

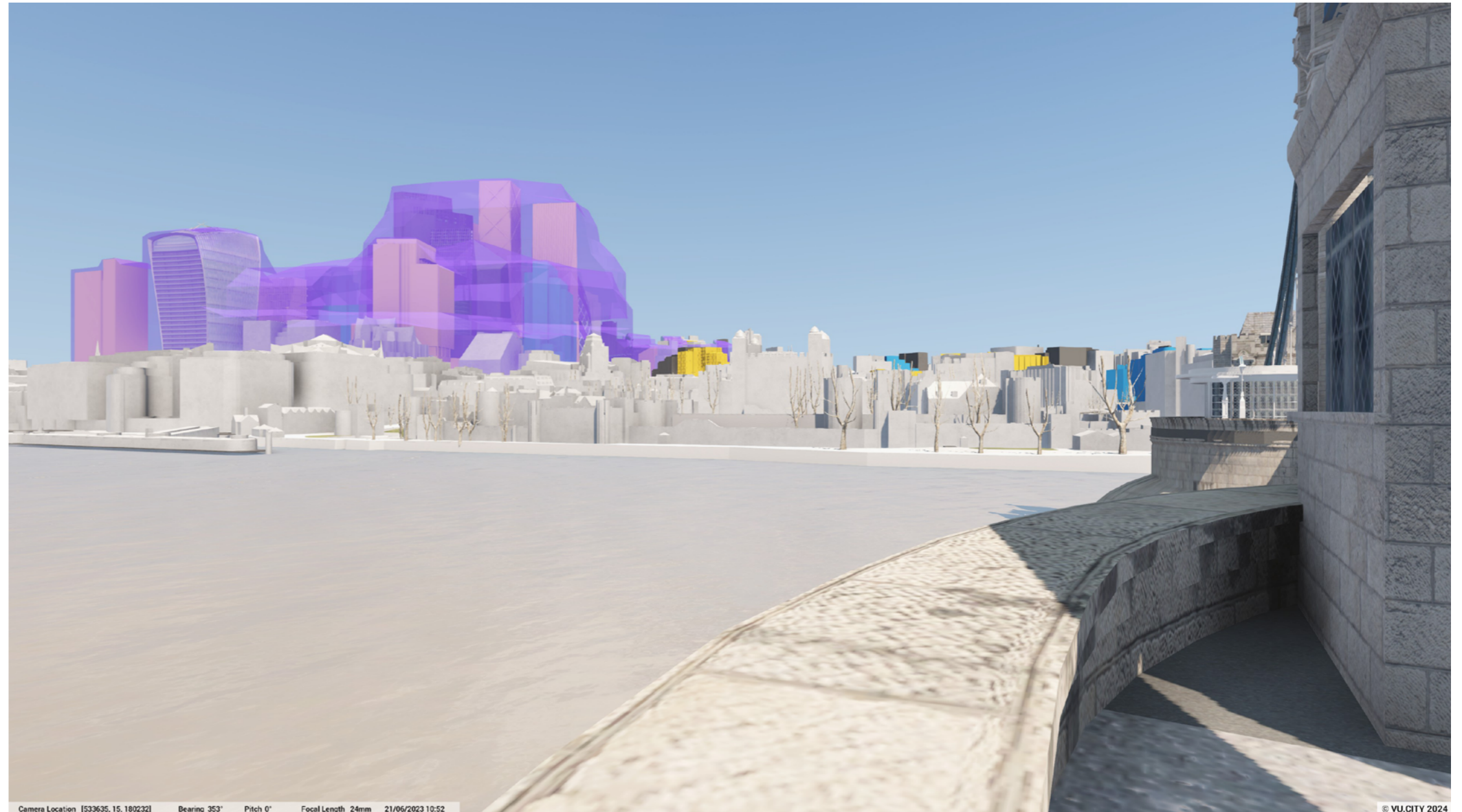


## View 23: Approach route 14 Tower Bridge (kinetic sequence representative view 2) - Proposed Clusters

# ED-HTB21

### Proposed

- 6.229 The Proposed City Cluster, shown in purple, would consolidate the buildings of the future baseline and present an overall considered legible form. The primary crest would be centred on One Undershaft, stepping down either side towards 22 Bishopsgate and 200 Leadenhall Street. There would be two other crests, one around 20 Fenchurch Street and a smaller one further east and south, along Fenchurch Street.
- 6.230 The relationship between the WHS and the City Cluster is of the utmost importance and should be very carefully managed. Individual buildings coming forward will need to be carefully considered in the context of this view and its role as an element of the setting of the WHS.
- 6.231 While this proposed consolidation would be beneficial to the overall City Cluster form as a composition, it is acknowledged that there would be some **low potential for adverse effects**, particularly at the eastern edge next to the WHS, and the effects of new proposals would need to be rigorously scrutinised.



## View 24: Approach route 12 Commodity Quay (kinetic sequence representative view 2) - Existing

### Existing

6.232 This view is taken from Commodity Quay, which the Tower of London Setting Study describes as a 'peaceful pedestrian approach', which is enclosed by St Katherine's Docks. In the middle ground, the junction of East Smithfield and Tower Bridge is visible, and beyond this the Tower is visible. Tall buildings in the City are also visible in the background, particularly 20 Fenchurch Street.

6.233 The significance of this view is outlined in the Tower of London Setting Study: '*Prior to construction of St Katherine's Dock, the area would have consisted of narrow streets between small scale buildings that lined the eastern extent of the Liberties. This route offers the best remaining opportunity to obtain views across Tower Bridge Approach from within St Katherine's Dock, revealing the Tower's Outer Curtain Wall and one turret of the White Tower – remnants of the imposing views towards the dominating Tower fortress that would have existed before Tower Bridge was constructed in the 1880s.*'

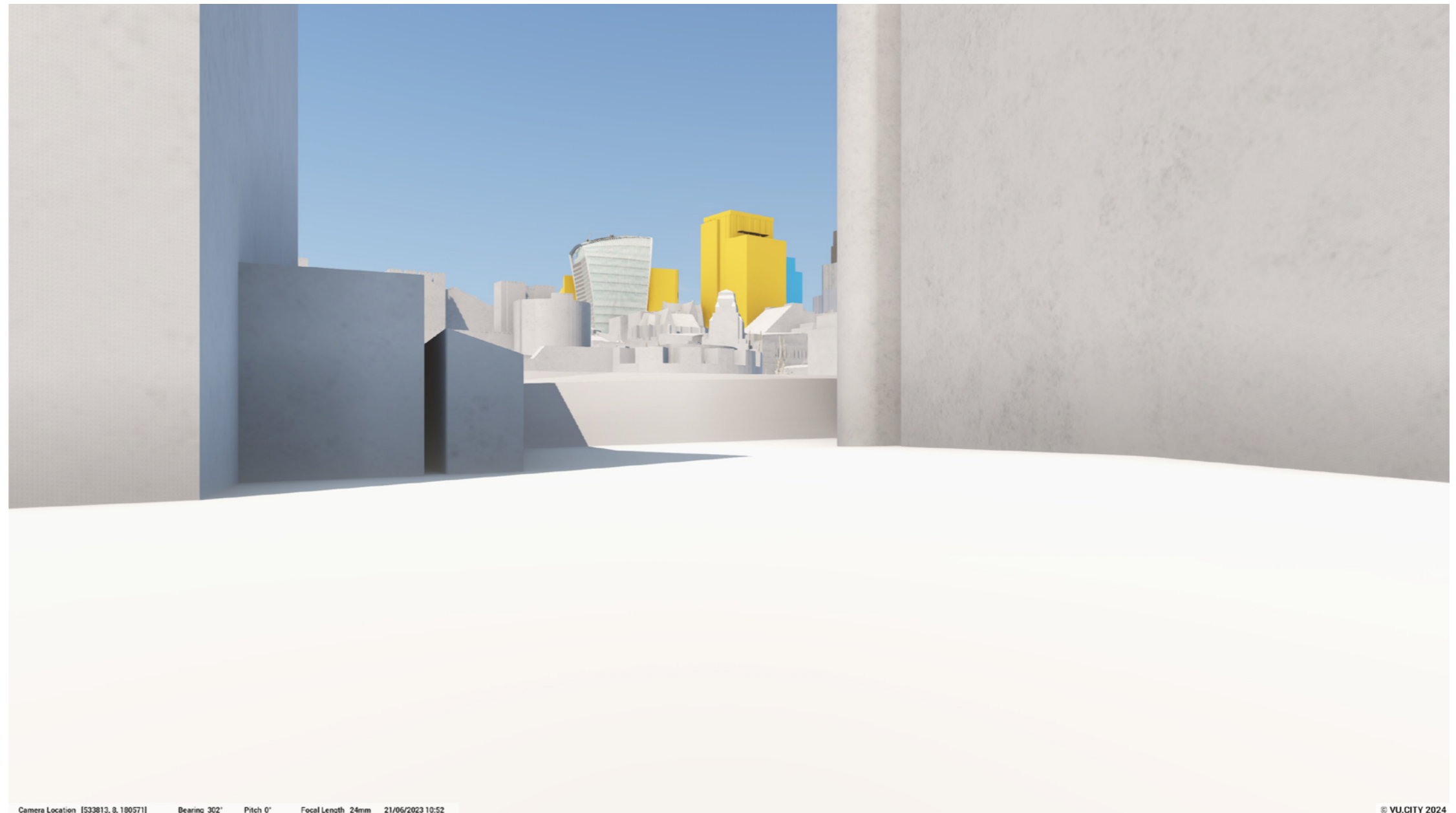




## View 24: Approach route 12 Commodity Quay (kinetic sequence representative view 2) - Future Baseline

### Future baseline

6.234 A small portion of 55 Gracechurch Street would be seen to the left of 20 Fenchurch Street and 70 Gracechurch Street to the right. The largest emerging building at the centre would be 50 Fenchurch Street, with a portion of One Leadenhall Street seen behind, as shown in blue.



## View 24: Approach route 12 Commodity Quay (kinetic sequence representative view 2) - Proposed Clusters

### Proposed

- 6.235 The southern end of the Proposed City Cluster would be seen in this view. It would create a defined edge around 55 Gracechurch Street, marking a clear separation between the WHS and the modern City. 20 Fenchurch Street would remain as the highest part of the southern crest, but the Proposed City Cluster would allow for further development between it and the primary crest, including tall buildings such as 50 Fenchurch Street, seen as the tallest in the view.
- 6.236 Individual buildings coming forward within the Proposed City Cluster would need to consider architectural and urban design detail in the context of this view and its role as an element of setting to the WHS. The Proposed City Cluster would allow for the consolidation of the Cluster north of 20 Fenchurch Street, resulting in a **neutral** effect overall.



## View 25: Approach route 12 Commodity Quay (kinetic sequence new selected view) - Existing

### Existing

6.237 This view is taken from the northern end of Tower Bridge Approach, looking across the road towards the Tower of London. It is similar to view 16, but closer to the Tower, further westward. The Tower dominates the left side of the view, and tall buildings in the City appear in the centre, while the City Cluster is to the right. In the middle ground, there is development lining Tower Hill, generally under 10 storeys.



## View 25: Approach route 12 Commodity Quay (kinetic sequence new selected view) - Future Baseline

### Future baseline

6.238 50 Fenchurch Street would appear prominently standing between 20 Fenchurch Street and the taller buildings to the north. 55 and 85 Gracechurch Street would appear either side of 20 Fenchurch Street, and One Leadenhall Street would be just visible to the right of 50 Fenchurch Street.

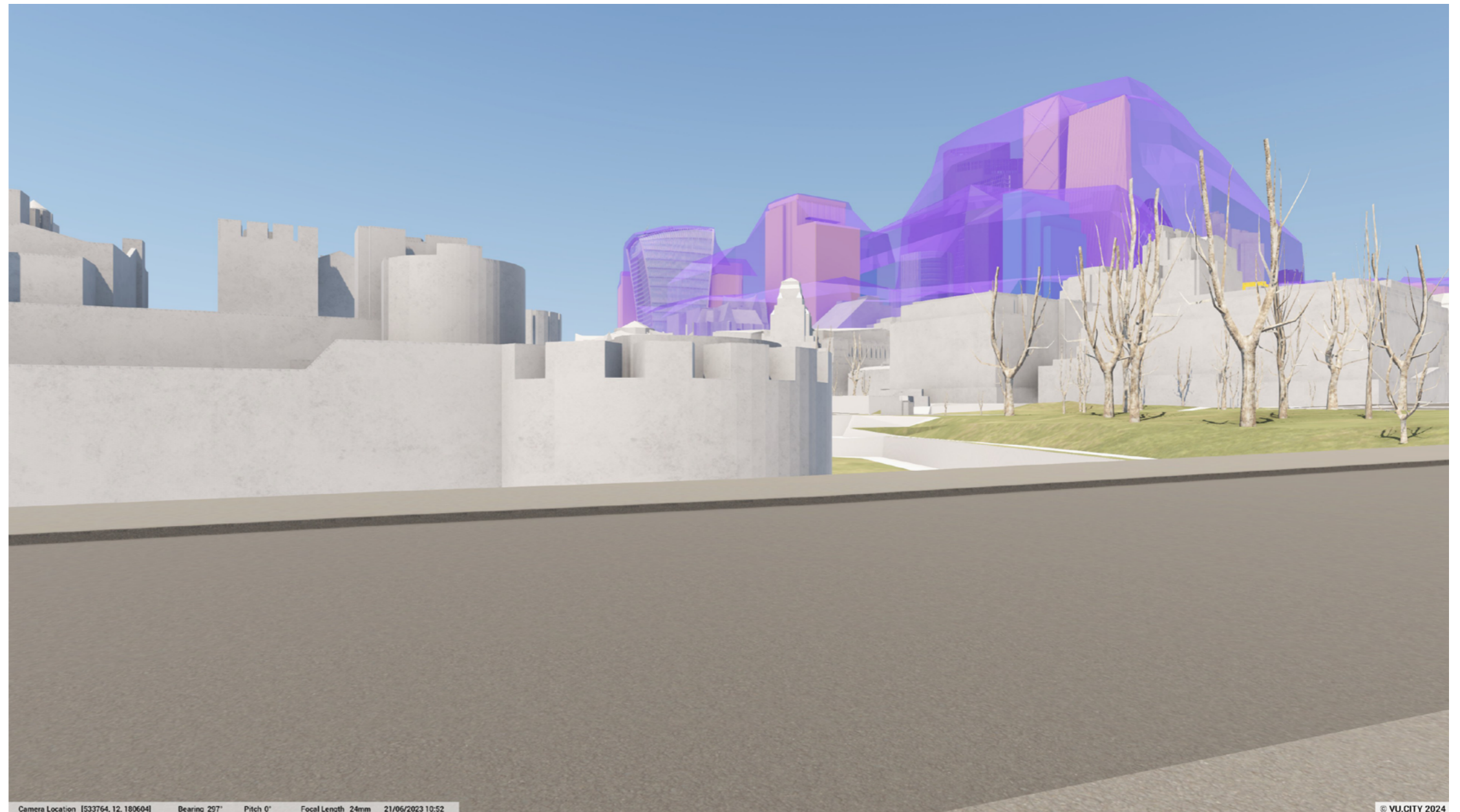
6.239 One Undershaft and 100 Leadenhall Street would add to the taller group of buildings further away from the WHS.



## View 25: Approach route 12 Commodity Quay (kinetic sequence new selected view) - Proposed Clusters

### Proposed

6.240 The Proposed City Cluster, shown in purple, would create three distinct crests in this view, stepping up away from the WHS. The much lower foothills at the south and east would keep the substantively higher parts of the Proposed City Cluster at sufficient distance from the WHS. The Proposed City Cluster would not encroach further as a backdrop element to the WHS, and though defining its edge, it would be read as a distinct and separate form. This proposed consolidation would have a **beneficial** effect on the Cluster form, and a **neutral** effect on the view overall.



## View 26: Local Setting Route 5: pedestrian subway to East Smithfield south of Tower Gardens - Existing

### Existing

6.241 This view is taken from the approach to the pedestrian subway, near its junction with Tower Bridge Approach. The Tower dominates the foreground, and the 'layers' of it can be appreciated from this view. Trees that line Tower Hill are visible on the right; development is not visible beyond the trees in this summer view. In the winter, taller development in the City Cluster, including 22 Bishopsgate, would be seen to the right of this view.

6.242 20 Fenchurch Street and Minster Court are seen as more modern elements in the backdrop. The spire of All Hallows by the Tower is also visible.





## View 26: Local Setting Route 5: pedestrian subway to East Smithfield south of Tower Gardens - Future Baseline

### Future baseline

6.243 55 and 70 Gracechurch Street are seen with side of 20 Fenchurch Street. 50 Fenchurch Street then steps up from this. In the far right One Undershaft is seen as the tallest element.



## View 26: Local Setting Route 5: pedestrian subway to East Smithfield south of Tower Gardens - Proposed Clusters

### Proposed

6.244 The Proposed City Cluster draws the emerging crests together to achieve a more consolidated form. It would step down substantively towards the south and to give sufficient breathing space to the WHS. Overall, this proposed consolidation would have a **beneficial** effect on the City Cluster form, and a **neutral** effect on the view overall.





## View 27: Representative Viewpoint 8 The Royal Mint (panned north to include cluster) - Existing

### Existing

6.245 This view is taken from outside the Royal Mint looking towards the City. The WHS appears on the left. From this position, the WHS can be appreciated against an open sky, although there is a lot of street furniture and traffic in the foreground. The junction of East Smithfield and Tower Hill takes up the foreground of this view and large commercial buildings appear to the right, fronting Tower Hill. To the right of Tower Hill, also in the middle ground, is Tower Place West. Tower Hill Garden and Tower Bridge Piazza appear in the middle ground as small and open green areas with mature trees.

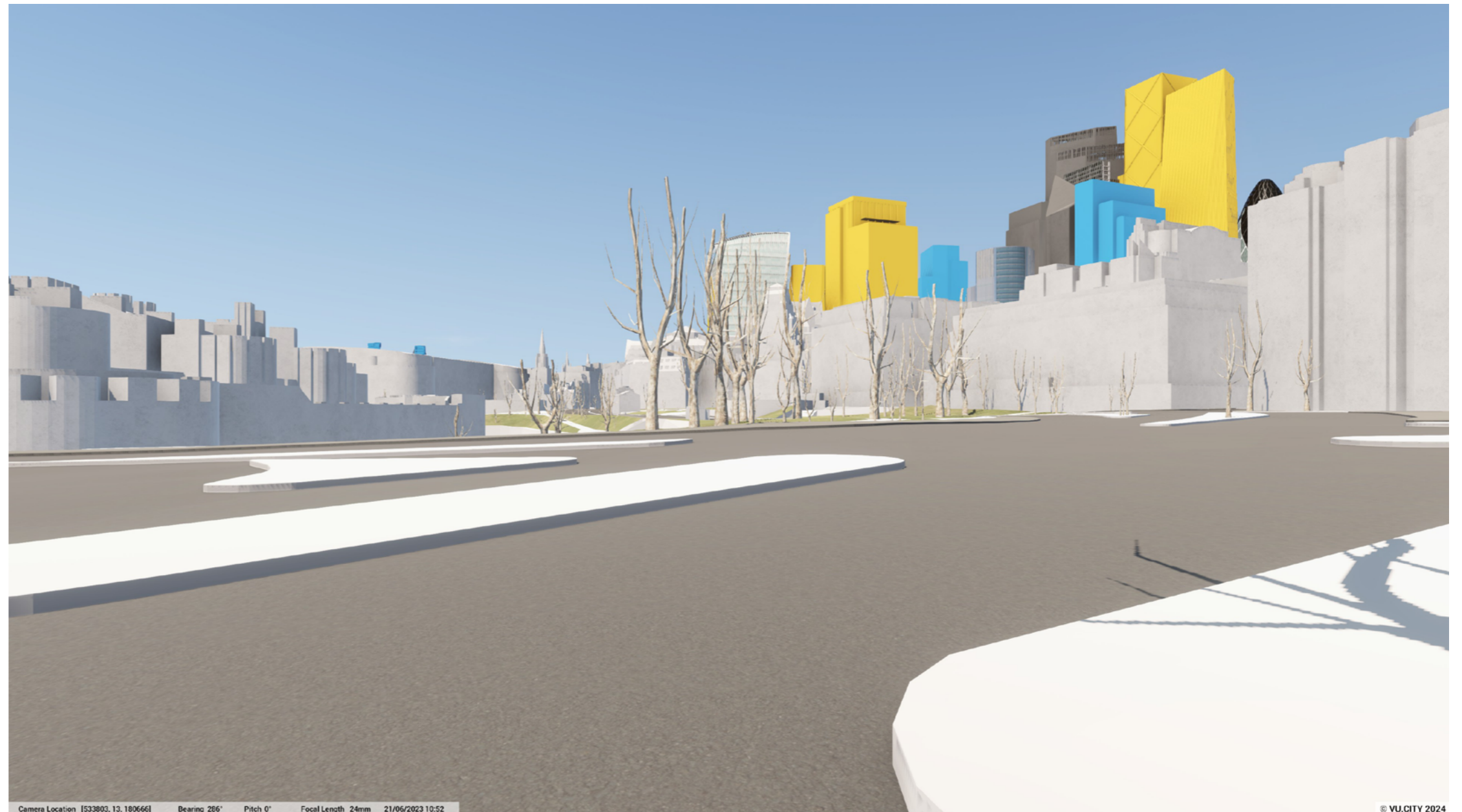
6.246 The City Cluster appears in the background and includes 30 St Mary Axe, 52 Lime Street and 22 Bishopsgate.



## View 27: Representative Viewpoint 8 The Royal Mint (panned north to include cluster) - Future Baseline

### Future baseline

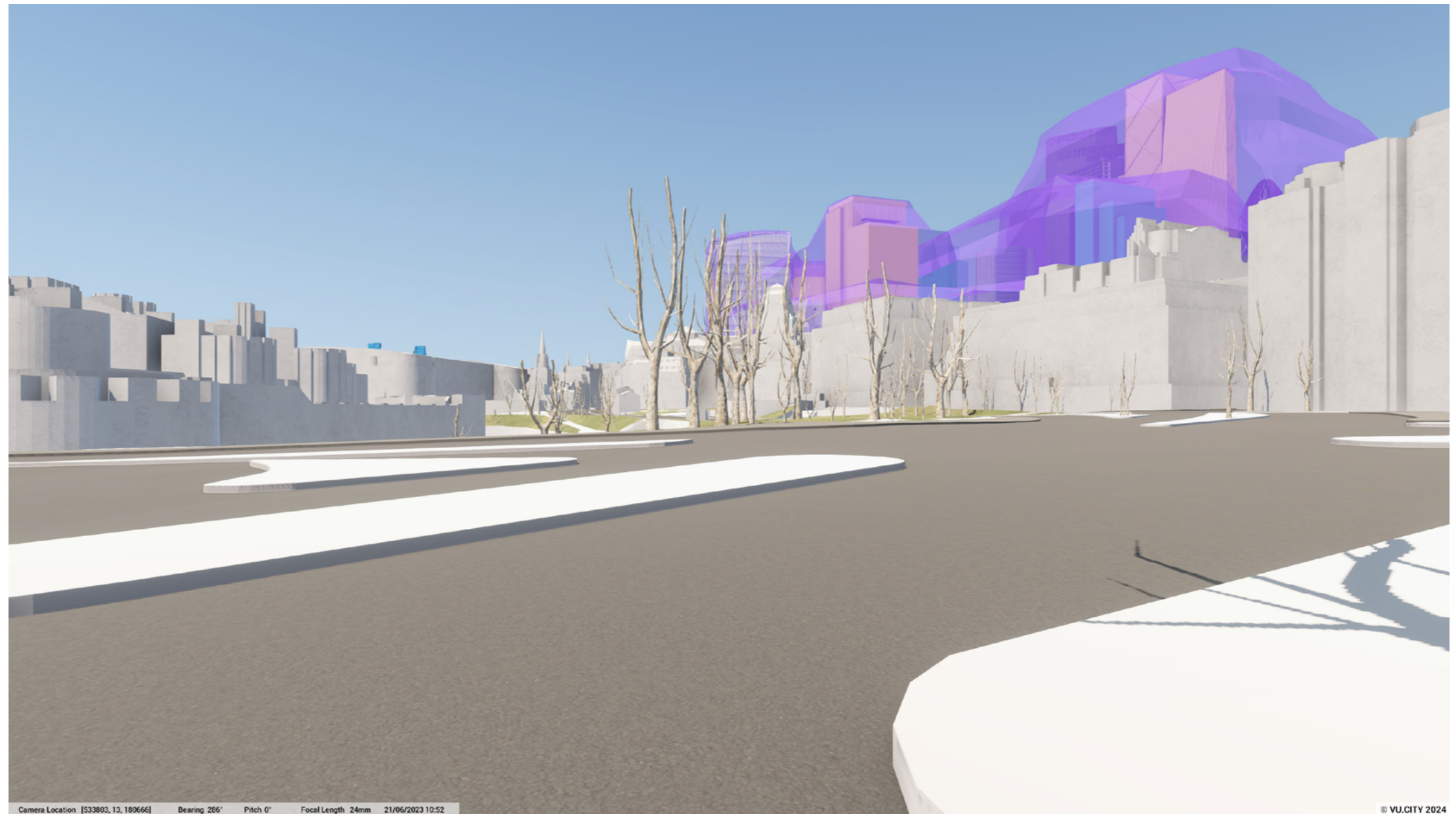
6.247 50 Fenchurch Street would appear above the trees in the centre of the view, with One Leadenhall Street to the right. To the right One Undershaft and 100 Leadenhall Street would introduce two of the tallest buildings in the City Cluster.



## View 27: Representative Viewpoint 8 The Royal Mint (panned north to include cluster) - Proposed Clusters

### Proposed

6.248 The Proposed Cluster, shown in purple, would have a similar effect to the previous view. The Proposed City Cluster draws the emerging crests together to achieve a more consolidated overall form. This would better define its legibility and the delineation between it and the WHS. Overall, this proposed consolidation would have a **beneficial** effect on the City Cluster form, and a **neutral** effect on the view overall.



## View 28: Approach route 4 Great Tower Street (new selected view) - Existing

### Existing

6.249 This view is taken from the junction of Petty Wales and Gloucester Court looking towards Gloucester Court, which gently slopes east-west. Both Petty Wales and Gloucester Court are pedestrianised routes. In the foreground, to the left, is Tower Place West. In the middle of the view is All Hallows by the Tower, which is an important historic building that has been located here since Saxon times. Behind the church, the existing City Cluster is visible, including 52 Lime Street, The Leadenhall Building and 22 Bishopsgate. Behind the church spire, 20 Fenchurch Street is also visible. Several buildings fronting Byward Street and Great Tower Street, opposite the church, appear in the middle ground.

6.250 The significance of this view is outlined in the Tower of London Setting Study: *'An historically very important route directly connecting the City to Tower Hill and the Tower, revealing the defensive nature of the Tower and its strategic location.'*



## View 28: Approach route 4 Great Tower Street (new selected view) - Future Baseline

### Future baseline

6.251 55 Gracechurch Street would appear to the left of 20 Fenchurch Street and, 85 Gracechurch Street and One Leadenhall Street would be glimpsed to the right. 50 Fenchurch Street would be quite prominent directly behind the church. One Undershaft and 100 Leadenhall Street would form the tallest elements in the wider backdrop.

