

World Heritage UK Conference 2018

Setting the Scene for World Heritage

The Tower of London

A Case Study

Natasha Downie

Business Development Manager, Public Engagement
and World Heritage Site Co-ordinator
Historic Royal Palaces

Paul Drury and Anna McPherson

Consultants

Drury McPherson Partnership



Tower of London WHS

Inscribed on the World Heritage List in December 1988



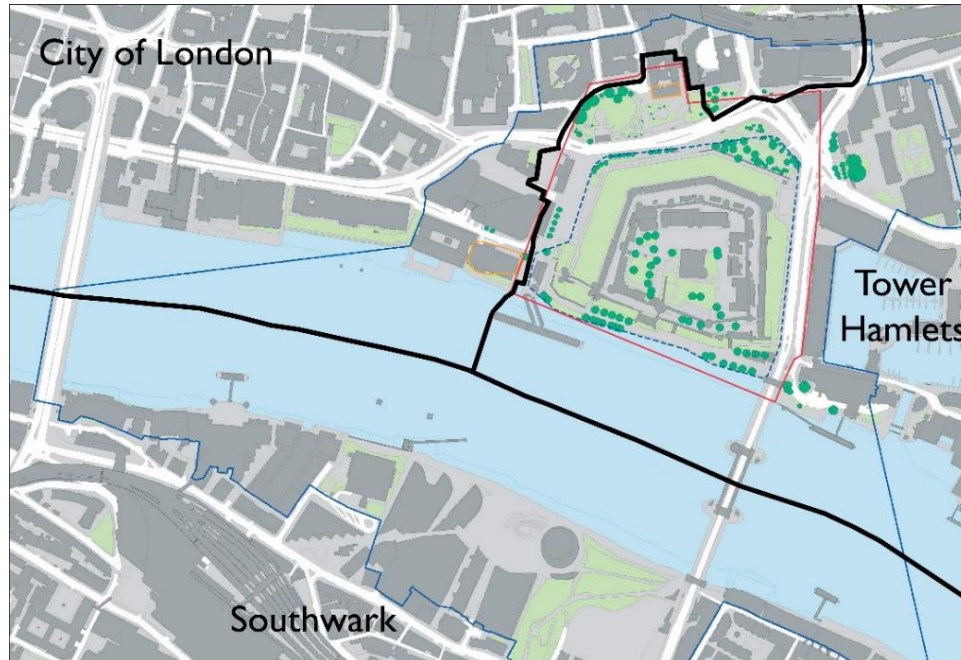
At the Tower, this means...

- **Welcoming** around 2.8m visitors each year (regularly 11-12,000 per day)
- **Educating** more than 180,000 children and students, working with local communities
- **Conserving** the buildings, collections and landscapes
- **Earning** the money to pay for all this from admissions, retail, catering, functions and fundraising



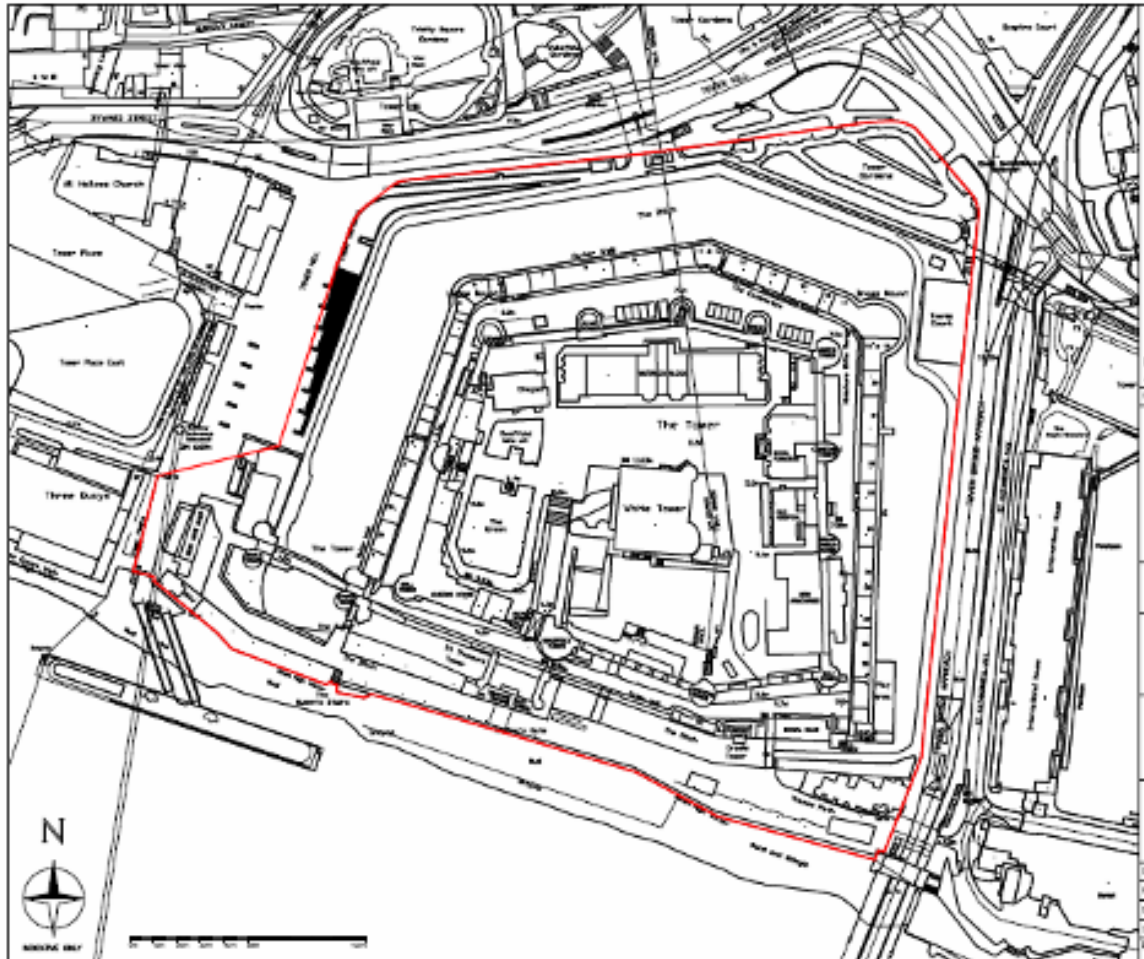
Governance of the WHS

- HRP has **care of the whole of the inscribed WHS.**
- Board of Trustees (including The Queen's representative in the Constable of the Tower)
- Contract with the Secretary of State
- WHS Consultative Committee, including the **Greater London Authority and 3 local planning authorities**



World Heritage Site - boundary

Includes only the scheduled monument



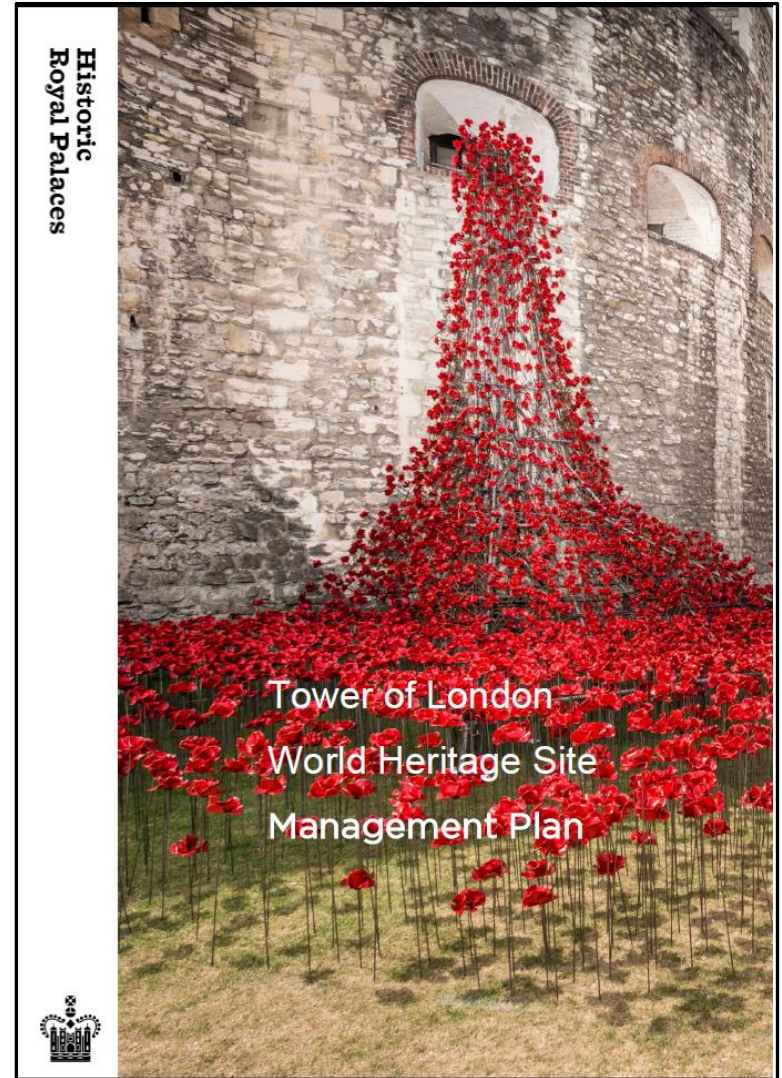
Outstanding Universal Value

Revised version of **Statement of Outstanding Universal Value (SOUV)** agreed by WHC in June 2013, now included in Management Plan 2016.

The MP identifies the key **attributes** of the Tower's OUV - those particularly relating to setting are:

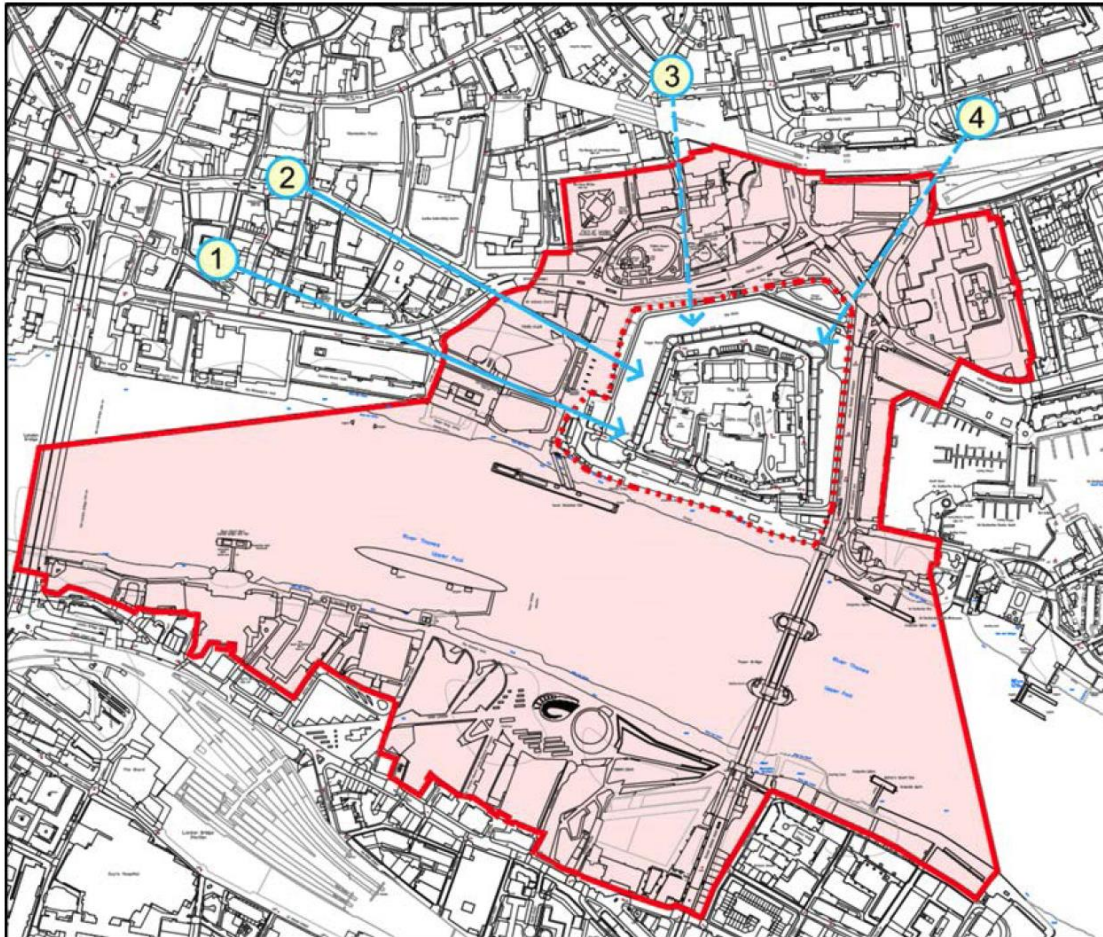
Landmark siting: located to see and be seen, 'protecting/ controlling' relationship with City, important skyline seen from river;

Physical dominance: iconic silhouette (protected) of White Tower, towering over its surroundings.



WHS – Local setting

- The Tower WHS has no **'buffer zone'**
- The Management Plan 2007 identified a **'local setting'** for the WHS, including its historic approaches (arrowed)



WHS – Local Setting Study 2010

- As proposed in the Management Plan 2007, a study of the **local setting of the Tower** was project-managed by HRP on behalf of the WHS Consultative Committee.
- The study identified key local views of, from and within the Tower, as well important approaches, arrival points and the pedestrian experience. It has proved useful in helping to manage the Tower's local realm.

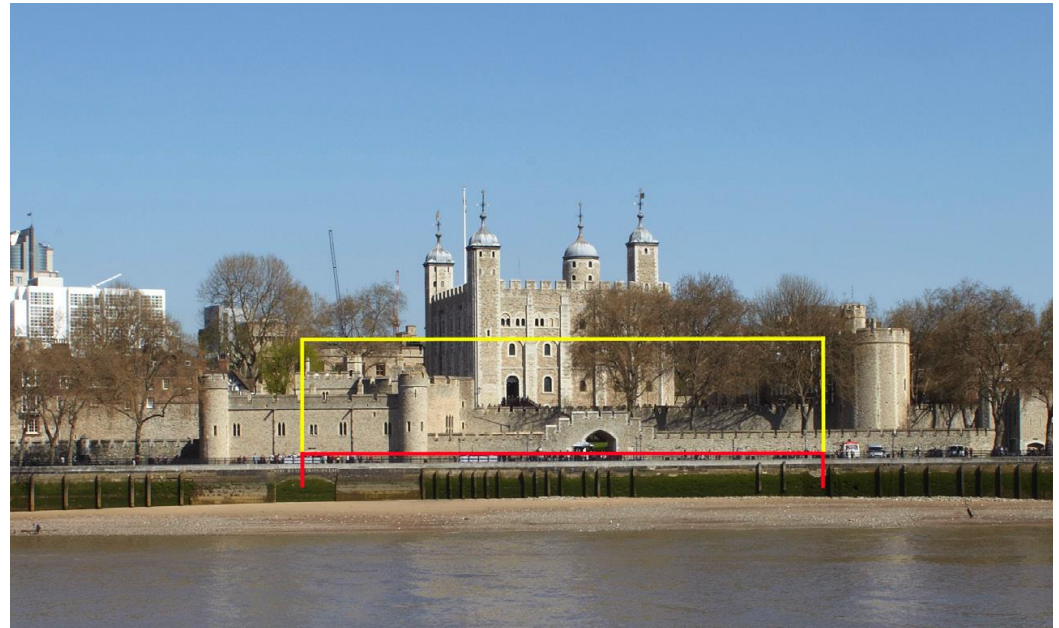


WHS - LVMF Protected view 25A



Panorama from Assessment Point 25A.3 The Queen's Walk at City Hall – close to Tower Bridge

The Mayor's **London View Management Framework SPG** 2012 defines two protected views of the Tower: the Townscape View 25A.1-3 from the Queen's Walk (near City Hall) and...



WHS – LVMF Protected view 10A.1



Panorama from Assessment Point 10A.1 Tower Bridge: upstream – the North Bastion

...the River Prospect
View 10A.1 from the
North Bastion of Tower
Bridge, looking upstream



WHS – The Wider Setting

- The revised NPPF 2018 defines the **setting** of heritage asset as: *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*
- As the scale and height of development in central London, particularly in the City, increases, so the extent of the Tower's setting increases;
- No formal definition of the wider setting of the Tower has yet been agreed, despite exploration of potential to do so by combination of height and distance;
- So effect on setting of some distant developments not realised.



World Heritage Committee 36th Session (St Petersburg, 2012)

Extract of decisions adopted – Tower of London (UK)

The World Heritage Committee.....

3. Acknowledges the information provided by the State Party on the protection of the visual integrity of the property and in respect to major developments in the area and urges it to continue to develop the National Planning Policy Framework to consolidate existing planning policies;
4. Notes the results of the December 2011 reactive monitoring mission to the property and encourages the State Party to implement its recommendations, in particular:
 - a) Further define the immediate and wider setting of the property in relation to its Outstanding Universal Value and embed these in the policies of all relevant planning authorities,
 - b) Define specific measures, based on the definition of the setting of the property, to ensure the protection of the property and minimize its vulnerability to potential threats to its Outstanding Universal Value,
 - c) Regulate further build-up of the area surrounding the Shard of Glass building, ensuring that approved heights do not exceed a height whereby they would become visible above the on-site historic buildings;



Changing Views 2006 - 2018

Views from 2005/6 to 2018 follow to show how rapidly the LVMF views of the wider setting of the Tower have changed over the past 12 years.



January 2006



View 25A.1 from the LVMF (issued March 2012) showing protected viewing corridor. New building (arrowed) is beginning to appear west of the Tower.



Historic Royal Palaces



View 25A.1 October 2015, with consented developments in coloured outline. A general rise in the background building heights is evident, especially westwards towards the 'Eastern Cluster'.



Historic Royal Palaces



View 25A.1 January 2016 (left panel of view only), showing then consented schemes in outline; 1 Undershaft in blue outline, shifting apex of cluster to east



Historic Royal Palaces



View 25A.2 (left-hand panel) February 2018, including 100 Leadenhall Street



Historic Royal Palaces



View 25A.2 Overall silhouette anticipated by HRP prior to 100 Leadenhall Street



Historic Royal Palaces



View 10A.1 August 2009, produced in connection with the proposed Heron Plaza. The short tower towards the left of the picture (arrowed) is being demolished to make way for 20 Fenchurch Street.



Historic Royal Palaces



View 10A.1 August 2009, but with consented buildings added. The Pinnacle (the tallest building in the view) was then expected to form the centrepiece of the Eastern Cluster.



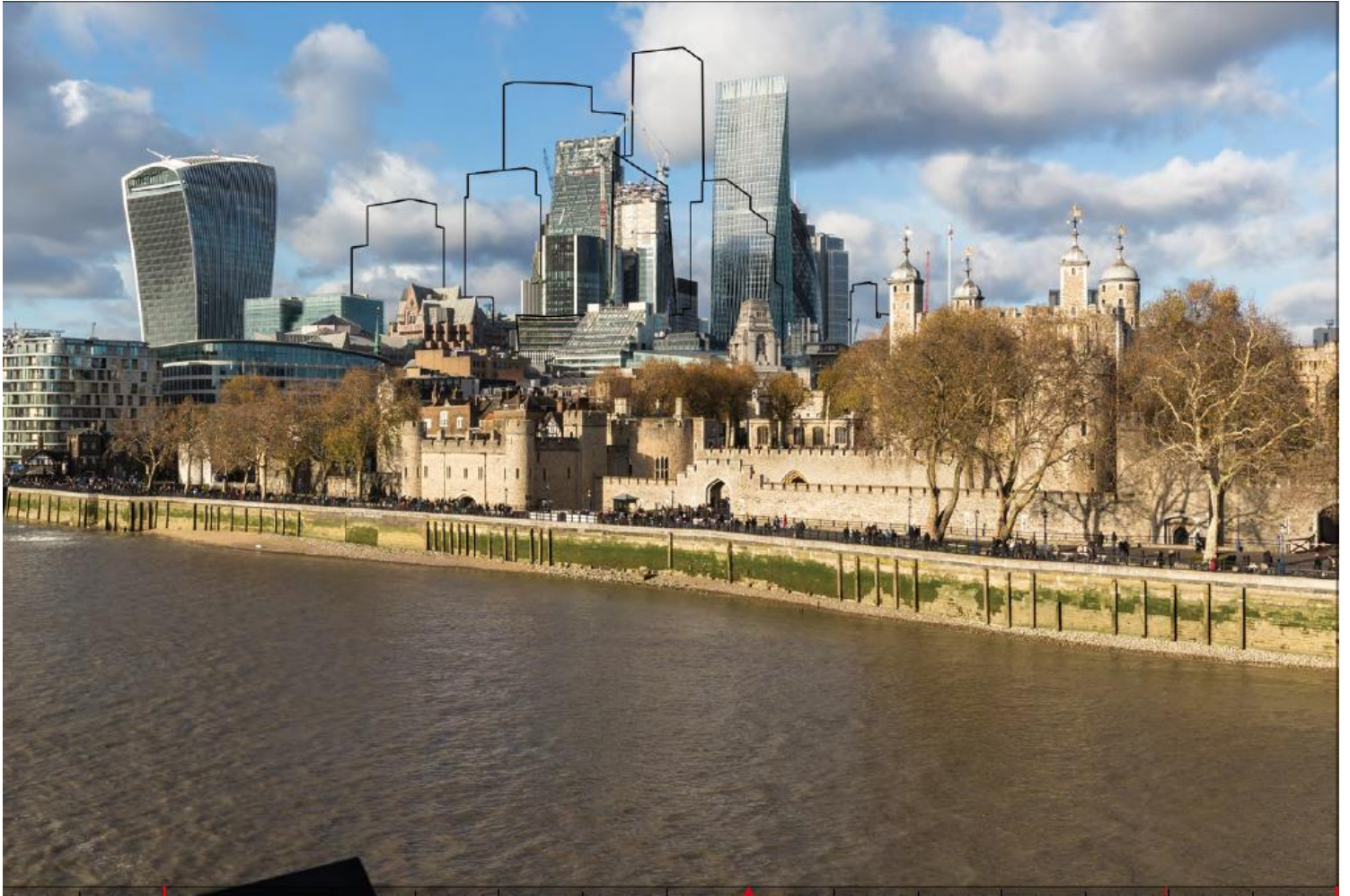
Historic Royal Palaces



View 10A.1 January 2016, showing then existing and consented buildings, plus 22 Bishopsgate (in place of the Pinnacle) and the proposed 1 Undershaft which has succeeded it as the centrepiece of the cluster.



Historic Royal Palaces



View 10A.1 February 2018, showing consented schemes including 100 Leadenhall Street.



And looking south.....



Proposal for Capital House, Weston Street, Southwark, replacing extant consent for development known as 'The Quill'



Views out from the Tower - October 2018



Summary



- HRP understands the need for continued development and investment into London to grow the economy and retain the vitality of the City.
- We recognise that the ‘Eastern Cluster’ policy area was identified for development/tall buildings before the Tower was inscribed as a WHS.
- But, the **scale, size and proximity of current proposals** are far greater than previously anticipated and we feel it is negatively impacting the OUV of the Tower.



Question from HRP...

'How can the current planning system recognise the full impact of proposed developments on a heritage site, when the baseline for what's deemed acceptable changes with each new building consented?'

