

The London School of Economics and Political Science

**Tall building policy making and implementation  
in central London: Visual impacts on regionally  
protected views from 2000 to 2008**

**J u e r g e n   K u f n e r**

**Volume 2: Appendices**

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## **Appendix 1: The main parties in the tall building expert community**

### **Commission for Architecture and the Built Environment (CABE)**

CABE was set up by the Secretary for Culture Media and Sport in 1999 (PINS 2002). It emerged out of the Royal Fine Art Commission which was disbanded and subsequently replaced by CABE. CABE is an executive non-departmental public body of the DCMS (Cabinet Office 2009). The primary function of CABE is to secure the highest quality of architectural and urban design regarding significant development projects (DETR and CABE 2000).

In relation to tall building projects the most important function of CABE is that of design review. The Design Review Panel (DRP) is an interdisciplinary expert panel that assesses significant development proposals with regard to their architectural and urban design quality (CABE 2006a). As set out in the Clean Neighbourhoods and Environment Act 2005 CABE has been given the power to review development projects whether or not CABE is requested to do so (CABE 2009a).

### **City of London Corporation**

The City of London Corporation is local planning authority (LPA) for the City of London often also called the Square Mile (Travers 2004). A large number of tall building projects there have been proposed and granted planning permission (see appendix 2). The City of London revised its central planning policy the Unitary Development Plan (UDP) in 2002 (City of London 2002).

### **Dean and Chapter of St Paul's Cathedral**

In relation to planning applications that affect St Paul's Cathedral, and in particular when these are visible within views towards St Paul's, the Dean and Chapter have to be consulted by the relevant local authority (GLA 2007b). The authorities of St Paul's have had a particular interest in preventing potential negative visual impacts of tall building developments in the City of London, such as 30 St Mary Axe, Heron Tower and the London Bridge Tower located in the London Borough of Southwark (Markham 2008; Short 2004).

### **Department for Culture, Media and Sport (DCMS)**

The DCMS was set up in 1997 by the Blair administration superseding the Department of National Heritage (Cullingworth and Nadin 2006). The DCMS is responsible for sponsoring non-departmental public bodies (so called quangos) such as English Heritage and CABE (ibid). Furthermore, the DCMS is responsible for the appointment of the commissioners, who are the highest level executives at English Heritage and CABE.

### **Design Team**

The developer who finances a tall building project leads the design team and acts as the principal lobbyist for the tall building project. At its core, the developers design team (also often referred to as the 'core design team') consists of an architectural firm (responsible for designing the project), planning consultants (advising the team on existing and emerging policy and guidance and acting as an important contact to regional and local planning officers), public relations consultants (dealing with media inquiries and also often acting as providers of information regarding political circumstances) and solicitors (advising on the legal ramifications of the planning documentation). Due to the high level of controversy regarding the visual impact of tall buildings, townscape consultants (advising on the visual appearance of a tall building

project in relation to heritage assets and producing a townscape assessment as part of the Environmental Impact Assessment (EIP)) have acquired a role of similar importance in design teams as well. In addition, in the case that a public inquiry takes place, the developer hires high ranking barristers who lead the presentation of evidence and argumentation.

### **English Heritage**

A central function of English Heritage is defined within the National Heritage Act 1983 as, 'to promote the preservation and enhancement of the character and appearance of conservation areas' (Her Majesty's Stationary Office 1983: 19, Section 33 (b)). Like CABI, English Heritage is an executive non-departmental public body of the DCMS (Cabinet Office 2009). English Heritage's major role in the planning process is the safeguarding of the cultural heritage of England. In relation to tall building development in London, its responsibility mainly focuses on the protection of significant monuments, conservation areas and world heritage sites from physical destruction and particularly also from harming the setting of these heritage assets through the visual appearance of proposed development.

In relation to tall building planning in London, English Heritage employs the London Advisory Committee (LAC) which is an interdisciplinary expert panel that assesses development projects with regard to their impact on the historic environment. The LAC does not have decision making powers. The LAC assesses development proposals and passes on its recommendations to the English Heritage Commission which makes the final decisions on the position that English Heritage is going to take in consultation processes.

### **Greater London Assembly**

The Greater London Assembly is a body that was set up to scrutinise the activities of the mayor of London (OPSI 1999). It is comprised of a body of twenty-five local politicians elected separately from the mayor (Travers 2004). This thesis is mainly concerned with the scrutiny role of the assembly regarding planning decisions and the appointment of GLA staff. For a detailed account of the Greater London Assembly's various functions powers and the composition of its members which go beyond the scope of this thesis see Travers (2004).

### **Greater London Authority (GLA)**

The Greater London Authority is the regional planning authority governing processes of planning and implementation in London. It was set up through the *Greater London Authority Act 1999* (OPSI 1999). The GLA is granted the power to produce the regional development strategy, the London Plan. Since the first finalised publication of the London Plan in 2004 local boroughs have had to take into account GLA policy in the making of their Local Development Frameworks (LDFs) (formally called Unitary Development Plans) (GLA 2004a). Regarding implementation the powers of the GLA were limited to refusing planning permission until the 2007 Greater London Authority Act. Since then, the GLA also holds the power to grant and refuse planning permission to planning applications 'of potential strategic importance' (OPSI 2007: 35; Section 31(3)). The GLA was headed by Mayor Ken Livingstone from May 2000. From May 2008, Boris Johnson has been the new mayor of London.

### **Historic Royal Palaces**

The Historic Royal Palaces are the management of the palaces, owned by the Queen (Historic Royal Palaces 2007). They are contracted by the DCMS to manage the palaces

on its behalf (ibid). In relation to this thesis, the Tower of London World Heritage Site is the most significant of the palaces since it is located in central London in the London Borough of Tower Hamlets. When the Tower of London is affected visually by proposals for tall buildings, the Historic Royal Palaces must be consulted by the relevant local planning authority (GLA 2007b). The Historic Royal Palaces are also the authors of the Tower of London World Heritage Site Management Plan published in 2007 (Historic Royal Palaces 2007).

### **International Council on Monuments and Sites UK (ICOMOS UK)**

ICOMOS UK advises the UNESCO on the state and protection of World Heritage Sites located in the UK. The central mission of ICOMOS UK is the fostering of the preservation and conservation of historic monuments in the interest of the public and cooperating with national and international organisations in order to achieve these goals (ICOMOS UK 1996). The Venice Charter from 1964 sets out that it is not only historic monuments themselves which ICOMOS seeks to protect from physical destruction, but rather it is the settings, within which the monuments are located that are sought to be maintained (ibid.).

### **London Borough of Southwark (LB Southwark)**

The case study projects of No.1 and 20 Blackfriars Road are located in the north-western corner of the London Boroughs of Southwark which is part of central London (GOL 2008). Therefore, the LB Southwark was the principal decision maker regarding the projects at local level. As is set out in the Southwark Plan (the central planning policy for the LB Southwark) a central goal of Southwark is to regenerate the borough (LB Southwark 2007c). Tall buildings proposed in the Blackfriars area have been seen as a means to kick-start and increase regeneration in the northern parts while hoping to also attract developer investments to the area of Elephant and Castle further south (LB Southwark 2005b).

### **London Borough of Lambeth (LB Lambeth)**

The London Borough of Lambeth has established a tall buildings framework for the area of Waterloo in cooperation with the GLA (GLA 2007f). Controversial tall building projects, such as the Doon Street Tower and Elizabeth House, are located in the Waterloo area (PINS 2008; 2009b). The Vauxhall Tower project located further south in the Vauxhall area also attracted significant controversy and resulted in a public inquiry (PINS 2004a). The LB Lambeth plays an important role in relation to the case study since the case study project of No.1 Blackfriars Road has visual impacts because it is located at the border to the LB Lambeth.

### **Planning Inspectorate (PINS)**

The PINS is a 'joint executive agency of the DETR and the Welsh Office' (Cullingworth and Nadin 2006: 49). It consists of independent planning inspectors whose principal function is the consideration of planning applications that have been called in by the Secretary of State, or against which an appeal has been made. At public inquiry, the inspector hears evidence and cross-examination of expert witnesses (PINS 2011). After the inquiry, the inspector prepares a report advising the Secretary of State with regard to whether or not to grant planning permission for the project in question. The code of conduct for planning inspectors, based on the Nolan principles, requires them to be independent and make decisions based on the interest of the public (Planning Portal 2011).

### **Royal Parks**

The Royal Parks Agency—the only executive agency of the DCMS—is the management and guardian of England's Royal Parks (Cullingworth and Nadin 2006). The Royal Parks have to be consulted by the relevant local authority when proposed projects have visual impacts on the parks (GLA 2007b). In relation to statements regarding planning applications that might impact on the parks (predominantly when these are visible from within the parks), the highly acclaimed landscape architects, Colvin and Moggridge, draft statements on behalf of the agency. Hall Moggridge has tended to be the principal witness representing the Royal Parks' interests in public inquiries, such as was the case with No.1 and 20 Blackfriars Road (PINS 2009a). Mr Moggridge is also a member of the ICOMOS UK Cultural Landscapes and Historic Gardens Committee (ICOMOS UK 2011).

### **SAVE Britain's Heritage**

SAVE Britain's Heritage is a pressure group that seeks to save historic buildings that are endangered by potential demolition (SAVE Britain's Heritage 2011a). SAVE has no statutory powers but use campaigning to raise awareness. It states that Simon Jenkins, one of the founders of SAVE and a prominent journalist and columnist who writes for the Evening Standard, the Guardian and the Economist, pioneered their 'basic modus operandi', the press release (SAVE Britain's Heritage 2011b). SAVE has been prominently involved in the campaigning against the 30 St Mary Axe project (also known as the Gherkin) which replaced the historic Baltic Exchange (Short 2004).

### **Secretary of State**

The Secretary of State, as referred to in this thesis, is the minister responsible for planning matters at the highest level of government. The governing body headed by the Secretary of State and responsible for planning matters has changed repeatedly since 1997. From 1997 until 2001, it was the Department for Environment, Transport and the Regions (DETR) (Cullingworth and Nadin 2006). From 2001 to 2002, it was the Department of Environment, Local Government and the Regions. From 2002 to 2006, it was the Office of the Deputy Prime Minister (ODPM) (ibid). The Secretary of State responsible for planning matters since May 1997 was Deputy Prime Minister John Prescott. With the establishment of the Department for Communities and Local Government (DCLG) in May 2006 Ruth Kelly became Secretary of State. Kelly was succeeded by Hazel Blears in June 2007 (DCLG 2007a). From June 2009, Ben Bradshaw was the relevant Secretary of State. In May 2010, Eric Pickles was appointed Secretary of State for Communities and Local Government by the new Conservative administration.

Two powers of the Secretary of State are of central importance in relation to this thesis. The first is that of being the final arbiter regarding regional and local policy (Cullingworth and Nadin 2006). Once a policy has been published in draft form, the Secretary of State appoints an expert panel that conducts an Examination in Public (EIP). The purpose of the EIP is to secure 'consistency and continuity' of national policy (ibid: 50). The second power is that of 'calling-in' planning applications which are considered to be of national significance (ibid). The minister is the final decision maker following a public inquiry who, taking into account the report written by the planning inspector from the PINS, decides whether or not a planning application is granted for permission to build.

**United Nations Educational Scientific and Cultural Organisation (UNESCO)**

UNESCO seeks to protect places of outstanding universal value. These places are described as 'part of the heritage of all human kind' and therefore their protection is of international importance (Pendlebury and Short 2009: 349). The 1972 World Heritage Act established the World Heritage Committee which is charged with including monuments and sites into the World Heritage List (UNESCO 1972). In the event that the committee finds that protected monuments and sites are not protected to the appropriate standard of the World Heritage Act, they may recommend placing a World Heritage Site on the List of World Heritage in Danger (ibid). The committee is composed of state parties and, in addition, their sessions are attended by a member of ICOMOS which has a national level advisory function (ibid).

**Waterloo Community Development Group (WCDG)**

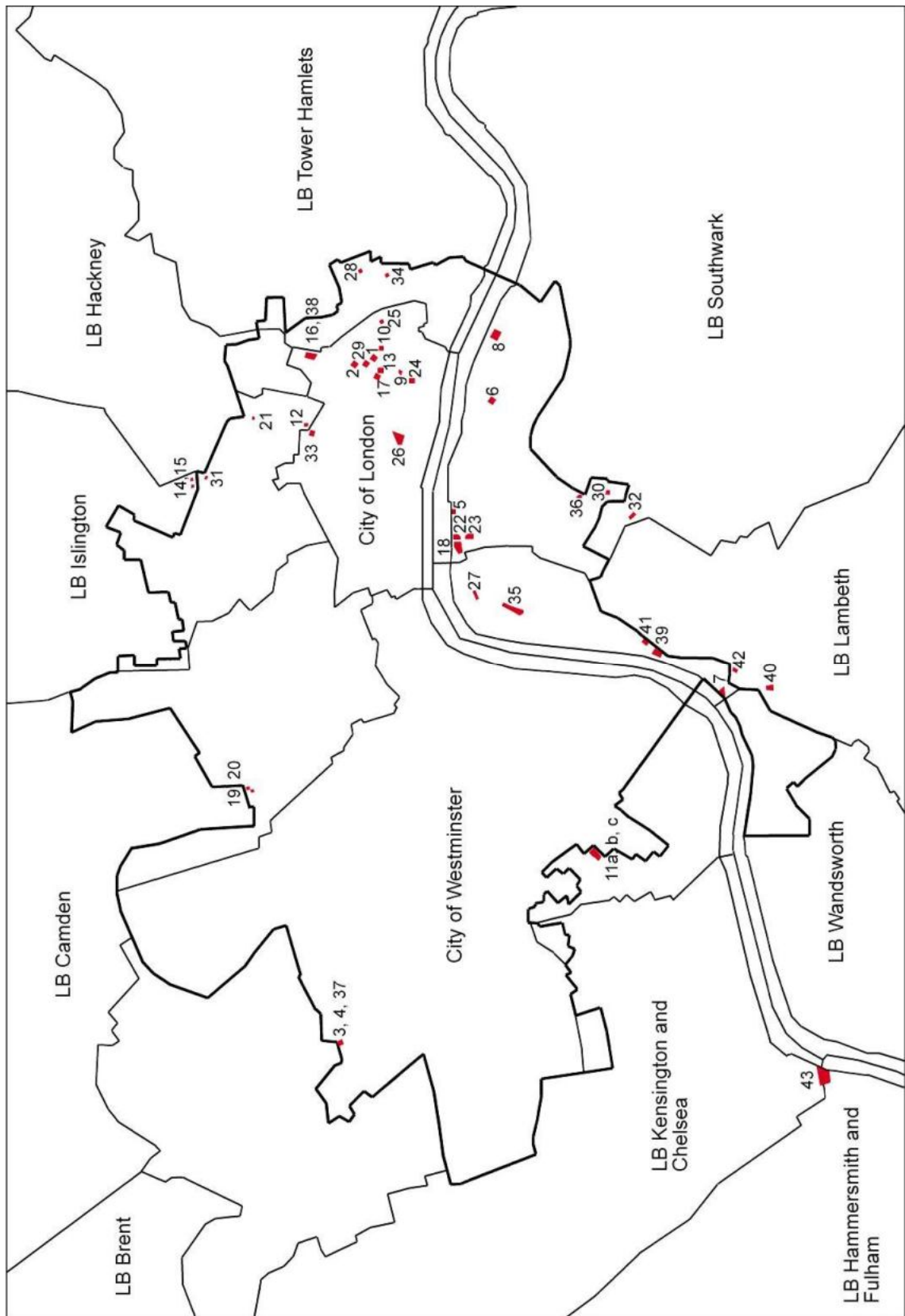
WCDG is a registered charity founded by residents of the Waterloo area (Ball 2008).

Its 'aim is to work with and for local residents to maintain and develop a healthy and sustainable community, for more land for homes and essential amenities such as shops and open space for the benefit of present and future generations' (ibid.: 2). Its area of interest stretches from the northern parts of Lambeth to Blackfriars Road and includes the sites of the projects of the No.1 and 20 Blackfriars Road projects. Principally, WCDG seeks to advocate the interests of residents in relation to planning matters (ibid.).

**Westminster City Council (WCC)**

The City of Westminster is the planning authority governing policy making and implementation in the City of Westminster. The WCC limited the acceptability of tall building projects to small areas at Paddington and Victoria stations (WCC 2007a). The WCC have been continuously concerned about the visual impacts on Westminster's WHS and conservation areas of tall building located in other boroughs. As a result, it has appeared regularly at public inquiries in opposition to such tall building proposals (see appendix 10).

## Appendix 2: Data set of tall building projects in central London



This map shows the locations of the whole set of tall building projects that are relevant for this thesis. The case study of No.1 Blackfriars Road is located at number 22. The following pages contain images and information regarding the private firms (limited to the core design team) that have worked on these tall building projects. The bold black outline indicates the case study area of central London based on the map referred to in Circular 1/08 (GOL 2008c). Source: Author



## 1 30 St Mary Axe (Gherkin)

Proposal date and height:	1997	386 m
	2000	180 m

Developer: Swiss Re

Architect: Foster and Partners

Planning consultant: Montagu Evans

Townscape consultant: Richard Coleman City designer

Visualisation consultant: Hayes Davidson

## 2 Heron Tower

Proposal date and height:	2000	183 m
	2005	246 m

Developer: Heron Corporation

Architect: Kohn Peddersen Fox (KPF)

Planning consultant: DP9

Townscape consultant: Richard Coleman Citydesigner (resigned);  
Anthony Blee and Robert Tavernor Consultancy (final project)

Visualisation consultant: Hayes Davidson

Public relations consultant: Jefferson Communications

### 3 Paddington Basin (Merchant Square)

Proposal date and height: 2000 40 stories

Developer: PDCL

Architect: Richard Rogers Partnership

Planning consultant: DP9

## 4 Paddington Station Tower

Proposal date and height: 2001 42 stories

Developer: Railtrack PLC

Architect: Nicholas Grimshaw and Partners

Planning consultant: DP9

**5      Tate Tower** (44 Hopton Street)

Proposal date and height:      2000    107 m  
Developer:                        London Town PLC  
Architect:                         Kevin Dash Architects  
Planning consultant:            Montagu Evans  
Townscape consultant:        Anthony Blee

**6      London Bridge Tower** (Shard of Glass)

Proposal date and height:      2000    366 m  
   2002    305 m  
Developer:                        Sellar Property Group  
Architect:                         Renzo Piano Building Workshop  
   (previously Broadway Malyan)  
Planning consultant:            The London Planning Practice  
Townscape consultant:        Richard Coleman Citydesigner  
Visualisation consultant:      Hayes Davidson

**7      Vauxhall Tower** (St Georges Wharf)

Proposal date and height:      2002    180 m  
Developer:                        St Georges PLC (Berkeley Homes)  
Architect:                         Broadway Malyan  
Planning consultant:            DP9  
Townscape consultant:        Robert Tavernor Consultancy (at public inquiry only)  
Public relations consultant:    Jefferson Communications

**8      Potter's Fields**

Proposal date and height:      2000    67 m (the highest of the group)  
Developer:                        Berkeley Homes  
Architect:                         Ian Ritchie Architects  
Townscape consultant:        Richard Coleman Citydesigner

## **9      51 Lime Street (Willis Building)**

Proposal date and height:      2002    141 m  
Developer:                        British Land; Stanhope PLC  
Architect:                        Foster and Partners  
Planning consultant:            DP9  
Townscape consultant:        Robert Tavernor Consultancy  
Visualisation consultant:      Cityscape3D

## **10      Minerva Tower**

Proposal date and height:      2002    141 m  
Developer:                        Minerva PLC  
Architect:                        Nicholas Grimshaw and Partners  
Planning consultant:            DP9, Montagu Evans  
Townscape consultant:        Francis Golding  
Public relations consultant:    Jefferson Communications

## **11a    Victoria Transport Interchange Building 8 (Portland House)**

Proposal date and height:      2007    84 m  
Developer:                        Land Securities PLC  
Architect:                        Wilkinson Eyre Architects  
Planning consultant:            Gerald Eve  
Townscape consultant:        Richard Coleman Citydesigner

## **11a    Victoria Transport Interchange Building 7a**

Proposal date and height:      2008    90 m  
Developer:                        Land Securities PLC  
Architect:                        Kohn Pedersen Fox  
Planning consultant:            Gerald Eve  
Townscape consultant:        Richard Coleman Citydesigner

### **11b Victoria Transport Interchange Building 7**

Proposal date and height: 2007 131 m  
Developer: Land Securities PLC  
Architect: Kohn Pedersen Fox  
Planning consultant: Gerald Eve  
Townscape consultant: Richard Coleman Citydesigner

### **11c Victoria Transport Interchange Building 2**

Proposal date and height: 2007 133 m  
Developer: Land Securities PLC  
Architect: Kohn Pedersen Fox  
Planning consultant: Gerald Eve  
Townscape consultant: Richard Coleman Citydesigner

### **12 Ropemaker Place**

Proposal date and height: 2003 120 m  
Developer: Helical Bar PLC  
Architect: Gensler Associates

### **13 122 Leadenhall Street (Cheesgrater)**

Proposal date and height: 2004 225 m  
Developer: British Land  
Architect: Richard Rogers Partnership  
Planning consultant: Montagu Evans; DP9  
Townscape consultant: Francis Golding

### **14 259 City Road**

Proposal date and height: 2004 130 m  
Developer: City Road Basin Limited  
Architect: Squire and Partners  
Planning consultant: Tibbalds Planning & Urban Design

## **15 City Road Basin Site A**

Proposal date and height: 2005 115 m  
Developer: City Road Basin Limited  
Architect: Bennetts Associates  
Planning consultant: Tibbalds Planning & Urban Design

## **16 Broadgate Tower (201 Bishopsgate)**

Proposal date and height: 2005 164 m  
Developer: British Land  
Architect: Skidmore Owings Merrill (SOM)  
Planning consultant: DP9  
Townscape consultant: Francis Golding  
Public relations consultant: Jefferson Communications

## **17 Bishopsgate Tower (The Pinnacle; DIFA Tower)**

Proposal date and height: 2005 305 m  
2006 286 m  
Developer: Stanhope PLC  
Arab Investments  
Architect: Kohn Peddersen Fox  
Planning consultant: DP9  
Townscape consultant: Robert Tavernor Consultancy  
Visualisation consultant: Cityscape3D  
Public relations consultant: Jefferson Communications

## **18 King's Reach Tower Redevelopment**

Proposal date and height: 2006 127 m  
Developer: Simone Halabi  
Architect: Make Architects  
Townscape consultant: Francis Golding

## **19 North East Quadrant Residential Building**

Proposal date and height: 2006 82 m  
Developer: British Land  
Architect: Wilkinson Eyre Architects

## **20 North East Quadrant Office Building**

Proposal date and height: 2006 76 m  
Developer: British Land  
Architect: Wilkinson Eyre Architects

## **21 100 City Road**

Proposal date and height: 2006 131 m  
Developer: London Merchant Securities  
Architect: Squire and Partners

## **22 No.1 Blackfriars Road (Beetham London)**

Proposal date and height: 2005 226 m  
2006 180 m  
2007 170 m  
Developer: Beetham Organization  
Architect: Ian Simpson Architects  
Planning consultant: DP9  
Townscape consultant: Robert Tavernor Consultancy  
Visualisation consultant: Cityscape3D; Hayes Davidson; Miller Hare  
Public relations consultant: Four Communications

### **23      20 Blackfriars Road**

Proposal date and height:      2005    226 m  
   2007    148 m / 105 m

Developer:                              Circleplane  
   Land Securities (sold site)

Architect:                              Wilkinson Eyre Architects

Planning consultant:                  DP9

Townscape consultant:              Richard Coleman Citydesigner  
   Robert Tavernor Consultancy (public inquiry only)

Visualisation consultant:          Cityscape3D; Hayes Davidson; Miller Hare

Public relations consultant:        Four Communications

### **24      20 Fenchurch Street**

Proposal date and height:      2006    160 m

Developer:                              Land Securities

Architect:                              Rafael Vinoly

Planning consultant:                  DP9

Townscape consultant:              Francis Golding

Visualisation consultant:          Miller Hare

Public relations consultant:        Jefferson Communications

### **25      Trinity Three**

Proposal date and height:      2006    160 m

Developer:                              Beetham Organization

Architect:                              Foreign Office Architects

Planning consultant:                  DP9

Townscape consultant:              Peter Stewart Consultancy

Visualisation consultant:          Cityscape3D

**26 Walbrook Square Building 1 (Darth Vader's Helmet)**

Proposal date and height: 2006 106 m  
Developer: Legal & General  
Architect: Atelier Foster Nouvel  
Planning consultant: DP9; Montagu Evans  
Townscape consultant: Robert Tavernor Consultancy  
Visualisation consultant: Cityscape3D  
Public relations consultant: Jefferson Communications

**27 Doon Street Tower**

Proposal date and height: 2005 173 m  
2006 145 m  
Developer: Coin Street Community Builders (CSCB)  
Architect: Lifschutz Davidson Sandilands  
Planning and townscape consultant: Montagu Evans (Dr Chris Miele)  
Visualisation consultant: Hayes Davidson

**28 33-35 Commercial Road (Lighthouse)**

Proposal date and height: 2006 110 m  
Developer: Broadstone Ltd  
Architect: Burland TM Architects

**29 100 Bishopsgate**

Proposal date and height: 2006 180 m  
Developer: Great Portland Estates  
Architect: Allies and Morrison  
Planning consultant: GVA Grimley  
Townscape consultant: Robert Tavernor Consultancy  
Visualisation consultant: Hayes Davidson  
Public relations consultant: Jefferson Communications



**30 Castle House (Strata)**

Proposal date and height: 2006 147 m  
Developer: Castle House Development Ltd  
Architect: Hamilton Associates  
Planning consultant: DP9  
Townscape consultant: Richard Coleman City designer

**31 250 City Road**

Proposal date and height: 2007 85 m  
Developer: Land Securities Plc  
Architect: BUJ Architects

**32 360 London**

Proposal date and height: 2007 145 m  
Developer: First Base  
Architect: Richard Rogers Partnership  
Townscape consultant: Robert Tavernor Consultancy

**33 Milton Court**

Proposal date and height: 2007 155 m  
Developer: Heron International Plc; Berkeley Homes Plc  
Architect: David Walker Architects  
Planning consultant: DP9  
Visualisation consultant: Miller Hare

**34 Goodmans Fields**

Proposal date and height: 2008 87 m  
Developer: Exemplar Developments  
Architect: Lifschutz Davidson Sandilands

**35 Elizabeth House** (Three Sisters)

Proposal date and height: 2007 117 m (highest)  
Developer: P&O Estates Ltd  
Architect: Allies and Morrison  
Planning consultant: Metropolis Planning and Design  
Townscape consultant: Francis Golding  
Visualisation consultant: Miller Hare

**36 Eileen House**

Proposal date and height: 2008 137 m  
Developer: Oakmayne Properties  
Architect: Allies and Morrison  
Planning consultant: DP9  
Townscape consultant: Robert Tavernor Consultancy  
Visualisation consultant: Hayes Davidson

**37 Merchant Square** (The Blade)

Proposal date and height: 2006 150 m  
Developer: Paddington Development Corporation Limited  
Architect: Perkins & Will  
Planning consultant: DP9

**38 Bishops Place Building 3** (Northgate)

Proposal date and height: 2007 179 m  
Developer: Hamerson PLC  
Architect: Foster and Partners

### **39 Hampton House Redevelopment**

Proposal date and height: 2007 90 m  
Developer: Newlands Enterprises  
Architect: Foster and Partners  
Planning consultant: DP9  
Townscape consultant: Robert Tavernor Consultancy

### **40 Vauxhall Sky Gardens**

Proposal date and height: 2008 120 m  
Developer: Fraser Property Development UK  
Architect: Amin Taha Architects  
Planning consultant: Gerald Eve

### **41 81 Black Prince Road**

Proposal date and height: 2008 77 m  
Developer: Ristoia Ltd  
Architect: Keith Williams Architects  
Planning consultant: DP9  
Townscape consultant: Robert Tavernor Consultancy

### **42 Vauxhall Bondway Tower**

Proposal date and height: 2009 154 m  
Developer: London & Regional  
Architect: Make Architects  
Planning consultant: Driver Jonas LLP  
Townscape consultant: Richard Coleman Citydesigner  
Visualisation consultant: Miller Hare  
Public relations consultant: Four Communications

#### **43                      Lots Road Power Station Redevelopment**

Proposal date and height:	2000    130 m; 70 m 2003    98 m; 70 m
Developer:	Circadian
Architect:	Sir Terry Farrell and Partners
Planning consultant:	DP9
Townscape consultant:	Robert Tavernor Consultancy

### Appendix 3: Survey of involvement of firms in tall building projects

<b>Developers</b> British Land Berkeley Homes Land Securities PLC Heron Corporation Beetham Organization City Road Basin Ltd	 5 3 3 2 2 2
<b>Architects</b> Kohn Peddersen Fox Foster and Partners Wilkinson Eyre Architects Richard Rogers Partnership Allies and Morrison Nicholas Grimshaw and Partners Squire and Partners Make Architects Lifschutz Davidson Sandilands	 4 4 4 3 3 2 2 2 2
<b>Planning consultants</b> DP9 Montagu Evans Gerald Eve Tibbalds Planning & Urban Design	 21 6 5 2
<b>Townscape Consultants</b> Robert Tavemor Consultancy Richard Coleman Citydesigner Francis Golding Peter Stewart Consultancy Dr Chris Miele (Montagu Evans)	 13 11 6 1 1
<b>Visualisation consultants</b> Hayes Davidson Cityscape3D Miller Hare	 7 6 6
<b>Public relations consultants</b> Jefferson Communications Four Communications	 8 3

Based on the data contained in appendix 2, this table shows the private firms with the largest amount of involvement in tall building projects in central London. There is a certain amount of diversity amongst developers and architects. Regarding the planning, townscape, visualisation and public relations consultants there are clear top firms which have had by far the largest involvement in tall building projects.

Most outstandingly, DP9 planning consultants have been involved in almost half of the projects and can be considered the top planning consultancy regarding tall buildings in central London. Coleman, Tavemor and Golding are often considered as the top three in townscape consultancy, and were also described as such by several architects in interviews. Stewart and Miele have emerged as new competitors.

Regarding the sectors on visualisation and public relations, my data are incomplete and thus these data should be understood to be indicative only. Source: Author

## Appendix 4: Survey of GLA demands and conclusions within Stage 1 reports

<b>S106 / affordable housing</b>	Amount is suitable	Increase amount of affordable housing	Use Three Dragons appraisal	Reduced amount is ok due to local context	No comments
	11 (~29%)	15 (~39,5%)	4 (~10,5%)	5 (~13%)	3 (~8%)
<b>Quality of architecture</b>	World class	Highest quality of design	High quality of design	Improvements suggested	No comments
	4 (~10,5%)	8 (~21%)	20 (~52,5%)	3 (~8%)	3 (~8%)
<b>Urban Design</b>	Make building higher	Height reduction good	Good quality	Improve public spaces/ground floor/relationship of volumes	No comments
	2 (~5%)	3 (~8%)	23 (~60,5%)	7 (~18,5%)	3 (~8%)
<b>Visual impact</b>	Enhances skyline/views	Impact acceptable despite visibility in protected views	Impact acceptable due to non-visibility in protected views		No comments
	4 (~10,5%)	20 (~52,5%)	6 (~16%)		8 (~21%)
<b>Suitability of tall building location</b>	Masterplan approach suitable	Location in CAZ and therefore suitable	Consolidates cluster and therefore suitable	Suitable / location accepted	No comments
	8 (~21%)	7 (~18,5%)	7 (~18,5%)	15 (~39,5%)	1 (~2,5%)

This survey is based on 39 stage 1 reports published by the GLA. Regarding four projects these reports were not available on the internet.

The intent behind this survey is to determine which priorities the GLA had set in its decision making processes and which values had been foregrounded. Furthermore, the intent was to identify consistencies in decision making.

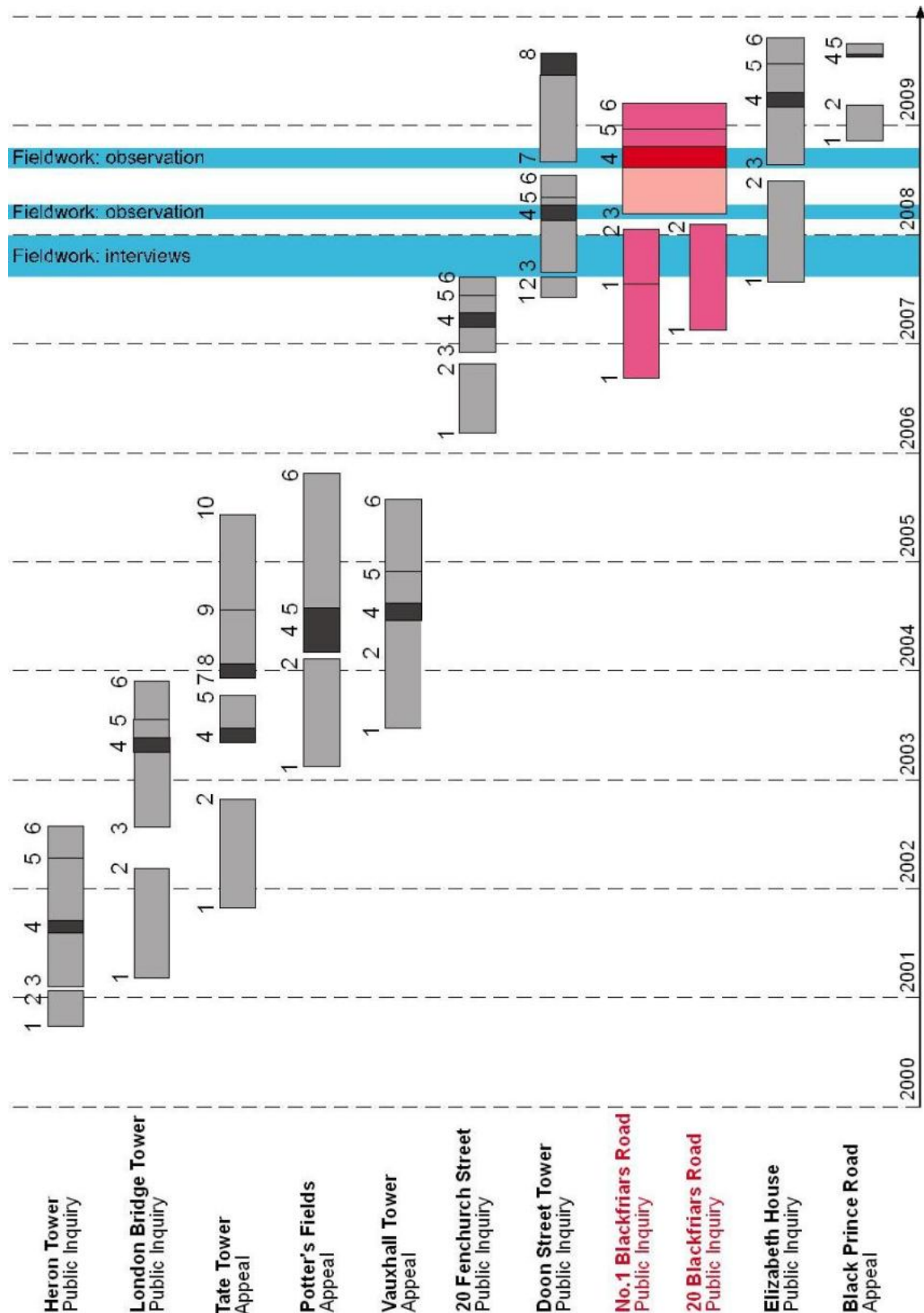
Importantly, the survey shows that an increase in S106 obligations has been demanded by the GLA in a large amount of tall building cases. The qualities of the architecture and urban design have generally been considered as high. Visual impacts have generally not been considered a problem. There have been no objections by the GLA regarding the suitability of the location of tall buildings. Source: Author

## Appendix 5: Survey of interest advocacy in the London Evening Standard and Architects Journal

<b>Issue</b> <b>Aspect analysed</b>	<b>Precedent cases</b>	<b>CABE</b>	<b>PoW speeches</b>	<b>UNESCO</b>	<b>Mayoral election</b>
Architects Journal	38	9	1	8	0
Evening Standard	25	0	3	4	4
<b>Framing</b>					
Architects Journal one sided balanced	12 26	4 5	- 1	1 7	- -
Evening Standard one sided balanced	13 12	- -	3 -	4 -	4 -
<b>Voice given to</b>					
Architects Journal heritage TB's both	2 14 22	1 3 5	1 - -	2 4 2	- - -
Evening Standard heritage TB's both	3 5 17	- - -	3 - -	3 - 1	1 - 3
<b>Rhetoric</b>					
Architects Journal neutral persuasive	36 2	5 4	1 -	4 4	- -
Evening Standard neutral persuasive	18 7	- -	1 2	- 4	- 4
<b>Position taken</b>					
Architects Journal heritage TB's neutral	- 2 36	- 2 7	- - 1	- 2 6	- - -
Evening Standard heritage TB's neutral	9 - 16	- - -	1 - 2	4 - -	4 - -
<b>Mean level of interest advocacy</b>					
Architects Journal heritage TB's neutr	1% 20% 79%	1% 36% 64%	25% - 75%	1% 34% 65%	- - -
Evening Standard heritage TB's neutral	32% 19% 51%	- - -	75% - 25%	94% - 6%	94% - 6%

This survey summarises the results of an examination of 56 articles published by the Architects' Journal (AJ) and 35 from the London Evening Standard. Principally, the intent of the survey is to identify instances in which these two media outlets had intentionally taken sides for or against tall building projects or the key people involved. Furthermore, the survey is limited to AJ and the Evening Standard since Paul Finch (CABE) and Simon Jenkins (SAVE Britain's Heritage) are also members of organisations with vested interests in planning processes regarding tall building development. Source: Author

## Appendix 6: Time-ordered display of public inquiries



This is a time-line diagram showing the final stages of the planning implementation processes for projects that went to public inquiry between 2000 and 2009. The joint inquiry for No.1 and 20 Blackfriars Road is shown in red. The actual public inquiry periods are shown in dark grey. Blue bars show the fieldwork periods for conducting interviewing and for conducting participant observation at public inquiries. Source: Author



## Dates and references for Appendix 6

(The numbers refer to those numbers used in the previous diagram.)

<b>Heron Tower</b>	1	07/09/2000	Planning application submission
	2	01/02/2001	Planning permission granted
	3	27/02/2001	Call-in
	4	23-30/10/2001	Public inquiry
	5	30/04/2002	Planning inspectors report published
	6	22/07/2002	Secretary of State decision
(PINS 2002; ODPM 2002)			

<b>London Bridge Tower</b>	1	23/03/2001	Planning application submission
	2	11/03/2002	Planning permission granted
	3	24/07/2002	Call-in
	4	15/04-09/05/2003	Public inquiry
	5	23/07/2003	Planning inspectors report published
	6	18/11/2003	Secretary of State decision
(PINS 2003; ODPM 2003)			

<b>Tate Tower</b>	1	10/2002	Planning application rejected
	4	05/2003	Appeal procedure held
	5	09/06/2003	Planning inspectors report published
	7	12/2003	High-Court challenge
	8	01/2004	High-Court ruling
	9	12/07/04	Court of Appeals ruling
	10	05/2005	European court ruling
	(Harris 2008; Bar-Hillel 2004 and 2005)		

<b>Potter's Fields</b>	1	11/02/2003	Planning application submission
	2	12/03/2004	Appeal
	4	28/04-29/07/2004	Appeal procedure held
	5		Planning inspectors report published
	6	18/11/2005	Secretary of State decision
	(PINS 2004b; ODPM 2005b)		

<b>Vauxhall Tower</b>	1	05/06/2003	Planning application submission
	2		Appeal
	4	15/06-09/07/2004	Appeal procedure held
	5	27/11/2004	Planning inspectors report published
	6	14/12/2005	Secretary of State decision
	(PINS 2004a; ODPM 2005a)		

<b>20 Fenchurch Street</b>	1	01/03/2006	Planning application submission
	2	09/2006	Planning permission granted
	3	22/11/2006	Call-in
	4	06-26/03/2007	Public inquiry
	5	11/05/2007	Planning inspectors report published
	6	09/07/2007	Secretary of State decision
(PINS 2007; DCLG 2007a)			

<b>Doon Street Tower</b>	1	01/06/2007	Planning application submission
	2	08/2007	Planning permission granted
	3	25/09/2007	Call-in
	4	6-26/03/2008	Public inquiry
	5	22/05/2008	Planning inspectors report published
	6	19/08/2008	Secretary of State decision
	7	10/2008	Challenge of decision in high court
		15/06/2009	High court challenge held
	8	17/09/2009	Decision of high court
(PINS 2008a; DCLG 2008; Landmark Chambers 2008)			
<b>No.1 Blackfriars Road</b>	1	30/10/2006	Planning application submission
	2	18/12/2007	Planning permission granted
	3	10/03/2008	Call-in
	4	09-10/2008	Public inquiry
	5	09/12/2008	Planning inspectors report published
	6	25/03/2009	Secretary of State decision
(PINS 2009a; DCLG 2009a)			
<b>20 Blackfriars Road</b>	1	07/02/2007	Planning application submission
	2	22/01/2008	Planning permission granted
	3	01/05/2008	Call-in
	4	09-10/2008	Public inquiry
	5	09/12/2008	Planning inspectors report published
	6	25/03/2009	Secretary of State decision
(PINS 2009a; DCLG 2009a)			
<b>Elizabeth House</b>	1		Planning application submission
	2	26/07/2007	Planning permission granted
	3	22/10/2008	Call-in
	4	15-28/04/2009	Public inquiry
	5	15/07/2009	Planning inspectors report published
	6	09/10/2009	Secretary of State decision
(PINS 2009b; DCLG 2009b)			
<b>Black Prince Road</b>	1	19/11/2008	Planning application submitted
	2	05/03/2009	Planning permission refused
	4	18-21/08/2009	Public inquiry
	5	15/09/2009	Planning inspectors report published
	(PINS 2009c)		

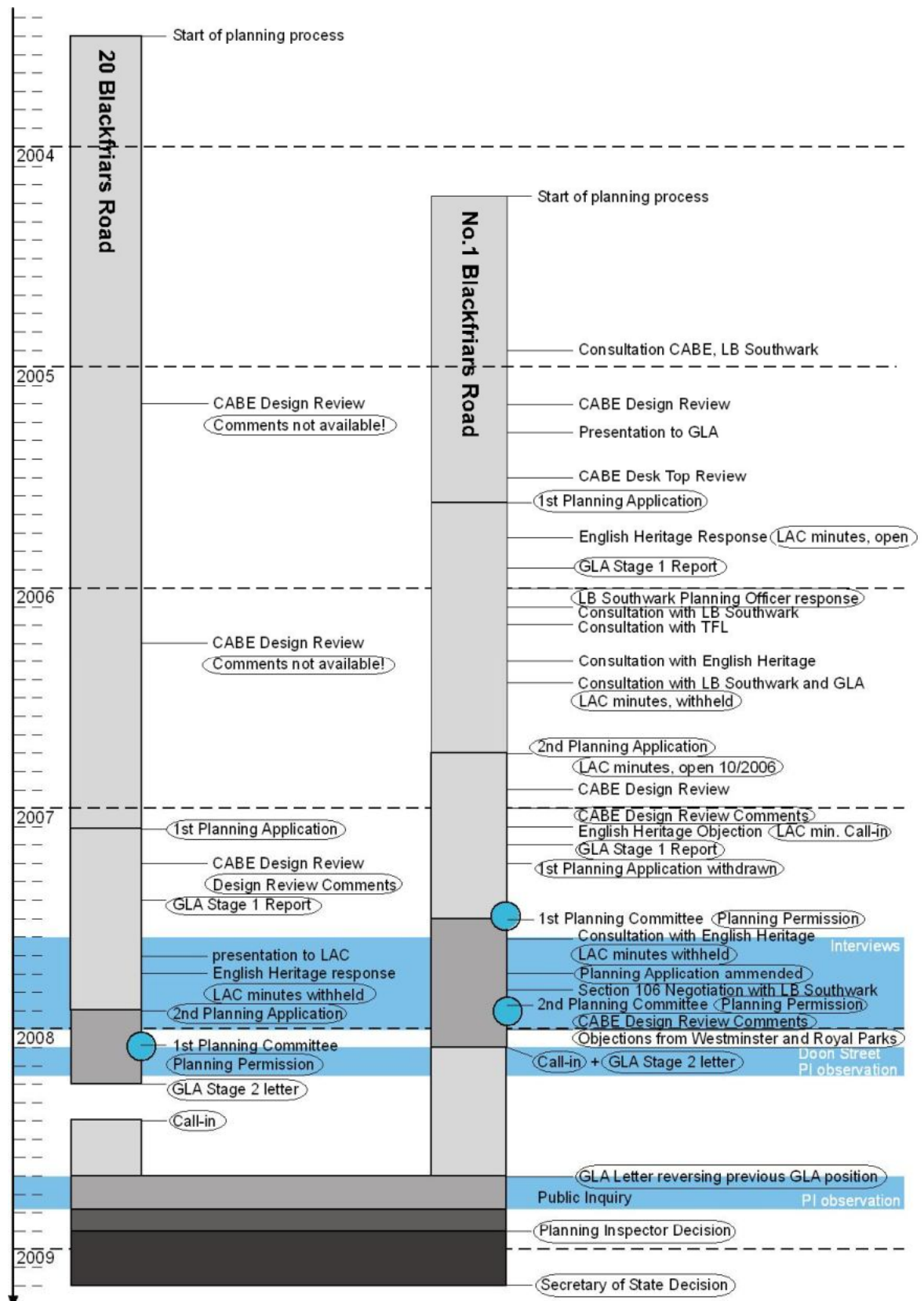
## Appendix 7: Survey of the involvement of parties in public inquiries

Projects Parties	Heron Tower Public Inquiry	Shard of Glass Public Inquiry	Tate Tower Appeal	Potter's Fields Appeal	Vauxhall Tower Appeal	20 Fenchurch St. Public Inquiry	Doon Street Public Inquiry	No.1 Blackfriars 20 Blackfriars Public Inquiry	Elizabeth House Public Inquiry	Black Prince Road Appeal
Secretary of State decision	Planning Perm. 22/07/2002	Planning Perm. 18/11/2003	High Court 12/2003 European Court 01/2004	Planning Perm. 10/10/2005	Planning Perm. 14/07/2005	Planning Perm. 09/07/2007	Planning Perm. 19/08/2008 High Court 17/09/2009	Planning Perm. 25/03/2009	Refuse Perm. 09/10/2009	N/A
Planning Inspector recommendation	Grant Perm. 30/04/2002	Grant Perm. 23/07/2003	Grant Perm. 09/07/2003	Grant Perm.	Refuse Perm. 27/11/2004	Grant Perm. 11/05/2007	Refuse Perm. 22/05/2008	Grant Perm. 09/12/2008	Refuse Perm. 15/07/2009	Planning Perm. 15/09/2009
CABE	↑	↑	↑	↑	↑	↑	↓	↑	↓	↑
English Heritage	↓	↓	↑	↓	↓	↓	↓	↓	↓	↑
Mayor of London, GLA	↑	↑	↑	N/A	↑	↑	↑	↑	↑	↑
LB Southwark	N/A	↑	↓	↓	N/A	N/A	N/A	↑	N/A	N/A
LB Lambeth	N/A	N/A	N/A	N/A	↓	N/A	↑	N/A	↑	↓
City of London	↑	N/A	N/A	N/A	N/A	↑	N/A	N/A	N/A	N/A
Westminster City Council	↓	N/A	N/A	N/A	↓	N/A	↓	↓	↓	↓
Historic Royal Palaces	N/A	↓	N/A	↓	N/A	N/A	N/A	N/A	N/A	N/A
Royal Parks	↓	N/A	N/A	N/A	N/A	N/A	↓	↓	N/A	N/A
Dean&Chapter of St Paul's Cathedral	↓	↓	N/A	N/A	N/A	↓	N/A	N/A	N/A	N/A
ICOMOS UK	↓	N/A	N/A	N/A	N/A	↓	N/A	N/A	N/A	N/A
SAVE Britain's Heritage	↓	↓	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Prominent Architects and Planners	↑	↑	N/A	N/A	N/A	↑	↑	N/A	N/A	N/A
Waterloo Community Development Group	N/A	N/A	BROAD instead of WCDG	N/A	↓	N/A	↓	↓	N/A	N/A
Developer	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑

Table showing the level of engagement such as giving evidence (big arrow) or written submissions (small arrow), and the positions taken, such as for the project (arrow up) or against the project (arrow down), by tall building and heritage advocacy parties at public inquiries. The case study project is shown in red.

Source: Author

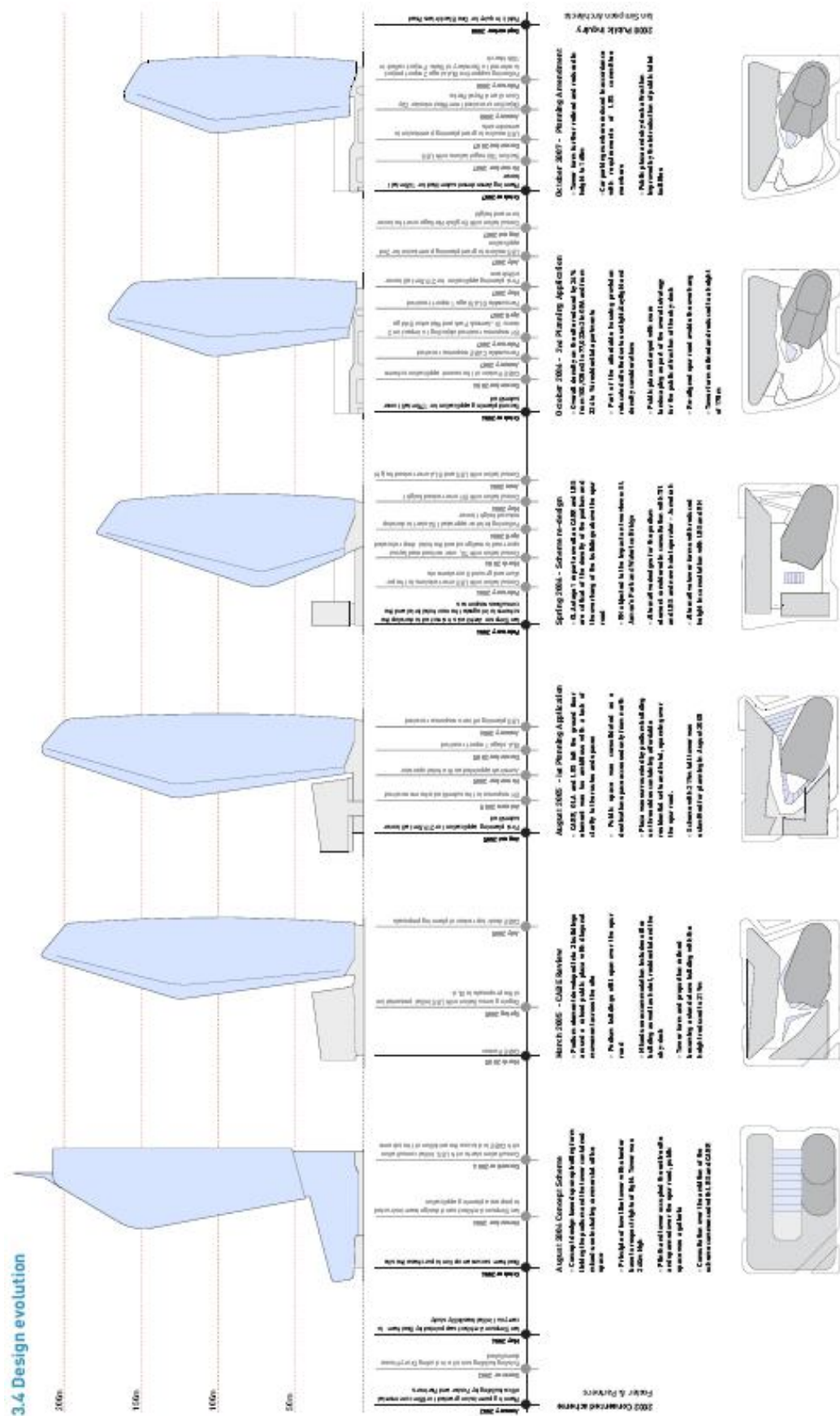
## Appendix 8: Time-ordered display of the planning processes of the projects No.1 and 20 Blackfriars Road



Time-Line-diagram summarising the consultation, the assessment meetings and the relevant documents published by governmental bodies in relation to the No.1 and 20 Blackfriars Road projects. The blue dots mark my attending planning decision meetings at the London Borough of Southwark. The blue bars mark the times at which I conducted fieldwork such as taking interviews and observing public inquiries.

Source: Author

## Appendix 9: Ian Simpson Architects time-ordered display of the planning process for No.1 Blackfriars Road



Source: Proof of evidence presented by Ian Simpson at the No.1 and 20 Blackfriars Road joint public inquiry (Ian Simpson Architects 2008: 36). © Ian Simpson Architects

## **Appendix 10: Summary of S106 contributions agreed regarding the No.1 and 20 Blackfriars Road projects**

### **S106: No.1 Blackfriars Road**

Affordable Housing	32 units on-site plus £15.62m payment towards off-site social rented units	
Education		£114,692
Employment (training and support in completed development)		£158,170
Employment (WPC and training during construction phase)		£62,434
Public open spaces, children's play equipment and sports development		£94,707
Archaeology		not needed
Transport (strategic)		£132,720
Transport (site specific) (plaza) (Blackfriars Road improvement scheme)		£2,759,000
Health		£86,496
Community facilities (standard charge)		£13,505
Community facilities (site specific)		£1,000,000
Public realm		£3,219,000
Public art		£300,000
Tourism and visitor management		£150,000
<b>Sub-Total</b>		<b>£8,090,724</b>
Administration fee/monitoring		£110,907
<b>Total</b>		<b>£8,201,632</b>

(Source: LB Southwark 2007b)

### **S106: 20 Blackfriars Road**

Affordable Housing	119 affordable housing units; 42% by units; 41% by habitable rooms; 41% by gross habitable area	
Education		£492,211
Employment (training and support in completed development)		£245,070
Employment (WPC and training during construction phase)		£143,350
Public open spaces, children's play equipment and sports development		£785,275
Archaeology		£4,500
Transport (strategic)		£359,857
Transport (site specific)		£170,000
Blackfriars Road improvement scheme		£1,240,000
Christchurch Gardens Improvements		£190,000
Health		£257,686
Community facilities (on-site at peppercorn rent) plus		£270,000
Community Development Fund		£600,000
Public realm enhancement maintenance fund		£650,000
Public realm improvement payment (Paris Gardens & Colombo St.)		£390,000
Traffic Order		£2,750
Tourism Support		£50,000
<b>Sub-Total</b>		<b>£5,850,699</b>
Administration fee/monitoring		£88,507
<b>Total</b>		<b>£5,939,206</b>

(Source: LB Southwark 2008b)



## Appendix 11: LVMF corridors explanation

The following pages provide detailed definitions for the 13 Protected Vistas defined in this SPG. They should be read together with the Management Plans related to the relevant Assessment Point. The information provided for each Protected Vista is explained below.

Map showing extent of the Protected Vista close to the Landmark. Map is oriented with North at top of page



Map showing overall extent of the Protected Vista, annotated to show height above Ordnance Datum at Assessment Point and Landmark. Additional contours are provided to provide a general indication of height based on a straight line relationship between the defined points, please note that intermediate contours do not reflect the Curvature of the Earth compensation hence more detailed analysis is required to determine the precise threshold heights obtaining at a specific site (see Appendix E)

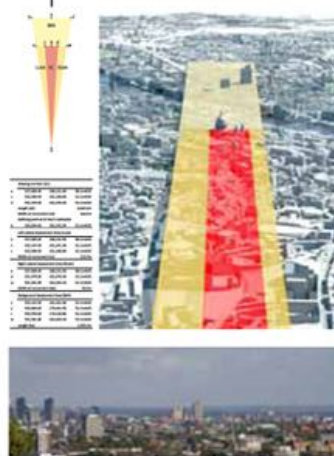


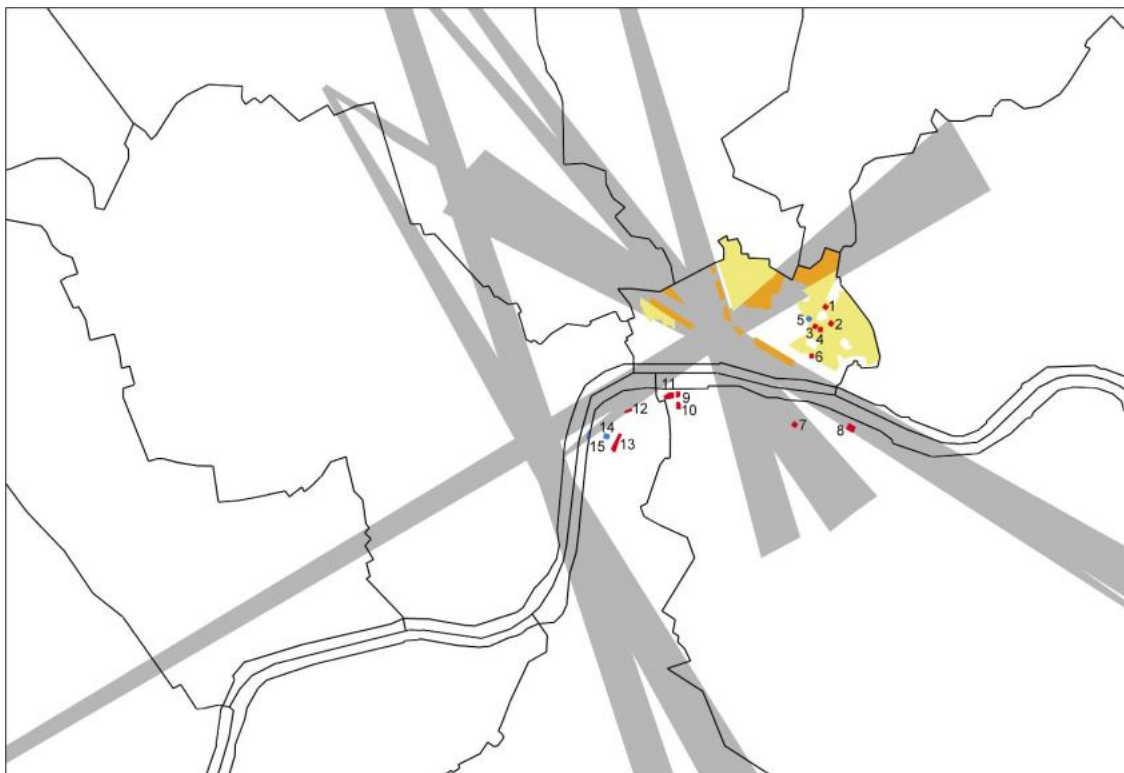
Table of co-ordinates defining each component of the Protected Vista, expressed in terms of OS Northing and Easting and height Above Ordnance Datum. Diagram showing relationship of defining points is not to scale

Aerial view showing Protected Vista close to Landmark. Background context is indicative and may not show all relevant buildings or recent demolitions. Model of Protected Vista does not reflect the Curvature of the Earth compensation that needs to be applied to determine the precise threshold heights at a specific site.

Telephoto view from Assessment Point toward the Landmark, annotated to show the form of the Protected Vista at the Landmark.

Source: Revised London View Management Framework 2010 (GLA 2010: 231)  
© Greater London Authority

## Appendix 12: DEGW evaluation of the impacts of reducing the width of view corridors towards St Paul's Cathedral

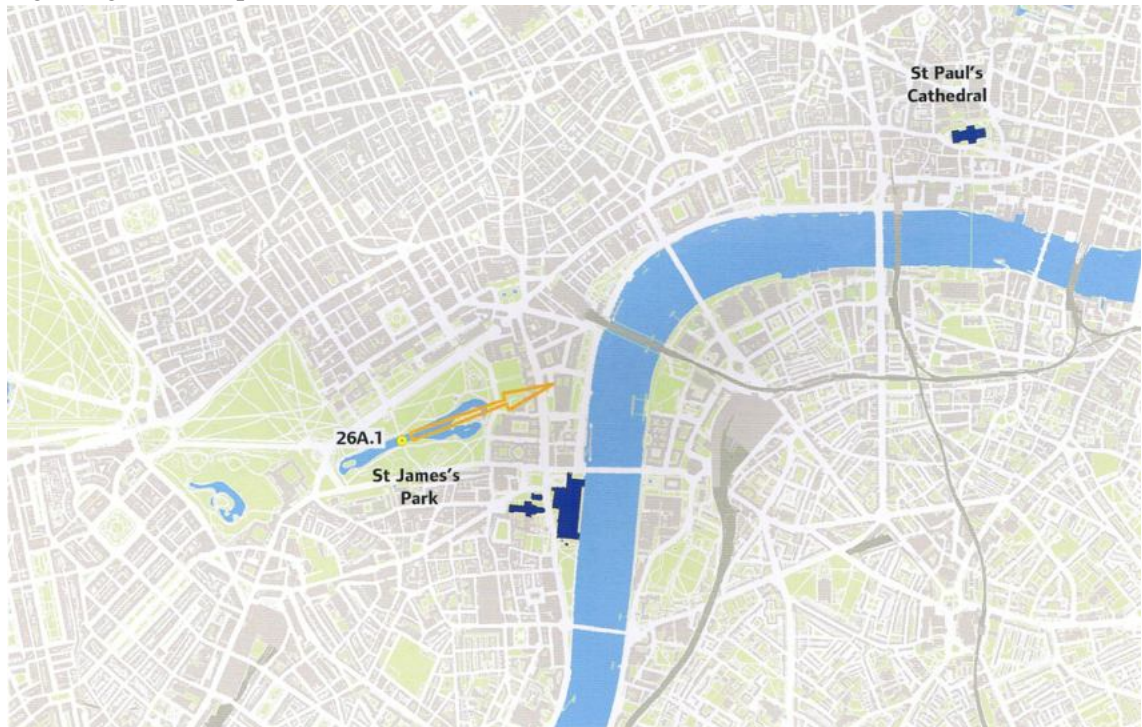


The map drawing is based on figure A5.4 of the DEGW report London's Skyline, Views and High Buildings (DEGW 2002: 98). Source: Author.



## Appendix 13: The Assessment Point of the Townscape View St James's Park to Horse Guards Road

These images, taken from the finalised version of the 2007 LVMF, identify the viewing position from which photographs for the production of Accurate Visual Representations (AVRs) regarding visual impacts on St James's Park must be taken.



This image shows the wider context within which the viewing position from the blue bridge in St James's Park is situated. The image was taken from the finalised 2007 version of the London View Management Framework. Source: GLA 2007b: 228; © Greater London Authority



These images show the marked position at the blue bridge within St James's Park at which the camera must be placed when photographs for AVRs are being taken. Both images were taken from the appendix of the finalised 2007 London View Management Framework. Source: GLA 2007b: A75; © Greater London Authority



This aerial photograph shows a city with a river and a bridge. Red annotations highlight specific features, with numbered lines pointing to them:

- 1: Points to a small red mark on the left side of the image.
- 2: Points to a red mark on the left side of the image.
- 3: Points to a red mark on the left side of the image.
- 4: Points to a red mark on the left side of the image.
- 5: Points to a red mark on the left side of the image.
- 6: Points to a red mark on the left side of the image.
- 7: Points to a red mark on the left side of the image.
- 8: Points to a red mark on the left side of the image.

This image shows proposed tall building projects and existing landscaped and built elements visible in the Townscape View: St James's Park to Horse Guards Road.

## Key for appendix 14

Proposed tall building projects (in white letters)

- 1 Bishopsgate Tower
- 2 No.1 Blackfriars Road
- 3 20 Blackfriars Road
- 4 King's Reach Tower Redevelopment
- 5 Doon Street Tower

Existing landscaped and built elements (in black letters)

- 1 Surrounding trees
- 2 Lake
- 3 Horse Guards Road
- 4 Whitehall Court
- 5 Duck Island
- 6 Foreign and Commonwealth Office
- 7 London Eye
- 8 Shell Building (only a very small slither of it is visible in the image)

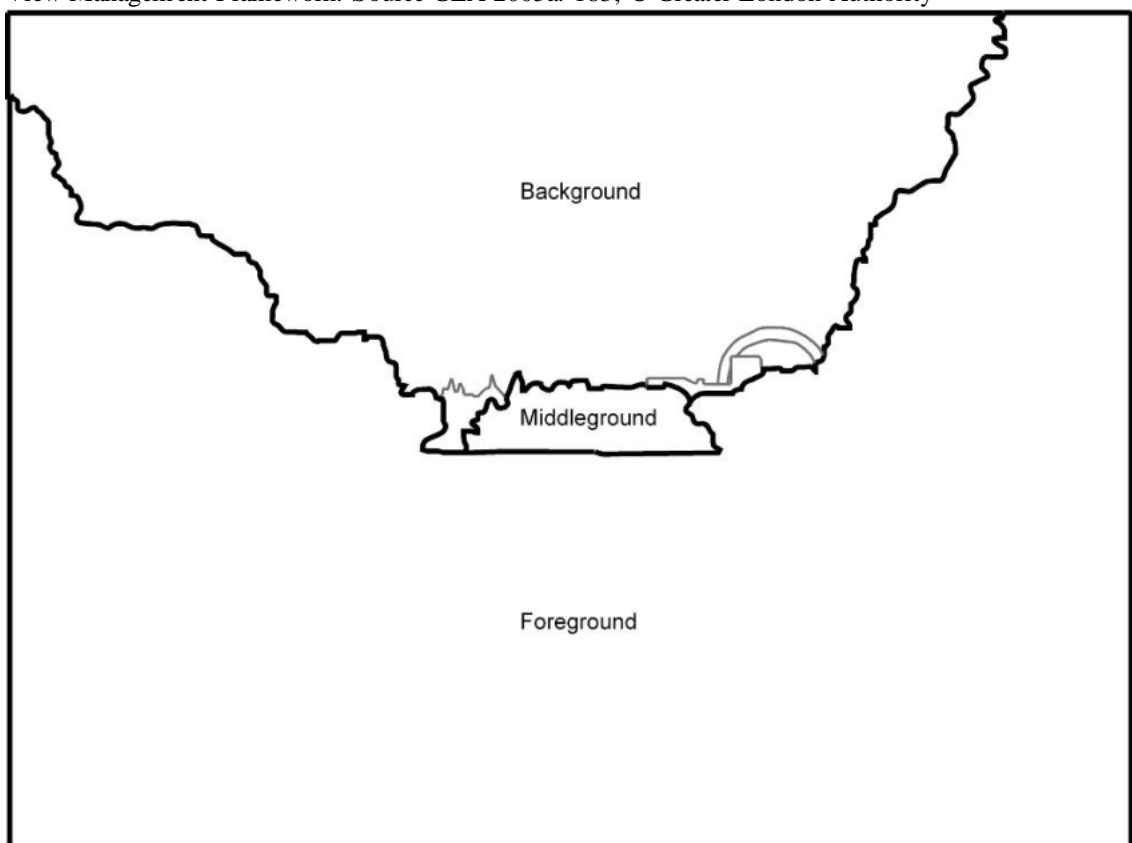
The original image has been taken from the website of the amateur photographer Ian Gilfillan located in the world-wide-web at <http://www.iaingilfillan.net/photography/galleries/places/london/aerial.htm> (Accessed: 18/02/2011). I have modified the image by cropping, converting it into black and white and inserting red coloured areas as well as numbers to mark the landscaped and built elements that are part of the viewing experience of the Townscape View: St James's Park to Horse Guards Road.

Regarding copyright, Iain Gilfillan's website (cited above) has been closed. Thus, I have not been able to contact him to ask for his permission to use the image. I would be most grateful if Iain himself or anybody who knows how to contact Iain would let me know so that I can contact him to ask for permission.

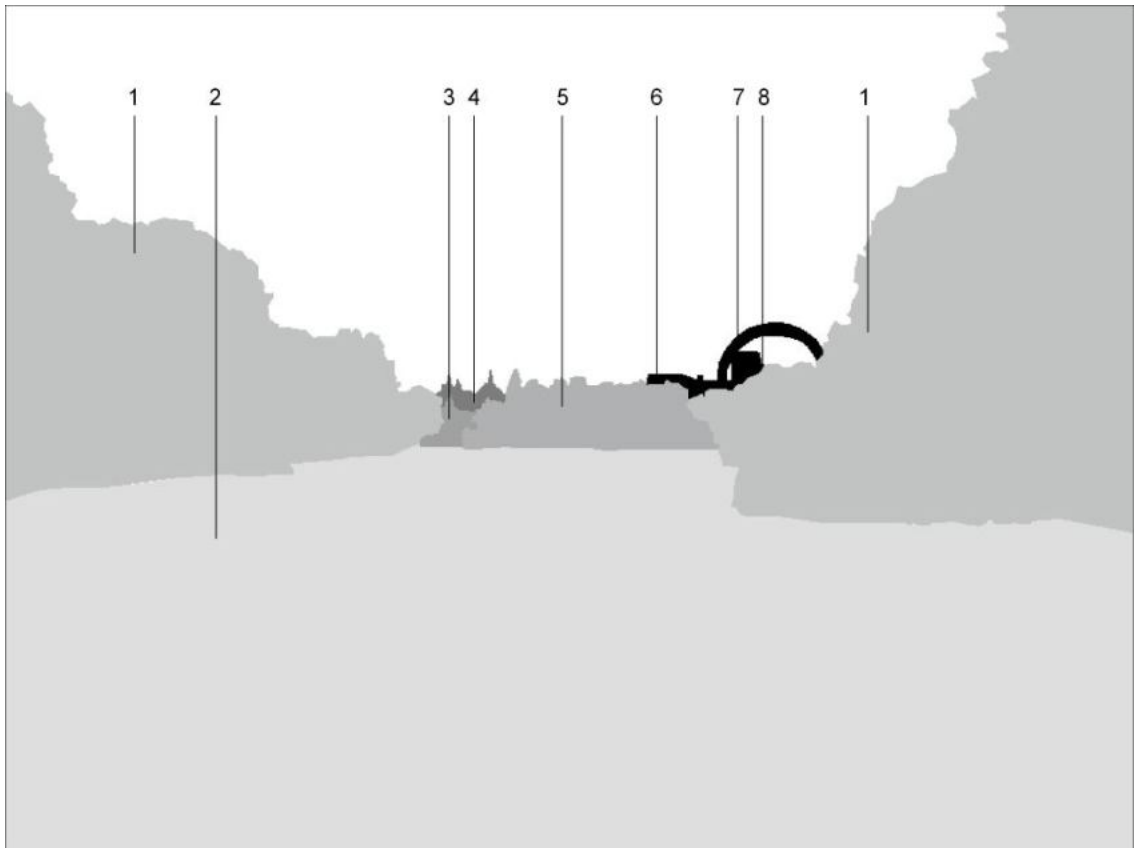
## Appendix 15: Existing Townscape View: St James's Park to Horse Guards Road



This image shows the existing view of the Townscape View: St James's Park to Horse Guards Road seen when standing on the blue bridge in St James's Park. The image is taken from the 2005 Draft London View Management Framework. Source GLA 2005a: 183; © Greater London Authority



This image divides the townscape view into fore-middle and background in the way as these definitions are used within the LVMF. Source: Author



This image shows an abstraction of the townscape view from St James's Park. Each of the visible elements can be identified using the legend below. The image was drawn based on the original image in the 2005 Draft LVMF. Source: GLA 2005a: 183

- 1 Surrounding trees
- 2 Lake
- 3 Horse Guards Road
- 4 Whitehall Court
- 5 Duck Island
- 6 Foreign and Commonwealth Office
- 7 London Eye
- 8 Shell Building (only a very small slither of it is visible in the image)

## **Appendix 16: Text of the management plan of Townscape View: St James's Park to Horse Guards Road in the 2005 Draft LVMF**

This text is reproduced here to allow the reader to read the quotes used in chapter three within their context of this whole text. The text has been taken from the 2005 Draft London View Management Framework (GLA 2005a: 180-183).

© Greater London Authority

### **23 Townscape View: St James's Park to Horse Guards Road**

315 The St James's Park area was originally a marshy water meadow, before being drained to provide a deer park for Henry VIII in the sixteenth century. The current form of the park owes much to Charles II and his laying out in the 1660s, which also saw the formation of The Mall. The layout was remodelled by John Nash in 1827-8 and it is Nash's layout that remains, largely intact. St James's Park is maintained to an extremely high standard by the Royal Parks and the bridge across the lake provides a fine place from which to appreciate views through the park. St James's Park is also enjoyed after dark when the landscape is subtly lit.

#### **23A St James's Park: the footbridge across the lake**

316 The Viewing Location from St James's Park consists of the east side of the footbridge across the lake, built in 1956-7 to the designs of Eric Bedford of the Ministry of Works. Views from this location are of a very particular character since they are situated within the picturesque rural setting of St James's Park. The foreground and middle ground consist of the lake and surrounding landscaping, unbroken by buildings. Buildings are only seen in the far background of the view, where they provide a very particular backdrop. The juxtaposition of the fore and middle ground landscaped elements and important civic buildings including Horse Guards, Whitehall Court and the Foreign Office, with the London Eye and the Shell Center in the background, enables the viewer to appreciate that this is an urban park, and an important urban location.

317 The buildings which terminate the view are consistent in their use of Portland stone. While the Shell Tower, stylistically and in terms of era, is in contrast with the older buildings in the view, the fact that it too is of Portland Stone and, for the most part, hidden behind the upper elements of the Foreign Office from the central part of the bridge, means that its effect on the character and composition of the significant view is limited. In views further north along the bridge, however, its effect is more significant. The London Eye provides an important counterpoint to the prevailing character. It has a temporary permission until 2029 so its contribution to the composition, and its effect on the character of the view, is temporary. In the short and medium term, however, the London Eye provides an orientation landmark and indicates a cultural shift in London's character.

- 318 The view is picturesque in nature, with the buildings, as a group, providing the backdrop to an overtly picturesque landscape, equally well enjoyed both in daylight and when artificially illuminated at night. No single building commands a focus, the group acting together as an intricate layering of architectural richness and skyline dynamic, leading to a sense of mystery. This is particularly characterised by the rooftop of Whitehall Court which rises behind Horseguards to the left of centre. To the right of centre the Foreign Office presents a less dynamic skyline and further right the Shell Tower and London Eye break the mystery and picturesque quality with their overt sense of scale and geometry.

### **Visual management guidance**

- 319 All the visual management guidance points set out in chapter 4.0 should be considered by those seeking to develop within views from this location.
- 320 Further development which takes part in the skyline backdrop of this delicate ensemble should contribute to its mystery and delight rather than be identifiable in terms of scale and geometry. Interesting tops of buildings may be acceptable providing they do not form identifiable distant groups or detract from the picturesque night scene.
- 321 While there are no primary landmarks within the significant view, secondary landmarks include the Foreign Office, Horseguards and Whitehall Court. Other prominent buildings or structures include the Shell Centre and the London Eye.

## **Appendix 17: Text of the management plan of Townscape View: St James's Park to Horse Guards Road in the 2007 LVMF**

This text is reproduced here to allow the reader to read the quotes used in chapter three within their context of this whole text. The text has been taken from the finalised 2007 London View Management Framework (GLA 2007b: 228 – 231).

© Greater London Authority

### **26 Townscape View: St James's Park to Horse Guards Road**

- 1 The St James's Park area was originally a marshy water meadow, before being drained to provide a deer park for Henry VIII in the sixteenth century. The current form of the Park owes much to Charles II, who ordained a new layout, incorporating The Mall, in the 1660s. The Park was remodelled by John Nash in 1827-8 and it is Nash's layout that survives, largely intact. St James's Park is maintained to an extremely high standard and the bridge across the lake provides a frequently visited place from which to appreciate views through the Park. The landscape is subtly lit after dark.
- 2 There is only one Viewing Place for this designated view, with one Assessment Point within the Viewing Place. The significant view from this Assessment Point is managed by QVA.

#### **Viewing Place 26A St James's Park: the footbridge across the lake looking south**

- 3 The Viewing Place from St James's Park is located on the east side of the footbridge across the lake, built in 1956-7 to the designs of Eric Bedford of the Ministry of Works. Views vary from either end of the bridge and a central location has been selected for the Assessment Point.
- 4 Views from this Viewing Place derive their particular character from the landscaped setting of St James's Park. The foreground and middle ground are dominated by the lake and surrounding mature parkland. The trees and shrubs enclose the view towards a large block of vegetation at the end of the lake, and form the skyline along the edges of the lake. Buildings are only seen between trees and other vegetation in the background of the view, where they provide a backdrop. Moving traffic and pedestrians can be seen in several places between or beneath the blocks of vegetation, and form a limited element in this view.
- 5 The juxtaposition of the landscaped elements in the foreground and middle ground, and important civic buildings, including Horse Guards, Whitehall Court and the Foreign and Commonwealth Office, with the London Eye and the Shell Centre in the background, enables the viewer to appreciate that this is an historic parkland in an important city location.
- 6 The buildings that terminate the view are consistent in their use of Portland stone, with the exception of the London Eye. The landmark of the London Eye stands at 135 metres or 443 feet and is useful for orientation purposes.



- 7 The view is equally well enjoyed in daylight and when artificially illuminated at night. Within the groups of buildings towards the end of the view, no single building commands a focus; rather, the group works together as a layering of architectural detailing against the sky line. The rooftop of Whitehall Court rises behind Horse Guards to the left of centre. The Foreign and Commonwealth Office is seen to the right of centre. The Shell Tower and London Eye are seen on the margins of the view with their larger scale and, in the case of the London Eye, different geometry.

### **Visual management guidance**

- 8 All the visual management guidance points set out in Chapter 3 on Qualitative Visual Assessment should be considered by those seeking to develop within views from this Viewing Place. It is important that the background of the landmark in these views is managed in line with visual management guidance paragraph 3.41-3.47 Development in the background of designated views. If further development is proposed in the distant skyline background of this view, it should be of appropriate scale and geometry not to overpower the existing built form or detract from the night-time views. Any tall building proposal in the distant background should be of exceptional design quality, in particular with regard to its roofline, materials, shape and silhouette. The design aims should ensure that the scale or appearance of the building should not dominate or overpower the setting of this short-range view.
- 9 Qualitative Visual Assessment will be used to assess the visual impact of development on the Townscape View from this Assessment Point.
- 10 While there are no Strategically Important Landmarks within the view, the other landmark of the London Eye can be seen. Other prominent buildings or structures include the Foreign Office, Horse Guards and Whitehall Court.

# Appendix 18: Projects granted planning permission relevant to the case study

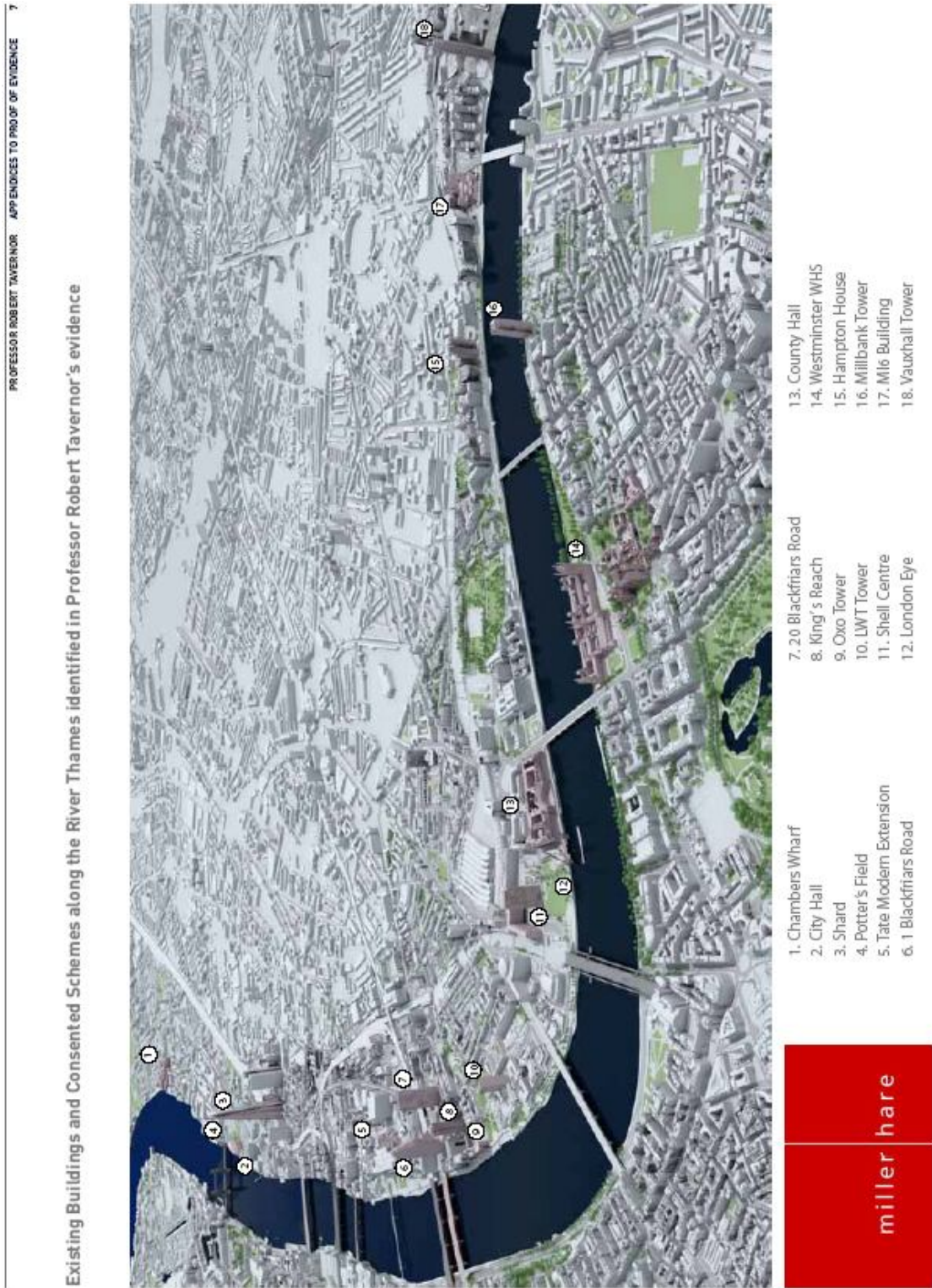
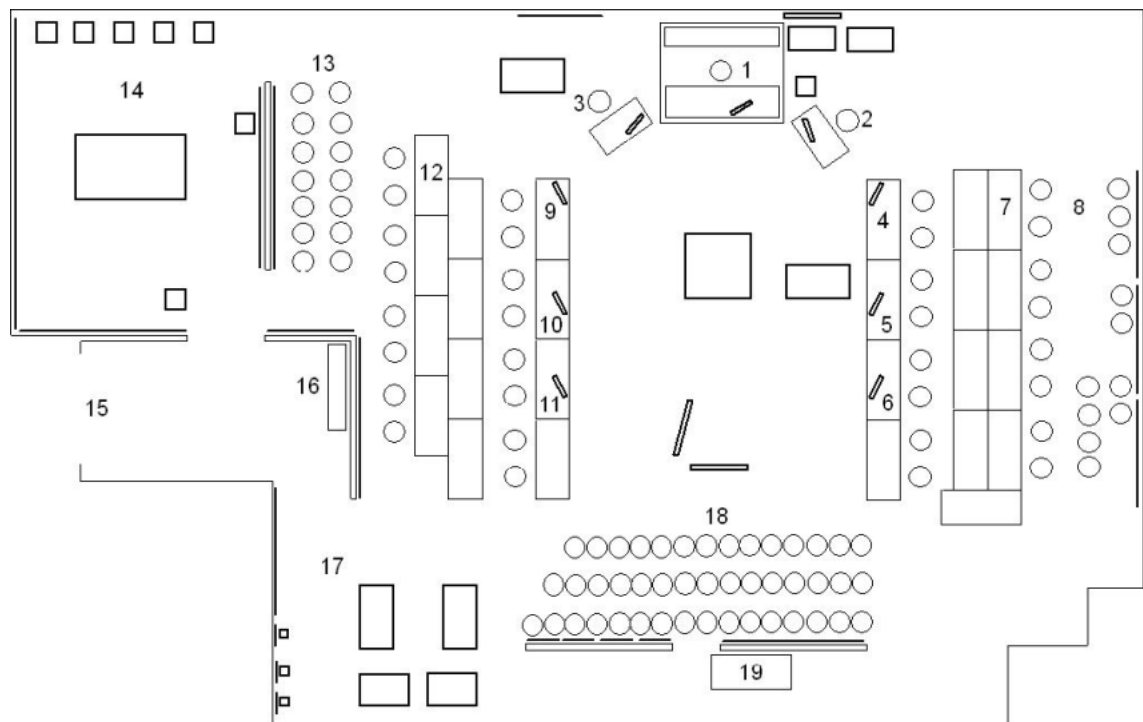


Image showing development proposals which either had achieved grants of planning permission or which were proposed during the implementation process of No.1 Blackfriars Road. Source: Tavenor, R. (2008f: 7); © Miller Hare

## Appendix 19: Spatial layout of the hearing space for the joint No.1 and 20 Blackfriars Road public inquiry



- Computer screens
- Posters on walls
- Physical models
- Desk
- Chair
- Wall

- 1 Planning Inspector
- 2 Expert witnesses, proponents
- 3 Expert witnesses, opponents
- 4 Barrister No.1 Blackfriars Road
- 5 Barrister 20 Blackfriars Road
- 6 Barrister LB Southwark
- 7 Desks to store documents
- 8 Expert witnesses proponents
- 9 Barrister City of Westminster, Royal Parks
- 10 Expert witness City of Westminster
- 11 Expert witness Royal Parks
- 12 Desks to store documents
- 13 Spectators opponents
- 14 Exhibition space No1 Blackfriars Road
- 15 Entrance to space
- 16 Registration desk
- 17 Exhibition space 20 Blackfriars Road
- 18 Public spectators
- 19 Technician

In appendices 20 and 21, the numbers in this drawing are used to refer to the locations of the objects photographed therein. Source: Author

## Appendix 20: Photographs of the public inquiry hearing space



Photograph of the desk at which the planning inspector sat during the public inquiry hearing (1 in appendix 19). Source: Author



Photograph of areas containing models and plans for the projects No.1 (right-hand image; 14 in appendix 19) and 20 Blackfriars Road (left-hand image; 17 in appendix 19) Source: Author



## Appendix 21: Photographs of the seating areas at the public inquiry



Photograph of the area in which the barristers and experts appearing on behalf of developers sat during the public inquiry hearing (4, 5, 6, 7, 8 in appendix 19). Source: Author



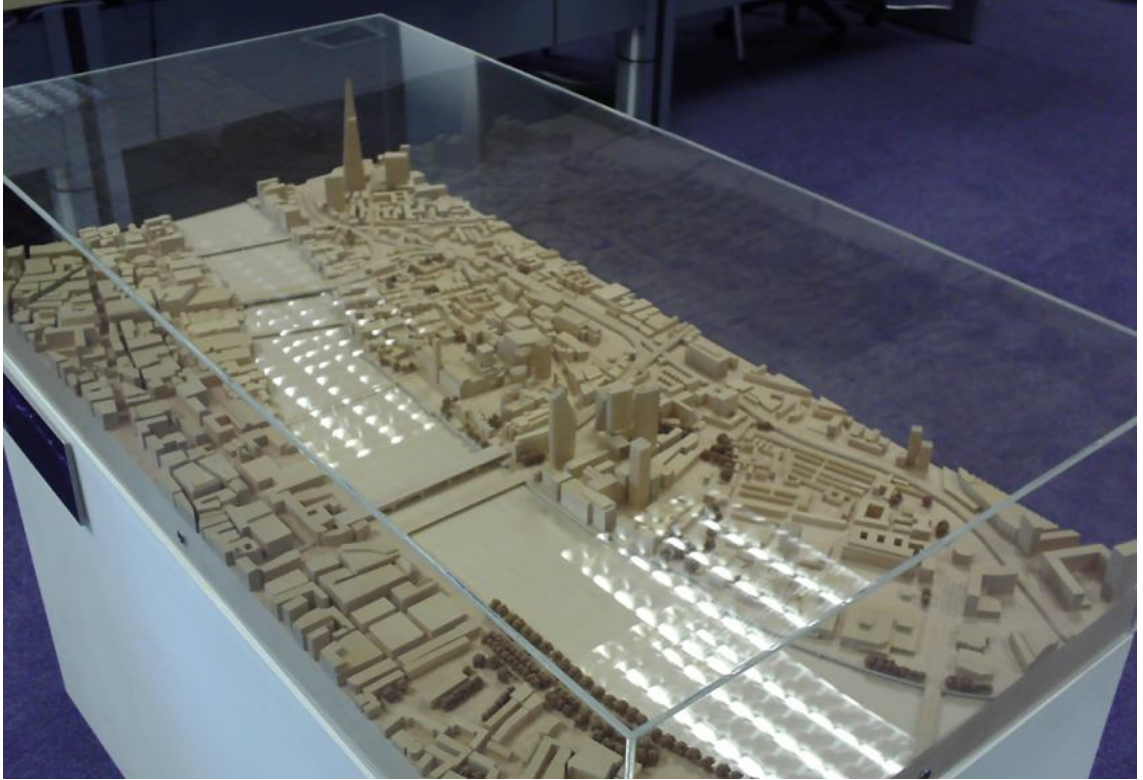
Photograph of the area in which the opponents (WCC, Royal Parks and WCDG) sat during the inquiry hearing (9; 10; 11; 12; 13 in appendix 19). Source: Author



Photograph of the seating area for the public (18 in appendix 19); Source: Author

## Appendix 22: Photographs of contextual models

Both models are located in the middle between the inspector, the opposing parties and the public viewers.



Photograph of the 1:2000 context model. Source: Author



Photograph of the 1:500 context model. Source: Author



## Appendix 23: Panoramic AVRs used in the joint No.1 and 20 Blackfriars Road public inquiry



These images are replications of the posters that were placed on the wall behind the proponents seating area, photographed in the top image of appendix 21. Image source: Tavernor 2008e: 6, 18  
Both images are © Hayes Davidson

## **Appendix 24: Additional views submitted by the Westminster City Council and the Royal Parks**



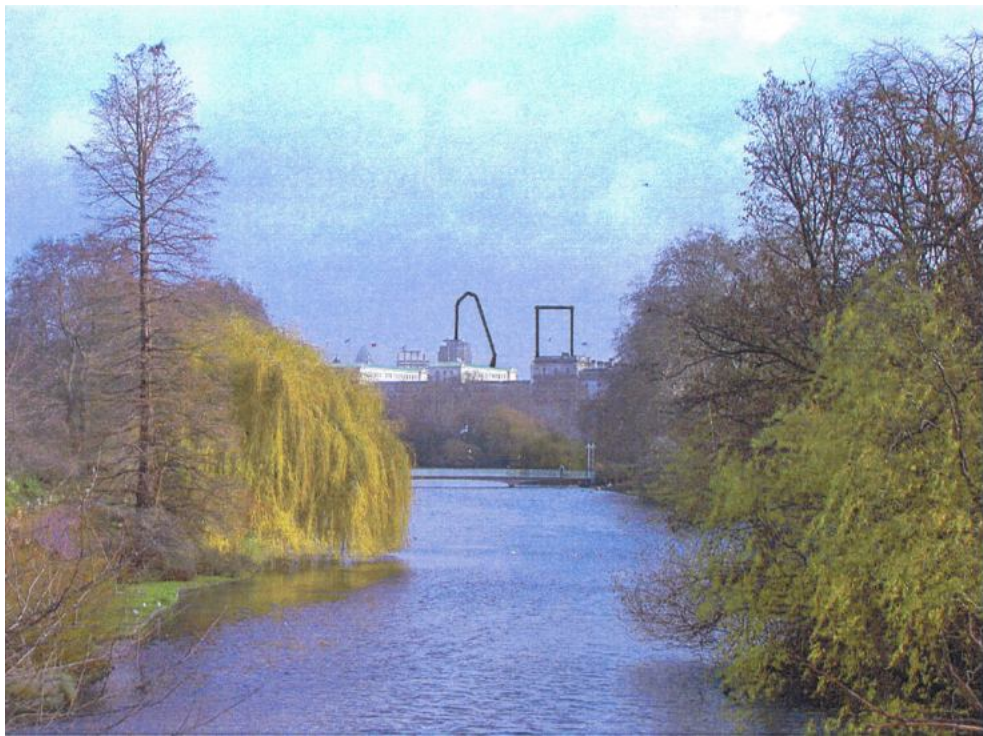
The basic image is the same as image 10 contained in volume 1 of the thesis text. However, the WCC deleted all of the background elements and trees contained in the original AVR which makes 20 Blackfriars Road stand out to a much greater degree.



In this image the tones of colours have been manipulated. Most likely the original image was taken from one of Professor Tavemor's proofs of evidence.

Both of these images were submitted by the witness Robert Ayton for the WCC during public inquiry and were marked as: CW/3 Additional views from the bridge in St James' Park. I have not been able to determine the copyright holder for these images. I would be grateful if the copyright holder would get in contact with me.





indicative

RP 2.17,  
top left,  
with proposed  
towers shown

RP

This photograph seems to have been taken from the southern end of the Blue Bridge. Furthermore, it appears that both No.1 and 20 Blackfriars Road have been hand-drawn much higher than proposed at the time of the public inquiry. 20 Blackfriars Road is shown as the one tower solution which had been proposed in 2005 but was subsequently amended into a two tower version with significant reductions in height. © Hall Moggridge, Colvin & Moggridge



In this image the tones of colours have been changed so that No.1 Blackfriars Road looked more dominant in the skyline background. The original image has been heavily manipulated.

© Hayes Davidson (copyright holder, original image)

Both images were submitted by the witness, Hall Moggridge, for the Royal Parks during the public inquiry and were marked as: RP/6 Additional images in St James's Park

## Appendix 25: Northwards views from within Somerset House courtyard



The top image shows a frontal view of the central courtyard in Somerset House with the cupola being the highest built element.

The lower left image shows cranes working on a new development on The Strand to the north of Somerset House

The lower right image shows a building in the King's College complex  
Source of image: Tavernor 2008c: 61

The copyright holder for this image could not be determined. I would be grateful if the copyright holder would get in contact with me.

## **Appendix 26: Letter to interviewees asking for an interview**

Juergen Kufner  
LSE, Cities Programme  
St. Philips Building, Y 314  
Houghton Street  
London WC2A 2AE  
XX/XX/2007

j.kufner@lse.ac.uk

XXXX  
attn: XXXX  
XXXX  
XXXX  
XXXX

### **RE: Request for permission to interview you for PhD research project**

Dear XXXX,

I am studying for a PhD in the Cities Programme at LSE under the supervision of Professor Robert Tavernor. I am writing to ask for permission to interview you, particularly in relation to your work as XXXX using XXXX in order to analyse and assess qualitative and quantitative aspects of tall buildings.

The subject of my studies is the investigation of processes of analysis and assessment of the urban design quality of tall buildings at Blackfriars Bridge. Using information from interviews I seek to go beyond academic literature and describe the various processes of XXXX analysis within the XXXX as these unfold in practice.

Further, I can provide a form that will describe how I will use information gained from interviews and how the integrity of XXXX is protected.

Please feel free to contact me with any questions regarding this request.

I am looking forward to hearing from you.

Yours sincerely,

Juergen Kufner

Enclosures

## **Appendix 27: Information sheet given to interviewees at the start of interviews**

Juergen Kufner  
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London WC2A 2AE

j.kufner@lse.ac.uk

### **Background Information Sheet 2007**

#### **Analysing Tall Buildings at Blackfriars Bridge, London: Guidance on Tall Buildings, London View Management and Space Syntax**

I am registered as a PhD student in the 'Cities Programme' at the London School of Economics. The subject of my study is the analysis of tall buildings at Blackfriars Bridge. The study will emphasise the analysis and assessment of tall buildings as these unfold in practice, including the various interactions between different actors involved in these processes.

At this stage the foci of my study are: i) to develop an understanding how different actors interact and exchange information in order to analyse the quality and impact of tall building; and ii) the aspects that shape the discourse, for example, issues of cultural heritage, vehicular and pedestrian traffic or urban design quality. Early questions that are raised include:

- With which parties and organisations do actors interact with in order to do their job?
- How do these interactions work?
- What are the aspects (i.e. impact on cities and urban design quality) that are taken into account?

In addition to interviews I study information material that is exchanged between actors such as drawings and reports.

If requested, personal information will remain confidential. The information generated by the study may be published. During the interview, participants have the right to ask for any of their details or accounts to be withdrawn. Should you need to confirm any of the information above please contact the Cities Programme.



## **Appendix 28: Question sheet for an interview with an architect**

1. What is your educational and professional background
2. Which were the ideas that determined the initial design of the building?
3. How do the processes of analysis and quality control change the role of the architect?
  - Which aspects do assessors focus on?
  - How did the process work?
  - Clusters: How did the assessors take into account that there will be a cluster of tall buildings at Blackfriars Bridge?
4. CABE (public realm; pedestrian routes; streetscape appearance; crime prevention)
5. English Heritage (views from within conservation areas; What is the consultation with LAC like?)
6. Townscape Consultants (RouPELL Street; River views; St James's Park view)
7. Space Syntax (routes through sites; street-facing fronts; crime prevention)
  - Follow up for each of these:
    - a. Did the townscape consultant take into account local or city wide aspects?
    - b. How to negotiate and interact throughout the process?
8. Which other actors have an impact on the design of your scheme?
9. What are the different roles of other actors?
10. Local context (community impact; how did they respond?  
What of these responses did you incorporate in your scheme?)
11. Wider context
12. keep up your creativity
13. Cluster of Tall Buildings!  
Which aspects of tall buildings would you personally stress most disregarding what policies and governmental organisations and consultants focus on?
14. What are the problems within the processes of analysis and assessment?
15. How would you improve the processes of analysis and assessment

### **After the interview:**

In the next time I will evaluate data gained from the interview.

- I. Would it be okay for you, if I ask you at a later time for answers to follow up questions arising from my evaluation of the interview?
- II. Which questions did you feel uncomfortable with?
- III. How could I ask these questions in a different way?
- IV. Are there questions coming to your mind that I should have asked, but have left out?