

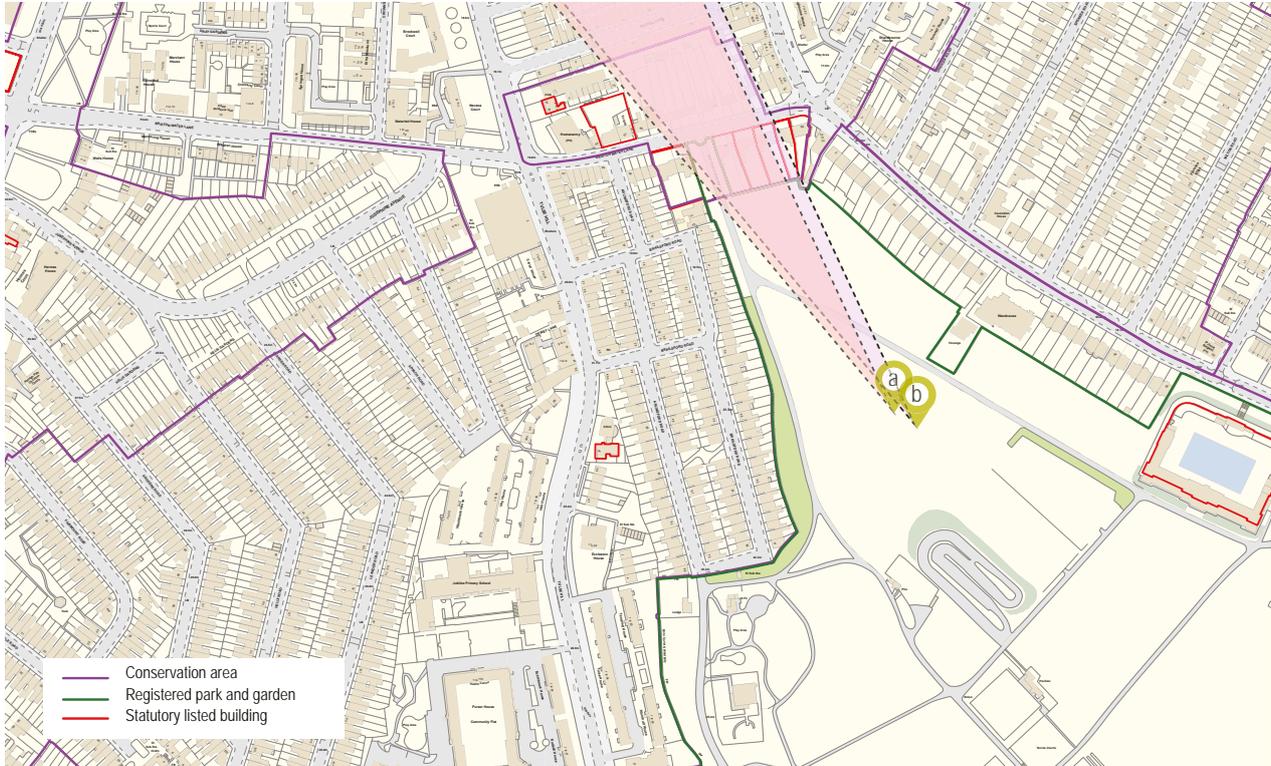
2 Panoramas - Policy Q25 (c)



Panoramic view of city cluster from Norwood Park

Panorama i)

Views NNW from Brockwell Park of Brixton landmarks (a) Lambeth Town Hall's tower and (b) St Matthew's Church tower); and (c) views N and NNE to the city

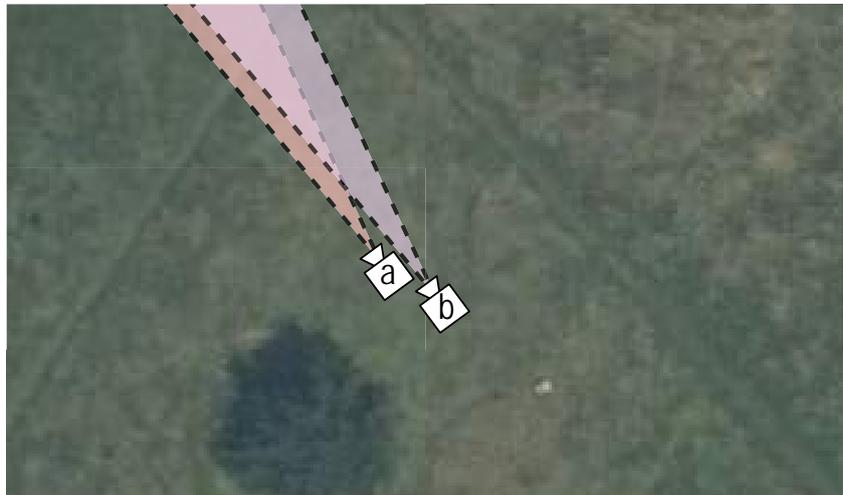


Viewing Place (a) and (b): Brockwell Park

Viewing Place (a) and (b)

2.1 Brockwell Park is a historic open space (grade II registered landscape) and forms the main part of the Brockwell Park Conservation Area. It comprises a hill topped by a mansion. The triangular area of lawn forming the north most part of Brockwell Park is framed by two paths leading towards the park gates on Brixton Water Lane. A gap in the tree screen around the perimeter of the park allows glimpse views northwards towards Brixton. Each tower is viewed through the same gap in the trees but from slightly different view location.

2.2 The tower in each view is a designated heritage asset. The significance of the asset to the view comes from it being the primary focal point within the view. Harm to the setting of the asset would result if development harmed that contribution.



Viewing Location (a) and (b): Brockwell Park

Viewing Location (a) and (b)

2.3 These are between the paths is relatively flat rising gradually to the SW towards the BMX track. The path routes are dotted with trees but the lawn itself is relatively treeless. The view location is within the Brockwell Park Conservation Area.

Viewing Location Coordinates

(a) E: 531443 N:174405

(b) E: 531427 N:174415



View (a): View of Lambeth Hall's Tower from Brockwell Park - April 2019



View (b): View of St. Matthew's Church tower from Brockwell Park - April 2019

Description of Views (a) and (b)

2.4 St Matthew's Church is a grade II* listed building and Lambeth Town Hall is a grade II listed building. Both are situated to the NW of the view location and both have landmark towers – ornamental architectural forms executed in stone. The towers are within the Brixton Conservation Area. They are framed by mature trees in the foreground. The middle ground is Brixton's historic roofscape of low-rise housing including grade II listed buildings on Brixton Water Lane. In the background distant towers can be glimpsed.

Visual management Guidance (a) and (b)

2.5 Whilst the landmark towers are the important focal points of the view the framing trees and foreground rooftops are essential compositional elements – providing framing and depth.

2.6 New development should not harm the overall composition of the views of each tower through the trees.

Foreground and Middle ground (a) and (b)

2.7 Development here should not obscure the landmark towers. Nor should it introduce built forms which, by virtue of their scale or treatment distract from the historic roofscape.

Background (a) and (b)

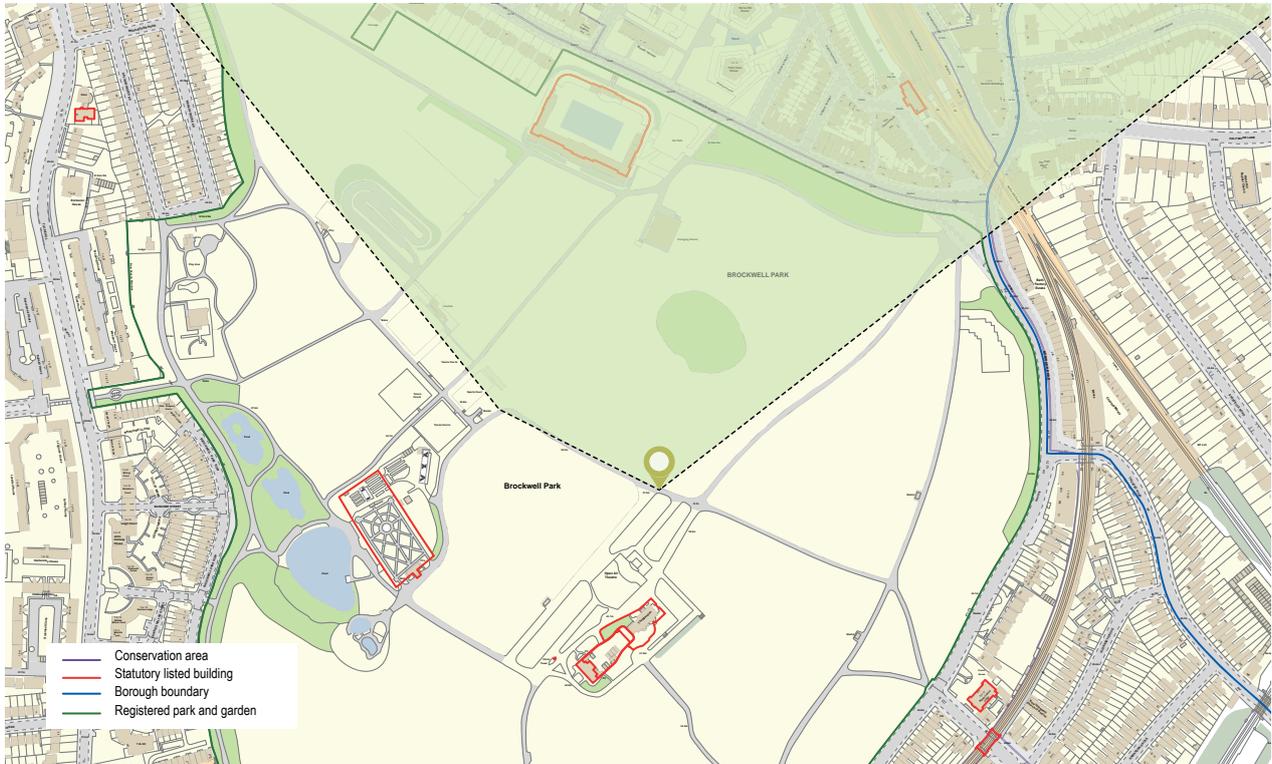
2.8 Development here should not compete visually with the landmark towers. This could be achieved by using simple built forms and mute colour palettes.

Management of the viewing location (a) and (b)

2.9 The view location is publically accessible for leisure use. The key management objective within Brockwell Park should be the maintenance of the tree gaps so that the views can be appreciated.

Panorama i)

Views NNW from Brockwell Park of Brixton landmarks (a) Lambeth Town Hall's tower and (b) St Matthew's Church tower); and (c) views N and NNE to the city



Viewing Place (C): Brockwell Park

Viewing Place (c)

2.10 Brockwell Park is a historic open space (grade I registered landscape) and forms the main part of the Brockwell Park Conservation Area. The landscape is extensive with the hill to the centre of the park topped by a grade II listed mansion.

Viewing Location (c)

2.11 The hillside path running parallel to Dulwich Road is one of the principal routes through the landscape. Its elevated positioning allows great kinetic views N and NNE to the city. The whole path is the view location



Viewing Location (c): Kinetic view along Brockwell Park hillside path

Viewing Location Coordinates

- (i) E: 531728.6 N: 174049.5
- (ii) E: 531658 N: 174086
- (iii) E: 531580 N: 174123



View: distant cluster of tall buildings at the City of London - June 2023

Description of Views (c)

2.12 The character of the view is that of a varied roofscape providing glimpses of recognisable city landmarks in the distance, foreground is the landscape of Brockwell Park and the low-rise housing immediately to its north and north east. The two tall buildings (Herne Hill House and Park View House) restrict the view and as a result frame its eastward extent. These are negative elements within the view along with the adjoining Meath House slab block.

2.13 The middle ground of the view is the roofscape of the central and northern parts of Lambeth borough. The mostly low to mid rise roofscape, whilst dotted with tall buildings, allows views of distant central London landmarks.

2.14 The landmarks of note include – St. Paul’s Cathedral, Telecom Tower, London Eye and city clusters.

Visual Management Guidance (c)

Foreground and Middle ground (c)

2.15 The opportunity for foreground development is very limited given the the park is a registered landscape and much of the foreground housing is within conservation areas. Where development does come forward it should not diminish the viewer’s ability to appreciate the distant city.

2.16 Applicants should show that their proposals (individually and cumulatively) maintain views of the distant landmarks and respect the over-all composition of the view when viewed from the path.

2.17 To aid assessment view should be provided from the eastern, western and central parts of the path.

Background (c)

2.18 Only tall building development is likely to be appreciable in the background. Located in the centre of the city it is likely to enhance the view by

adding to the richness of the cityscape.

2.19 Apart from illustrating the effect of development on the view as a whole applicants should illustrate that their proposals do not block the appreciation of the following landmarks from the locality of the identified view locations below:

Landmark	View location
Telecom Tower	E:531722 N:174054
St Paul’s Cathedral	E:531728 N:174049
London Eye	E:531722 N:174054
City Cluster v2	E:531692 N:174070
City Cluster v1	E:531590 N:174130

Management of the viewing location (c)

2.20 The view location is publically accessible for leisure use. No specific management measures are required.

Panorama i)

Views NNW from Brockwell Park of Brixton landmarks (a) Lambeth Town Hall's tower and (b) St Matthew's Church tower); and (c) views N and NNE to the city



View (c) (i): View of city cluster including dome of St. Pauls Cathedral - June 2023



View (c) (ii): View of distant central London landmarks including the London Eye - June 2020



View (c) (iii): View of Vauxhall tall buildings cluster and distant central London landmarks including the Telecom tower - June 2020



Landmark: St. Paul's Cathedral



Landmark: London Eye



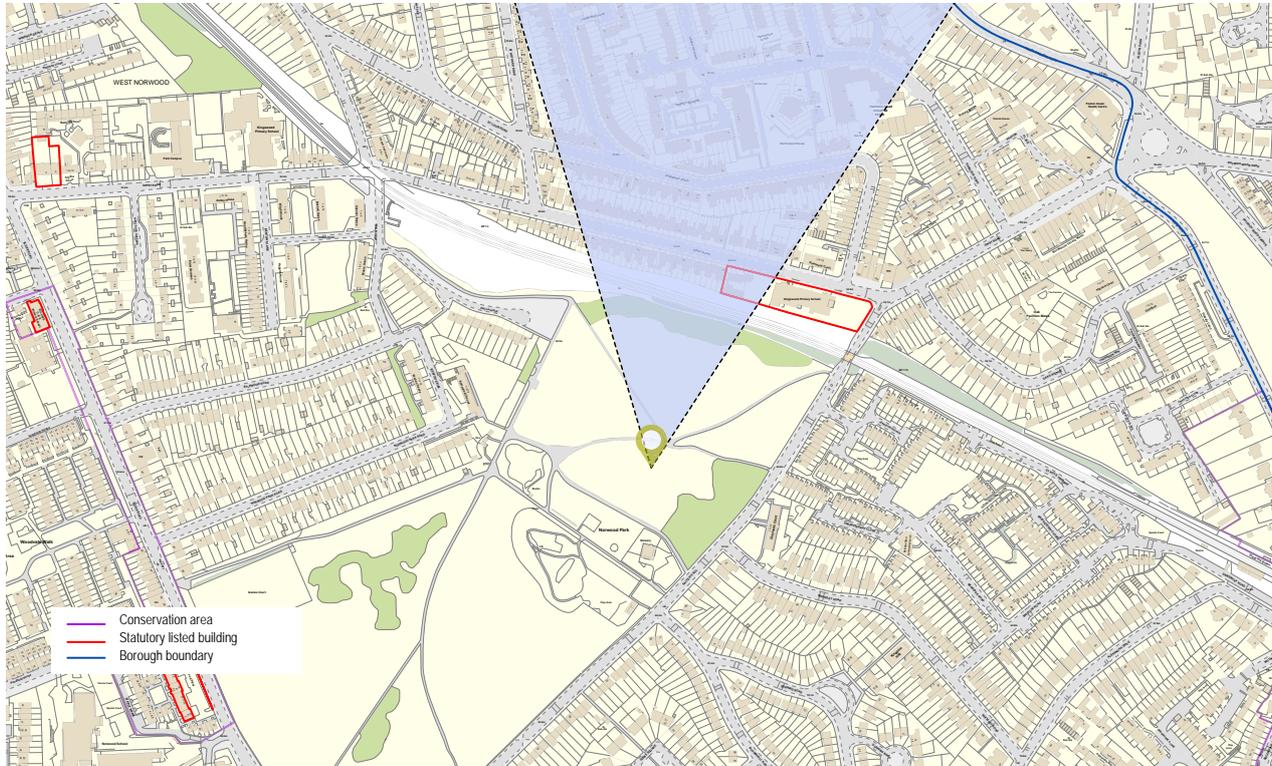
Landmark: Telecom tower



Landmark: City cluster

Panorama ii)

View NNE from Norwood Park (across LB Southwark) to the city



Viewing Place: Norwood Park

Viewing Place

2.22 Norwood park sits on Salters Hill with its northern section sloping northwards from the ridge. This side of the park has commanding views across low-lying broad expanse of Southwark towards the distant cluster of tall buildings at the City of London and St Paul's Cathedral dome.

Viewing Location

2.23 The view location is an area of open lawn roughly at the centre of the slope near where the paths converge.



Viewing Location: Norwood Park

View Location Coordinates

E: 532741 N:171345



View: distant cluster of tall buildings at the City of London and St. Pauls Cathedral dome - April 2019

Description of View

2.24 The focus of the view is the distant cluster standing on a wide, flat horizon. The drama of the composition is reliant upon the low lying middle ground development within Southwark (East Dulwich, Camberwell, Walworth etc.) which is virtually invisible due to screening by tree canopies. The foreground – the sloping lawn of Norwood Park and the belt of trees along the parks northern boundary, provide a calm and sylvan setting for the view. A single tall building (Northwood House, Hamilton Road) frames the right hand side of the view.

Visual Management Guidance

2.25 The value of this a view is heavily reliant on the strong, broad horizon which provides the visual foundation of the distant cluster with the middle ground remaining neutral in the composition.

Foreground and Middle ground

2.26 Whilst the landmark cluster is the important focal point of the view the foreground landscape and expansive horizon and uninterrupted middle ground tree canopy across Southwark are essential compositional elements.

2.27 No development is anticipated within the foreground (Norwood Park).

2.28 New middle ground should, where possible, not unduly interrupt the appreciation of the broad horizon. The viewer's ability to appreciate the dome of St Paul's Cathedral should be maintained.

Background

2.29 The addition of further, distant tall buildings will reinforce the landmark status of the distant city.

Management of the viewing location

2.30 The view location is publically accessible for leisure use.

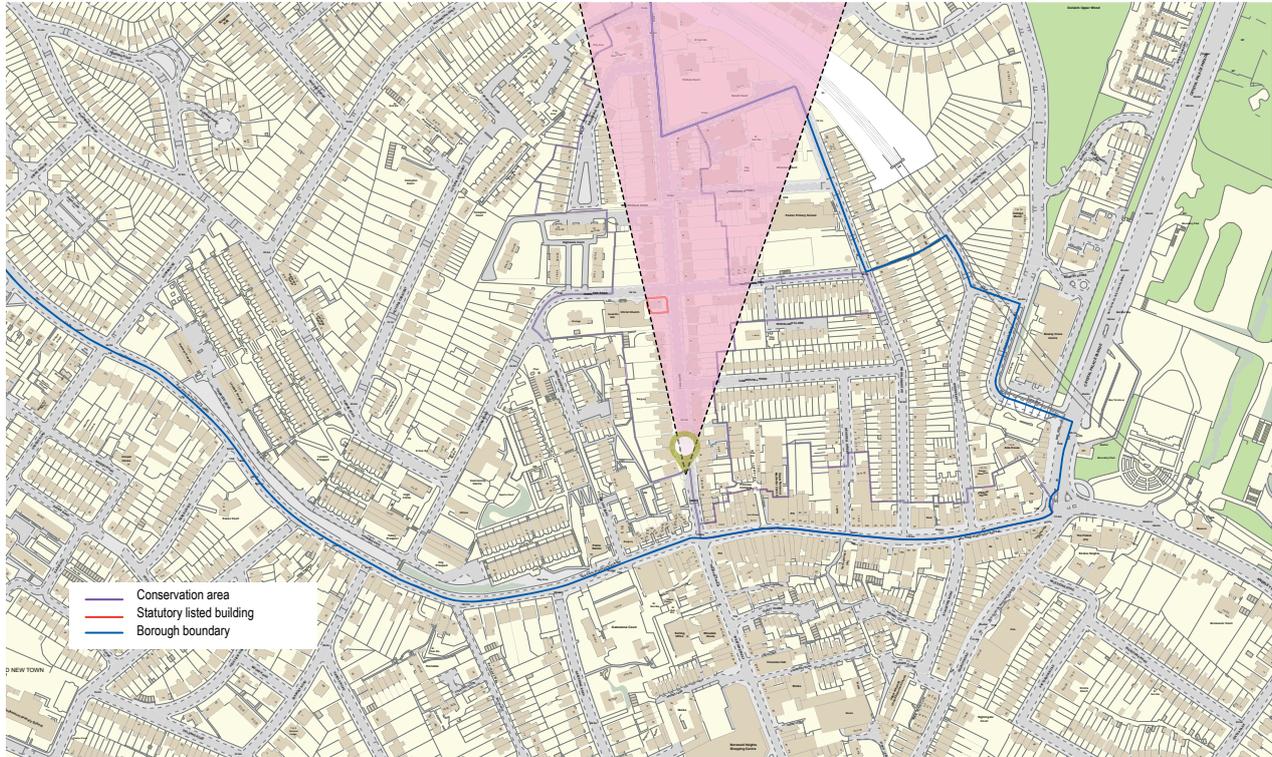
2.31 The importance of view was recognised by the Greater London Council in the 1980s with the erection of an interpretive panel which is located slightly downhill to the north. However, subsequent tree growth has obscured the view from that location. That is why the view location is now further up the slope.



Interpretive panel Norwood Park

Panorama iii)

View N from Gipsy Hill (across LB Southwark) to the city



Viewing Place: Gipsy Hill

Viewing Place

2.32 As a landform Gipsy Hill is the northern slope of the elevated ground known as the Norwood ridge. Today the name is given to the principal roadway that ascends the hill.

Viewing Location

2.33 The location is within the Gipsy Hill Conservation Area. The view is appreciated on the northward descent from Westow Hill. The location is on footway adjacent entrance to 12 Gipsy Hill.



Viewing Location: Gipsy Hill

Viewing Location Coordinates

E: 533370 N:170771



View: View of the city cluster from Gipsy Hill, the former Christ Church tower is visible on the left. - April 2023

Description of View

2.34 Gipsy Hill, with its highway enclosed by properties on either side forms the foreground to the viewer. The foreground is terminated by mature trees at the foot of Gipsy Hill. The middle ground comprises the low lying districts of Dulwich, Camberwell and Walworth. The focus of the view are the distant towers of the City of London. The effect is a striking one and the experience changes as the view descends.

2.35 At the southern, most elevated, end of Gipsy Hill the former church tower at 1b Highland Road sits a prominent landmark of strong silhouette in the middle ground with a striking view north to the distant city cluster. The foreground here is of 19th Century buildings enclosing the street and stepping down as it descends.

Visual Management Guidance

2.37 This view is heavily reliant on all its compositional elements – topography, foreground townscape, middle ground Church tower and distant city cluster.

Foreground and Middle ground

2.38 Given the framing is largely reliant on trees no noticeable change is anticipated to the foreground. The middle ground is within Lambeth and the London Borough of Southwark and comprises mostly of screening trees and low lying rooftops of Denmark Hill, Walworth and Borough. Development here should not diminish the viewer's ability to appreciate Christ Church's relationship with the distant tall building cluster.

Background

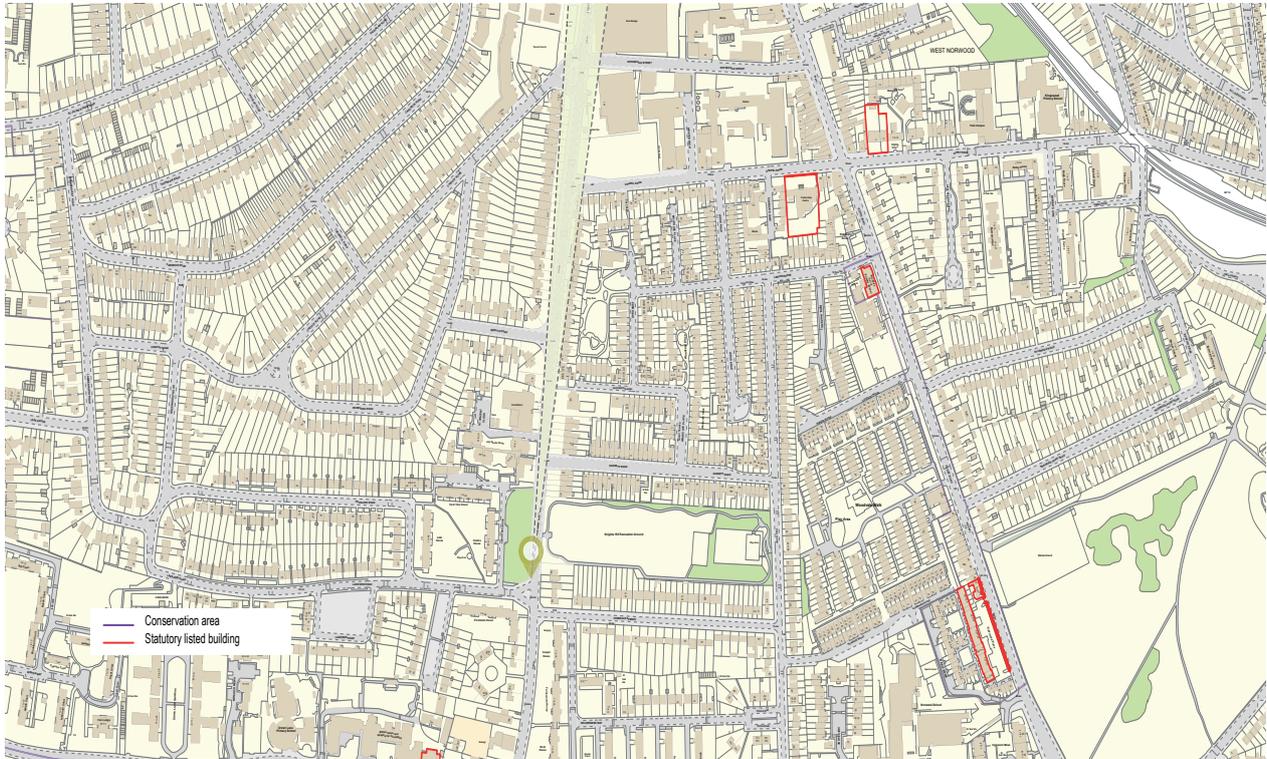
2.39 The addition of further, distant tall buildings will reinforce the landmark status of the distant city.

Management of the viewing location

2.40 The view location is public highway. No specific management is required.

Panorama iv)

View N from Knights Hill (across LB Southwark) to the city



Viewing Place: Knights Hill

Viewing Place

2.41 As a landform Knights Hill steeply rises from Ernest Avenue southwards towards the Norwood Ridge.

Viewing Location

2.42 Moving south up Knights Hill to a location opposite the entrance to Tivoli Park. The roadway is straight and the view NNE aligns with the tower of St Luke's Church and the tall buildings of the city cluster beyond.



Viewing Location: Knights Hill

View Location Coordinates

E: 531822 N: 171214



View: distant towers of the City of London and Southwark - April 2023

Description of View

2.43 Knights Hill, with its highway enclosed by mature trees on either side forms the foreground to the view. The middle ground comprises the low lying rooftops of South London including St Luke's Church at the bottom of Knight Hill with its landmark tower. That tower forms a visual marker of importance in the view – having a complementary form to the distant tall buildings yet contrasting with both in terms of its traditional form and separation distance. The focus of the view is the juxtaposition of a Lambeth landmark St. Luke's tower in the foreground with the metropolitan scale cluster beyond.

2.44 St Luke's tower is a designated **heritage asset**. The significance of this asset to the view comes from it being the principal architectural form within the view. Harm to the setting of the asset would result if development harmed that contribution.

Visual Management Guidance

2.45 The significance of the view lies in the striking visual relationship between the landmark tower of St Luke's church in the middle ground and the distant tall building cluster.

Foreground and Middle ground

2.46 No development in the foreground should obscure any part of St Luke's Church tower or compete with its landmark character. The Development between St Luke's Church and the city cluster should not diminish the viewer's ability to appreciate the contrast between the two.

Background

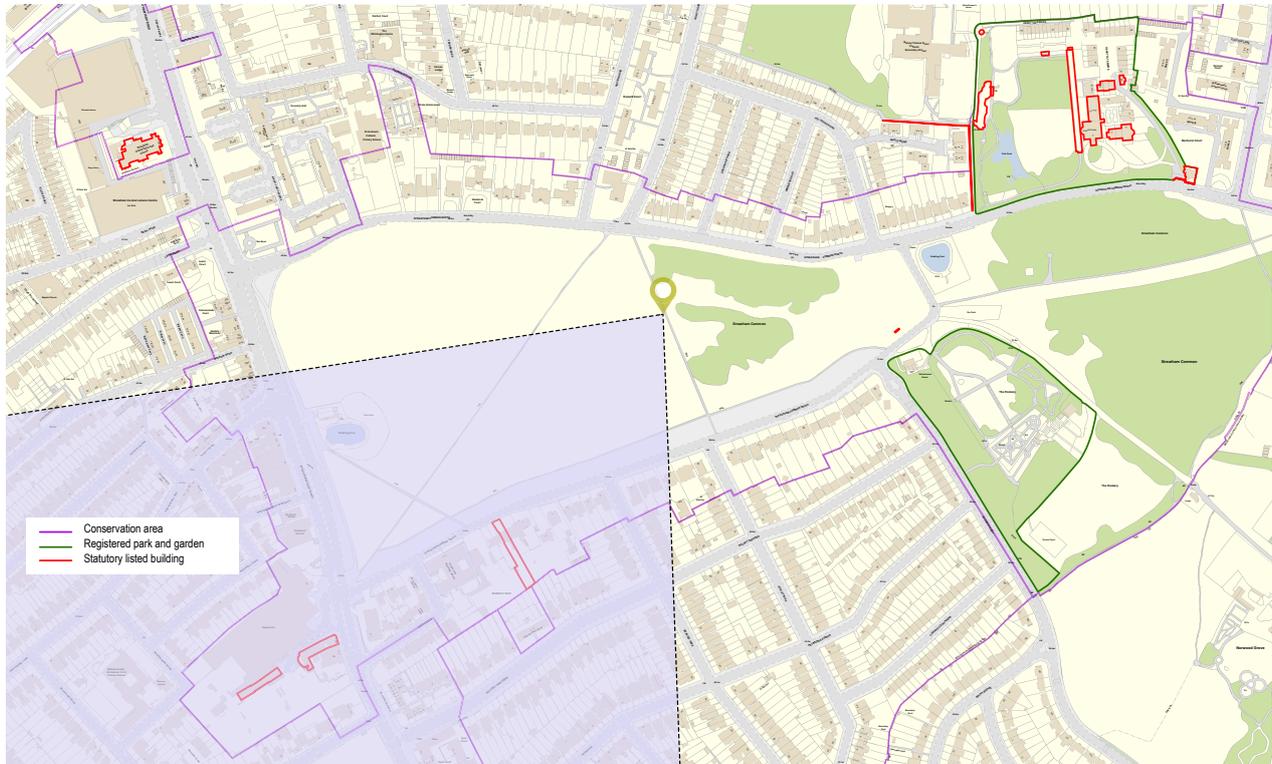
2.47 The addition of further, distant tall buildings will reinforce the landmark status of the distant city.

Management of the viewing location

2.48 The view location is public highway. No specific management is required.

Panorama v)

Views W and SW from Streatham Common to Colliers Wood, Morden, Rose Hill and Pollards Hill



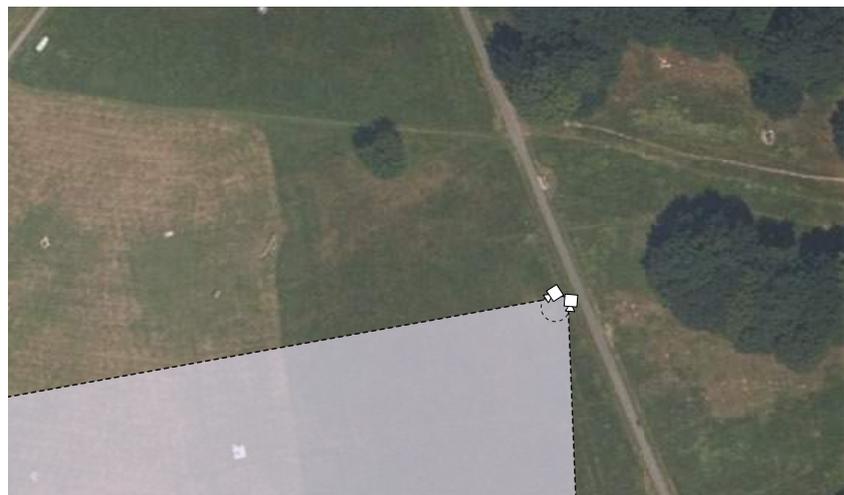
Viewing Place: Streatham Common

Viewing Place

2.49 The view place is Streatham Common which is a historic open space on an elevated ground rising to the south.

Viewing Location

2.50 This is a static view location. The linking road between Streatham Common N side and Streatham Common S Side. The location is marked by a pavement plaque installed to commemorate the Millennium. The view location is within the Streatham Common Conservation Area.



Viewing Location: Streatham Common

View Location Coordinates

E: 530586 N:170953



View: Streatham Common with distant horizon of low lying suburban South London - April 2019

Description of View

2.51 Streatham Common open space falls away in foreground to reveal a distant horizon. The middle ground is formed by low lying suburban districts of South London. Foreground trees do restrict the view in places.

Visual Management Guidance

2.52 The value of this view is heavily reliant on the strong, distant horizon which contrasts with the foreground landscape of Streatham Common.

New development should not prevent the viewer's enjoyment of common and distant horizon.

Foreground and Middle ground

2.53 Given the width of the horizon and the low lying nature of the land in the middle ground it is unlikely that middle ground development will harm the viewer's ability to appreciate the horizon.

Background

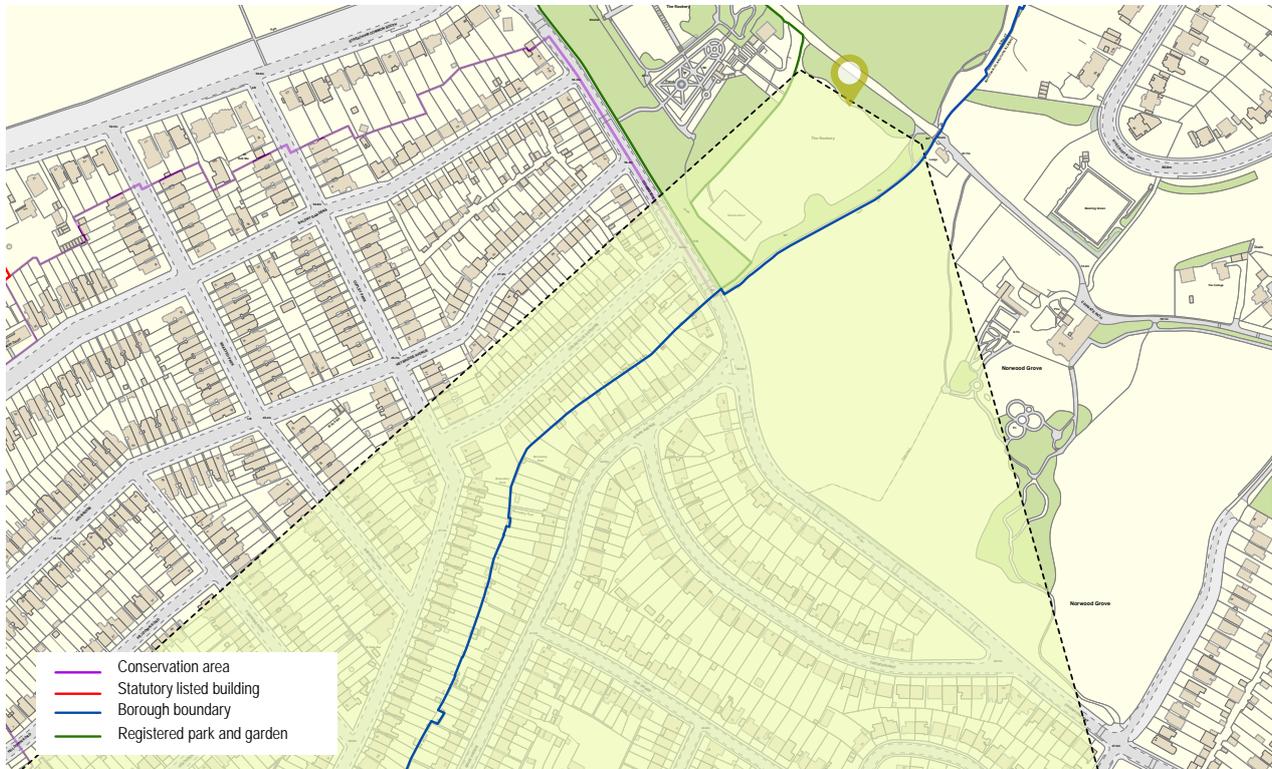
2.54 Development on the distant horizon has the potential to enhance the view by announcing otherwise unidentifiable distant locations.

Management of the viewing location

2.55 This location is open common land within a conservation area; no change to the viewing location is anticipated.

Panorama vi)

View S and SW from The Rookery to St Helier, Epsom Downs, Pollards Hill, Croydon and the North Downs



Viewing Place: Streatham Common

Viewing Place

2.56 The Rookery is a public park on elevated ground to the immediate east of Streatham Common.

Viewing Location

2.57 This is a static view location. The highest part of meadow immediately east of Covington Way has a tree belt along its northern side. The location is marked by an in-ground plaque installed to commemorate the Millennium. The view location is within the Streatham Common Conservation Area.



Viewing Location: Streatham Common

View Location Coordinates

E:531074 N:170792



View: Wide distant horizon across low, suburban rooftops. Tall buildings such as the Saffron Square development announce Croydon's presence - June 2020

Description of View

2.58 A wide, distant horizon seen across low, suburban rooftops. Tall buildings announce Croydon's presence.

2.59 The foreground is the attractive, broad lawn of the open space. The foreground begins at the houses on Covington Way and stretches out into the horizon. It is a mixture of rooftops and tree tops.

2.60 The focus of the view is the broad, distant horizon.

Visual Management Guidance

2.61 The value of this a view is heavily reliant on the strong, distant horizon which contracts with the foreground landscape of the landscape hillside.

2.62 New development should not prevent the viewer's enjoyment of foreground open space and distant horizon.

Foreground and Middle ground

2.63 Given the width of the horizon and the low lying nature of the land in the middle ground it is unlikely that middle ground development will harm the viewer's ability to appreciate the horizon.

Background

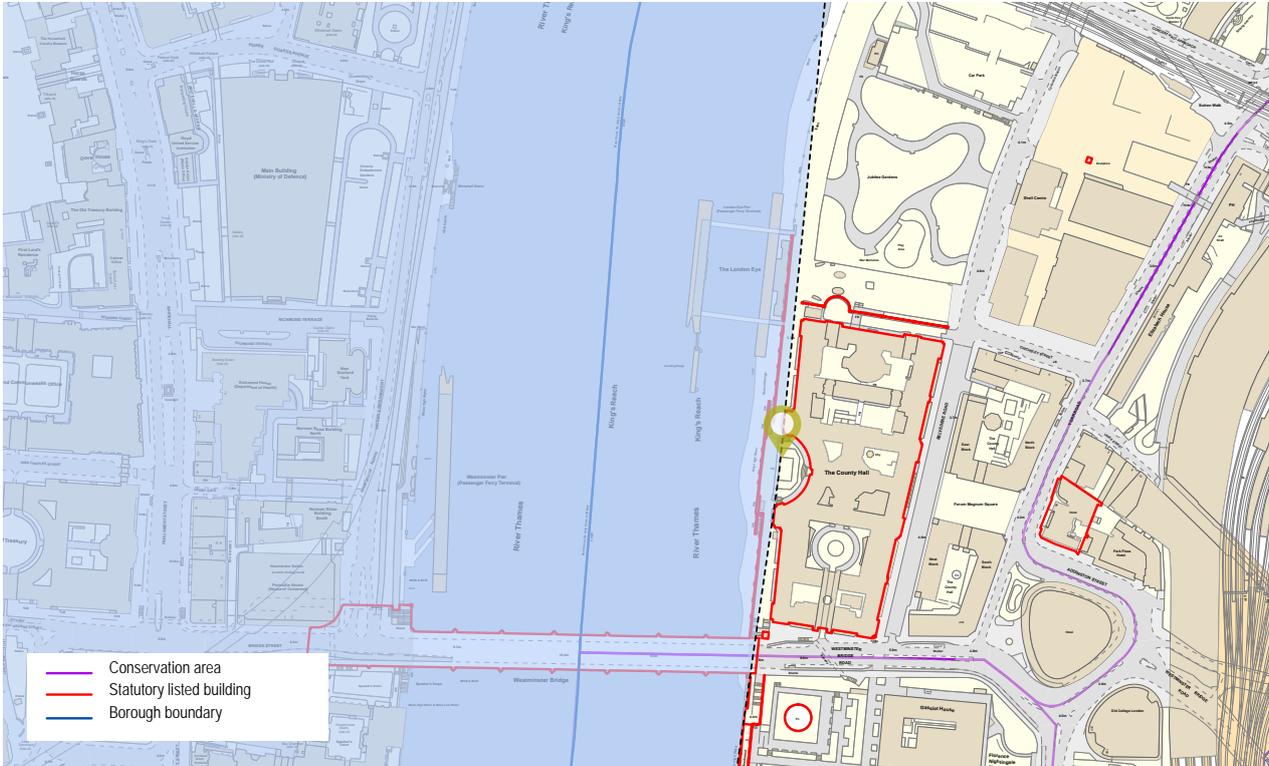
2.64 Development on the distant horizon has the potential to enhance the view by announcing otherwise unidentifiable distant locations.

Management of the viewing location

2.65 The view is protected open space within a conservation area. No change is anticipated.

Panorama vii)

Views W from Members' Terrace of County Hall to the North Bank of the Thames
(including Houses of Parliament)



Viewing Place: County Hall

Viewing Place

2.66 The Member's terrace is a semi-circular paved space located on the western (river facing elevation) of the grade II* listed County Hall. It was designed originally for the exclusive use of the Members of the London County Council. However, it is now accessible to the public via steps from The Queen's Walk and from within County Hall itself.

Viewing Location

2.67 The view location is along the length of the river facing parapet along the whole terrace.



Viewing Location: Members terrace County Hall

Viewing Location Coordinates

E: 530608 N:179806



View: View of the North bank of the Thames - July 2022

Description of View

2.68 The elevated nature of the terrace provides a raised view position, practically everything within the view stands within a Lambeth or Westminster conservation area. The broad expanse of the River Thames (aligned north to south at this point) provides a spacious foreground ornamented by Westminster Bridge, Hungerford Bridge and Waterloo Bridge, animated by river traffic and contained by the Victoria Embankment wall.

2.69 The City of Westminster's River front from Millbank Tower (grade II), Thames House (Grade II) and Norwest House (Grade II) in the south to Shell Mex House (grade II) in the North can be appreciated. The view of the Westminster World Heritage Site includes the Palace of Westminster (Grade I) and towers of Westminster Abbey (Grade I). Individual landmark buildings with strong silhouettes line the Victoria Embankment. From south to north these include Portcullis House, former New Scotland Yard (Grade II), New Scotland Yard, Ministry of Defence (Grade I), Whitehall Court (Grade II*), Charing Cross Station, The Adelphi (Grade II) and Shell MEX House (Grade II). The view is restricted northward by the presence of the London Eye in the middle ground.

2.70 The impressive landmark buildings on the Victoria Embankment, whilst ranging in ages and styles are unified by a general building height, the use of stone and strong silhouettes against the sky. The Westminster World Heritage Site is the dominant element in the view.

Visual Management Guidance

2.71 The value of this view comes from the combination of the Queen's Walk, the open expanse River, the bridges; and tree lined Victoria Embankment (which combined form the foreground), the middle grounds of attractive landmark buildings and the background of clear sky that forms their silhouette.

New development should allow these attributes to be appreciated without obstruction. This is particularly important given the view location and foreground fall within the 'immediate setting' of the Westminster World Heritage Site.

Foreground and Middle ground

2.72 At present foreground banner columns on river retaining at County Hall restrict the viewer's ability to fully appreciate the impressive sweep of view. No similar visual incursions will be supported and the removal of the banners and columns will be encouraged going forward. No permanent development is anticipated on the river at this location of a height that would have an adverse impact on the view.

2.73 All the landmark buildings in the view are either statutory listed or positive contributors to the character or appearance of conservation areas. Therefore, no significant change is anticipated to their forms of silhouettes.

Background

2.74 The Palace of Westminster benefits from a number of protected silhouette designations in the LVMF which, when combined, place height restrictions over a large part of the background area. Given this it is not anticipated that significant change will occur in the background. Where background development is visible it should not dominant or compete with any of the landmark buildings and enrich to the skyline. The careful use of complementary building materials should be a key consideration.

Management of the viewing location

2.75 Raised above the bustle and visual clutter of the Queen's Walk this view location benefits from being a quiet place where viewers can linger. The erection of temporary installations occupying the terrace for short periods will continue to be acceptable so long as the western edge of the view location is kept clear and accessible and given the concentration of other designated heritage assets (listed buildings and CAs). Development which harms the settings of these heritage assets in this view will be to the detriment of the view as a whole.

Panorama viii)

View N and E from National Theatre terraces to the North Bank of the Thames including St Paul's Cathedral



Viewing Place: The National Theatre Olivier Circle Terrace

primary interest

Viewing Place

2.76 The National Theatre Olivier Circle Terrace.

Viewing Location

2.77 The view location is the highest publically accessible terrace level on the exterior of the National Theatre. Elevated high above the river Thames it commands a broad panorama from WSW to NE. It was purpose designed to allow public enjoyment of the view. For assessment purposes the parapet edge should be used as the view location.



Viewing Location: The National Theatre Olivier Circle Terrace

View Location Coordinates

WSW: E530947 N:180404

NE: E530982 N:180425

Description of View

2.78 The foreground is the Queen's Walk and the canopy of the trees lining the Thames Bank although in views to the

WSW it includes the Queen Elizabeth Hall, the copper roof of the Royal Festival Hall and The London Eye. The middle ground is the River Thames (including Waterloo bridge and Hungerford Bridge) which is largely obscured by the tree canopy. The

of the view is the historic foreground development along the tree lined Victoria Embankment on the opposite side of the River Thames which comprises a high concentration of listed building and conservation area designations. From WSW to NE landmark buildings include



View WSW: View of Waterloo Bridge, Royal Festival Hall, the Hungerford Bridge and the London Eye. The Palace of Westminster is visible in the background - April 2019



View NE: View of Victoria Embankment with St. Paul's Cathedral visible in the middle ground - April 2019

New Scotland Yard, Ministry of Defence (Grade I), Whitehall Court (Grade II*), Charing Cross Station, The Adelphi (Grade II) and Shell MEX House (Grade II), Savoy Hotel, Centre Point (Grade II), Brettenham House, Somerset House (Grade I), St Clement Danes (Grade I), Royal Courts of Justice (Grade I), Inner Temple (Grade I), Unilever House (Grade II) and St Paul's Cathedral. Development which harms the settings of these heritage assets in this view will be to the detriment of the view as a whole.

Visual Management Guidance

2.79 The value of this view comes from the combination of the tree canopy of the Queen's Walk, the distance created by the River Thames, the bridges; and tree lined Victoria Embankment (which

combined form the foreground), the middle grounds of attractive landmark buildings and the background of clear sky that forms their silhouette.

2.80 New development should allow these attributes to be appreciated without obstruction.

Foreground and Middle ground

2.81 No permanent development is anticipated along the Queen's Walk or on the river at this location of a height that would have an adverse impact on the view.

2.82 All the landmark buildings in the view are either statutory listed or positive contributors to the character or appearance of conservation areas. Therefore, no significant change is

anticipated to their forms of silhouettes.

Background

2.83 Where background development is visible it should not dominant or compete with any of the landmark buildings and enrich to the skyline. The careful use of complementary building materials should be a key consideration.

Management of the viewing location

2.84 Raised above the bustle and visual clutter of the Queen's Walk this view location benefits from being a quiet place where viewers can linger. The erection of temporary installations occupying the terrace for short periods will continue to be acceptable so long as the balustrade edge of the view location is kept clear and accessible.

Panorama ix)

View NW from Queen Elizabeth Hall roof garden to the North bank of the Thames including the Houses of Parliament



Viewing Place: Queen Elizabeth Hall Roof Garden

Viewing Place

2.85 Queen Elizabeth Hall Roof Garden overlooking the River Thames.

Viewing Location

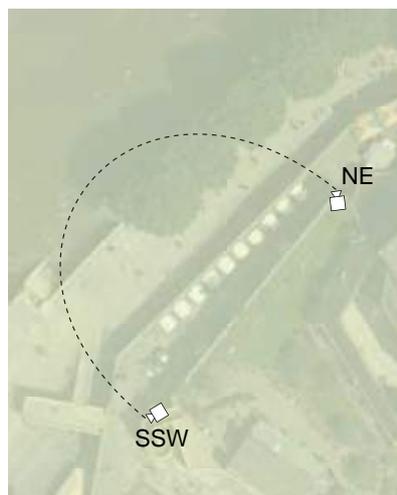
2.86 The River facing side of the terrace which commands a wider panorama view due to the building's situation on a bend in the River Thames. It was purpose designed to allow public enjoyment of the view. The parapet perimeter should be used for assessment purposes.

View Location Coordinates

E: 530783 N:180305

Description of View

2.87 The view range is from SSW to NE. Looking SSE the foreground is the Royal Festival Hall, the middle ground is Hungerford Bridge and London Eye and the background is the Palace



Viewing Location: Roof Garden

of Westminster. As the viewer turns northwards the river remains as the foreground and the middle ground is the tree lined Victoria Embankment with its landmark historic buildings including

Portcullis House, former New Scotland Yard (Grade II), New Scotland Yard, Ministry of Defence (Grade I), Whitehall Court (Grade II*), Charing Cross Station, The Adelphi (Grade II), Shell MEX House (Grade II), Savoy Hotel, Centre Point (Grade II), Brettenham House, Somerset House (Grade I), St Clement Danes (Grade I), Royal Courts of Justice (Grade I), Inner Temple (Grade I); and Unilever House (Grade II).

2.88 The impressive landmark buildings on the Victoria Embankment, whilst ranging in ages and styles are unified by a general building height, the use of stone and strong silhouettes against the sky. The Westminster World Heritage Site is the key element in the view to the SSW. These listed buildings, and the conservation areas in which they stand, are designated heritage assets. Development which is harmful to their settings or significance will harm the view as a whole.



View SSW: View of Royal Festival Hall, the Hungerford Bridge and the London Eye. July 2022 *Hungerford Bridge hidden by trees in full leaf



View NE: View of Victoria Embankment - July 2022

Visual Management Guidance

2.89 The value of this view comes from the combination of the foreground features (especially the open expanse River Thames and its bridges); and tree lined Victoria Embankment (which combined form the foreground), the middle grounds of attractive landmark buildings and the background of clear sky that forms their silhouette.

2.90 New development should allow these attributes to be appreciated without obstruction. This is particularly important given the view location and foreground fall within the 'immediate setting' of the Westminster World Heritage Site.

Foreground and Middle ground

2.91 No permanent development is anticipated along the Queen's Walk or on the river at this location of a height that would have an adverse impact on the view.

2.92 All the landmark buildings in the view are either statutory listed or positive contributors to the character or appearance of conservation areas. Therefore, no significant change is anticipated to their forms of silhouettes.

Background

2.93 The Palace of Westminster benefits from a number of protected silhouette designations in the LVMF which, when combined, place height restrictions of a large part of the background area to the SSW and SW. Given this it is not anticipated that significant change will occur in the background. Where background development is visible it

should not dominant or compete with any of the landmark buildings and enrich to the skyline. The careful use of complementary building materials should be a key consideration.

Management of the viewing location

2.94 Raised above the bustle and visual clutter of the Queen's Walk this view location benefits from being a quiet place where viewers can linger. The erection of temporary installations occupying the terrace for short periods will continue to be acceptable so long as the balustrade edge of the view location is kept clear and accessible.

Panorama x)

View W from level 5 terrace of the Royal Festival Hall to the North Bank of the Thames including the Westminster World View Heritage Site



Viewing Place: Royal Festival Hall

Viewing Place

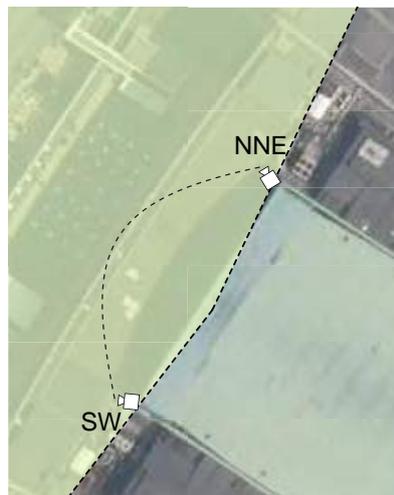
2.95 Level 5 Terrace of the grade I listed Royal Festival Hall overlooking the River Thames.

Viewing Location

2.96 From the balcony terrace along the balustrade overlooking the River Thames. It commands a wider panorama view due to the building's situation on a bend in the River Thames. It was purpose designed to allow public enjoyment of the view.

View Location Coordinates

E: 530771 N:180251



Viewing Location: Level 5 terrace

Description of View

2.97 The view range is from SW to NNE. Looking SW the foreground is the River Thames and the middleground is the Palace of Westminster. As the viewer turns northwards the river remains as the foreground and the middle ground is the tree lined Victoria Embankment with its landmark historic buildings including towers of Westminster Abbey (Grade I), Portcullis House, former New Scotland Yard (Grade II), New Scotland Yard (Grade II), Ministry of Defence Grade I, Whitehall Court (Grade II*), Charing Cross Station (here the foreground is dominated by Hungerford Bridge), The Adelphi (Grade II), Shell MEX House (Grade II), Savoy Hotel, Centre Point (Grade II), Brettenham House, Somerset House (Grade I) (here the foreground is marked by Waterloo Bridge), the tower of St Clement Danes (Grade I), and the turret of the Royal Courts of Justice (Grade I).



View SW: View of River Thames and the Palace of Westminster - July 2022



View NNE: View of Victoria Embankment with St. Paul's Cathedral visible in the middle ground - April 2019

2.98 The impressive landmark buildings on the Victoria Embankment, whilst ranging in ages and styles are unified by a general building height, the use of stone and strong silhouettes against the sky (especially from SW – NNE). The Westminster World Heritage Site is the dominant element in the view to the SW. These listed buildings, and the conservation areas in which they stand, are designated heritage assets. Development which is harmful to their settings or significance will harm the view as a whole.

Visual Management Guidance

2.99 The value of this view comes from the combination of the foreground features (especially the open expanse River Thames and its bridges); and tree lined Queen's Walk and Victoria Embankment (which combined form the foreground), the middle grounds of attractive landmark buildings and the

background of clear sky that contributes in many instances to their silhouette.

2.100 New development should allow these attributes to be appreciated without obstruction; especially the Westminster World Heritage Site.

Foreground and Middle ground

2.101 No permanent development is anticipated along the Queen's Walk or on the river at this location of a height that would have an adverse impact on the view.

2.102 All the landmark buildings in the view are either statutory listed or positive contributors to the character or appearance of conservation areas. Therefore, no significant change is anticipated to their forms of silhouettes.

Background

2.103 The Palace of Westminster benefits from a number of protected

silhouette designations in the LVMF which, when combined, place height restrictions of a large part of the background area to the SW. Given this it is not anticipated that significant change will occur in the background. Where background development is visible it should not dominant or compete with any of the landmark buildings and enrich to the skyline. The careful use of complementary building materials should be a key consideration.

Management of the viewing location

2.104 Raised above the bustle and visual clutter of the Queen's Walk this view location benefits from being a quiet public place where viewers can linger. The erection of temporary installations occupying the terrace for short periods will continue to be acceptable so long as the some of the view location is kept clear and publically accessible.

End of part 2