Bankside, Borough and London Bridge

Stage 2
Tall Building Study

December 2009

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Section 1: Introduction

1.1 What does this document do

This document sets out the approach and analysis to establish suitable locations and approach to heights for tall buildings in the Bankside, Borough and London Bridge (BBLB) Opportunity Area (OA).

This document provides information for the Bankside, Borough and London Bridge Supplementary Planning Document / Opportunity Area Planning Framework (SPD / OAPF).

This document is the second stage of a tall building study and follows on from the Stage 1 document: Core Strategy: Borough, Bankside and London Bridge - Tall Building Research Paper (CDD2).

Figure 1 shows the relationships of these documents:

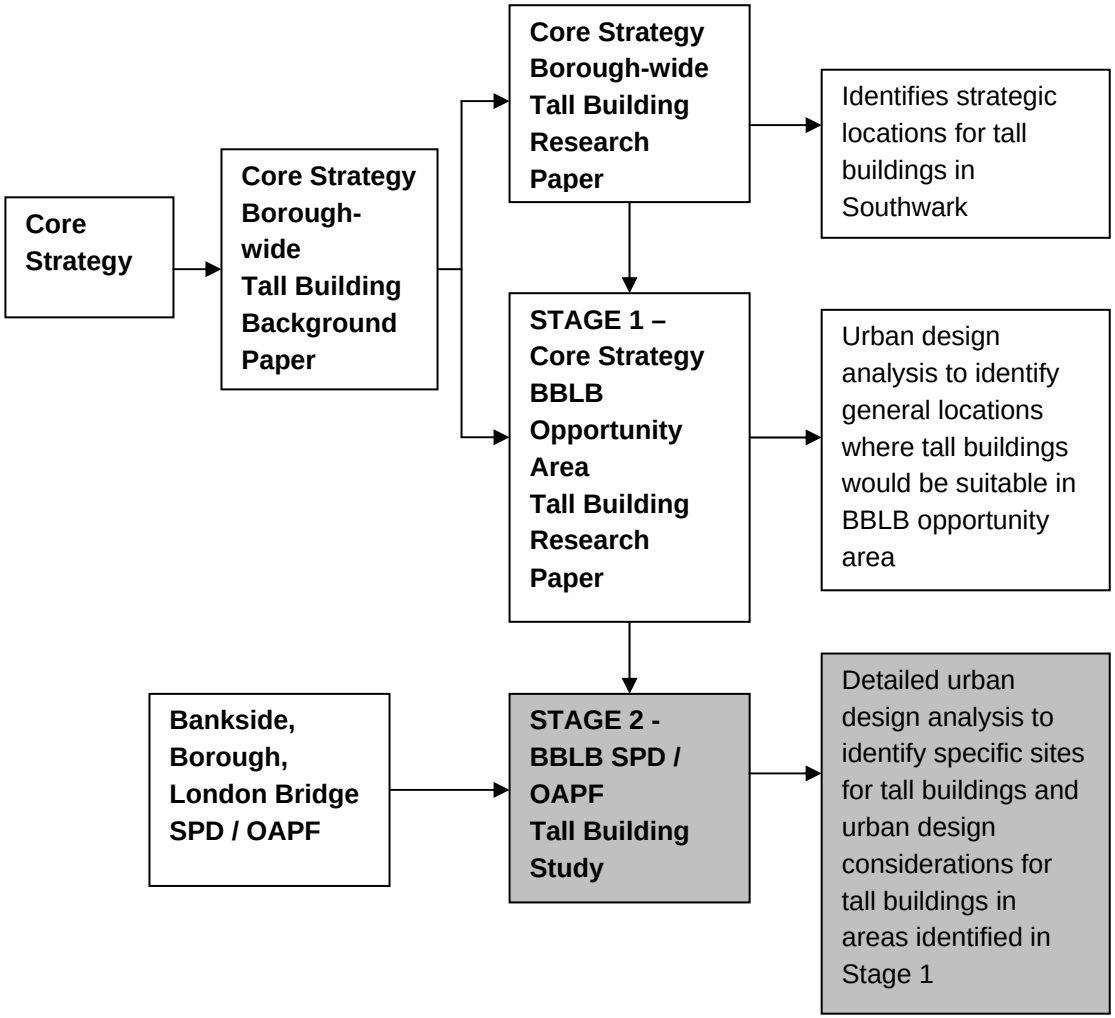


Figure 1: Relationship of documents

This Stage 2 study covers the following topics:

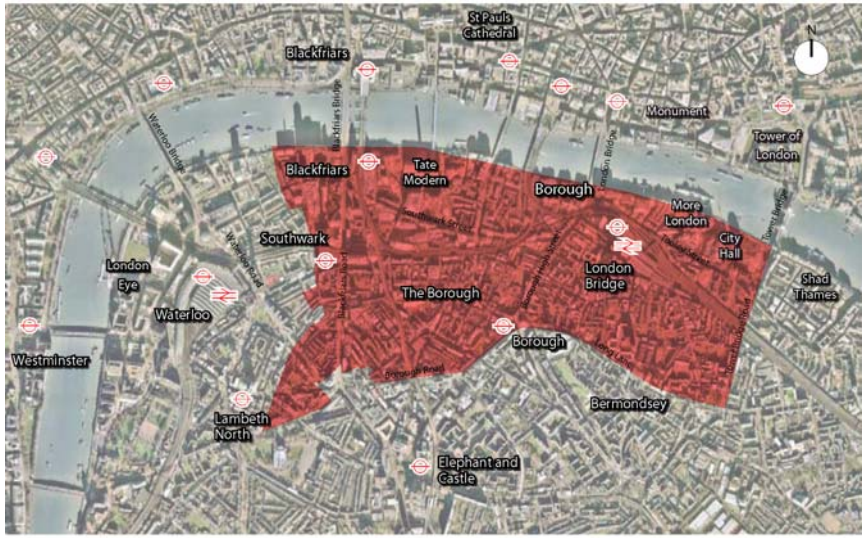
- Summarises the findings of the Stage 1 study and sets out how this document follows on the Stage 1.
- Provides detailed urban design analysis to identify sites where tall buildings would be appropriate and the urban design sensitivities which could provide constraints to tall buildings in these locations.
- Analysis of tall building development within strategic and local views to understand how new tall buildings could impact on sensitivities in these views.
- Establishes an approach to buildings heights and sets out design guidelines for tall building applications to ensure that new tall buildings will have a positive impact.

1.2 Area covered

This document covers the Bankside, Borough and London Bridge Opportunity Area.

Figure 2 shows a map of the area covered.

Figure 2: Bankside, Borough and London Bridge SPD / OAPF Area



1.3 What do we mean by tall building?

The Core Strategy (CDCS1) defines tall buildings as those which are higher than 30 metres (or 25 metres in the Thames Policy Area). In areas which have a low scale character, any building that is significantly higher than surrounding buildings will be regarded as a tall building even if it is lower than 30 metres.

This study considers the appropriateness for buildings that are significantly taller than their surroundings. In some parts of the opportunity area, including along the Thames riverfront, the prevailing height of development would already be classified as tall buildings, ie: higher than 30 metres, (or 25m). As such this study would consider tall buildings in these locations to be of a height significantly taller than the existing surrounds.

1.4 Structure of this document

- Section 1 sets out the role and purpose of the study and the definition of a tall building.
- Section 2 explains the findings from the Stage 1 study and our approach in Stage 2.
- Section 3 provides a summary of the findings of our urban design analysis to determine the appropriate sites for tall buildings and the sensitivities for tall buildings on those sites.
- Section 4 provides further analysis of the sensitivities for tall buildings by conducting an assessment of strategic and local views and a three dimensional massing study.
- Section 5 provides the conclusions for appropriate locations for tall buildings and our approach to building heights.
- Section 6 sets out design guidance for tall building to ensure that tall buildings will contribute positively and achieve the highest possible standards of design and construction possible.
- A series of appendices provide further background information on the issues and guidance covered in this document.

Section 2: Our approach to ensure that tall buildings are located in the right place

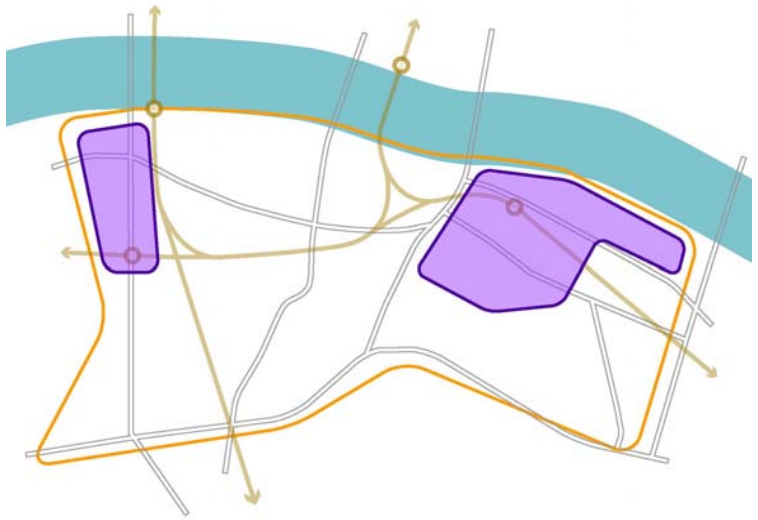
2.1 Appropriate locations for tall buildings in the opportunity area

The Core Strategy identifies that in the Bankside, Borough and London Bridge Opportunity Area, tall buildings could be located at London Bridge and the northern end of Blackfriars Road.

Stage 1 of this study, the **Core Strategy : Bankside, Borough and London Bridge Opportunity Area - Tall Building Research Paper** (CDD1) concluded that London Bridge and Guy's Hospital Campus, Tooley Street and Blackfriars Road North areas are appropriate locations for tall buildings in the opportunity area.

Figure 3 shows the areas appropriate for tall buildings as identified in the Stage 1 study.

Figure 3: Appropriate locations for tall buildings as identified in the Stage 1 study



2.2 Our approach to ensure that tall buildings are located in the right place

Following the approach suggested in the CABE and English Heritage guidance (CDN25), we have conducted urban design analysis of the local context, historic character and urban design opportunities, in order to determine the general location of where tall buildings would be possible in these study area.

Urban Design Analysis
Following on from the urban design analysis conducted for the Opportunity Area in Stage 1 of this study, we have looked in more detail at these study areas to identify the specific sites where tall buildings would be appropriate and inappropriate and the particular design considerations for tall buildings on these sites.

Our findings from the urban design analysis are explored in Section 3.

To simplify our considerations for this analysis we will refer to either London Bridge or Blackfriars Road areas.

Figure 4 shows the Blackfriars Road study area and figure 5 shows the London Bridge study area.

Figure 4: Blackfriars Road study area

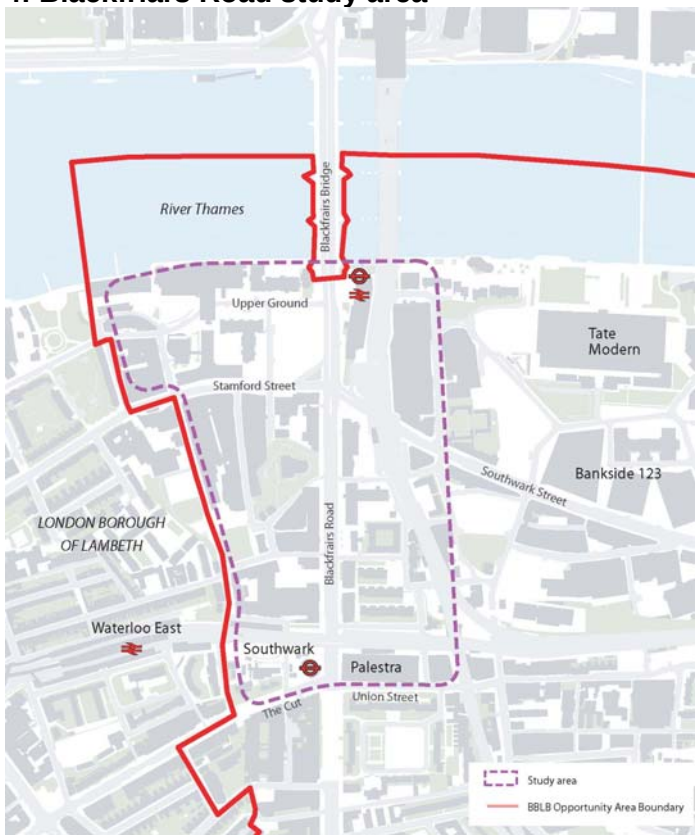
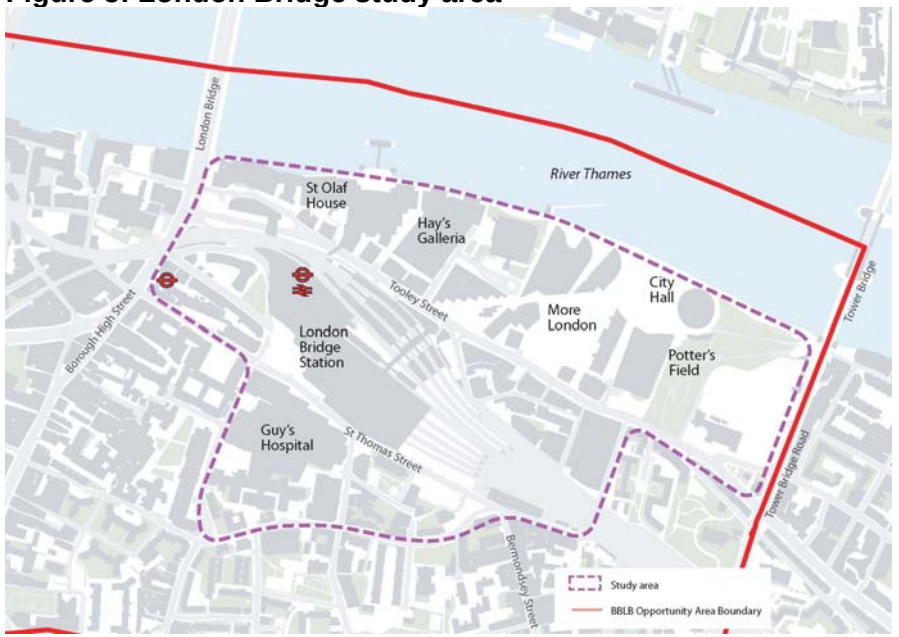


Figure 5: London Bridge study area



Views Assessment

Several of the sensitivities studied in the urban design analysis have identified views, both strategic and local, that should be considered in order to understand the impact of tall buildings in these locations.

These views have been assessed as a part of this study, through a desk based assessment and have included a study of the following views:

- Strategic Views
- Local views of the World Heritage Site
- Important local views
- Dynamic views as well as static views

Our approach to identifying views is detailed in Section 4 and Appendix 4 of this document.

Three dimensional massing studies
In order to assess these views, a detailed three dimensional digital model of the study and wider area were procured in order to undertake further analysis of the impact of tall buildings in the views identified by using the model to :

- Reviewing views with existing buildings as well as with models of consented schemes to understand how these views might change from the view that is there today.
- Set up dynamic walkthroughs of strategic and local views in the model in order to understand the impact of tall buildings as you move around in space.
- Produce indicative massing studies of various heights in order to analyse and understand how a range of heights would appear in these views.

The findings of the study have assisted in our understanding of the effect that massing of different heights can have on different views, and aid in determining how a range of tall building masses could potentially impact on the sensitivities identified in our urban design analysis.

Our findings from the massing studies are explored in Section 4.

2.3 Tall buildings in and around the opportunity area

Blackfriars Road, London Bridge and the nearby Waterloo area have been the focus for tall building applications with a number of applications for landmark tall buildings being approved over the past decade. During the planning process a number of key considerations for tall building development in these locations have been raised, and have informed our approach to this study.

The public inquiry documents referenced are listed in Appendix 2.

Some of the key considerations raised during the planning process were:

Blackfriars Road

New tall building development in this location should consider the following:

- The relationship to transport network.
- The setting and views of the Palace of Westminster World Heritage Site.
- Effect of development in the strategic view from St James Park and setting and views of the Royal Park conservation area.
- Relationship to surrounding buildings and spaces.
- Impact on local amenity of neighbouring properties.
- Effect of development on the setting and views of nearby conservation areas and listed buildings in neighbouring Borough of Lambeth and along the riverfront.

London Bridge

New tall building development in this location should consider the following:

- Quality and design of the development and its relationship to transport network.
- Effect of development in the backdrop of strategic views of St. Paul's Cathedral.
- Effect of development on the setting and views of the Tower of London World Heritage Site.
- Effect of development on the setting and views of nearby listed buildings and conservation areas.

These considerations have been explored in more detail through our urban design analysis in Section 3 and Appendices 3 of this document.

2.3 Aviation restrictions for tall buildings in the opportunity area

Central London is located within close proximity to arrival and departure flight paths from the major airports of London Heathrow and London City Airport.

The Civil Aviation Authority in their CAP 738 document (CDR45) requires that new development needs to maintain safe and efficient use of airspace over London.

Internal aviation require 1000 foot (304.8m) obstacle clearance to allow for clear flight paths and therefore any development in the central London area not exceeds 1000 feet (304.8m) in height.

Figure 6 shows the zone within which the Civil Aviation Authority would support an objection to a planning application over 1000 feet.

Figure 6: Civil Aviation Authority London Airspace Safeguarding Policy

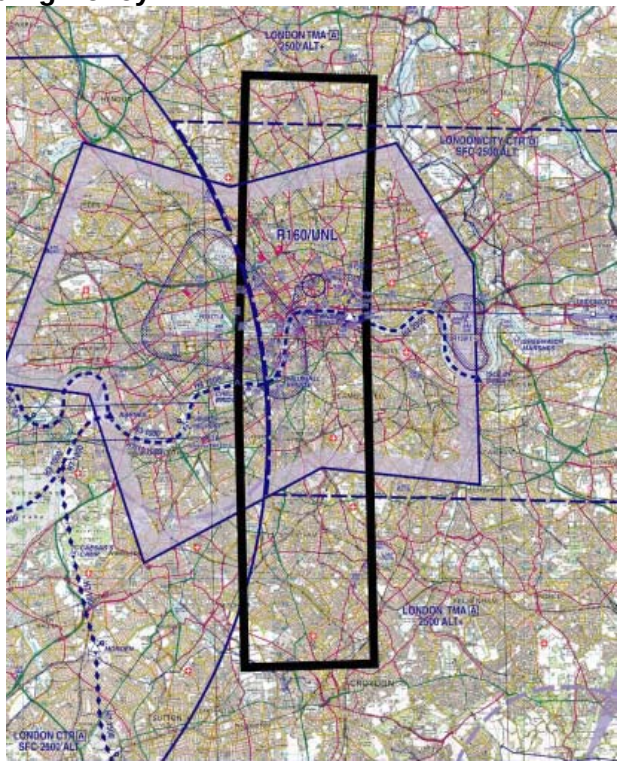


Image sourced from CAP 738, Civil Aviation Authority, December 2006

Section 3: Urban Design Analysis

3.1 Urban design analysis

We have conducted detailed urban design analysis for the study areas of Blackfriars Road and London Bridge to determine the appropriate sites for tall buildings and the sensitivities which could provide constraints for tall building development on those sites.

Further detail of the urban design analysis is set out in Appendix 3 of this document.

3.2 Urban design considerations that would support tall building development

The following urban design considerations and reflect those indicated in the Southwark Plan (CDL1) Policy 3.20 and draft replacement London Plan (CDR2) Policy 7.7 that require tall buildings :

- Are located at a point of landmark significance, such as a gateway location or prominent location when viewed from the river, along a thoroughfare of a main road, or junction of main roads.
- Make a positive contribution to the landscape of an area by being located on sites with the potential for new or enhanced amenity space at ground level and contribute to the permeability of the area.
- Relate well to the surrounding scale and character of development, so as not to be overbearing or repeat the mistakes of the past.
- Have excellent links to public transport services which are able to accommodate any increase in demand on the network.
- In London Bridge there is the opportunity to draw development south of the railway viaducts.

The following tables provide a summary of the urban design analysis for the two study areas:

3.2.1 Summary of findings from Blackfriars Road analysis

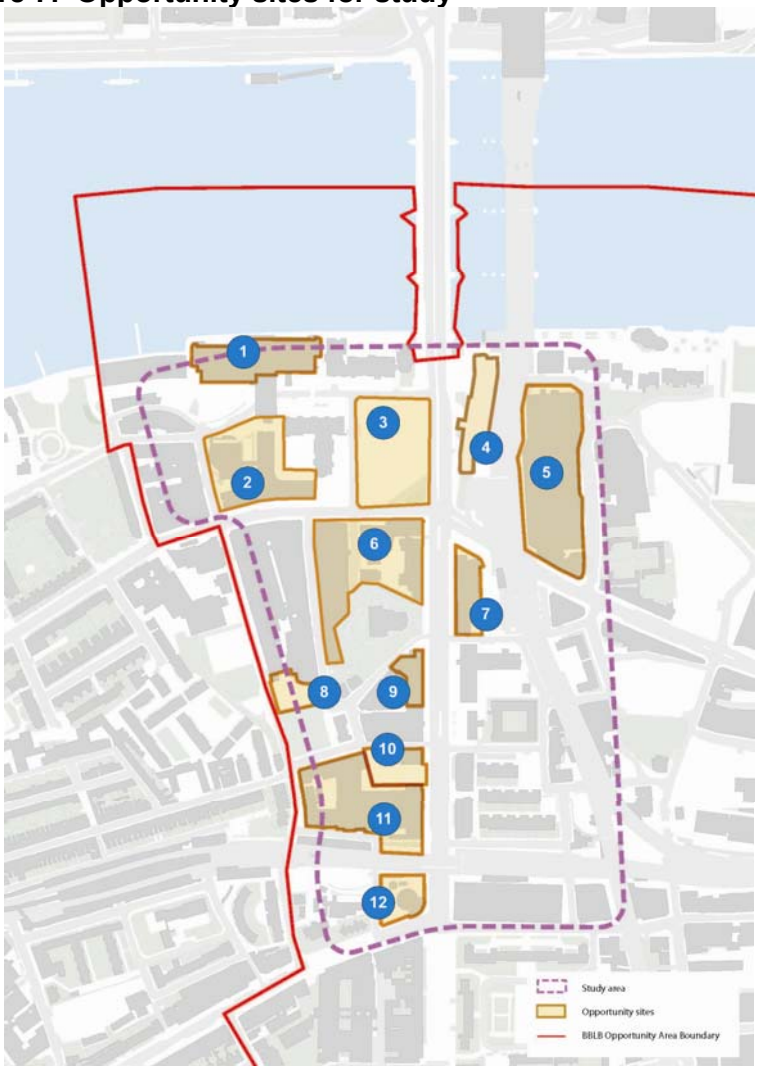
From the urban design analysis we have identified the opportunities and constraints which would identify the appropriate location of tall buildings. The following table provides a summary of the findings of this analysis when applied on the major development sites identified in the Blackfriars Road study area

Opportunity sites identified for analysis

The major sites identified for analysis are:

1. Sea Containers House
2. Kings Reach Tower
3. No 1 Blackfriars Road
4. Ludgate House
5. Sampson House
6. No. 20 Blackfriars Road
7. 231 to 241 Blackfriars Road
8. 6 Paris Garden & 20-21 Hatfields
9. Wedge House
10. 46-49 Blackfriars Road
11. Colombo House and Telephone Exchange
12. Southwark tube station

Figure 7: Opportunity sites for study



3.2.2 Summary of urban design opportunities at Blackfriars Road that would support tall building development

✓✓	major positive	XX	major negative	-	No impact
✓	minor positive	X	minor negative		

Opportunity Sites	Urban design considerations					
	Proximity to public transport	Gateway, junction of major road or point of local significance	Existing and approved scale of development	Opportunity sites with public realm and open space opportunities		
No 1 Blackfriars Road	✓✓	✓✓	✓✓	✓✓	• Close proximity to new south bank entrance to Blackfriars Station. • Gateway location at the head of Blackfriars Bridge and main junction of Blackfriars Road and Stamford Street.	• Adjacent to existing tall buildings of Kings Reach Tower and Sea Containers House. Site has approval for a new tall building. • Currently a large vacant site with potential for new intense development and public realm opportunities
No. 20 Blackfriars Road	✓✓	✓✓	✓	✓✓	• Close proximity to new south bank entrance to Blackfriars Station. • Located at main junction of Blackfriars Road, Stamford Street and Southwark Road.	• Adjacent to existing Kings Reach Tower and consented tall building development at No. 1 Blackfriars Road. Site has approval for new tall buildings. • Large site with existing permeability, and opportunity for additional permeability, provision of active uses and new public realm. Opportunity to provide additional links through Christchurch gardens.
Kings Reach Tower	✓✓	✓✓	✓✓	✓	• Close proximity to new south bank entrance to Blackfriars Station. • The existing tower is a prominent feature on the skyline and is visible from up and down the River and from the wider area. It is also located in the emerging cluster of tall buildings at the gateway location or Blackfriars Bridge.	• Existing tall building and adjacent and consented tall building development at No. 1 Blackfriars Road. Site has approval for an extension to the existing tower. • Large site with potential for new active uses and links through to the riverfront
Sea Containers House	✓✓	✓✓	X	✓	• Close proximity to new south bank entrance to Blackfriars Station. • The existing building is a prominent feature on the Thames riverfront and visible from up and downstream and is also located adjacent to the gateway location of Blackfriars Bridge.	• There is an existing scale of height along the riverfront and new development should relate to this existing context. Development significantly taller than the existing context would likely be out of character. • Large site with some potential for new active uses and riverfront public realm

✓✓	major positive	XX	major negative	-	No impact
✓	minor positive	X	minor negative		

Opportunity Sites	Urban design considerations					
	Proximity to public transport	Gateway, junction of major road or point of local significance	Existing and approved scale of development	Opportunity sites with public realm and open space opportunities		
Ludgate House	✓✓	✓✓	✓	✓	• Close proximity to new south bank entrance to Blackfriars Station. • Gateway location at Blackfriars Bridge and a prominent location on the Thames riverfront and visible from up and downstream and at the major junction of Blackfriars Road and Southwark Street.	• There is an opportunity for part of this site to be redeveloped to provide a new scale of development that could relate to the consented tall buildings at No. 1 and 20 Blackfriars Road. As part of the site extends to the riverfront, new development on this part of the site should relate to this existing context. Development significantly taller than the existing context would likely be out of character. • Large site with some potential for new active uses and riverfront public realm
Sampson House	✓	✓	X	✓	• Access to new south bank entrance to Blackfriars Station. • Prominent building which is visible from the up and downstream and a prominent feature along Southwark Street and along the railway line.	• There is an existing scale of height along the riverfront and new development should relate to this existing context. Development significantly taller than the existing context would likely be out of character. • Large site with potential for new active uses, increased permeability of the site and new public realm
46-49 Blackfriars Road	✓	✓	X	X	• Access to Southwark tube station. • Located on major thoroughfare of Blackfriars Road but not a prominent location.	• There is an existing scale of height along the Blackfriars Road and new development should relate to this existing context. Site has approval for new buildings that would be of a similar scale to the surrounds. • Smaller site with minimal opportunities for new pubic realm.
6 Paris Garden & 20-21 Hatfields	✓	X	X	X	• Peripheral access to new south bank entrance to Blackfriars Station and Southwark tube station. • Not in a prominent or gateway location.	• There is an existing scale of height along Paris Gardens and new development should relate to this existing context. Site has approval for new buildings that would be of a similar scale to the surrounds. • Smaller site with minimal opportunities for new pubic realm.

✓✓	major positive	XX	major negative	-	No impact
✓	minor positive	X	minor negative		

Opportunity Sites	Urban design considerations					
	Proximity to public transport	Gateway, junction of major road or point of local significance	Existing and approved scale of development	Opportunity sites with public realm and open space opportunities		
231 to 241 Blackfriars Road	✓✓	✓✓	X	✓	• Close proximity to new south bank entrance to Blackfriars Station. • Located at main junction of Blackfriars Road, Stamford Street and Southwark Road.	• Adjacent to existing tall buildings Sampson House and buildings along Blackfriars Road and adjacent to consented tall building development at No. 1 Blackfriars Road. Site has approval for a new building that would be of a similar scale to the surrounds. • Some opportunity for new public realm
Wedge House	✓	✓	X	X	• Access to new south bank entrance to Blackfriars Station and Southwark tube station. • Located at main junction of Blackfriars Road, Stamford Street and Southwark Road.	• There is an existing scale of height along Blackfriars Road and new development should relate to this existing context. Site has approval for a new building that would be of a similar scale to the surrounds. • Smaller site with minimal opportunities for new pubic realm.
Colombo House and Telephone Exchange	✓✓	✓	X	✓	• Close proximity to new Southwark tube station • Located at main junction of Blackfriars Road, Stamford Street and Southwark Road.	• There is an existing scale of height along Blackfriars Road and new development should relate to this existing context The existing tall element is out of context with the immediate surrounds. • Large site which has the opportunity to provide new active uses and open space.
Southwark tube station	✓✓	✓✓	✓	✓	• Close proximity to new Southwark tube station • Located at main junction of Blackfriars Road and The Cut and opportunity for a landmark on the tube station site.	• Adjacent to existing landmark Palestra and to the scale of development on the north of the railway lines. Opportunity for new element as a counterpoint to Palestra. • Opportunity for new active uses to enhance the entrance to the tube station.

3.2.3 Summary of findings from London Bridge analysis

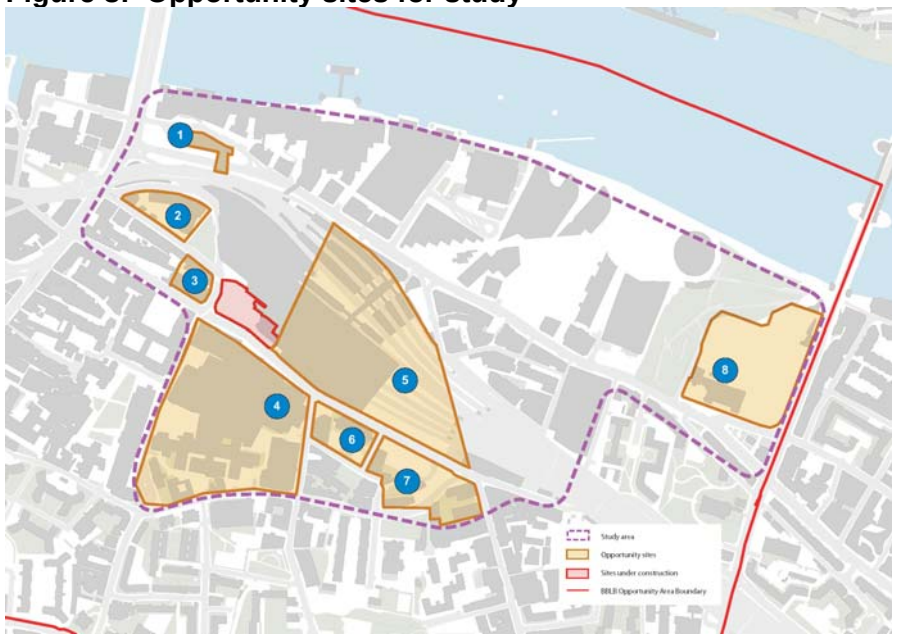
The following table provides a summary of the findings of this analysis when applied on the major development sites identified in the Blackfriars Road study area

Opportunity sites identified for analysis

The major sites identified for analysis are:

1. Colechurch House
2. London Bridge Place
3. Fielden House
4. Guy's Hospital Campus
5. London Bridge Station
6. Capital House and Beckett House site
7. St. Thomas Street carpark and surrounding sites (including 1-7 Fielding Street, 8-17 Vinegar Yard, 8-20 Snowsfields)
8. Potter's Field Coach Park site

Figure 8: Opportunity sites for study



3.3.4 Summary of urban design opportunities at London Bridge that would support tall building development

Opportunity Sites	Urban design considerations						
	Proximity to public transport	Gateway, junction of major road or point of local significance	Existing and approved scale of development	Opportunity sites with public realm and open space opportunities	Draw development south of the railway viaducts		
London Bridge Place	✓✓	✓✓	✓✓	✓	-	• At main transport hub of London Bridge Station • London Bridge Station is a focus for regeneration and the interchange is a main focus for pedestrian and bus movement.	• Adjacent to existing tall buildings Guys Tower and Shard of Glass currently under construction. Site has approval for a new tall building to replace existing New London Bridge House. • Site is part of larger London Bridge Station masterplan development which will provide additional active uses and links through the area. • No opportunity to draw development south of the viaducts.
Guy's Hospital Campus	✓✓	✓✓	✓✓	✓	✓	• Adjacent to transport hub of London Bridge Station. • Guy's Hospital campus is a major destination and there is the opportunity to provide markers to define the entrances of the campus	• Existing tall elements on the site including Guys Tower. Adjacent to London Bridge and Shard of Glass currently under construction. • Large site with opportunity to provide better links through the site and new active uses and public realm New tall building on this site would allow consolidation of many of the hospitals functions into single buildings and free up space with opportunities for new mixed use development and links into the surrounding area. • Opportunity to draw development south of the viaducts.
Capital House and Beckett House site	✓✓	✓	✓	✓✓	✓	• Adjacent to transport hub of London Bridge Station. • Potential improvements to St. Thomas Street and new public realm opportunities could see this street become a major thoroughfare through the area.	• Adjacent to existing tall buildings Guys Tower and Shard of Glass currently under construction. Scale of development drops down to lower height surrounds of Bermondsey Conservation Area • Large opportunity site with the potential for new development along St. Thomas Street to provide new active uses, public realm and additional permeability through the area. • Opportunity to draw development south of the viaducts.

✓✓	major positive	XX	major negative	-	No impact
✓	minor positive	X	minor negative		

Opportunity Sites	Urban design considerations						
	Proximity to public transport	Gateway, junction of major road or point of local significance	Existing and approved scale of development	Opportunity sites with public realm and open space opportunities	Barrier of the railway viaducts		
St. Thomas Street carpark and surrounding sites	✓✓	✓	✓	✓✓	✓	• Adjacent to transport hub of London Bridge Station. • Site located at main junction of St. Thomas Street, Bermondsey Street, Snowfields, and Bermondsey Street Bridge (underpass under the railway viaducts) with the opportunity to provide a transition between Bermondsey Street and mark entrance to new development.	• Near to existing tall buildings Guys Tower and Shard of Glass currently under construction. Scale of development drops down to lower height surrounds of Bermondsey Conservation Area • Large opportunity site with the potential for new development along St. Thomas Street to provide new active uses, public realm and additional permeability through the area. • Opportunity to draw development south of the viaducts.
London Bridge Station	✓✓	✓✓	✓✓	✓✓	-	• At main transport hub of London Bridge Station • London Bridge Station is a focus for regeneration and the interchange is a main focus for pedestrian and bus movement. Prominent location above the train lines and will be visible along Tooley Street and St. Thomas Street.	• Adjacent to existing tall buildings Guys Tower and Shard of Glass currently under construction. Site has approval for a new tall building which will cross from Tooley Street to St. Thomas Street. • Site is part of larger London Bridge Station masterplan development which will provide additional active uses and links through the area. • No opportunity to draw development south of the viaducts.
Fielden House	✓✓	✓✓	✓✓	✓	-	• At main transport hub of London Bridge Station • Adjacent to London Bridge Station which is a focus for regeneration and the interchange is a main focus for pedestrian and bus movement.	• Adjacent to existing tall buildings Guys Tower and Shard of Glass currently under construction. • Site is adjacent to larger London Bridge Station masterplan development which will provide additional active uses and links through the area. • No opportunity to draw development south of the viaducts.

✓✓	major positive	XX	major negative	-	No impact
✓	minor positive	X	minor negative		

Opportunity Sites	Urban design considerations						
	Proximity to public transport	Gateway, junction of major road or point of local significance	Existing and approved scale of development	Opportunity sites with public realm and open space opportunities	Barrier of the railway viaducts		
Colechurch House	✓✓	✓✓	X	✓	-	• At main transport hub of London Bridge Station • Located at main junction of Borough High Street and Duke Hill Street and the head of London Bridge marking the entrance to the borough.	• There is an existing scale of height along the riverfront and new development should relate to this existing context. Development significantly taller than the existing context would likely be out of character. • Opportunity for new public realm improvements and enhance existing active uses along Duke Hill Street • No opportunity to draw development south of the viaducts.
Potter's Field Coach Park Site	✓	✓✓	X	✓	-	• Peripheral access to main transport hub of London Bridge Station. • The corner of Tower Bridge Road and Tooley Street provides an opportunity to create a landmark at this gateway into the borough.	• Currently a vacant site, which has the opportunity to provide scale of development on the site as a transition from City Hall and More London towards development east of Tower Bridge Road. The existing heights in this area is under the landmark viewing corridor threshold height for St. Paul's Cathedral as defined in the LVMF SPG. There is an approval for new intense development on this site. • Large opportunity site with the potential for new development which could provide new active uses and public realm which can link into Potter's Field. • No opportunity to draw development south of the viaducts.

✓✓	major positive	XX	major negative	-	No impact
✓	minor positive	X	minor negative		

3.3.3 Appropriate locations for tall buildings

Based on the above we conclude that the following sites would be sites suitable for tall buildings:

Blackfriars Road

- No 1 Blackfriars Road
- No. 20 Blackfriars Road
- Kings Reach Tower
- Ludgate House (part of the site not along the riverside)
- Southwark tube station

The other sites identified, are generally located in areas where new significantly taller development would be out of context with the surrounds, are not at a gateway or point of landmark significance, or have little opportunity for public realm opportunities.

Where sites identified are located along the Thames riverfront and in the surrounds (Thames Policy Area), new development should respect the predominant building height and scale to those there now, which is generally between 40metres to 50metres at Blackfriars Road. Buildings which are significantly taller than the existing heights would not be appropriate as they would dominate the skyline and harm the setting and views of the River.

London Bridge

- London Bridge Place
- Fielden House
- London Bridge Station air rights
- Guy's Hospital Campus
- Capital House and Beckett House site
- St. Thomas Street carpark and surrounding sites (including 1-7 Fielding Street, 8-17 Vinegar Yard, 8-20 Snowsfields)

Where sites identified are located along the Thames riverfront and in the surrounds (Thames Policy Area), new development should respect the predominant building height and scale to those there now, which is generally between 45metres to 50metres at London Bridge. Buildings which are significantly taller than the existing heights would not be appropriate as they would dominate the skyline and harm the setting and views of the River.

The Potter's Field Coach Park site is within the foreground of a viewing corridor for a Strategic View of St. Paul's Cathedral from Blackheath Point. New significantly taller development would potentially impact on the viewer's ability to recognise and appreciate the cathedral or the western towers visible in the view. The LVMF identifies that the threshold of the viewing corridor to St. Paul's Cathedral is 52.1m AOD.

3.4 Sensitivities which could provide design constraints for tall building development

While we have identified these sites as suitable locations for tall buildings, we have also identified the urban design considerations which could provide constraints and considerations for new tall building development, particularly in areas which are adjacent to low scale development or bounded by a Conservation Area, and the following tables provide a summary of the sensitivities on the sites in the two study areas.

These considerations reflect those identified in the Core Strategy (CDCS1) Policy 12, the considerations of CABE and English Heritage guidance (CDN25), and draft replacement London Plan (CDR2) Policy 7.7, that require tall building development to consider the potential impact on:

- Strategic Views
- Setting and views of the World Heritage Sites
- Archaeological Priority Zones and scheduled monuments
- Thames Policy Area
- Impact on existing scale and height of development
- Conservations Areas
- Listed buildings and structures
- Landmarks
- Impact on amenity of open spaces and the river
- Other views

The following tables provide a summary of the sensitivities for the two study areas:

3.4.1 Summary of sensitivities in Blackfriars Road

We have clustered sites together where they have the same sensitivities.

SS	major sensitivity	-	No impact
S	minor sensitivity		

Opportunity Sites	Urban Design Considerations										
	Strategic Views	Views of World Heritage Sites	APZ & scheduled monuments	Thames Policy Area	Impact on existing character and scale	Conservation Areas	Listed buildings and structures	Landmarks	Impact on amenity of open space		
North Blackfriars Road (clustered around corner Blackfriars Road, Union Street and Stamford Street)	SS	S	SS	SS	S	S	S	S	S	• In river prospect views and view from St James Park • Could potentially impact on views of Palace of Westminster • Sites north of Stamford Street and Southwark Street are within the Archaeological Priority Zone • Sites north of Stamford Street and Southwark Street are within the Thames Policy Area • New tall building development should consider its relationship to the existing and proposed tall buildings in the emerging cluster. New tall buildings should provide a transition from the scale of existing tall buildings towards lower height development in the surrounds.	• Should consider potential impact on surrounding Conservation Areas of Old Barge House Alley, and those in adjoining borough of Lambeth. • Should consider potential impact on setting of listed buildings in immediate area and views of landmark listed buildings along the riverfront. • Should consider potential impact on views of landmarks along the riverfront and the surrounds. • Should consider potential impact on riverfront and Christchurch Gardens.

SS	major sensitivity	-	No impact
S	minor sensitivity		

Opportunity Sites	Urban Design Considerations									
	Strategic Views	Views of World Heritage Sites	APZ & scheduled monuments	Thames Policy Area	Impact on existing character and scale	Conservation Areas	Listed buildings and structures	Landmarks	Impact on amenity of open space	
Southwark tube station	-	-	-	-	S	-	S	S	-	• Not within a strategic view • No impact on views of a World Heritage Site • Not within an Archaeological Priority Zone. • Not within Thames Policy Area • Should provide a transition from the proposed new scale of development towards lower height surrounds. • Not likely to impact on a Conservation Area • Should consider the group of listed buildings along Blackfriars Road south of The Cut. • Should consider its relationship to the existing landmark of Palestra on the opposite side of Blackfriars Road • Not likely to impact on open spaces.

4.3.3 Summary of sensitivities in London Bridge

We have clustered sites together where they have the same sensitivities.

SS	major sensitivity
S	minor sensitivity
-	No impact

Opportunity Sites	Urban Design Considerations										
	Strategic Views	Views of World Heritage Sites	APZ & scheduled monuments	Thames Policy Area	Impact on existing character and scale	Conservation Areas	Listed buildings and structures	Landmarks	Impact on amenity of open space		
Sites around London Bridge Station, Guy's Hospital Campus and along St. Thomas Street	SS	SS	SS	-	SS	SS	SS	SS	S	• Within background assessment area of strategic views of St. Paul's Cathedral and river prospect views • Could potentially impact on views of and from inside of Tower of London • All sites are within the Archaeological Priority Zone • Sites are not within the Thames Policy Area • New tall building development should consider its relationship to the existing and proposed tall buildings in the cluster. New tall buildings should provide a transition from the scale of existing tall buildings towards lower height development in the surrounds.	• Should consider the potential impact on surrounding Conservation Areas of Tooley Street, Borough High Street and Bermondsey Street • Should consider potential impact on setting of listed buildings in immediate area and views of landmark listed buildings along the riverfront. • Should consider potential impact on views of landmarks along the riverfront and the surrounds. • Should consider potential impact on views of open spaces in the wider area.

Opportunity Sites	Urban Design Considerations										
	Strategic Views	Views of World Heritage Sites	APZ & scheduled monuments	Thames Policy Area	Impact on existing character and scale	Conservation Areas	Listed buildings and structures	Landmarks	Impact on amenity of open space		
Potter's Field Coach Park Site	SS	SS	SS	SS	S	SS	SS	SS	SS	• Within foreground and background assessment area of strategic views of St. Paul's Cathedral and river prospect views. • Could potentially impact on views of and from inside of Tower of London • Site is within the Archaeological Priority Zone. • Site is within Thames Policy Area • Should provide a transition from the scale proposed new scale of development towards lower height surrounds.	• Should consider the potential impact on surrounding Conservation Areas of Tooley Street and Tower Bridge • Should consider the group of listed buildings along Blackfriars Road south of The Cut. • Should consider its relationship to the existing landmarks of Tower Bridge and City Hall. • Should consider potential impact on views of the riverfront and the amenity of adjacent Potter's Field.

SS	major sensitivity	-	No impact
S	minor sensitivity		

Section 4: Three Dimensional Massing study

4.1 Views assessment

We have conducted a desk based views assessment using a detailed three dimensional digital model of the Bankside, Borough and London Bridge Opportunity Area and the wider area to help understand the potential impact of development on the sensitivities identified in our urban design analysis.

The views assessment has studied the following views:

- Strategic Views
- Local views of the World Heritage Site
- Important local views
- Dynamic views

Further detailed analysis of the views assessment is provided in Appendix 4 of this document.

4.2 Three dimensional massing study

A three dimensional massing study has been conducted in order to assess the effect of potential development in the views identified.

This has been used to help us understand the relationship of potential tall buildings to the existing scale of development and also to consented tall building schemes, both as individual elements and also as a potential cluster.

In the massing study we have used simple cylindrical massing, which do not represent buildings but allow us to understand how the mass heights will appear in these views when located on the sites identified. We have also explored these massings in section to understand the relationship of new tall elements to each other and to the existing scale of development. Where sites have consents for tall buildings we have used three dimensional models of the proposals to understand how the scale of development will change should these proposals come forward.

At London Bridge and the north end of Blackfriars Road, the consented applications for sites in these locations have determined that the consented heights are appropriate in these locations and these proposals have been shown in the model when assessing the views.

Massings used in the study have been positioned on sites based on:

- Public realm opportunities and building setbacks from streets
- Previous applications and analysis of potential for development on sites
- Constraints on the sites, policy or contextual
- Southwark residential design standards for distances between development
- Consideration of sensitivities of development on the sites and surrounds and including any potential impact on amenity space of surrounds
- Gateway or landmark opportunities of sites or location on a site

Figure 9 and 10 shows the indicative locations of massings reviewed in the massing studies.

Figure 9: Blackfriars Road study

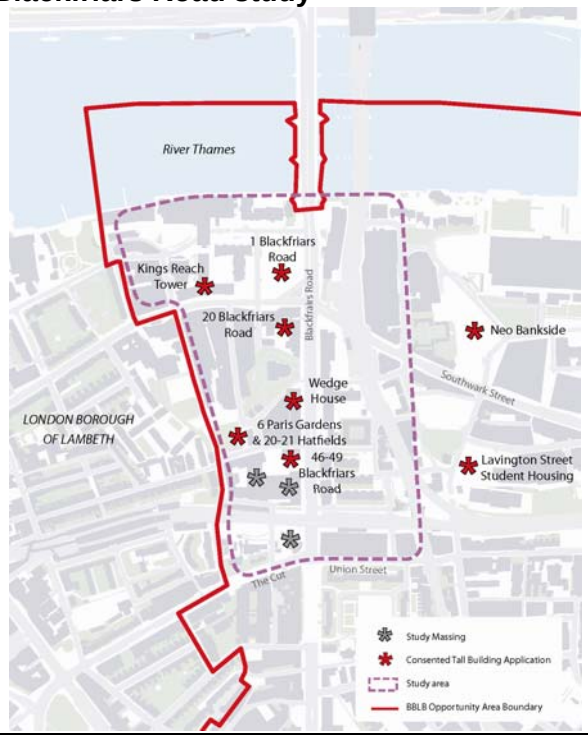
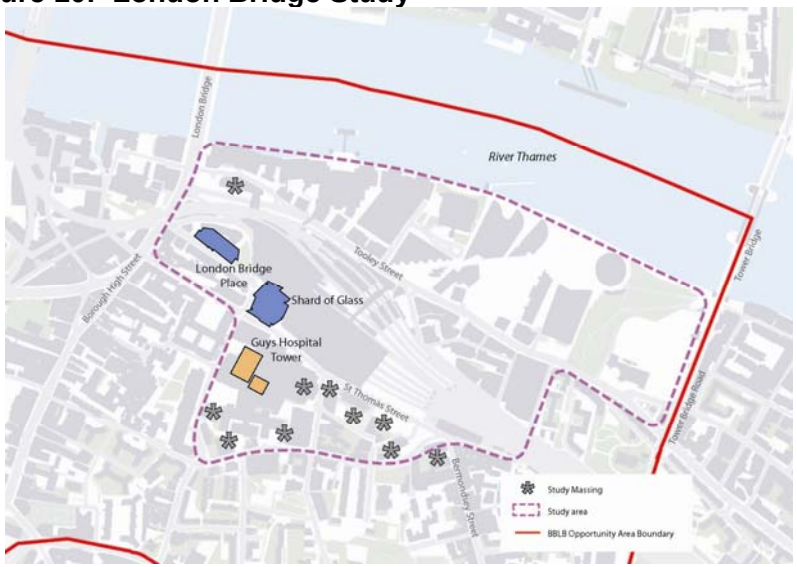


Figure 10: London Bridge Study



Existing height context in the study areas

There are a number of existing heights in the area that have established some clear contextual parameters for the study. These heights are explored in more detail in Appendix 3 and 5.

From the study of the local contextual heights, the study has identified 4 heights of general relevance for the study:

- 50m high (above ground) – general height of riverfront development and threshold height of LVMF viewing corridor of St. Paul's Cathedral (52m above ground).
- 100m high (above ground) – approximate height of the existing Kings Reach Tower and a height between Shard of Glass backpack and Guy's Tower.

- 150m high (above ground) – general height of proposed new development at No. 1 and No. 20 Blackfriars Road, and half the height of The Shard.
- 200m high (above ground) – 2/3 height of the Shard of Glass

Therefore we have tested massing at the 4 heights indentified.

Due to scale of development in Blackfriars Road, we have only tested massings up to the 100m range, as development at a height of 150m and over height would be out of context and overbearing on the low height surrounds and would not appropriate.

Range of heights tested

For the massing study at London Bridge, as the sites are located in close proximity to each other, a range of heights have been tested so that the massing does not appear as a wall of development. By testing heights slightly higher and lower than the proposed height range, our approach has responded to the existing nature of buildings in an urban environment which are likely to vary in height across an area.

We have provided a range of heights based on :
- Opportunities for gateway or landmark opportunities for a site
- Potential impact on amenity of surrounds
- Relationship to existing or proposed tall building development in the area, ie: proximity to Guy's Hospital Tower

More information on these height ranges are provided in Appendix 6 of this document

4.3 Summary of analysis of three dimensional massing studies

The findings of the three dimensional massing study have concluded the following:

Blackfriars Road

Strategic Views – River Prospect

- The planning process for the consented tall building applications has tested the potential impact of the height ranges in this view. Any development taller than that approved would become prominent and can appear out of character in relation to local height and scale of development and potentially impact on appreciation of views of the river.
- Massing around Southwark tube station of a height of 50m will have a negligible effect on river prospect views.
- Massing around Southwark tube station of heights of 100m and above will become prominent in some views.

Strategic Views – Townscape

- The planning process for the consented tall building applications has tested the potential impact of the height ranges in this view. Any development taller than that approved would be visible on the skyline above the tree canopies and prominent in the view of St. James Park.
- Massing around Southwark tube station of a height of 50m and above will have a negligible effect on townscape views.

Views of Palace of Westminster

- The planning process for the consented tall building applications has tested the potential impact of the height ranges in this view. Any development taller than that approved would become prominent in these views.
- Massing around Southwark tube station of a height of 50m and above will have a negligible effect on views of the World Heritage Site.

Important Local Views and Other Views

- The planning process for the consented tall building applications has tested the potential impact of the height ranges in this view. Any development taller than that approved would become prominent in these views.
- Massing around Southwark tube station of a height of 50m will be visible in local views and of a height relative to the existing scale of development around the station, particularly an opportunity to provide a counterbalance to Palestra.
- Massing around Southwark tube station of a height of 100m will be prominent in local views and appear out of character in relation to local height and scale of development and potentially impact on views from surrounding local open spaces, conservation areas and of listed buildings.

London Bridge

Strategic Views – London Panorama

- Massing at a height of 50m will have a negligible effect on views and will be under the LVMF viewing corridor threshold height of St. Paul's Cathedral.
- Massing at a height of 100m will start to be visible on the skyline but not prominent in relation to the existing heights of the cluster of tall buildings.
- Massing at a height of 150m will be visible on the skyline but not prominent in relation to the existing heights of the cluster of tall buildings. Some elements will start to be visible against the Shard of Glass.
- Massing at a height of 200m will be visible on the skyline but not prominent in relation to the existing heights of the cluster of tall buildings. Some elements will become prominent in relationship to the Shard of Glass.

Strategic Views – River Prospect

- Massing at a height of 50m will have a negligible effect on views.
- Massing at a height of 100m will start to be visible on the skyline but not prominent in relation to the existing heights of the cluster of tall buildings. Massing at this height in the surrounds of the riverfont (Thames Policy Area) will become prominent above the established height of development along the river.
- Massing at a height of 150m will be visible on the skyline and start to establish their prominence in relation to the existing heights of the cluster of tall buildings. At this height, some massing become prominent in backdrop of the landmarks which include City Hall and Southwark Cathedral.
- Massing at a height of 200m will be prominent on the skyline and in relation to the Shard of Glass. At this height, massing are prominent in backdrop of the landmarks which include City Hall and Southwark Cathedral.

Views of and from the Tower of London

- Massing at a height of 50m will have a negligible effect on views.
- Massing at a height of 100m will start to be visible in the distant background of views from the Inner Ward and from the north of the Tower, but not prominent in relation to the existing heights of the cluster of tall buildings.
- Massing at a height of 150m will be visible in the distant background of views from the Inner Ward and prominent on the skyline and start to establish their prominence in relation to the existing heights of the cluster of tall buildings. In views of the Tower of London from the north, massing at this height will start to be visible behind the towers.

- Massing at a height of 200m will be visible in the distant background of views from the Inner Ward and prominent on the skyline and in relation to the Shard of Glass. In views of the Tower from the north, massing at this height will be prominent behind the towers.

Important Local Views and Other Views

- Massing at a height of 50m will have a negligible effect on views, but will be visible when located in close proximity to the viewing location.
- Massing at a height of 100m will predominantly start to be visible on the skyline but not prominent in relation to the existing heights of the cluster of tall buildings in panorama and river prospect views. Massing at this height can become prominent in relation to local scale of development and views from local open spaces and conservation areas and of listed buildings.
- Massing at a height of 150m will be prominent on the skyline and start to establish their prominence in relation to the existing heights of the cluster of tall buildings. Massing at this height is prominent and can appear out of character in relation to local height and scale of development and potentially impact on views from local open spaces, conservation areas and of listed buildings.
- Massing at a heights of 200m will be prominent on the skyline and in relation to the Shard of Glass and in some views can appear to be of a similar height or higher than the Shard.

Section 5: Conclusions

5.1 Blackfriars Road

From our urban design analysis and the three dimensional massing studies for the Blackfriars Road study area, we have come to the following conclusions:

Appropriate locations for tall buildings

- The opportunity sites focused around the main junction of Blackfriars Road, Stamford Street and Southwark Road provide the opportunity for new landmark tall buildings which alongside King's Reach Tower could form a new cluster of tall buildings, marking the entrance to the borough. The potential for tall buildings on these sites has been tested through the planning process for the consented tall building applications on a number of these sites.
- The Southwark tube station site at the corner of Blackfriars Road and The Cut has the potential for a new landmark building which could mark the location of the train station and provide a counterpoint of similar height to Palestra on the opposite side of Blackfriars Road.

Locations where tall buildings would not be appropriate

- There is an existing scale of heights along the Thames riverfront and surrounding development, which would generally be classified as tall buildings. Any new development that is significant taller than the existing development will appear out of character and prove dominant in views of the riverfront.
- There are a number of other sites on Blackfriars Road south of Stamford Street, which are not at locations that are of landmark significance and where the existing scale of development, which ranges in height across the study area, would suit development of a similar height, but significantly taller development would likely be out of context with the surrounds.

Sensitivities for tall buildings

The sensitivities which could provide constraints for tall building development include:

- Tall building developments at the north end of Blackfriars Road could potentially impact on the strategic view from St James's Park to Horse Guards Road and river prospect views.
- The potential impact on local views of the Palace of Westminster.
- The potential impact on archaeology when located in the Archaeological Priority Zone.
- The relationship to existing riverfront development in the Thames Policy Area so that new tall buildings do not adversely impact on setting of the River Thames.
- New development should be sensitive to the existing and proposed surrounds so that new tall buildings are not out of character with the surrounds or prove dominant or overbearing.
- New tall building development should consider the setting and views of conservations areas, listed buildings, landmarks and open spaces, both in the immediate area as well as in the wider context, particularly when these sensitive areas are prominent features located along the riverfront.
- New tall buildings development should consider its potential impact on the local setting and character of the general area in views that could be experienced every day by visitors, local residents, community groups and workers.

Approach to building heights

- The consented applications for sites clustered around Blackfriars Road and Stamford Street have determined that

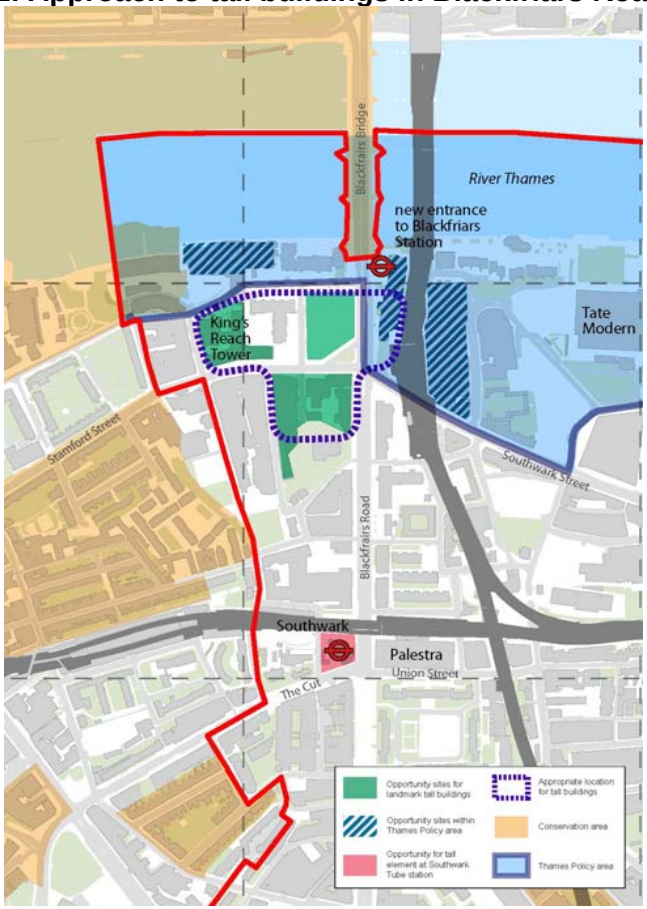
the consented heights are appropriate in these locations. Taller buildings on these sites would not be appropriate.

- A new landmark element of a similar height to Palestra, would be appropriate above Southwark tube station.
- Along the Thames riverfront and surrounds (Thames Policy Area) and from the area along Blackfriars Road between Christchurch Gardens and the railway lines, new development significantly taller the existing scale of development would appear out of character and would not be appropriate.

To ensure that proposed tall building development addresses these sensitivities, design guidance has been prepared and set out in detail in Section 6.

Figure 11 shows our approach to building heights in Blackfriars Road.

Figure 11: Approach to tall buildings in Blackfriars Road



5.2 London Bridge

From our urban design analysis and the three dimensional massing studies for the London Bridge study area, we have come to the following conclusions:

Appropriate locations for tall buildings

- The Shard / London Bridge Tower has already established a focal point / landmark at London Bridge Station and is the prominent feature in the existing cluster of tall buildings.
- The redevelopment at London Bridge Station has also included the additional approvals for tall building on the adjoining sites of London Bridge Place and the air rights to London Bridge Station.
- Proposed redevelopment at Guy's Hospital offers an opportunity for new connections across the site and new tall elements could provide new landmarks framing the entrances of the site along St. Thomas Street or along Snowsfields.
- The opportunity sites located on the south side of St. Thomas Street provide opportunities for new tall building development with the opportunity to contribute to the permeability of the area, create new public realm and enhanced streetscape along the currently poor quality street. These sites would provide a transition between the cluster of tall buildings, and particularly the pinnacle of the Shard of Glass, down to the lower height surrounds of the Bermondsey Street Conservation area.

Locations where tall buildings would not be appropriate

- There is an existing scale of heights along the Thames riverfront and surrounding area (Thames Policy Area), which would generally be classified as tall buildings. New development on the Colechurch House and Potter's Field sites that is significant taller than the existing development will appear out of character and prove dominant in views of the riverfront.

Sensitivities for tall buildings

The sensitivities which could provide constraints for tall building development include:

- Tall building developments in the area around London Bridge Station could potentially impact on the backdrop of strategic views of St. Paul's Cathedral and river prospect views.
- Tall building developments on the Potter's Field Coach Park Site could potentially impact on the foreground and background of strategic views of St. Paul's Cathedral and strategic views of the River Thames.
- The potential impact on local views of and from the Tower of London.
- The potential impact on archaeology when located in the Archaeological Priority Zone.
- The relationship to existing riverfront development in the Thames Policy Area so that new tall buildings do not adversely impact on setting of the River Thames.
- New development should be sensitive to the existing and proposed surrounds so that new tall buildings are not out of character with the surrounds or prove dominant or overbearing. In the area surrounding the existing tall buildings in the cluster and the proposed Shard of Glass, new tall building development should consider its relationship to the other towers in the cluster so that they do not dominate other buildings or merge with their silhouette.
- New tall building development should consider the setting and views of conservations areas, listed buildings, landmarks and open spaces, both in the immediate area as well as in the wider context.
- New tall buildings development should consider its potential impact on the local setting and character of the general area in views that could be experienced every day by visitors, local residents, community groups and workers.

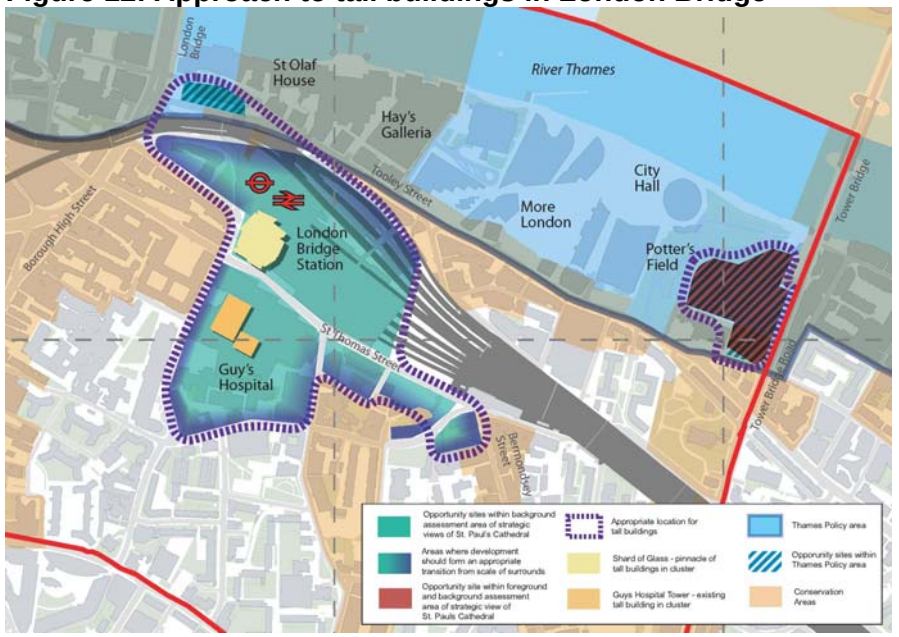
Approach to building heights

- New tall building development at heights of 50m will be visible in local views and generally be of a height that relates to the existing scale of the surrounding area. This is particularly the case on sites located in the surrounds of the riverfront (the Thames Policy Area) where the height of existing development generally ranges from 44m to 50m.
- New tall building development at heights of 100m and above will be visible on the skyline in strategic and local views.
- Tall building development at 100m will not be prominent on the skyline, though they will begin to emerge as a new cluster of tall buildings, which will signify that London Bridge is a focus for new development and landmark location in the borough. At this height development should be sensitive to the surrounding scale and character of development and particularly the potential to impact on the appreciation of conservation area, listed buildings, landmarks and open spaces. At this height development in the surrounds of the riverfont (the Thames Policy Area) will become prominent above the established height of development along the river and significantly tall buildings would not be appropriate.
- Tall building development at 150m will become prominent in the cluster and should be sensitive to their relationship to other existing and consented tall buildings. At this height the design of tall buildings will need to consider their relationship to the surrounding scale and height of development so as not to have a harmful impact on the appreciation of conservation areas, listed buildings, landmarks and open spaces.
- Tall building development at 200m will start to appear prominent in comparison to the Shard of Glass. New tall buildings at this height would require well considered design solutions to ensure that they do not appear dominant on the skyline and in the cluster of tall buildings, and that they do not compete with the Shard as the pinnacle of the cluster.

To ensure that proposed tall building development addresses these sensitivities, design guidance has been prepared and set out in detail in Section 6.

Figure 12 shows our approach to building heights in London Bridge.

Figure 12: Approach to tall buildings in London Bridge



Section 6: Design guidance for tall building applications

From the conclusions of the study we can see that tall building development in these urban areas would be very sensitive. In order to ensure that tall building developments are located in the right place and will achieve the highest possible standards of design and construction, they should aim to :

1. Make a significant contribution to local regeneration

Our Core Strategy: Borough-wide Tall Building Research Paper (CDD1) has identified that tall buildings can provide a positive contribution to the local area as well to the whole borough by providing a stimulus for regeneration and attract investment.

Applications for tall buildings must ensure that the proposed development will provide regenerative benefits to the local and wider area including public realm improvements, affordable housing, support for local businesses, job creation and training schemes, community facilities, open spaces, sports and recreation, and transport infrastructure over and above those normally expected of development.

2. Tall buildings are located in the right place

The urban design analysis produced for both Stage 1 and Stage 2 of this tall building study have identified a number of urban design considerations which would indicate where tall buildings are appropriate, inappropriate or sensitive.

Applications for tall buildings must ensure that the proposed development will provide detailed urban design analysis, which demonstrates how they are an appropriate response to the surrounding context. This needs to consider natural topography, landscape features, the scale and character of surrounding buildings, urban grain and public realm, and important local views particularly at street level.

To ensure that tall building development is located in the appropriate place, applications must demonstrate that they are appropriate to the transport capacity of the area and will be expected to provide links to public transport and make improvements to transport infrastructure to overcome the impacts of a significant increase in density in the area.

3. Outstanding architectural quality

The massing study has identified that the taller a building becomes the more sensitive it will be in relation to the local scale and height of an area and also to its potential impact on the appreciation of the local character and historic context.

Applications for tall building developments must demonstrate that it will be of exceptionally high standard and quality of architecture in terms of materials, form, massing, proportioning and silhouette.

The design of tall buildings should consider its relationship to other existing and proposed buildings in the cluster, and individually or as a group, they must form a distinctive and attractive landmark as viewed from all angles and contribute positively to the skyline and image of the Southwark and London.

The design of tall buildings should consider its relationship to other existing and proposed buildings in the cluster, and individually. Individually or as a group, they must form a distinctive and attractive landmark as viewed from all angles and contribute positively to the skyline and image of the Southwark and London.

The design of tall buildings should ensure that they meet the requirement set out in Policy 3.11 of the Core Strategy (CDCS1) which requires that development to maximise the efficient use of land so as not to have a negative impact on public realm or the amenity of neighbouring properties. At ground level, tall buildings should positively address the street and should be surrounded by generous and well designed public space which should contribute to the permeability of the area and have a defined purpose. Proposed tall buildings should be set back from site boundaries to ensure that their form and silhouette can be appreciated in the round and they do not to restrict development on adjacent sites. The taller a proposed building, the more of a contribution it will be expected to make to the public realm by reducing the building footprint.

To ensure that tall buildings make a positive contribution to the inside as well as to the local environment, tall buildings will be expected to provide high quality internal environments and accommodation.

4. Sensitive to the historic context

The urban design analysis and massing study have identified that tall buildings will be sensitive to the historic context.

Applications for tall building developments must meet the requirements of the London View Management Framework regarding protection and enhancement of views and settings of strategically important landmarks.

Applications for tall buildings must demonstrate that they do not erode the value and importance of nearby conservation areas, the setting of listed buildings and structures, World Heritage Sites, scheduled ancient monuments, archaeological remains, historic parks and gardens or open spaces, including those in adjoining boroughs.

5. Sustainable design and construction

Our Core Strategy: Borough-wide Tall Building Research Paper (CDD1) has identified that tall buildings can have a negative impact on the environment.

To ensure that a tall building development does not impact negatively applications must demonstrate that they incorporate exemplary standards of sustainable construction and resource management, climate change mitigation and adaptation and potential for renewable energy generation and recycling. To ensure that they are of exemplary standards, they must aim to exceed the standards set out in the Southwark Sustainable Design and Construction SPD.

6. Bring life and activity to an area and create vibrant and attractive streets and spaces

Our urban design analysis has established that tall buildings can be successful when they contribute to the enhancement of public realm and provision of new uses to activate the area.

Applications for tall buildings should ensure that new development will bring significant enhancements to the local landscape and create a sense of place. They should demonstrate that the proposal will provide high quality public spaces, with the potential to link into existing public realm strategies in the area.

Applications should contain a mix of uses with public access, including significant amounts of leisure, cultural, arts and entertainment space. They should incorporate publicly accessible areas on upper floors where appropriate.

Applications should ensure that they provide active uses, such as shops, restaurants and cafes along street level frontages in a way that relates positively to surrounding streets.

7. Sensitive to its impact on the local environment

Our Core Strategy: Borough-wide Tall Building Research Paper (CDD1) has identified that tall buildings can have a negative impact on the local environment and microclimate.

Applications for tall buildings must demonstrate they will not result in negative impact on the surrounding environment in terms of microclimate, wind turbulence, overshadowing, noise, reflected glare, night time appearance, traffic, aviation, navigation and telecommunication interference.

Applications for tall buildings must demonstrate they will not have a negative impact on the privacy and amenity on nearby residential accommodation.

8. Application requirements

To ensure that tall building applications can demonstrate that they will meet the criteria established above, they must be accompanied by the following supporting material:

- Detailed Design and Access statement which explains the design approach to the proposal how it meets the above criteria. The statement should also demonstrate why a tall building is the best option for the site.
- A detailed views assessment which analyses and assesses the likely impact that a proposal would have on strategic views and important local views of relevance to the location of the proposal, as identified during discussions with the council. This views assessment should include qualitative visual assessment (QVA) including accurate visual representation (AVR) of the proposed development in the views identified.
- A three dimensional computer model of the proposal which can be used by the council to help assess the application.

Appendix 1 : Reference List

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CDB11. Core Strategy Borough-wide Tall Building Background Paper, Southwark Council, January 2010

CDD1. Core Strategy: Borough-wide Tall Building Research Paper, Southwark Council, December 2009

CDD2. Core Strategy: Bankside, Borough and London Bridge Opportunity Area - Tall Building Research Paper, Southwark Council, December 2009

CDD7. Old Barge House Alley Conservation Area Appraisal, Southwark Council

CDD8. Bankside and Bear Gardens Conservation Area Appraisal, Southwark Council

CDD9. Union Street Conservation Area Appraisal, Southwark Council

CDD10. Thrale Street Conservation Area Appraisal, Southwark Council

CDD11. Borough High Street Conservation Area Appraisal, Southwark Council

CDD12. Tooley Street – north and south Conservation Area Appraisal, Southwark Council

CDD13. Bermondsey Street Conservation Area Appraisal, Southwark Council

CDD14. Kings Bench Conservation Area Appraisal, Southwark Council

CDD15. St Georges Circus Conservation Area Appraisal, Southwark Council

CDD16. West Square Conservation Area Appraisal, Southwark Council

CDD17. Tower Bridge Conservation Area Appraisal, Southwark Council

CDD18. Trinity Church Square Conservation Area Appraisal, Southwark Council

CDD32. Blackfriars Road Character Area Appraisal, Southwark Council

CDD33. North of Southwark Street Character Area Appraisal, Southwark Council

CDD34. South of Southwark Street, Southwark Council

CDD35. South of Union Street Character Area Appraisal, Southwark Council

CDD36. Borough Market, Clink Street and Southwark Cathedral Character Area Appraisal, Southwark Council

CDD37. Borough High Street Character Area Appraisal, Southwark Council

CDD38. London Bridge and Guy's Hospital Campus Character Area Appraisal, Southwark Council

CDD39. Tooley Street Character Area Appraisal, Southwark Council

CDD40. Bermondsey Village Character Area Appraisal, Southwark Council

Appendix 2 : Tall building application public inquiry reference list

No. 1 and No. 20 Blackfriars Road

CDD49. Inspector's Report, 1 Blackfriars Road and 20 Blackfriars Road, The Planning Inspectorate, December 2008

CDD50. Decision letter, 1 Blackfriars Road and 20 Blackfriars Road, The Planning Inspectorate, March 2009

London Bridge Tower (Shard of Glass)

CDD53. Inspector's Report to the First Secretary of State, Land Adjoining London Bridge Station, The Planning Inspectorate, July 2003

CDD54. Decision letter, Land Adjoining London Bridge Station, Office of the Deputy Prime Minister, November 2003

Doon Street

CDD51. Inspector's Report, Upper Ground and Doon Street East, The Planning Inspectorate, May 2008

CDD52. Decision letter, Upper Ground and Doon Street East, The Planning Inspectorate, August 2008

Appendix 3 : Urban Design Analysis

A3.1 Urban design considerations that would support tall building development

Our character analysis and urban design studies have considered the locations where tall buildings would be appropriate, inappropriate and the sensitivities for tall buildings in these areas.

In order to identify the appropriate location for tall buildings in the action area, these considerations reflect the criteria indicated in the Southwark Plan (CDL1) Policy 3.20 and draft replacement London Plan (CDR2) Policy 7.7 which set out considerations that ensure that tall buildings are located in the right place.

Gateways, junctions of major roads or points of civic or local significance

Tall buildings will become a prominent feature in an area and likely to be visible on skyline. New tall buildings provide an opportunity to become new landmarks on the skyline or in an area and more suited in locations where they can emphasise a point of civic or visual significance. These locations could be main gateways to the borough, locations where buildings are prominent when viewed from the river, along a major thoroughfare or at junctions of major roads.

Opportunity Sites

New development should aim to provide a scale and height of development that is suitable for the location, with larger development sites providing opportunities for more intense levels of development and provision of new or enhanced amenity space at ground level and contribute to the permeability of the area. Well delivered and successful tall buildings provide the opportunity to release land for new public realm opportunities and provide investment in the existing public realm.

Proximity to major public transport hub

Tall buildings can have a negative impact on an area by attracting more people to an area, thereby increasing the demand on local public transport network. New tall building development should aim to be located in proximity of a major public transport hub that has the capacity to accommodate an increased numbers of users.

Existing scale of development and approved tall building proposals

Tall buildings can be overbearing and out of character when located when there is little consideration of existing scale and character. New tall building development should be of an appropriate scale and character to the surrounds to ensure that buildings do not dominate or repeat the mistakes of the past.

From this analysis we have determined the locations in the study area which are currently the focus of existing tall buildings and centres for new tall building proposals. This in turn has also allowed us to understand where new tall building development would not be appropriate as it likely to be out of character with the surrounding context prove dominant or overbearing.

Potential to draw development south of the railway viaducts

Tall building development can provide a focus for regeneration and investment in an area. There is an opportunity for new tall building development in London Bridge to provide a focus for drawing

development south of the Thames into London Bridge and further into the borough.

A3.1.1 Urban design analysis for Blackfriars Road

Gateways, junctions of major roads or points of civic or local significance

The gateways, major junctions or focal points in the Blackfriars Road study area include:

- Blackfriars Bridge which connects to Blackfriars Road is a major gateway into Southwark and the opportunity area.
- The north end of Blackfriars Road where it meets the riverfront is located on a prominent point along a bend in the River Thames and a location which is clearly visible from up and down stream.
- Major junction of Blackfriars Road, Stamford Street and Southwark Street, which is a focus for regeneration with several developments approved on these sites.
- Blackfriars is a major thoroughfare leading from the City on the north and south towards Elephant and Castle. Southwark Street lines Blackfriars to Bankside and further to London Bridge to the east and Stamford Street links Southwark with the major transport hub at Waterloo to the west.
- Southwark tube station provides a landmark opportunity on the corner of The Cut and Blackfriars Road as a counterpoint to Palestra on the corner of Union Street.

Opportunity Sites

A number of development opportunities have been identified, based on development interest and appraisals of land use and built form. A number of large development sites are located at the entrance to the borough at the major junction of Blackfriars Road and Stamford Street and Union Street. These include :

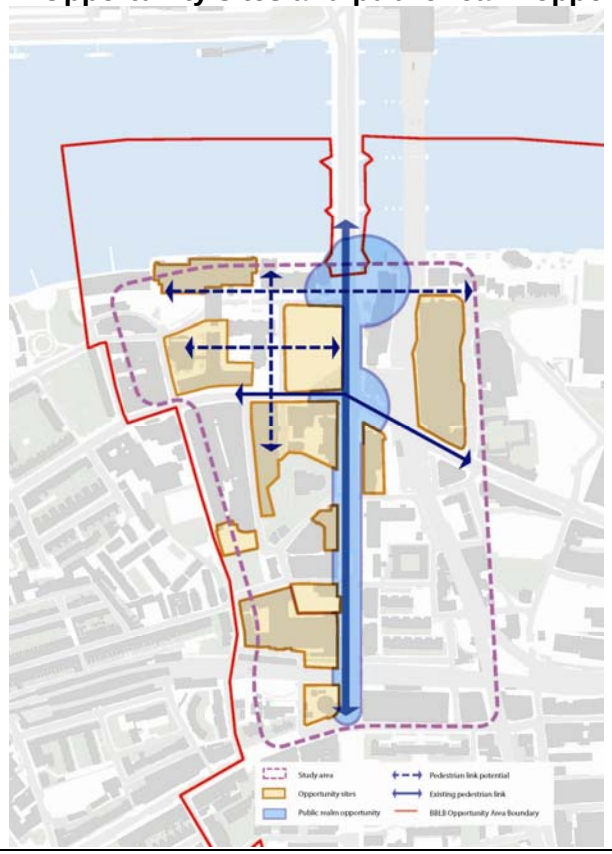
- No. 1 Blackfriars Road, which is currently a vacant development site with approval for a new tower and public realm.
- No. 20 Blackfriars Road a proposal site which extends from Blackfriars Road along Stamford Street to Paris Gardens, which also has approval for a new development including 2 new towers, 1 commercial and 1 residential, with new ground floor active uses and public space.
- King's Reach Tower, an existing 1970's commercial tower with approval for an additional extension to the height of the tower and addition of smaller towers surrounding the existing building.
- Sea Containers House, an existing large late 1970s, riverfront, commerical building. While this site faces the riverfront the existing building does not offer links through to the riverfront.
- Ludgate House and Sampson House are currently existing late 1970s and 1980s large impermeable commercial buildings.
- 231 to 241 Blackfriars Road which has approval for a new 15 storey building on this site.

There are a number of other opportunity sites identified along Blackfriars Road, including:

- Colombo House and telephone exchange building, a large site with a large frontage facing the adjacent railway lines.
- Southwark tube station, is currently a single storey building at the main junction of The Cut and Blackfriars Road, opposite the much taller Palestra building.

Figure A3.1 shows the opportunity sites in the study area.

Figure A3.1: Opportunity sites and public realm opportunities



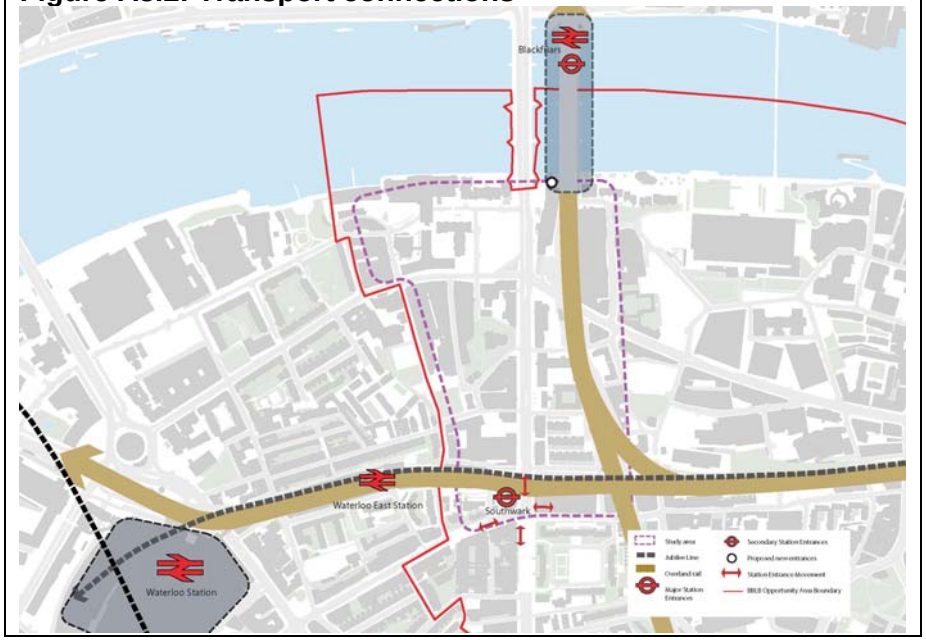
Proximity to major public transport hub

Opportunity sites at the north end of Blackfriars Road will have Proximity to the new south bank entrance to Blackfriars Station which is being upgraded as part of the Thameslink works and provides connections leading out towards many parts of London both north and south of the river.

Opportunity sites located further south along Blackfriars Road will have access to Southwark tube station which connects directly with both London Bridge and Waterloo Station interchanges.

Figure A3.2 shows the existing public transport network in the study area and the proposed improvements.

Figure A3.2: Transport connections



Existing scale of development and approved tall building proposals

The existing character of the north part of Blackfriars Road includes a range of building heights which step down from taller development along the waterfront, including King's Reach Tower, Sea Containers House and Sampson House along the riverside and then follows a range of heights along Blackfriars Road which the tall building element of Palestra south of the railway lines

More information on the building heights in the area can be found in Appendix 5 of this document.

The existing height ranges of study area are:

- The development along the riverfront the including Kings Reach Tower Sea Containers House (15 storeys), Ludgate House (10 storeys) and Samson House (8 storeys) and River Court development (12 storeys). Adjoining development on the riverfront in the neighbouring borough of Lambeth OXO Tower (8 storeys with a tower of approx 11 storeys) with lower height mixed use development to the south.
- From Stamford Street / Southwark Street south to the railway viaducts there is a mix of development development higher fronting Blackfriars Road (predominantly 5 to 9 storeys)and lower in the areas surrounding (predominantly 4 to 7 storeys). Columbo House (13 floors) facing the railway viaducts is a tall element out of context with its surrounds.
- South of the railway viaducts Palestra (12 storeys) provides a landmark on the corner of Union Street with Southwark station (1 storey) opposite. Residential and mix use development continue to the south (predominantly 4 to 8 storeys).

Approved tall building developments or extensions to existing tall buildings within the study area are:

There are several consented tall building developments focused around the corner of Blackfriars Road and Stamford Street:

- No. 1 Blackfriars Road, Beetham Tower (51 storeys)
- No. 20 Blackfriars Road, a residential tower (42 storeys) and commercial tower (23 storeys).
- An extension to the existing Kings Reach Tower (new height of 34 storeys) and a new office tower (12 storeys)

Other consented developments further down Blackfriars Road and in the surrounds include:

- A student housing development in Lavington Street (18 storeys)
- A hotel development 46-49 Blackfriars Road (14 storeys)
- A mixed use development at 6 Paris Garden & 20-21 Hatfields (13 storeys)
- A commercial building at Wedge House, 32-40 Blackfriars Road (10 storeys)

Figure A3.3 shows the existing scale of development and figure A3.4 shows the consented tall building locations in the opportunity area

Figure A3.3: Existing scale of development

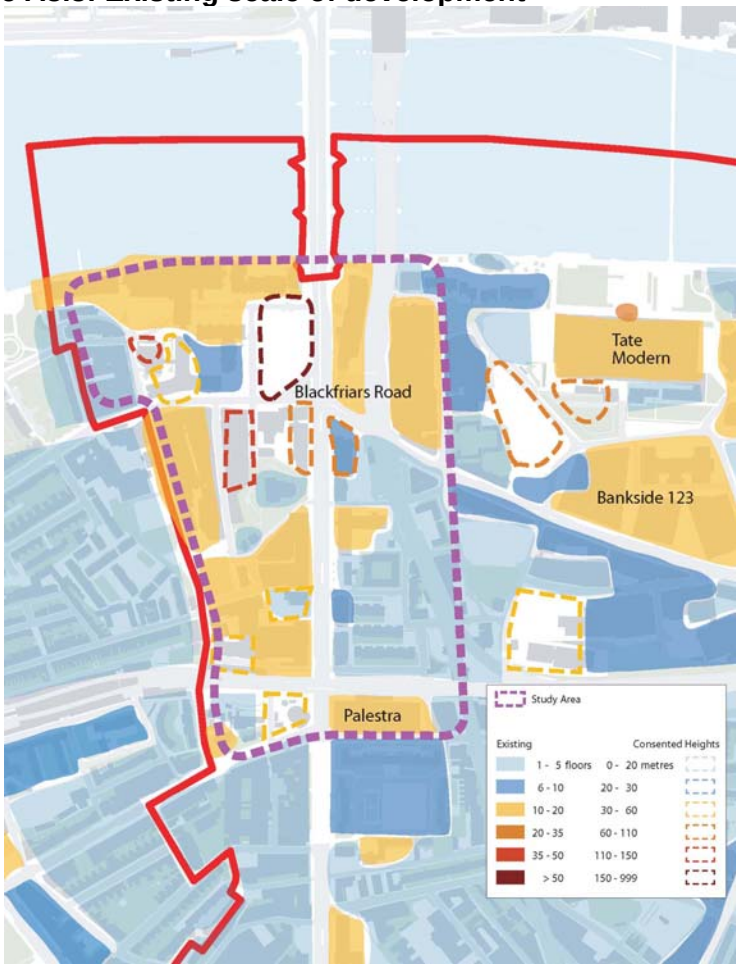
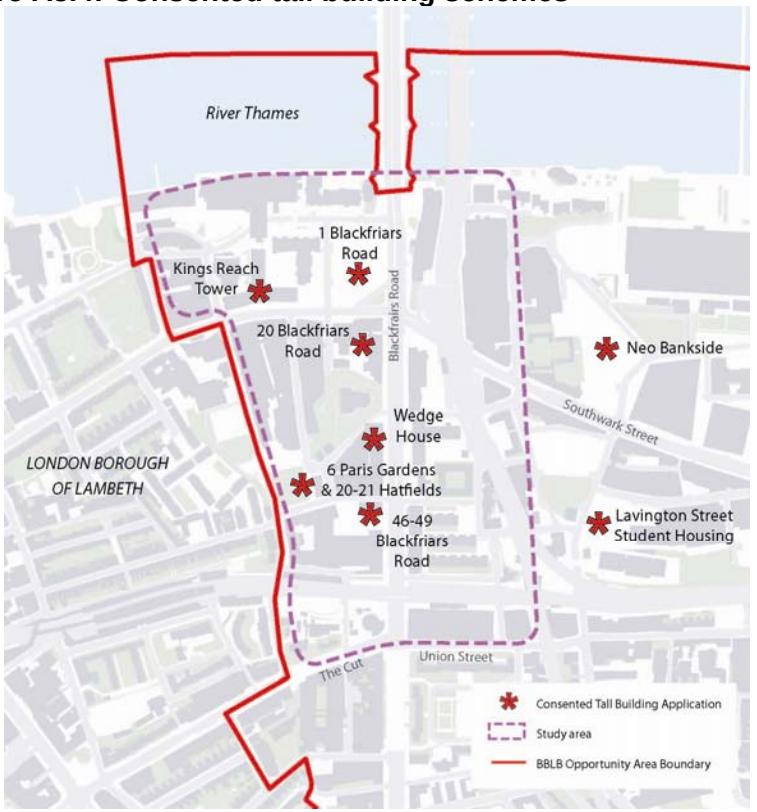


Figure A3.4: Consented tall building schemes



A3.1.2 Urban design analysis for London Bridge

Gateways, junctions of major roads or points of civic or local significance

Tall buildings will become a prominent feature in an area and likely to be visible on skyline. New tall buildings provide an opportunity to become new landmarks on the skyline or in an area and more suited in locations where they can emphasise a point of civic or visual significance. These locations could be main gateways to the borough, locations where buildings are prominent when viewed from the river, along a major thoroughfare or at junctions of major roads.

The gateways, major junctions or focal points in the London Bridge study area include:

- London Bridge and Tower Bridge are main gateways into Southwark and the opportunity area.
- The London Bridge Station transport interchange is a main focus for pedestrian and bus movement.
- Main junction of Borough High Street and Duke Hill Street and the head of London Bridge marking the entrance to the borough.
- The existing tall buildings at London Bridge Station and Guy's Hospital provide existing focal points on the skyline which can be seen from the wider area, including from the banks and bridges of the River Thames.
- London Bridge Station has also become a focus for regeneration with the significance of this location, particuarly with the Shard of Glass to appear on the skyline in the near future.
- St. Thomas Street which is currently a main pedestrian thoroughfare but poor quality streetscape and the new regeneration at London Bridge Station and Guy's Hospital has the opportunity for this street to have improved streetscape and public realm and become a prominent throughfare through the area.
- The junction at the corner of St. Thomas Street, Bermondsey Street, Snowfields, and Bermondsey Street Bridge (underpass under the railway viaducts) is currently the site of St. Thomas Street carpark. This empty site offers the opportunity to provide new development to fill the gap in this area and form a transition from the Bermondsey Street conservation area and mark the entrance to the new development at London Bridge.
- Corners of St. Thomas Street and Weston Street provide the opportunity for new development to mark the entrance to the Guy's Hospital campus.
- Guy's Hospital campus is bounded to the south by Snowfields, which provides an opportunity to provide a marker at the south entrance to the hospital as a focal point at the bend of Snowfields with the junction at Kipling Street.
- The corner of Tower Bridge Road and Tooley Street provides an opportunity to create a landmark at this gateway into the borough.

Opportunity Sites

New development should aim to provide a scale and height of development that is suitable for the location, with larger development sites providing opportunities for more intense levels of development and provision of new or enhanced amenity space at ground level and contribute to the permeability of the area. Well delivered and successful tall buildings provide the opportunity to release land for new public realm opportunities and provide investment in the existing public realm.

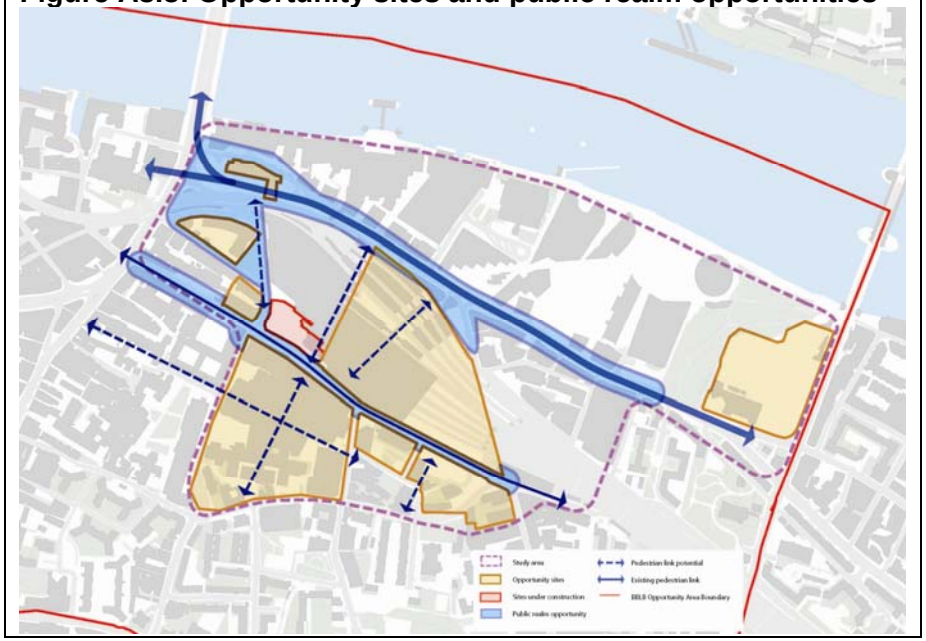
A number of development opportunities have been identified, based on development interest and appraisals of land use and built form.

There are a number of large sites have been identified around London Bridge Station:

- London Bridge Station which is currently under redevelopment, with the construction of the Shard of Glass and proposed removal of New London Bridge House and new development of London Bridge Place and London Bridge Station with an approval for a new office building in the air rights above the railway viaducts.
- Guy's Hospital Campus has proposed redevelopment to enhance the campus.
- Colechurch House, 1960s commercial building on the corner of Borough High Street and Tooley Street.
- Potter's Field Coach Park Site at the corner of Tooley Street and Tower Bridge Road, currently a vacant development site behind the listed Lambeth College building. This site has approval for a new development of 8 buildings ranging from 12 to 19 storeys in height.
- Potential development and public realm opportunities along St. Thomas Street, including the site of the existing commercial buildings Beckett House and Capital House, and the adjacent St. Thomas Street carpark site.
- The Beckett House and Capital House sites are currently two disparate sites. These have been considered as a single site, as individually these sites do not offer the capacity for intense development, the opportunities for new public realm or contribution to the permeability of the area, which would support a tall building in this location.

Figure A3.5 shows the opportunity sites in the study areas.

Figure A3.5: Opportunity sites and public realm opportunities



Proximity to major public transport hub

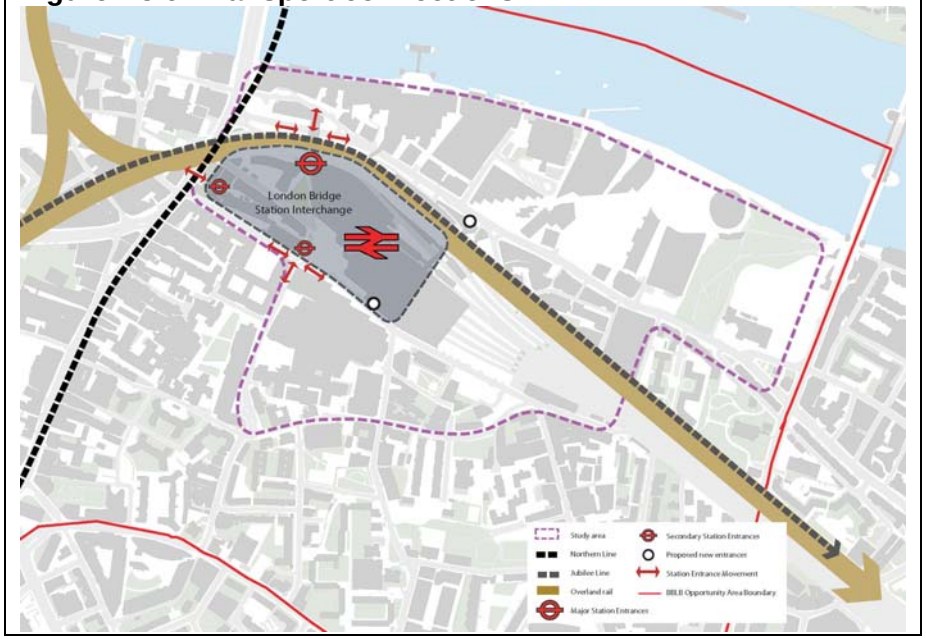
Tall buildings can have a negative impact on an area by attracting more people to an area, thereby increasing the demand on local public transport network. New tall building development should aim to be located in proximity of a major public transport hub that has the capacity to accommodate an increased numbers of users.

The opportunity sites in the London Bridge area are all located within proximity of London Bridge Station, a main public transport interchange connecting underground, overland trains and buses, with connections leading out towards many parts of London both north and south of the river. The improvements to the Thameslink and Jubilee Line upgrade will make London Bridge Station one of the most important transport hubs in the capital, while upgrades to the train station and bus depot will make these facilities more

accessible to users. These enhancements would accommodate an increased demand on the network that would likely be a result of new intense tall building development at London Bridge.

Figure A3.6 shows the existing public transport network in the study area and the proposed improvements.

Figure A3.6: Transport connections



Existing scale of development and approved tall building proposals

The existing scale of development around London Bridge station and along Tooley Street ranges from the existing taller elements of Guy's Hopsital Tower and New London Bridge House, stepping down to the riverfront, predominantly and to the lower height surrounds of Borough High Street and Bermondsey Street Conservation Areas.

More information on the building heights in the area can be found in Appendix 5 of this document.

The existing height ranges of study area are:

- Guy's Hospital Tower (34 storeys) and New London Bridge House (25 storeys)
- Borough High Street and Borough Market (predominantly 4 to 6 storeys)
- Riverfront development including More London and City Hall and commercial buildings along Tooley Street to north (predominantly 10 to 13 storeys)
- Tooley Street south mix of residential and commercial buildings fronting Tooley Street (predominantly 7 storeys)
- London Bridge Station (3 to 4 storeys) and train viaducts separate north and south areas
- Bermondsey Street and residential zone to south (predominantly 4 to 5 storeys)

The proposed development at London Bridge Station will see new tall building development. The Shard of Glass, currently under construction, which at 306 metres, will form a new pinnacle within the existing cluster of tall buildings around London Bridge station, while New London Bridge House will be replaced with the new London Bridge Place development.

Approved tall building developments or extensions to existing tall buildings within the study area are:

- Shard of Glass / London Bridge Tower (66 storeys) with a "backpack" element (21 storeys)
- New office development of London Bridge Place (18 storeys)
- Office building in the air-rights above London Bridge Station (11 storeys)

- A development of 8 buildings on the Potter's Field Coach Park Development (up to 19 storeys)

Figure A3.7 shows the existing scale of development and figure A3.8 shows the consented tall building locations in the study area

Figure A3.7: Existing scale of development

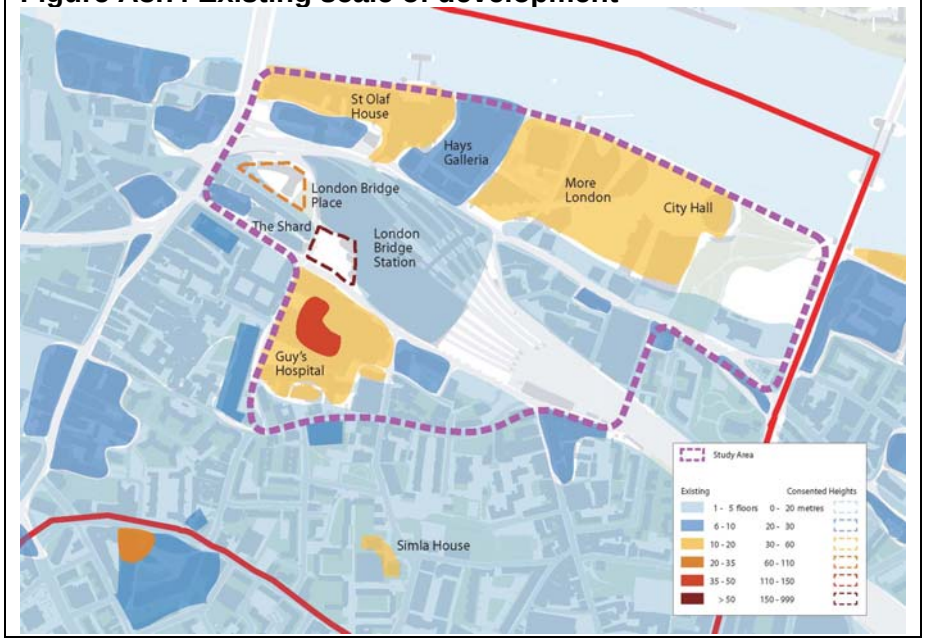
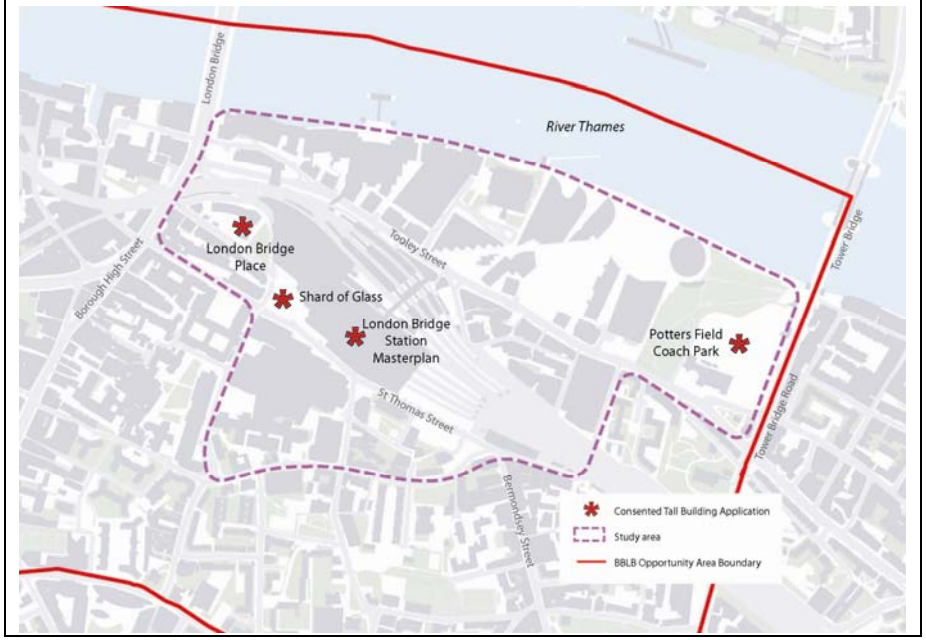


Figure A3.8: Consented tall building schemes



Potential to draw development south of the railway viaducts

Recent development of More London and City Hall along the riverfront of London Bridge have provided a focus for regeneration along the riverfront and Tooley Street. Proposed development at London Bridge Station with the Shard of Glass has widened the regeneration of the area further along Tooley Street.

The existing railway viaducts which run west and east across the area have provided a physical and visual barrier which has currently limited activity to the north of the railway viaducts.

There is an opportunity for new development at Guy's Hospital Campus and along St. Thomas Street to the south of the viaducts

which can provide a new scale of development and focus for regeneration which can inspire further development and investment south of the railway line.

A3.2 Urban design considerations where tall buildings would be sensitive

Strategic Views

Tall building development would be sensitive when located in a strategic view. The London View Management Framework (LVMF) SPG (CDR42 & CDR13) provides more detailed guidance on how the views will be protected and how the impacts of new development will be tested.

For this study we have reviewed the current guidance provided in the draft consultation version of the London View Management Framework SPG, May 2009 (CDR42).

Setting and views of the World Heritage Sites

Tall buildings would be sensitive when located in the setting or within views of a World Heritage Site. New development should consider the setting of the Tower of London and Palace of Westminster as designated in a World Heritage Site Management Plan or assessment of the setting of the Site. This would include assessment of the effect of development on views of and from the World Heritage Site as identified in the London Plan (CDR2), the Management Plan or assessment of the setting or with local authority planning documents.

Archaeological Priority Zone and scheduled monuments

Tall building construction would be sensitive when located in the Archaeological Priority Zone and consider the location of scheduled monuments and their setting.

The Archaeology Priority Zones included in this area mark the potential for archaeology to be present within the area of proposed developments. The designation of these areas are based upon decades of archaeological research into the Roman, medieval and post-medieval archaeology of the Borough. Traces of pre-Roman occupation have also been identified within the area.

In line with policy an archaeological desk-based assessment and evaluation of the site should be undertaken to inform the design of proposals.

Thames Policy Area

Tall building development could adversely impact on the scale of development along the Thames riverfront. New development located within the Thames Policy Area should consider the existing scale and character of development and respond appropriately.

Impact on existing character and scale of development

Appendix 5 has reviewed the existing scale of development and the locations of consented tall building proposals to determine where tall buildings would be appropriate. This in turn has also allowed us to understand where new tall building development would be sensitive or inappropriate as it likely to be out of character with the surrounding context prove dominant or overbearing.

Conservation Areas

All new development should preserve or enhance the historic character, setting and appearance of buildings or areas of historical or architectural significance. This will generally mean that tall buildings will not be acceptable in conservation areas. The impact of buildings located outside but close to conservation areas, on the character of those areas, will have to be considered in relation to any relevant conservation area appraisal.

Listed buildings and structures
New development should consider the setting and views of listed buildings, particularly Grade I and Grade II* listed. Conservation area appraisals and character area appraisals may indicate views of and around these buildings which should be considered as part of the area analysis.

Landmarks

Tall buildings development should consider the setting and views of landmark buildings, structures and spaces. Character area appraisals may indicate views of and around these buildings which should be considered as part of the area analysis.

Tall buildings would be sensitive to the setting of these parks and water spaces. It is important that the open character of these spaces is retained by ensuring that they are not dominated by tall buildings. New development fronting onto protected open spaces and the River Thames should consider the existing scale and character of buildings fronting these spaces and should generally be of a scale that would not dominate the settings of these open spaces.

Other views

Other local views can also be considered as a way to understand the effect of development on the local environment.

As identified in the urban design analysis there are different elements of the historic and urban context where views of the setting, building, space or structure should be considered.

Views that should be considered :

- Strategic Views
- Views of World Heritage Sites and their setting
- Listed buildings and their setting both locally and in the wider area
- Conservation areas
- Open spaces including rivers and waterways
- Landmarks both locally and in the wider area

As identified in Character Area Appraisals and from site visits to the study area there are also a number of other local views which are experienced by residents, locals and visitors to an area that allow an appreciation of the local setting and character of an area.

These views are explored in more detail in Section 4 and Appendix 4 of this document.

A3.2.1 Urban design analysis of sensitivities in Blackfriars Road

Strategic Views

The following strategic views impact on the study area:

River Prospect Views

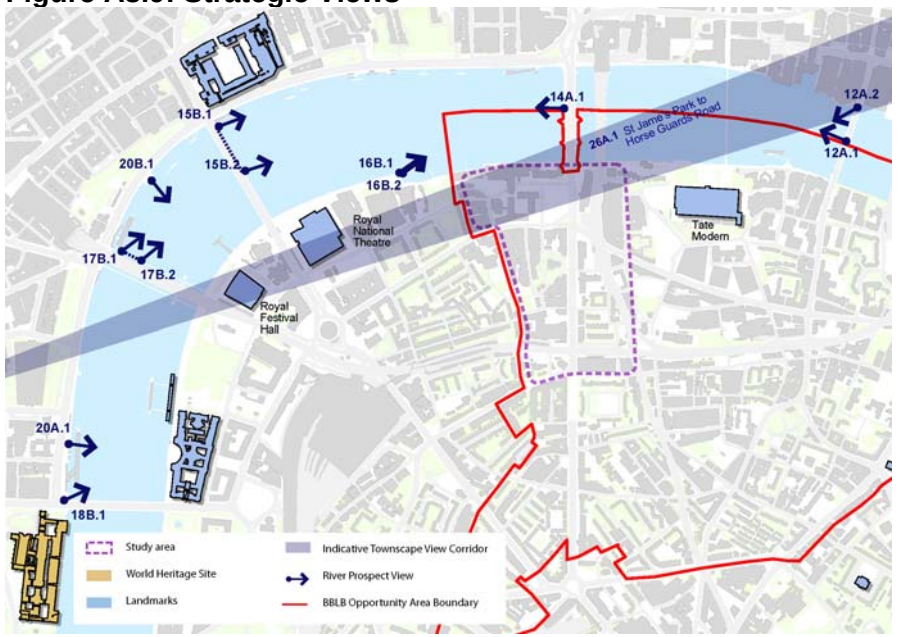
12A.1 Southwark Bridge - The Upstream Pavement
12A.2 Southwark Bridge - The Upstream Pavement
14A.1 Blackfriars Bridge - The Upstream Pavement
15B.1 Waterloo Bridge - The Downstream Pavement
15B.2 Waterloo Bridge - The Downstream Pavement
16B.1 The South Bank – Gabriel's Wharf
16B.2 The South Bank – Gabriel's Wharf
17B.1 Golden Jubilee/Hungerford Footbridges - Downstream - Crossing the Westminster Bank
17B.2 Golden Jubilee/Hungerford Footbridges - Downstream - Crossing the Westminster Bank
18B.1 Westminster Bridge - The Downstream Pavement
19A.1 Lambeth Bridge - The Downstream Pavement
20A.1 Victoria Embankment between Waterloo and Westminster Bridges - Opposite County Hall
20B.1 Victoria Embankment between Waterloo and Westminster Bridges – At Cleopatras Needle

Townscape Views

26A.1 St. James Park to Horse Guards Road

Figure A3.9 shows the Strategic Views which impact on the study areas.

Figure A3.9: Strategic Views



Setting and views of the World Heritage Sites

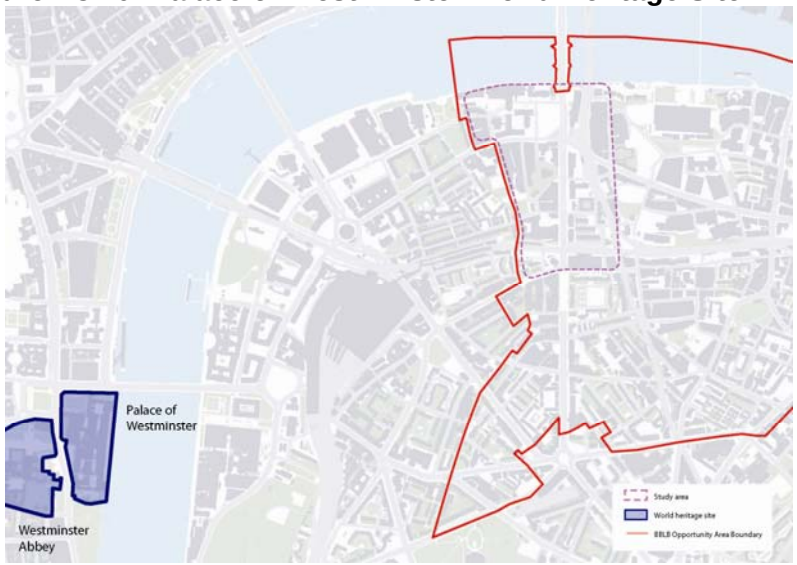
While the Palace of Westminster is not located directly adjacent to the Blackfriars Road study area, applications for tall buildings on sites at the north end of Blackfriars Road have indicated that tall buildings can potentially impact on views of the World Heritage Site. The London Plan (CDR1 & CSR2) identifies strategic views of the Palace of Westminster that protect and enhance the setting of the World Heritage Site in particular views of the Site.

City of Westminster identifies additional Metropolitan views in their Metropolitan Views Draft Supplementary Planning Document (CDNB15). This document identifies additional important local views

to protect and conserve the setting and views of the World Heritage Site.

Figure A3.10 shows the Palace of Westminster World Heritage Site.

Figure A3.10: Palace of Westminster World Heritage Site



Archaeological Priority Zone and scheduled monuments

The area north of Stamford Street and Southwark Street to the riverfront is within the Archaeological Priority Zone.

There are no scheduled monuments in this area.

Figure A3.11 shows the Archaeological Priority Zone and Scheduled Monuments in the study area.

Figure A3.11: Archaeological Priority Zone

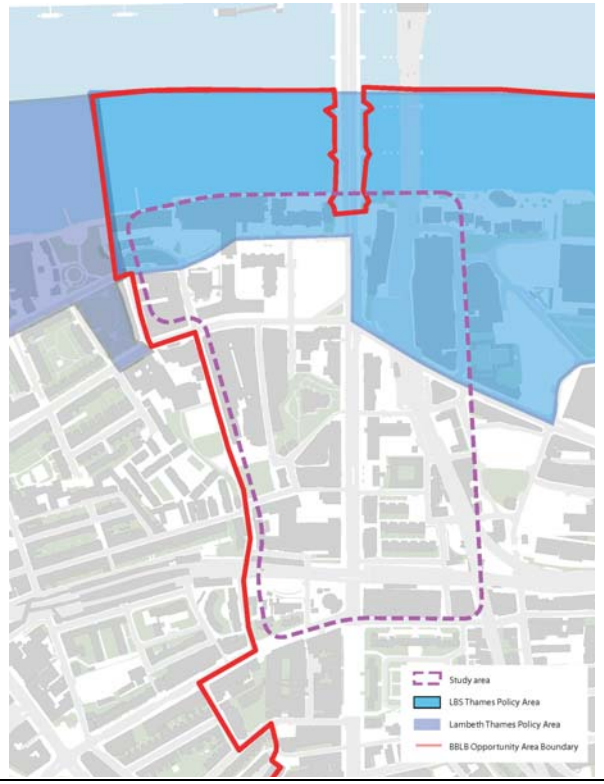


Thames Policy Area

The area north of Stamford Street and Southwark Street to the River is within the Thames Policy Area.

Figure A3.12 shows the Thames Policy Area.

Figure A3.12: Thames Policy Area



Impact on existing character and scale of development

Development along the riverfront, provides an existing scale of height and new development significantly higher than the existing riverfront development would generally be out of context.

The area around Paris Gardens has also established an existing scale of height on the west side of Blackfriars Road and new tall building development on adjacent sites should be sensitive to the scale and character of this area.

The scale of development east of Blackfriars Road, around Rochester Estate along Nicholson Street and Gambia Street, is predominantly low height residential dwellings and tall buildings would likely be out of character with the surrounds in these locations.

Conservation Areas

There is one Conservation Area within the Blackfriars Road study area, Old Barge House Alley located adjacent to the River.

The Blackfriars Road study area is located on the western boundary of the borough and adjacent to the adjacent borough of Lambeth and Conservation Areas in this area should also be considered. The Southbank Conservation Area lies on the edge of the boundary of Southwark, and could be impacted on by development on sites adjacent tall building applications on sites in the study area have identified that new tall buildings located on the north end of Blackfriars Road could impact on the setting of other Lambeth Conservation Areas including Roupell Street, Waterloo, Lower Road and Mitre Road and Ufford Street.

Listed buildings and structures

There are a few Grade II listed buildings located within the Blackfriars Road study area that might be impacted on by tall building development.

Tall building applications on sites in the study area have identified that there are a number of other landmark Grade I and II* listed buildings within the adjoining borough of Lambeth and along the

riverfront in Westminster where views of these buildings could be affected by tall building development at the north end of Blackfriars Road. These include:

Grade I

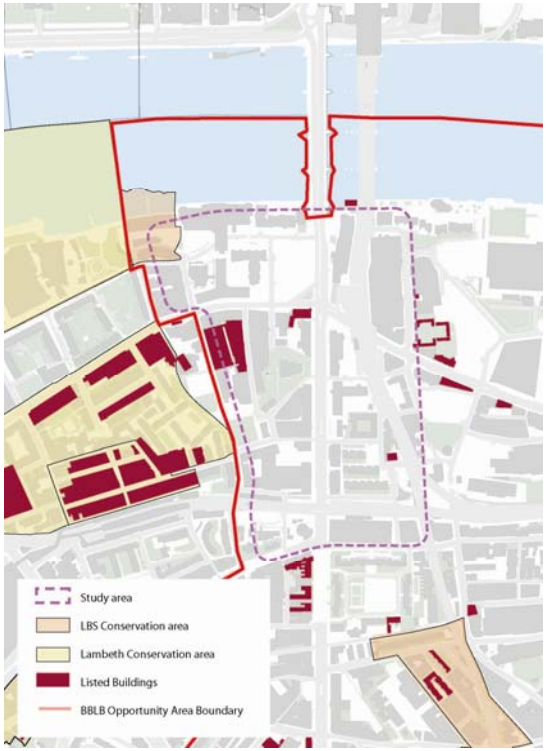
- Somerset House (Grade I)
- Royal Festival Hall (Grade I)

*Grade II**

- Royal National Theatre (Grade II*)

Figure A3.13 shows Conservation Areas and listed buildings in the study area and in the neighbouring boroughs.

Figure A3.13: Conservation Areas and Listed Buildings



Landmarks

A number of landmark buildings, structures and spaces are located within and around the study area, which include the World Heritage Sites, listed buildings, open spaces and other landmark buildings and structures.

Tall building development in the London Bridge and Blackfriars Road areas could potentially effect views or the setting landmarks in and around Southwark and include:

World Heritage Site
Palace of Westminster (Westminster)

Listed buildings and structures
Somerset House (Westminster)
Royal Festival Hall (Lambeth)
Royal National Theatre (Lambeth)

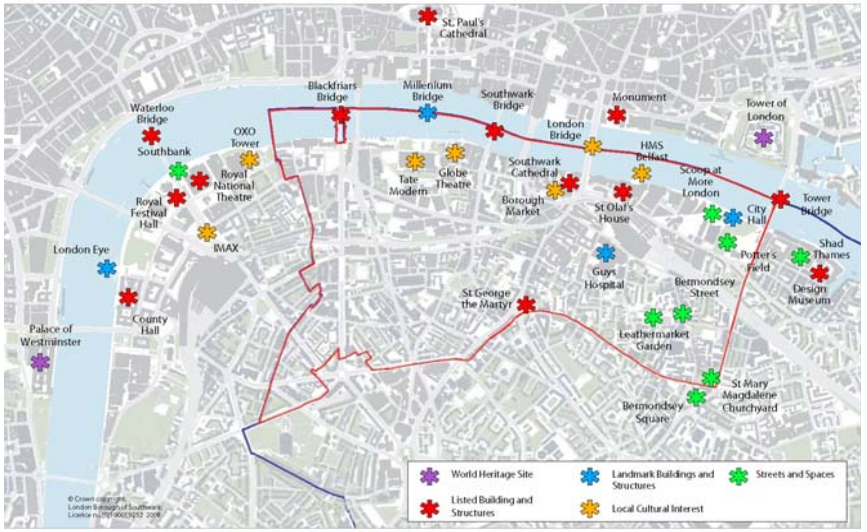
Landmark buildings and structures
Millennium Bridge
London Eye (Lambeth)

Local Cultural Interest
Tate Modern
OXO Tower (Lambeth)

Streets and Spaces
Christchurch Gardens
Paris Gardens

Figure A3.14 shows the views of landmarks in the study area.

Figure A3.14: Landmarks



Impact on amenity of open space and the river

There are no historic parks or gardens in the study area.

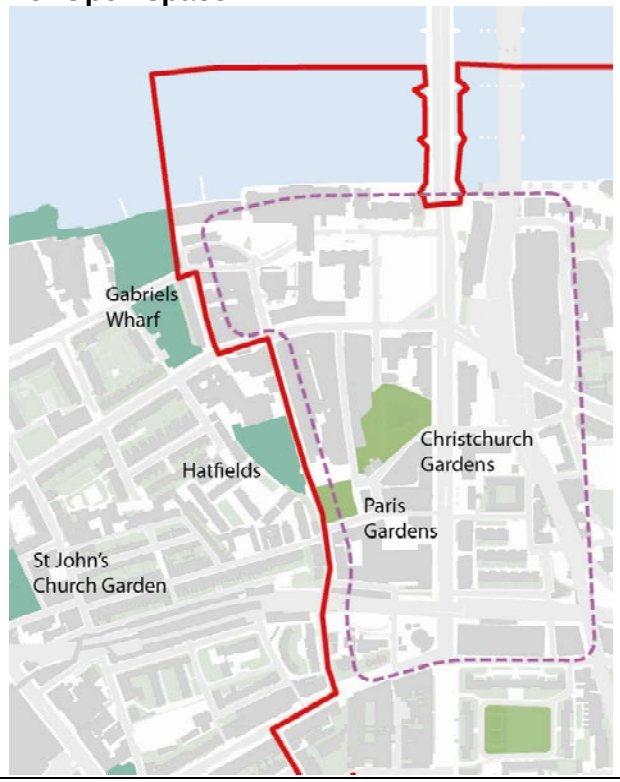
The River Thames forms the edge and boundary of the study area and the borough to the north. The bridges across the River provide views up and downstream and tall buildings located in Balckfriars Road north would likely be visible in the views and include Blackfriars Bridge, Southwark Bridge and Waterloo Bridge.

There are two protected open spaces in the study area, Christchurch Gardens and Paris Gardens, which are both designated Borough Open Land in the Southwark Plan (CDL1), and could be directly impacted on by significantly taller building development on adjacent sites.

Other open spaces in the wider area would not be directly impacted on by tall building development, but could potentially have the amenity of the space impacted on by tall buildings appearing in views of or from these spaces. The Riverside, Gabriels Wharf and Hatfields, St. Johns Church Gardens in the neighbouring borough of Lambeth are within the vicinity of the opportunity sites, with the potential that new development could appear over the existing skyline in these views.

Figure A3.15 shows the open space in the study area.

Figure A3.15: Open space



A3.2.2 Urban design analysis of sensitivities in London Bridge

Strategic Views

London Panorama Views

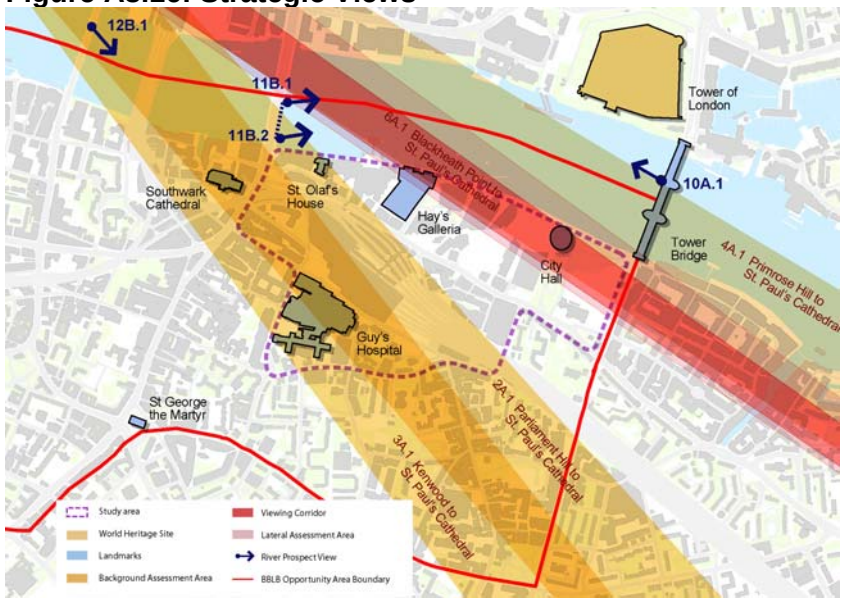
2A.1 Parliament Hill to St. Paul's Cathedral
3A.1 Kenwood to St. Paul's Cathedral
4A.1 Primrose Hill to St. Paul's Cathedral
6A.1 Blackheath Point to St. Paul's Cathedral

River Prospect Views

10A.1 Tower Bridge - The North Bastion
11B.1 London Bridge - The Downstream Pavement
11B.2 London Bridge - The Downstream Pavement
12B.1 Southwark Bridge - The Downstream Pavement

Figure A3.16 shows the Strategic Views which impact on the study areas.

Figure A3.16: Strategic Views



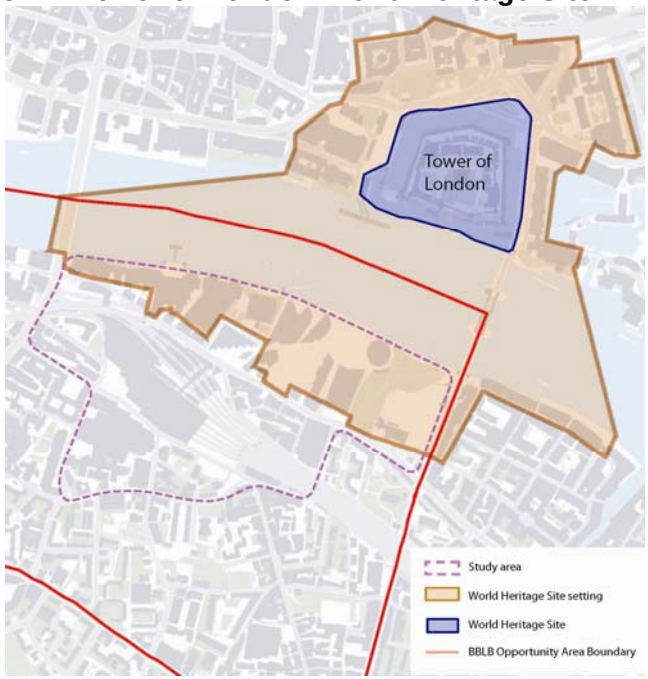
Setting and views of the World Heritage Sites

The World Heritage Site of the Tower of London is located on the north bank of the River Thames opposite the London Bridge study area. The setting of the World Heritage Site is established in the Tower of London World Heritage Site Management Plan (CDR43) and extends across the River to include parts of the south bank. The management plan defines the setting of the Site and its local setting on the river which includes areas of Tower Hamlets, City of London and Southwark.

It also indicates important local views from within and around the Tower of London some of which look south back towards Southwark.

Figure A3.17 shows the setting of the Tower of London World Heritage Site.

Figure A3.17: Tower of London World Heritage Site



Archaeological Priority Zone and scheduled monuments

The whole of the London Bridge study area is within the Archaeological Priority Zone.

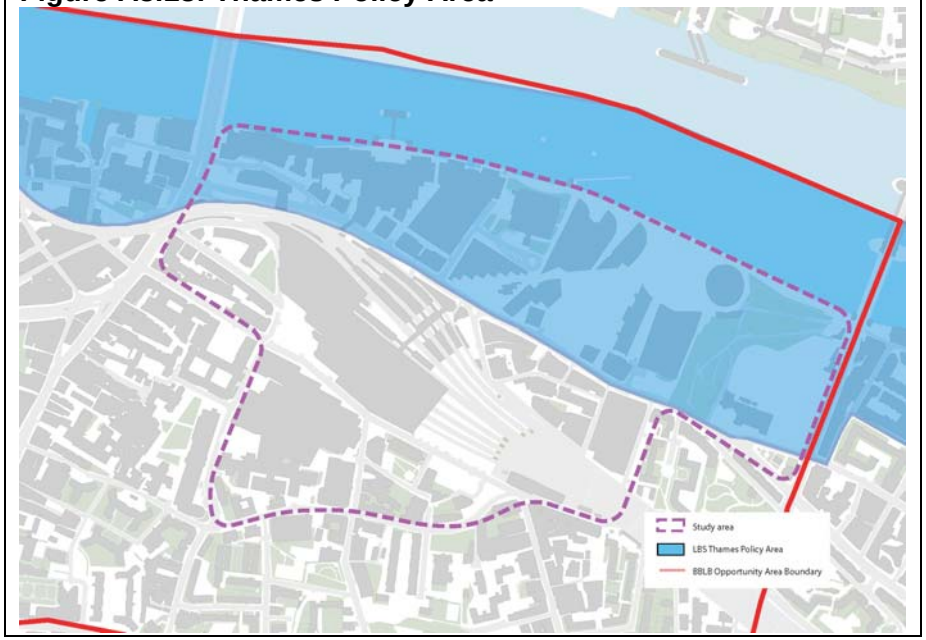
While there are no visible Scheduled Monuments in the study area, other nationally important Scheduled sites survive as subsurface archaeology and are not visible. These are Guy's Hospital Roman Boat and the site of the Medieval St Olave's Church and also the Rose Theatre.

Thames Policy Area

The area north of Tooley Street to the River is within the Thames Policy Area.

Figure A3.18 shows the Thames Policy Area.

Figure A3.18: Thames Policy Area



Impact on existing character and scale of development

Development along the riverfront and Tooley Street, which is part of the Tooley Street north and south Conservation Areas, provides an existing scale of height and new development significantly higher

than the existing riverfront development would be out of context and likely extend past the landmark viewing corridor threshold heights defined by the London View Management Framework SPG (CDR42).

The scale of development to the west and south of the study area, which is part of the Borough High Street and Bermondsey Street conservation areas is generally lower height and finer grain and development located on sites adjacent to these areas should be sensitive to the existing scale of development.

Conservation Areas

There area a number of Conservation Areas in and surrounding the London Bridge study area, which are Borough High Street Bermondsey Street, Tooley Street North and Tooley Street South, and Tower Bridge Conservation Areas.

Listed buildings and structures

New development should consider the setting and views of listed buildings, particularly Grade I and Grade II* listed. Conservation area appraisals and character area appraisals may indicate views of and around these buildings which should be considered as part of the area analysis.

There are numerous Grade I, Grade II* and Grade II listed buildings, groups of buildings or structures located within or adjacent to the London Bridge study area that might be impacted on by tall building development. These include:

Grade I

- Tower Bridge
- Cathedral Church of St Saviour and St Mary Overie (Southwark Cathedral)

*Grade II**

- Riverside north of Tooley St including St Olaf's House (Grade II*)
- Guy's Hospital main building (including wings and chapel) (Grade II*).
- St. Mary Magdalene Church (Grade II*)
- St. Olaf House (Grade II*)

Grade II

- London Bridge Station Platforms No's 9-16
- Bridge over north end of London Bridge
- Station, Joiner Street
- Former Church of St. Thomas
- Lambeth College
- Buildings along Borough High Street
- Buildings along Bermondsey Street
- Hays Galleria

There are also other listed buildings in the wider area where views of these buildings could be affected by tall building development in London Bridge. These include

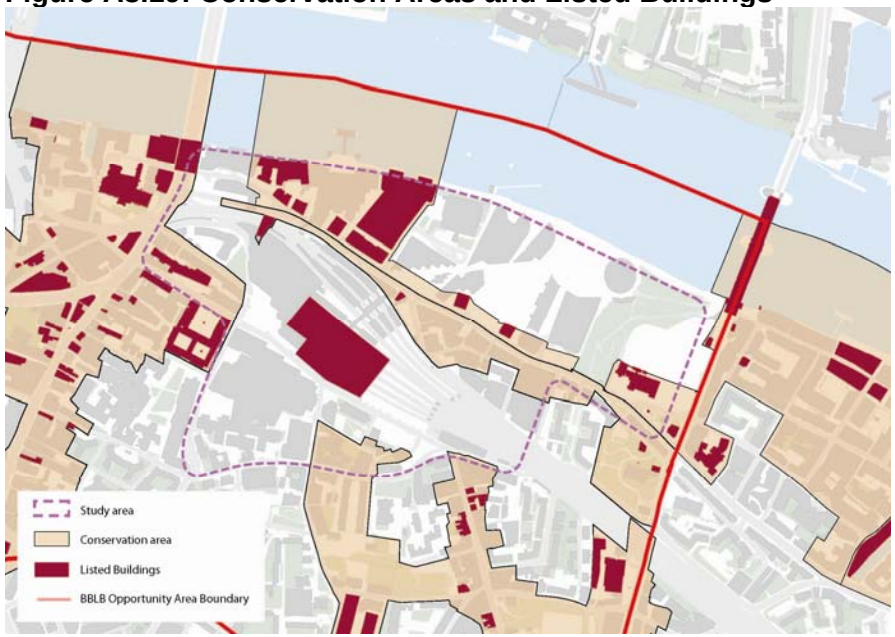
- Church of St George the Martyr (Grade II*)
- Trinity Church Square (Grade II)

Other listed buildings in the wider area which tall building development at London Bridge could impact on views of these buildings include:

- County Hall (Grade II, Lambeth)

Figure A3.19 shows Conservation Areas and listed buildings in the study area and in the neighbouring boroughs.

Figure A3.19: Conservation Areas and Listed Buildings



Landmarks

A number of landmark buildings, structures and spaces are located within and around the study area, which include the World Heritage Sites, listed buildings, open spaces and other landmark buildings and structures.

Tall building development in the London Bridge area could potentially effect views or the setting landmarks in and around Southwark and include:

World Heritage Site
Tower of London (Tower Hamlets)

Listed buildings and structures
St. Paul's Cathedral (City of London)
Tower Bridge
Southwark Cathedral
St Olaf's House
St George the Martyr

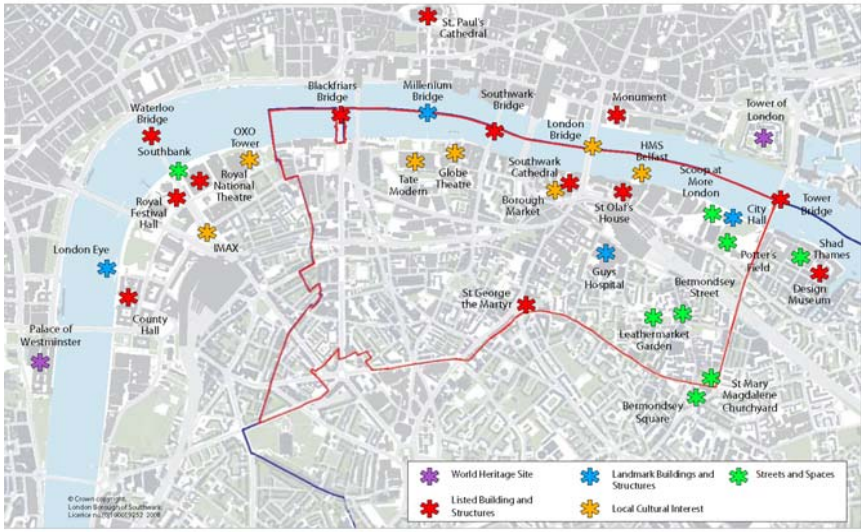
Landmark buildings and structures
City Hall
Guy's Hospital and Guy's Hospital Tower
London Bridge

Local Cultural Interest
Tate Modern
HMS Belfast

Streets and Spaces
Potter's Field Park
Scoop at More London
Shad Thames
Leathermarket Garden
Bermondsey Street
St Mary Magdalene Churchyard

Figure A3.20 shows the views of landmarks in the study area.

Figure A3.20: Landmarks



Impact on amenity of open space and the river

There are no historic parks or gardens in the study area.

There are a number of open spaces in the London Bridge study area which tall buildings could potentially impact on the amenity. Potter's Field, which is designated as Metropolitan Open Land in the Southwark Plan (CDL1), is directly adjacent to the site of Potter's Field Coach Park site and new significantly taller development on this site should consider the potential impact on the amenity of this open space.

Other open spaces in the wider area would not be directly impacted on by tall building development, but could potentially have the amenity of the space impacted on by tall buildings appearing dominant or overbearing thereby impacting on the setting of these spaces. The Borough Open Land in the wider study area including St. John's Churchyard, Tanner Street Park, Leathermarket Gardens and Guy's Street Park are located within the vicinity of the opportunity sites, with the potential that new development could appear over the existing skyline in these views.

There a number smaller open spaces and pocket parks in the study area which are in the immediate vicinity of the opportunity sites and could be impacted on by tall building development, such as Melior Street Gardens and Guy's Hospital Courtyard.

Other open spaces such as St. Mary Magdalene Church Yard, also designated as Borough Open Land, form the setting of Listed Buildings and new development could potentially impact on the setting of the listed buildings when viewed from these open spaces.

Figure A3.21 shows the open space in the study area.

Figure A3.21: Open space



Appendix 4 : Views Assessment

A4.1 Identifying views to be assessed

In order to assess the possible effect tall buildings will have on the historic and local context, as identified in the urban design analysis there are a number of different views which could be impacted on by development. A desk based three dimensional analysis of these views has provided us with an understanding of the qualities of each view that should be considered by potential development.

Views which have been identified in planning documents, such as strategic views or other borough designated views, provide more detail on the importance of these views, and any analysis should refer to the relevant authority planning documents for guidance.

1. Strategic Views
The Mayor of London has identified a series of public views that are important to all of London. These are views of significant important landmarks, including World Heritage Sites, which help us to understand and appreciate the city. These views are established in the London Plan and with more detailed description and guidance provided in the London View Management Framework (LVMF) Supplementary Planning Guidance (CDR42 &CDR13). The LVMF also provides guidance on how the views will be protected and how the impacts of new development will be tested.

2. Local Views
As well as consideration of strategic views, there are views that are of more local importance. These help create distinctive places that visitors and residents can identify with and find their way around. They also contribute to the enjoyment of open spaces and the appreciation of local landmarks and historic areas.

As part of the study of development potential in the area, a number of local views have been selected to guide the design of development in the area. These views could be from within the borough, or other views identified by adjacent boroughs, but are of local importance. It is not the intention to protect these views as they currently are. Instead the important features of these views should be taken into account at the design stage to ensure that development makes the right contribution to improving places in Bankside, Borough and London Bridge.

Other important views which have been considered for this study:

Local views from around and within the World Heritage Sites
As identified in World Heritage Site Management Plans and local authority planning documents.

Important Local Views
These are local views that contribute significantly to the viewer's ability to recognise and appreciate the image and built environment of the borough and wider London. These views can be townscape or landscape views, vistas, prospects and panoramas of local or historic significance..

These views could be from within the borough, from adjoining boroughs looking back towards Southwark or views designated by adjoining boroughs that would be significant to Southwark.

Other boroughs have identified views in local development documents and conservation area appraisals and where relevant these have been considered as part of our analysis.

Other more general views
Broader or more general views which allow an appreciation of the local setting and character of an area.

3. Dynamic Views
As we appreciate space as we move through it, several of the static views tested are of views that would likely to be experienced by a viewer as they move through a location, ie: crossing a bridge or walking down a street. The London View Management Framework identifies several River Prospect views as having multiple view points, and these can either be analysed as several static views or as a dynamic walkthrough of a view.

Three dimensional analysis and animation of dynamic views provides an understanding of changing view as an individual moves through a space.

These studies can provide additional understanding that qualities of a view change from one view point to the next, and can be done in a simulation of real movement through space.

A4.2 Views to be assessed

For the study of tall buildings in the Blackfriars Road and London Bridge a number of strategic and local views have been identified.

The identification of these views has been informed by the urban design analysis which is set out in Section 3 and Appendix 3 of this document.

The views identified for this study are:

Strategic Views - London Panorama Views

LVMF 2A.1 Parliament Hill to St. Paul's Cathedral
LVMF 3A.1 Kenwood to St. Paul's Cathedral
LVMF 4A.1 Primrose Hill to St. Paul's Cathedral
LVMF 6A.1 Blackheath Point to St. Paul's Cathedral

Strategic Views - River Prospect Views

LVMF 10A.1 Tower Bridge - The North Bastion
LVMF 11B.1 London Bridge - The Downstream Pavement
LVMF 11B.2 London Bridge - The Downstream Pavement
LVMF 12A.1 Southwark Bridge - The Upstream Pavement
LVMF 12A.2 Southwark Bridge - The Upstream Pavement
LVMF 12B.1 Southwark Bridge - The Downstream Pavement
LVMF 14A.1 Tower Bridge - The North Bastion
LVMF 15B.1 Waterloo Bridge - The Downstream Pavement
LVMF 15B.2 Waterloo Bridge - The Downstream Pavement
LVMF 16B.1 The South Bank – Gabriel's Wharf
LVMF 16B.2 The South Bank – Gabriel's Wharf
LVMF 17B.1 Tower Bridge - The North Bastion
LVMF 17B.2 Tower Bridge - The North Bastion
LVMF 18B.1 Tower Bridge - The North Bastion
LVMF 19A.1 Lambeth Bridge - The Downstream Pavement
LVMF 20A.1 Victoria Embankment between Waterloo and Westminster Bridges - Opposite County Hall
LVMF 20B.1 Victoria Embankment between Waterloo and Westminster Bridges - At Cleopatras Needle

Strategic Views - Townscape Views

LVMF 26A.1 St Jame's Park to Horse Guards Road

Local views of the World Heritage Sites - Tower of London

ToL 1 Tower of London - View from Inner Ward
ToL 2 Tower of London - Mansell Street
ToL 3 Tower of London - Tower Hill - Minories

Local views of the World Heritage Sites - Palace of Westminster

W 1 City of Westminster Metropolitan View 37 - Houses of Parliament from Parliament Square
W 2 City of Westminster Metropolitan View 38 - Westminster Abbey from Tothill Street/Victoria street and Broad Sanctuary

Important Local Views

IL 1 St. Katherine's Dock Entrance
IL 2 St. Katherine's Dock Entrance
IL 3 North Bank of Tower of London
IL 4 Potters Field
IL 5 Tower Bridge Road & Long Lane
IL 6 Bermondsey Street & Tanner Street
IL 7 Leathermarket Gardens
IL 8 Trinity Church Square
IL 9 Borough High Street
IL 10 Guys Hospital Inner Court
IL 11 Borough High Street & Montague Street
IL 12 Tooley Street & Borough High Street
IL 13 Montague Close
IL 14 London Bridge- North (downstream)
IL 15 City of London View 1 & 2 : Monument Viewing Gallery
IL 16 Millenium Bridge- South-East View
IL 17 St. Paul's Cathedral Viewing Gallery : View to London Bridge
IL 18 City of London View 3: Monument Viewing Gallery
IL 19 London Bridge- North (upstream)
IL 20 St. Paul's Cathedral Viewing Gallery : View to Bankside and Blackfriars
IL 21 Millenium Bridge- South-West View
IL 22 Blackfriars Bridge north end
IL 23 Blackfriars Road Head
IL 24 Great Guildford Street
IL 25 Southwark Street & Southwark Bridge Road
IL 26 Off Red Cross Way
IL 27 Kings Bench
IL 28 St George's Circus
IL 29 Old Kent Road
IL 30 Walworth Road
IL 31 Roupell Street - South side
IL 32 Aquinas Street
IL 33 Stamford Street-north pavement
IL 34 Somerset House River Terrace

Other local views

O 1 Queen Elizabeth St & Tower Bridge Rd
O 2 Crucifix Lane & Underpass
O 3 Leathermarket Street
O 4 Weston Street
O 5 Long Lane & Weston Street
O 6 Sumner Street & Emerson Street
O 7 Blackfriars Road- northward
O 8 Blackfriars Road & Southwark Street
O 9 Inner Temple Gardens - north side, base of steps
O 10 Embankment of Temple Viewing - Plaque

Figure A4.1 and A4.2 sets out the strategic views and local views identified for this tall building study.

Figure A4.1: Strategic Views

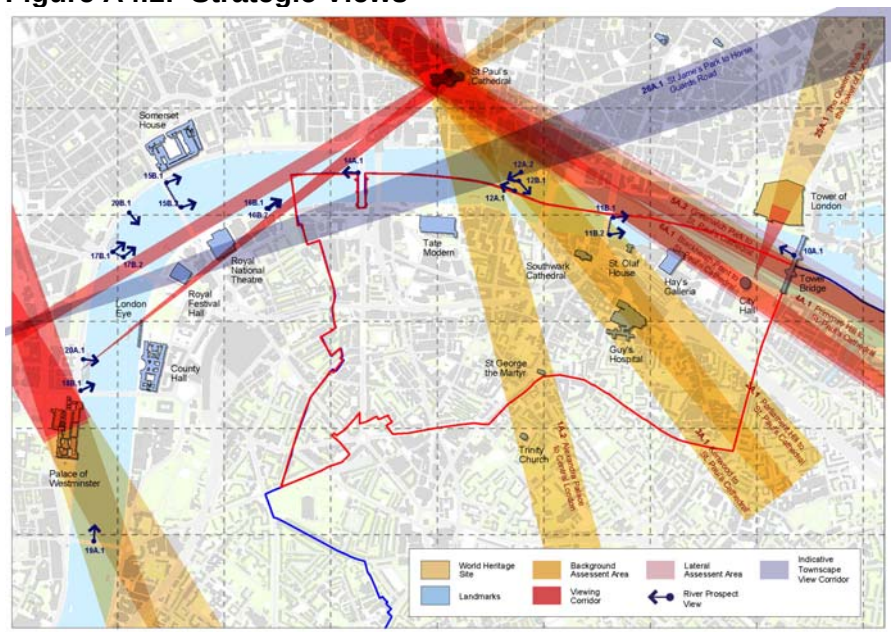
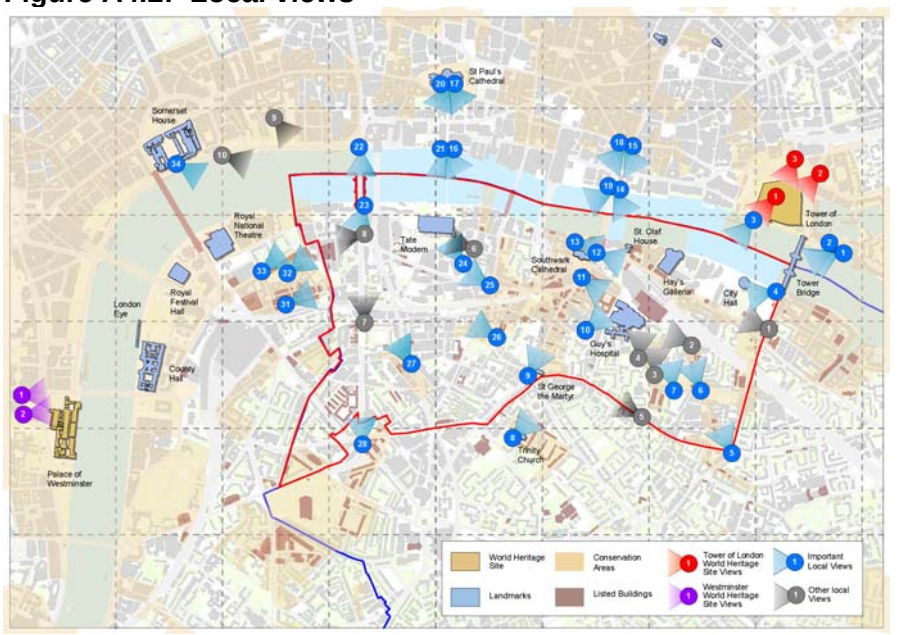


Figure A4.2: Local views



The following sections provide analysis of the views identified for this study. The three dimensional model has allowed us to provide renders of these views and include the consented tall building schemes so as to understand how the clusters of tall buildings are emerging in the study areas. Where possible we have photographed the views so as to analyse both the existing conditions as well as potential changes in the views.

A4.3 Three dimensional study model

In order to conduct our views assessment we have procured a digital model of the study area. This model is a portion of the CityModel a three dimensional model of London, was created by GMJ, a supplier of digital models of London to the industry. The

model has been created from aerial photography data and is accurate to 300mm RMSE and includes such detail as natural topography, individual building detail including roof pitches and parapet detailing, and trees, modeled both schematically and with more detail.

The model includes three dimensional models of consented tall building developments in the study area, which have allowing us to be able to analyse not only the views that you would see today but also to understand how these views could change in the future should, should these developments come forward as proposed.

By using the consented schemes when analysing these views has enables us to be able to understand the changing skyline in the study areas, in particular with the Shard of Glass currently in the initial stages of construction, this building will soon start to appear on the skyline and will form a pinnacle for the cluster of tall buildings at London Bridge. The digital model allows us to be able to analyse these views in order to understand how new tall building development will relate to the Shard.

We have used the three dimensional model to simulate the views as they would appear when photographed using a standard camera and have been created using a standard height and with an appropriate field of view to match that used in the London View Management Framework SPG (CDR42 & CDR13). All strategic views have been constructed in the model to the specifications of the view cones as detailed in the Draft consultation version of the LVMF document from May 2009.

A4.3 Views Assesment – Blackfriars Road

A4.3.1 Strategic Views

The following strategic views impact on the Blackfriars Road study area:

River Prospect Views

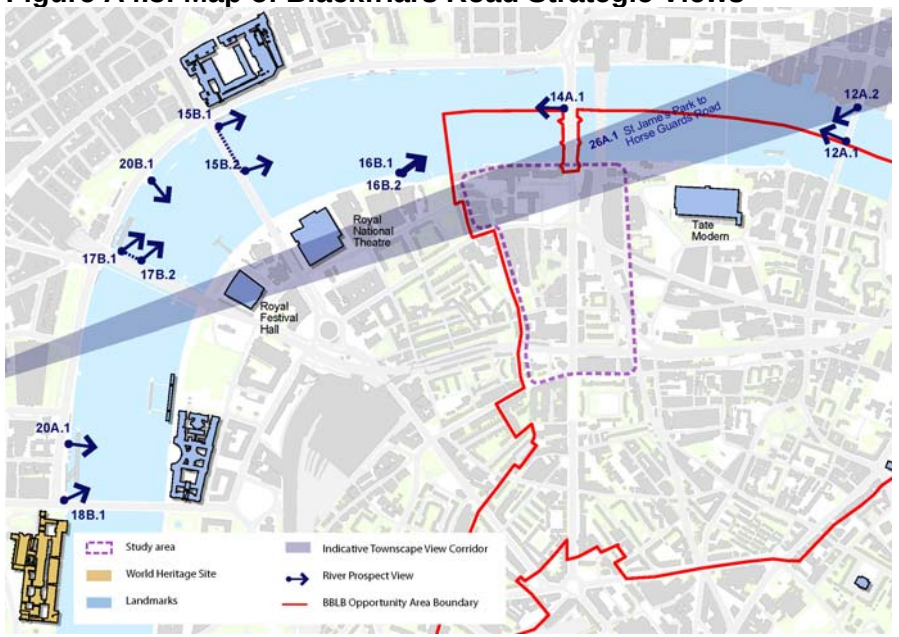
12A.1 Southwark Bridge - The Upstream Pavement
12A.2 Southwark Bridge - The Upstream Pavement
14A.1 Blackfriars Bridge - The Upstream Pavement
15B.1 Waterloo Bridge - The Downstream Pavement
15B.2 Waterloo Bridge - The Downstream Pavement
16B.1 The South Bank – Gabriel's Wharf
16B.2 The South Bank – Gabriel's Wharf
17B.1 Golden Jubilee/Hungerford Footbridges - Downstream - Crossing the Westminster Bank
17B.2 Golden Jubilee/Hungerford Footbridges - Downstream - Crossing the Westminster Bank
18B.1 Westminster Bridge - The Downstream Pavement
19A.1 Lambeth Bridge - The Downstream Pavement
20A.1 Victoria Embankment between Waterloo and Westminster Bridges - Opposite County Hall
20B.1 Victoria Embankment between Waterloo and Westminster Bridges – At Cleopatras Needle

Townscape Views

26A.1 St. James Park to Horse Guards Road

More detailed information about these views is provided in the draft consultation London View Management Framework SPG, May 2009 (CDR42).

Figure A4.3: Map of Blackfriars Road Strategic Views



River Prospect Views

12A.1 & 12A.2 Southwark Bridge - The Upstream Pavement

- While Bankside and Blackfriars Road are visible in this view, the focus of this view is St. Paul's Cathedral and no consideration of the view of the South Bank.

Figure A4.4: LVMF View 12A.1 Indicative render of the view (including consented schemes)

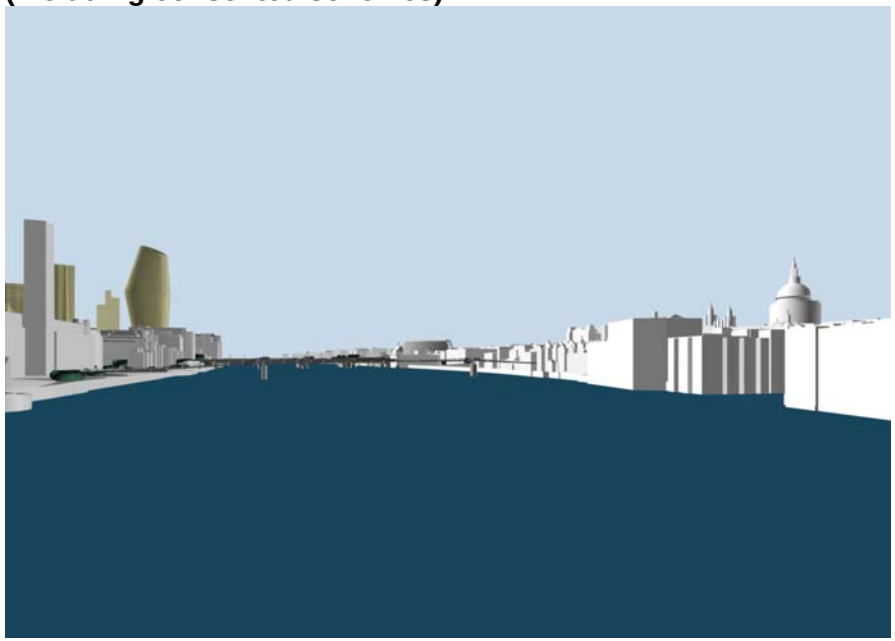


Image produced by LBS using GMJ London © CityModel Ltd www.gmj.net

Figure A4.4: LVMF View 12A.2 Indicative render of the view (including consented schemes)

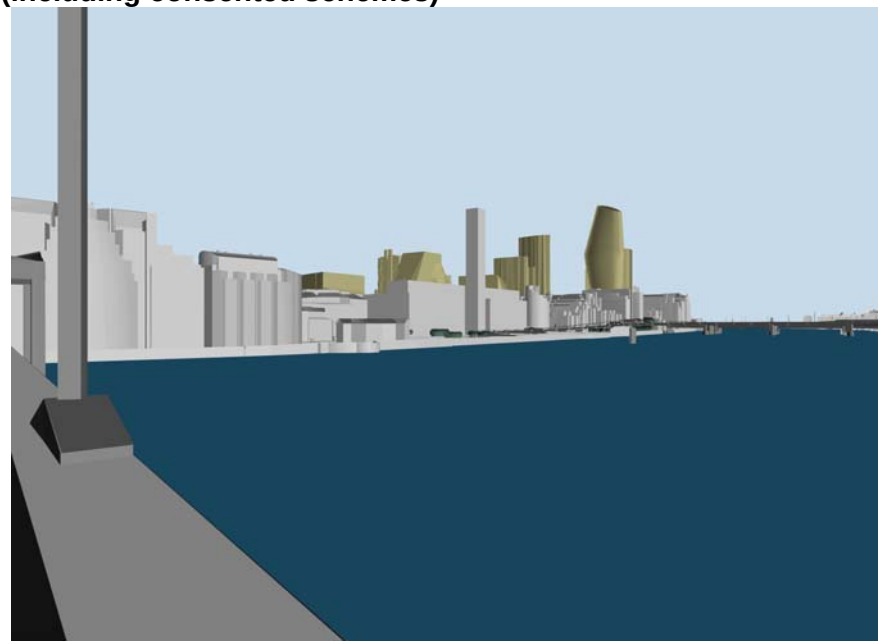


Image produced by LBS using GMJ London © CityModel Ltd www.gmj.net

14A.1 Blackfriars Bridge - The Upstream Pavement

- 20th Century elements on the South Bank create an unequal balance to the prospect, though no other consideration is given to new development.

Figure A4.5: Indicative render of the view (including consented schemes)

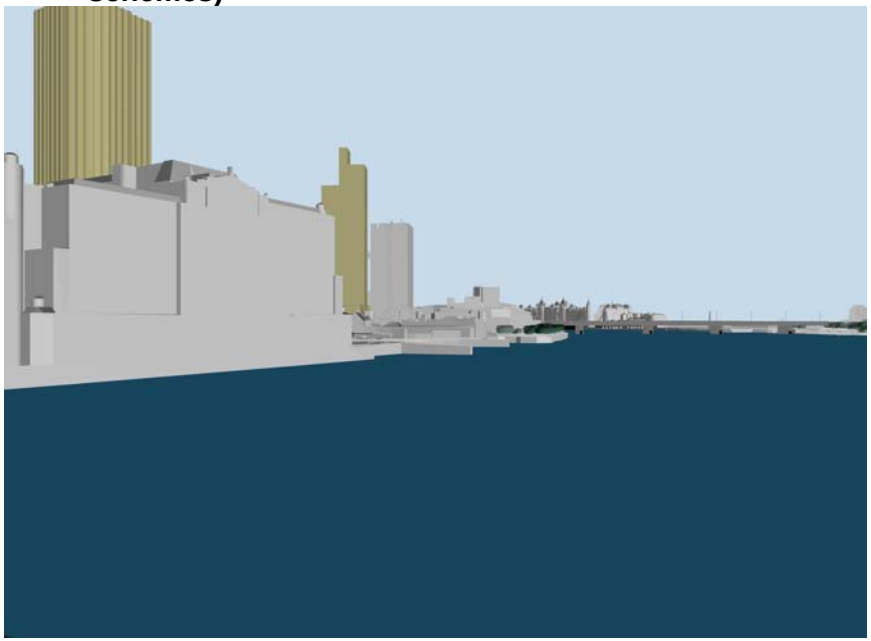


Image produced by LBS using © GMJ London CityModel Ltd www.gmj.net

15B.1 & 15B.2 Waterloo Bridge - The Downstream Pavement

- The Southwark side of the Thames, along with the Westminster side, frames the view of St. Paul's Cathedral. The view of the south side of the river includes several large individual buildings though there in no coherent composition of buildings at this location.

Figure A4.6: LVMF View 15B.1 - Indicative render of the view (including consented schemes)

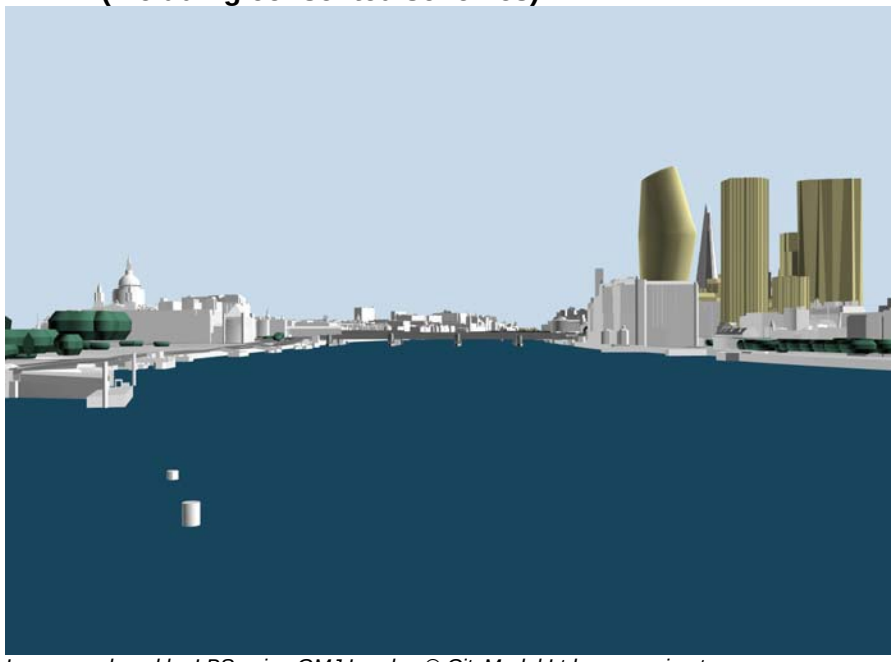


Image produced by LBS using GMJ London © CityModel Ltd www.gmj.net

Figure A4.7: LVMF View 15B.2 - Indicative render of the view (including consented schemes)

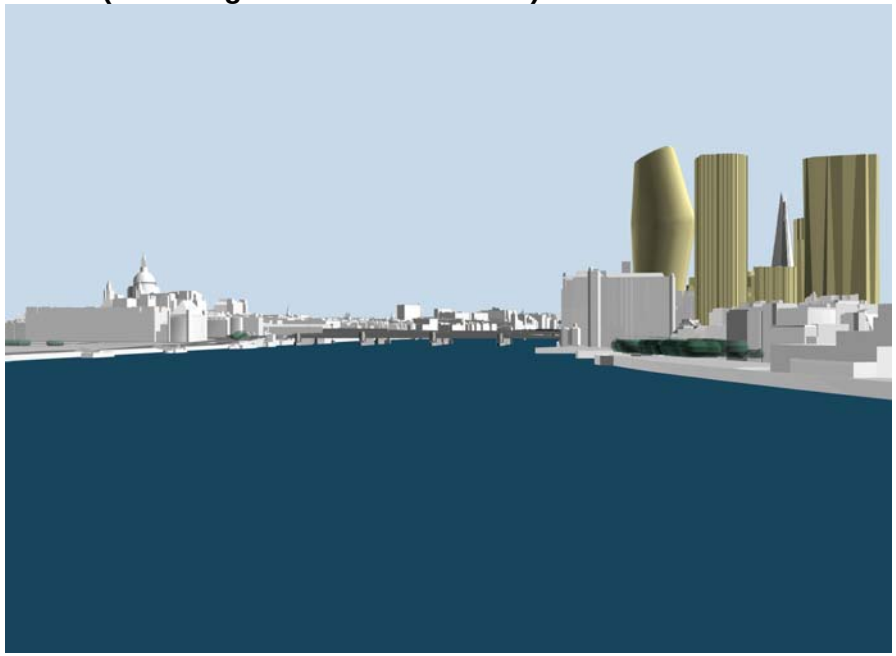


Image produced by LBS using © GMJ London CityModel Ltd www.gmj.net

16B.1 & 16B.2 The South Bank – Gabriel's Wharf

- St. Paul's Cathedral and the City of London are the focus of this view and no guidance is given for the Southbank.

Figure A4.8: LVMF View 16B.1 - Indicative render of the view (including consented schemes)

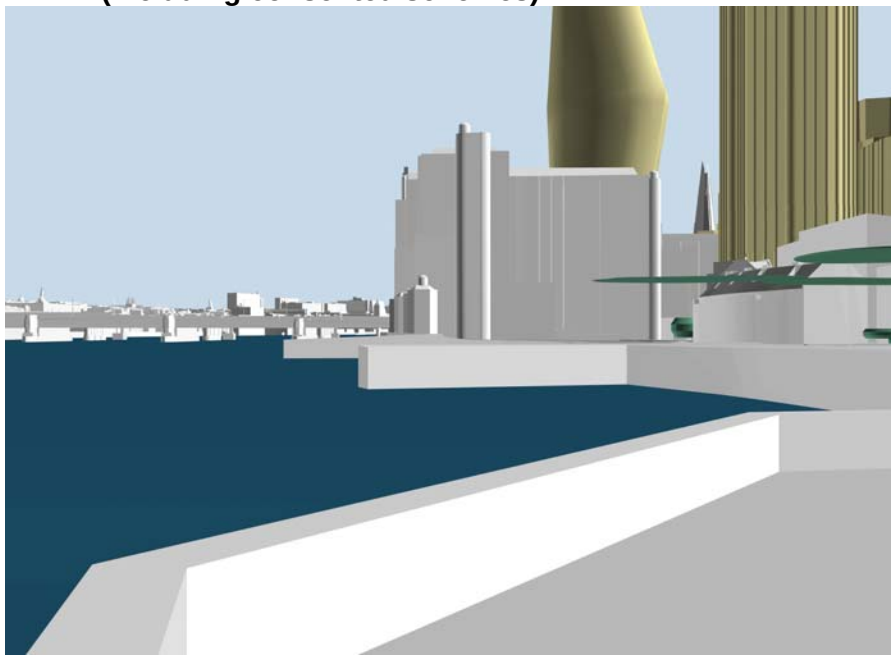


Image produced by LBS using GMJ London © CityModel Ltd www.gmj.net

Figure A4.9: LVMF View 16B.2 - Indicative render of the view (including consented schemes)

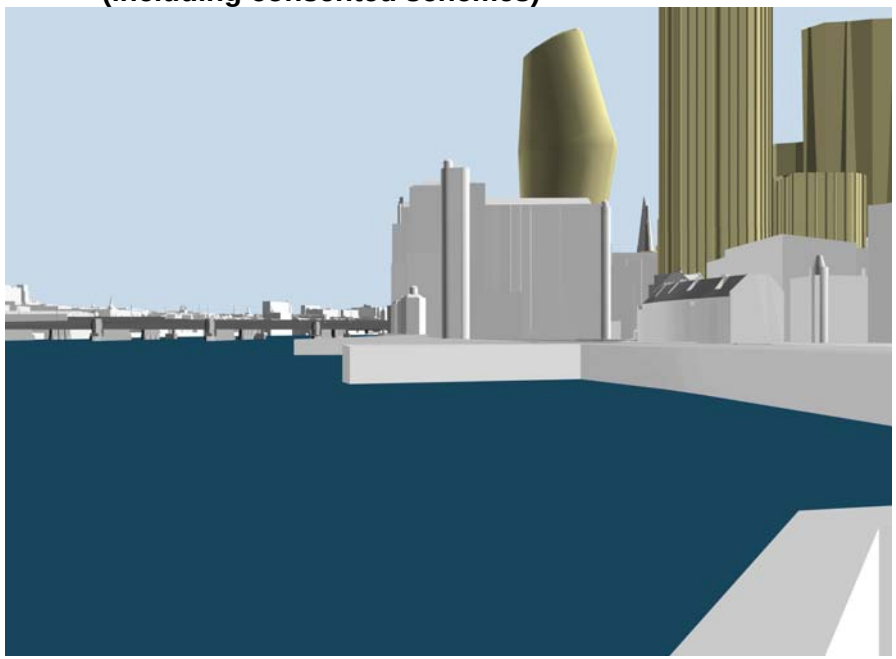


Image produced by LBS using GMJ London © CityModel Ltd www.gmj.net

17B.1 & 17B.2 Golden Jubilee/Hungerford Footbridges - Downstream - Crossing the Westminster Bank

- St. Paul's Cathedral and the City of London are the focus of this view and some guidance is indicated for Waterloo but not for Southwark.

Figure A4.10: LVMF View 17B.1 - Indicative render of the view (including consented schemes)

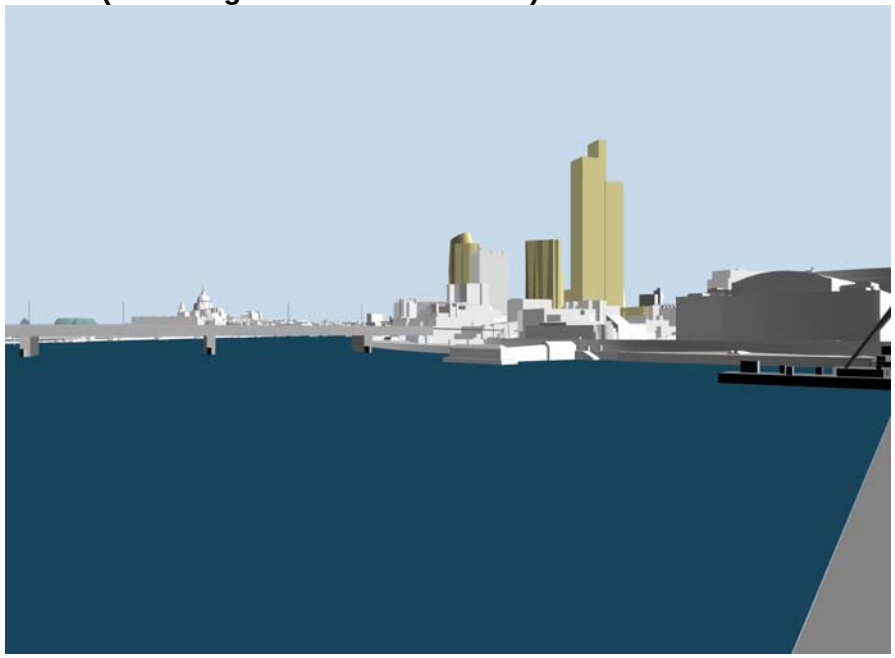


Image produced by LBS using GMJ London © CityModel Ltd www.gmj.net

Figure A4.10: LVMF View 17B.2 - Indicative render of the view (including consented schemes)



Image produced by LBS using GMJ London © CityModel Ltd www.gmj.net

18B.1 Westminster Bridge - The Downstream Pavement

- County Hall, The London Eye and the Shell Centre are the focus of this view and some guidance is indicated for Waterloo but not for Southwark.

Figure A4.11: Indicative render of the view (including consented schemes)

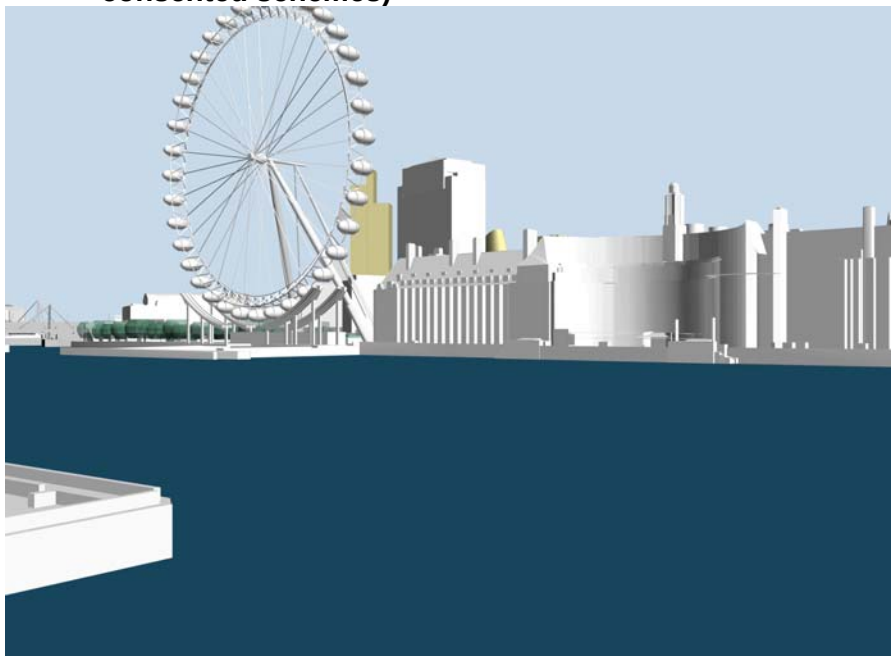


Image produced by LBS using GMJ London © CityModel Ltd www.gmj.net

19A.1 Lambeth Bridge - The Downstream Pavement

- Palace of Westminster and the view down the river are the focus of this view. with guidance for this view focused on new development in the backdrop of the World Heritage Site, with no direct guidance for development in Southwark.

Figure A4.12: Indicative render of the view (including consented schemes)

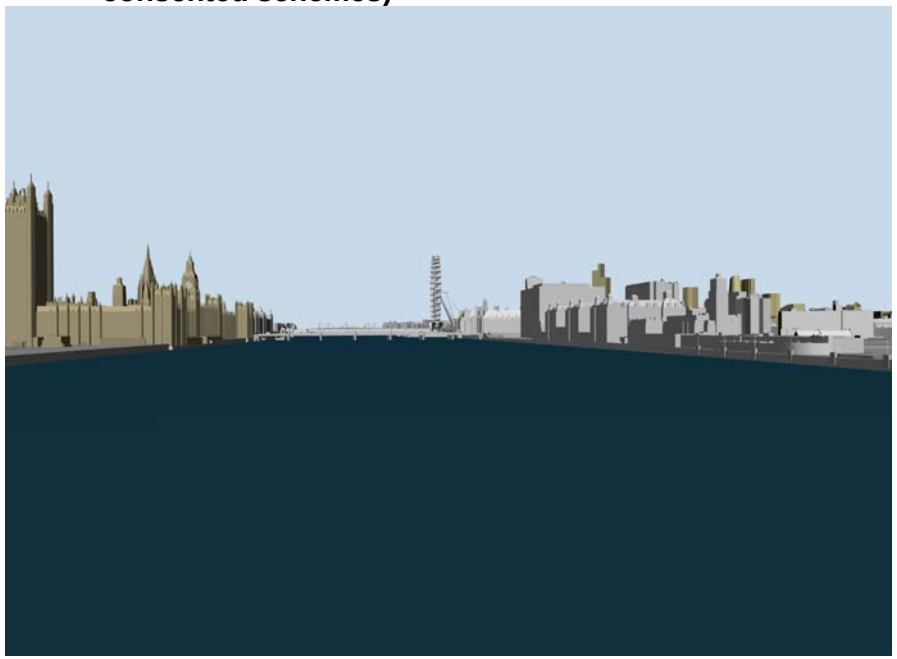


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20A.1 Victoria Embankment between Waterloo and Westminster Bridges - Opposite County Hall

- County Hall, The London Eye and the Shell Centre are the focus of this view and some guidance is indicated for Waterloo but not for Southwark.

Figure A4.13: Indicative render of the view (including consented schemes)

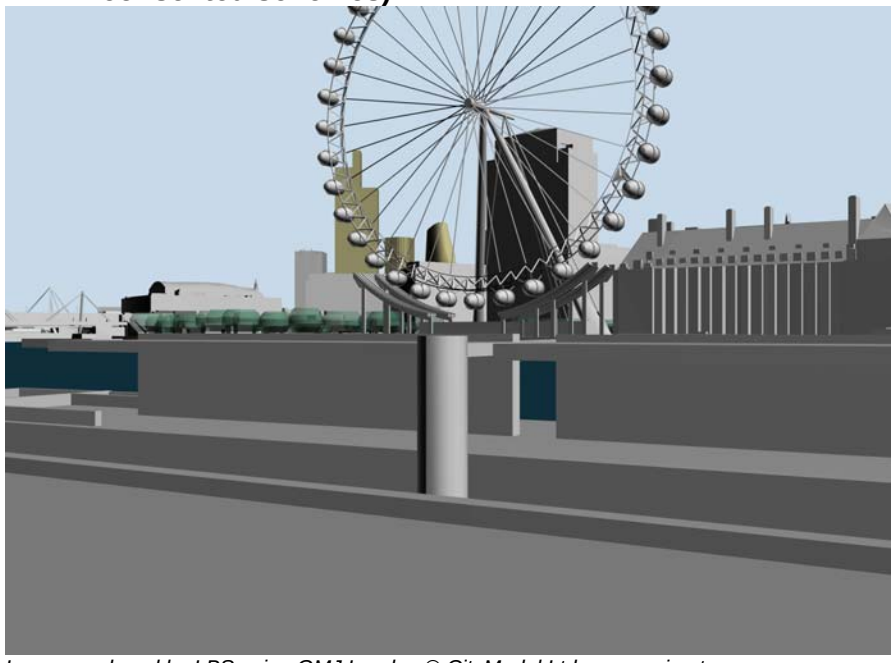


Image produced by LBS using GMJ London © CityModel Ltd www.gmj.net

20B.1 Victoria Embankment between Waterloo and Westminster Bridges – At Cleopatra's Needle

- Royal National Theatre and Royal Festival Hall are the focus of the view. New development, including Waterloo Opportunity Area, may be visible in the background of this view, and may be acceptable if sensitively designed and does not dominate riverside buildings.

Figure A4.14: Indicative render of the view (including consented schemes)



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Townscape Views

26A.1 St. James Park to Horse Guards Road

- Developments proposed within the distant skyline of the townscape view of St. James Park should take into consideration their impact on the landscape elements of the Park and how they appear above the tree canopies, in both daytime and night-time views.

Figure A4.15: Photograph of view



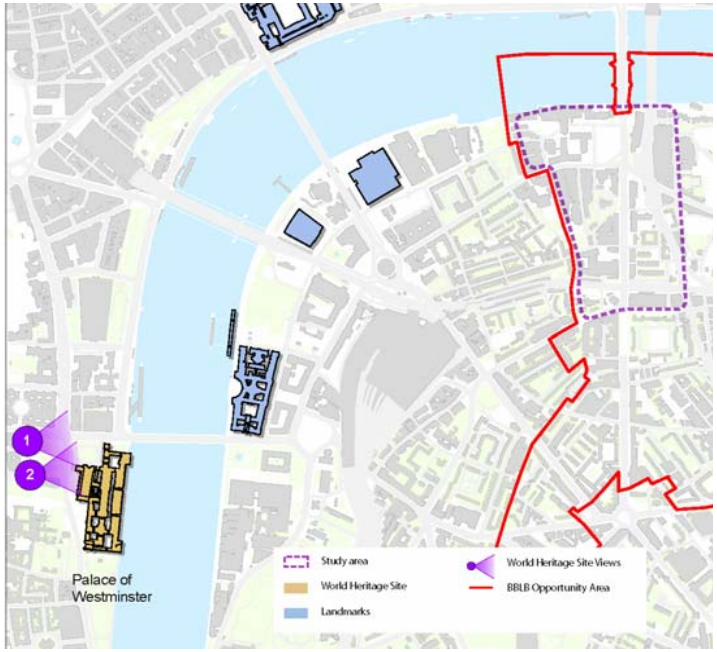
Image sourced from LVMFLondon View Management Framework SPG, Mayor of London, May 2009

A4.3.2 Local views of the World Heritage Site

Palace of Westminster and Westminster Abbey
City of Westminster have identified in their Metropolitan Views Draft Supplementary Planning Guidance (CDNB14), a number of local views which are of strategic importance to their borough and the setting of the World Heritage Site and other listed buildings.

The following views of the World Heritage Site have been considered as part of the tall building study:
V37 Houses of Parliament from Parliament Square
V38 Westminster Abbey from Tothill Street

Figure A4.16: Palace of Westminster Views



V37 Houses of Parliament from Parliament Square

- This view is important as it provides a view of the Houses of Parliament and the Clock Tower when viewed from Parliament Square.

The following text is referenced from the City of Westminster Metropolitan Views Draft SPD:

- View across Parliament Square looking east toward Houses of Parliament, with the Clock Tower framed by plane trees.
- The roof of Westminster Hall is a key component of the view.
- The outline of the Palace is clearly visible against the sky, which could be affected by tall buildings in the vicinity of Blackfriars Road.
- New tall building development at the north end of Blackfriars Road should aim to preserve or enhance the viewer's appreciation of the Palace of Westminster and Parliament Square.

Figure A4.17: Indicative photograph of the view



Image sourced from Metropolitan Views Draft SPG, City of Westminster, Oct 2007

Figure A4.18: Indicative render of the view (including consented schemes)

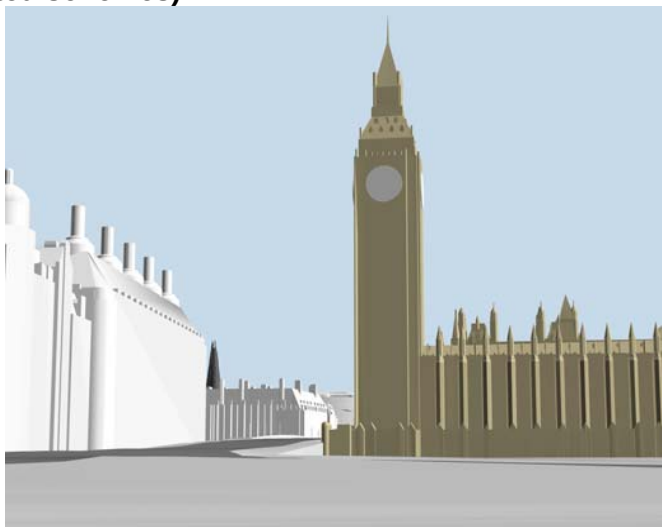


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V38 Westminster Abbey from Tothill Street

- This view is important as it provides a view of the entrance to Westminster Abbey, with the silhouette and towers clearly read against the sky, when approaching Tothill Street.

The following text is referenced from the City of Westminster Metropolitan Views Draft SPD:

- View of the west front of Westminster Abbey from Tothill Street with the twin towers of the Abbey dominating the view, with the silhouette of the Abbey clear against the sky.
- Westminster Hall and the Clock Tower are visible to the left of the Abbey, but obscured by trees.
- The outline of the Palace is clearly visible against the sky, which could be affected by tall buildings in the vicinity of Blackfriars Road
- New tall building development at the north end of Blackfriars Road should aim to preserve or enhance the viewer's appreciation of Westminster Abbey and the Palace of Westminster in the background.

Figure A4.19: Indicative photograph of the view



Image sourced from Metropolitan Views Draft SPG, City of Westminster, Oct 2007

Figure A4.20: Indicative render of the view (including consented schemes)

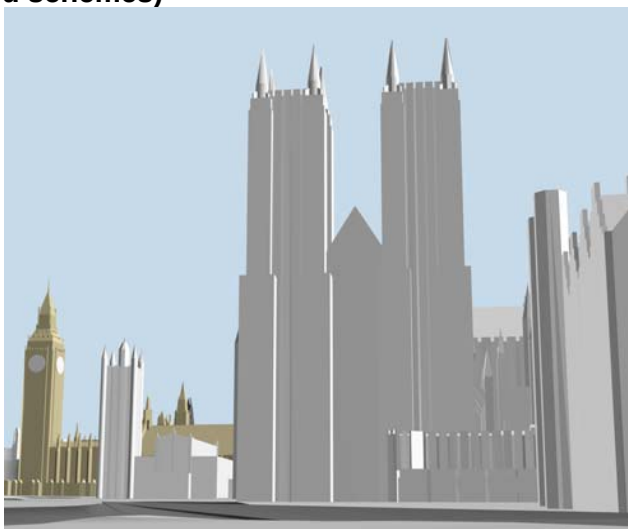


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A4.3.3 Important Local Views

These are local views that contribute significantly to the viewer's ability to recognise and appreciate the image and built environment of the borough and wider London.

These views can be townscape or landscape views, vistas, prospects and panoramas of local or historic significance.

These views could be from within the borough, from adjoining boroughs looking back towards Southwark or views designated by adjoining boroughs that would be significant to Southwark.

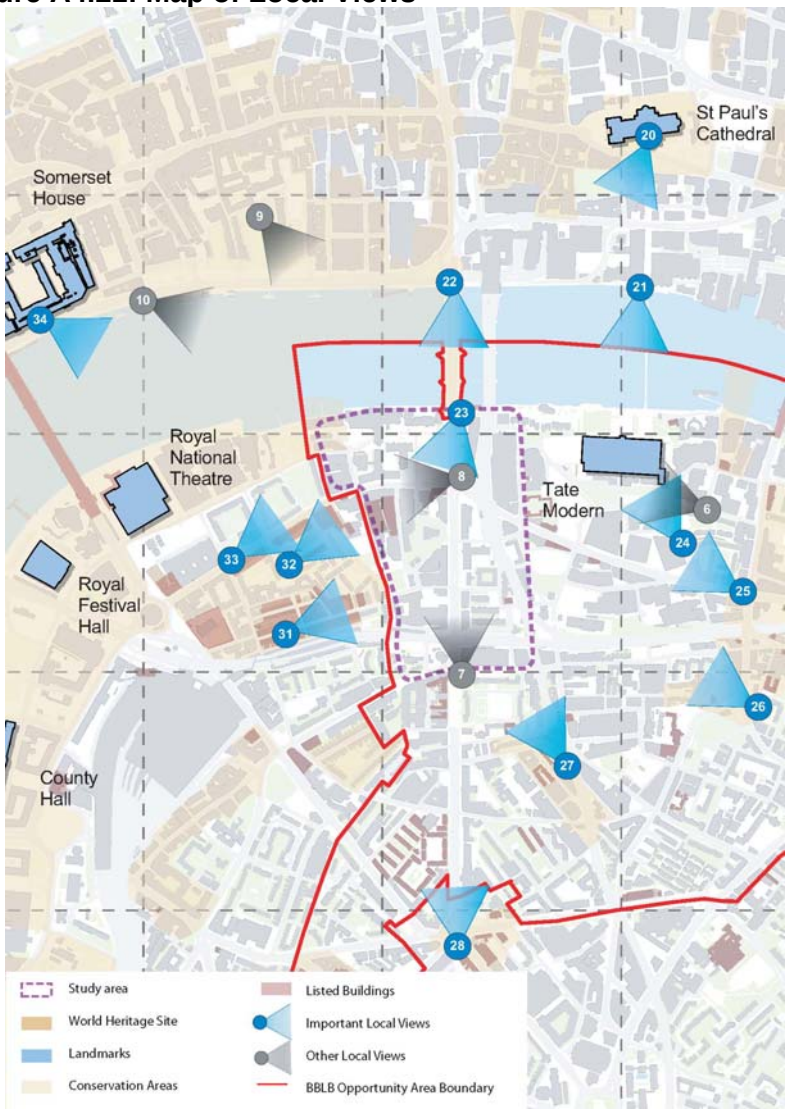
These views have been identified in the urban design analysis and include views of:

- Listed buildings and their setting both locally and in the wider area
- Conservation areas - inside and at transition points
- River Thames
- Protected open spaces
- Landmarks both locally and in the wider area

Other broader or more general views have also been identified which allow an appreciation of the local setting and character of an area.

Figure A4.21 shows some of the local views identified for the study.

Figure A4.21: Map of Local Views



IL 18 City of London View 3 : View from Monument viewing gallery towards Bankside

- This view is important as it provides a clear townscape view from a high location with an overview of the River Thames and south London, experienced by tourists visiting the viewing gallery.
- A panoramic view over the City of London towards Southwark and with a clear view of the borough and the river including several of the bridges spanning the river.
- Several landmark buildings and structures are prominent in this view including Tate Modern and Kings Reach Tower, with the London Eye visible in the distant background of the view.
- The proposed new cluster of tall buildings at the north end of Blackfriars Road and at Waterloo will provide a new feature in the view along the south bank of the river.
- New tall building development at the north end of Blackfriars Road should aim to preserve or enhance the viewer's appreciation of the skyline of south London, views of the river and landmarks such as the Tate Modern. New tall buildings should consider their relationship to the existing and consented tall buildings in the cluster.

Figure A4.22: Indicative render of the view (including consented schemes)

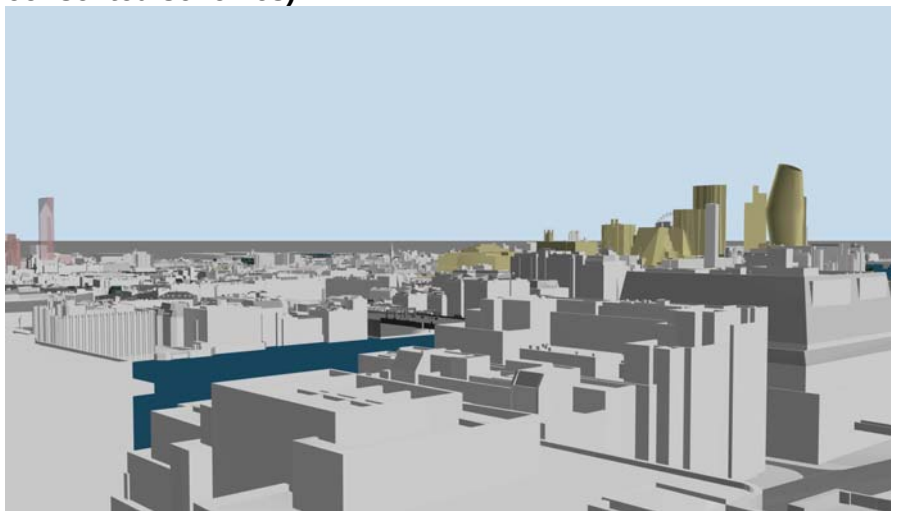


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IL 19 London Bridge- North (upstream) : View upstream towards Bankside

- This view is important as it is a view of Bankside and Blackfriars Road area when crossing London Bridge from north London, commonly experienced by tourists, local residents and workers.

- A river prospect view with the riverfront development on the south bank forming the major focus of the view. The Grade II listed Southwark Bridge is also prominent in the view.
- The silhouette of the towers of Southwark Cathedral is clearly visible above the riverfront buildings on the west side of Borough High Street.
- The flue of Tate Modern is visible in the skyline above the riverfront development.

- The proposed new cluster of tall buildings at the north end of Blackfriars Road will provide a new feature in the view along the south bank of the river, particularly No. 1 Blackfriars Road which will be clearly visible on the skyline.

- New tall building development at the north end of Blackfriars Road should aim to preserve or enhance the viewer's appreciation of the river, and views of landmarks such as the Tate Modern. New tall buildings should consider their relationship to the existing and consented tall buildings in the cluster.

Figure A4.23: Indicative render of the view (including consented schemes)

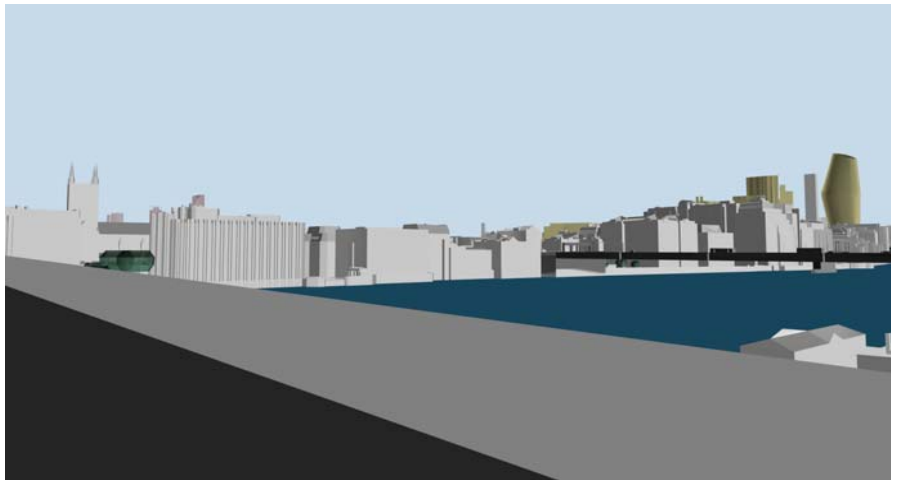


Image produced by LBS using GMJ London © CityModel Ltd www.gmj.net

IL 20 St. Paul's Viewing Gallery : View towards Bankside and Blackfriars Road

- This view is important as it provides a clear townscape view from a high location with an overview of the River Thames and south London, experienced by tourists visiting the viewing gallery.
- A panoramic view over the borough and a clear view of the river including several of the bridges spanning the river, particularly Millennium Bridge and Blackfriars Bridge.
- Several landmark buildings and structures are prominent in this view including Tate Modern and Kings Reach Tower, with the London Eye visible in the distant background of the view.
- The proposed new cluster of tall buildings at the north end of Blackfriars Road and at Waterloo will provide a new feature in the view along the south bank of the river.
- New tall building development at the north end of Blackfriars Road should aim to preserve or enhance the viewer's appreciation of the skyline of south London, views of the river and landmarks such as the Tate Modern. New tall buildings should consider their relationship to the existing and consented tall buildings in the cluster.

Figure A4.24: Indicative render of the view (including consented schemes)

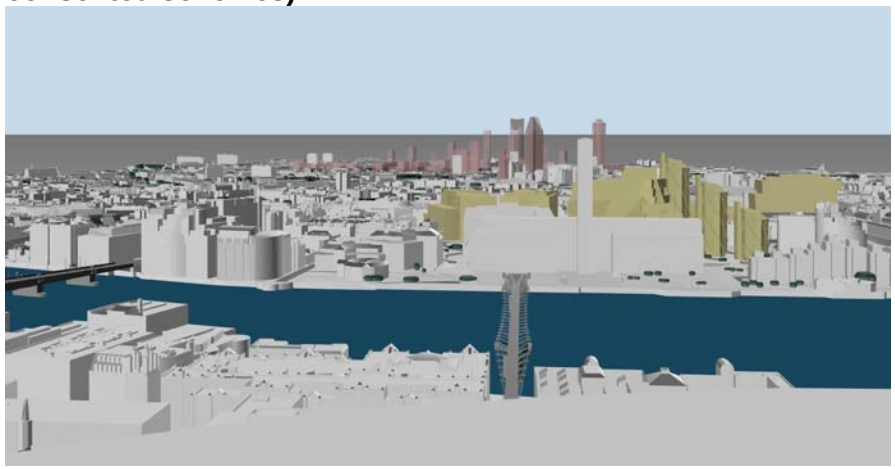


Image produced by LBS using GMJ London © CityModel Ltd www.gmj.net

IL 21 Millennium Bridge : View towards Bankside and Blackfriars Road

- This view is important as it is a view of Bankside and Blackfriars Road area when crossing Millenium Bridge from north London, commonly experienced by tourists, local residents and workers.
- A river prospect view, with the Tate Modern and development on the south bank forming the main focus of the view.
- The proposed new cluster of tall buildings at the north end of Blackfriars Road and at Waterloo will provide a new feature in the view along the south bank of the river.
- New tall building development at the north end of Blackfriars Road should aim to preserve or enhance the viewer's appreciation of the river and views of landmarksof the Tate Modern. New tall buildings should consider their relationship to the existing and consented tall buildings in the cluster.

Figure A4.25: Indicative render of the view (including consented schemes)

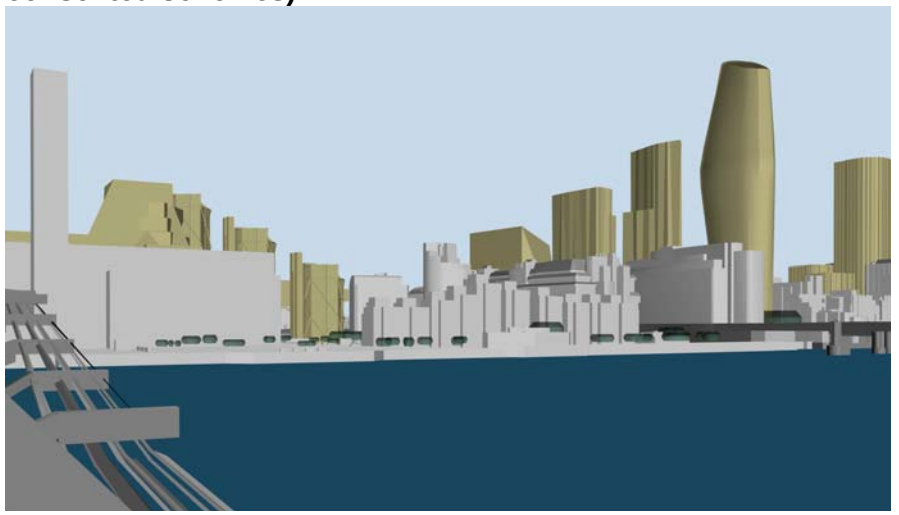


Image produced by LBS using GMJ London © CityModel Ltd www.gmj.net

IL 22 Blackfriars Bridge north end : View down Blackfriars Road

- This view is important as it is a view down the main axis of Blackfriars Road, commonly experienced when crossing over Blackfriars Bridge heading towards Blackfriars and Southwark.

- An axial view down Blackfriars Road with the development on the south bank forming the main focus of the view. Ludgate House, Sampson House are prominent on the east side of Blackfriars Road, with Sea Containers House prominent on the west side with King's Reach Tower visible above the roofline.

- The proposed new cluster of tall buildings at the north end of Blackfriars Road will provide a new feature in the view, particularly No. 1 Blackfriars Road which will be clearly visible at the top of Blackfriars Road.

- New tall building development at the north end of Blackfriars Road should aim to preserve or enhance the viewer's appreciation of the river and axial nature of Blackfriars Road. New tall buildings should consider their relationship to the existing and consented tall buildings in the cluster.

Figure A4.26: Indicative render of the view (including consented schemes)

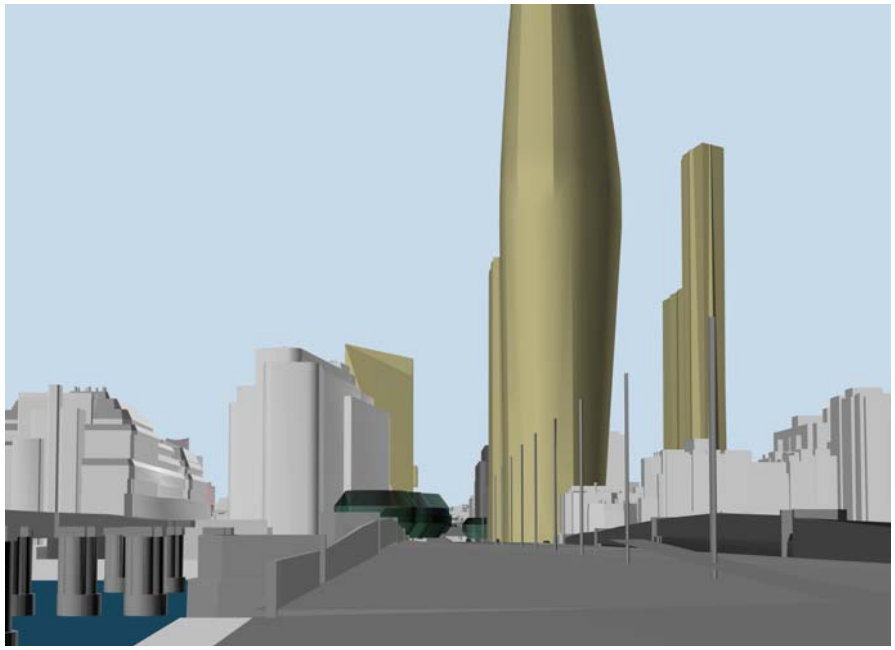


Image produced by LBS using GMJ London © CityModel Ltd www.gmj.net

IL 23 Blackfriars Road Head : View down Blackfriars Road

- This view is important as it is a view down the main axis of Blackfriars Road, commonly experienced when crossing over Blackfriars Bridge and arriving into Southwark.
- An axial view down Blackfriars Road with the view framed by Ludgate House on the east and the empty site of No. 1 Blackfriars Road on the west of the street.
- The proposed new developments at No. 1, No. 20 and No. 231-241 Blackfriars Road will be prominent features in the view.
- New tall building development at the north end of Blackfriars Road should aim to preserve or enhance the viewer's appreciation of the axial nature of Blackfriars Road.

Figure A4.27: Indicative render of the view (including consented schemes)

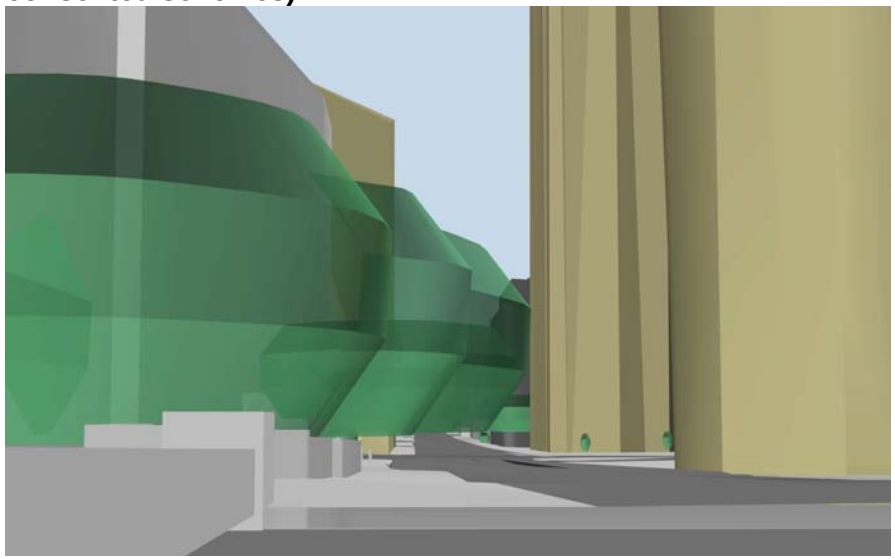


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IL 24 Great Guildford Street and Sumner Street : View towards Tate Modern

- This view is important as it is a view towards St. Paul's Cathedral, commonly experienced when approaching Tate Modern and the riverfront from Great Guilford Street.
- The dome of St. Paul's Cathedral is the focus in this view and seen in the background of the view towards the Tate Modern.
- Landscaping alongside Tate Modern is prominent in this view.
- New tall building development should aim to preserve or enhance the viewer's appreciation of the view of St. Paul's Cathedral.

Figure A4.28: Indicative render of the view (including consented schemes)

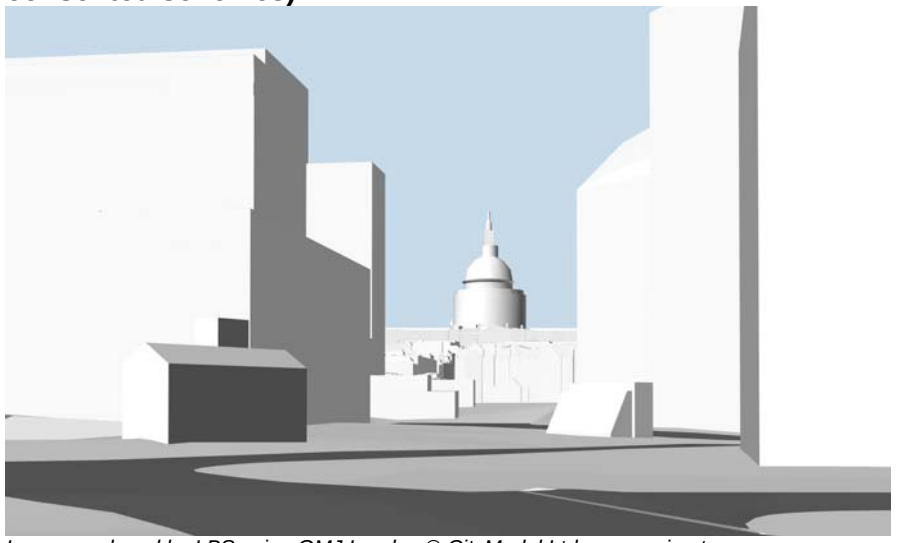


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IL 25 Southwark Street & Southwark Bridge Road : View towards Blackfriars Road

- This view is important as it is a view down the main thoroughfare of Southwark Street, commonly experienced when walking towards Bankside and Blackfriars Road.
- View from Thrale Street Conservation Area down Southwark Street. The view is framed by street front buildings on either side.
- Trees planted along the street are prominent in the view.
- The proposed new developments of No. 20 and No.s 231-241 Blackfriars Road will be visible in the background of the view.
- New tall building development should aim to preserve or enhance the viewer's appreciation of the Thrale Street Conservation Area.

Figure A4.29: Indicative render of the view (including consented schemes)

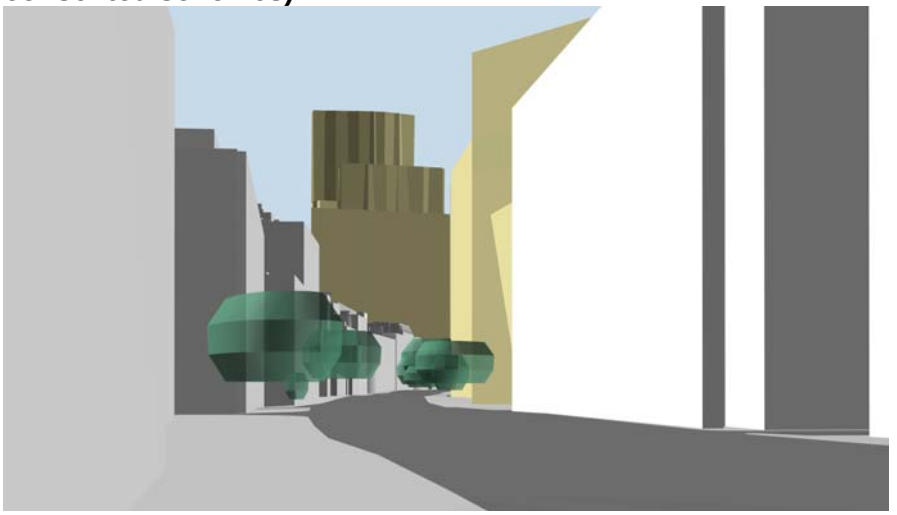


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IL 26 Redcross Way : View over Redcross Gardens

- This view is important as it is a view towards the Union Street Conservation Area across the protected open space of Redcross Gardens.

- The Grade II listed Redcross Cottages prominent the view.
- Trees in Redcross Gardens are a feature of the view.

- The proposed new developments at Blackfriars Road will be visible above in the skyline above the rooftops of Redcross Cottages

- New tall building development at the north end of Blackfriars Road should aim to preserve or enhance the viewer's appreciation of the listed buildings and open space in this view.

Figure A4.30: Indicative render of the view (including consented schemes)

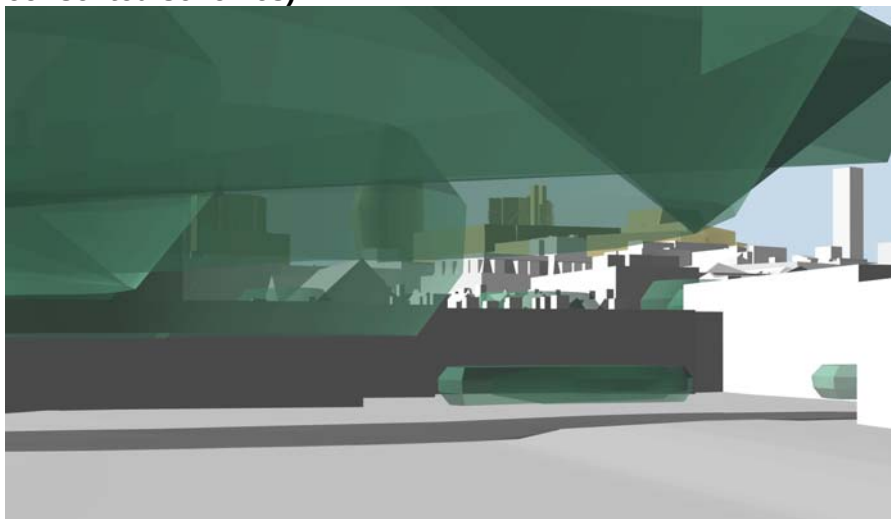


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IL 27 Kings Bench Street : View towards the north

- This view is important as it is a view in the Kings Bench Conservation Area experienced when walking down Kings Bench Street heading north.
- The view is framed by the Grade II listed buildings of the Drapers Almshouses. Redcross Cottages prominent the view.
- The proposed new developments at Blackfriars Road will be slightly visible above the rooftops of buildings in the view but will not be prominent in the view.
- New tall building development at the north end of Blackfriars Road should aim to preserve or enhance the viewer's appreciation of the conservation area and listed buildings in this view.

Figure A4.31: Indicative render of the view (including consented schemes)

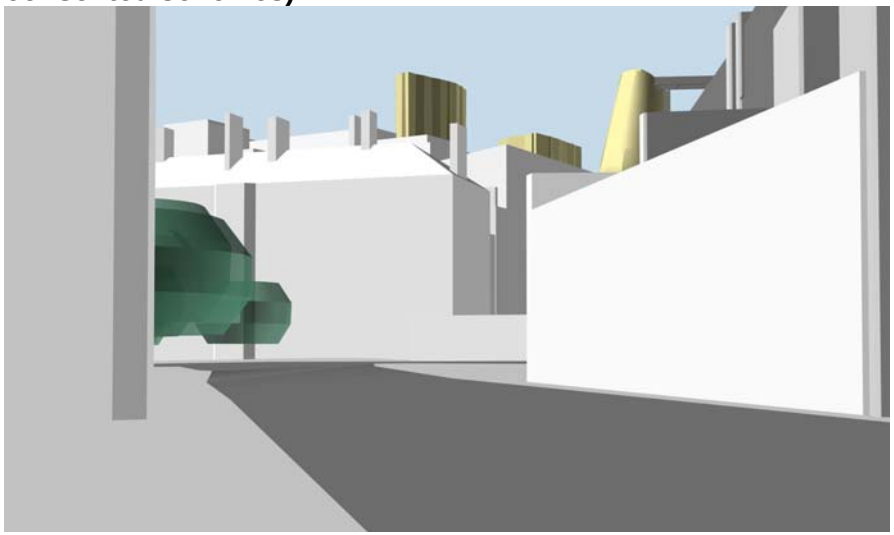


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IL 28 St George's Circus : View towards Blackfriars Road

- This view is important as it is a view down the main axis of Blackfriars Road, from the main junction of St. Georges Circus, commonly experienced when approaching from Elephant and Castle.

- Axial view from within the St. George's Circus Conservation Area towards the north. The Grade II* Obelisk is the focus of the view.
- Trees planted along Blackfriars Road are prominent in the view.

- New tall building development at the north end of Blackfriars Road should aim to preserve or enhance the viewer's appreciation of the conservation area and the silhouette of the obelisk in this view. New tall buildings should consider their relationship to the existing and consented tall buildings in the cluster.

Figure A4.32: Indicative render of the view (including consented schemes)

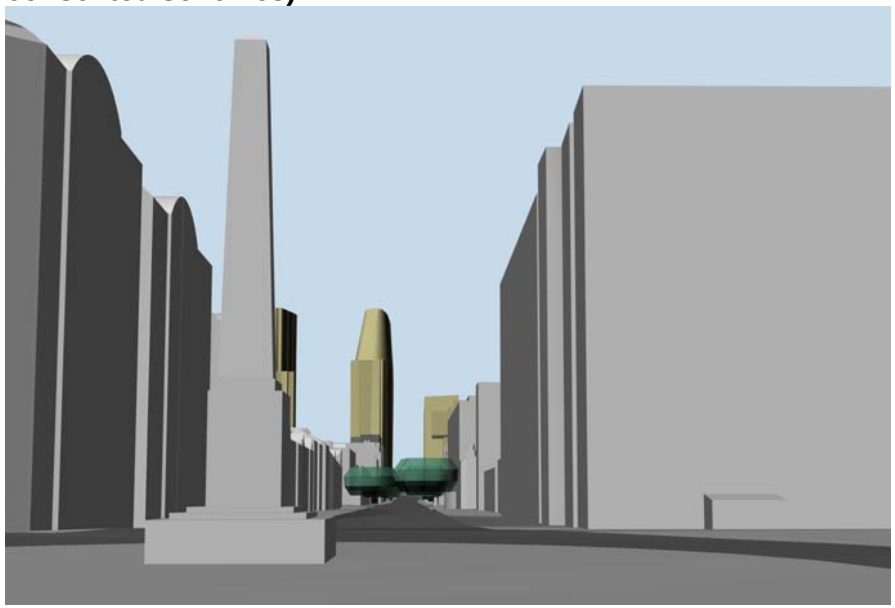


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IL 29 Old Kent Road

- This view is important as it is a view across the main intersection of Old Kent Road and New Kent Road looking towards the north.
- View looking across the Old Kent Road overpass towards the north.
- The trees along Old Kent Road are prominent in the view.
- The proposed new developments at Blackfriars Road will be slightly visible in the backdrop above rooflines but will not be prominent in the view.
- New tall building development at the north end of Blackfriars Road should aim to preserve or enhance the viewer's appreciation of the residential scale of development in this area.

Figure A4.33: Indicative render of the view (including consented schemes)

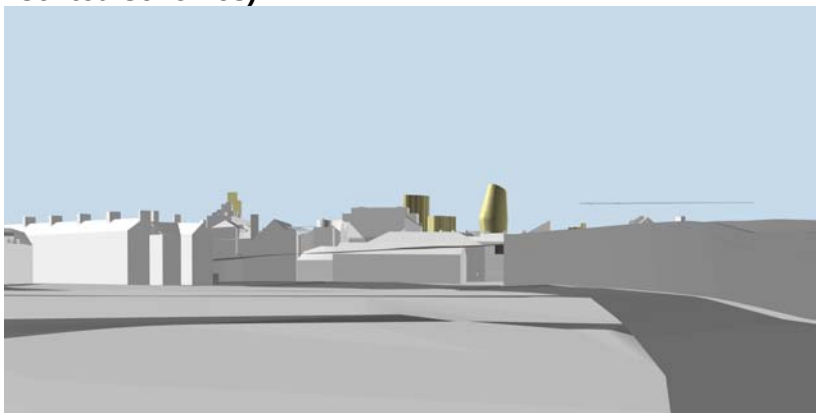


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IL 30 Walworth Road : View north from corner of Sutherland Walk

- This view is important as it is a view down the main axis of Walworth Road, in the main part of the shopping centre, when heading north towards Elephant and Castle.
- The view is framed by the shops on either side, and the tall buildings of the Elephant and Castle are visible in the backdrop of the view.
- The proposed new developments at Blackfriars Road will be slightly visible in the backdrop above rooflines but will not be prominent in the view.
- New tall building development at the north end of Blackfriars Road should aim to preserve or enhance the viewer's appreciation of the axial nature of Walworth Road and setting of the shopping centre.

Figure A4.34: Indicative render of the view (including consented schemes)



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IL 31 Roupell Street : View east

- This view is important as it is a view from the Roupell Street Conservation Area, experienced when walking down Roupell Street.
- The view is framed by Grade II listed terraced houses along both sides of the street with distinct pitched rooflines visible against the sky.
- The proposed new developments at the north end of Blackfriars Road will be visible in the backdrop of the view, and visible along this axis.
- New tall building development at the north end of Blackfriars Road should aim to preserve or enhance the viewer's appreciation of the conservation area and views of listed buildings.

Figure A4.35: Indicative render of the view (including consented schemes)



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IL 32 Aquinas Street : View east

- This view is important as it is a view from the Waterloo Conservation Area, experienced when walking down Aquinas Street.
- The view is framed by Grade II listed terraced houses along the south side of the street.
- Trees planted along the street are prominent in the view.
- The proposed new developments of No. 1 Blackfriars Road will be visible above the rooftops of the terraced houses and will form a prominent new feature in the view.
- New tall building development at the north end of Blackfriars Road should aim to preserve or enhance the viewer's appreciation of the conservation area and views of listed buildings. New tall buildings should consider their relationship to the existing and consented tall buildings in the cluster.

Figure A4.36: Indicative render of the view (including consented schemes)

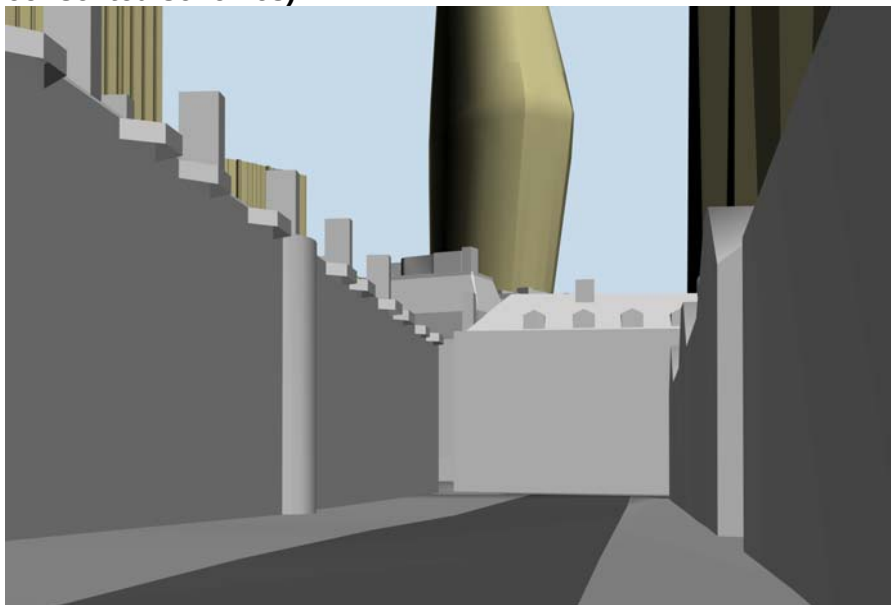


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IL 33 Stamford Street : View towards Blackfriars Road

- This view is important as it is a view from the Waterloo Conservation Area, experienced when Stamford Street towards Blackfriars Road.

- The view is framed by Grade II listed terraced houses along the south side of the street.
- Trees planted along the street, particularly taller trees on the north side of the street, are prominent in the view.
- Kings Reach Tower is visible against the sky in the background of the view.

- The proposed new development at Kings Reach Tower and No.1 Blackfriars Road will be visible in the background and will form a new focus in the view.

- New tall building development at the north end of Blackfriars Road should aim to preserve or enhance the viewer's appreciation of the conservation area and views of listed buildings.

Figure A4.37: Indicative render of the view (including consented schemes)

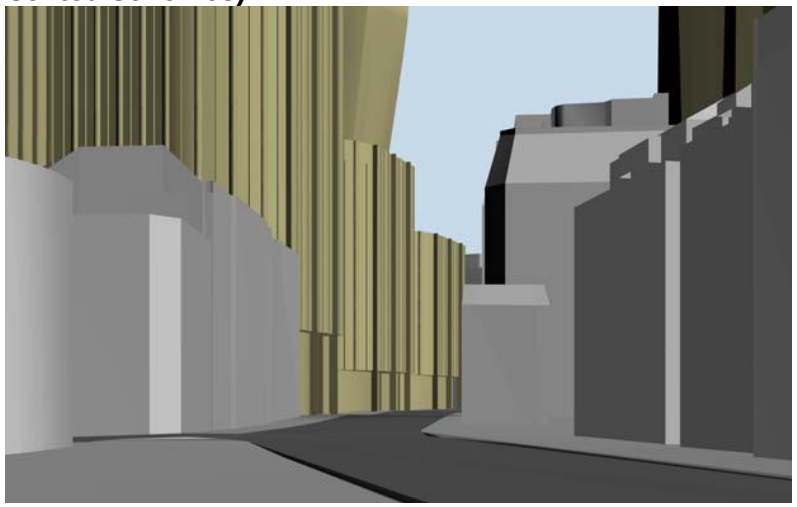


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IL 34 Somerset House River Terrace: View towards Blackfriars Road and Bankside

- This view is important as it is a river prospect view, looking from the Strand Conservation Area on the terrace of Somerset House towards the south bank.
- Development on the riverfront is prominent in the view, with Sea Containers House and King Reach Tower the focus of the view.
- The proposed new development at Kings Reach Tower and No.1 Blackfriars Road will be visible in the background and will form a new focus in the view.
- New tall building development at the north end of Blackfriars Road should aim to preserve or enhance the viewer's appreciation of the skyline of south London, views of the river and landmarks such as the OXO Tower and Tate Modern. New tall buildings should consider their relationship to the existing and consented tall buildings in the cluster.

Figure A4.38: Indicative render of the view (including consented schemes)

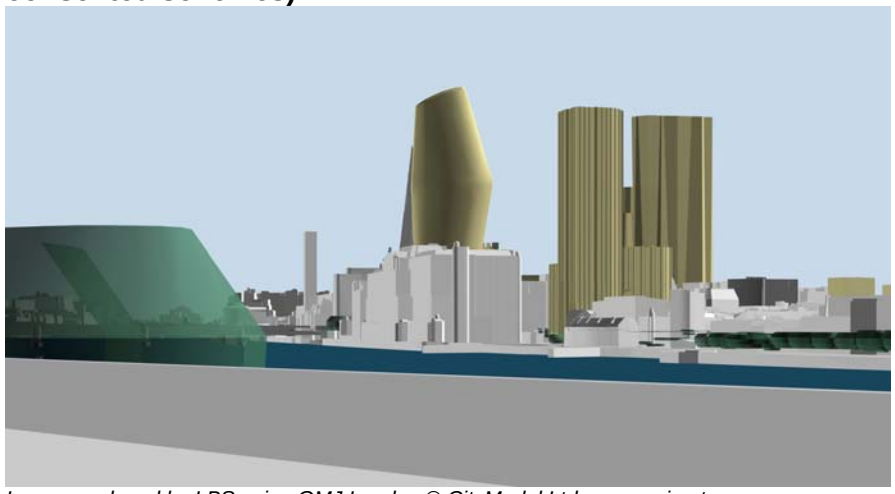


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A4.3.4 Other Local Views

O 5 Long Lane & Weston Street : View towards Borough High Street

- This view is experienced when walking up Long Lane towards Borough High Street.
- View framed by some new and existing development on either side of the street.
- Trees are prominent in the view.
- The proposed new development at the north end of Blackfriars Road will be visible in the backdrop of the view but hidden behind tree canopies.
- New tall building development at the north end of Blackfriars Road should consider the viewer's appreciation of the local character and scale of development in this area.

Figure A4.39: Indicative render of the view (including consented schemes)

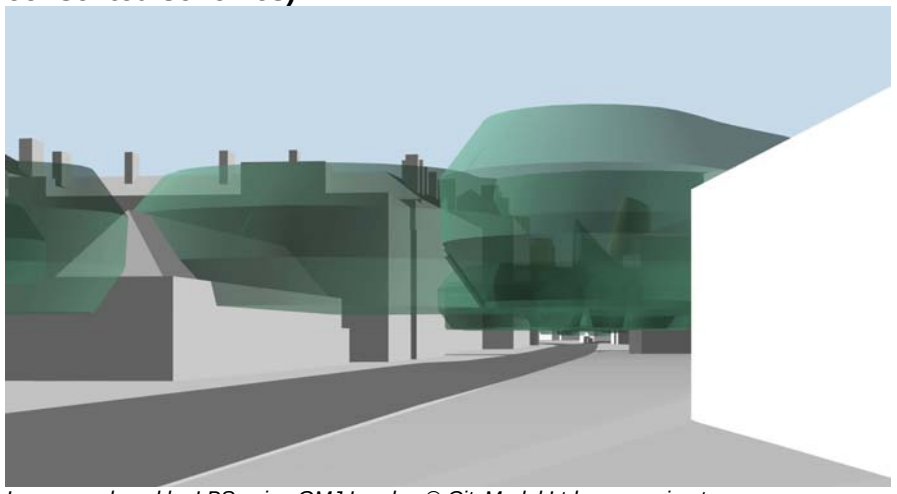


Image produced by LBS using GMJ London © CityModel Ltd www.gmj.net

O 6 Sumner Street & Emerson Street : View to the west

- This view is experienced when walking Sumner Street and approaching the Tate Modern from the south.

- View along Sumner Street framed by buildings fronting the street on either side of the street.
- Trees along Sumner Street are prominent in this view.
- Tate Modern is visible in the backdrop of the view, but is hidden behind tree canopies.

- The proposed new development at the Neo Bankside will form prominent new features in the background of the view. The potential new Tate Modern extension could also form a main feature in the view.

- New tall building development at the north end of Blackfriars Road should consider the viewer's appreciation of the local character and scale of development in this area.

Figure A4.40: Indicative render of the view (including consented schemes)

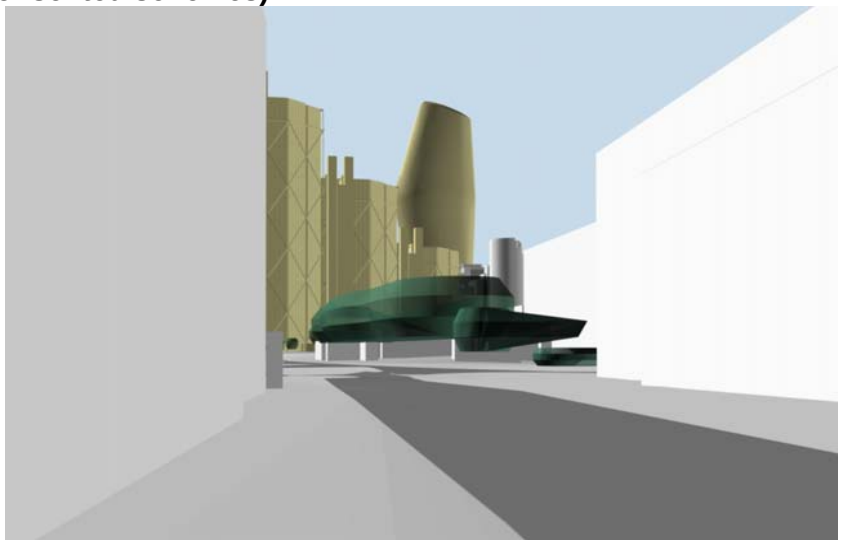


Image produced by LBS using GMJ London © CityModel Ltd www.gmj.net

O 7 Blackfriars Road and Union Street : View to the north

- This view is experienced when walking down the main axis of Blackfriars Road when approaching Southwark tube station.

- View along Blackfriars Road framed by trees on either side of the street.
- Palestra is visible on the east side of Blackfriars Road, with Southwark Tube station and the raised viaducts of the overland railway line are visible in the middle ground of the view.
- Other buildings along Blackfriars Road are visible in the background above the railway lines.

- The proposed new developments at the north end of Blackfriars Road will be visible above the railway line and form new features on the skyline.

- New tall building development at the Southwark station and the north end of Blackfriars Road should consider the viewer's appreciation of the local character and scale of development along Blackfriars Road. New tall buildings should consider their relationship to the existing and consented tall buildings in the cluster.

Figure A4.41: Indicative render of the view (including consented schemes)

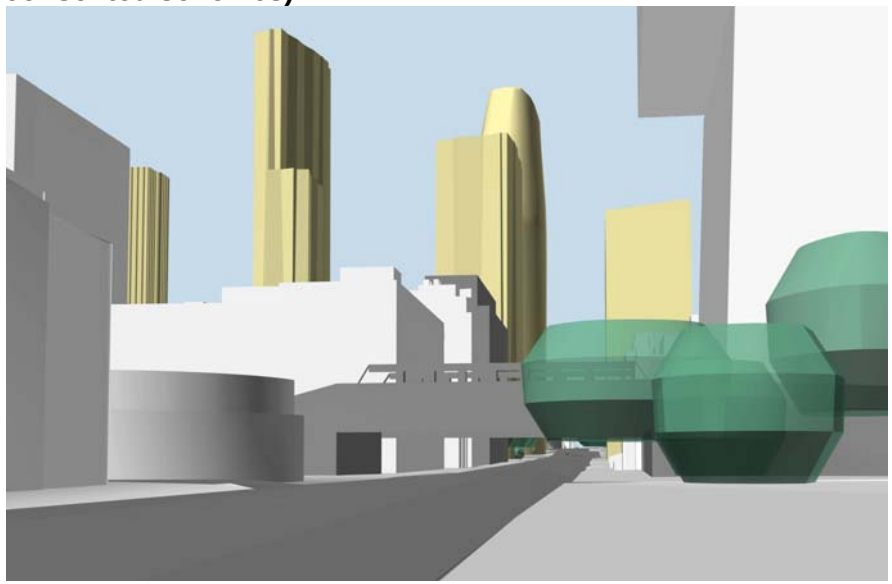


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O 8 Blackfriars Road & Southwark Street : View towards Stamford Street

- This view is experienced when arriving at the main intersection of Blackfriars Road, Southwark Street when crossing towards the beginning of Stamford Street.
- View from the major intersection of Blackfriars Road, Southwark Street and Stamford Street with buildings along Stamford Street including the Grade II listed at number 1 Stamford Street and the vacant site of No. 1 Blackfriars Road and Rennie Court with Kings Reach Tower visible in the background of the view.
- The proposed new development at Kings Reach Tower and No.1 and No. 20 Blackfriars Road will be visible in the foreground and will form a new focus in the view.
- New tall building development at the Southwark station and the north end of Blackfriars Road should consider the viewer's appreciation of the local character and scale of development and the urban realm along Stamford Street.

Figure A4.42: Indicative render of the view (including consented schemes)

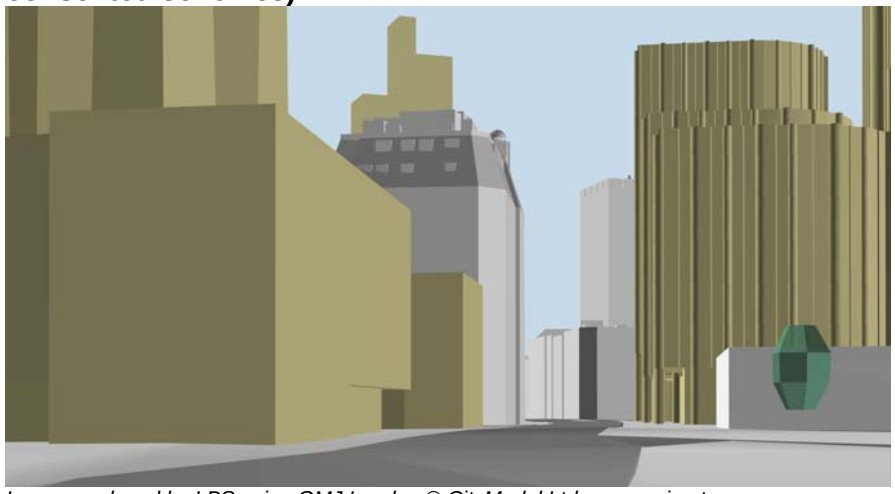


Image produced by LBS using GMJ London © CityModel Ltd www.gmj.net

O 9 Inner Temple Gardens - north side, base of steps

- This view is a river prospect view experienced when walking up to the riverfront along the Victoria Embankment, looking towards the south bank.
- The riverfront development on the south bank forms the major focus of the view particularly Sea Containers House, with King's Reach Tower visible in the background.
- The proposed new cluster of tall buildings at the north end of Blackfriars Road will provide a new feature in the view along the south bank of the river, particularly No. 1 Blackfriars Road and new development at Kings Reach Tower and No. 20 Blackfriars Road clearly visible on the skyline.
- New tall building development at the north end of Blackfriars Road should aim to preserve or enhance the viewer's appreciation of the river and views of riverfront development. New tall buildings should consider their relationship to the existing and consented tall buildings in the cluster.

Figure A4.43: Indicative render of the view (including consented schemes)

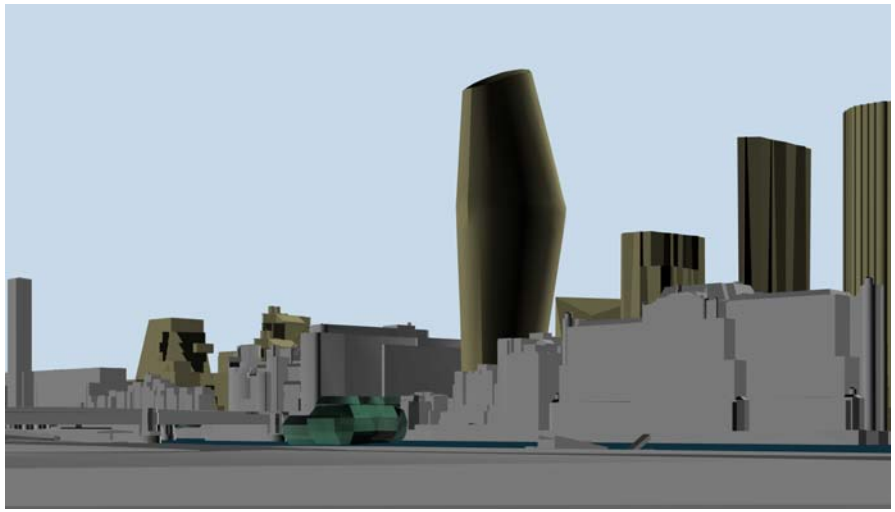


Image produced by LBS using GMJ London © CityModel Ltd www.gmj.net

O 10 Embankment of Temple Viewing - Plaque

- This view is a river prospect view experienced when walking along the riverfront of Victoria Embankment, looking towards the south bank.
- The riverfront development on the south bank forms the major focus of the view particularly Sea Containers House, with King's Reach Tower visible in the background.
- The proposed new cluster of tall buildings at the north end of Blackfriars Road will provide a new feature in the view along the south bank of the river, particularly No. 1 Blackfriars Road and new development at Kings Reach Tower and No. 20 Blackfriars Road clearly visible on the skyline.
- New tall building development at the north end of Blackfriars Road should aim to preserve or enhance the viewer's appreciation of the river and views of riverfront development. New tall buildings should consider their relationship to the existing and consented tall buildings in the cluster.

Figure A4.44: Indicative render of the view (including consented schemes)

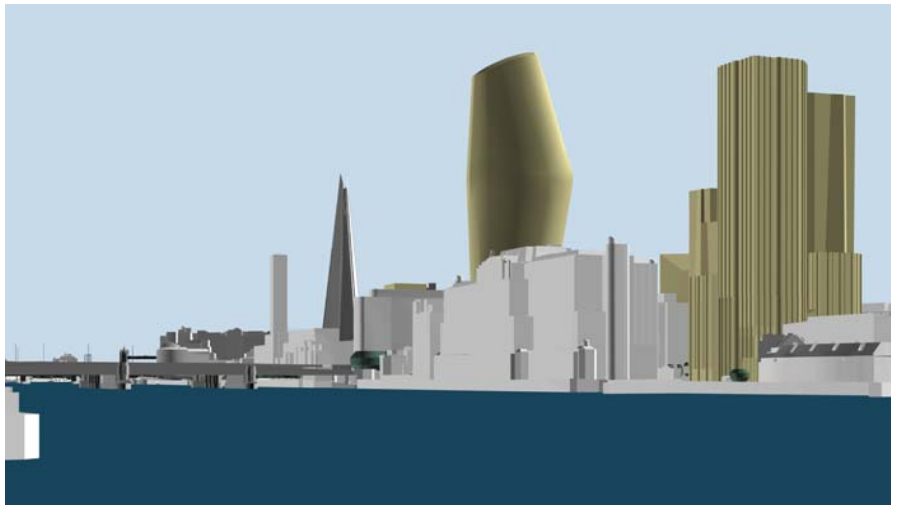


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A4.4 Views Assesment – London Bridge

A4.4.1 Strategic Views

The following strategic views impact on the London Bridge study area:

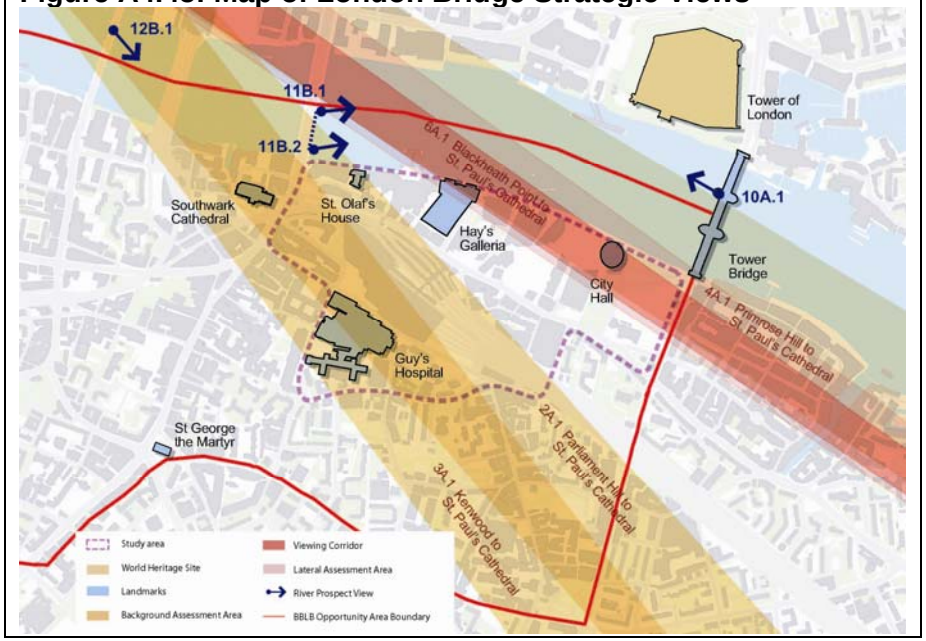
London Panorama Views
2A.1 Parliament Hill to St. Paul's Cathedral
3A.1 Kenwood to St. Paul's Cathedral
4A.1 Primrose Hill to St. Paul's Cathedral
6A.1 Blackheath Point to St. Paul's Cathedral

River Prospect Views
10A.1 Tower Bridge - The North Bastion
11B.1 London Bridge - The Downstream Pavement
11B.2 London Bridge - The Downstream Pavement
12B.1 Southwark Bridge - The Downstream Pavement

In the River Prospect views of 11B.1 and 11B.2, while the London Bridge riverfront is visible, the riverfront development blocks any view of potential development in the study area, and therefore these views have not been assessed.

More detailed information about these views is provided in the draft consultation London View Management Framework SPG, May 2009 (CDR42).

Figure A4.45: Map of London Bridge Strategic Views



London Panorama Views

2A.1 Parliament Hill to St. Paul's Cathedral

- Development in the backdrop of St Paul's Cathedral should consider material and form to improve the clarity with which the silhouette of the Cathedral can be distinguished from the background.

Figure A4.46: Indicative render of the view (including consented schemes)



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3A.1 Kenwood to St. Paul's Cathedral

- Development in the backdrop of St. Paul's Cathedral should consider material and form to improve the clarity with which the silhouette of the Cathedral can be distinguished from the surrounds, including the hills in south London

Figure A4.47: Indicative render of the view (including consented schemes)

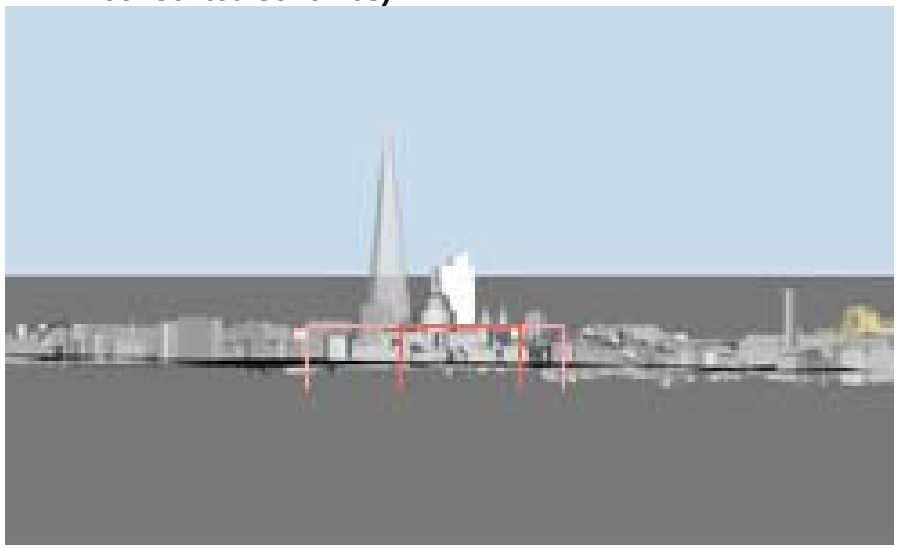


Image produced by LBS using GMJ London © CityModel Ltd www.gmj.net

4A.1 Primrose Hill to St. Paul's Cathedral

- St. Paul's Cathedral is clearly visible against the sky and development should not compromise this situation.

Figure A4.48: Indicative render of the view (including consented schemes)



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6A.1 Blackheath Point to St. Paul's Cathedral

- There is an opportunity for new development in the foreground if it is sympathetic to the composition and character of the view. The western towers of the cathedral are important in the view and included in the Protected Vista.

Figure A4.49: Indicative render of the view (including consented schemes)



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River Prospect Views

10A.1 Tower Bridge - The North Bastion

- London Bridge is not the focus of this view, but 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.

Figure A4.50: Indicative render of the view (including consented schemes)

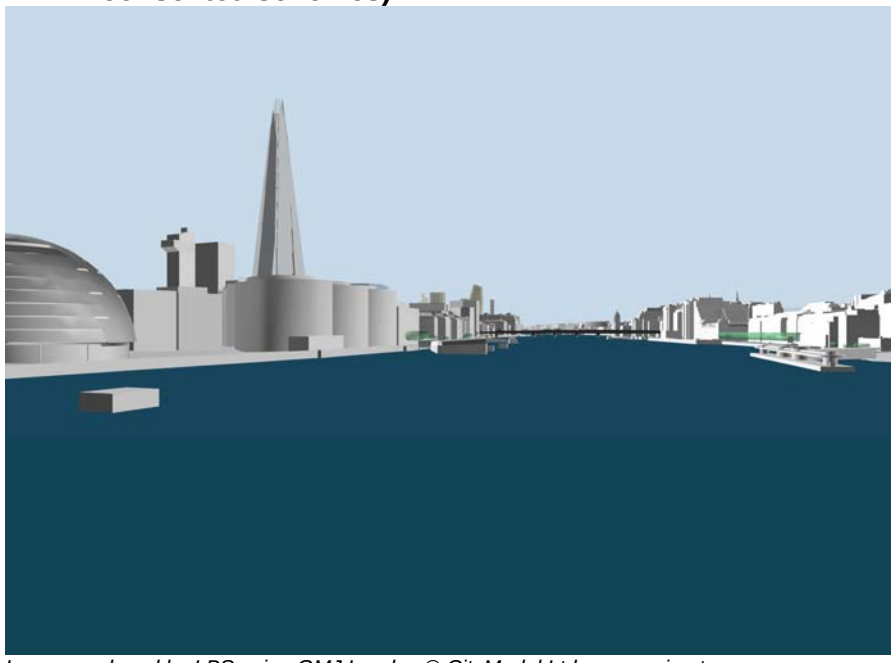


Image produced by LBS using GMJ London © CityModel Ltd www.gmj.net

12B.1 Southwark Bridge - The Downstream Pavement

- Development in the backdrop of Southwark Cathedral should ensure that they preserve an appropriate skyline relationship between the cathedral and the developing cluster of tall buildings at London Bridge

Figure A4.51: Indicative render of the view (including consented schemes)



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A4.4.2 Local views of the World Heritage Site

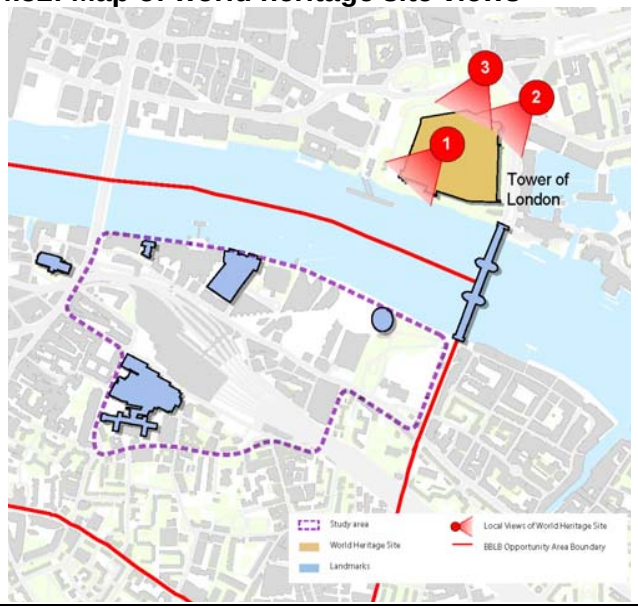
Tower of London

Important local view from within the Inner Ward of the Tower of London and also views of the Tower when approaching from the north, are indicated in the Tower of London Management Plan and assessment of the setting of the World Heritage Site.

The following views have been considered as part of the tall building study:

View 1: View from the Inner Ward
View 2: View from the north-east of the Tower from outside the Royal Mint
View 3: View from the north of the site from the Minories

Figure A4.52: Map of world heritage site views



View 1 View from Inner Ward

- This is a view of the Inner Ward of the Tower of London looking towards the Queens House and Tower Green. This view would be commonly be experienced by visitors to the Tower of London when walking through the Inner Ward.

- There are buildings from Southwark and the south bank visible in the distant background of the view including City Hall and Guys Hospital Tower.
- The trees in the foreground are an important element in the view.
- As this view is experienced while walking into the space as the viewer moves closer towards the Queens House, the development on the south bank disappears from view behind the walls of the surrounding buildings.

- The Queens House is the prominent element in the view and development in the background should not dominate the landmark.
- The Shard will also form a new element in the view

- New tall building development at London Bridge, which will be visible in the distant background of this view, should aim to preserve or enhance the viewer's appreciation of the World Heritage Site and in particular the setting of the Queens House and Tower Green. New tall buildings should consider their relationship to the existing and proposed tall buildings in the cluster.

Figure A4.53: Indicative photograph of the view

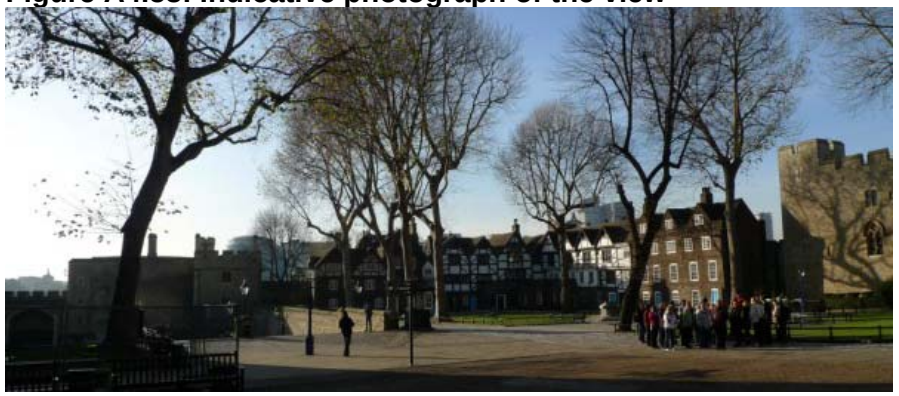


Figure A4.54: Indicative render of the view (including consented schemes)



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View 2 View from Mansell Street

- This is a view from outside the Royal Mint looking towards the Tower of London, commonly experienced by tourists, local residents and workers when walking through the area.

- View of towards Outer Ward and view of the castellated structure and towers which are clear on the skyline
- No existing buildings on the south bank are visible in the view.

- The Shard will form a new element in the view, but does not impact on the silhouette of the towers

- New tall building development at London Bridge should aim to preserve or enhance the viewer's appreciation of the World Heritage Site and castellated structure of the building and views of the towers. New tall buildings should consider their relationship to the existing and proposed tall buildings in the cluster.

Figure A4.55: Indicative photograph of the view



Figure A4.56: Indicative render of the view (including consented schemes)

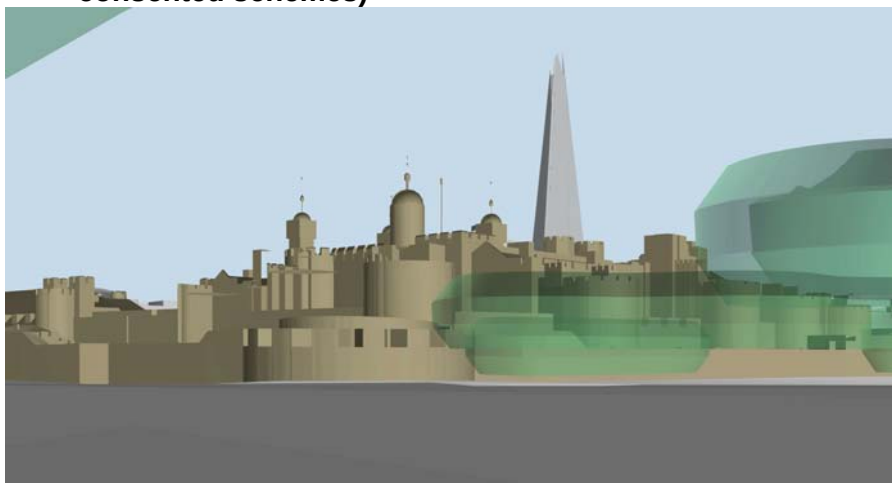


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View 3 View from Minories

- This is a view the Minories looking towards the Tower of London, commonly experienced by tourists, local residents and workers when walking through the area.

- View of towards Outer Ward and view of the castellated structure and towers which is clear on the skyline
- The white tower is not the focus of the view.
- Guys Hospital Tower is clearly visible in the background.
- No existing buildings on the south bank are visible in the view.

- The Shard will form a new element in the view and sits adjacent to Guys Tower.

- New tall building development at London Bridge should aim to preserve or enhance the viewer's appreciation of the World Heritage Site and castellated structure of the building and views of the towers. New tall buildings should consider their relationship to the existing and proposed tall buildings in the cluster.

Figure A4.57: Indicative photograph of the view

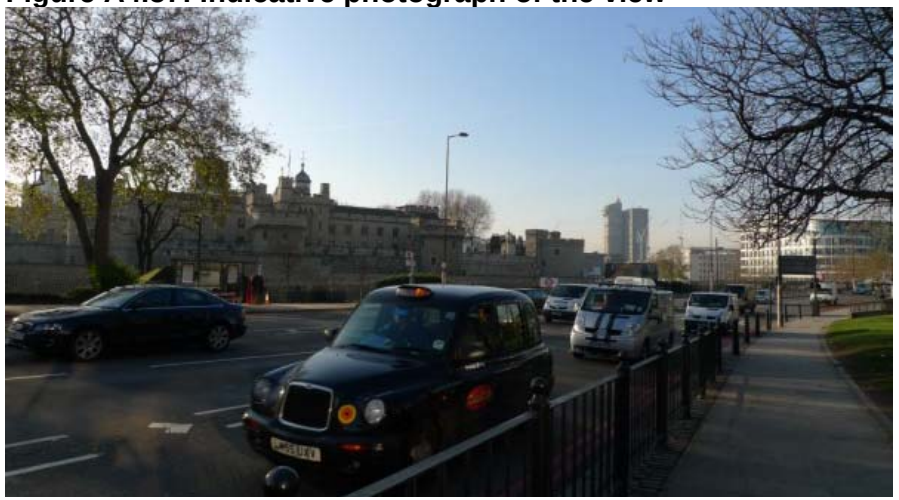


Figure A4.58: Indicative render of the view (including consented schemes)

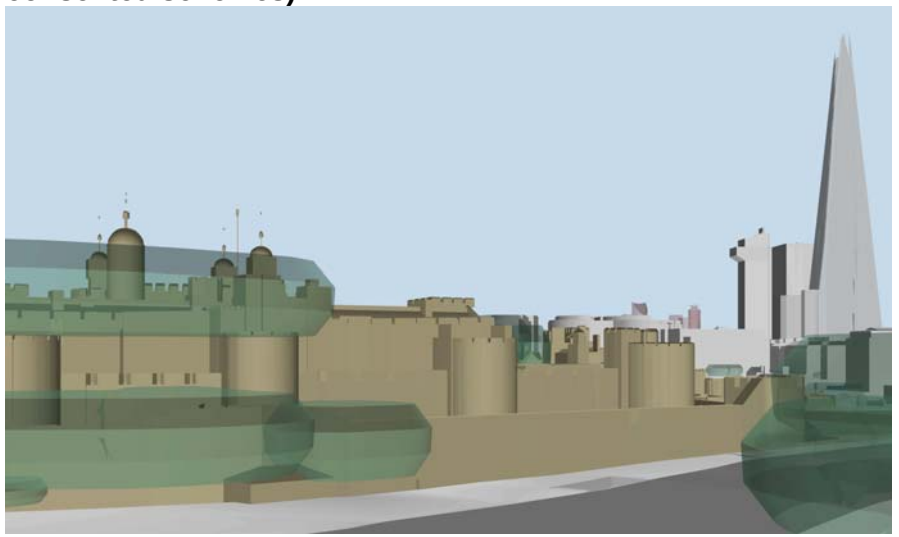


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A4.4.3 Important Local Views

These are local views that contribute significantly to the viewer's ability to recognise and appreciate the image and built environment of the borough and wider London.

These views can be townscape or landscape views, vistas, prospects and panoramas of local or historic significance.

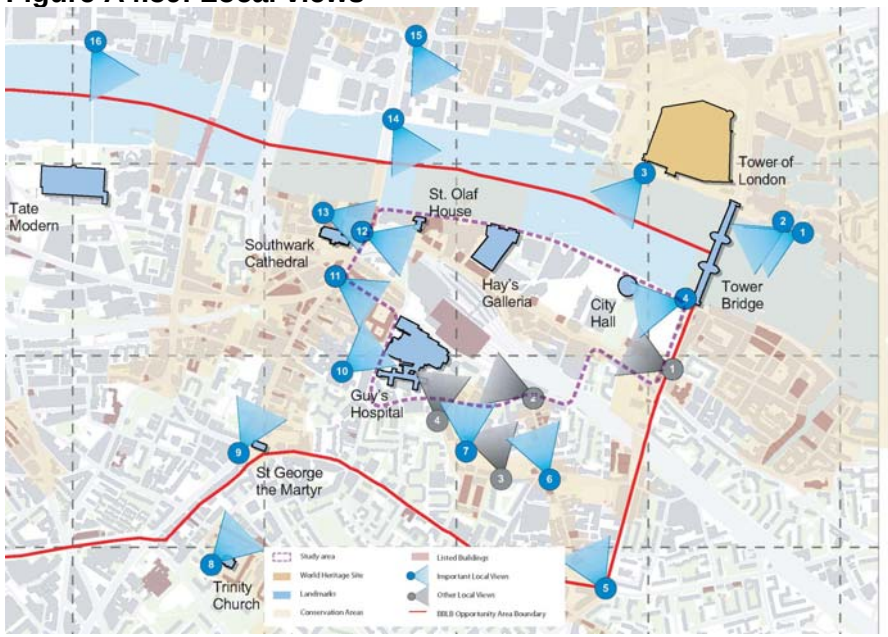
These views could be from within the borough, from adjoining boroughs looking back towards Southwark or views designated by adjoining boroughs that would be significant to Southwark.

These views have been identified in the urban design analysis and include views of:

- Listed buildings and their setting both locally and in the wider area
- Conservation areas - inside and at transition points
- River Thames
- Protected open spaces
- Landmarks both locally and in the wider area

Other broader or more general views have also been identified which allow an appreciation of the local setting and character of an area.

Figure A4.59: Local views



IL 1 St. Katherine's Dock Entrance – East : View towards Tower Bridge

- This view is important as it is provides a river prospect view from the Tower Conservation Area in Tower Hamlets looking towards Tower Bridge with the south bank development in the backdrop. This view would be experienced by tourists, local residents and workers walking along the riverfront.
- The Grade I listed Tower Bridge is the main focus of the view with the two towers sitting clearly on the skyline.
- City Hall and Guys Hospital Tower are visible through the centre of the two towers.
- The Shard will form a new element in the view and will be visible in the backdrop of the two towers.
- New tall building development at London Bridge should aim to preserve or enhance the viewer's appreciation of the river and views of Tower Bridge and riverfront development. New tall buildings should consider their relationship to the existing and proposed tall buildings in the cluster.

Figure A4.60: Indicative photograph of the view



Figure A4.61: Indicative render of the view (including consented schemes)

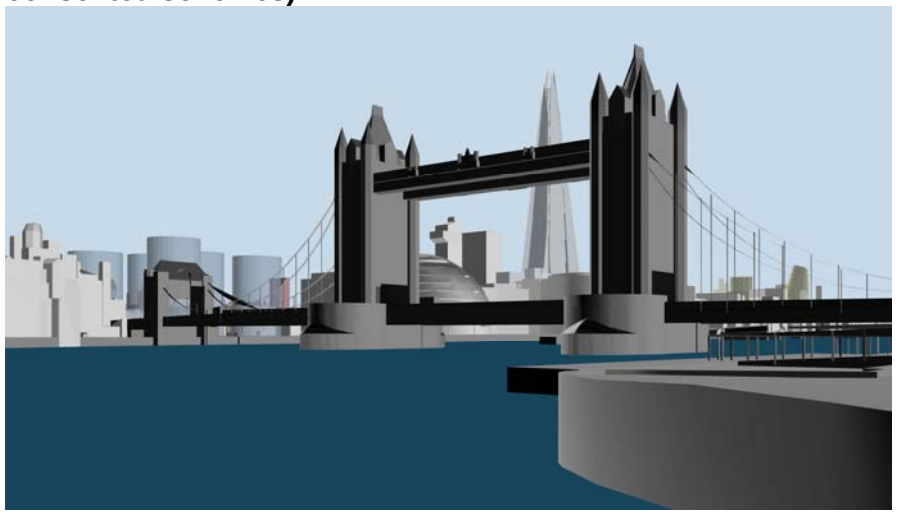


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IL 2 St. Katherine's Dock Entrance – West : View towards Tower Bridge

- This view is important as it is provides a river prospect view from the Tower Conservation Area in Tower Hamlets looking towards Tower Bridge with the south bank development in the backdrop. This view would be experienced by tourists, local residents and workers walking along the riverfront.
- The Grade I listed Tower Bridge is the main focus of the view with the two towers sitting clearly on the skyline.
- City Hall and Guys Hospital Tower are visible through the centre of the two towers.
- The Shard will form a new element in the view but is only slightly visible behind the north tower of the bridge.
- New tall building development at London Bridge should aim to preserve or enhance the viewer's appreciation of the river and views of Tower Bridge and riverfront development. New tall buildings should consider their relationship to the existing and proposed tall buildings in the cluster.

Figure A4.62: Indicative photograph of the view

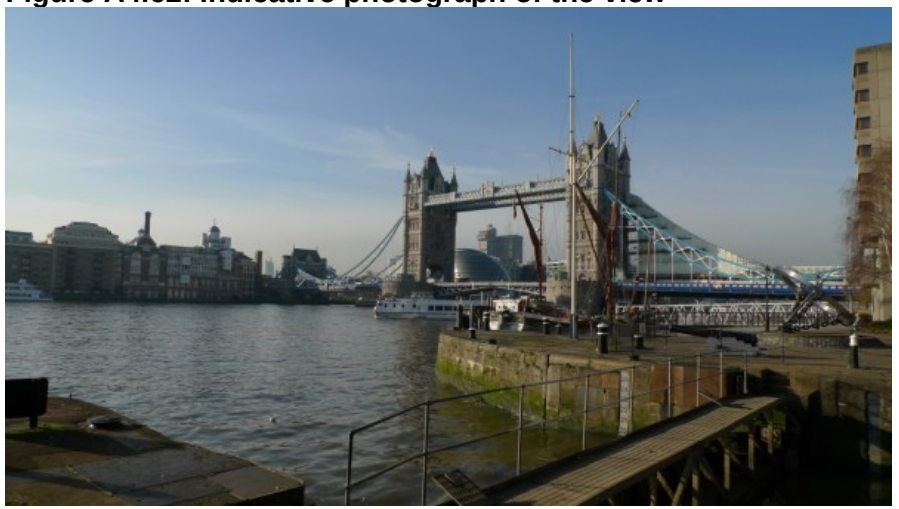


Figure A4.63: Indicative render of the view (including consented schemes)

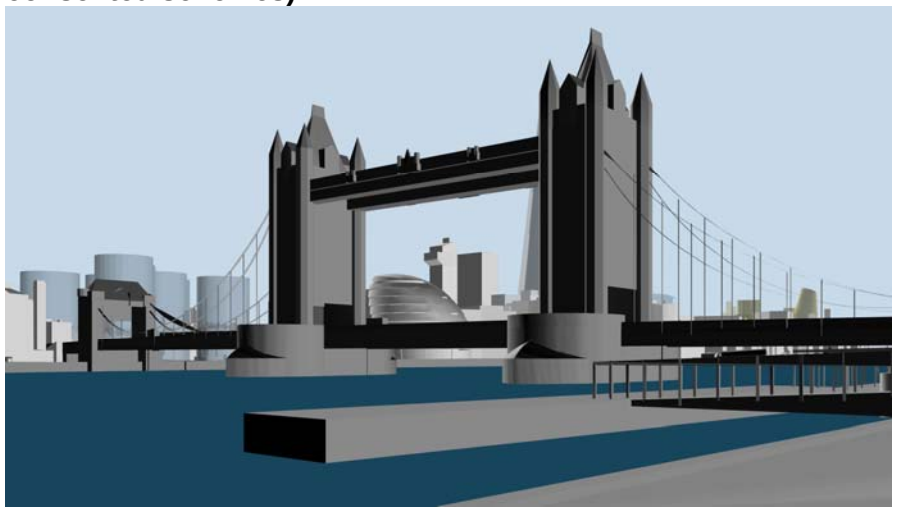


Image produced by LBS using GMJ London © CityModel Ltd www.gmj.net

IL 3 North bank outside Tower of London : View towards south bank

- This view is important as it is provides a river prospect view from the Tower Conservation Area in Tower Hamlets looking towards the south bank. This view would commonly be experienced by tourists, local residents and workers walking along the riverfront.
- The riverfront and development of City Hall and More London are the focus of the view, with the buildings forming a consistent height of existing development in the foreground of the view.
- Guys Hospital Tower is slightly visible in background of the view.
- The Shard will form a new element in the view and will form a major element on the new skyline.
- New tall building development at London Bridge should aim to preserve or enhance the viewer's appreciation of the river and views of riverfront development. New tall buildings should consider their relationship to the existing and proposed tall buildings in the cluster and relationship to the scale of the riverfront development.

Figure A4.64: Indicative photograph of the view

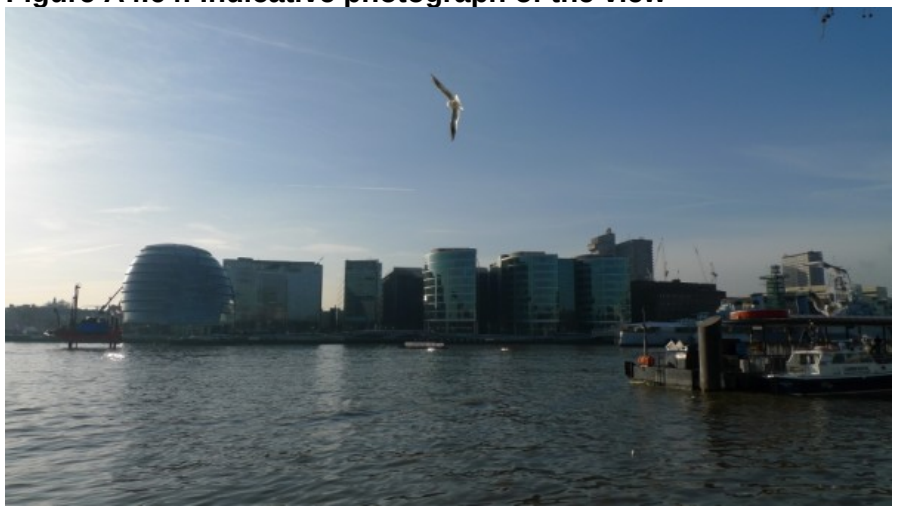


Figure A4.65: Indicative render of the view (including consented schemes)

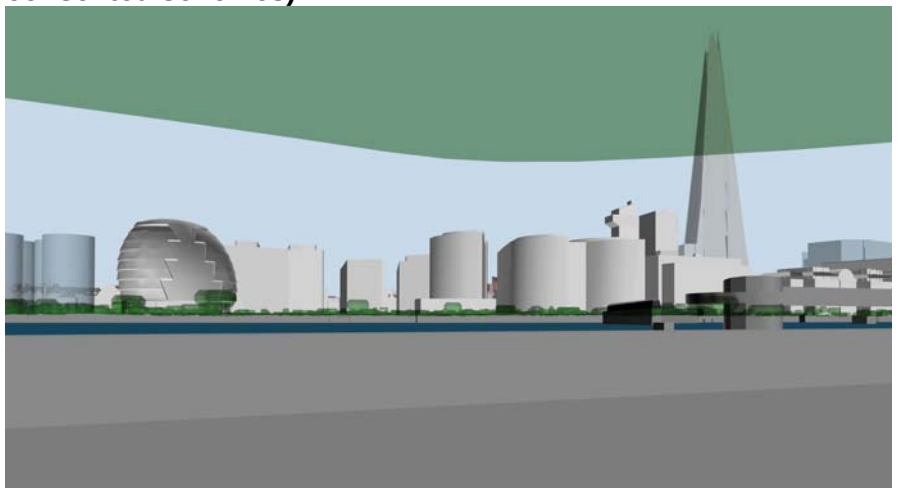


Image produced by LBS using GMJ London © CityModel Ltd www.gmj.net

IL 4 Potter's Field : View towards City Hall

- This view is important as it is provides a view across Potter's Field and river side, looking towards City Hall and More London. This view would commonly be experienced by tourists, local residents and workers walking along the riverfront when arriving from Tower Bridge or Shad Thames.
- The protected open space of Potter's Field is in the foreground of the view.
- City Hall and More London are the focus of the view with Grade II listed Lambeth College building and other buildings along Tooley Street framing the view.
- The Shard will be visible in the background of the view above the More London buildings.
- New tall building development at London Bridge should aim to preserve or enhance the viewer's appreciation of the riverfront and the open space and views of the riverfront landmarks including City Hall. New tall buildings should consider their relationship to the existing and proposed tall buildings in the cluster.

Figure A4.66: Indicative photograph of the view

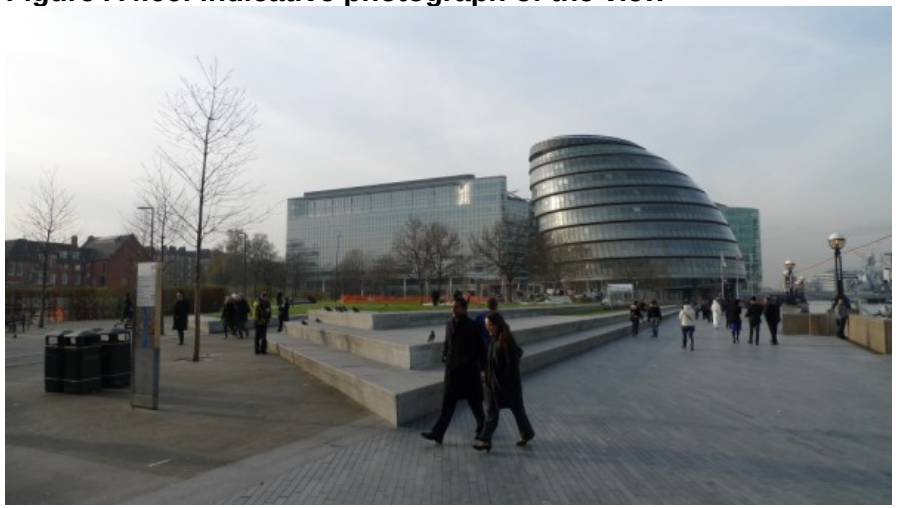


Figure A4.67: Indicative render of the view (including consented schemes)

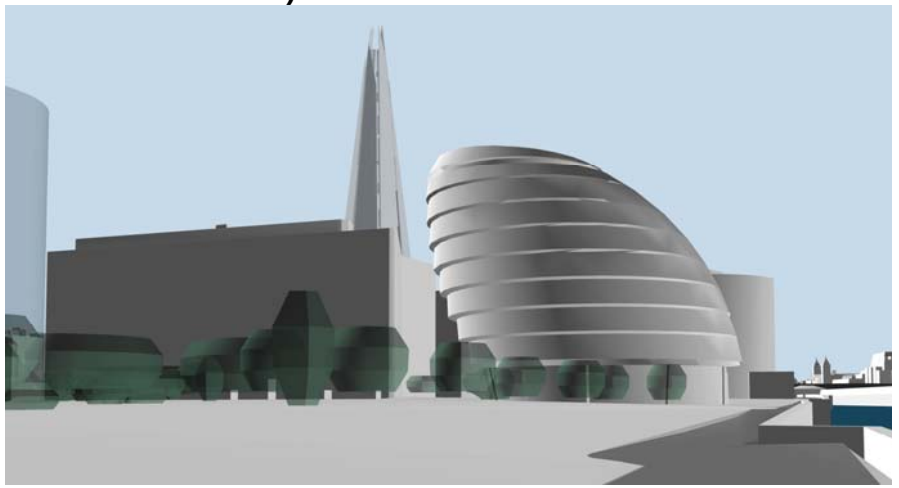


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IL 5 Tower Bridge Road & Long Lane : View of St. Mary Magdalene Churchyard

- This view is important as it is provides a view across the open space of the churchyards towards St. Mary Magdalene Church, commonly experienced when entering the churchyard from the corner of Long Lane and Tower Bridge Road.

- Grade II* listed St. Mary Magdalene Church is the main focus of the view and framed by existing landscape of the churchyard.
- The landscaping in the protected open space of the churchyard is a prominent feature of the view.
- Guy's Hospital Tower is visible in the backdrop of the view above the roof of the church.

- The top section of the Shard will be visible in the background of the view above the profile of the church.
- There is a current masterplan to enhance the existing landscaping in this view, which is likely to be completed mid 2010.

- New tall building development at London Bridge should aim to preserve or enhance the viewer's appreciation of the open space and the church. New tall buildings should consider their relationship to the existing and proposed tall buildings in the cluster.

Figure A4.68: Indicative photograph of the view



Figure A4.69: Indicative render of the view (including consented schemes)

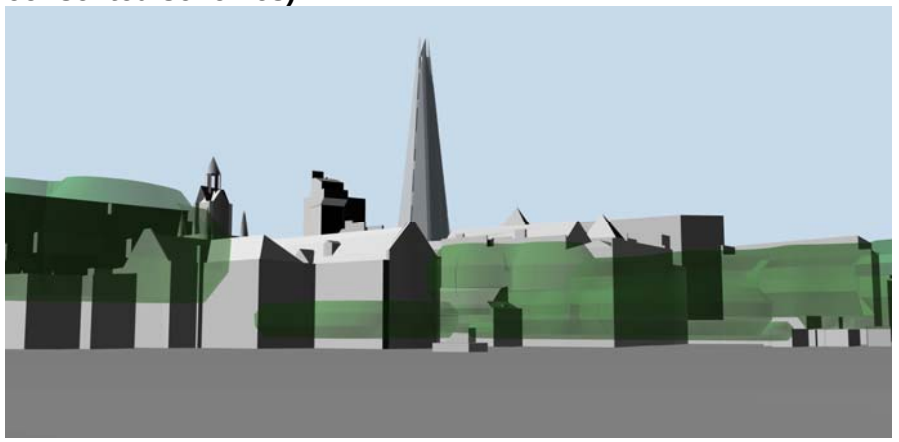


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IL 6 Bermondsey Street & Tanner Street : View to the north

- This view is important as it is provides a view in the Bermondsey Street Conservation Area, commonly experienced when walking down Bermondsey Street towards Tooley Street and London Bridge.
- A view in the Bermondsey Street Conservation Area including a view of a number of Grade II listed buildings along Bermondsey Street, including numbers 68-78 (even numbers).
- The top section of the Shard will be visible in the background of the view above the roofline of the existing buildings.
- 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.

Figure A4.70: Indicative photograph of the view

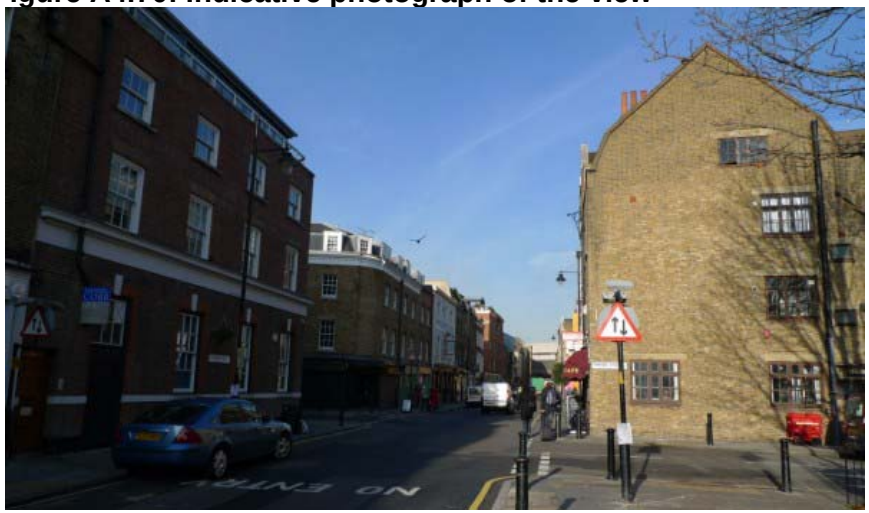


Figure A4.71: Indicative render of the view (including consented schemes)

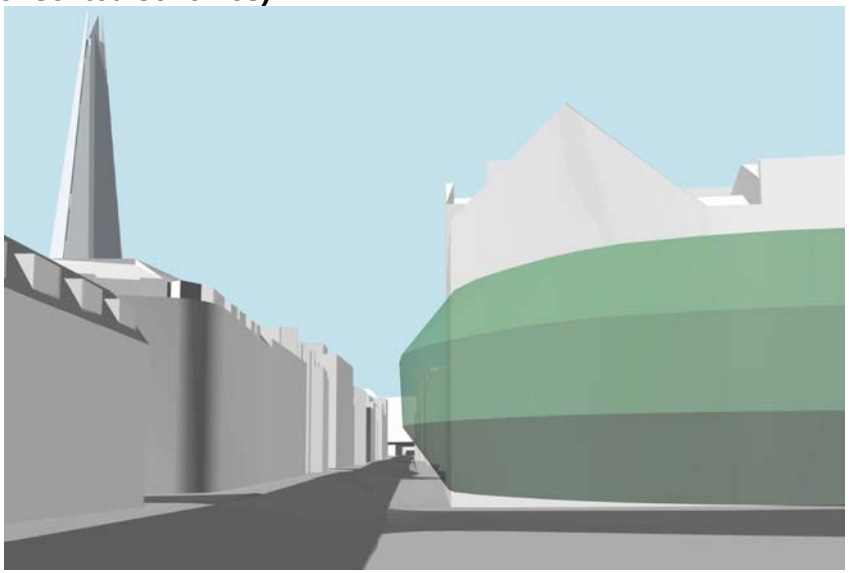


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IL 7 Leathermarket Gardens : View across Leathermarket Gardens to the north

- This view is important as it is provides a view over the protected open space of Leathermarket Gardens, commonly experienced when walking through the open space.

- The residential buildings form a backdrop to the gardens.
- Guy's Tower is prominent in the view in the backdrop above the building roofline.

- The Shard will become a new focus of the view and will be clearly visible above the roofline of buildings.

- New tall building development at London Bridge should aim to preserve or enhance the viewer's appreciation of the open space. New tall buildings should consider their relationship to the existing and proposed tall buildings in the cluster.

Figure A4.72: Indicative photograph of the view

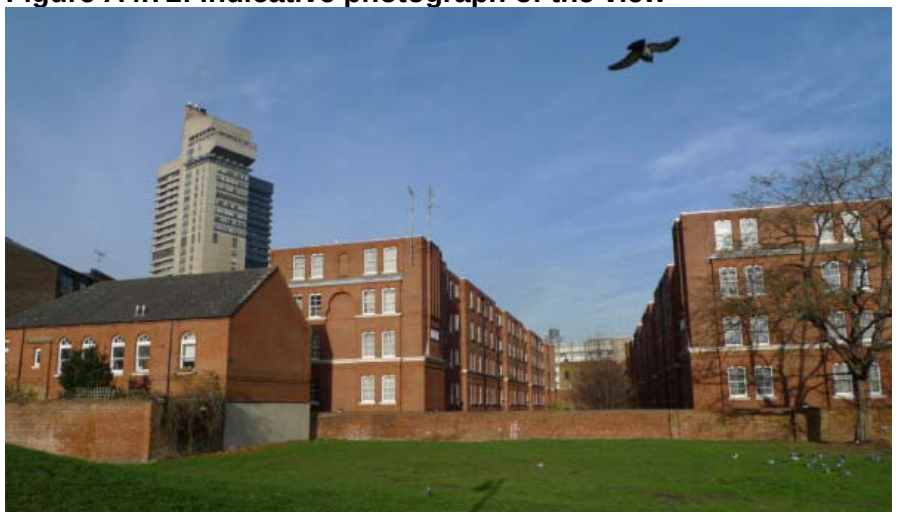


Figure A4.73: Indicative render of the view (including consented schemes)

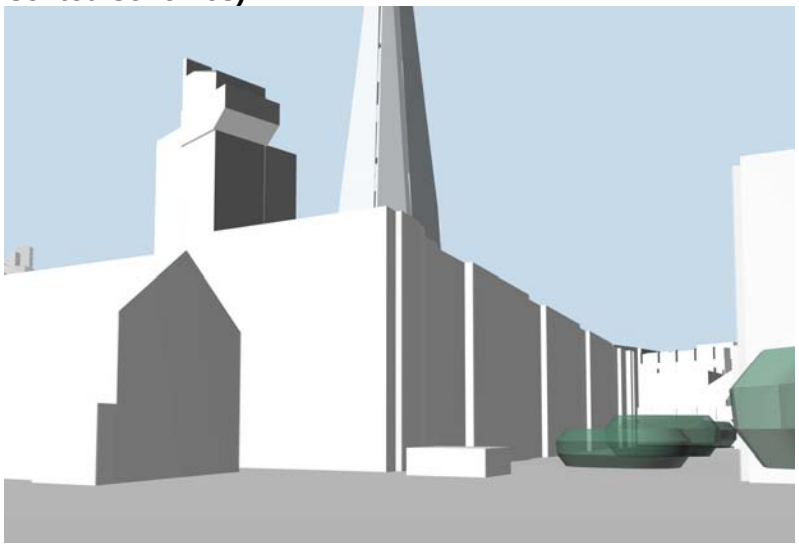


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IL 8 Trinity Church Square : View towards north east

- This view is important as it is provides a view in the Trinity Church Square Conservation Area, commonly experienced when walking through the square or by residents during their daily travels.
- A view in the Trinity Church Conservation area and across Trinity Church Square towards Grade II listed buildings.
- The roofs of the terraced houses frame the edges of the square and visible against the sky, with a tree in the view blocking the view of Tabard Square Tower in the background above the roofline.
- The Shard will be visible in the background of the view above the rooflines of the terraced houses and will sit adjacent to Tabard Square Tower.
- New tall building development at London Bridge should aim to preserve or enhance the viewer's appreciation of the conservation area and listed buildings.

Figure A4.74: Indicative photograph of the view



Figure A4.75: Indicative render of the view (including consented schemes)

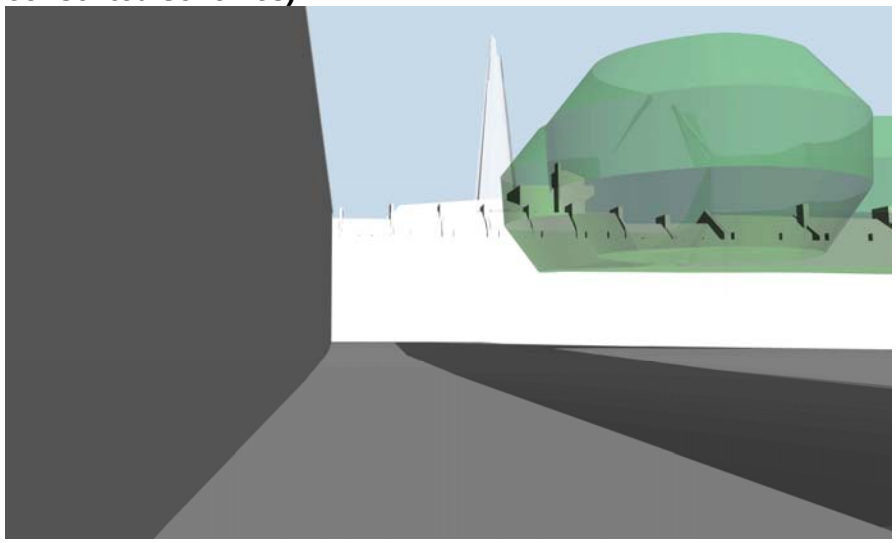


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IL 9 Borough High Street and Lant Street : View north towards church of St. George the Martyr

- This view is important as it is provides a view in the Bermondsey Street Conservation Area, commonly experienced when walking along Borough High Street towards London Bridge.
- A view towards the Borough High Street Conservation Area with the Grade II* listed church of St George the Martyr and the landmark tower a focal point in the view at a main intersection with Long Lane and Marshalsea Road.
- Guy's Tower is visible in the backdrop above the roofline of the church and to the right of the church tower.
- The Shard will be visible in the background of the view above the rooflines of buildings along Borough High Street, and to the left of the church tower.
- New tall building development at London Bridge should aim to preserve or enhance the viewer's appreciation of the conservation area and the church. New tall buildings should consider their relationship to the lower height scale of development in the conservation area.

Figure A4.76: Indicative photograph of the view

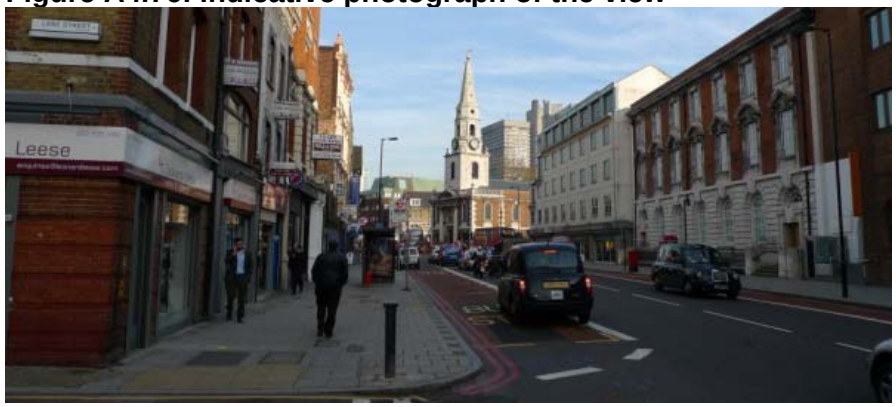


Figure A4.77: Indicative render of the view (including consented schemes)

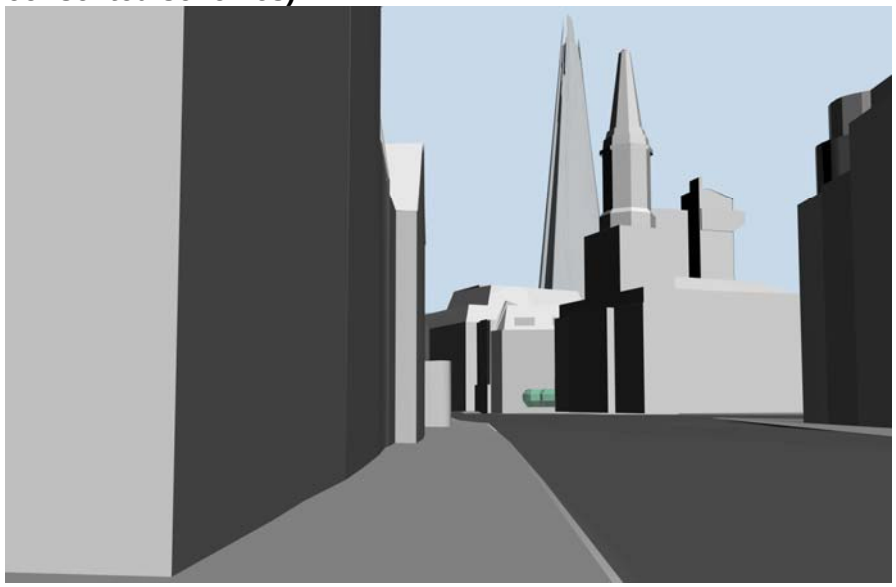


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IL 10 Guys Hospital Inner Court : View to the north

- This view is important as it is provides a view in the Borough High Street Conservation Area, commonly experienced by visitors, students, workers or local residents when walking through Guys Hospital courtyard.

- A view across the landscaped courtyard on Guy's Hospital campus towards the north.
- Trees dominate the view.
- Guy's Tower is visible in the backdrop above the roofline of the buildings framing the courtyard.

- The Shard will become a new focus of the view and will be clearly visible above the roofline of the courtyard buildings and trees in the courtyard.

- New tall building development at London Bridge should aim to preserve or enhance the viewer's appreciation of the courtyard.

Figure A4.78: Indicative photograph of the view



Figure A4.79: Indicative render of the view (including consented schemes)

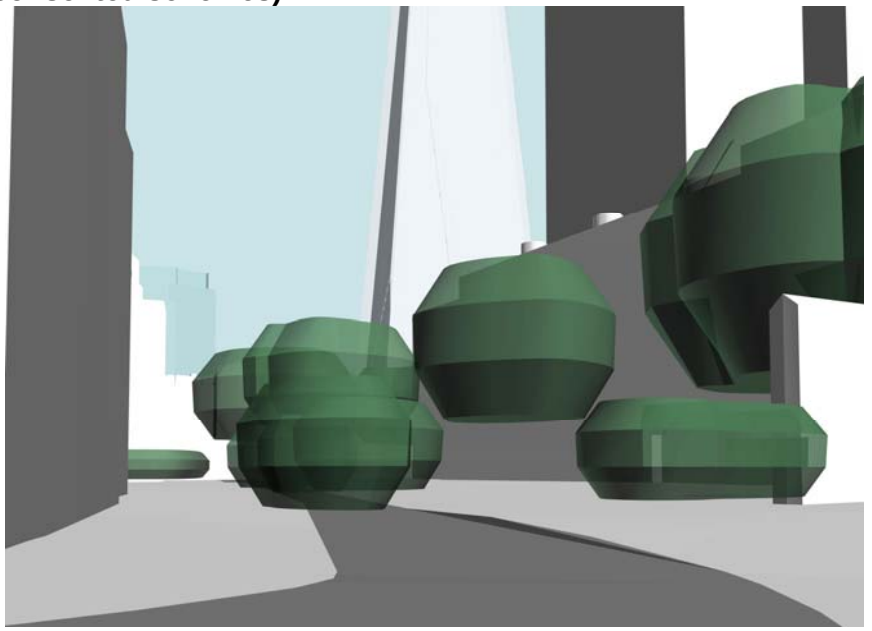


Image produced by LBS using GMJ London © CityModel Ltd www.gmj.net

IL 11 Borough High Street & Montague Street : View down St. Thomas Street

- This view is important as it is provides a view in the Borough High Street Conservation Area, commonly experienced by when walking from Borough High Street to St. Thomas Street and towards London Bridge Station and Guy's Hospital.
- A view down St. Thomas Street with a number of Grade II listed buildings visible on the south side of the street, and the tower of former church of St. Thomas visible on the north side of the street.
- Guy's Tower is slightly visible in the backdrop above the roofline of the buildings on the south side of St Thomas Street.
- The Shard will become a new focus of the view on the north side of St. Thomas Street.
- New tall building development at London Bridge should aim to preserve or enhance the viewer's appreciation of the conservation area and views of listed buildings. New tall buildings should consider their relationship to the lower height scale of development in the conservation area.

Figure A4.80: Indicative photograph of the view

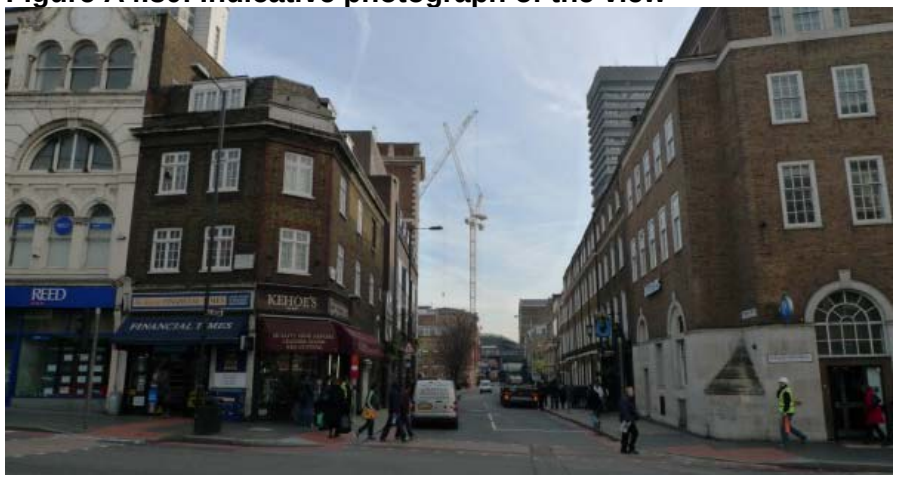


Figure A4.81: Indicative render of the view (including consented schemes)



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IL 12 Duke Street Hill & Borough High Street : View down Duke Street towards Tooley Street

- This view is important as it is a view at the head of London Bridge within the Borough High Street Conservation Area looking towards the Tooley Street Conservation Area. This view would commonly be experienced by tourists, local residents and workers heading and commuters heading towards London Bridge Station.

- A view across the major intersection of Tooley Street and Borough High Street as the street ramps up to the London Bridge bridghead.
- Colechurch House is prominent in the view with No. 1 London Bridge to the north, the viaducts of London Bridge station and New London Bridge House to the south framing the view.

- The existing New London Bridge House building is planned to be demolished to be replaced with the proposed London Bridge Place building. This building will replace the existing tower to frame the view on the south side of the street.

- New tall building development at London Bridge should consider the relationship to the lower height scale of development in the conservation area.

Figure A4.82: Indicative photograph of the view



Figure A4.83: Indicative render of the view (including consented schemes)

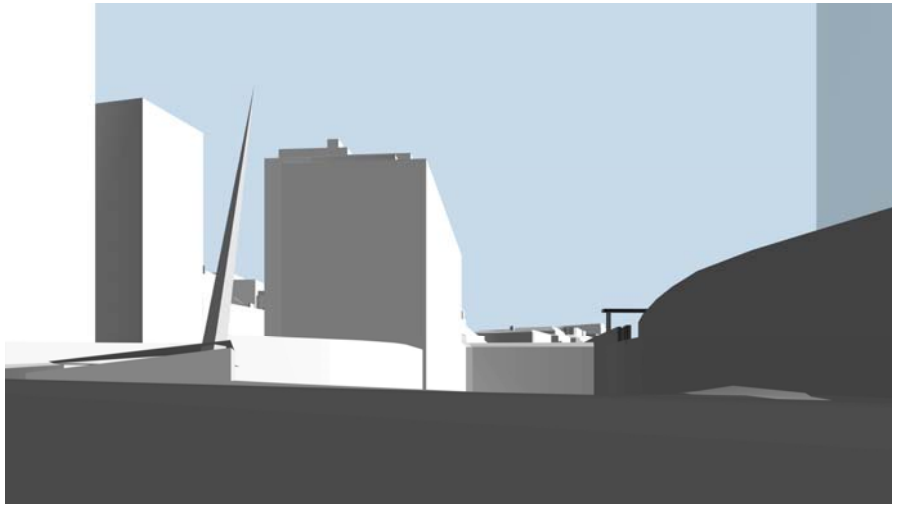


Image produced by LBS using GMJ London © CityModel Ltd www.gmj.net

IL 13 Montague Close : View towards Southwark Cathedral

- This view is important as it is a view from within the Borough High Street Conservation Area looking towards Southwark Cathedral, commonly experienced by tourists, locals residents and workers when walking through the area.

- The focus of the view is the Grade I listed Southwark Cathedral and adjoining buildings.
- New London Bridge House is currently a prominent feature in the backdrop of the view.

- The existing New London Bridge House building is planned to be demolished to be replaced with the proposed London Bridge Place building. This building will replace the existing tower and become a prominent feature in the background of the view.
- The Shard will also become a new prominent feature in the view above the roofline of the proposed London Bridge Place building.

- New tall building development at London Bridge should aim to preserve or enhance the viewer's appreciation of the conservation area and views of the cathedral.

Figure A4.84: Indicative photograph of the view

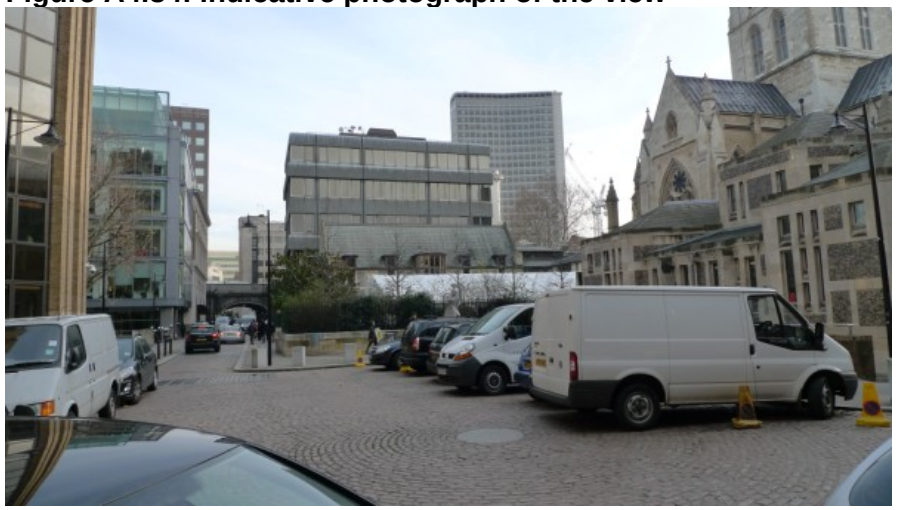


Figure A4.85: Indicative render of the view (including consented schemes)

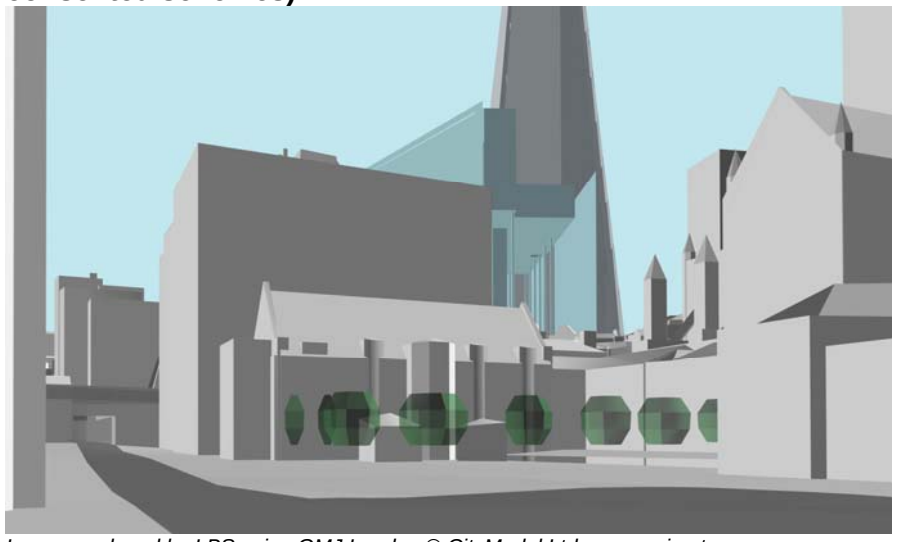


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IL 14 London Bridge - North (downstream) : View towards London Bridge

- This view is important as it is a river prospect view of the London Bridge area when crossing London Bridge from north London, commonly experienced by tourists, local residents and workers.

- View across London Bridge, with the riverfront development on the south bank will form the major focus of the view, and No. 1 London Bridge featuring prominently in the view.
- The silhouette of the towers of Southwark Cathedral are clearly visible above the riverfront buildings on the west side of Borough High Street.
- Guys Tower is slightly visible in the backdrop of the view but obscured behind No. 1 London Bridge.

- The Shard be visible above the roofline of the riverfront buildings and form major new elements to transform the existing skyline.

- New tall building development at London Bridge should aim to preserve or enhance the viewer's appreciation of the river and views of Southwark Cathedral and the riverfront development. New tall buildings should consider their relationship to the existing and proposed tall buildings in the cluster.

Figure A4.86: Indicative photograph of the view

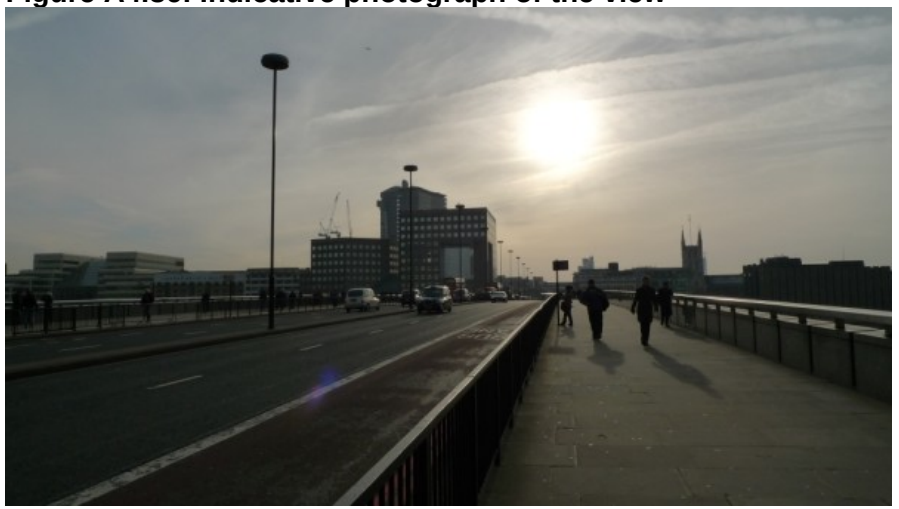


Figure A4.87: Indicative render of the view (including consented schemes)

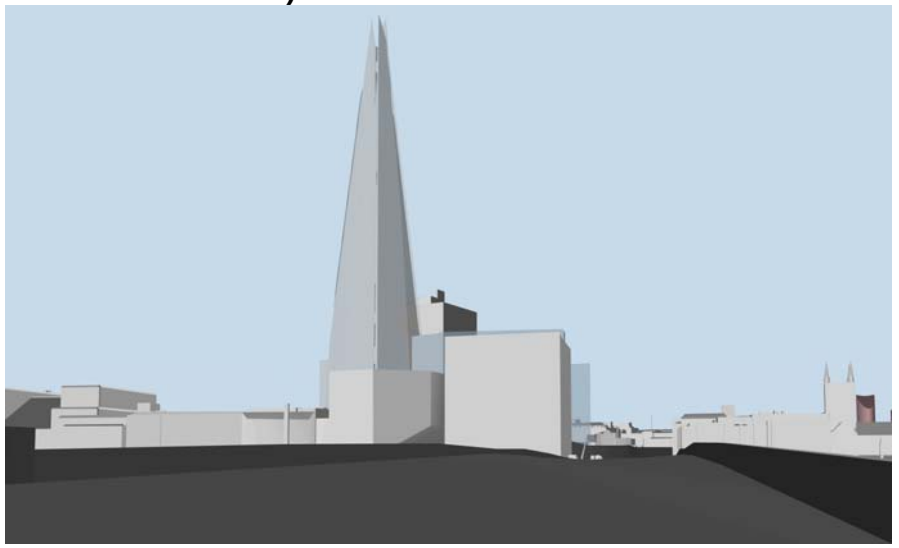


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IL 15 City of London View 1 / 2 : View from Monument viewing gallery towards London Bridge

- This view is important as it provides a clear townscape view from a high location with an overview of the River Thames and south London, experienced by tourists visiting the viewing gallery.
- A panoramic view over the City of London towards Southwark and with a clear view of the borough and the river including several of the bridges spanning the river.
- Several landmark buildings and structures are prominent in this view including Tower Bridge, City Hall, HMS Belfast and the existing cluster of towers at London Bridge.
- The new buildings of the Shard and proposed London Bridge Place will form major new elements to transform the existing skyline.
- New tall building development at London Bridge should aim to preserve or enhance the viewer's appreciation of the skyline of south London, views of the river and riverfront development. New tall buildings should consider their relationship to the existing and consented tall buildings in the cluster.

Figure A4.88: Indicative render of the view (including consented schemes)

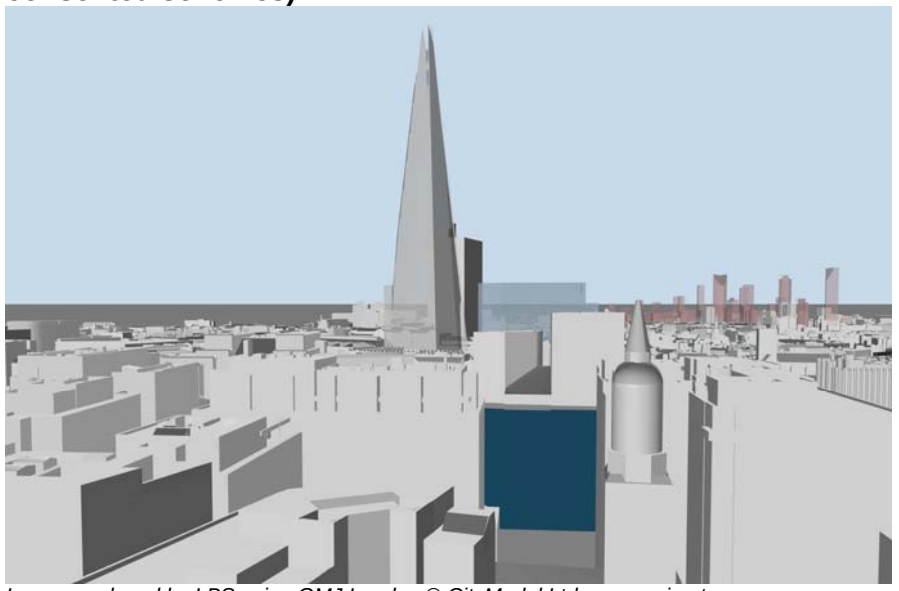


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IL 16 Millennium Bridge : View towards south bank

- This view is important as it is a view of the London Bridge area when crossing Millennium Bridge from north London, commonly experienced by tourists, local residents and workers.

- A river prospect view, with the riverfront development on the south bank will form the major focus of the view.
- New London Bridge Place and Guy's Tower are visible in the backdrop of the view.

- The new buildings of the Shard and proposed London Bridge Place will be visible above the roofline of the riverfront buildings and form major new elements to transform the existing skyline.

- New tall building development at London Bridge should aim to preserve or enhance the viewer's appreciation of the river and views of riverfront development. New tall buildings should consider their relationship to the existing and consented tall buildings in the cluster.

Figure A4.89: Indicative render of the view (including consented schemes)

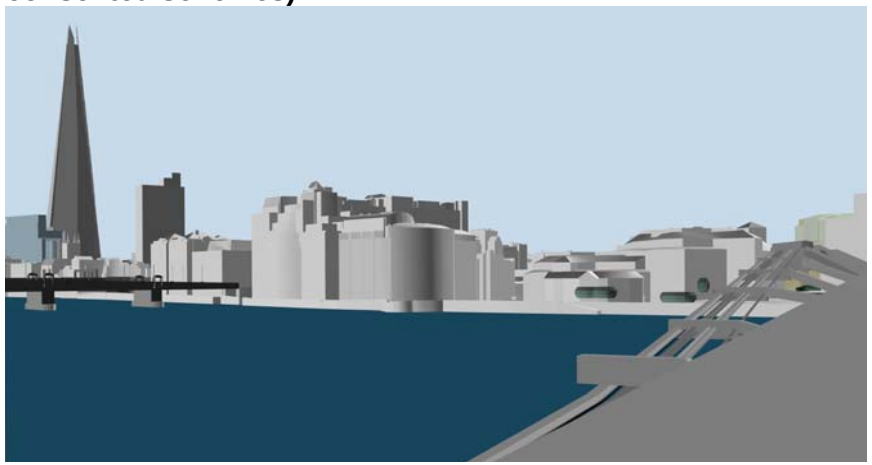


Image produced by LBS using GMJ London © CityModel Ltd www.gmj.net

IL 17 St. Paul's Cathedral Viewing Gallery : View towards London Bridge

- This view is important as it provides a clear townscape view from a high location with an overview of the River Thames and south London, experienced by tourists visiting the viewing gallery.
- A panoramic view over the borough and a clear view of the river including several of the bridges spanning the river.
- Several landmark buildings and structures are visible in this view including the existing cluster of towers at London Bridge.
- The new buildings of the Shard and proposed London Bridge Place will form major new elements to transform the existing skyline.
- New tall building development at London Bridge should aim to preserve or enhance the viewer's appreciation of the skyline of south London, views of the river and riverfront development. New tall buildings should consider their relationship to the existing and consented tall buildings in the cluster.

Figure A4.90: Indicative render of the view (including consented schemes)

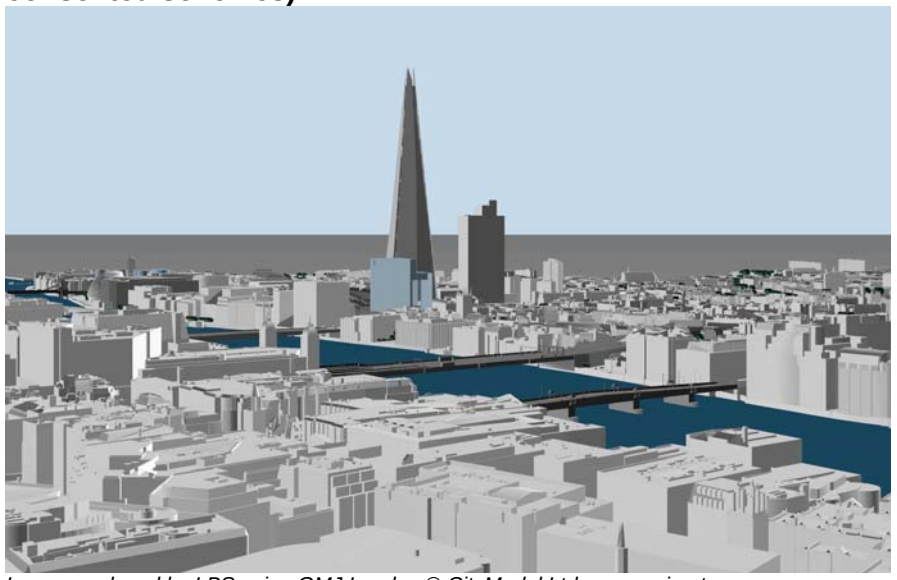


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A4.4.2 Other Local Views

O 1 Queen Elizabeth Street & Tower Bridge Rd : View towards Tooley Street

- This view down Queen Elizabeth Street is commonly experienced when walking from Tower Bridge Road down Tooley Street.

- A view across the Tooley Street Conservation Area towards Tooley Street. The Grade II listed building of Lambeth College is visible on the north side of Queen Elizabeth Street.
- The Grade II listed statue on the triangle of land at the intersection is visible in the view and is visible in the foreground of existing residential buildings along Tooley Street.
- Guy's Tower is visible in the backdrop of the view above the roofline of Tooley Street buildings.

- The Shard will form a new prominent feature in the view and will be visible in the background of the view and will sit independently to the right of Guy's Tower.
- New development is proposed at Lambeth College site which will change the streetscape on the north side of Queen Elizabeth Street.

- New tall building development at London Bridge should aim to preserve or enhance the viewer's appreciation of the conservation area and the listed building. New tall buildings should consider their relationship to the lower height scale of development in the conservation area.

Figure A4.91: Indicative photograph of the view

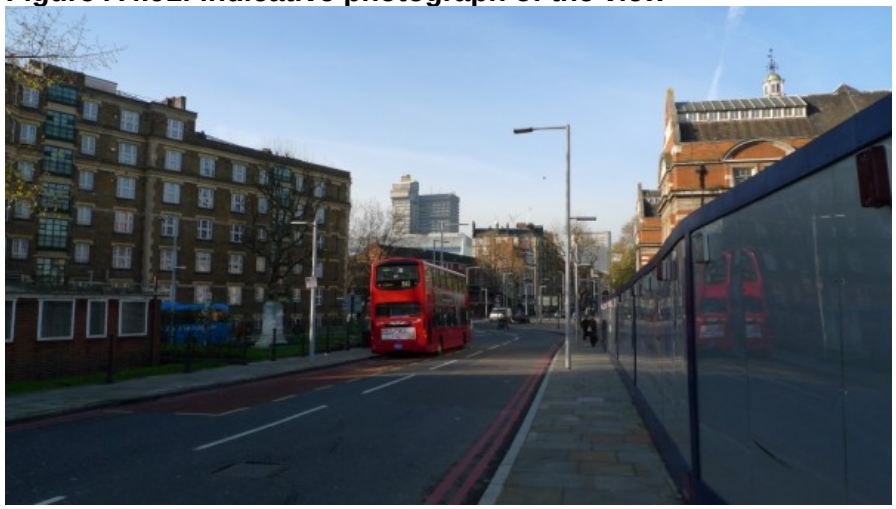


Figure A4.92: Indicative render of the view (including consented schemes)

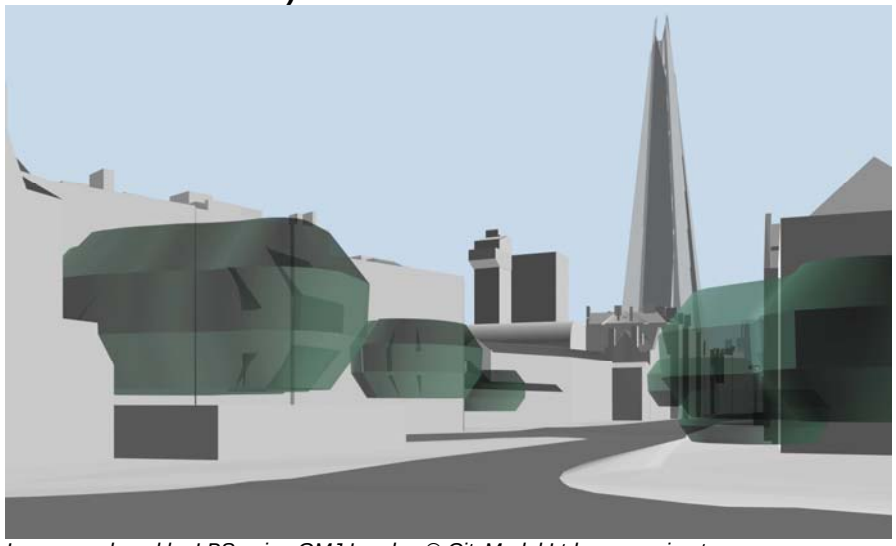


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O 2 St. Thomas Street, Crucifix Lane & Bermondsey Street Underpass : View towards London Bridge Station

- This view down St. Thomas Street is commonly experienced when walking towards London Bridge Station from Bermondsey Street or Cruxifix Lane.
- A view from the Bermondsey Street Conservation Area at the intersection of Bermondsey Street, Crucifix Street and St. Thomas Street looking towards St. Thomas Street, with a prominent view of the railway viaducts and the entrance to the underpass of Bermondsey Street.
- The carpark site at St. Thomas Street is prominent in the foreground of the view.
- Guy's Tower is prominent in the backdrop of the view above the roofline of St. Thomas Street buildings.
- New tall building development at London Bridge should consider the viewer's appreciation of the local character and scale of development in this area.

Figure A4.93: Indicative photograph of the view

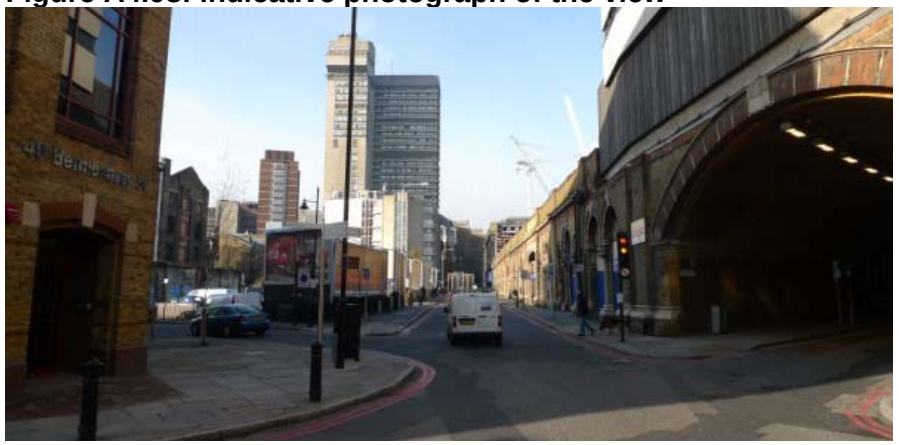


Figure A4.94: Indicative render of the view (including consented schemes)

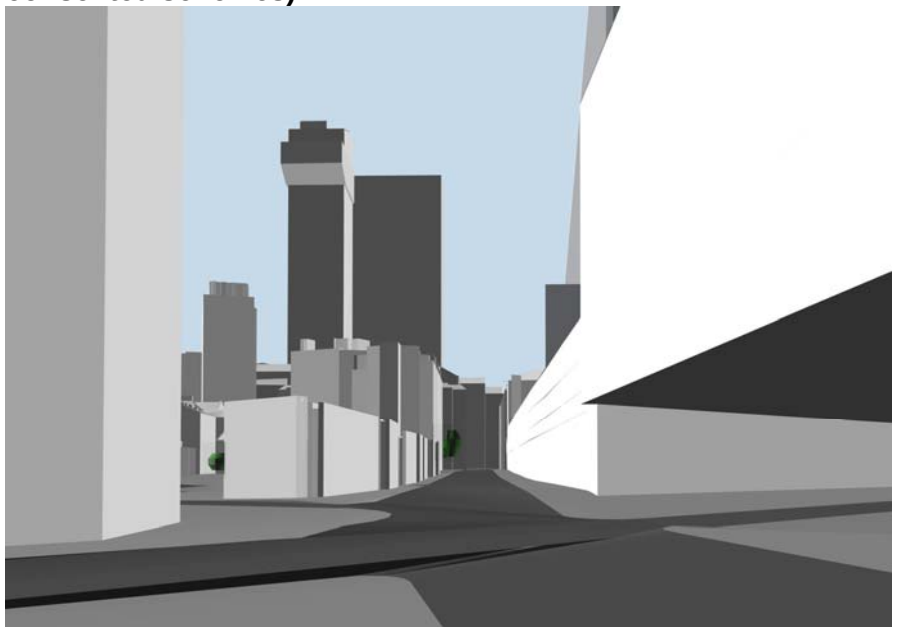


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O 3 Leathermarket Street : View across Leathermarket Gardens to the north

- This view across Leathermarket Gardens is commonly experienced when walking towards the gardens from Leathermarket Street.

- A view to the entrance of the protected open space of Leathermarket Gardens.
- The residential buildings form a backdrop to the gardens.
- Guy's Tower is visible in the backdrop of the view above the building roofline.

- The Shard will be visible in the background of the view and will sit independently to the right of Guy's Tower.

- New tall building development at London Bridge should aim to preserve or enhance the viewer's appreciation of the open space.

Figure A4.95: Indicative photograph of the view



Figure A4.96: Indicative render of the view (including consented schemes)



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O 4 Weston Street: View towards Guy's Hospital

- This view down Weston Street is commonly experienced when walking towards Guy's Hospital and London Bridge Station.
- A view from the Bermondsey Street Conservation Area looking north towards Guy's Hospital campus.
- Guy's Tower is the focus of the view above the roofline of buildings on the campus at the south of the tower.
- The Shard will form a new prominent feature in the view and will be visible in the background of the view.
- New tall building development at London Bridge should aim to preserve or enhance the viewer's appreciation of the conservation area.

Figure A4.97: Indicative photograph of the view

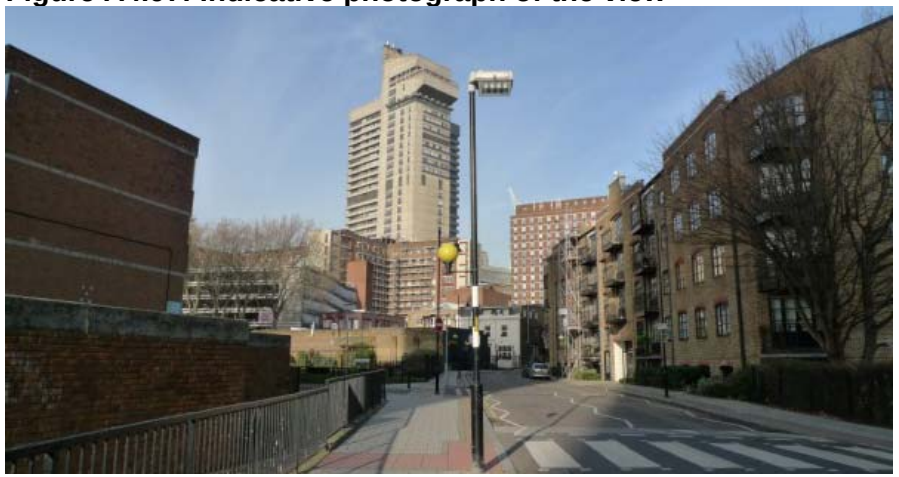


Figure A4.98: Indicative render of the view (including consented schemes)

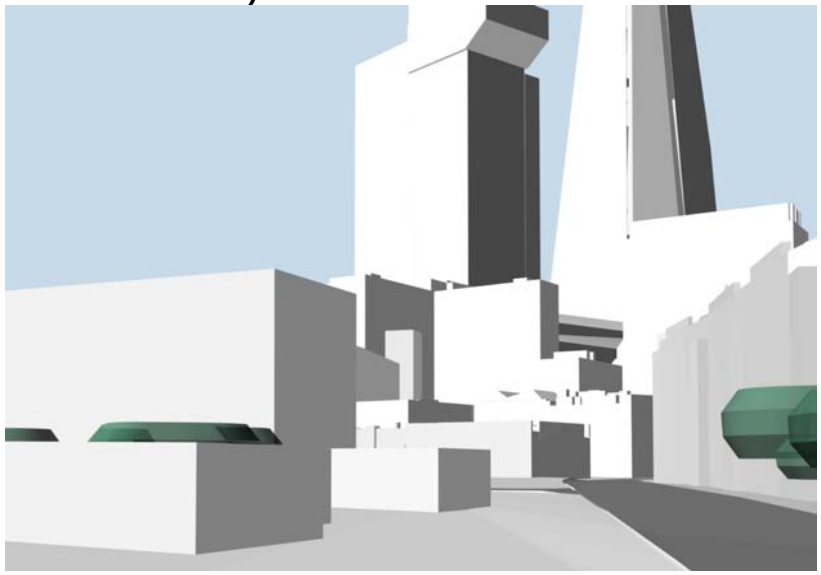


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Appendix 5: Study of contextual heights

A5.1 Blackfriars Road

The following are the heights of existing development and consented tall building proposals in the Blackfriars Road study area.

Existing Local Heights

- The development along the riverfront the including Kings Reach Tower Sea Containers House (15 storeys), Ludgate House (10 storeys) and Samson House (8 storeys) and River Court development (12 storeys). Adjoining development on the riverfront in the neighbouring borough of Lambeth OXO Tower (8 storeys with a tower of approx 11 storeys) with lower height mixed use development to the south.
- From Stamford Street / Southwark Street south to the railway viaducts there is a mix of development development higher fronting Blackfriars Road (predominantly 5 to 9 storeys)and lower in the areas surrounding (predominantly 4 to 7 storeys). Columbo House (13 floors) facing the railway viaducts is a tall element out of context with its surrounds.
- South of the railway viaducts Palestra (12 storeys) provides a landmark on the corner of Union Street with Southwark station (1 storey) opposite. Residential and mix use development continue to the south (predominantly 4 to 8 storeys).

Existing tall buildings

	Height (m AOD)	*Storeys (above ground)*
Kings Reach Tower	109.60m	30 storeys
Palestra	56.3m	12 storeys
Ludgate House	50.49m	10 storeys
Columbo House	46.64m	13 storeys
Sea Containers House	45.72m	15 storeys
Sampson House	41m	8 storeys

Consented tall buildings

	Height (mAOD)	*Storeys (above ground)*
No. 1 Blackfriars Road, Beetham Tower	165m	51 storeys
No. 20 Blackfriars Road - Residential Tower	148m	42 storeys
Kings Reach Tower – Additional floors	126.60m	34 storeys
No. 20 Blackfriars Road - Office Tower	105m	23 storeys
Neo Bankside	82.75m	24 storeys
240 Blackfriars Road	60m*	15 storeys
Kings Reach Tower – New office	57m	12 storeys
Lavington Street Student Housing	52.4m	18 storeys
46-49 Blackfriars Road	47.93m	14 storeys
Wedge House	45.28m	10 storeys
6 Paris Garden & 20-21 Hatfields	41.3m	13 storeys

* Approximate heights

Figure A5.1: Blackfriars Road schematic section 1 - existing and consented schemes

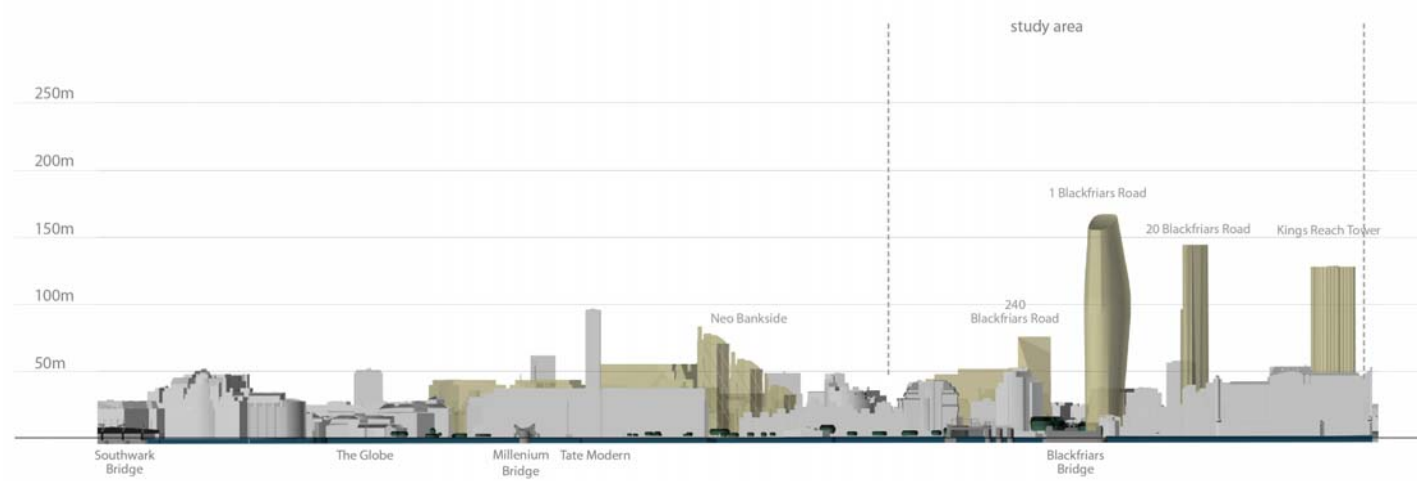


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Figure A5.2: Blackfriars Road schematic section 2 – existing and consented schemes

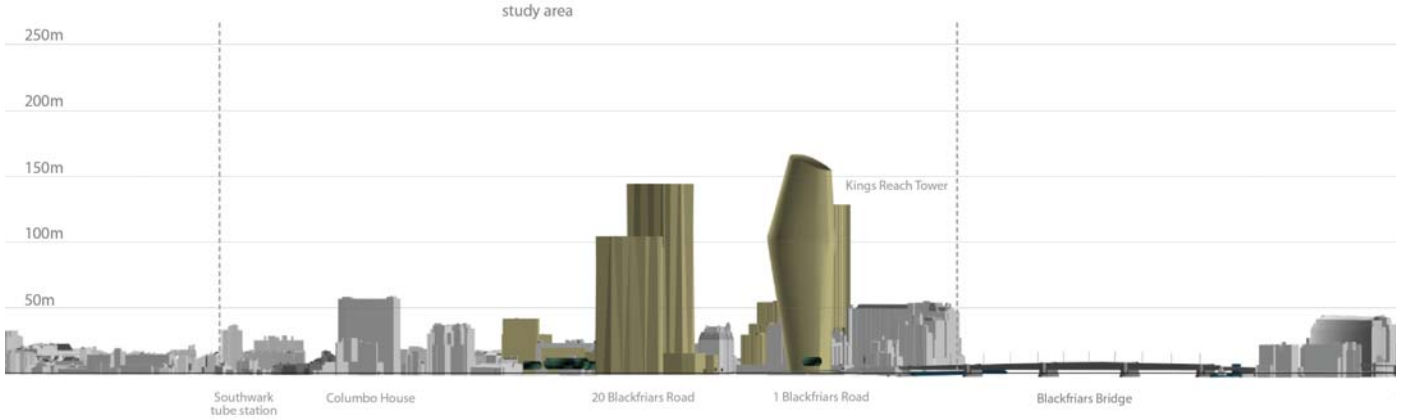


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Figure A5.3: Blackfriars Road existing and consented schemes

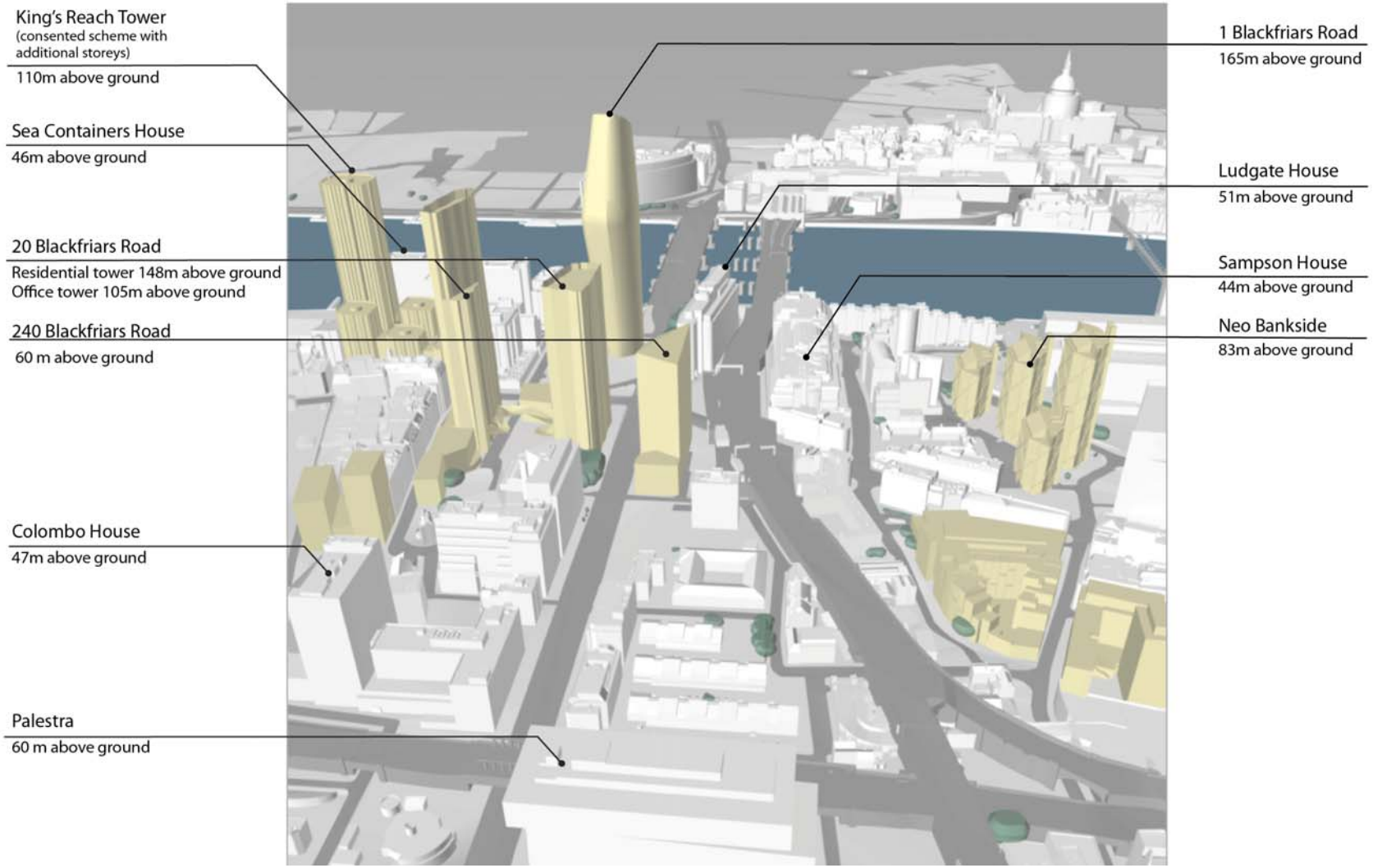


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A5.2 London Bridge

The following are the heights of existing development and consented tall building proposals in the London Bridge study area.

Existing Local Heights

- Bordered by Borough High Street and Borough Market (typically 4 to 6 storeys)
- Riverside with More London and City Hall and commercial buildings along Tooley Street to north – (typically 10 to 13 storeys)
- Tooley Street south mix of residential (typically) and commercial buildings fronting Tooley Street (typically 7 storeys)
- London Bridge Station (3 to 4 storeys) and train viaducts separate north and south areas
- Bermondsey Street and residential zone to south (typically 4 to 5 storeys)

LVMF Background Assessment Area

Threshold plane for St Paul's Cathedral 52.1m AOD

Existing tall buildings

	Height (m AOD)	*Storeys (above ground)*
Guys Hospital Tower	143m	34 storeys
New London Bridge House	94m	25 storeys
Tower, Tabard Square	82m	22 storeys
Two 1960s brick residential towers		
Burwash House and Simla House	56m	21 storeys
No. 1 London Bridge	50.9m	13 storeys
City Hall	45m	10 storeys
More London	44m	10 storeys

Consented tall buildings

	Height (mAOD)	*Storeys (above ground)*
The Shard	306m	66 storeys
The Shard backpack	74m*	21 storeys
London Bridge Place	88m	18 storeys
Potter's Field Coach Park	67m*	19 storeys
London Bridge Station Materplan Office Building above station0	67m*	14 storeys* (11 storeys above tracks)

* Approximate height

Figure A5.4: London Bridge schematic section 1 – existing and consented schemes

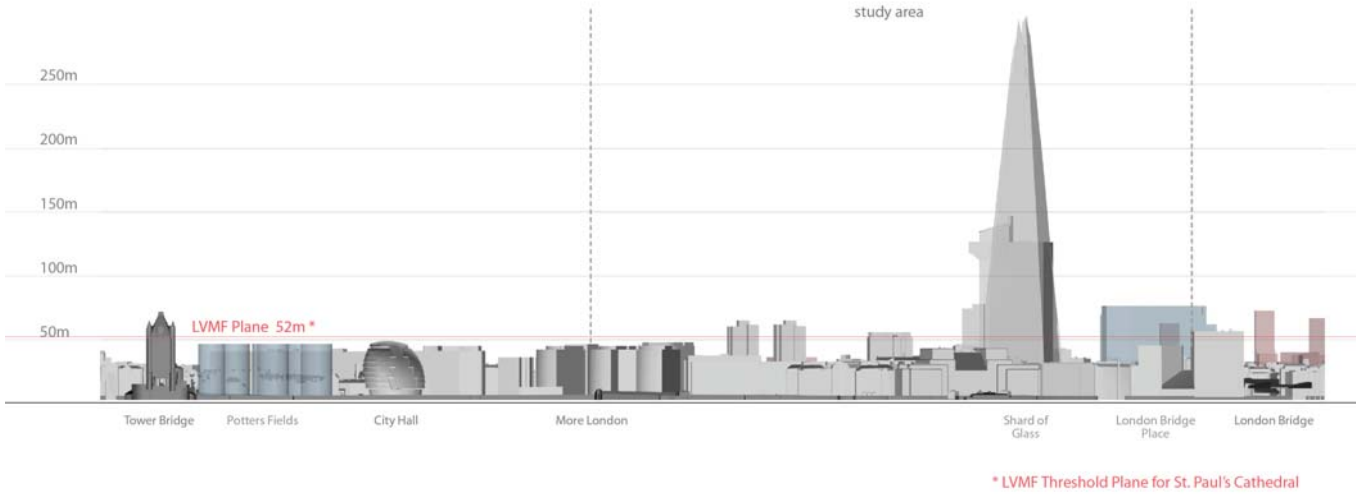


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Figure A5.5: London Bridge schematic section 2 – existing and consented schemes

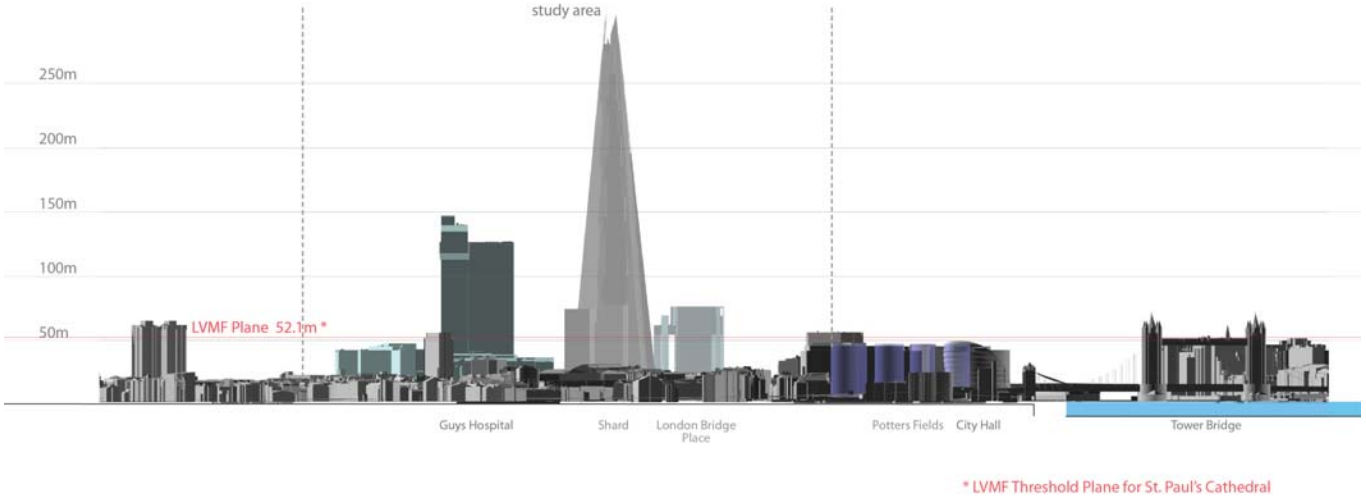


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Figure A5.6: London Bridge existing and consented schemes

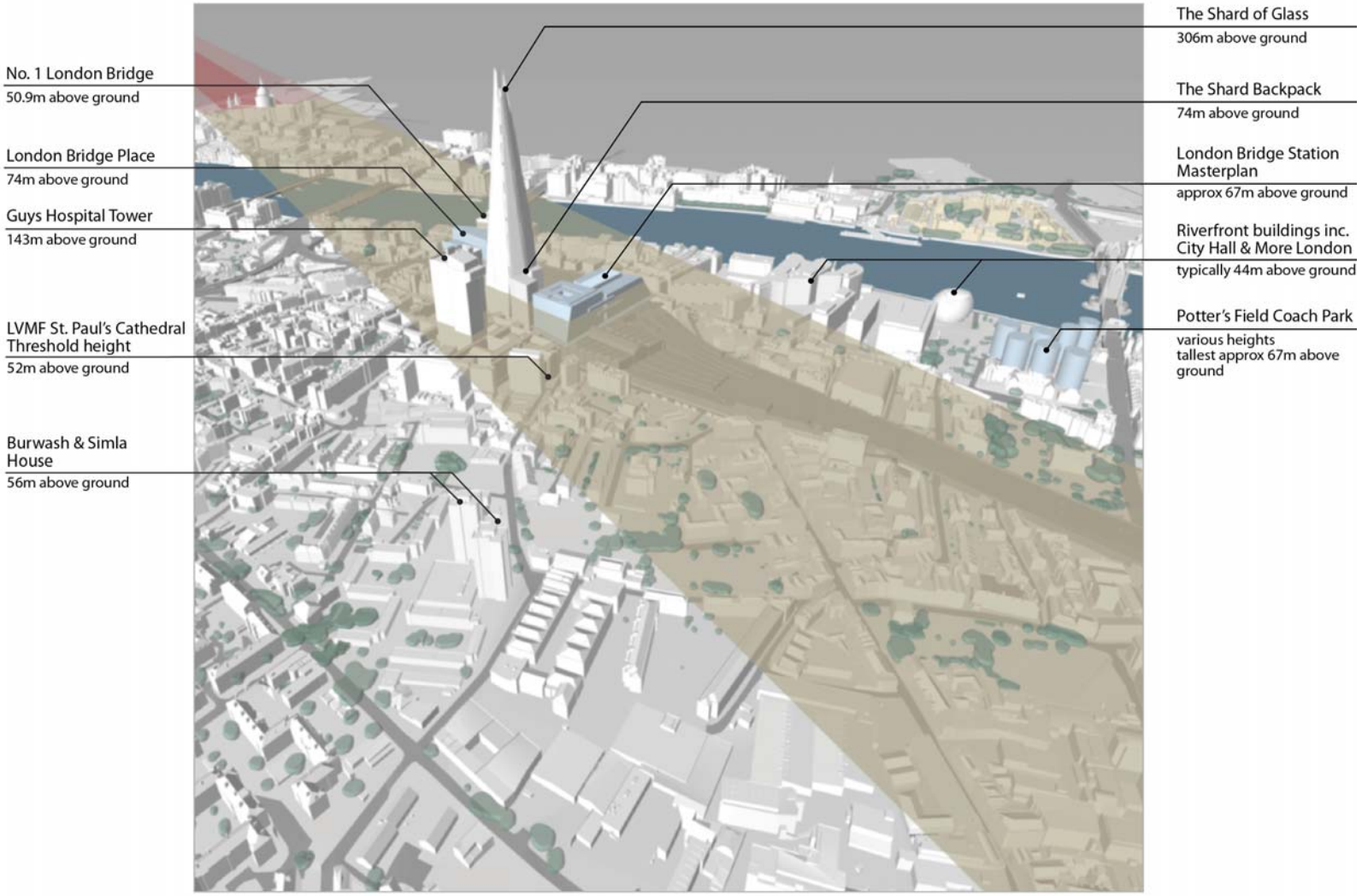


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Appendix 6: Three Dimensional Massing Study

A6.1 Blackfriars Road Study

Figure A6.1 shows a cross section through the Blackfriars Road study area with an example of the massing tested on sites in strategic and local views.

Figure A6.1: Blackfriars Road massing study – study section 1 **Heights tested – Range of 50m**

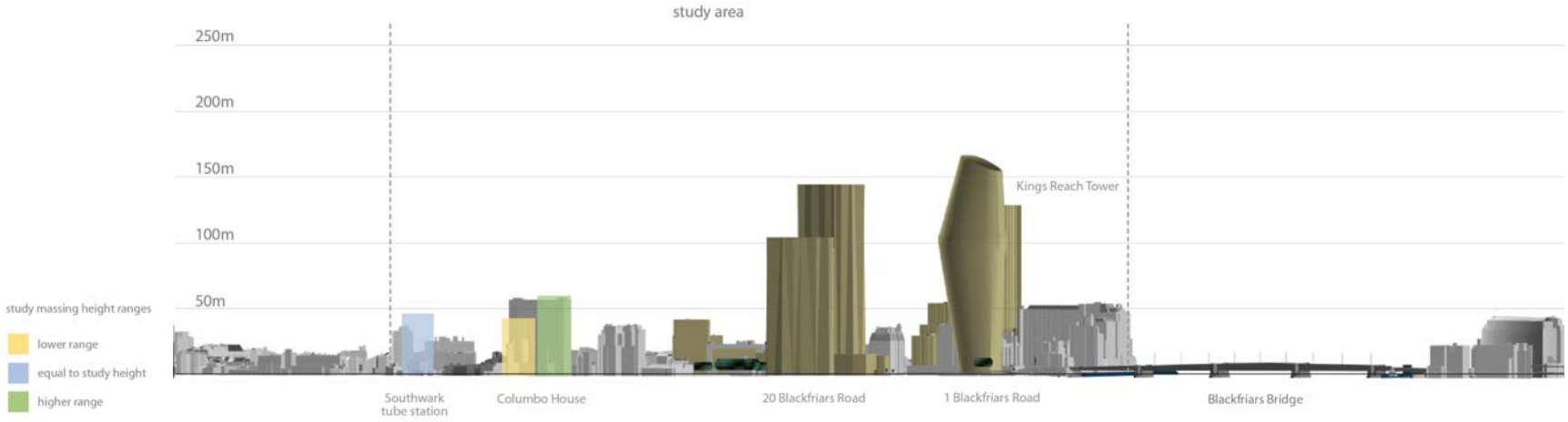


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A6.2 London Bridge Study

Figures A6.2 and A6.3 show cross sections through the London Bridge study area with an examples of the massing tested on sites in strategic and local views.

Figure A6.2: London Bridge massing study – study section 1 **Heights tested – Range of 100m**

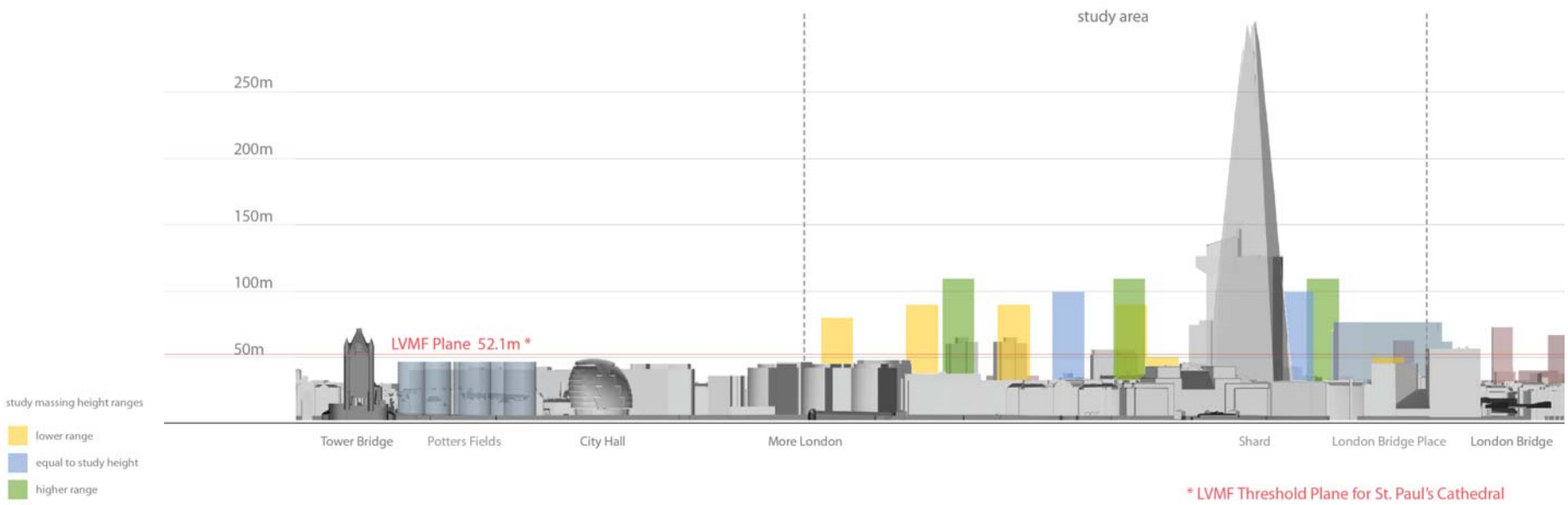


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Figure A6.3: Massing study – study section 2 **Heights tested – Range of 150m**

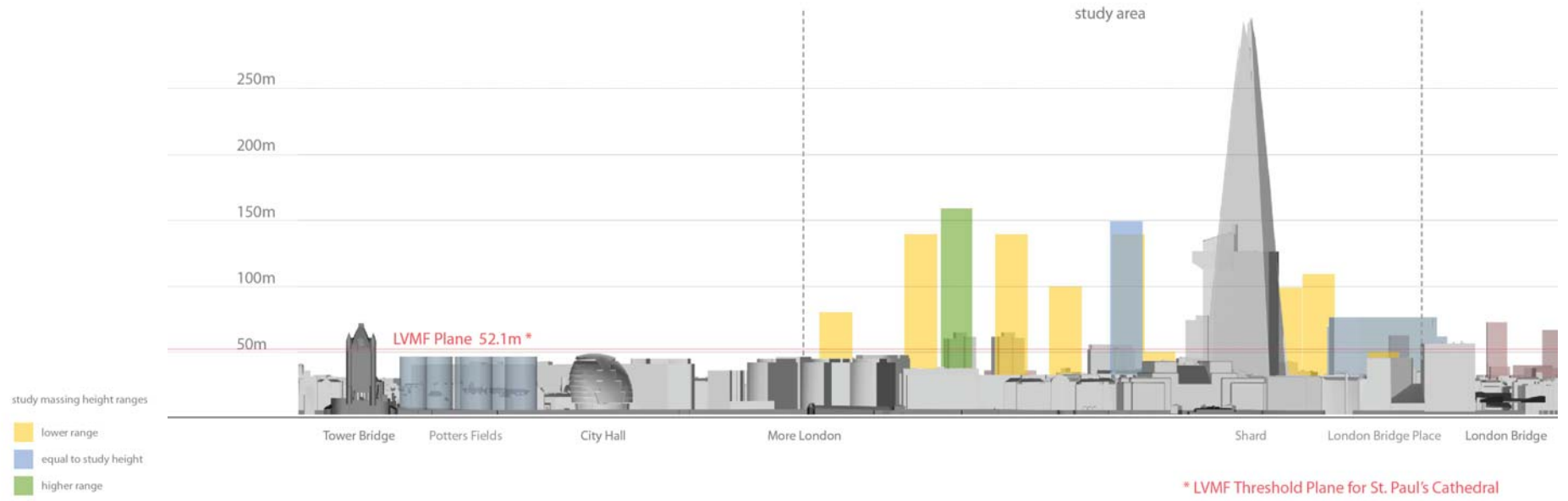


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