

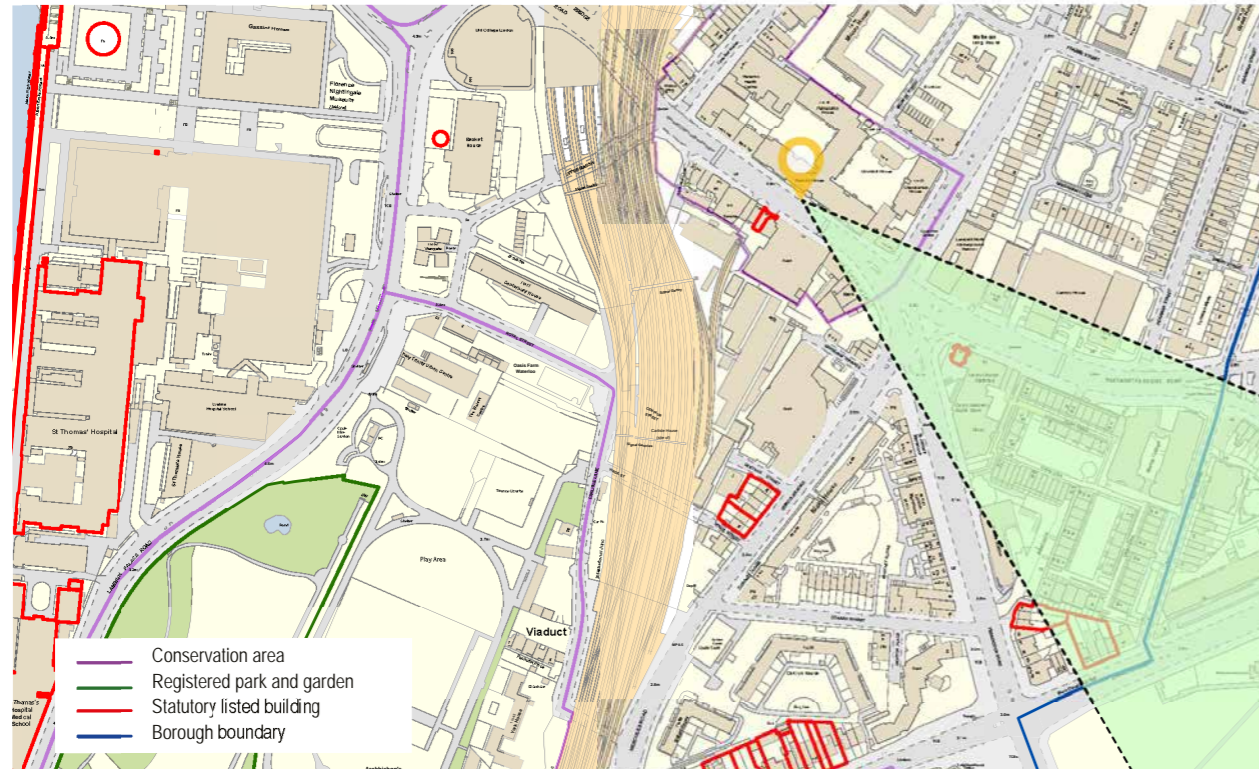
3 Landmark Silhouettes - Policy Q25 (d)



Lincoln Tower

Landmark Silhouette i)

Views SE and SSE from Westminster Bridge Road of Lincoln Tower on corner of Kennington Road / Westminster Bridge Road



Viewing Place: Westminster Bridge Road

Viewing Place

The pavement on the northern side of Westminster Bridge Road which is within the Lower Marsh Conservation Area.

Viewing Location

Outside the entrance to Walpole House (nos. 126)



Viewing Location: Walpole House



Viewing Location: Westminster Bridge Road

View Location Coordinates

E: 531055 N:179511



View SE: Lincoln Tower - April 2019

Description of View

The view SE is to the Lincoln Tower – a landmark church tower on the corner of Kennington Road. The tower is grade II listed in rock faced Kentish Ragstone and carries an ashlar finished, banded spire. The tower and spire have a strong silhouette. The church of which the tower formed part was replaced in the 1960s by the low post-war block (Oasis Academy Southbank) behind. Its simple form and low mass allows the upper half of the tower and spire to be appreciated as an uninterrupted silhouette. This is one of the few unaltered silhouettes in north Lambeth.

The foreground is the roadway of Westminster bridge Road. The church and Oasis Academy occupy the middle ground. The background (clear sky) falls largely over Southwark's West Square Conservation Area with Elephant and Castle's tall building cluster beyond (not visible in the silhouette).

Visual Management Guidance

The value of this view comes from the viewer's ability to appreciate the landmark tower in pure silhouette against the sky. New development should not prevent or diminish this appreciation.

Foreground and Middle ground

The foreground is roadway. No development here should obscure the view.

Its listed status means that change is not anticipated to the tower itself. The other middle ground structure is the Oasis Academy Southbank. Its simple form and low mass are key to providing a walk and subordinate context for the tower. Development here should not diminish the relationship of tower and spire against the sky. The background is clear sky.

Background

Development in the background should not appear over the roofline of the Oasis Southbank Academy as this would interrupt the clear sky forming the silhouette and compete with the tower in the view.

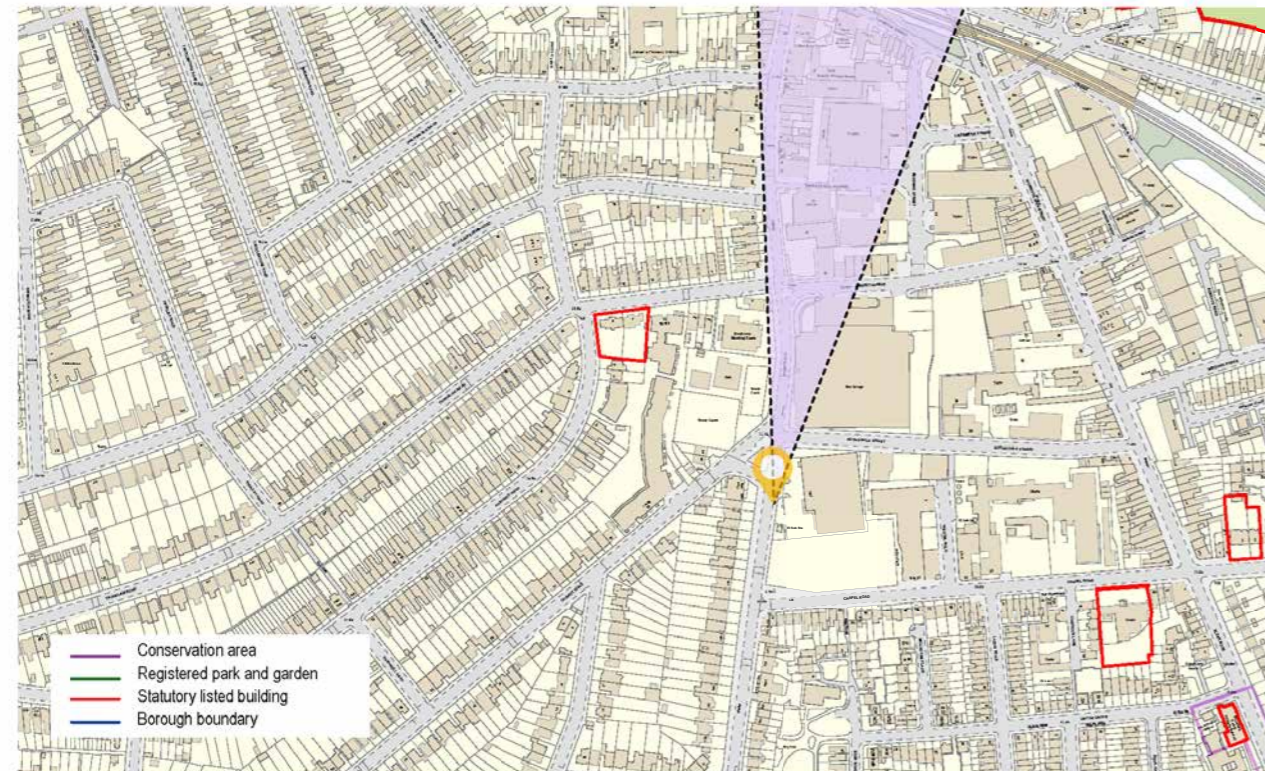
Given the background falls largely over a conservation area significant change is not anticipated. Tall buildings within the Elephant and Castle cluster are currently not visible in the view. So long as the heights in the Elephant and Castle SPD are respected and any new development steps down around the perimeter of the cluster no adverse impact is anticipated.

Management of the viewing location

The viewing location is public footway which requires no particular management regime to maintain this view.

Landmark Silhouette ii)

View N along Knights Hill of St Luke's Church tower



Viewing Place: Knights Hill

Viewing Place

As a landform Knights Hill steeply rises from Ernest Avenue southwards towards the Norwood Ridge. Viewers descending the hill get good views northwards to the city.

Viewing Location

The eastern pavement of Knights Hill between Chapel Road (at South) and Rothschild Street (at north).



Viewing Location: Knights Hill

View Location Coordinates

E: 531876 N:171630



View: St Lukes Church tower - April 2019

Description of View

The tower of St Luke's Church (grade II* listed), which sits at the bottom of Knights Hill, is within eye-line of viewers descending the hill. In these views the landmark Greek Revival style tower is framed by foreground trees and silhouetted against clear sky.

The foreground is the descending roadway and its framing mature trees. The middle ground are the rooftops of properties fronting Knights Hill, Hannen Road and Cotswold Street. The middle ground is occupied by St Luke's Church. The background is clear sky.

Given that St Luke's tower is a designated heritage asset. The significance of this asset to the view comes from it being the principal silhouette form within the skyline of the view. Given that St Luke's Church is West Norwood's principal architectural landmark, harm to the setting of the church would result if development harmed its status within the view.

Visual Management Guidance

Whilst the landmark tower is the important focal point of the view the framing trees and foreground rooftops are essential compositional elements – providing framing and depth.

New development should not harm the overall composition of the view the through the trees nor compete with it as a silhouette against clear sky.

Foreground and Middle ground

Development here should not obscure the landmark St Luke's tower. Nor should it introduce built forms which, by virtue of their scale or treatment distract from an appreciation of it.

Background

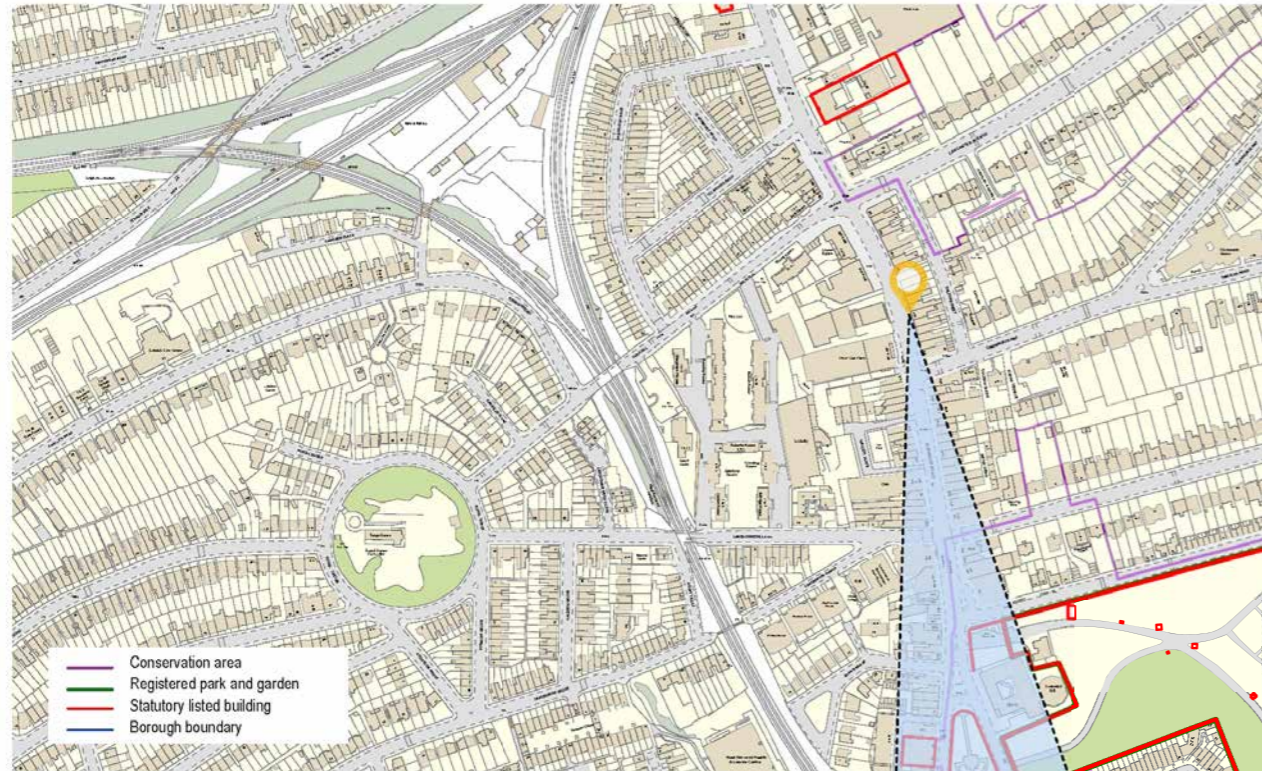
New development should not be visible in the background.

Management of the viewing location

The view location is publically accessible. No special management regime is necessary.

Landmark Silhouette iii)

View S along Norwood Road of St Luke's Church tower



Viewing Place: Norwood Road

Viewing Place

Norwood Road

Viewing Location

Fixed viewpoint on pavement outside no. 491 Norwood Road.



Viewing Location: Norwood Road

View Location Coordinates

E: 531878 N:172448



View: View south along Norwood Road towards St. Luke's Church - April 2019

Description of View

View south along Norwood Road is terminated by St Luke's Church which is a landmark grade II* listed building. The church is slightly elevated and its pediment and tower are viewed in silhouette against clear sky. The church is the defining landmark of West Norwood and stands within the West Norwood Conservation area.

The foreground is public realm framed to left and right by buildings. The middle ground is occupied by the church itself and a large mature tree on its forecourt. The background is clear sky behind the church.

This is a face-on elevation view of the listed building and a key one in appreciating its architectural symmetry and composition. Harm to the setting of the church would result if development harmed its status within this view.

Visual Management Guidance

Whilst the landmark tower (and the symmetrical façade supporting it) is the important focal point of the view the enclosure formed by foreground buildings on Norwood Road are essential compositional elements – providing framing and depth.

New development should not harm the overall composition of the view through the trees nor compete with it as a silhouette against clear sky.

Foreground and Middle ground

Development here should not obscure the landmark St Luke's tower. Nor should it introduce built forms which, by virtue of their scale or treatment which compete with it.

Background

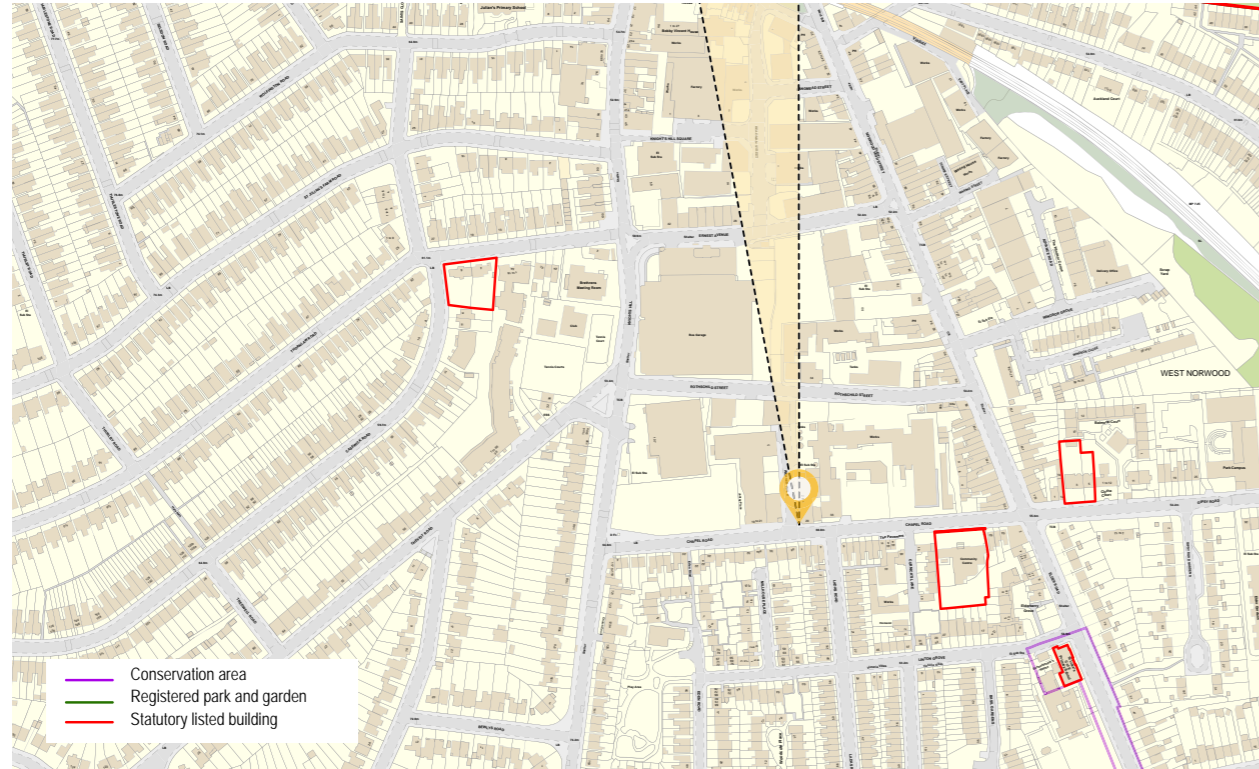
New development should not be visible in the background of the tower or the sky to either side of it.

Management of the viewing location

The view location is publically accessible. No special management regime is necessary.

Landmark Silhouette iv)

View N from Chapel Road along Weaver Walk of St Luke's Church tower



Viewing Place: Weaver Walk

Viewing Place

Eastern corner of Weaver Walk and Chapel Road.

Viewing Location

Fixed viewpoint looking north to the landmark pediment and tower of St Luke's Church (grade II*).



Viewing Location: Weaver Walk

View Location Coordinates

E: 532006 N:171582



View: View of church pediment and low rooftops - April 2019

Description of View

St Luke's Church is a Grade II* listed building and West Norwood's principal architectural landmark. Its location here, provides a focal point for the town centre. The ability of the view to appreciate the primacy of the church in this view is key to its setting as a designated heritage asset.

The church pediment (from which the tower rises) sits just above the roofline / treeline silhouetted against clear sky. Foreground is Weaver Walk. Middle Ground are the low rooftops of Beadman Street, Cotswold Street, Hannen Road, and Knights Hill Square.

Visual Management Guidance

The landmark tower is the primary focus of the view. Foreground and middle ground development should not rise above the eaves.

Foreground and Middle ground

New development in foreground or middle ground should not rise above the church tower of pediment.

Background

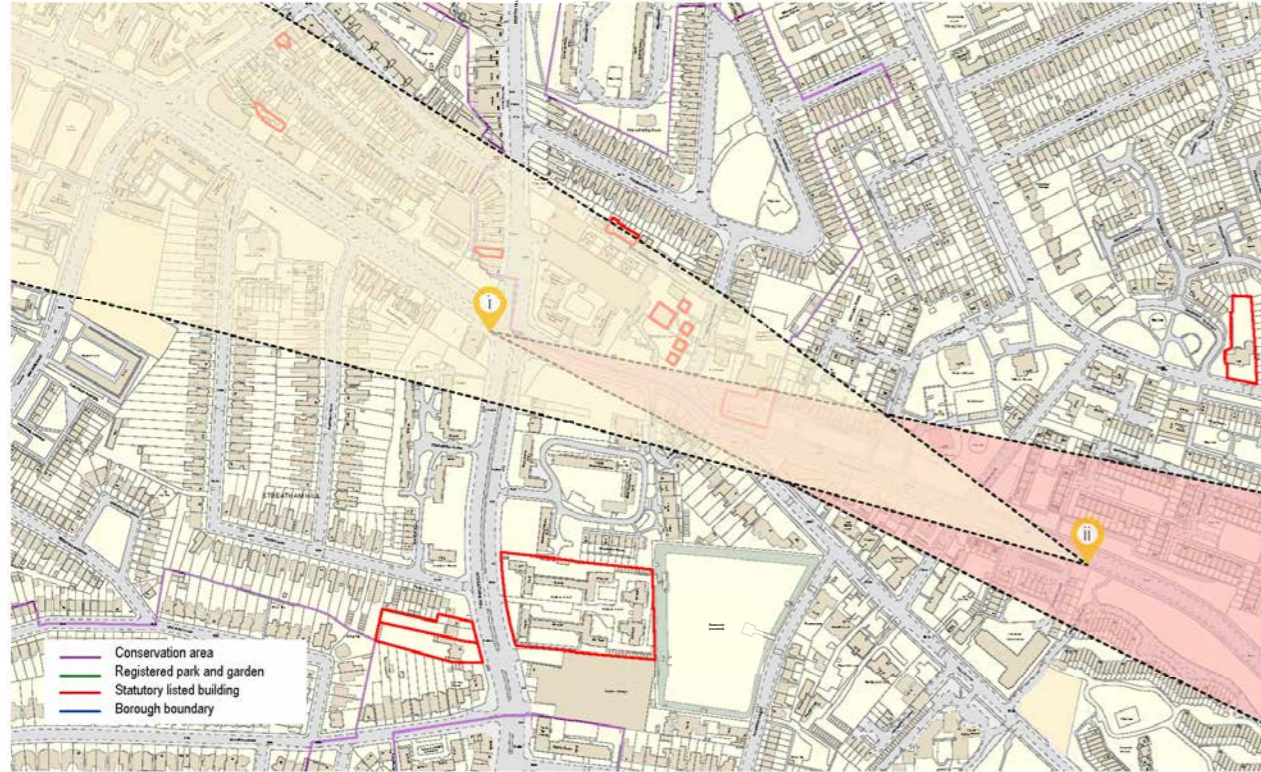
Background development should not diminish the primacy of the landmark tower silhouette against sky

Management of the viewing location

The view location is publically accessible. No special management regime is necessary.

Landmark Silhouette v)

View NW (i) of Christ Church along Christchurch Road and SE (ii) of Christ Church along Christchurch Road



Viewing Place: Christchurch Road

Viewing Place (i) and (ii)

(i) On southern pavement at the junction of Streatham Hill and Streatham Place outside the Crown and Sceptre Public House.

(ii) On the southern pavement of Christchurch Road east of junction with Limetree Close

Viewing Location (i) and (ii)

(i) Static view looking NW towards the landmark campanile tower of Christ Church (grade I).

(ii) A static view as the viewer moves SE.

Viewing Location Coordinates

(i) E: 530420 N: 173465

(ii) E: 530925 N: 173265



Viewing Location (i) and (ii): Streatham Hill junction and Christchurch Road

Description of Views

Christ Church is Grade I listed building of exceptional importance. These views are the key ones within the approach to the building where its landmark tower can be appreciated from a distance. These

views are key aspects of the setting of the designated heritage asset. Harm to the views will result in harm to the setting.



View (i): View of Christchurch from the junction - June 2020



View (ii): View of Christchurch campanile tower - June 2020

Description of Views (i) and (ii)

(i) The campanile tower is a striking landmark silhouette viewed down the tree lined roadway of Christchurch Road. The foreground is tree lined roadway. The middle ground is occupied by trees and the tower. The background is clear sky.

(ii) The impressive façade and campanile tower of Christchurch (grade I) terminates the vista. The highway and pavement form the foreground. The Church stands in the middle ground framed by mature trees. The building has a strong silhouette against clear sky.

Visual management Guidance (i) and (ii)

(i) Whilst the landmark campanile is the important focal point of the view the enclosure formed by foreground buildings on Norwood Road are essential compositional elements – providing framing and depth.

New development should not harm the overall composition of the view nor compete with it as a silhouette against clear sky.

(ii) Whilst the façade and landmark campanile is the important focal point of the view the enclosure formed by mature trees essential compositional elements – providing framing and depth. New development should not harm the overall composition of the view nor compete with it as a silhouette against clear sky.

Foreground and Middle ground (i) and (ii)

(i) Development here should not obscure the landmark tower. Nor should it introduce built forms which, by virtue of their scale or treatment, compete with it.

(ii) Development here should not obscure the landmark tower. Nor should it introduce built forms which, by virtue of their scale or treatment, compete with it.

Background (i) and (ii)

(i) New development should not be visible in the background of the tower or the sky between the framing trees.

(ii) New development should not be visible in the background of the tower or the sky between the framing trees.

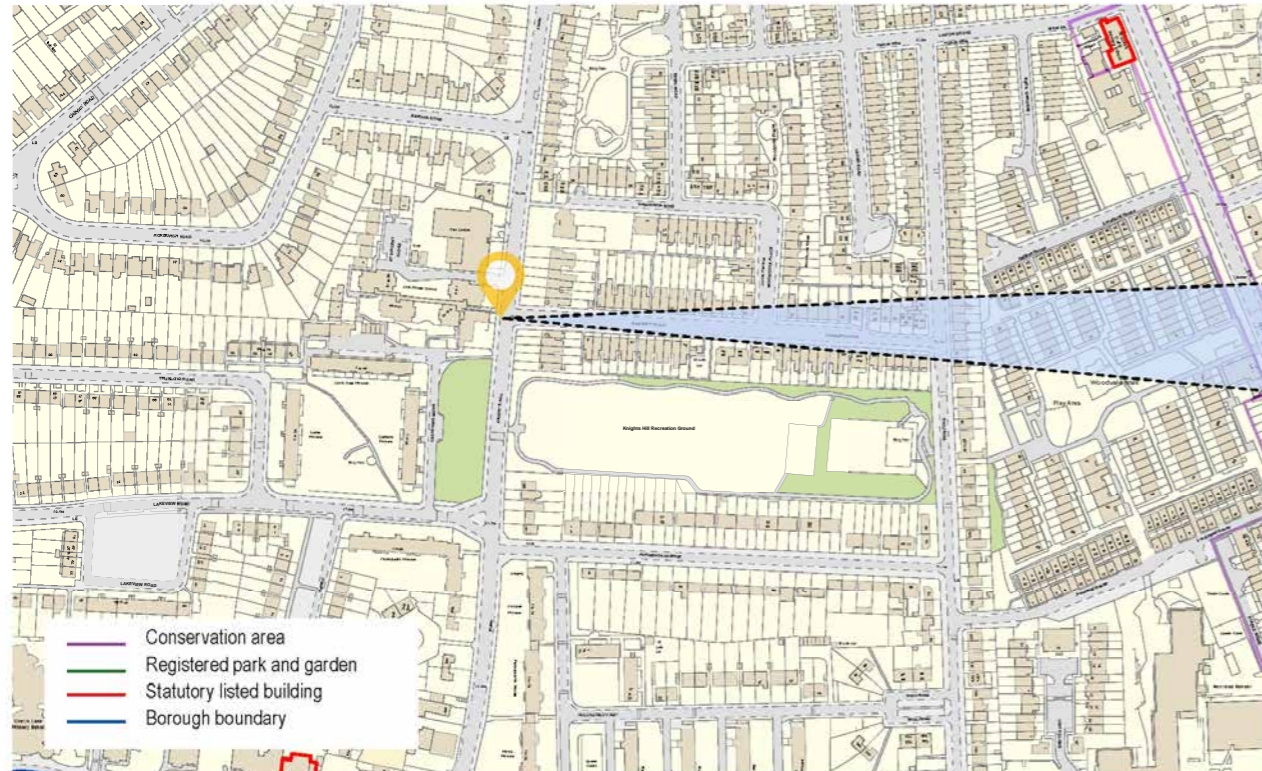
Management of the viewing location (i) and (ii)

(i) Whilst the façade and landmark campanile is the important focal point of the view the enclosure formed by mature trees essential compositional elements – providing framing and depth. New development should not harm the overall composition of the view nor compete with it as a silhouette against clear sky.

(ii) The view location is publically accessible. No special management regime is necessary

Landmark Silhouette vi)

View E along Dassett Road to Sydenham Hill and the Crystal Palace television transmitter



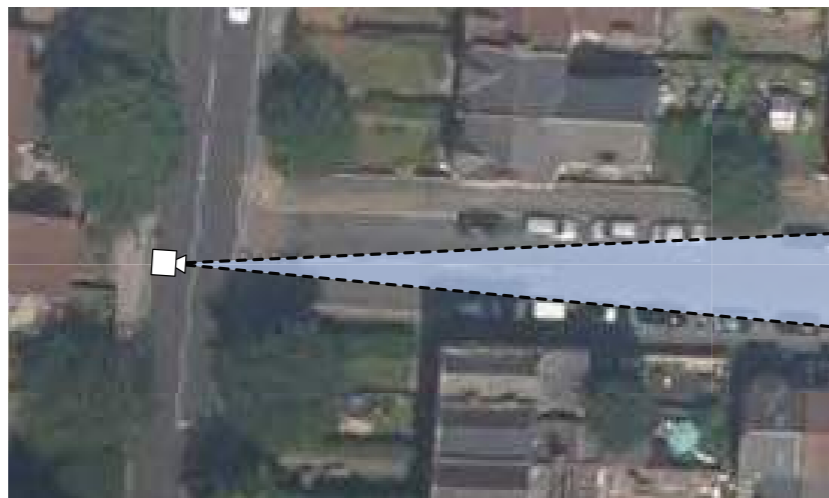
Viewing Place: Knight's Hill

Viewing Place

West side of Knight's Hill aligned on axis with Dassett Road.

Viewing Location

Public footway.



Viewing Location: Knight's Hill

View Location Coordinates

E: 531829 N:171319



View: View of Crystal Palace television transmitter - April 2019

Description of View

The tree covered ridge of Sydenham Hill forms a distant horizon from which rises the majestic Crystal Palace television transmitter. Its presence is enhanced by the falling ground of Dassett Road itself. The foreground is roadway and the housing on either side of Dassett Road. The middle ground is Sydenham Hill and the transmitter. The background is clear sky.

Visual Management Guidance

The value of the view is the contrast between the typical residential road in the foreground and the striking composition of tree capped hillside and transmitter in the middle ground. Drama is added by the clear sky of the background.

Foreground and Middle ground

Development here should not break the ridgeline of Sydenham Hill. Nor should it introduce built forms which, by virtue of their scale or treatment, compete with Sydenham Hill and the transmitter tower.

Background

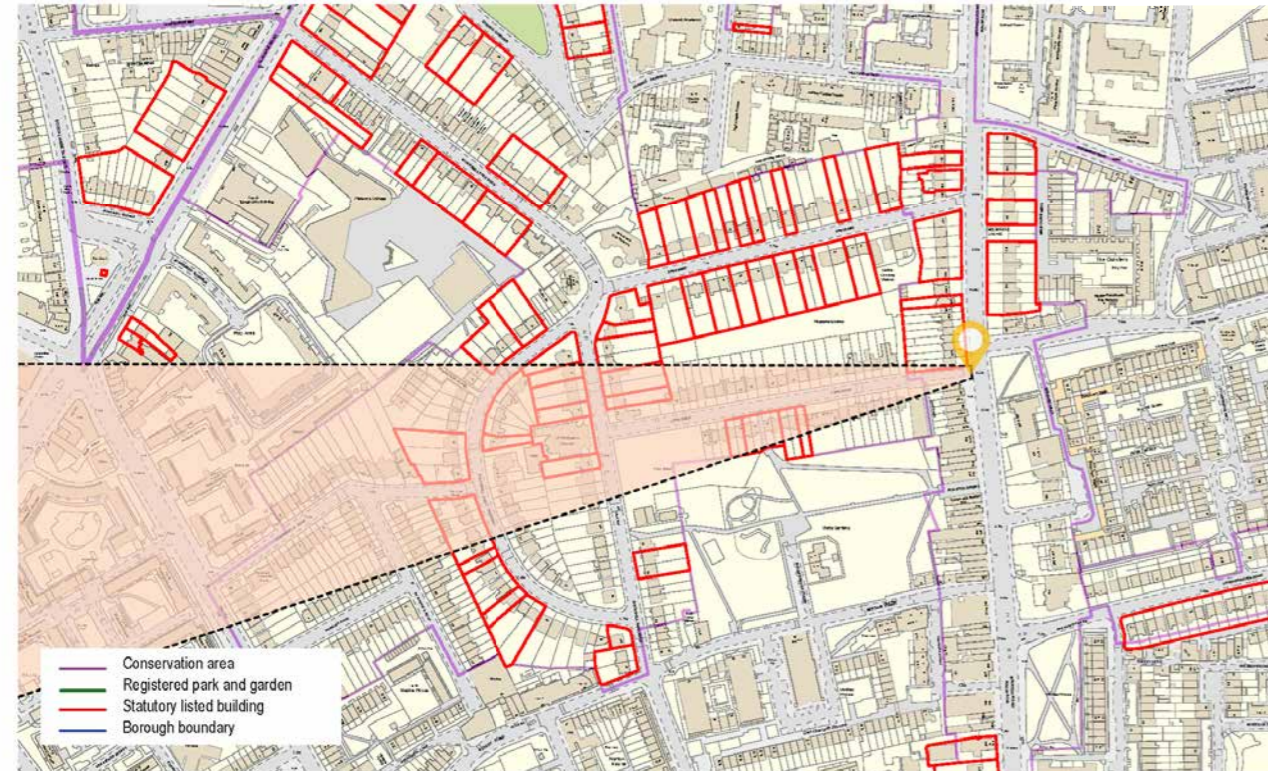
New development should not be visible in the background of the tower or the sky between the framing trees. There is little likelihood of development coming forward here as the background falls within the Crystal Palace Park which is a registered landscape and conservation area. The topography falls away from the ridge on which the transmitter sits too.

Management of the viewing location

The view location is publically accessible. No special management regime is necessary.

Landmark Silhouette vii)

View W along Lorn Road to St Michael's Church tower, Stockwell Park Road



Viewing Place: Lorn Road

Viewing Place

At the junction of Brixton Road with Lorn Road. The view location is within the Brixton Road and Angel Town Conservation Area.

Viewing Location

Pedestrian crossing point on Lorn Road.



Viewing Location: Lorn Road

View Location Coordinates

E: 531158 N:176489



View: View of St. Micheal's Church spire - April 2019

Description of View

St Michael's Church is a grade II listed building of exceptional townscape value. The symmetrical façade is perfectly aligned with Lorn Road for the maximum visual effect. This view is a key one in relation to the setting of this designated heritage asset. Harm to the view will result in harm to the setting.

St Michael's Church spire terminates the tree lined view down Lorn Road. The grade II listed building forms a landmark at the end of the vista and the church's form is silhouetted against clear sky. The church is within the Stockwell Park Conservation Area.

The foreground of the view is Brixton Road and the tree-lined Lorn Road where the housing is low-rise and unobtrusive. The middle ground is St Michael's Church. The background to the west is clear sky over Stockwell.

Visual Management Guidance

The value of the view is the combination of foreground, middle ground and undeveloped background which together create an attractive townscape composition within which the grade II listed church acts as a focal point.

New development should not interrupt the undeveloped silhouette of St Michael's church or dominate or compete with it visually.

Foreground and Middle ground

The foreground and middle grounds are in the brixton Road and Angel Town and Stockwell park Conservation Areas. No change is anticipated here.

Background

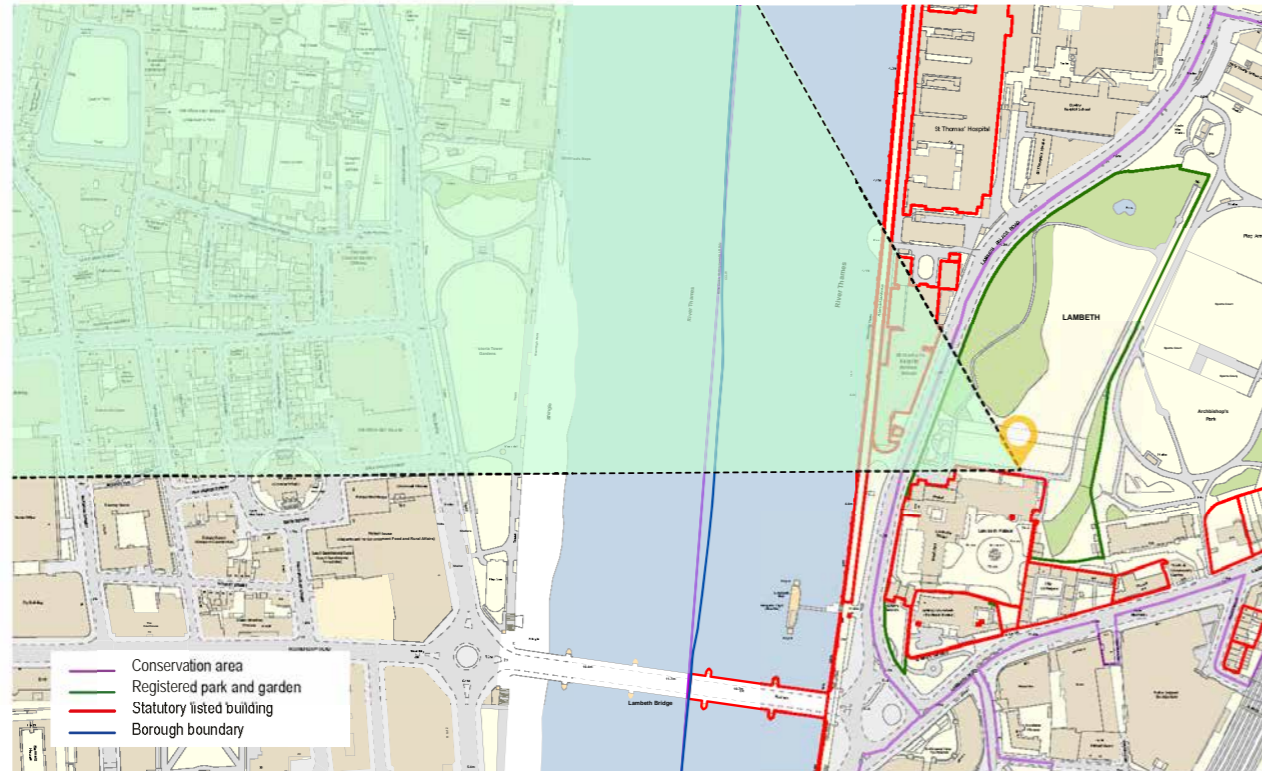
The background is partly the western side of the Stockwell Park Conservation Area but extends westward over Stockwell. Development here needs to be respectful of the view and cause no harm.

Management of the viewing location

The view location is public highway. No special management regime is necessary.

Landmark Silhouette viii)

View NW from Lambeth Palace terrace to Houses of Parliament (including Victoria Tower)



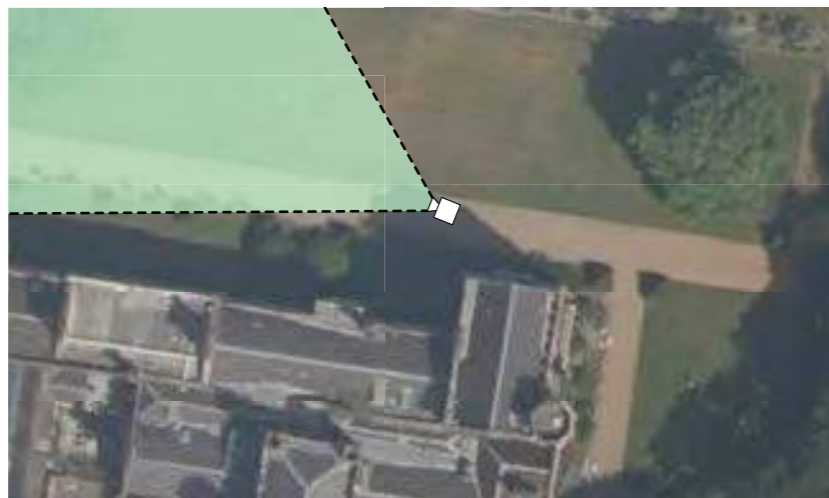
Viewing Place: Lambeth Palace

Viewing Place

Lambeth Palace's garden is a Registered Landscape within the Lambeth Palace Conservation Area. Whilst it is a private garden it is occasionally open to the public. Lambeth Palace is the official residence of the Archbishop of Canterbury – the Senior Bishop and Principal Leader of the Church of England. Lambeth Palace sits on the south bank of the River Thames opposite the Palace of Westminster.

Viewing Location

The view location is garden terrace walk on the North side of the Blore Building (the principal block) of Lambeth Palace.



Viewing Location: Lambeth Palace terrace

View Location Coordinates

E: 530653 N:179115



View: View from Lambeth Palace terrace of the Palace of Westminster - the visual link between church and State - April 2019

Description of View

The visual link between Lambeth Place (representing Church) and the Palace of Westminster (representing State) is an important one historically and constitutionally. The view is of value to the OUV of the Westminster World Heritage Site. A covenant restricts the height of Block 9 at St Thomas' Hospital to protect the view between the two buildings.

The view is NW from the terrace, over the low rooftop of St Thomas' Hospital Block 9 (grade II listed and CA) and the River Thames (CA) to the Palace of Westminster (CA, Grade I and WHS). Unexpectedly the wider city is largely invisible in the view (largely screened by trees) and the Victoria Tower stands unusually dominant.

The garden, garden wall (grade II) the low building of Block 9 and the invisible River Thames form the foreground. The Palace of Westminster occupies the Middle Ground. The background is clear sky.

Visual Management Guidance

The combination of landscaped foreground, big sky in the background and striking middle ground tower makes for an attractive composition. The concentration of designated heritage assets in this view, and the role it plays in their setting, is noteworthy.

Foreground and Middle ground

No noticeable change to the foreground is anticipated given the numerous heritage designations and covenant. No noticeable change is anticipated to the Palace of Westminster given its WHS designation.

Background

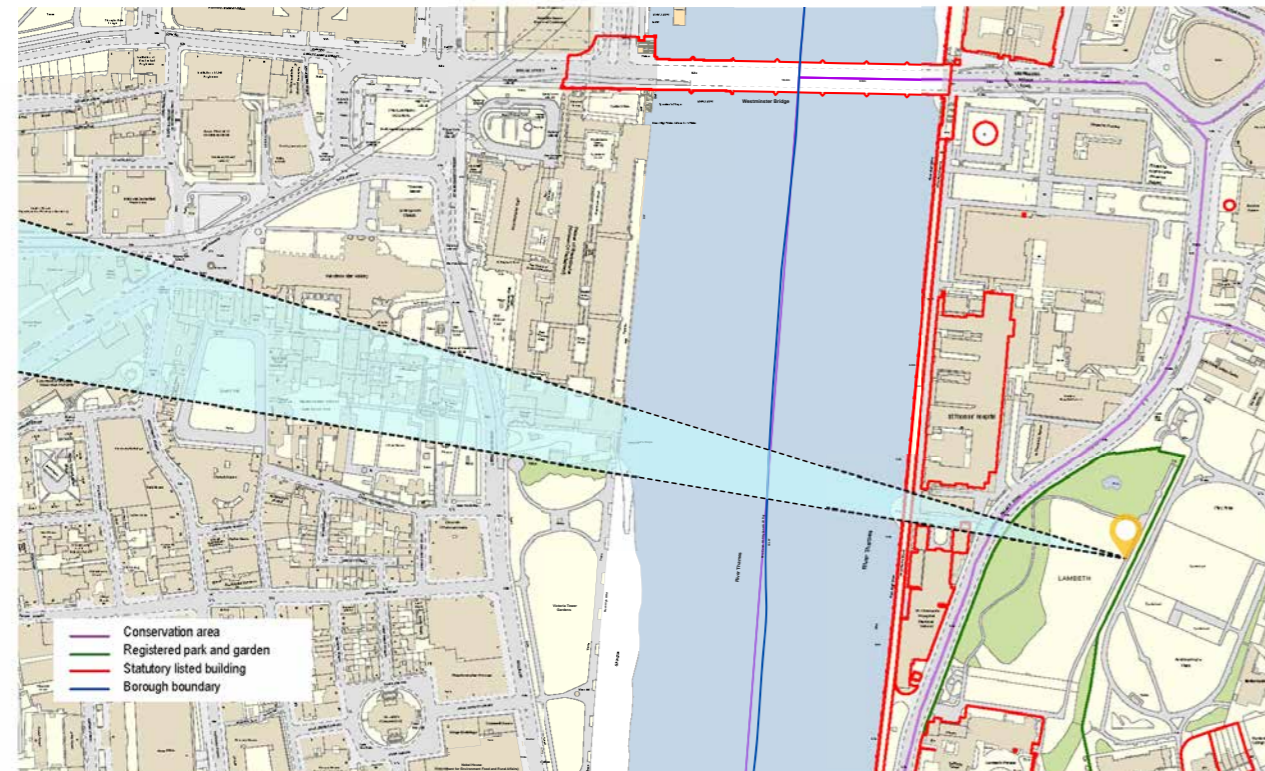
The Palace of Westminster benefits from a number of protected silhouette designations in the LVMF which, when combined, place height restrictions of a large part of the background area. Given this it is not anticipated that significant change will occur in the background. Where background development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

Management of the viewing location

As a private garden the view location requires no particular management with regard the view.

Landmark Silhouette ix)

View W from Lambeth Palace's garden to the Houses of Parliament (Victoria Tower) as viewed through the gap between St Thomas Hospital building and the Guy's and St Thomas' Medical School building



Viewing Place: Lambeth Palace

Viewing Place

Lambeth Palace's garden is a Registered Landscape within the Lambeth Palace Conservation Area. Whilst it is a private garden it is occasionally open to the public. Lambeth Palace is the official residence of the Archbishop of Canterbury – the Senior Bishop and Principal Leader of the Church of England. Lambeth Palace sits on the south bank of the River Thames opposite the Palace of Westminster.

Viewing Location

North eastern corner of the garden which is a registered landscape within a conservation area.



Viewing Location: Lambeth Palace garden

View Location Coordinates

E: 530740 N:179254



View: View from Lambeth Palace terrace of the Palace of Westminster - the visual link between church and State - April 2019

Description of View

The visual link between Lambeth Place (representing Church) and the Palace of Westminster (representing State) is an important one historically and constitutionally. The view is of value to the OUV of the Westminster World Heritage Site. Looking westward the foreground is the garden (lawn and trees), the grade II listed buildings of St Thomas's Hospital (block 8 on right) and (block 9 on the left) and the gap between them. It should be noted that the gap, which is clearly discernible in the months when the trees are not in leaf, is occupied by the single storey Prideaux Building within the hospital campus.

The middle ground, in the gap, is occupied by the Victoria Tower against a background of clear sky.

Visual Management Guidance

The combination of landscaped foreground, big sky in the background (including on either side) and striking middle ground tower makes for an attractive composition. The silhouette forms of St Thomas' hospital enrich the view without competing with the Victoria Tower.

Foreground and Middle ground

No noticeable change to the foreground is anticipated given the numerous heritage designations. No noticeable change is anticipated to the Palace of Westminster in the middle ground given its WHS designation.

Background

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. Given this it is not anticipated that significant change will occur in the background.

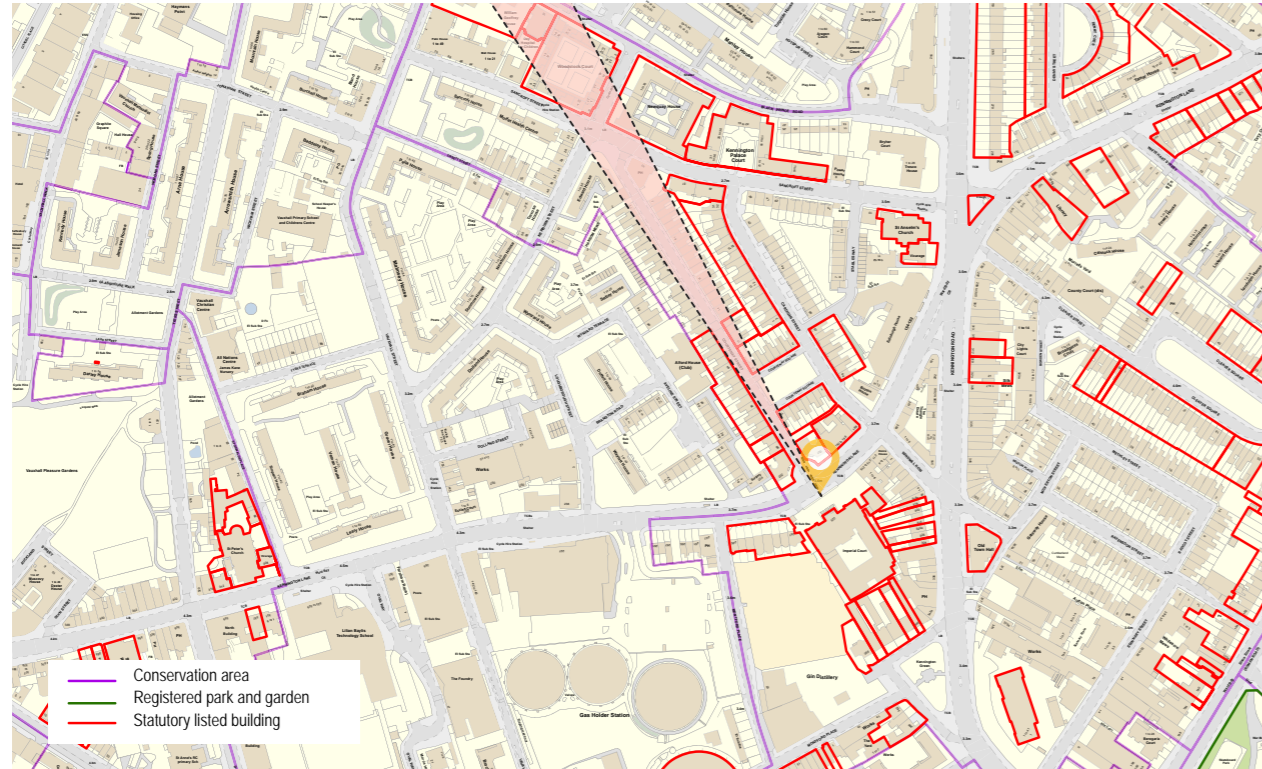
Where background development is visible it should not dominant or compete with the Victoria Tower and enrich to the skyline. The careful use of complementary building materials should be a key consideration.

Management of the viewing location

As a private garden the view location requires no particular management with regard the view.

Landmark Silhouette x)

View NNW from Kennington Lane along Courtenay Street to Houses of Parliament (Elizabeth Tower)



Viewing Place: Kennington Conservation Area

Viewing Place

The Kennington Conservation Area is one of Lambeth's largest and most historic. It is characterised by streets of good quality housing from the late 18th to the mid 20th Century. There are many heritage assets within the CA. Courtenay Street dates from the early 20th Century and is in many ways typical of the conservation area. It is urban in character and lined with two storey housing much of which is listed. The presence of the Elizabeth tower as a termination at the end of the street is unexpected and rewarding.

Viewing Location

The view location is the south side of Kennington Lane outside Imperial Court, 225 Kennington Lane.



Viewing Location: Kennington Lane

View Location Coordinates

E: 531132 N:178145



View: Elizabeth Tower visible in the middle ground - April 2019 *Photograph of view to be replaced on completion of works to Elizabeth Tower.

Description of View

Courtenay Street is straight and the buildings heights are uniform. At the end of the street the Grade II* listed Woodstock Court is viewed obliquely. Stepping up behind Woodstock Court the hipped roof of the annex of the former Beaufoy Institute (grade II listed) is listed and to its right, slightly taller again is the roof of no. 1 Lambeth High Street. These distant buildings step up to a height comparable to the building height of Courtenay Street in the view. Collectively they provide datum of development above which is sky. This is the foreground of the view.

The only structure to break this roofscape is the Elizabeth Tower which pierces the sky just beyond no 1 Lambeth High Street. The oblique angle of the tower allows two sides (and two clock faces) to be appreciated. The clock faces and the stepping roof form above are a striking landmark reminding the viewer of the often unanticipated

proximity of the Westminster World Heritage Site to Kennington. The Elizabeth Tower occupies the middle ground. The background is clear sky.

The concentration of designated heritage assets in this view is noteworthy with the Grade I listed Elizabeth Tower being of international importance. Its primacy in the skyline and the role of the foreground townscape in the composition of the view are aspects of the Elizabeth Tower's setting.

Visual Management Guidance

The combination of low, urban foreground (Courtenay Street, Woodstock Court, Beaufoy Annex and no. 1 Lambeth High Street) and a clear sky background create an attractive historic context for the landmark feature in the middle ground of the view – The Elizabeth Tower.

Foreground and Middle ground

No noticeable change to the foreground is anticipated given the numerous heritage designations. No noticeable change is anticipated to the Palace of Westminster in the middle ground given its WHS designation.

Background

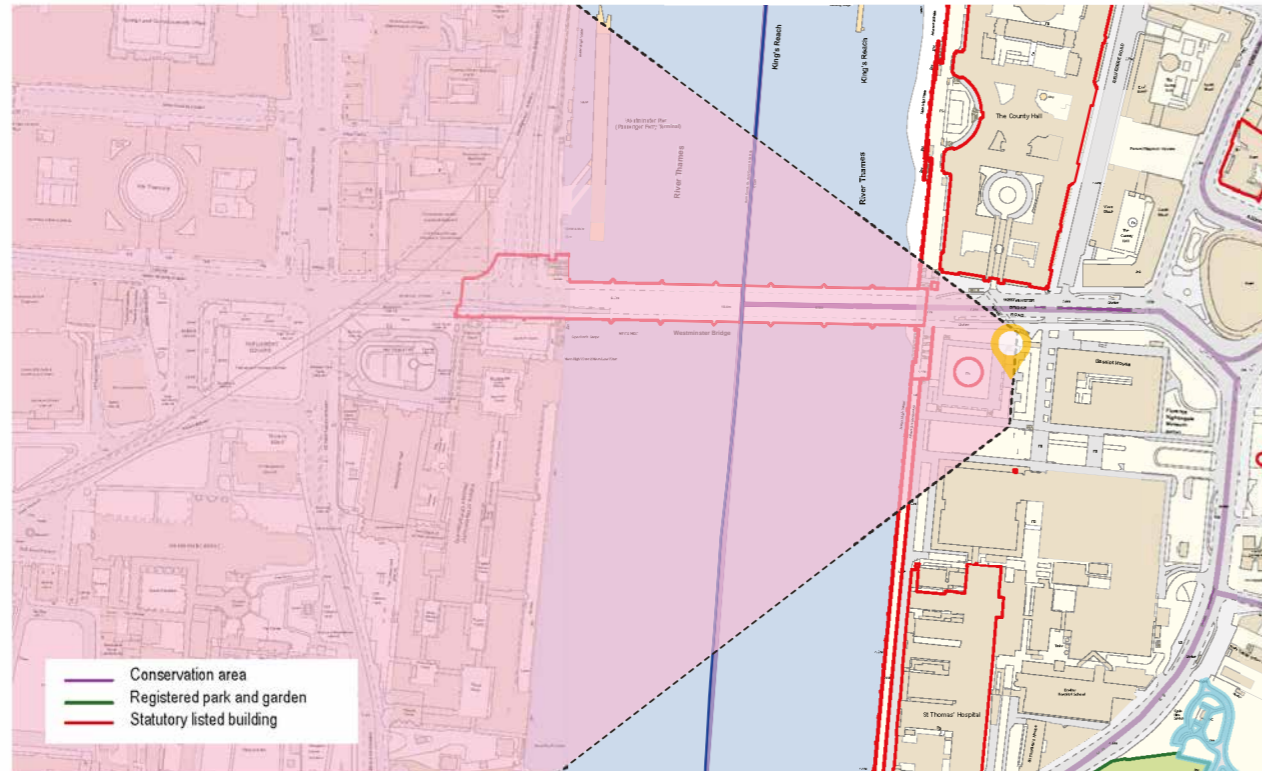
Development here should not visually compete with or obscure the Elisabeth Tower.

Management of the viewing location

The view location is public footway and requires no particular management regime.

Landmark Silhouette xi)

View W from St Thomas' Hospital garden to Westminster World Heritage Site and Westminster Bridge



Viewing Place: St Thomas' Hospital campus

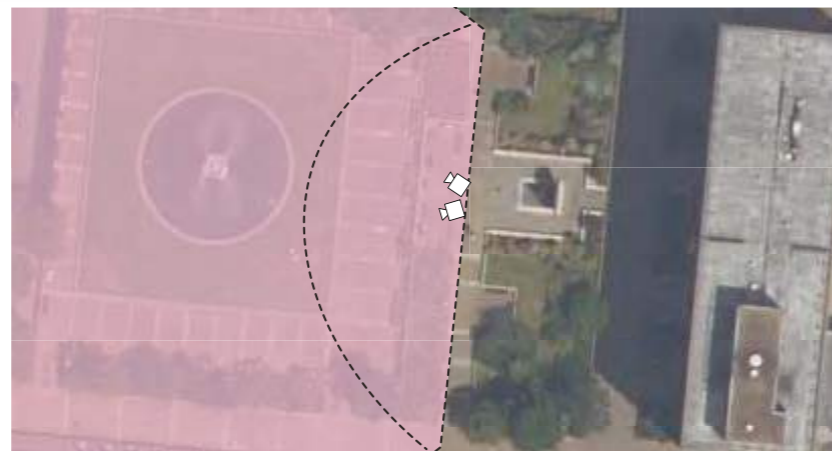
Viewing Place

The publically accessible garden in the NW corner of the St Thomas' Hospital campus. As the principal open space located near the main entrance of the hospital the garden has a high footfall.

The garden was created as part of the post-war master plan for the northern part of the hospital and its location carefully selected to optimise the view out towards the Palace of Westminster.

The space is on a raised deck above a car park. It is hard and soft landscaped with a central fountain (grade II listed). Its elevated position above the level of the Albert Embankment which improves the viewer's ability to appreciate the Westminster World Heritage Site. The view location is within the Albert Embankment Conservation Area.

The foreground is the open space and the River Thames (including



Viewing Location: St. Thomas' Hospital terraced garden

Westminster Bridge). The middle ground is the Palace of Westminster and Westminster Abbey. The background is clear sky.

Viewing Location

The assessment location is the back (east) edge of the terraced area on the

east side of the space (immediately in front of the statue of Mary Seole). The northern end of that terrace, its centre and the southern end should all be used for assessment purposes.

View Location Coordinates

E: 530655 N:179610



View: Westminster World Heritage Site - April 2019. *Photograph of view to be replaced on completion of works to Westminster Palace.

Description of View

The Westminster World Heritage Site (Palace of Westminster (grade I listed) and Westminster Abbey (grade I listed) is the primary focus of the view. The entire broad façade of the Palace of Westminster can be appreciated in a manner similar to LVMF view 22A. However, this viewing location is more elevated and further away from the asset which allows a greater appreciation of the Palace as a whole. The towers of Westminster Abbey are clearly visible behind the Palace of Westminster. Portcullis House and distant HM Treasury building (Grade II*) on Parliament Square provide a dignified setting to the Palace and contribute positively to the view. The rich roofscape of all of the buildings combined within the view is a key element of the view – silhouetted as they are against clear sky.

The foreground is the Albert Embankment walk which is partly tree lined. When in leaf the canopy of these

trees screens the view in part. The middle ground is the river Thames which is largely screened from view and Westminster Bridge (grade II*) which is clearly visible and enriches the composition.

Visual Management Guidance

This is an exceptionally good view of the Westminster World Heritage Site which is a high grade designated heritage asset. Given the location and the significance no change is anticipated in the view. Adverse change in this view will result to harm to the setting of the asset.

Foreground and Middle ground

No development within the garden itself or the foreground (Albert Embankment) should restrict the view in any way.

No development is anticipated on the river.

Background

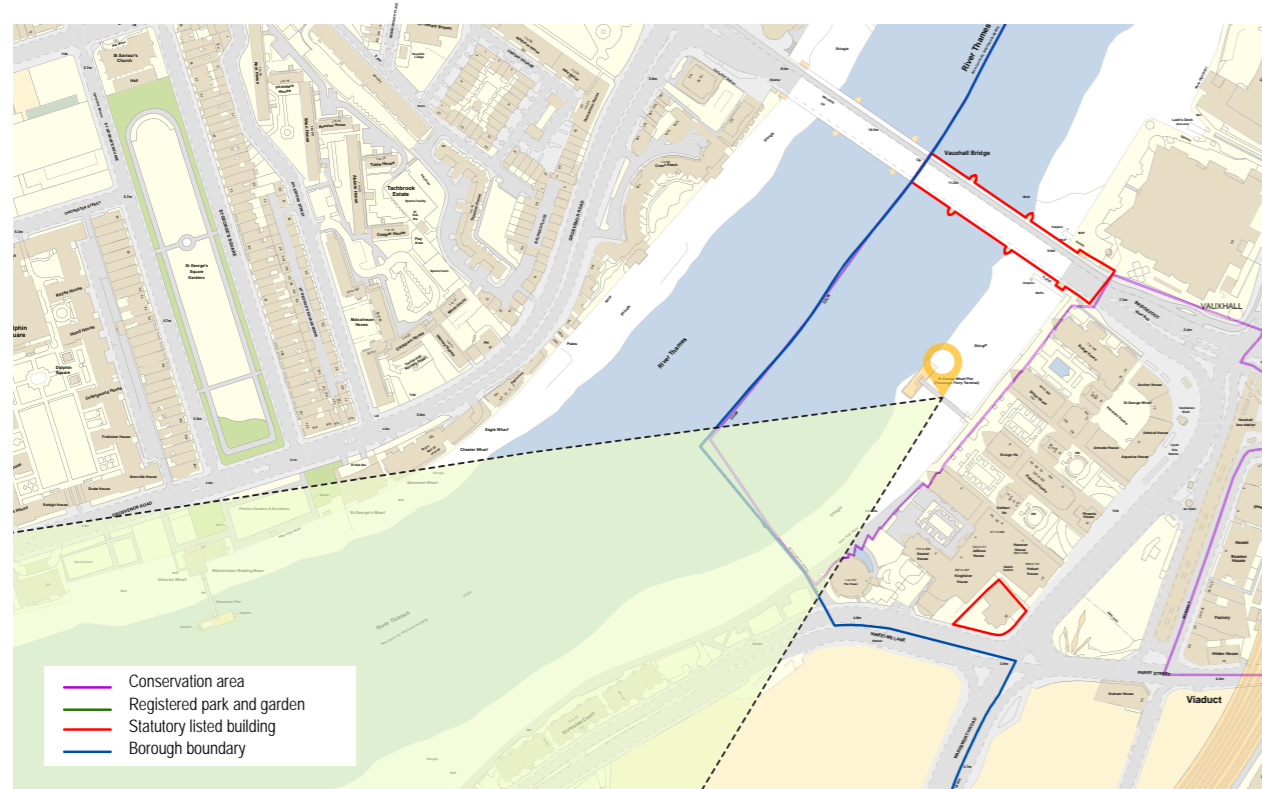
This is within City of Westminster. New development in the backdrop should preserve the OUV of the WWHS.

Management of the viewing location

The publically accessible garden is within the St Thomas' Hospital campus and is managed by the Guys and St Thomas NHS Foundation Trust. No development on the garden should obscure this view.

Landmark Silhouette xiii)

View SW from St George Wharf Pier to Battersea Power Station



Viewing Place: St. George Wharf

Viewing Place

St George Wharf fronts the River Thames to the immediate South-West of Vauxhall Bridge.

Viewing Location

The pier is elevated over the river thus giving the viewer an uninterrupted view of the Grade II listed Battersea Power Station. The view location is half way down the pier gangway where the structural braces of the pier angle to reveal an uninterrupted view. The view location is within the Vauxhall Conservation Area.



Viewing Location: Pier

View Location Coordinates

E: 530142 N:178019



View: Chimneys of Battersea Power Station visible in the background - April 2019

Description of View

Battersea Power Station is a Grade II listed landmark in a prominent location on the banks of the River Thames. As a designated heritage asset its relationship with the river in this view contributes positively to its setting.

The St George Wharf development occupies the foreground to the left. The River Thames provides the immediate foreground and middle grounds to the Power station which is viewed obliquely – each of its four chimneys visible in the view. Riverside development at Nine Elms, in Wandsworth and off Grosvenor Road at Westminster provide the middle ground.

Visual Management Guidance

The Power station's silhouette roofscape is the feature of primary interest in the view. New development should not obscure this.

Foreground and Middle ground

Development is not anticipated on the River Thames. Development here should not cause unacceptable visual competition with Battersea Power Station.

Background

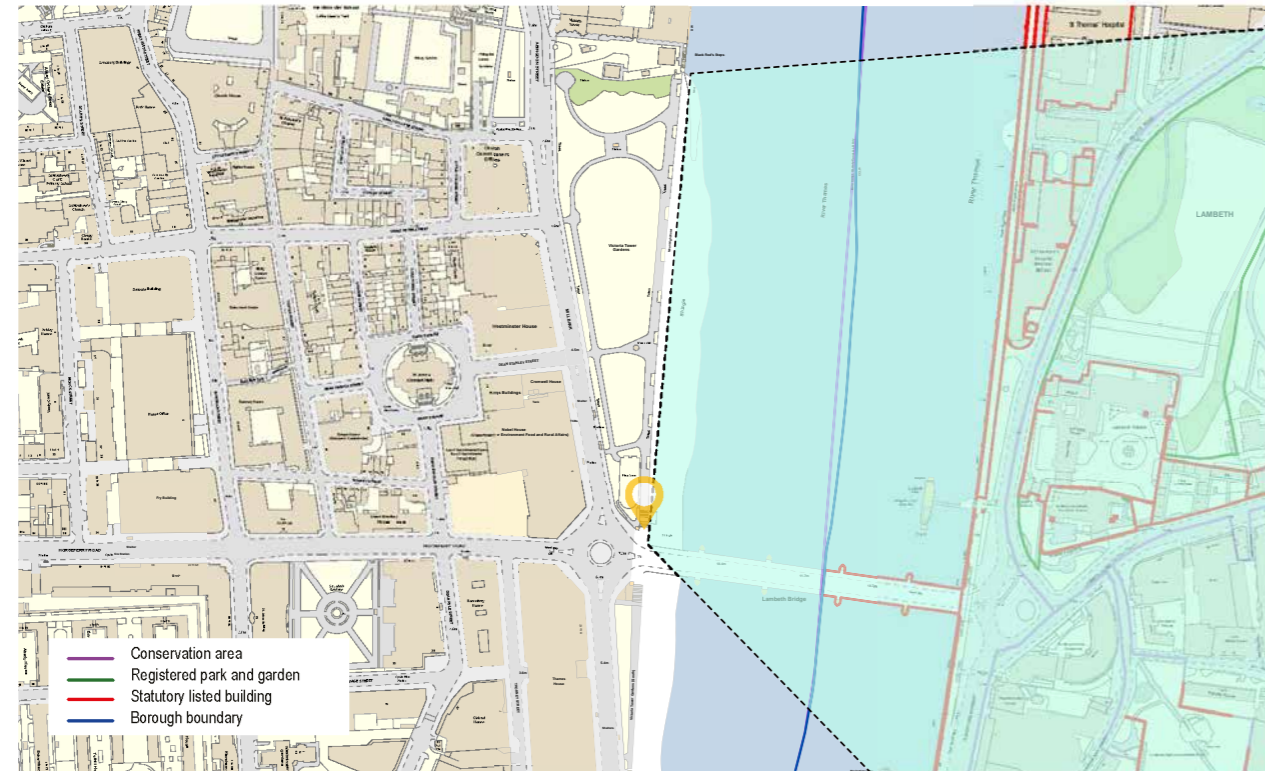
The background is within Wandsworth. Development here should not cause unacceptable visual competition with the silhouette of Battersea Power Station.

Management of the viewing location

The view location is accessible to users of St George Wharf pier. Proposals on the pier gangway which obscure views from it will not be acceptable.

Landmark Silhouette xv)

(a) View E from Victoria Tower Gardens to the Lambeth Palace complex (including St Mary's Church tower)



Viewing Place: Victoria Tower Gardens

Viewing Place (a)

Victoria Tower gardens is an attractive landscaped space situated to the immediate South of the Westminster World Heritage site and it is the nearest public park on the river to the World Heritage Site. It affords an attractive 180 degree view of that section of the River Thames and especially the development lining the south bank of the river.

Lambeth Palace, the official residence of the Archbishop of Canterbury, has a strong historical connection with Parliament and State. Views between the two are very important. In the 19th Century the height of the buildings occupying the triangle of land at the south-most triangle point of St Thomas's Hospital were restricted by covenants to maintain historic views between Lambeth Palace's Blore building.



Viewing Location: Along river wall Victoria Tower Gardens



Viewing Place: View from Victoria Tower Gardens looking across river to Lambeth Palace - Lambeth Conservation and Design archive image

Viewing Location (a)

The view location is the river wall along its entire length. For assessment purposes three locations are recommended – (i) northern end (north-most raised seating area), (ii) centre (raised seating nearest Buxton Memorial) and (iii) southern end (foot of steps to Lambeth Bridge). On each raised area the viewer should stand at its northern end. The view locations are within the Westminster Abbey and Parliament Square Conservation Area.

View Location Coordinates (a)

(i) E: 530301 N:179323

(ii) E: 530284 N:179137

(iii) E: 530277 N:179011

Description of View (a)

The grade I listed Lambeth Palace complex comprises a number of historic structures each of which contribute to its historic character when viewed from across the river. The picturesque roofscape of these buildings is of particular importance. The palace complex buildings in the view are (from north to south): Blore Building (main palace), the Chapel, Cranmer's Tower (in brick), Lollard's Tower (in stone), Great Hall (with lantern), Morton's tower (main gateway). Whilst technically out with the Palace complex the St Mary's tower (the surviving medieval part of the Garden Museum) is also an important roofscape element within the view. The experience of the view changes with the seasons with greater visibility in winter when trees

are not in leaf.

Visual management Guidance (a)

Lambeth Palace is Lambeth's most significant historic site and is of national importance as the home of Anglicism. Its integrity as a historic site and its continued positive contribution to the character of the city is key to its ongoing conservation. The primary objective in the identification of these views is to protect what remains of its historic silhouette against clear sky. The view of the Palace from across the River Thames has been recorded over the centuries and is the best place to appreciate its component parts. The view is a key aspect of the Palace's setting as a designated heritage asset. Therefore, harm to the view will result in harm to the setting.

Whilst it is accepted that the tall buildings of the Elephant and castle cluster are a negative incursion into that silhouette no new development should worsen the situation.

Foreground and Middle ground (a)

The foreground is the River Thames. No development is anticipated here. Lambeth Palace occupies the middle ground. No development is anticipated here.

Background (a)

The background comprises part of north Kennington (Lambeth) and Elephant And Castle / Walworth (Southwark). Development here should not harm the viewer's ability to appreciate the picturesque silhouette of Lambeth Palace against clear sky nor should it dominate Lambeth Palace in the view.

Management of the viewing location (a)

The view location is a publically accessible open space with raised seating areas at regular intervals along the river wall. No particular management regime is required.

Landmark Silhouette xv)

(a) View E from Victoria Tower Gardens to the Lambeth Palace complex (including St Mary's Church tower)



View location (a) (i): From northern end of Victoria Tower Gardens, Lambeth Palace is viewed from north-west - April 2019



View location (a) (ii): From central location in Victoria Tower Gardens, Lambeth Palace is viewed from the west-north-west



View location (a) (iii): Southern view location

* All view images Lambeth Conservation and Design archive

Description of View (a) (i)

From the northern end of Victoria Tower gardens the Palace is viewed from the north-west. The picturesque north elevation of the Blore building is clearly visible. It as Cranmer's tower are appreciated against clear sky. The Chapel, Lollard's Tower and the Great Hall are next in the composition. The upper storey of no. 109 Lambeth Road is visible in the backdrop of the Chapel and the Great Hall. Whilst it is grey and fairly plain its horizontal emphasis blunts the richness of the silhouette. The tops of distant residential tall buildings on Lollard Street are also glimpsed within the Palace's roofscape – their distance and white finish diminishes their visual presence further.

To the right of the lantern on the Great Hall and to the rear of the adjoining Morton's Tower the dark mass of no. 1 Lambeth High Street can be perceived. Its horizontal roofline is broken by a rooftop element of comparable height and form to St Mary's Tower which is glimpsed behind Morton's Tower and is the tallest element in the composition.

Description of View (a) (ii)

From this central location Lambeth Palace is viewed from the west-north-west. In this location the Elephant and Castle tall building cluster has a dominant presence in the backdrop of the eastern end of the Blore building. Their visual dominance comes primarily from the fact that they are noticeably taller than the Palace complex. The attractive roofscapes of Cranmers Tower and Lollards Tower are appreciated in silhouette against clear sky. The upper storey of no. 109 Lambeth Road is visible in the backdrop of the Great Hall. Whilst it is grey and fairly plain its horizontal emphasis blunts the richness of the silhouette.

To the rear of Morton's Tower and St Mary's Tower the dark mass of no. 1 Lambeth High Street can be perceived. Its horizontal roofline is clearly noticeable. In this view its rooftop element is concealed by the top of St Mary's Tower.

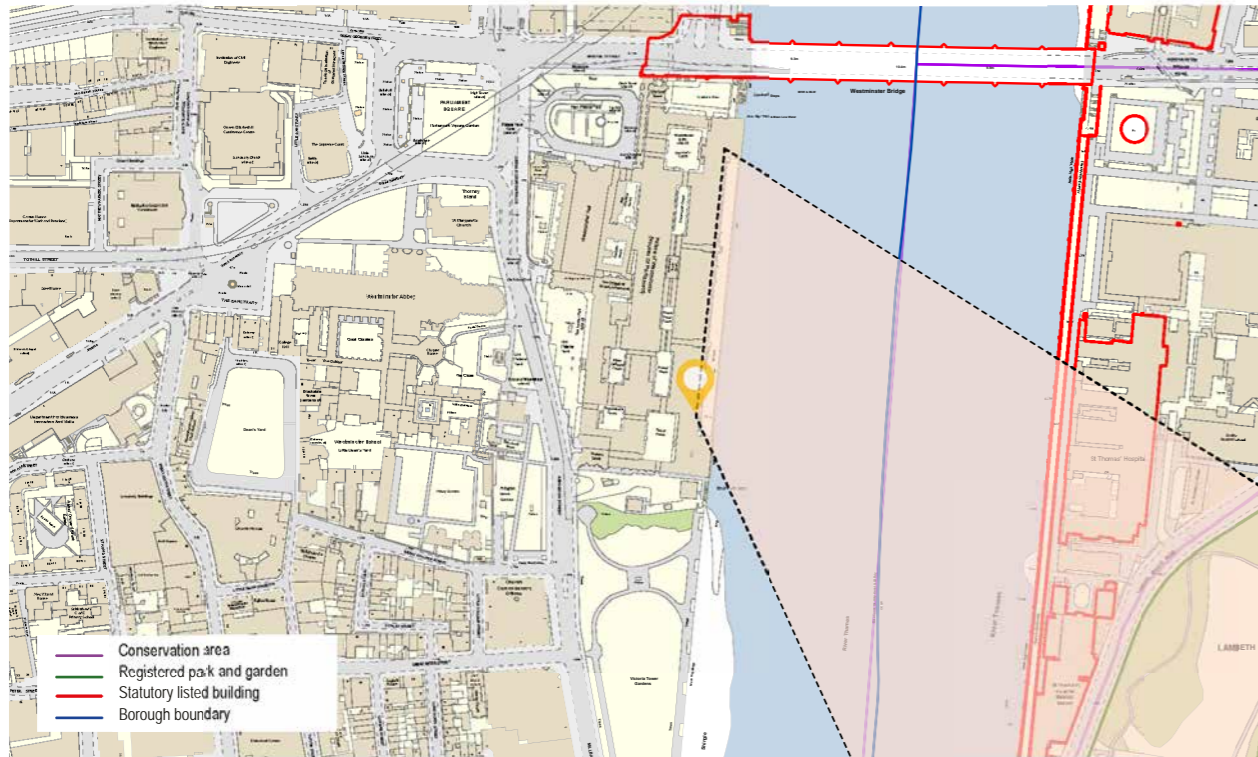
Description of View (a) (iii)

(iii) The southern view location is a long-established location from which to view Lambeth Place face-on. There are numerous historic illustrations from this location. Here the low roof of the Great Hall forms the centre of the composition with the taller parts of the Lambeth Palace complex stepping up on either side.

The Elephant and Castle tall building cluster is now visible rising up behind the Great Hall to the left of its lantern. The cluster's visual dominance comes primarily from the fact that they are noticeably taller than the Palace complex. Otherwise the historic roofscape of Lambeth Palace's towers, turrets and chimneys can still be appreciated in silhouette against clear sky. This is largely because no. 109 Lambeth Road is now screened behind Morton's Tower and no. 1 Lambeth High Street is now to the extreme right hand side of the view.

Landmark Silhouette xv)

(b) View SE from Member's Terraces of Houses of Parliament to the Lambeth Palace complex (including St Mary's Church tower)



Viewing Place: Houses of Parliament

Viewing Place (b)

The Member's Terraces of Houses of Parliament sit at ground floor level on the eastern elevation of the building overlooking the River Thames. They are an important outside space for Parliament affording extensive views 180 degree views. Whilst they are partially occupied by marquee type structures the area of terrace along the river retaining wall is accessible.

Viewing Location (b)

For purposes of assessment the view locations should be taken from the (i) northern, (ii) centre and (iii) southern ends of the terrace. These locations are within the Westminster World Heritage Site.

View Location Coordinates (b)

(i) E: 530326 N:179588

(ii) E: 530318 N:179488

(iii) E: 530307 N:179390



Description of View (b)

From the members' terrace the Palace is viewed from the north-west. The picturesque north elevation of the Blore building is visible. It at Cranmer's tower are appreciated against clear sky. The Chapel, Lollard's Tower and the Great Hall are next in the composition. The upper storey of no. 109 Lambeth Road

is visible in the backdrop of the Chapel and the Great Hall. Whilst it is grey and fairly plain its horizontal emphasis blunts the richness of the silhouette. The tops of distant residential tall buildings on Lollard Street are also glimpsed within the Palace's roofscape – their distance and white finish diminishes their visual presence further. To the right of the lantern on the Great Hall and to the rear of the adjoining Morton's Tower the dark mass of no. 1 Lambeth High Street can be perceived. Its horizontal roofline is broken by a rooftop element of comparable height and form to St Mary's Tower which is glimpsed behind Morton's Tower and is the tallest element in the composition.

Visual management Guidance (b)

Lambeth Palace is Lambeth's most significant historic site and is of national importance as the home of Anglicism. Its integrity as a historic site and its continued positive contribution to the



Viewing Location: Member's Terraces of Houses of Parliament - Lambeth Conservation and Design archive image

character of the city is key to its ongoing conservation. The view of the Palace from across the River Thames has been recorded over the centuries and is the best place to appreciate its component parts. The view is a key aspect of the Palace's setting as a designated heritage asset. Therefore, harm to the view will result in harm to the setting.

The primary objective in the identification of these views is to protect what remains of its historic silhouette against clear sky.

Foreground and Middle ground (b)

The foreground is the River Thames. No development is anticipated here. Lambeth Palace occupies the middle ground. No development is anticipated here.

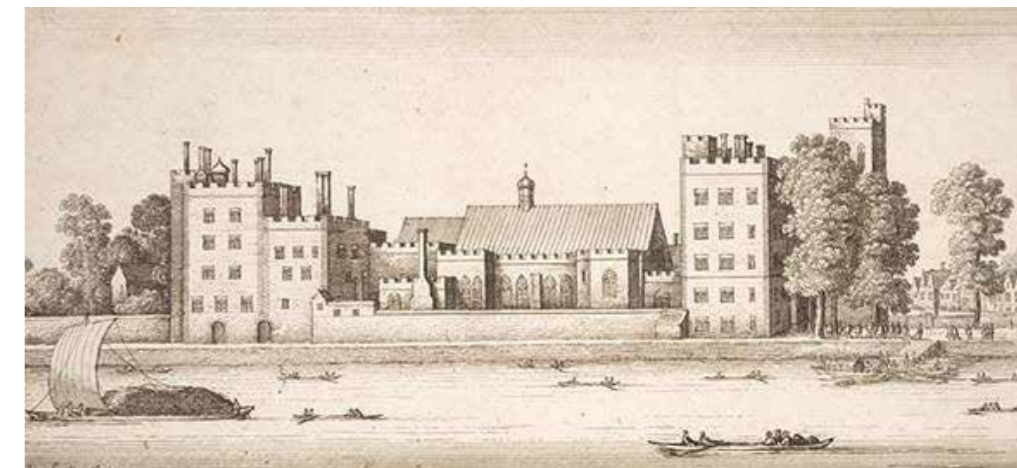
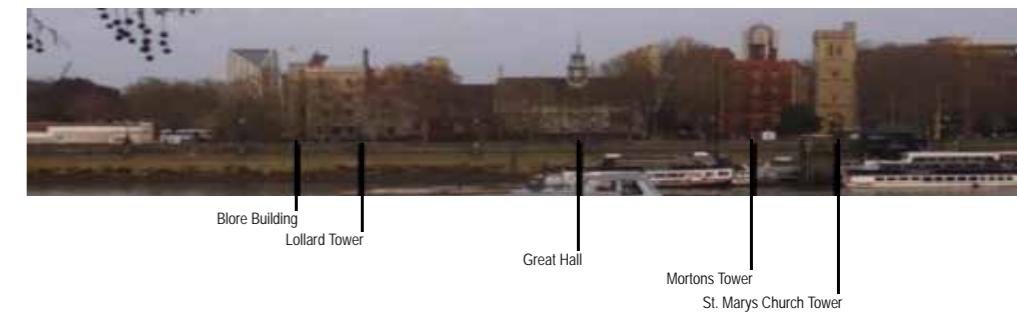
Background (b)

The background comprises parts of north Lambeth and Kennington (Lambeth and Southwark).

Development here should not harm the viewer's ability to appreciate the picturesque silhouette of Lambeth Palace against clear sky nor should it dominate Lambeth Palace in the view.

Management of the viewing location (b)

The view location is a private. Structures on the terrace should be palced away from the river retaining wall so that the views can be enjoyed by terrace users.



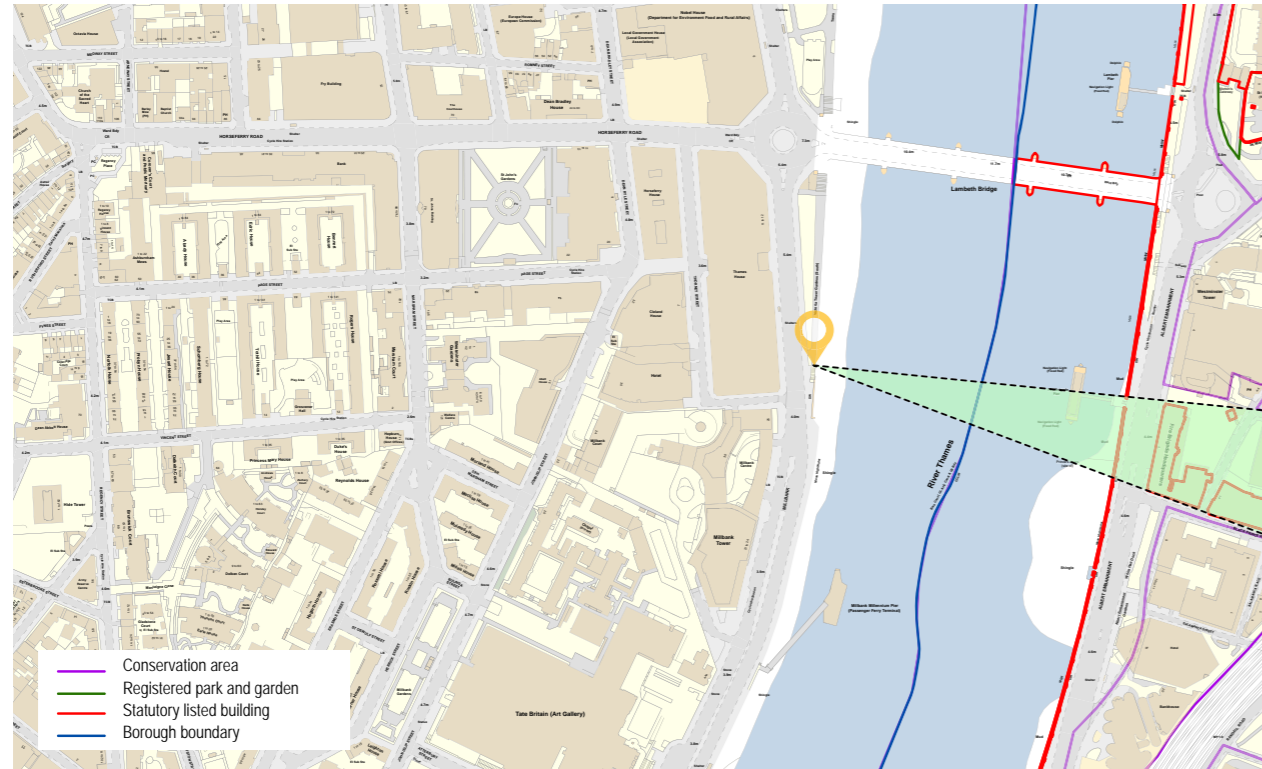
Historic view: 1647



Historic view: Engraving of 1875 based on a painting from 1709

Landmark Silhouette xvi)

View ESE from Millbank to 8 Albert Embankment



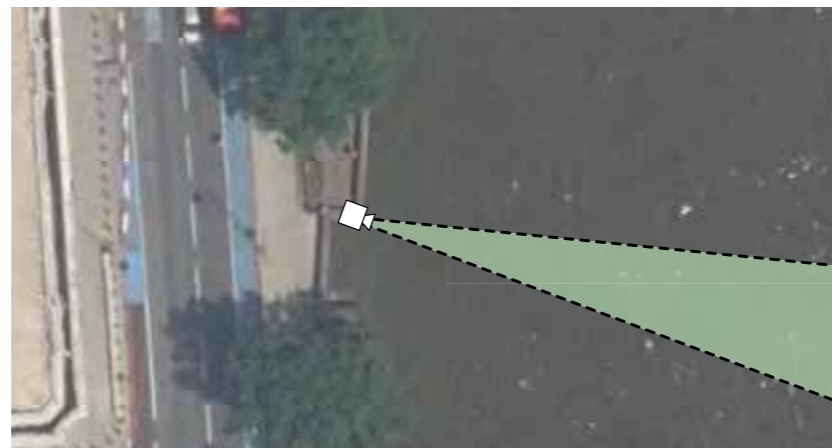
Viewing Place: Millbank

Viewing Place

On Millbank in the triangular garden on the south side of Lambeth Bridge. This is a public location with good views across the River Thames. This is within the Millbank Conservation Area.

Viewing Location

At the southern gateway opposite no. 8 Albert Embankment.



Viewing Location: Victoria Tower Gardens south

View Location Coordinates

E: 530265 N:178819



View: Former London Fire brigade HQ - April 2019

Description of View

The viewer has a face-on appreciation of the tiered façade of the former London Fire brigade HQ silhouetted against clear sky. The symmetrical Grade II landmark building has a formal stepped silhouette terminating in a central viewing tower with flagpole.

The foreground is the River Thames which includes the Lambeth River Fireboat pier on the water in front of No. 8 Albert Embankment. The pier is on a pontoon which rises and falls with the water level. The middle grounds is occupied by no. 8 Albert Embankment.

The background is clear sky over Lambeth High Street and north Kennington including the Ethelred Estate.

Visual Management Guidance

This imposing landmark building is a noteworthy historic landmark on the Albert Embankment. New development should not compromise the silhouette or dominate the building to the detriment of its setting.

Foreground and Middle ground

No additional development is anticipated here. Any redevelopment of the River Fireboat Pier should seek to minimise the height of structures to ensure they do not obscure the viewer's appreciation of no. 8 Albert Embankment.

Background

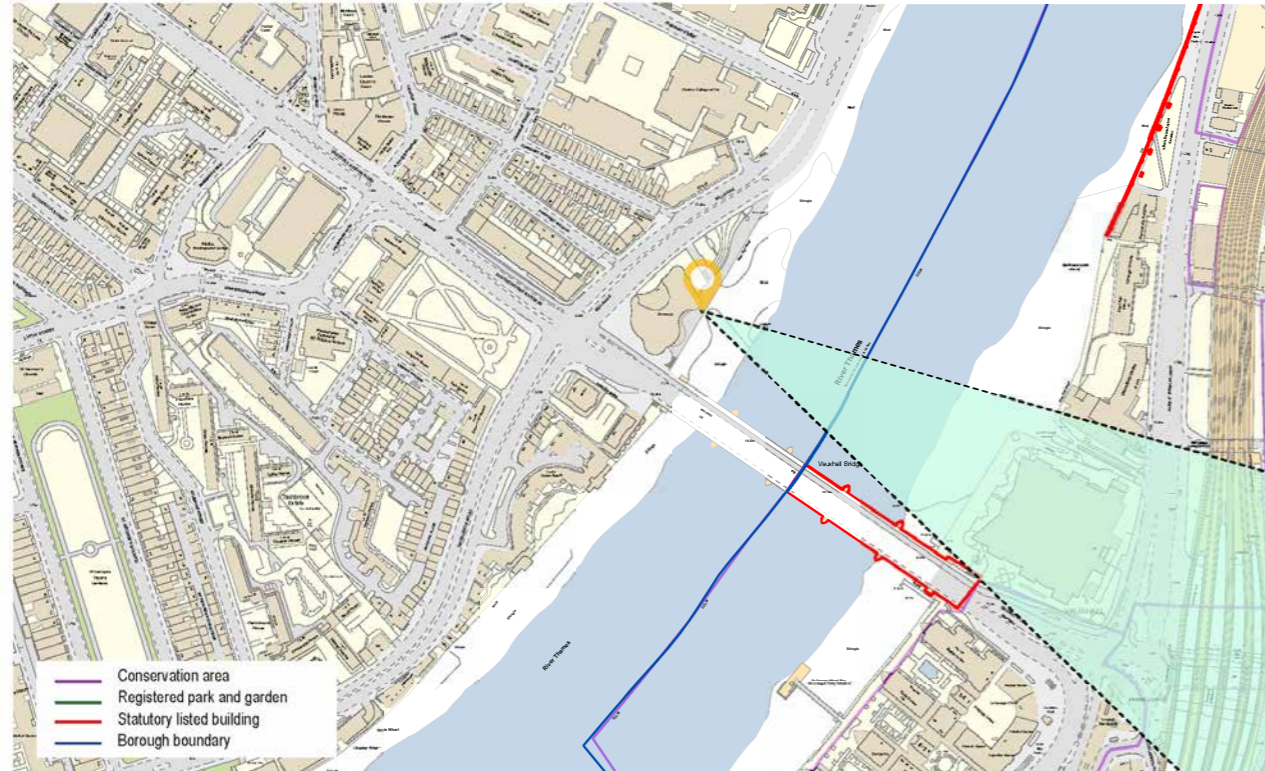
New development should not compromise the silhouette or dominate the building to the detriment of its setting.

Management of the viewing location

The viewing location is publically accessible open space and does not require any particular management regime.

Landmark Silhouette xvii)

View SE from Millbank to Vauxhall Cross Building (MI6)



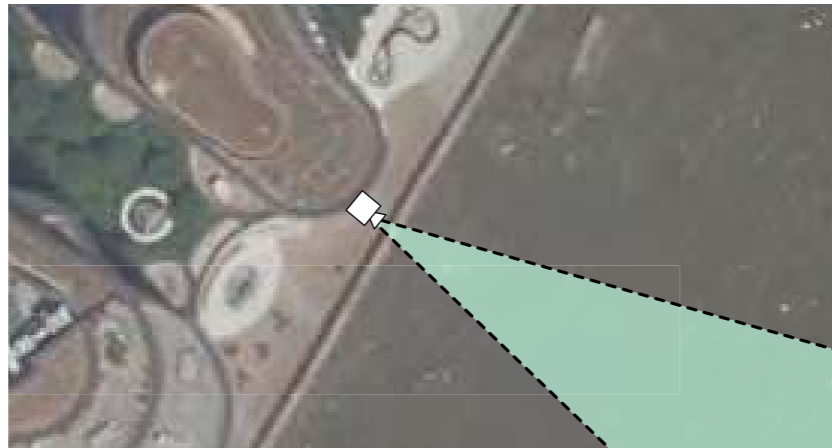
Viewing Place: Riverside walk at Millbank

Viewing Place

The riverside walk at Millbank to the immediate north of Vauxhall Bridge near the Riverwalk building. The view place is a publically accessible open space within the Millbank Conservation Area (Westminster City Council)

Viewing Location

The view location at the parapet of the River Thames retaining wall aligned axially with the centre of the MI6 building.



Viewing Location: Parapet of the River Thames wall

View Location Coordinates

E: 530059 N:178307



View: Terry Farrell's landmark MI6 building - April 2019

Description of View

Terry Farrell's landmark MI6 building is an iconic post-modern landmark on the River Thames. It is locally listed and a positive contributor to the Albert Embankment Conservation Area. It has a formal relationship with the River and a stepped façade in concrete and green glass.

The foreground is the River Thames and open space in front of the MI6 building (riverside walk). The middle ground is the MI6 building itself.

The background is clear sky over the Vauxhall Conservation Area and Oval beyond.

Visual Management Guidance

New development should not compromise the silhouette or dominate the building to the detriment of its setting.

Foreground and Middle ground

No development is anticipated on the River Thames. Any development on the open space to the west of the MI6 building (riverside walk) should not be so large as to dominate or obscure the viewer's appreciation of the landmark building.

Background

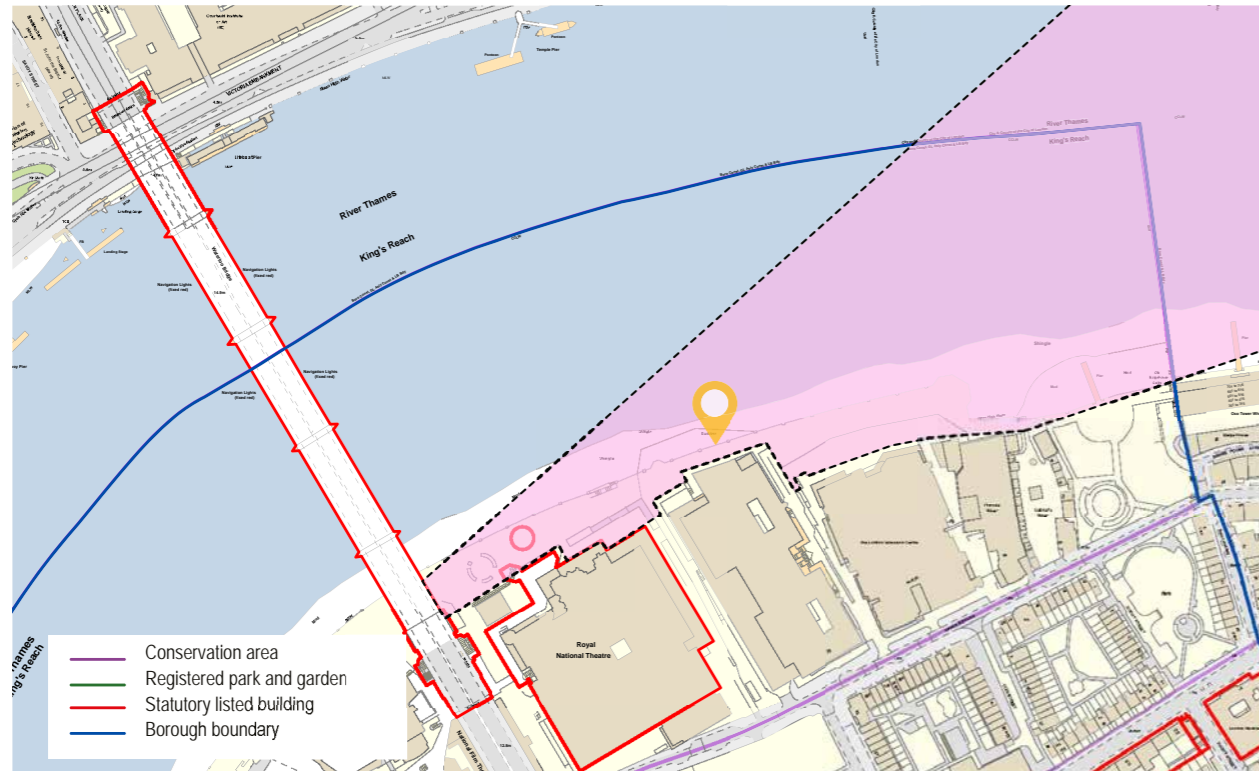
New development should not compromise the silhouette or dominate the building to the detriment of its setting.

Management of the viewing location

The viewing location is publically accessible open space and does not require any particular management regime.

Landmark Silhouette xviii)

View NE from the Queen's Walk to St Paul's Cathedral between Waterloo Bridge and borough boundary.



Viewing Place: Queen's Walk

Viewing Place

The Queen's Walk between Waterloo Bridge and the borough boundary (Broadwall/ Oxo Building) follows the curve of the River Thames allowing impressive views across the river towards the north and east. St Paul's Cathedral is the primary landmark in that view. Its three dimensional form. The view place is within the Southbank Conservation Area.

Viewing Location

The Queen's Walk is a pedestrian promenade is tree lined and the canopies and trunks of the trees limits view out to such an extent that the best views are only really afforded from the river balustrade.

The view is a kinetic one from west to east. From the western end everything above balustrade level (c50m AOD) of St Paul's dome is visible and so too is the

south tower. However, the foreground mass of Unilever House (grade II) obscures St Paul's north tower but its Portland stone finish means there is no visual competition by this foreground incursion.

Up until the IBM building on approach from the west, because of the screening effect of the trees, the city cluster is not visible – giving St Paul's primacy in the view. As the viewer aligns with IBM / ITV on the approach from the west the north tower of St Paul's also comes into view and at the same time the tall building cluster in the City appears within the view. It is sufficiently separate at this point as to not cause visual intrusion.

It should be noted that LVMF view – 16B is situated on the Gabriel's Wharf viewing platform (where the Queen's Walk turns sharply inland to the rear of the former ITV premises).

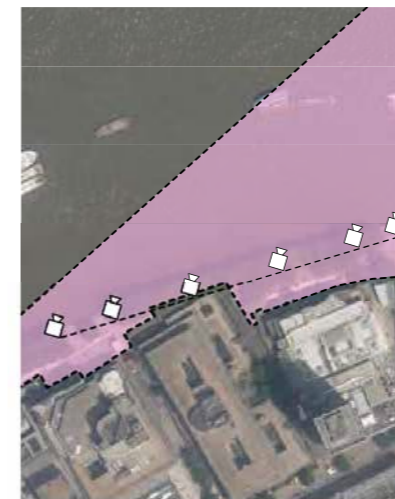
At Gabriel's Wharf background buildings at London Wall visually attach to St Paul's to the detriment of its silhouette. Their effect changes as the viewer proceeds eastward. At Bernie Spain gardens a pedestrian pier allows viewers to enjoy the view from over the water. The walk east of Broadwall / Oxo Building, with further, closer views of St Paul's Cathedral, in Southwark.

View Location Coordinates

E: 531048 N:180487



View: St Paul's Cathedral - April 2019



Viewing Location: Queen's Walk

Description of View

Grade I listed St Paul's Cathedral is a long established London landmark. There are many historic views of the cathedral from the River Thames and Southbank. For much of the view everything above balustrade level (c50m AOD) of St Paul's dome is visible along with its north and the south towers. It has true landmark quality. The River Thames and its associated foreground development in front of St Paul's make an important contribution to its setting as a designated heritage asset. Harm to this view of St Paul's is therefore going to result in harm to the setting of the Cathedral as a listed building.

Visual Management Guidance

St Paul's Cathedral is subject to a long-established management regime – 'the St Paul's Heights' which is administered by the City of London.

Foreground and Middle ground

No new development is anticipated on the River Thames. The middle ground is within the City of London. New development at the eastern end of the Victoria Embankment and at Blackfriars would fall within the South-West part of the St Paul's Heights Policy Area.

Background

The back ground is within the City of London.

Management of the viewing location

The view location is publically accessible and under the management of Southbank Centre (Waterloo Bridge up to IBM) and Coin Street Community Builders (IMB to borough boundary). No development on the balustrade itself or along the edge of the Queen's Walk should obscure views out across the River.