, distance 0.1km
Photography Details
Height of camera 1.60m above ground
Date of photograph 02/11/2018
Time of photograph 11:49
Canon EOS 5D Mark IV DSLR
Lens 24mm

18 | Leathermarket Gardens

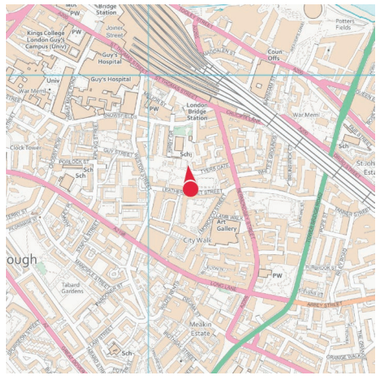






Camera Location
National Grid Reference 533113.7E 179691.7N
Camera height 4.80m AOD
Looking at Centre of Site
Bearing 353.7°, distance 0.2km
Photography Details
Height of camera 1.60m above ground
Date of photograph 04/07/2018
Time of photograph 11:23
Canon EOS 5D Mark IV DSLR
Lens 24mm

18W | Leathermarket Gardens

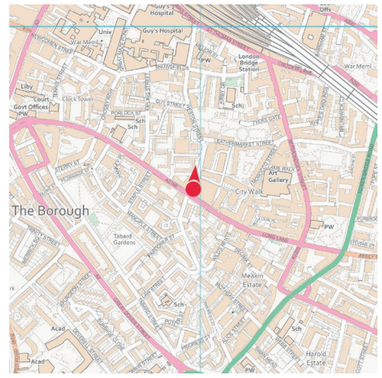






Camera Location
National Grid Reference 533113.6E 179691.8N
Camera height 4.82m AOD
Looking at Centre of Site
Bearing 353.9°, distance 0.2km
Photography Details
Height of camera 1.60m above ground
Date of photograph 20/02/2019
Time of photograph 11:31
Canon EOS 5D Mark II DSLR
Lens 24mm

19 | Weston Street, junction with Leathermarket Street

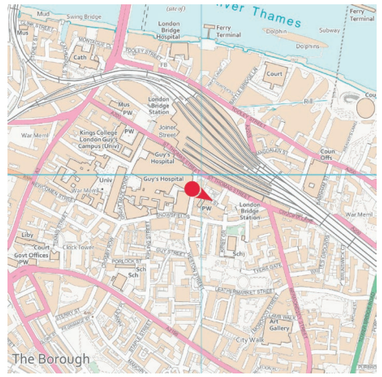






Camera Location
National Grid Reference 532980.3E 179560.1N
Camera height 4.94m AOD
Looking at Centre of Site
Bearing 5.4°, distance 0.4km
Photography Details
Height of camera 1.60m above ground
Date of photograph 16/10/2018
Time of photograph 13:12
Canon EOS 5D Mark II DSLR
Lens 24mm

20 | Melior Street

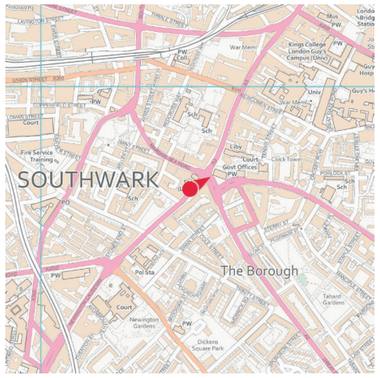






Camera Location
National Grid Reference 532975.1E 179961.6N
Camera height 6.43m AOD
Looking at Centre of Site
Bearing 120.0°, distance 0.1km
Photography Details
Height of camera 1.60m above ground
Date of photograph 12/11/2020
Time of photograph 13:49
Canon EOS 5D Mark IV DSLR
Lens 24mm

21 | Borough High Street, southern end







Camera Location
National Grid Reference 532404.4E 179723.0N
Camera height 5.70m AOD
Looking at Centre of Site
Bearing 59.3°, distance 0.7km
Photography Details
Height of camera 1.60m above ground
Date of photograph 14/06/2017
Time of photograph 16:43
Canon EOS 5D Mark II DSLR
Lens 24mm

22 | Borough High Street, junction with Bedale Street





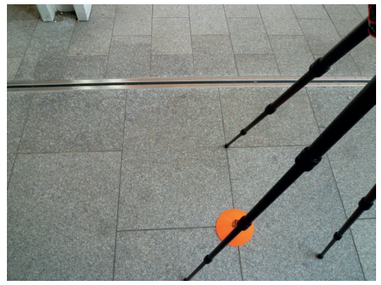


Camera Location
National Grid Reference 532689.0E 180213.2N
Camera height 7.35m AOD
Looking at Centre of Site
Bearing 131.9°, distance 0.5km
Photography Details
Height of camera 1.60m above ground
Date of photograph 20/05/2018
Time of photograph 13:51
Canon EOS 5D Mark II DSLR
Lens 24mm

23 | St Thomas Street at the Shard

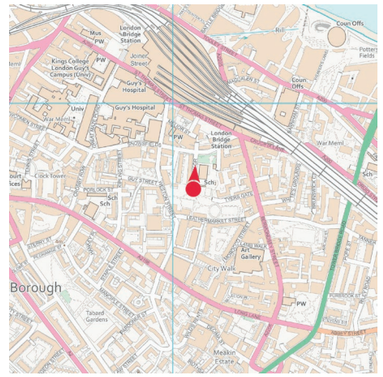






Camera Location
National Grid Reference 532928.1E 180070.7N
Camera height 6.04m AOD
Looking at Centre of Site
Bearing 137.9°, distance 0.2km
Photography Details
Height of camera 1.60m above ground
Date of photograph 06/03/2018
Time of photograph 15:38
Canon EOS 5D Mark IV DSLR
Lens 24mm

24 | Kirby Grove

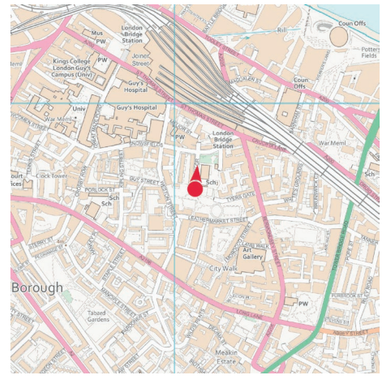






Camera Location
National Grid Reference 533055.4E 179768.3N
Camera height 4.88m AOD
Looking at Centre of Site
Bearing 5.0°, distance 0.2km
Photography Details
Height of camera 1.60m above ground
Date of photograph 16/10/2018
Time of photograph 14:46
Canon EOS 5D Mark II DSLR
Lens 24mm

24W | Kirby Grove

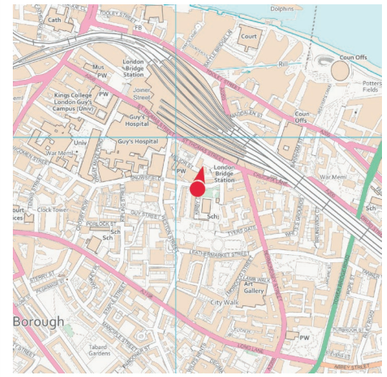






Camera Location
National Grid Reference 533055.3E 179768.3N
Camera height 4.87m AOD
Looking at Centre of Site
Bearing 5.6°, distance 0.2km
Photography Details
Height of camera 1.60m above ground
Date of photograph 20/02/2019
Time of photograph 11:45
Canon EOS 5D Mark II DSLR
Lens 24mm

25 | Kirby Grove

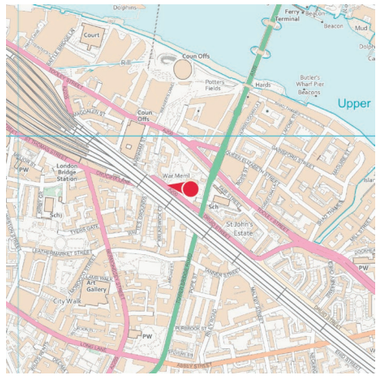






Camera Location
National Grid Reference 533058.3E 179860.4N
Camera height 4.83m AOD
Looking at Centre of Site
Bearing 13.5°, distance 0.1km
Photography Details
Height of camera 1.60m above ground
Date of photograph 16/10/2018
Time of photograph 13:33
Canon EOS 5D Mark II DSLR
Lens 24mm

26 | St John's Church Park

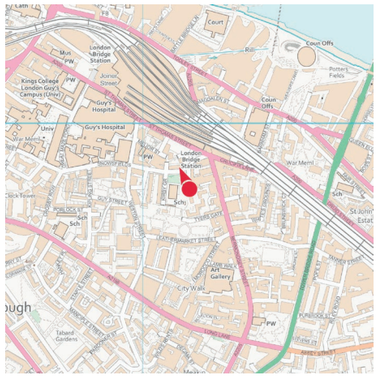






Camera Location
National Grid Reference 533466.0E 179856.8N
Camera height 5.27m AOD
Looking at Centre of Site
Bearing 279.5°, distance 0.4km
Photography Details
Height of camera 1.60m above ground
Date of photograph 02/11/2018
Time of photograph 12:00
Canon EOS 5D Mark IV DSLR
Lens 24mm

27 | Hardwidge Street







Camera Location
National Grid Reference 533126.7E 179821.7N
Camera height 4.12m AOD
Looking at Centre of Site
Bearing 335.0°, distance 0.1km
Photography Details
Height of camera 1.60m above ground
Date of photograph 12/11/2020
Time of photograph 13:16
Canon EOS 5D Mark IV DSLR
Lens 24mm

A4 Camera details

View	Description	MH Reference	Type	Method	Camera Location			Camera	Lens	HFOV		Photo date/time	Bearing	distance (km)
					Easting	Northing	Height			Photo	Image			
1	Tower of London I Inner Ward - Site of the Scaffold I Centre	6550	AVR1	Verified	533569.5	180575.8	12.45	Canon EOS 5D Mark II DSLR	24mm	73.3	73.1	12/12/2017 09:31	216.8	0.8
2	Tower of London, the Inner Ward: north of the White Tower	6800	AVR3	Verified	533616.8	180591.8	13.32	Canon EOS 5D Mark II DSLR	24mm	73.4	73.1	12/12/2017 09:42	218.7	0.8
3	Tower of London, the Inner Ward: north of the Lanthorne Tower I Centre	7050	AVR3	Verified	533658.0	180505.5	9.31	Canon EOS 5D Mark II DSLR	24mm	73.3	73.1	12/12/2017 10:04	224.9	0.8
4	Tower of London, the Inner Curtain Wall (Local Setting Study View 4)	0260	AVR1	Verified	533625.0	180474.0	13.55	Canon EOS 5D Mark II DSLR	24mm	74.1	73.2	02/01/2014 10:41	224.8	0.8
5	Tower of London, Wakefield Gardens (Local Setting Study View 7)	0520	AVR3	Verified	533573.3	180735.6	17.62	Canon EOS 5D Mark II DSLR	24mm	73.5	73.1	03/05/2014 09:43	211.1	0.9
6	Tower of London, the Royal Mint (Local Setting Study View 8) I Centre	5150	AVR1	Verified	533802.7	180665.4	12.98	Canon EOS 5D Mark II DSLR	24mm	73.6	73.0	12/12/2017 10:50	224.3	1.0
7	Tower Gateway	7100	AVR1	Verified	533709.8	180769.9	14.32	Canon EOS 5D Mark II DSLR	24mm	73.2	73.1	12/12/2017 10:31	216.6	1.0
8	One Tree Hill	0300	AVR1	Verified	535429.9	174189.5	91.79	Canon EOS 5D Mark II DSLR	70mm	27.9	27.9	09/09/2016 11:15	337.9	6.2
9	The Monument	0370	AVR3	Verified	532920.3	180757.8	60.28	Canon EOS 5D Mark III DSLR	28mm	65.3	65.3	31/10/2015 15:31	168.1	0.8
9N	The Monument (Dusk)	6700	AVR3	Verified	532920.4	180757.8	60.45	Canon EOS 5D Mark II DSLR	24mm	73.4	73.2	14/12/2017 16:30	168.1	0.8
10	Millennium Bridge	0390	AVR1	Verified	532056.0	180803.6	14.23	Canon EOS 5D Mark II DSLR	24mm	73.3	73.1	03/05/2014 18:04	129.9	1.4
11	London Bridge	2000	AVR1	Verified	532834.1	180589.9	16.18	Canon EOS 5D Mark II DSLR	24mm	73.5	73.1	14/06/2017 19:22	158.3	0.7
12	Thames Path: St Katharine's Docks	1700	AVR1	Verified	533853.7	180328.7	7.13	Canon EOS 5D Mark II DSLR	24mm	73.5	73.2	14/06/2017 10:18	242.8	0.9
13	Jamaica Road	0740	AVR1	Verified	533897.1	179662.9	5.32	Canon EOS 5D Mark II DSLR	24mm	73.7	73.1	13/09/2017 11:34	288.9	0.9
14	St. Mary Magdalene Churchyard	5200	AVR1	Verified	533376.6	179401.7	6.45	Canon EOS 5D Mark II DSLR	24mm	74.4	73.5	22/09/2017 10:19	332.1	0.6
14W	St. Mary Magdalene Churchyard	5260	AVR3	Verified	533376.7	179401.7	6.36	Canon EOS 5D Mark II DSLR	24mm	73.7	73.1	20/02/2019 11:08	332.1	0.6
15	Bermondsey Street, junction with Tanner Street	2200	AVR3	Verified	533251.1	179685.2	4.08	Canon EOS 5D Mark II DSLR	24mm	73.7	73.1	14/06/2017 11:39	328.0	0.3
15N	Bermondsey Street, junction with Tanner Street I Dusk	2250	AVR3	Verified	533251.1	179685.2	4.06	Canon EOS 5D Mark II DSLR	24mm	73.5	73.1	18/12/2017 16:33	328.0	0.3
16	Crucifix Lane	3500	AVR3	Verified	533303.3	179869.6	5.13	Canon EOS 5D Mark II DSLR	24mm	73.8	73.1	16/10/2018 10:48	288.0	0.2
17	St Thomas Street, junction with Bermondsey Street	3600	AVR3	Verified	533196.0	179912.2	4.99	Canon EOS 5D Mark IV DSLR	24mm	73.5	72.9	02/11/2018 11:49	284.1	0.1
18	Leathermarket Gardens	0320	AVR3	Verified	533113.7	179691.7	4.80	Canon EOS 5D Mark IV DSLR	24mm	73.6	72.7	04/07/2018 11:23	355.2	0.3
18W	Leathermarket Gardens	0360	AVR3	Verified	533113.6	179691.8	4.82	Canon EOS 5D Mark II DSLR	24mm	73.7	73.1	20/02/2019 11:31	355.2	0.3
19	Weston Street, junction with Leathermarket Street	6400	AVR1	Verified	532980.3	179560.1	4.94	Canon EOS 5D Mark II DSLR	24mm	73.8	73.3	16/10/2018 13:12	16.6	0.4
20	Melior Street	3230	AVR3	Verified	532975.1	179961.6	6.43	Canon EOS 5D Mark IV DSLR	24mm	73.7	73.2	12/11/2020 13:49	101.3	0.1
21	Borough High Street, southern end	1400	AVR1	Verified	532404.4	179723.0	5.70	Canon EOS 5D Mark II DSLR	24mm	73.2	72.8	14/06/2017 16:43	72.7	0.7
22	Borough High Street, junction with Bedale Street	1950	AVR1	Verified	532689.0	180213.2	7.35	Canon EOS 5D Mark II DSLR	24mm	74.1	72.8	20/05/2018 13:51	124.3	0.5
23	St Thomas Street at the Shard	7200	AVR3	Verified	532928.1	180070.7	6.04	Canon EOS 5D Mark IV DSLR	24mm	73.7	73.2	06/03/2018 15:38	128.8	0.2
24	Kirby Grove	0600	AVR3	Verified	533055.4	179768.3	4.88	Canon EOS 5D Mark II DSLR	24mm	73.7	73.2	16/10/2018 14:46	12.5	0.2
24W	Kirby Grove	0660	AVR3	Verified	533055.3	179768.3	4.87	Canon EOS 5D Mark II DSLR	24mm	73.0	72.8	20/02/2019 11:45	12.5	0.2
25	Kirby Grove	0610	AVR3	Verified	533058.3	179860.4	4.83	Canon EOS 5D Mark II DSLR	24mm	73.6	73.0	16/10/2018 13:33	24.1	0.1
26	St John's Church Park	0640	AVR1	Verified	533466.0	179856.8	5.27	Canon EOS 5D Mark IV DSLR	24mm	73.7	72.9	02/11/2018 12:00	282.3	0.4
27	Hardwidge Street	6600	AVR1	Verified	533126.7	179821.7	4.12	Canon EOS 5D Mark IV DSLR	24mm	73.4	73.2	12/11/2020 13:16	343.9	0.1
A1	LVMF SPG London Panorama from Alexandra Palace (Assessment Point 1A.1)	0430	Model	Verified	529611.2	189963.7	94.61	Canon EOS 5D Mark III DSLR	35mm	54.4	54.4	23/08/2016 18:21	160.8	10.6
A2	LVMF SPG London Panorama from Parliament Hill to St Paul's Cathedral (Assessment Point 2A.1)	0440	AVR1	Verified	527665.4	186131.5	98.10	Canon EOS 5D Mark III DSLR	35mm	54.4	54.4	17/08/2016 18:26	138.8	8.2
A2.1	LVMF SPG London Panorama from Parliament Hill to St Paul's Cathedral (Assessment Point 2A.1) -Zoom	4510	AVR1	Verified	527665.4	186131.5	98.10	Canon EOS 5D Mark III DSLR	400mm	5.4	5.4	17/08/2016 18:38	138.8	8.2
A3	LVMF SPG London Panorama from Kenwood to St Paul's Cathedral (Assessment Point 3A.1)	0450	AVR1	Verified	527270.1	187486.2	114.10	Canon EOS 5D Mark III DSLR	35mm	54.4	54.4	07/08/2016 19:16	142.4	9.5
A3.1	LVMF SPG London Panorama from Kenwood to St Paul's Cathedral (Assessment Point 3A.1) - Zoom	4410	AVR1	Verified	527270.1	187486.2	114.15	Canon EOS 5D Mark III DSLR	400mm	5.4	5.4	07/08/2016 19:29	142.4	9.5
A4	LVMF SPG London Panorama from Primrose Hill to St Paul's Cathedral (Assessment Point 4A.1)	0460	Model	Verified	527657.3	183893.0	68.29	Canon EOS 5D Mark III DSLR	35mm	54.4	54.4	26/08/2016 18:59	126.0	6.7
A5	LVMF SPG London Panorama from Greenwich Park to St Paul's Cathedral (Assessment Point 5A.2)	0470	Model	Verified	538936.1	177334.5	48.80	Canon EOS 5D Mark III DSLR	35mm	54.4	54.4	24/02/2017 09:42	294.0	6.4
A6	LVMF SPG London Panorama from Blackheath Point to St Paul's Cathedral (Assessment Point 6A.1)	0480	Model	Verified	538238.2	176823.1	47.61	Canon EOS 5D Mark III DSLR	35mm	54.4	54.4	13/03/2017 10:27	301.2	6.0
A7	LVMF SPG River Prospect from Tower Bridge upstream (Assessment Point 10A.1)	0490	Model	Verified	533665.0	180311.4	14.82	Canon EOS 5D Mark III DSLR	24mm	74.2	73.2	06/04/2017 09:44	236.9	0.7
A8	LVMF SPG River Prospect from Southwark Bridge downstream (Assessment Point 12B.1) I Centre	5050	AVR1	Verified	532386.3	180647.1	13.93	Canon EOS 5D Mark III DSLR	24mm	74.2	73.1	03/04/2017 17:40	135.1	1.0
A9	Tower of London, the Inner Ward: Tower Green, Scaffold Site Memorial	0170	Model	Verified	533560.1	180568.6	12.28	Canon EOS 5D Mark II DSLR	24mm	73.6	73.0	14/06/2017 08:54	216.5	0.8
A10	Tower of London, the Inner Ward: Tower Green, west of the White Tower	0190	Model	Verified	533565.7	180542.3	11.50	Canon EOS 5D Mark II DSLR	24mm	74.4	73.4	14/06/2017 08:43	218.0	0.8
A11	Tower of London, the Inner Ward: east of the White Tower	6900	Model	Verified	533656.1	180539.7	11.45	Canon EOS 5D Mark II DSLR	24mm	73.7	73.1	12/12/2017 09:52	223.1	0.8
A12	Tower of London, main entrance (Local Setting Study View 5)	0270	Model	Verified	533479.6	180516.0	5.82	Canon EOS 5D Mark II DSLR	24mm	74.3	73.1	02/01/2014 10:26	213.8	0.7
A13	Tower of London, Tower Hill (Local Setting Study View 6)	0510	Model	Verified	533481.8	180652.1	12.46	Canon EOS 5D Mark III DSLR	24mm	74.1	73.1	13/10/2015 08:59	208.6	0.8
A14	St Paul's Cathedral: Golden Gallery	0650	Model	Verified	532057.1	181137.4	104.11	Canon EOS 5D Mark II DSLR	24mm	73.4	73.1	19/06/2017 15:30	139.2	1.6
A15	Trinity Church Square	1650	Model	Verified	532356.8	179453.8	6.07	Canon EOS 5D Mark II DSLR	24mm	74.1	73.2	20/02/2018 14:34	56.7	0.9
A16	Southwark Cathedral	0950	Model	Verified	532643.4	180298.5	6.52	Canon EOS 5D Mark II DSLR	24mm	53.6	52.6	23/11/2017 13:35	128.7	0.6
A17	LBS Borough View 2: Nunhead Cemetery	0290	Model	Estimated	535366.2	175375.7	62.00	Canon EOS 5D Mark II DSLR	200mm	10.3	10.3	05/08/2016 10:46	333.5	5.1
A18	Potters Fields, southern end of Tower Bridge	0730	Model	Estimated	533606.4	180141.9	5.89	Canon EOS 5D Mark II DSLR	24mm	73.7	73.7	13/09/2017 11:13	248.3	0.6

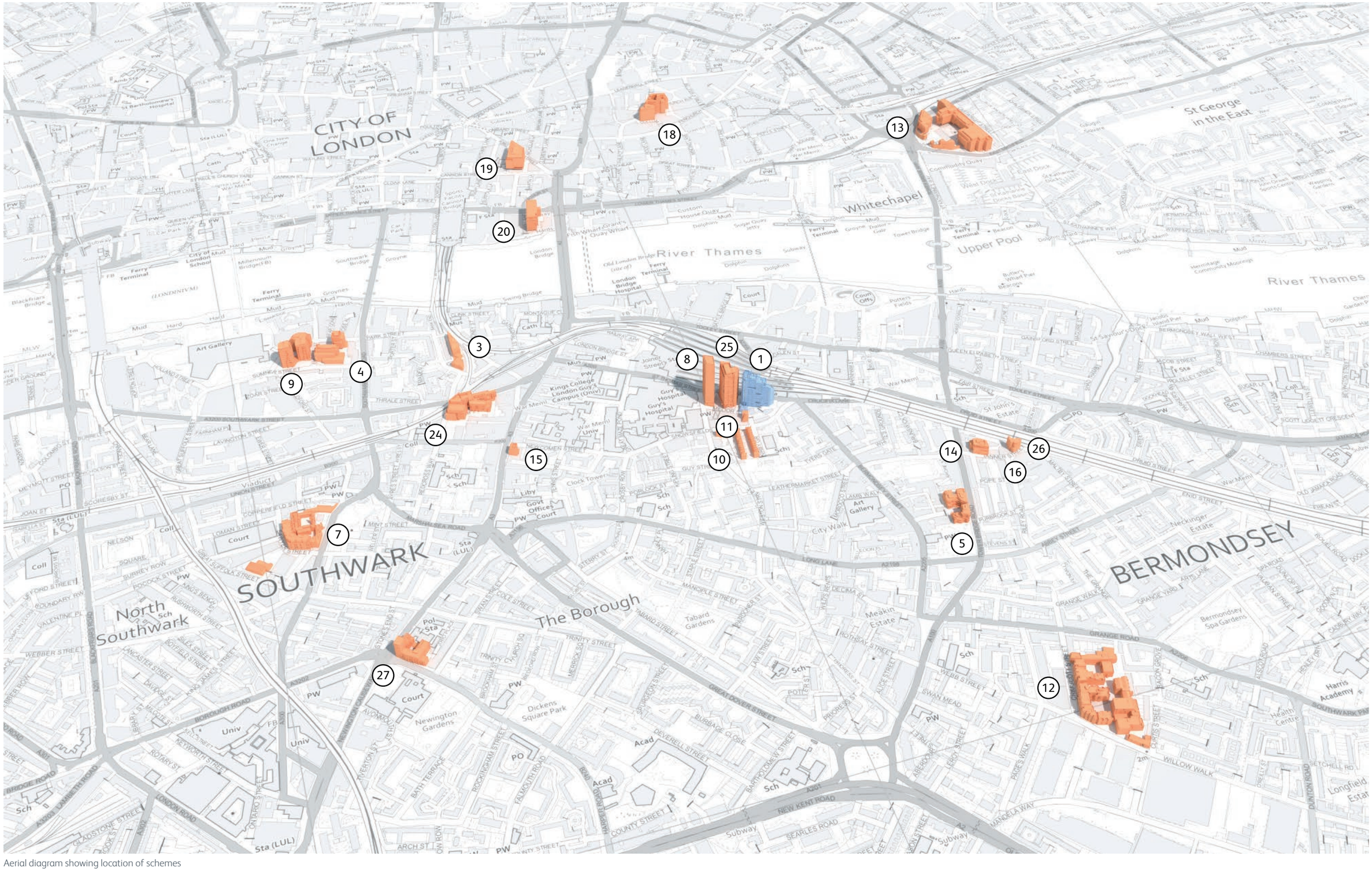
A5 Scheme overview



Aerial view of Proposed Development

A6 Cumulative scenario A

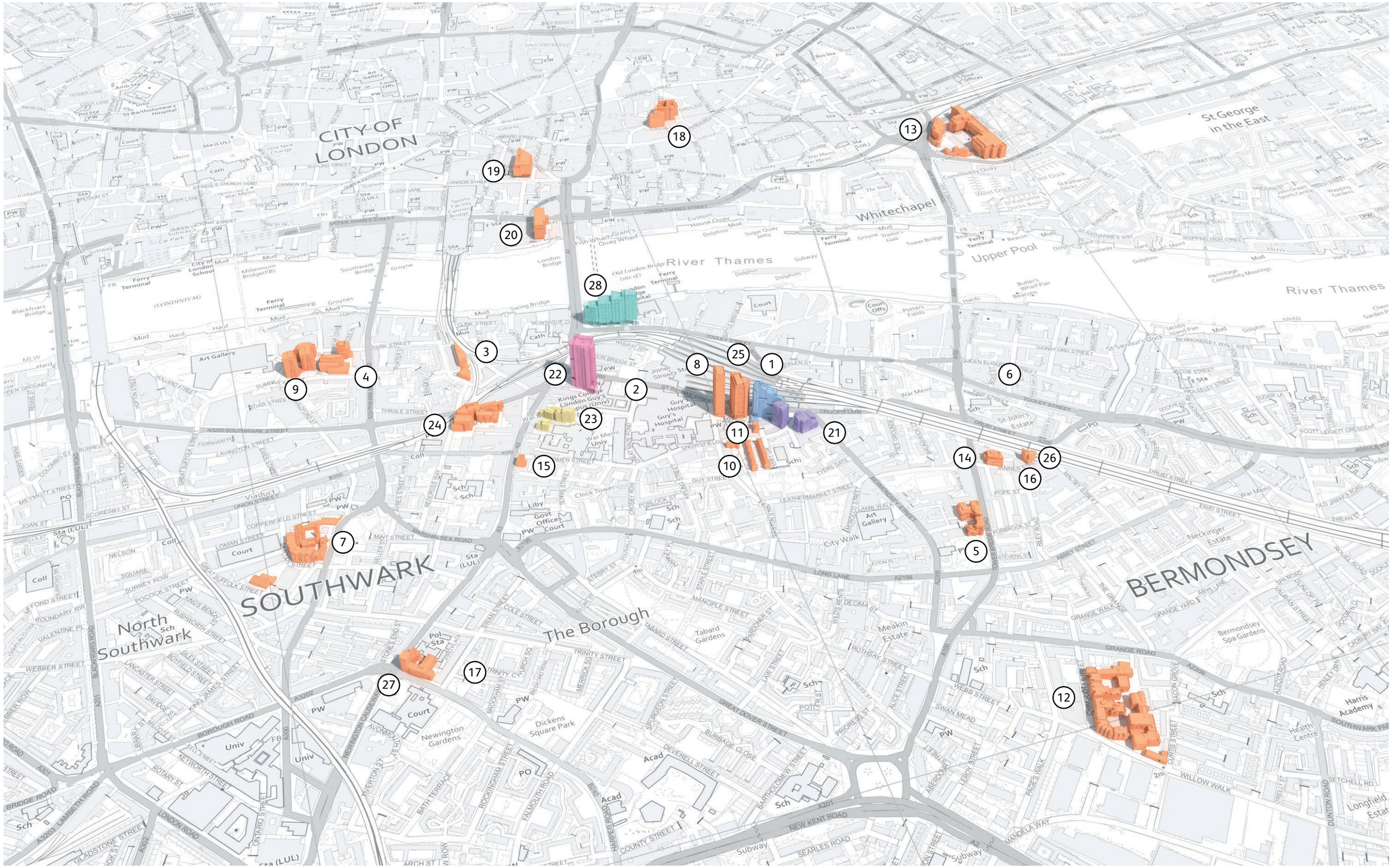
index	scheme name	address	reference	PA	status	source of model data	positioning method	MH reference	colour
1	Vinegar Yard	Land Bounded By St Thomas Street Fenning Street Vinegar Yard And Snowfields Including Nos. 1-7 Fenning Street And No. 9 Fenning Street SE1 3QR	18/AP/4171	SBC	Proposed	Model supplied by KPF	Position relative to O.S. supplied by architect	swrk0348.detail210630-kpf-proposed	Blue
3	1 Bank End	1 Bank End (site, including Railway Arches and Thames House, bounded by Stoney Street, Clink Street and Park Street	15/AP/3066	SBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	swrk0105.mass160916-rb-consented	Orange
4	133 Park Street and 105 Sumner Street	133 Park Street, London SE1 9EA and 106 Sumner Street, London SE1 9HZ	16/AP/4569	SBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	swrk0088-b.mass170717-jh1-consented	Orange
5	151-157 Tower Bridge Road	151, 153 & 157 Tower Bridge Rd, London SE1 3JE	16/AP/3222	SBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	swrk0301.mass170619-mk-consented	Orange
7	Southwark Fire Station	Southwark Fire Station, 94 Southwark Bridge Road, London, SE1 0EG, Grotto Place and Grotto Podiums	17/AP/0367	SBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	swrk0263.profile180328-dp-consented	Orange
8	Capital House (2018)	Capital House, 42-46 Weston Street, London SE1 3QD	18/AP/0900	SBC	Legal Consent granted	Model supplied by KPF	Position relative to O.S. supplied by architect	swrk0292.surface181004-kpf-proposed-rb	Orange
9	185 Park Street (2017)	185 Park Street, Southwark, London, SE1	17/AP/1944	SBC	Legal Consent granted	Model supplied by KPF	Position relative to O.S. supplied by architect	swrk0087.surface150401-nl-consented	Orange
10	Guinness Court	Guinness Court, Snowsfield Street, London, SE1 3TA	16/AP/3819	SBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	swrk0351.mass180220-dp-proposed	Orange
11	Arthouse, 2-4 Melior Place	2-4 Melior Place, London, SE1 3SZ	18/AP/3229	SBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	swrk0350.profile190103-jh-proposed	Orange
12	Rich Industrial Estate	Rich Industrial State, Crimscott Street, London SE1 5TE	15/AP/2474	SBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	swrk0284-a.profile170901-dp-consented	Orange
13	Royal Mint Court	Royal Mint Court, London, EC3N 4QN	PA/16/00479/A1	THBC	Legal Consent granted	Model supplied by Sheppard Robson	Position relative to O.S. supplied by architect	towh0004.surface190130-sr-proposed	Orange
14	47-49 Tanner Street	47-49 Tanner Street, London, SE1 3PL	18/AP/0896	SBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	swrk0288-a.profile181112-dp-consented	Orange
15	153-159 Borough High Street	153-159 Borough High Street, London, SE1 1HR	15/AP/4980	SBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	swrk0290-g.profile171122-dp-consented	Orange
16	67-71 Tanner Street (2016)	67-71 Tanner Street, London, SE1 3PL	16/AP/5180	SBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	swrk0288-c.mass201116-dp-consented	Orange
18	130 Fenchurch Street (2016)	Fountain House 130 Fenchurch Street London EC3M 5DJ	16/00809/FULMAJ	CoL	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	city0263-b.mass181113-dp-proposed-rb	Orange
19	Bank Station (OSD)	Site Bounded By King William Street, Cannon Street, Abchurch Lane & Nicholas Lane Incorporating 10 King William Street, 12 Nicholas Lane, 14 Nicholas Lane, 135-141 Cannon Street, 143-149 Cannon Street & 20 Abchurch Lane London EC4	14/00178/FULEIA	CoL	Legal Consent granted	Model supplied by Wikinson Eyre Architects and simplified by Millerhare	Position relative to O.S. supplied by architect	city0253.profile140520-wea-proposed	Orange
20	Seal House (2018)	Seal House 1 Swan Lane London EC4R 3TN	18/01178/FULMAJ	CoL	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	city0115-a.profile190312-fg-consented	Orange
24	Landmark Court	Landmark Court Land Bounded By Southwark Street Redcross Way And Cross Bones Graveyard London SE1	19/AP/0830	SBC	Legal Consent granted	Model supplied by Allies and Morrison	Best fit to Ordnance Survey	swrk0103.detail190828-am-proposed-chalk	Orange
25	EDGE London Bridge	60-68 St Thomas Street and 42 Weston Street	20/AP/0944	SBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	swrk0349.detail200213-pp-proposed	Orange
26	67-71 Tanner Street	67-71 Tanner Street, London, SE1 3PL	19/AP/0865	SBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	swrk0288-c.profile200922-dp-consented	Orange
27	King's Place (2018)	Land at 19, 21 and 23 Harper Road, 325 Borough High Street, 1-5 and 7-11 Newington Causeway, London, SE1 6AW	18/AP/0657	SBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	swrk0269-a.profile181025-dp-consented	Orange



Aerial diagram showing location of schemes

A7 Cumulative scenario B

index	scheme name	address	reference	PA	status	source of model data	positioning method	MH reference	colour
1	Vinegar Yard	Land Bounded By St Thomas Street Fenning Street Vinegar Yard And Snowfields Including Nos. 1-7 Fenning Street And No. 9 Fenning Street SE1 3QR	18/AP/4171	SBC	Proposed	Model supplied by KPF	Position relative to O.S. supplied by architect	swrk0348.detail201111-kpf-proposed	Blue
3	1 Bank End	1 Bank End (site, including Railway Arches and Thames House, bounded by Stoney Street, Clink Street and Park Street	15/AP/3066	SBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	swrk0105.mass160916-rb-consented	Orange
4	133 Park Street and 105 Sumner Street	133 Park Street, London SE1 9EA and 106 Sumner Street, London SE1 9HZ	16/AP/4569	SBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	swrk0088-b.mass170717-jh1-consented	Orange
5	151-157 Tower Bridge Road	151, 153 & 157 Tower Bridge Rd, London SE1 3JE	16/AP/3222	SBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	swrk0301.mass170619-mk-consented	Orange
7	Southwark Fire Station	Southwark Fire Station, 94 Southwark Bridge Road, London, SE1 0EG, Grotto Place and Grotto Podiums	17/AP/0367	SBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	swrk0263.profile180328-dp-consented	Orange
8	Capital House (2018)	Capital House, 42-46 Weston Street, London SE1 3QD	18/AP/0900	SBC	Legal Consent granted	Model supplied by KPF	Position relative to O.S. supplied by architect	swrk0292.surface181004-kpf-proposed-rb	Orange
9	185 Park Street (2017)	185 Park Street, Southwark, London, SE1	17/AP/1944	SBC	Legal Consent granted	Model supplied by KPF	Position relative to O.S. supplied by architect	swrk0087.surface150401-nl-consented	Orange
10	Guinness Court	Guinness Court, Snowsfield Street, London, SE1 3TA	16/AP/3819	SBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	swrk0351.mass180220-dp-proposed	Orange
11	Arthouse, 2-4 Melior Place	2-4 Melior Place, London, SE1 3SZ	18/AP/3229	SBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	swrk0350.profile190103-jh-proposed	Orange
12	Rich Industrial Estate	Rich Industrial State, Crimscott Street, London SE1 5TE	15/AP/2474	SBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	swrk0284-a.profile170901-dp-consented	Orange
13	Royal Mint Court	Royal Mint Court, London, EC3N 4QN	PA/16/00479/A1	THBC	Legal Consent granted	Model supplied by Sheppard Robson	Position relative to O.S. supplied by architect	towh0004.surface190130-sr-proposed	Orange
14	47-49 Tanner Street	47-49 Tanner Street, London, SE1 3PL	18/AP/0896	SBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	swrk0288-a.profile181112-dp-consented	Orange
15	153-159 Borough High Street	153-159 Borough High Street, London, SE1 1HR	15/AP/4980	SBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	swrk0290-g.profile171122-dp-consented	Orange
16	67-71 Tanner Street (2016)	67-71 Tanner Street, London, SE1 3PL	16/AP/5180	SBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	swrk0288-c.mass201116-dp-consented	Orange
18	130 Fenchurch Street (2016)	Fountain House 130 Fenchurch Street London EC3M 5DJ	16/00809/FULMAJ	CoL	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	city0263-b.mass181113-dp-proposed-rb	Orange
19	Bank Station (OSD)	Site Bounded By King William Street, Cannon Street, Abchurch Lane & Nicholas Lane Incorporating 10 King William Street, 12 Nicholas Lane, 14 Nicholas Lane, 135-141 Cannon Street, 143-149 Cannon Street & 20 Abchurch Lane London EC4	14/00178/FULEIA	CoL	Legal Consent granted	Model supplied by Wikinson Eyre Architects and simplified by Millerhare	Position relative to O.S. supplied by architect	city0253.profile140520-wea-proposed	Orange
20	Seal House (2018)	Seal House 1 Swan Lane London EC4R 3TN	18/01178/FULMAJ	CoL	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	city0115-a.profile190312-fg-consented	Orange
21	Bermondsey - Snowsfields	n/a	19/AP/0404	SBC	Submitted for planning	Model supplied by RPBW	Best fit to Ordnance Survey	swrk0305-l.detail190917-rpbw-proposed-chalk	Purple
22	New City Court	New City Court, 4-26 St Thomas Street, London SE1 9RS	18/AP/4039	SBC	Submitted for planning	Model supplied by AHMM	Position relative to O.S. supplied by architect	swrk0139-b.detail180828-ahmm-proposed-chalk	Pink
23	Guy's Campus Student Village	Kings College London, Land rear of 89-111 Borough High Street, London, SE1	19/AP/0405	SBC	Submitted for planning	Model supplied by BDG	Best fit to Ordnance Survey	swrk0139-e.detail180817-bdg-proposed-chalk	Yellow
24	Landmark Court	Landmark Court Land Bounded By Southwark Street Redcross Way And Cross Bones Graveyard London SE1	19/AP/0830	SBC	Legal Consent granted	Model supplied by Allies and Morrison	Best fit to Ordnance Survey	swrk0103.detail190828-am-proposed-chalk	Orange
25	EDGE London Bridge	60-68 St Thomas Street and 42 Weston Street	20/AP/0944	SBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	swrk0349.detail200213-pp-proposed	Orange
26	67-71 Tanner Street	67-71 Tanner Street, London, SE1 3PL	19/AP/0865	SBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	swrk0288-c.profile200922-dp-consented	Orange
27	King's Place (2018)	Land at 19, 21 and 23 Harper Road, 325 Borough High Street, 1-5 and 7-11 Newington Causeway, London, SE1 6AW	18/AP/0657	SBC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	swrk0269-a.profile181025-dp-consented	Orange
28	Colechurch House	Colechurch House, London Bridge Walk, London	20/AP/3013	SBC	Submitted for planning	Paper planning application drawings from local authority	Best fit to Ordnance Survey	swrk0120.mass201113-dp-proposed	Cyan



Aerial diagram showing location of schemes

Appendices (continued)

A8 Accurate Visual Representations

A8.1 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."*

A8.2 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

A8.3 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.

A8.4 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.

A8.5 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.

A8.6 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.

A8.7 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.

A8.8 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.

A8.9 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

A8.10 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

A8.11 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)

A8.12 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.

A8.13 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.

A8.14 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.

AVR 1 – Outline



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

A8.15 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.

A8.16 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.

A8.17 Where more than one scheme is represented in outline form the outlines will obscure each other as if the schemes where 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.

Framing the view

A8.18 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.

A8.19 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.

A8.20 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.

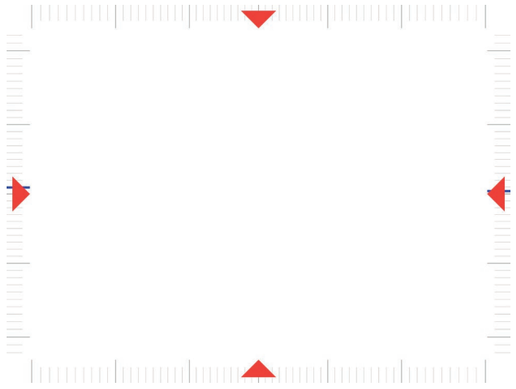
Documenting the AVR

Border annotation

A8.21 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.

A8.22 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.

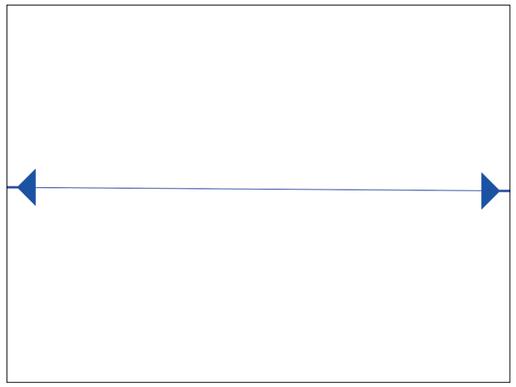
A8.23 If the point indicated by these marks lies above or below the centre of the image, this indicates either that vertical rise was used when taking the photograph or that the image has subsequently been cropped from the top or bottom edge. If it lies to the left or right of the centre of the image 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

A8.24 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.

A8.25 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

A8.26 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.

A9 Methodology for the production of Accurate Visual Representations

Overview of Methodology

A9.1 The study was carried out by Millerhare (the Visualiser) by combining computer generated images of the Proposed Development with either large format photographs or with rendered images from a context model at key strategic locations around the site as agreed with the project team. Surveying was executed by Absolute Survey (the Surveyor).

A9.2 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.

A9.3 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.

A9.4 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).

Spatial framework and reference database

A9.5 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.

A9.6 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.

A9.7 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.

A9.8 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.

Process – photographic context

Reconnaissance

A9.9 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.

A9.10 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.

A9.11 The Visualiser assigned a unique reference to each Assessment Point and Photograph.

Final Photography

A9.12 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

A9.13 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.

A9.14 The centre point of the tripod was marked and a digital photograph showing the camera and tripod in situ was taken to allow the Surveyor to return to its location. Measurements and field notes were also taken to record the camera location, lens used, target point and time of day.

Surveying the Assessment Points

A9.15 For each selected Assessment Point a survey brief was prepared, consisting of the Assessment Point study sheet and a marked up photograph indicating alignment points to be surveyed. Care was taken to ensure that a good spread of alignment points was selected, including points close to the camera and close to the target.

A9.16 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.

A9.17 From these the local survey stations, the requested alignment points were surveyed using conventional observation.

A9.18 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.

A9.19 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

A9.20 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.

A9.21 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.

A9.22 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

A9.23 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

A9.24 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.

A9.25 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.

A9.26 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

A9.27 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.

A9.28 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

A9.29 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.

A9.30 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.

A9.31 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.

Creating more sophisticated renderings

A9.32 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.

A9.33 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.

A9.34 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.

A9.35 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.

A9.36 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.

A9.37 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.

A9.38 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.

Documenting the study

A9.39 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 were created cross-referencing background mapping supplied by Ordnance Survey.

A9.40 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.

A9.41 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.

A9.42 Any exceptions to the applied policies or deviations from the methodology were clearly described.

A9.43 Where appropriate, additional images were included in the study report, showing the Proposed Development in the context of other consented schemes.

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