

**City of London
Local Development Framework**

**Protected Views
Supplementary Planning
Document**

The Draft Protected Views Supplementary Planning Document (SPD) is being issued for public consultation and the City Corporation would welcome your comments on it.

The Protected Views SPD will form part of the Local Development Framework (LDF). The LDF contains a series of policy documents, separately prepared, that together set out the planning strategy for the City.

The most important document within the LDF is the Core Strategy, which was adopted in September 2011. Protected views are addressed in Policy CS13 of the Core Strategy and this SPD is being prepared to give developers, architects and the public further guidance on the operation of the policy.

This SPD will update and replace the existing supplementary planning guidance "St Paul's and Monument Views", which was adopted in 2002. This guidance was prepared to give further explanation of the policies for protected views set out in the City's Unitary Development Plan 2002 (UDP), which have now been replaced by the Core Strategy. The UDP contained a list of historic landmarks and skyline features (appendix 5) and this list has also been reviewed and carried forward into this SPD.

How to comment

The City Corporation would like to hear your comments on this draft SPD. Please send us your comments by 21st November 2011 by email to ldf@cityoflondon.gov.uk or by post to:

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Next steps

All comments received will be carefully considered and the SPD will be revised in the light of these before it is adopted, which is expected to take place early in 2012. All those who make comments will be kept informed of progress.

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1. Introduction

1.1 Views of St. Paul's Cathedral, the Monument, the Tower of London World Heritage Site and other historic landmarks and skyline features are protected and managed by planning policies in the City's Local Development Framework (LDF) Core Strategy 2011 and the Mayor's London Plan 2011. The purpose of this Supplementary Planning Document is to provide further guidance to the public and developers on the operation of these view protection policies in the City of London.

The relevant policies in the City's Core Strategy are CS12: Historic Environment; CS13: Protected Views; and CS14: Tall Buildings. London Plan policies 7.11 and 7.12 are relevant and are explained further in the Mayor's London View Management Framework supplementary planning guidance. The views protected by these policies within the City are shown on LDF Proposals Map A.

1.2 This Supplementary Planning Document comprises the following sections:

- Section 2 details the City's local view protection policy relating to St. Paul's Cathedral, known as the "**St. Paul's Heights**".
- Section 3 identifies those aspects of the Mayor's **London View Management Framework** relevant to the City.
- Section 4 explains the City's local policy for the protection of **Monument views**.
- Section 5 details view protection and management concerning the **Tower of London World Heritage Site** and its setting.
- Section 6 lists the City's **historic landmarks and skyline features** that should be taken into consideration in development proposals.

2. St. Paul's Heights

Introduction

2.1 St. Paul's Cathedral is an internationally recognised landmark in the London skyline. Since 1938 the City of London Corporation has operated a unique policy known as the "St Paul's Heights" to protect and enhance important local views of the Cathedral from the South Bank, Thames bridges and certain points to the north, west and east. The long-term consistent implementation of the Heights policy has enabled the protected views to be preserved and enhanced for more than seventy years for the enjoyment of Londoners and those who visit London.

2.2 The St Paul's Heights are implemented through policy CS13 of the City of London Local Development Framework Core Strategy 2011. The area of the City directly affected by the Heights policy is shown on the LDF Proposals Map A and on Figure 7 included in this document. Local view protection provided by the Heights complements the Mayor's strategic view protection provided by London Plan policy 7.11. Hence the Mayor's London View Management Framework recognises that the Heights are in general conformity with it.

2.3 This Supplementary Planning Document complements the Heights policy in the Core Strategy by explaining in greater detail the background to the policy, the method of view protection known as the Heights limitations, and the information and advice available to prospective applicants when a site is located within the Heights policy area.

History of the Heights

2.4 The Heights were devised in the 1930s by W. Godfrey Allen, Surveyor to the Fabric of St Paul's, in response to growing concern that important views of the Cathedral would be obscured by the "lofty structures" being erected in its vicinity. The 1930 Building Act allowed significantly taller development than had previously been permitted. New tall buildings erected in accordance with the Act, such as Unilever House and Faraday House, caused new obstructions to well known views of the Cathedral to which there was public outcry. Godfrey Allen surveyed the existing views and proposed an area of control where building heights would be limited to protect and restore important views of the Cathedral (see Figure 1). Godfrey Allen's proposals, supported by the Dean and Chapter of St Paul's, were submitted to the City of London Corporation in 1937.

2.5 The City Corporation accepted the St Paul's Heights proposals and the Heights were implemented from 1938 by a gentleman's agreement between the City Corporation and developers. This voluntary approach proved to be remarkably successful in protecting important views during the post-war reconstruction of the City. The Heights were later given policy status in successive statutory development plans prepared since the 1980s. They are currently implemented through the City's Core Strategy 2011.

2.6 The Heights limitations used to implement the policy are still closely based on the original 1937 maps and the values have remained unchanged throughout their operation. However, the maps themselves have been updated periodically to take account of base map changes, metrication and the adoption of Newlyn as the Ordnance Datum. The Heights were also extended in 1981 to protect certain northern views of the Cathedral identified in liaison with the London Borough of Islington.

2.7 The majority of views of St. Paul's Cathedral are from surrounding boroughs and are operated in co-operation with the relevant neighbouring local authorities and are acknowledged in their Local Development Frameworks.

Format of the Heights

2.8 The St Paul's Heights operate by defining a series of inclined planes between the viewpoints and the Cathedral which form a ceiling on development through which no building can be allowed to rise if the views are to be preserved. The viewpoints protected by the St Paul's Heights are from the

Thames bridges and south bank between Hungerford Bridge and London Bridge, together with a number of views from streets to the west, north and east (see Figure 3).

2.9 In the views from the Thames bridges, south bank and points to the west and east, the Heights protect views of the dome, western towers and, in order to retain a sense of the entire length of the Cathedral, the main entablature (see Figure 2). The area of the Heights also extends laterally beyond the Cathedral to ensure that tall buildings do not crowd its setting on the skyline. Visibility of the Cathedral from the north is more restricted and so the Heights in these views relate to higher and narrower view planes. Numerous views are protected by the Heights and these intersect to create a complex series of planes. To simplify their implementation the Heights are expressed as a grid of squares with a height value at the centre of each square.

2.10 The Heights limitations are currently shown in metres above Ordnance Datum Newlyn (mAOD) on a 1:1250 scale base map of the City. The size and orientation of the grid squares are closely based on the original 1937 maps. Within each grid square is a building height limitation applicable to the centre of the square only. The grid square limitations do not represent a discrete series of steps but a complex three-dimensional surface of inclined planes and occasional "cliffs" where significantly different sightlines coincide. The official grid square limitations can be supplemented if necessary by the calculation of intermediate values using linear interpolation. Therefore, the value applicable half way between two grid square centre points will be the average of the two grid square limitations. The lower of the two possible averages is normally applied to a point which is diagonally between grid square limitations.

2.11 There are two further elements to the Heights limitations devised in the 1930s. Certain local views of St Paul's Cathedral along Fleet Street, Ludgate Hill, Watling Street and Cannon Street are protected by "setback" limitations applicable to certain building frontages shown on the Heights maps. Upon redevelopment the higher parts of such buildings may need to be set back from the building frontage to respect the view of St Paul's. In addition, buildings directly facing St Paul's which follow the pre-war building line are also subject to a building facade limitation of 33.7 mAOD to protect the immediate setting of the Cathedral.

Operation of the Heights

2.12 The City Corporation has successfully protected views of St. Paul's Cathedral through the St. Paul's Heights policy for over 70 years. The successful protection and restoration of the views depends on the long-term, application of the Heights limitations to all sites within the area of control. The views protected by the Heights are sensitive to even small infringements. Consistent application of the limitations is therefore crucial to their successful protection of the views.

2.13 Development proposals within the Heights policy area must comply with the Heights limitations. The Department of the Built Environment can provide details of the relevant Heights limitations and can advise on their implications. Applicants will be expected to submit drawings showing the relationship between the Heights limitations and the proposed development to ensure compliance with the Heights.

2.14 Some existing buildings exceed the Heights limitations and thereby partially obstruct the protected views of St Paul's. Upon alteration or redevelopment such buildings will be required to comply with the Heights limitations so that views obstructed at present will eventually be restored. Several infringing buildings have been redeveloped in compliance with the Heights, successfully restoring lost views. Examples include Vintry House (built in 1930 and demolished in the 1980s), and Sudbury House (built 1964 and demolished in 2003 as part of the Paternoster Square redevelopment).

2.15 Strict observance of the Heights limitations can sometimes lead to a uniform roofscape. Developers are encouraged to provide design solutions to help promote a more articulated, interesting roofscape within the area of the St. Paul's Heights limitations while also keeping to the limitations imposed by the St. Paul's Heights grid.

2.16 Neighbouring boroughs operate similar view protection policies of their own. An example of this is the Local View policies applied to Farringdon Road, St. John Street and Amwell Street in the London Borough of Islington's Local Development Framework.

Backdrop and Skyline Setting of the Cathedral

2.17 Core Strategy Policy CS13 (Protected Views) seeks to protect and enhance the setting and backdrop to the Cathedral. While the St Paul's Heights limitations protect the foreground of the Cathedral from obstruction to the views, they do not extend to the backdrop of the views. It is therefore important to consider how the Cathedral's backdrop and skyline setting within the views protected by the Heights should be maintained. Core Strategy Policy CS14 (Tall Buildings) is particularly relevant as tall buildings are more likely to feature in the backdrop. Policy CS14 defines the areas that are inappropriate for tall buildings. It then explains that the rest of the City is sensitive to their impact and that proposals will be permitted on suitable sites having regard to the potential effect on the City skyline; the character and amenity of their surroundings, including the relationship to existing tall buildings; the significance of heritage assets and their settings; and the effect on historic skyline features.

2.18 In some of the views protected by St Paul's Heights tall buildings can be seen in juxtaposition to the Cathedral, compromising its dominance of the skyline. The relationship of tall buildings to the Cathedral varies with the viewpoint. In some cases tall buildings can be seen behind the dome or western towers so that their outlines are impaired. From other viewpoints tall buildings appear above the roof of the Cathedral or crowd close to the Cathedral on the skyline. Views are compromised in these ways from the following locations: the south bank between New Globe Walk and Gabriel's Wharf, and adjacent to Waterloo Bridge; and from the Millennium Bridge, Blackfriars Bridge, the southern part of Waterloo Bridge, Hungerford Bridge, and from Fleet Street. Within these views, new development and the redevelopment of existing tall buildings should aim not to worsen and, where possible, to improve the backdrop to the views.

2.19 From other Heights viewpoints where no tall buildings appear in the backdrop and the Cathedral is seen against clear sky, new development should maintain this situation.

2.20 In views from the south bank west of Blackfriars Bridge and from Waterloo Bridge the Cathedral is seen in relation to the City's eastern cluster of tall buildings. The cluster appears to the right of the Cathedral and does not intrude into its backdrop. There is a clear gap on the skyline between the Cathedral and the cluster, which it is important to retain. The height and massing of buildings in the cluster step upwards from this gap. This is important to the visual relationship between the Cathedral and the cluster, and so should be maintained.

Views from the Cathedral

2.21 St Paul's Cathedral attracts almost two million visitors each year and many of these climb up to the stone gallery and golden gallery to enjoy the views. Since the roofs of buildings around the Cathedral are seen from above by large numbers of people, special attention needs to be given to their design and appearance.

Relationship to Other Planning Policies

2.22 The St Paul's Heights policy forms one part of the wider policy context set out in the City of London LDF Core Strategy 2011 and the Mayor's London Plan 2011. Proposed developments will need to address a wide range of policy issues and it should not be assumed that the St Paul's Heights limitations always define the appropriate bulk and massing for a site. For example, the St Paul's Heights limitations applicable immediately north of the Cathedral are higher than the Mayor's protected vista threshold planes (see section 3) and therefore development lower than the Heights limitations is appropriate in such locations.

2.23 Proposed development should enhance and complement the City's townscape by taking full account of the relevant policies in the City Culture & Heritage chapter of the City of London LDF Core

Strategy 2011. This includes policies CS10 Design, CS12 Historic Environment, CS13 Protected Views and CS14 Tall Buildings. While the St. Paul's Heights limitations must not be exceeded, such policies can have a greater influence on the bulk and massing appropriate for a site than the Heights limitations. The Department of the Built Environment will advise prospective applicants of the relationship between different view protection policies and will also advise them of the other policy considerations which will be relevant.

St Paul's Preservation Act and the St. Paul's 'Depths'

2.24 The City of London (St Paul's Cathedral Preservation) Act 1935 defines an area near St Paul's where development below prescribed 'depths' is controlled in order to protect the stability of the Cathedral (Figure 6). The Department of the Built Environment can give advice upon the detailed implications of this Act.

Further Information

2.25 The St Paul's Heights policy area is shown on LDF Proposals Map A. The detailed Heights limitations applicable within this area are shown on 1:1250 scale Heights maps which are available for public inspection, free of charge, at the Department of the Built Environment. Heights map extracts for particular development sites are available in paper and digital form and the whole of the St. Paul's Heights grid covering the City is available on CD-Rom. Please see the City Corporation's web site for an order form and current charges: www.cityoflondon.gov.uk/ldf

Figure 1: Dimensions and Main Architectural Features of St. Paul's Cathedral

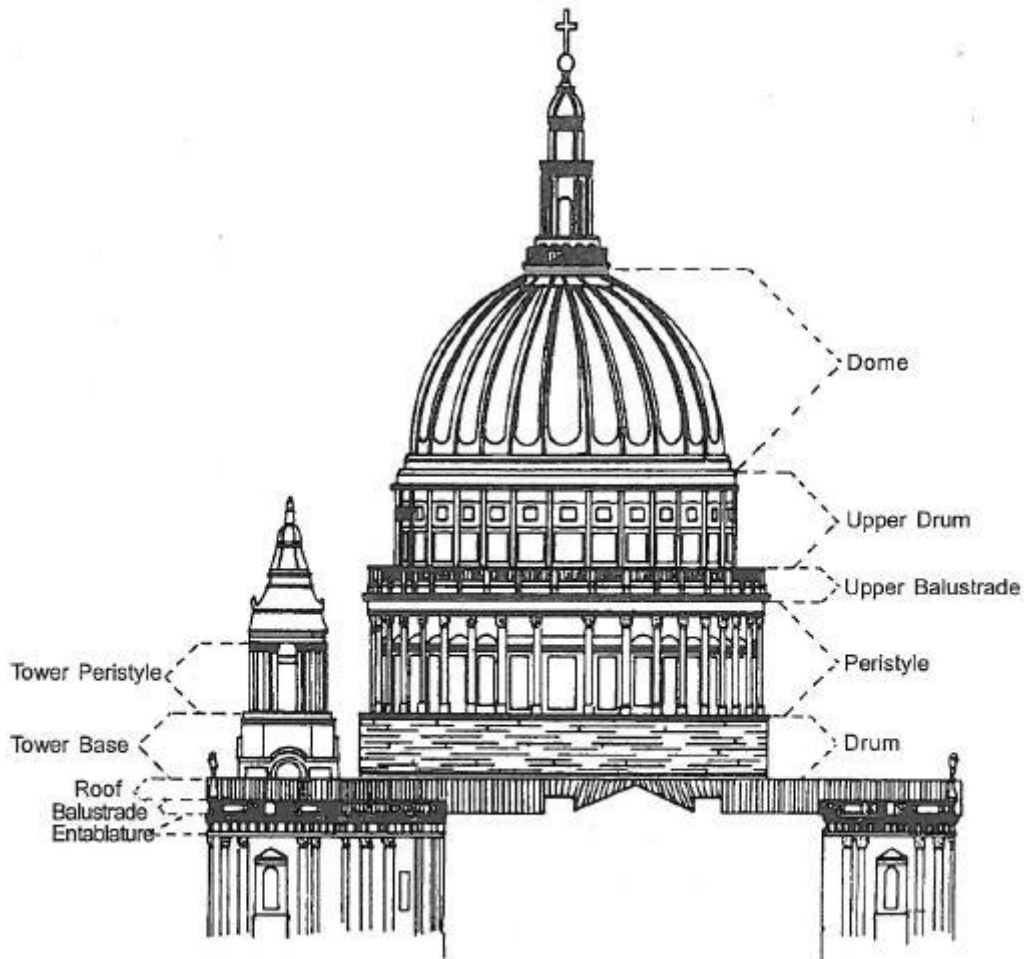
	Feet	Metres		
Length	555	169.2		
Greatest Breadth	246	75.0		
Height	366	111.6		
Detailed Heights **	Feet	Metres	Height AOD* Feet	Height AOD* Metres
Top of Cross	366.4	111.6	419.15	127.7
Top of Dome	278.4	84.8	331.15	100.9
Base of Dome	214.9	65.5	269.65	82.2
Base of Peristyle	137.9	42.0	190.65	58.1
Base of Drum	118.15	36.0	170.9	52.1
Roof of Nave	118.15	36.0	170.9	52.1
Top of Balustrade	111.4	33.9	164.15	50.0
Base of Balustrade	103.4	31.5	156.15	47.6
Base of Cornice	99.9	30.4	152.65	46.5
Base of Entablature	96.1	29.2	148.85	45.3

Source: Survey of St Paul's by A. F. E. Poley in 1911

Notes

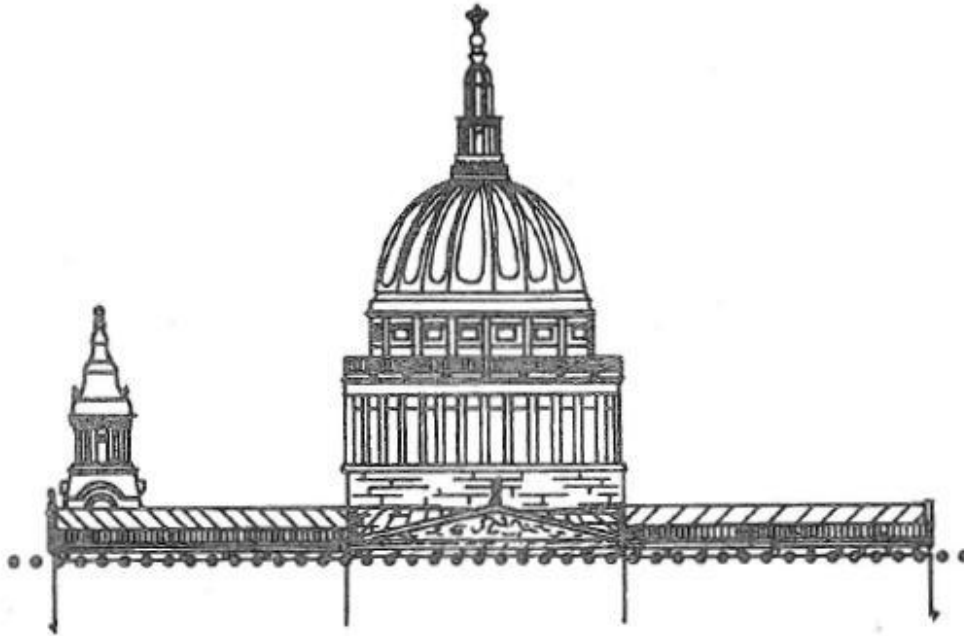
* related to the 53.25 ft bench mark on the South Transept, all metric measurements are scaled down to one decimal point.

** this is the height above pavement level at the Western front.

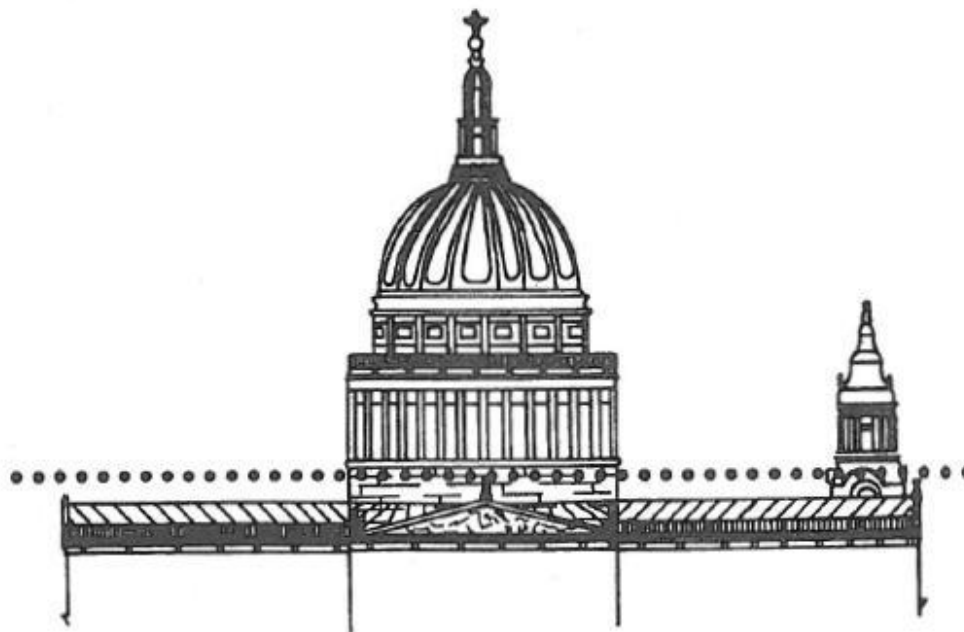


A Section through the Cathedral at Roof Level
(Not to scale)

Figure 2: "St Paul's Heights" Indicative View Protection

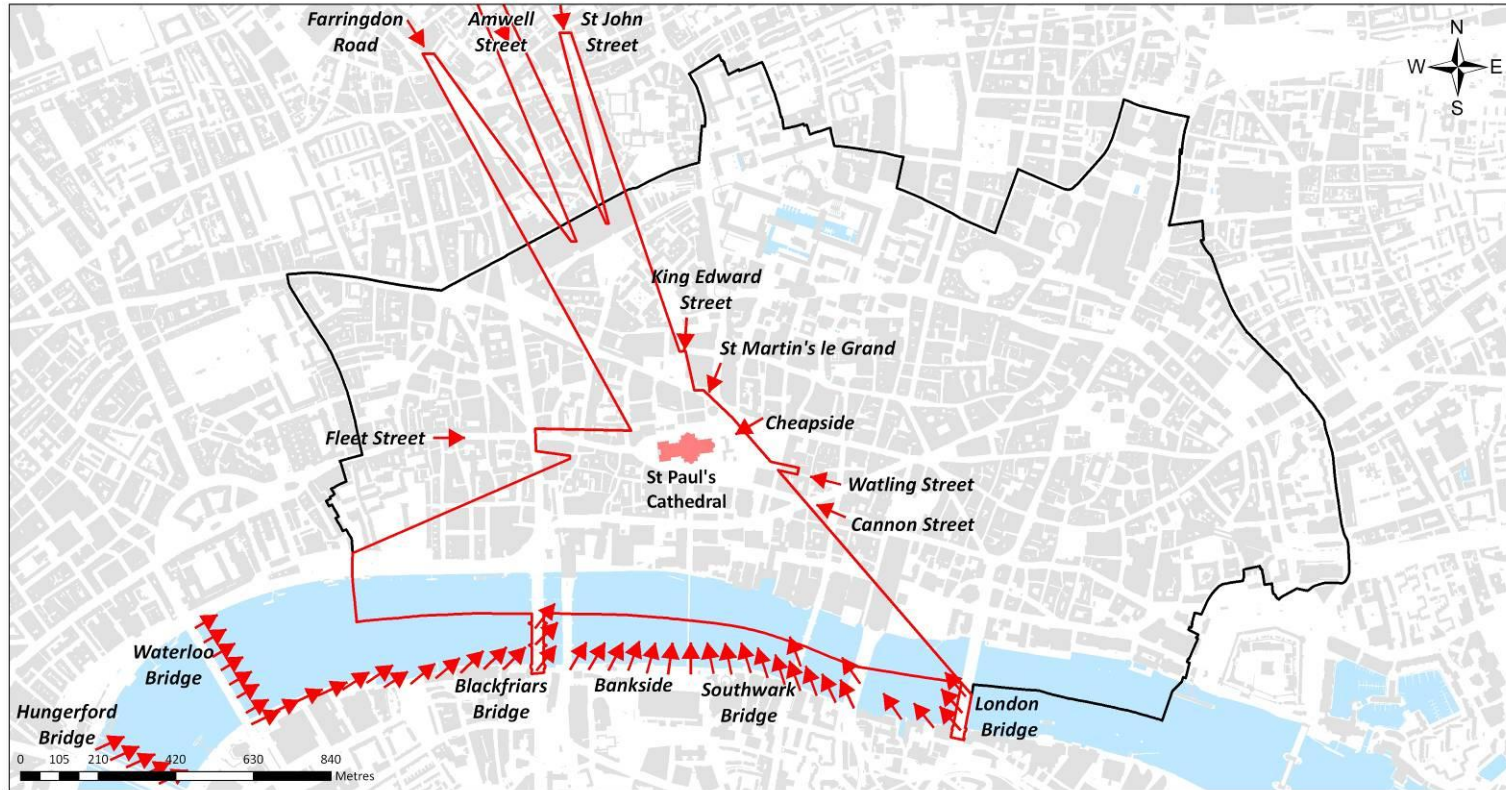


The viewline created by the Heights to the south of the Cathedral
(Not to scale)



The viewline created by the Heights to the north of the Cathedral
(Not to scale)

Figure 3: St. Paul's Heights Policy Area



ST PAUL'S HEIGHTS POLICY AREA

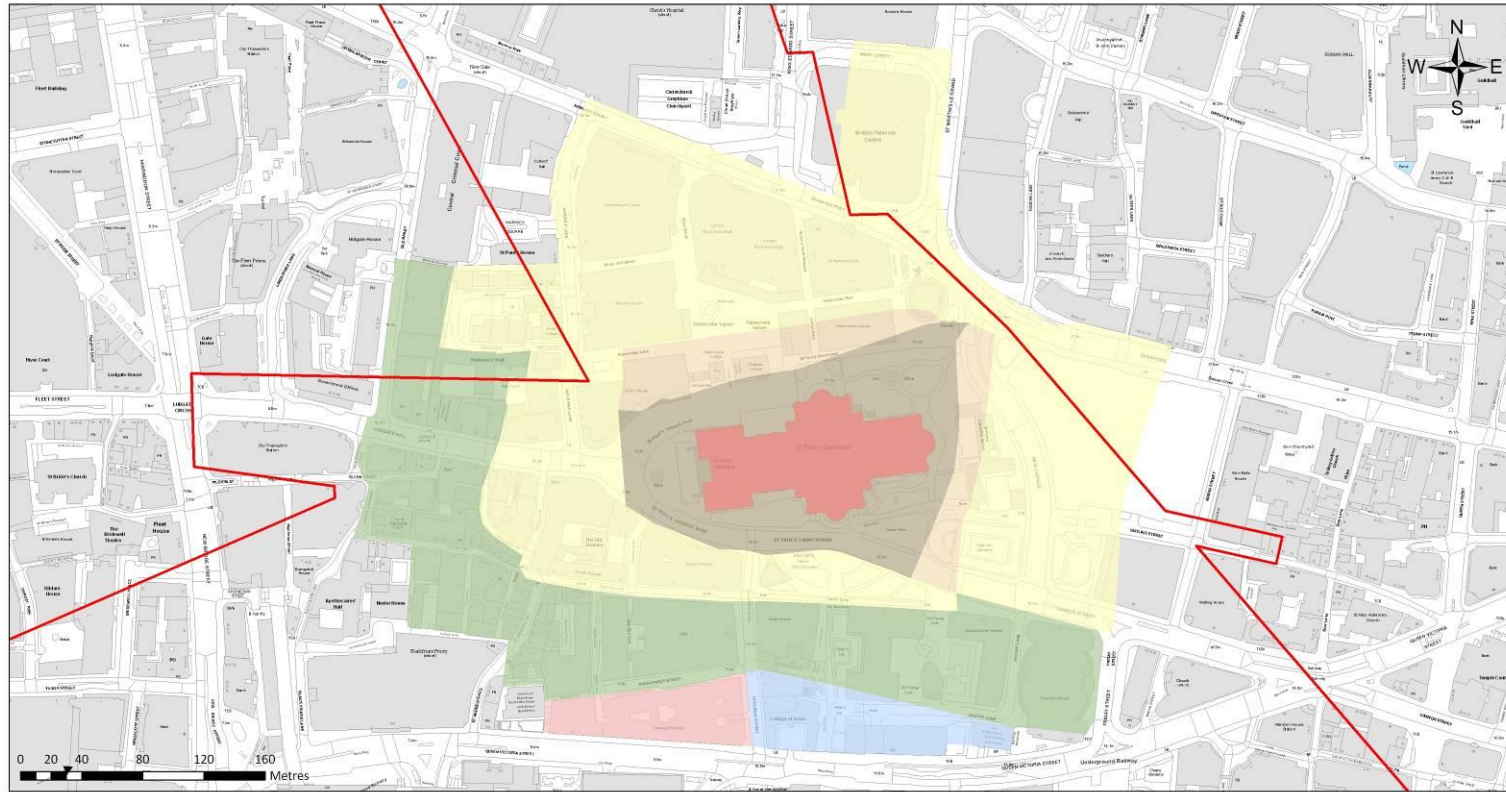
- St Paul's Cathedral
- St Paul's Heights Policy Area
- Viewing Points / Areas (Indicative)

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







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Figure 4: St Paul's 'Depths'



ST PAUL'S DEPTHS

	St Paul's Cathedral	St Paul's Depths (m AOD)		
	St Paul's Heights Policy Area	 3.048 m	 7.62 m	 12.192 m
		 6.096 m	 9.144 m	 13.716 m

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3. Strategic Views

Introduction

3.1 London's strategically important views, which usually cross borough boundaries, have been protected since the 1970s. They are currently protected by policies 7.11 and 7.12 of the Mayor's London Plan 2011 and his London View Management Framework (LVMF) supplementary planning guidance. This section briefly identifies the strategic views relevant to the City of London; the Mayor's LVMF should be consulted for full details.

Geometric View Protection – Protected Vistas

3.2 The 'Protected Vistas' are defined precisely and geometrically from an assessment point at the view location to the strategically important landmark that is the focus of the protected vista. There are several types of Protected Vista that are relevant to sites in the City:

- London Panoramas – views of St. Paul's Cathedral from Alexandra Palace, Parliament Hill, Kenwood, Primrose Hill, Greenwich Park and Blackheath Point.
- Linear Views – views of St. Paul's Cathedral from Westminster Pier and from King Henry's Mound, Richmond Park.
- Townscape Views – views of the Tower of London (White Tower) from the Queen's Walk at City Hall.

Qualitative View Protection – River Prospects

3.3 Other designated strategic views have precisely defined assessment points but are protected by qualitative assessment of the impact of a proposal on the important elements of the view. For the City, most of the relevant views are 'River Prospects' from Thames bridges and the riverside walk. The qualitative views that are relevant to sites in the City are:

- River Prospects - views from Tower Bridge, London Bridge, Southwark Bridge, Millennium Bridge, Blackfriars Bridge, South Bank (Gabriel's Wharf), Waterloo Bridge and Hungerford Bridge.
- Townscape View – background of the view from St. James' Park to Horse Guards Road could be relevant to some tall building proposals in the City.

3.4 The management of River Prospects should ensure that the juxtaposition between elements, including the river frontage and landmarks, is appreciated within a wider London context. Development must ensure that key features of the view can continue to be enjoyed in the context of their surrounding environment, including distant buildings.

3.5 Development in the foreground and middle ground of the River Prospects should enhance the juxtaposition of townscape elements with the riverbanks and the depth and variety of the surrounding London townscape. Interventions into the built fabric should preserve or, where possible, enhance this relationship. Development in the foreground or middle ground that is overly intrusive, unsightly or prominent to the detriment of the view as a whole should normally be refused.

3.6 Some River Prospects include views of the Tower of London World Heritage Site. New development in the background of a River Prospect should, where relevant, preserve or enhance a viewer's ability to appreciate the Outstanding Universal Value of a World Heritage Site and should be consistent with the objectives of the World Heritage Site Management Plan.

View Management Plans

3.7 Each of the designated strategic views in the LVMF has a view management plan based on the following principles for each type of view:

- London Panoramas: Within these views, proposed development in the foreground, middle ground or background of a London Panorama should provide an appropriate setting for Strategically Important Landmarks by not crowding in too close to them and by not contributing to a canyon effect either side of the Protected Vista.
- River Prospects: The management of these prospects should ensure that the juxtaposition between elements, including the river frontages and major landmarks, can be appreciated within their wider London context.
- Townscape and linear views: These views should be managed so that the ability to see specific buildings, or groups of buildings, in conjunction with the surrounding environment, including distant buildings within views, is preserved or enhanced.

Operation of the LVMF

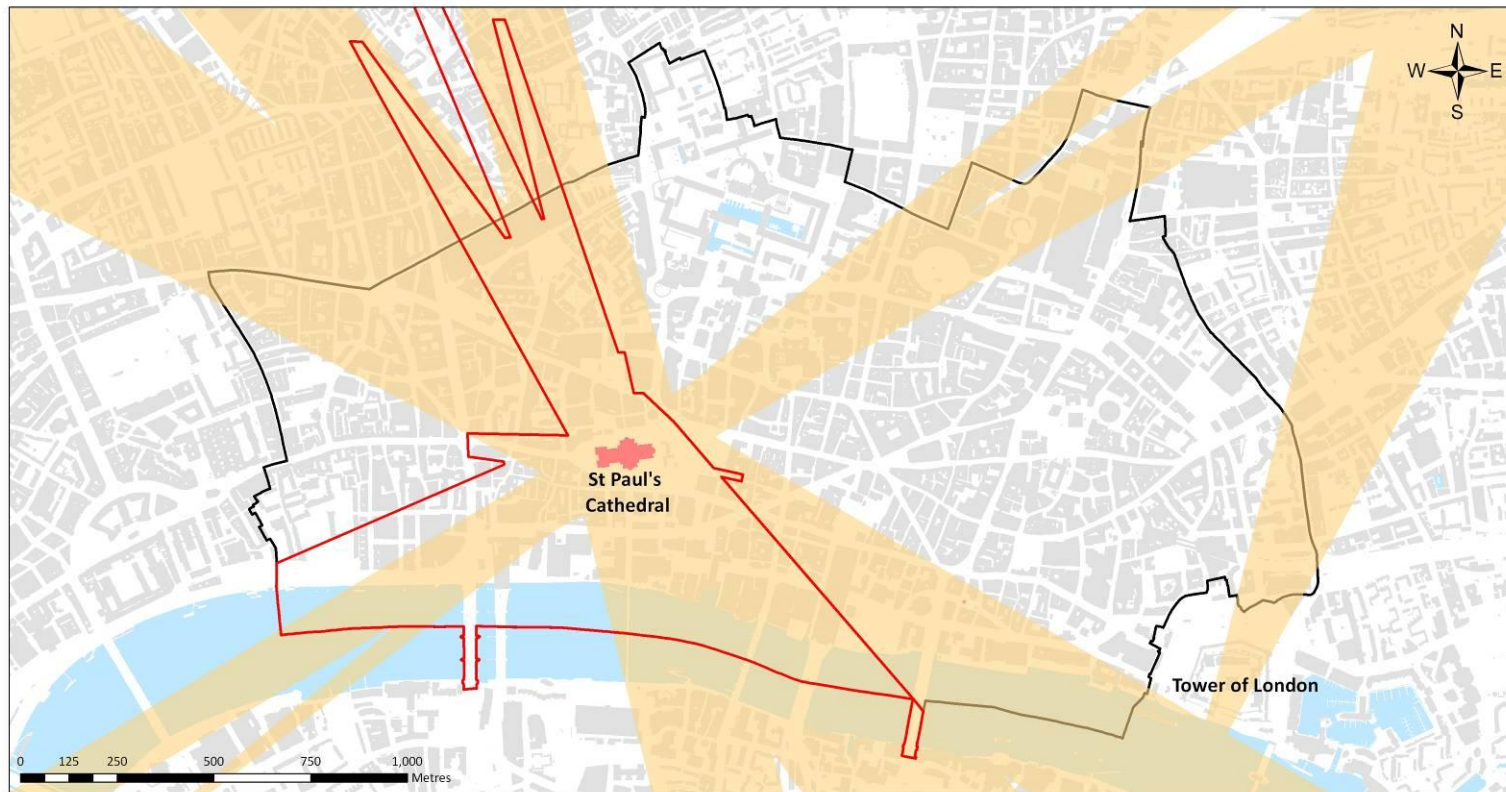
3.8 Development in the Protected Vistas that exceeds the development threshold planes is the subject of consultation with the Mayor of London and other parties as detailed in the LVMF. Development that exceeds the Viewing Corridor threshold plane should be refused. Development that exceeds the Wider Setting or Background Consultation Area threshold planes should not compromise the viewer's ability to recognise and appreciate the strategically important landmark.

3.9 Figure 5 shows the areas of the City where St. Paul's Heights and the LVMF Protected Vistas are a joint consideration for development proposals. In such areas, the lower height threshold relating to a site will always take precedence. The St. Paul's Heights limitations are generally lower than the LVMF Protected Vistas. However there are areas, especially to the north of the Cathedral, where the LVMF Protected Vista development threshold planes are lower than St. Paul's Heights limitations and therefore take precedence (see paragraph 2.22).

Further Information

3.10 Further information can be found in the Mayor's London View Management Framework SPG. The 2010 LVMF is being reviewed and it is likely that a revised version will replace it in 2012.

Figure 5: St. Paul's Heights and London View Management Framework Protected Vistas



ST PAUL'S HEIGHTS AND LONDON VIEW MANAGEMENT FRAMEWORK PROTECTED VISTAS

- St Paul's Cathedral
- St Paul's Heights Policy Area
- Protected Vistas

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4. Monument Views

Introduction

4.1 The Monument, built between 1671 and 1677 to commemorate the Great Fire of London, is both a listed building and a scheduled ancient monument. It is an important vantage point with extensive views over London and these attract over 200,000 visitors per year to its gallery. Many more, however, visit the Monument without ascending it and enjoy it as a City landmark of distinctive height and architectural form.

4.2 The protected views from the gallery of the Monument are shown on Proposals Map A of the City of London Local Development Framework (See Figure 6). The views are protected by policy CS13 of the LDF Core Strategy 2011. The policy protects and enhances significant local views of and from the Monument. This section complements the policy by describing the specific views to establish the essential features of each view from the Monument as at August 2011. Nearby familiar skyline landmarks are also described as they are important features in the general panorama to be seen from the public viewing gallery.

Views from the Monument

4.3 In considering proposals which are likely to affect views from the Monument, the City Corporation will be concerned to ensure that development neither obstructs them due to its height or position nor detracts from the general prospect by inappropriate bulk or massing. The effect on the specific views from the gallery of the Monument protected by Core Strategy Policy CS13 (2) will be a consideration when proposals are made for the redevelopment or alteration of buildings within the views, or which fall within the 'shadow' of buildings which obstruct these views.

4.4 There is potential to improve the foreground roovescape in views from the Monument, especially View One and View Two. Height and massing should not visually intrude into the key features of the views as described and views of the River Thames should be maintained.

View One: South East to the Tower of London, Tower Bridge, the River Thames and HMS Belfast

Key Features in this View: Tower Bridge, River Thames, Tower of London World Heritage Site, HMS Belfast.

4.5 This view extends from the spires and towers of the churches of All Hallows by the Tower (Listed Grade I) and St Dunstan in the East (Listed Grade I) through to the bow of the warship HMS Belfast moored beside the south bank of the River Thames. The spires and towers of All Hallows by the Tower and St Dunstan in the East are recognisable as part of the Eastcheap Conservation Area. The eastern part of the view focuses upon the Tower of London where parts of the curtain wall (from Legge's Mount to Brass Mount) are visible to the north of the turrets of the White Tower. Vincula House (built in the 1960 before the policy was operative) blocked the view of the White Tower seen from the gallery of the Monument. It was demolished in 1998 and replaced by a building of lower height, Tower Place, restoring the view. The northern river bank is indicated by the line of trees and railings in front of the Custom House (Listed Grade I) which leads the eye towards Tower Bridge. Shooter's Hill in Greenwich appears on the horizon.

4.6 The river comes into view beside Tower Bridge and its south bank is then seen in a continuous sweep from the bend of the river at Wapping, Rotherhithe and Bermondsey beyond Tower Bridge, to the bow of HMS Belfast in the Upper Pool. The excellent views of Tower Bridge, City Hall and HMS Belfast are the most prominent features of the eastern riverscape. The development at More London appears adjacent to City Hall. The design of Montagu House was influenced by the need to retain views of HMS Belfast. The foreground visual axis provided by Monument Street and the corner of the Custom House leads the eye towards Tower Bridge and focuses the view towards it. Partially visible beyond the junction of Lower Thames Street and Monument Street are the notable former Billingsgate Market (Listed Grade II) and the Custom House (Listed Grade I).

View Two: South to the River Thames

Key Features in this View: River Thames, London Bridge Tall Building Cluster, St Magnus church.

4.7 This view is framed by north bank office buildings and the main axis of visual interest is the view of both banks of the river between Adelaide House (Listed Grade II) and St Magnus House. This view overlooks the roof of St Magnus the Martyr Church (Listed Grade I) such that the north bank walkway and part of a garden at Fish Wharf / Grant's Quay Wharf are visible. The tower of St Magnus the Martyr Church is a prominent feature in the foreground. The view to the south bank comprises the office buildings of No 1 London Bridge plus the riverside walkway at Queen's Walk. Beyond the south bank stands further development, dominated by the 'Shard' London Bridge development adjacent to Guy's Hospital tower. The development at Elephant & Castle and the Strata Tower are features in the wider view.

View Three: South West to London Bridge and Cannon Street Railway Bridge

Key Features in this View: River Thames, Golden Hinde Galleon, Pickford's, Winchester, New British and Clink Wharves, Fishmongers' Hall.

4.8 This view extends westward from Adelaide House to the eastern tower of Cannon Street Station (Listed Grade II) and Watermark Place. However several buildings on the north bank prevent the view of the river itself from extending beyond the southern third of Cannon Street Railway Bridge. The south bank of the river is visible from Minerva House to the southern end of the railway bridge. This riverbank scene includes the replica Golden Hinde galleon in St Mary Overie's Dock plus Pickford's, Winchester, New British and Clink Wharves.

4.9 The north bank of the river is not visible in this view although the northern end of London Bridge is an important reference point adjacent to Fishmongers' Hall (Listed Grade II*). This Livery Hall is the most impressive building on this part of the north bank. There are several familiar landmarks which are visible on the horizon within this view corridor, e.g. Battersea power station, the Victoria Tower, London Eye, Westminster Cathedral, and the Shell Building. This Monument view receives some additional protection from the St. Paul's Heights and London View Management Framework policies which apply to this part of the City riverside.

View Four: West to Waterloo Bridge and Victoria Embankment

Key Features in this View: River Thames, Waterloo Bridge.

4.10 This longer distance view extends from the western tower of Cannon Street Station (Listed Grade II) to Unilever House (Listed Grade II) beside Blackfriars Bridge on the north bank. The river between Blackfriars Bridge and Waterloo Bridge is the main feature of the view as it curves away to the south beside the tree-lined Victoria Embankment. Familiar landmarks visible along the Victoria Embankment include the buildings within Whitefriars Conservation Area, Shell-Mex House, Somerset House, King's College and Unilever House (Listed Grade II). The northern four arches of Waterloo Bridge are visible but the southern bridgehead is hidden behind Sea Containers House. St James Garlickhythe church (Listed Grade I) also appears in the view.

4.11 The view of this upstream stretch of river is particularly important because it is the furthest view of the Thames and therefore contributes to the continuity of the whole panorama from the Monument. However, it is also particularly vulnerable to interference caused by changes to buildings in the foreground, for example, the canopy of the Blackfriars Station redevelopment. This Monument view receives some additional protection from the St Paul's Heights and London View Management Framework policies which apply to this part of the City riverside.

View Five: North West to St. Paul's Cathedral

Key Features in this View: St. Paul's Cathedral, St. Bride's Church.

4.12 The view focused upon St Paul's Cathedral is part of a panorama of the western part of the City and beyond. A key feature in the panorama includes the spires of St Bride's Church, Fleet Street (Listed Grade I) and St Mary le Bow, Cheapside (Listed Grade I). Beyond can be seen the top of the Old Bailey cupola and the British Telecom Tower. The tower of St Mary Aldermary, Bow Lane (Listed Grade I) appears to the right of the view.

4.13 The direct view of St Paul's Cathedral shows the drum, peristyle and dome with the tops of the western towers beyond. The protected Monument view to the base of the Cathedral's lower drum is consistent with the geometric protection of the strategic view from Greenwich Park required by the London View Management Framework.

Northern Views

4.14 Although specific views to the north have not been identified on the Proposals Map they collectively form a spectacular panorama of diverse City buildings. The principal axial views are provided by King William Street and Gracechurch Street / Bishopsgate, leading the eye into the Bank conservation area and the fringe of the City's Eastern Cluster of tall buildings to the north. Any proposed increases in the height of buildings near the Monument will be assessed in terms of their impact on views to and from the Monument.

Views of the Monument

4.15 The Monument is prominent in the City townscape by virtue of its height and architectural form. Development within its surroundings should respect its setting and proposals which could dominate the Monument visually will not be appropriate.

Immediate Setting

4.16 The immediate setting of the Monument is formed by four surrounding street blocks defined on the Proposals Map (see Figure 7)

4.17 Development in these four street blocks should not impinge on the general open character of the space around the gallery and should not detract from the elevation of the Monument in relation to its surroundings. Developers are encouraged to provide innovative design solutions to help promote a more articulated, interesting roofscape in the immediate setting of the Monument while appreciating that architectural design should not detract from the Monument itself.

Views along Street Axes

4.18 Although views of the Monument from ground level are restricted by the scale of surrounding development, there are some good views along street axes, notably from King William Street, Monument Street and Gracechurch Street, and from viewpoints in Southwark including the Queen's Walk (western end). The remaining ground level views described below are of great value and should be protected and enhanced in accordance with Core Strategy policy CS13.

Princes Street & King William Street

4.19 From the right hand side of Princes Street, the Monument can be first seen, adjacent to the building line on the left of King William Street. Further down Princes Street, more clear sky appears on both sides of the Monument as the viewer approaches Bank junction. The view from Prince's Street near Bank junction is particularly fine, with clear sky on both sides of the Monument down the street axis of King William Street.

4.20 As the viewer progresses through Bank junction and onto Lombard Street the Monument temporarily disappears from view. However, as Lombard Street meets King William Street, the Monument reappears against clear sky. The redevelopment of Equitable House, King William Street has considerably improved the view of the Monument. The shaft and viewing gallery can be appreciated from King William Street.

4.21 The view extends down King William Street to the junction with Cannon Street, diminishing as the viewer moves closer to the Monument itself. As the viewer moves closer to the junction with Cannon Street, the pitched roofs of Equitable House frame the Monument shaft and viewing gallery. At the junction with Cannon Street, the view of the shaft is lost, but the viewing gallery can still be seen.

Monument Street & Tower Bridge

4.22 This view of the Monument relies on the Monument Street axis but also extends as far as Tower Bridge. The view from Tower Bridge is also recognised by the Mayor as LVMF River Prospect 10A, which includes the Monument as a significant landmark in the view. From this River Prospect, the Monument is in the centre of the view, with the shaft and viewing gallery seen above the roofscape of Custom House (Listed Grade I).

4.23 The Monument can also be appreciated at a closer perspective from Monument Street itself. From the south east end of Monument Street (at the junction with Lower Thames Street) uphill to the Monument, the Monument can be fully appreciated as the surrounding street blocks allow adequate space to recognise and appreciate the Monument's setting. This is complemented by street furniture and other environmental enhancement features within the Monument's setting.

Gracechurch Street

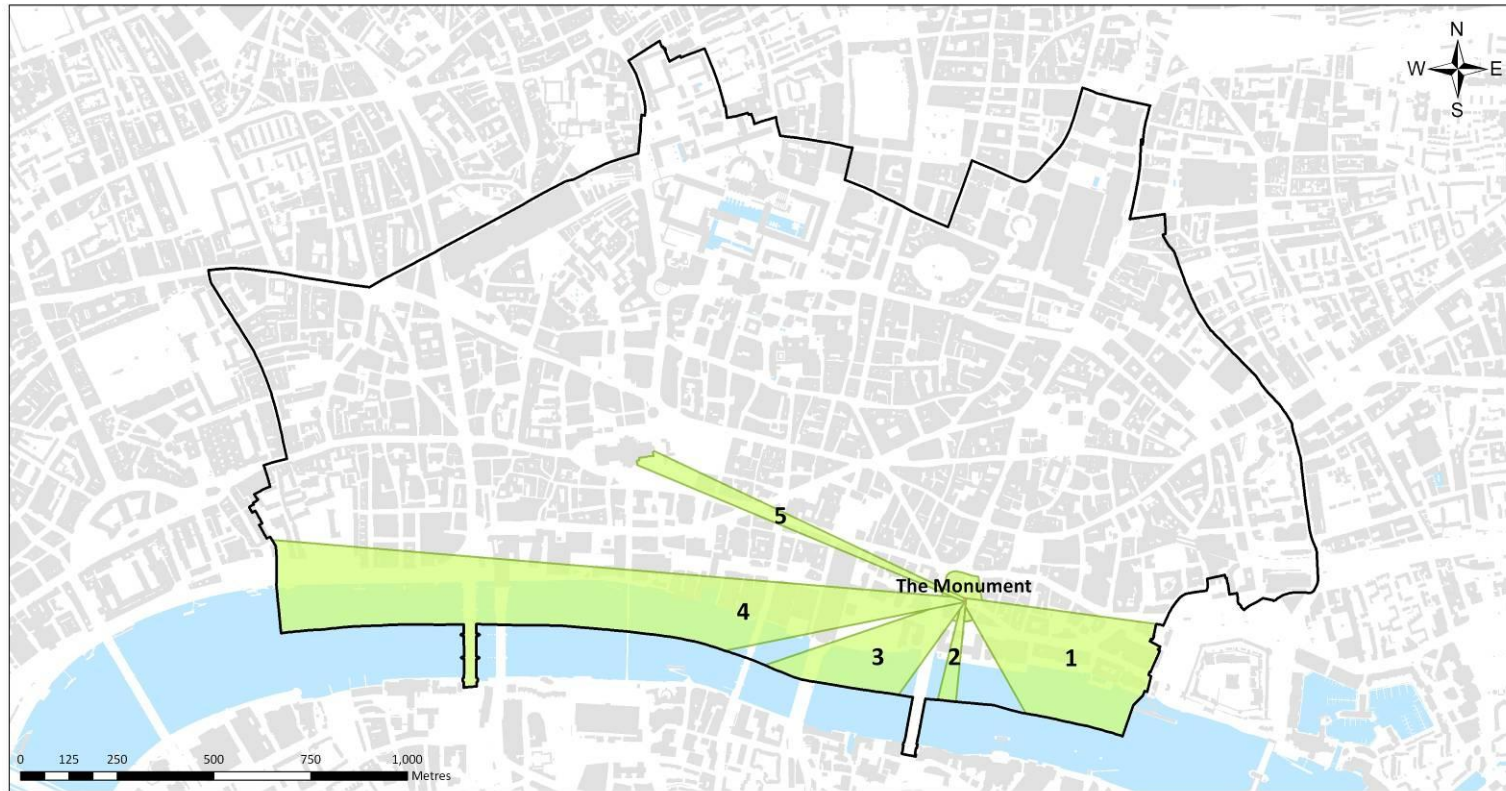
4.24 The view of the Monument from Gracechurch Street is first apparent from its western side at its junction with Lombard Street. At this point the viewing gallery of the Monument appears, with the shaft obscured by buildings. The church of St Magnus the Martyr (Listed Grade I) is seen to the right of the Monument.

4.25 As the viewer moves down Gracechurch Street towards the junction with Eastcheap, the shaft of the Monument comes further into view. At a point on the western side of Gracechurch Street, opposite 52–54 Gracechurch Street, a narrow slot view of the Monument can be appreciated. The Monument is framed by the 'Shard' London Bridge development to the left and Equitable House, King William Street to the right.

Queen's Walk

4.26 The view from Queen's Walk (western end) northwards to the Monument is also important because it provides the most complete and intimate view of the Monument from the south bank and from the river itself. The view from directly opposite on the south bank is approximately on the line of Old London Bridge and remains one of the oldest and best views of the Monument. At present most of the column of the Monument is visible from the south bank walkway over the roof of St Magnus the Martyr Church and it is important that there is no development north or south of the church which might harm this view.

Figure 6: Monument Views Policy Area



MONUMENT VIEWS POLICY AREA

 **The Monument**

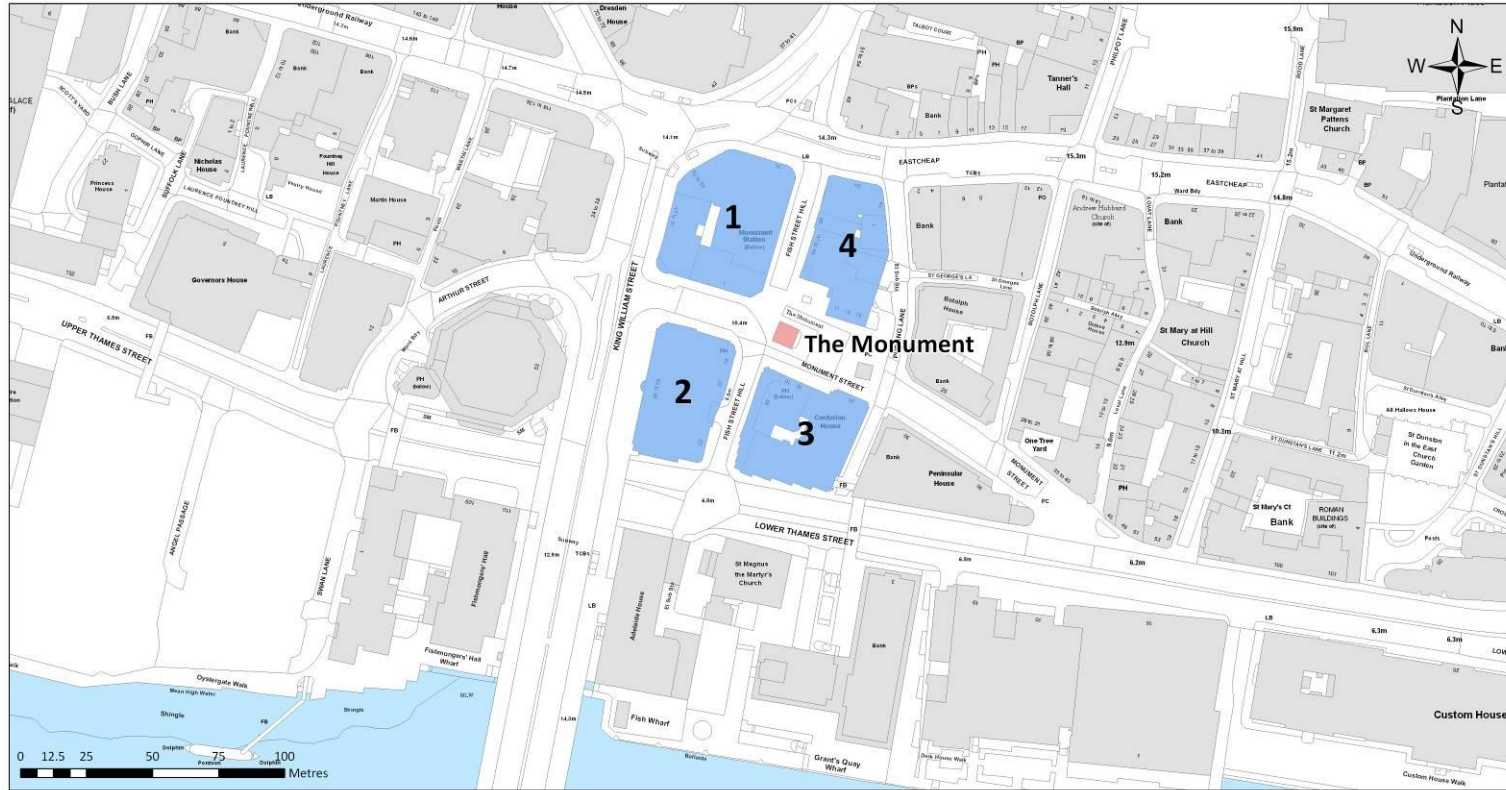
 **Monument Views Policy Area**

DEPARTMENT OF THE BUILT ENVIRONMENT
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City Planning Officer



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Figure 7: The Monument and its Immediate Setting



THE MONUMENT AND ITS IMMEDIATE SETTING

The Monument
 Immediate Setting

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5. Tower of London World Heritage Site

Introduction

5.1 The Tower of London was inscribed by UNESCO as a World Heritage Site in 1988 for its 'Outstanding Universal Value'. The City Corporation must take the setting of the Tower of London into account when considering development proposals, as the City forms the backdrop to many views to the Tower from the south, from the river and from the east.

5.2 Core Strategy Policy CS12 (5) seeks to enhance the Outstanding Universal Value, architectural and historic significance, authenticity and integrity of the Tower of London World Heritage Site and its local setting. Core Strategy Policy CS13 (3) seeks to secure an appropriate setting of and backdrop to the Tower of London World Heritage Site, so ensuring its Outstanding Universal Value. The local setting of the Tower of London is shown on LDF Proposals Map A. Development proposals that affect the Tower of London should therefore assess the impact on its Outstanding Universal Value, through Environmental Impact Assessment including Townscape and Heritage Impact Assessments.

Tower of London World Heritage Site Management Plan

5.3 The Tower of London World Heritage Site Management Plan (2007) was prepared by Historic Royal Palaces to ensure the effective management of the World Heritage Site for present and future generations. It provides an agreed framework for long-term decision-making on the conservation and improvement of the Tower, protecting and enhancing the visual and environmental character of its local setting, providing consideration of its wider setting and improving the understanding and enjoyment of the Tower as a cultural resource.

5.4 The Tower of London World Heritage Site Management Plan currently defines three types of setting for the World Heritage Site:

- Local Setting – as shown on LDF Proposals Map A.
- Immediate Setting – that part of the local setting that is just on the north bank of the Thames.
- Wider Setting – buildings and areas beyond the local setting that are inter-visible with the Tower.

The Management Plan is due for review in 2012 and this will include the possible identification of a suitable 'buffer zone' for the Tower of London World Heritage Site.

Views of the Tower of London World Heritage Site

5.5 The Mayor's London View Management Framework identifies two strategically important views of the Tower of London that should be protected in accordance with policies 7.10, 7.11 and 7.12 of the London Plan 2011.

River Prospect 10A from Tower Bridge

5.6 The Mayor's LVMF identifies River Prospect 10A as a strategically important view with a single assessment point (10A.1) located on the upstream side of the North Bastion of Tower Bridge. The character 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. Landmarks identified from this viewpoint include the Tower of London, St. Paul's Cathedral, the Monument, City Hall and HMS Belfast. The LVMF advises that in this view the Tower should not be dominated by new development close to it, with particular emphasis on the relationship to the White Tower.

Townscape View 25A from The Queen's Walk to the Tower of London

5.7 The Mayor's LVMF identifies Townscape View 25A as a strategically important view with three similar assessment points (25A.1, 25A.2 and 25A.3). They provide good views of the Tower of London and the relatively clear background setting of the White Tower. A geometrically-defined 'protected vista' exists from assessment point 25A.1 towards the White Tower. A 'protected silhouette' applies to the White Tower from all three assessment points. The LVMF advises that in

these views new development should respect the setting of the Tower of London and should not dominate the World Heritage Site - especially the White Tower. It also notes that the juxtaposition of the World Heritage Site with the modern City is a central characteristic of this view.

5.8 Tower of London Local Setting Study (2010) published by Historic Royal Palaces provides further detail on eleven representative viewpoints that exemplify the Outstanding Universal Value of the Tower of London. Development in the City could potentially affect some of these views. The views listed are:-

1. Tower Green, Inner Ward
2. Inner Curtain Wall (North)
3. Inner Curtain Wall (East)
4. Inner Curtain Wall (South)
5. Main entrance to the Tower
6. Tower Hill
7. Wakefield Gardens (above Tower Hill underground station)
8. Outside the Royal Mint
9. Tower Bridge (same as LVMF River Prospect 10A)
10. Queen's Walk (same as LVMF Townscape View 25A.1)
11. London Bridge (same as LVMF River Prospect 11B.2).

Further Information

5.9 Further information and guidance can be found in the Tower of London World Heritage Site Management Plan (2007), the Tower of London Local Setting Study (2010) and the Mayor's London View Management Framework SPG. In addition, the English Heritage publication, 'Seeing the History in the View' (2011) establishes a baseline to assess the significance of heritage in views and uses the Tower of London World Heritage Site as a worked example.

6. Historic City Landmarks and Skyline Features

Introduction

6.1 Core Strategy Policy CS13 (2) protects and enhances views of historic City landmarks and skyline features. This section identifies the landmarks to which this part of the policy relates.

City Landmarks and Skyline Features

6.2 A number of historic landmarks and other buildings within and around the City are features in the City's skyline (see Figures 8 and 9). The majority of the landmarks are designated heritage assets. The list includes those City churches considered to have a presence on the wider skyline. The effect of development proposals on the setting of these landmarks will be assessed in accordance with Core Strategy Policy CS13 (2).

Figure 8: City Landmarks

Landmark	Designation	Description	History
Barbican towers, Barbican Estate	Listed Grade II	Shakespeare, Cromwell and Lauderdale towers: three residential towers of 43, 44 and 44 storeys, triangular plan with upswept balconies. YMCA building: 17 storeys. Reinforced concrete with pick-hammered finish.	1964-75 by Chamberlain, Powell and Bon
Cannon Street Station (towers)	Listed Grade II	Two 41 m high stock brick towers with leaded domes facing onto the Thames.	1865-66 by J. Hawkshaw and J.W. Barry
Central Criminal Court (dome), Old Bailey	Listed Grade II* and Newgate Street Conservation Area	Copper roofed dome on Portland stone base with stone lantern bearing a gilt bronze statue of Justice.	1900-1907 by E.W. Mountford
Great Arthur House, Golden Lane Estate	Listed Grade II	Residential tower of 17 stories with basement. Distinctive yellow glazed elevations and aerofoil canopy to roof garden.	1953-7 by Chamberlain, Powell and Bon
Guildhall (roof and flèche), Guildhall Yard	Listed Grade I and Guildhall Conservation Area	Timber flèche to Collyweston stone roof, added 1864-8 restored 1950s.	Built C15; roof altered 1864-8 by Sir Horace Jones and 1950s by Sir Giles Gilbert Scott
Lloyd's of London, Leadenhall Street and Lime Street	Unlisted	67m high office block with heavily articulated exterior and glazed barrel vaulted atrium to roof.	1978-86 by Richard Rogers Partnership
Former Port of London Authority Building (tower), 10 Trinity Square	Listed Grade II* and Trinity Square Conservation Area	Square stepped tower in Portland stone.	1912-22 by Sir Edwin Cooper
Royal Exchange (Tower)	Listed Grade I and Bank Conservation Area	Slender tower to eastern elevation with corner columns in Wren manner, topped by grasshopper weathervane said to be	1841-4 by Sir William Tite

		from 1667 Exchange building.	
Outside City of London			
Spire of Christchurch Spitalfields, Commercial Street	Listed Grade I	61.5m high Portland stone tower and steeple. Within the London Borough of Tower Hamlets.	1723-29 by Hawksmoor
Southwark Cathedral (Northern transept and tower)	Listed Grade I	Medieval priory of St Mary Overie; Anglican cathedral since 1905. Within the London Borough of Southwark.	Rebuilt from 1220. East front, choir and retrochoir 1214-1260. Choir ceiling and tower pinnacles 1818-27; transepts altered 1830. Nave replaced 1839-40 and 1890-97
Tower Bridge	Listed Grade I	Bridge with steel structure and twin 21.3m Gothic towers, clad in rock-faced stone with high-pitched slate roofs and corner pinnacles. Within the London Boroughs of Tower Hamlets and Southwark.	1886-94 by Sir J. W. Barry and Sir Horace Jones
Tower of London	Strategically Important Landmark, World Heritage Site and Listed Grade I.	Medieval fortress with later additions.	White Tower started 1067 by William the Conqueror.
HMS Belfast	National Register of Historic Vessels.	Royal Navy cruiser.	Second World War cruiser launched 1938 and moored in the Pool of London since 1971.

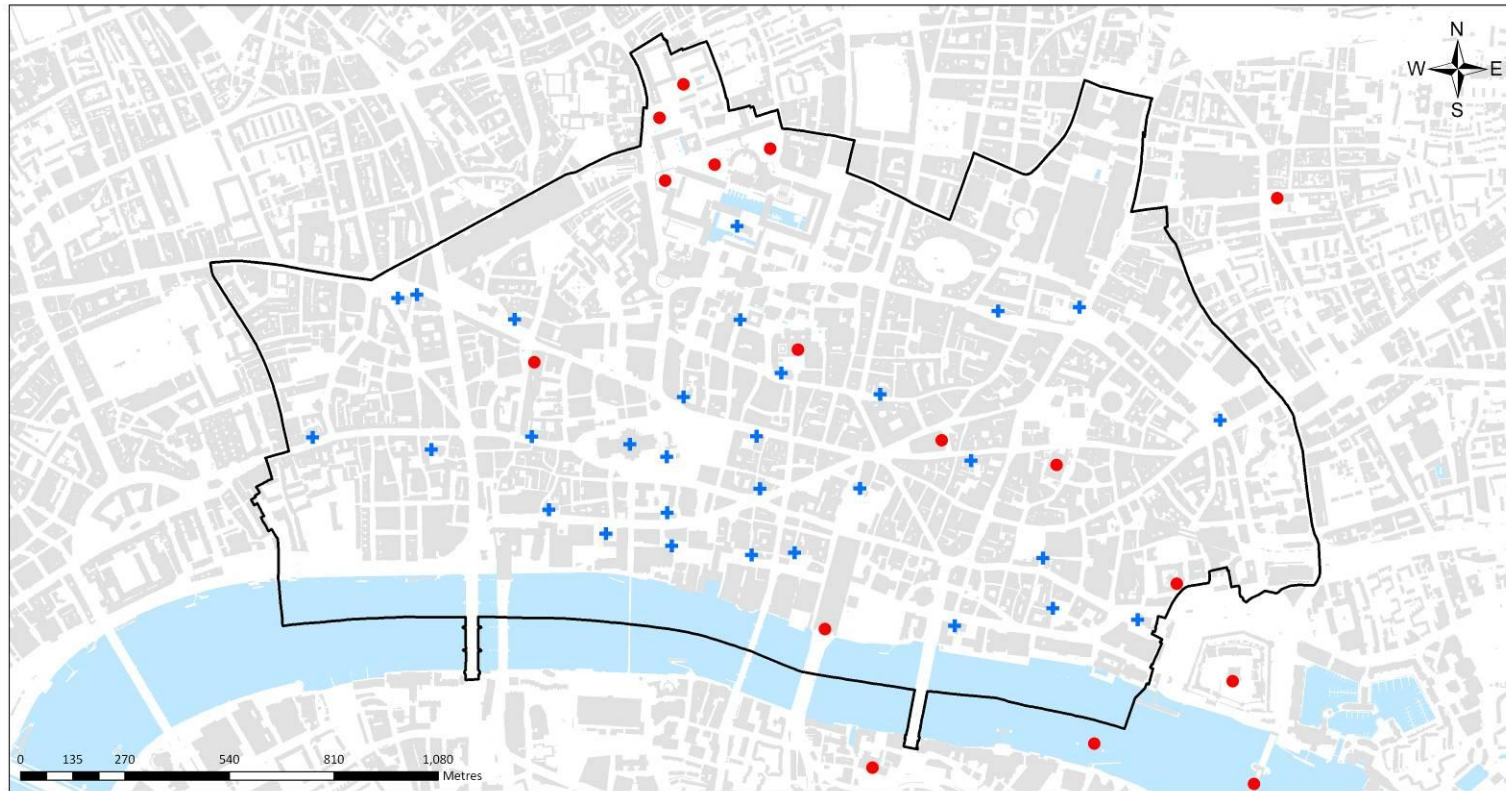
Figure 9: City Churches with a Skyline Presence

Landmark	Designation	Description	Developed
All Hallows, Barking by the Tower, Byward Street	Listed Grade I	Saxon and medieval church with tower of 1658-9. Red brick tower with elaborate copper clad steeple.	1086 with C15 aisle walls and tower of 1658-9, restored late C19 and mid C20
All Hallows London Wall	Listed Grade I and New Broad Street Conservation Area	Ashlar faced tower.	Rebuilt 1765 by George Dance the younger
City Temple (tower), Holborn Viaduct	Listed Grade II	Square tower in Bath sandstone topped by stone lantern with copper roofed cupola.	1873-4 by Lockwood and Mawson
St Alban Wood Street	Listed Grade I	Surviving church tower in Gothic style, located in the centre of Wood Street.	C10 century; Rebuilt 1685 by Wren
St Andrew by the Wardrobe	Listed Grade I and St. Paul's Conservation Area	Square brick tower with stone quoins, rising in four stages	Rebuilt 1685-94 by Wren, restored 1959-61.
St Andrews Holborn, Holborn Viaduct	Listed Grade I	Medieval tower heightened and re-faced by Wren in 1704 with Baroque detailing.	Mid C15, rebuilt 1684-6 by Wren, reconstructed 1950s.

St Augustine Watling Street, St Paul's Churchyard and New Change	Listed Grade I and St. Paul's Conservation Area	Reconstructed Portland stone tower with leaded steeple. Now part of St Paul's Cathedral Choir School.	C12, Rebuilt 1680s, destroyed in 1941, tower reconstructed 1966
St Benet Paul's Wharf (St Benet Welsh Church), Upper Thames Street	Listed Grade I	Red brick with painted stone dressings. Tower has lead-covered cupola with lantern and weathervane.	1677-85 by Wren
St Botolph Aldgate	Listed Grade II*	Brick tower, obelisk spire with a clock stage.	1741-44 by George Dance the elder.
St Botolph Bishopsgate	Listed Grade I and Bishopsgate Conservation Area	Square tower with pilastered bell stage crowned by a circular cupola with ogee cap and urn.	1725-28 by James Gould.
St Bride, off Fleet Street	Listed Grade I and Fleet Street Conservation Area	The tallest of Wren's spires, built 1701-3 of Portland stone, in five octagonal tiers of diminishing height.	1671-8 by Wren
St Dunstan-in-the-East, St Dunstan's Hill	Listed Grade I and Eastcheap Conservation Area	Portland stone gothic shell with steeple supported by diagonal buttresses with octagonal turrets with large finials.	c.1100, rebuilt 1670s by Wren and 1817-21 by D. Laing
St Dunstan-in-the-West, Fleet Street	Listed Grade I and Fleet Street Conservation Area	Ketton stone tower in Gothic style, surmounted by octagonal stone lantern.	1830-3 by John Shaw senior.
St Giles Cripplegate	Listed Grade I	Stone and brick tower with panelled parapet and pinnacles added 1682-84.	16 th century church restored in 19 th and 20 th centuries
St James Garlickhythe, Garlick Hill	Listed Grade I and Queen Street Conservation Area	Portland stone square tower finished 1685, with spire added 1713-17.	c.1170, rebuilt 1676-82
St Lawrence Jewry, Gresham Street	Listed Grade I and Guildhall Conservation Area	Tower with tall obelisk pinnacles, a balustraded parapet, leaded spire and gilt weathervane.	1671-80 by Wren, restored 1954-7
St Magnus the Martyr, Lower Thames Street	Listed Grade I	56m square tower with octagonal lantern and lead covered dome surmounted by obelisk spire.	1671-84 by Wren
St Margaret Lothbury	Listed Grade I and Bank Conservation Area	Square Portland stone tower supporting lead spire of an obelisk and dome.	C12, rebuilt C15 & 1683-92 by Wren
St Margaret Pattens, Eastcheap	Listed Grade I and Eastcheap Conservation Area	Stone and rendered brick with 61m high lead-covered spire (1698-1702).	c.1067, Rebuilt 1684-7
St Martin Ludgate	Listed Grade I and St. Paul's Conservation Area	Central square tower, supporting spire with iron balcony.	c.1138, rebuilt 1677-86
St Mary Aldermary	Listed Grade I	Rare example of C17 Gothic	c.1080, rebuilt C16, early

	and Bow Lane Conservation Area	Revival architecture. Medieval tower partly rebuilt 1701-4 with distinctive pinnacles.	C17, & 1679-82 by Wren
St Mary-le-Bow, Cheapside	Listed Grade I and Bow Lane Conservation Area	The second tallest of Wren's steeples, with a balconied window, pilastered belfry and gilt copper dragon weathervane.	C11, rebuilt by Wren 1670-80
St Mary Somerset, Upper Thames Street	Listed Grade I	The surviving tower of Wren's church. Portland stone with eight Baroque pinnacles.	c.1150-70, rebuilt 1685-94 by Wren
St Michael, Cornhill	Listed Grade I and Bank Conservation Area	Classical church with Gothic tower added in 1715-22, completed by Hawksmoor and incorporating turrets and pinnacles.	C15, rebuilt 1669-72 by Wren
St Michael Paternoster Royal, College Street	Listed Grade I and Queen Street Conservation Area	Plain Portland stone tower with decorative steeple embellished by urns and a gilt weathervane. The height of the tower and steeple is 39m.	C12, rebuilt 1409, & 1685-94 by Wren
St Nicholas Cole Abbey, Queen Victoria Street	Listed Grade I	41m tall tower and hexagonal leaded spire surmounted by a ship weathervane.	c.1130, rebuilt 1672-8 by Wren
St Paul's Cathedral	Strategically Important Landmark, Listed Grade I and St. Paul's Conservation Area	Prominent central drum, dome and lantern, complemented by western towers.	Rebuilt 1675-1712 by Wren
St Sepulchre, Holborn Viaduct	Listed Grade I and Newgate Street Conservation Area	Gothic church built in several phases with tower altered late C19 to include large pinnacles.	1137, rebuilt mid C15 and 1667-71
St Stephen Walbrook	Listed Grade I and Bank Conservation Area	Portland stone church with copper clad dome, lantern and cupola. Spire added 1713-15.	1429-39, rebuilt 1672-80 by Wren
St Vedast Alias Foster, Foster Lane	Listed Grade I and Foster Lane Conservation Area	Church of render and dressed Kentish Ragstone. Its main feature is the Portland stone spire, added 1709-12, which has an obelisk with corner scrolls.	Late C11, rebuilt 1695-1701 by Wren

Figure 10: Historic City Landmarks and Skyline Features.



HISTORIC CITY LANDMARKS AND SKYLINE FEATURES

- City Landmarks
- + City Churches with a Skyline Presence

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Sources and Contacts

The Department of the Built Environment advises prospective applicants to make contact at an early stage in the design process to ensure that view protection policy considerations are taken fully into account. For advice on the view protection policies and their inter-relationships please contact 020 7332 1710.

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