



# **THE CITY OF LONDON AND THE TOWER OF LONDON WHS**

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Assistant Director : City of London**











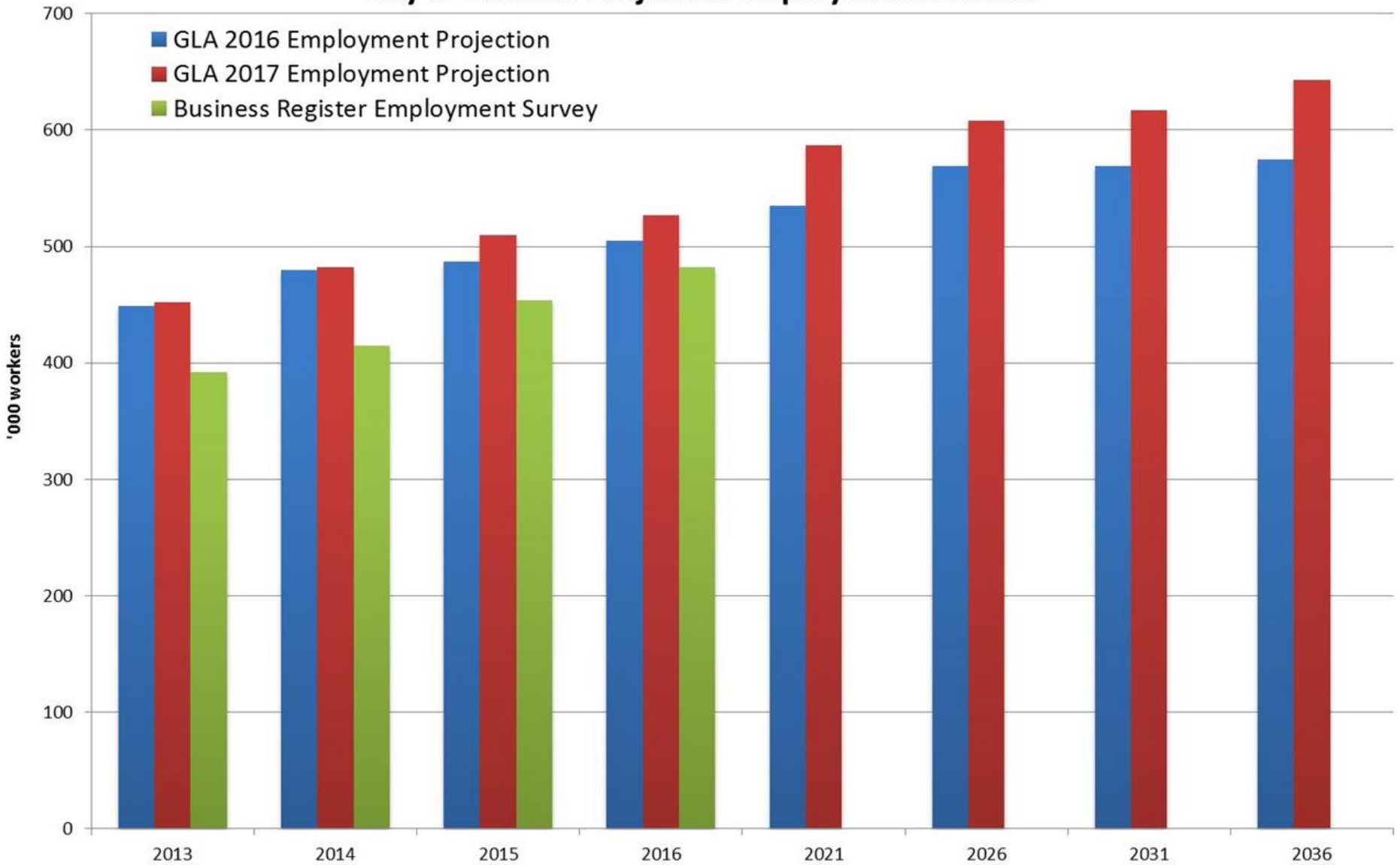
September 2016



September 2018

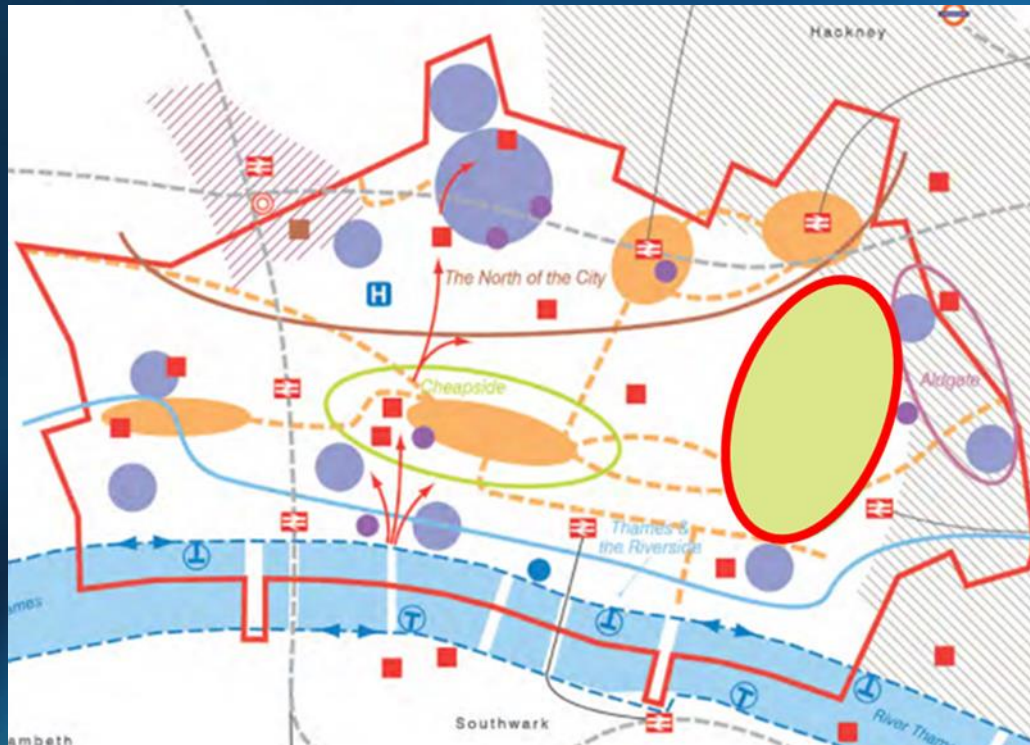


## City of London Projected Employment Growth

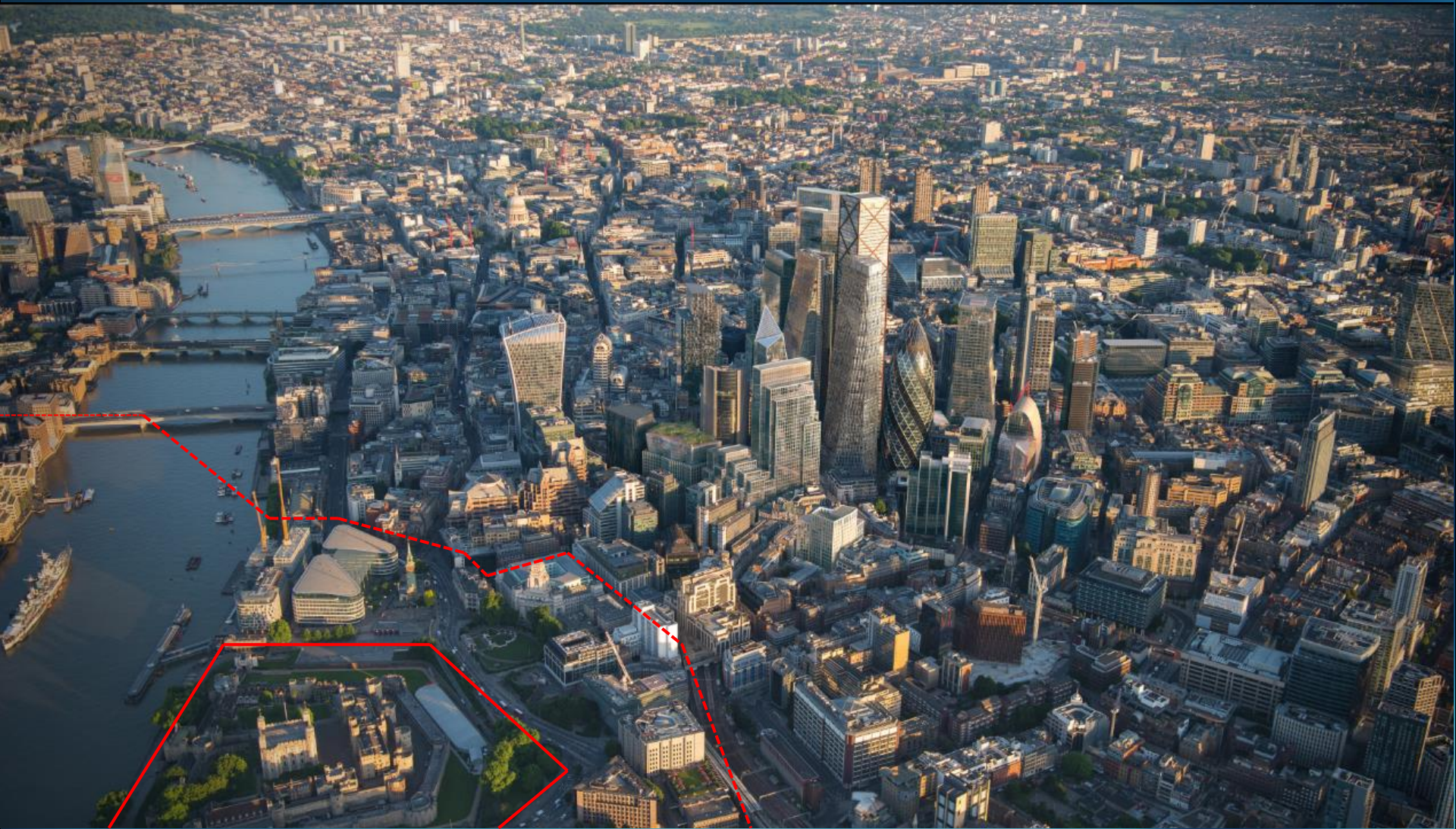


**City of London Employment Growth projections**

# CITY OF LONDON EASTERN CLUSTER POLICY AREA











**Modelling of Constraints to identify opportunities**



# The London Plan 2016

MAYOR OF LONDON



## THE LONDON PLAN

THE SPATIAL DEVELOPMENT STRATEGY FOR LONDON  
CONSOLIDATED WITH ALTERATIONS SINCE 2011

MARCH 2016

### POLICY 7.10 WORLD HERITAGE SITES

#### Strategic

- A Development in World Heritage Sites and their settings, including any buffer zones, should conserve, promote, make sustainable use of and enhance their authenticity, integrity and significance and Outstanding Universal Value. The Mayor has published Supplementary Planning Guidance on London's World Heritage Sites – Guidance on Settings to help relevant stakeholders define the setting of World Heritage Sites.

#### Planning decisions

- B Development should not cause adverse impacts on World Heritage Sites or their settings (including any buffer zone). In particular, it should not compromise a viewer's ability to appreciate its Outstanding Universal Value, integrity, authenticity or significance. In considering planning applications, appropriate weight should be given to implementing the provisions of the World Heritage Site Management Plans.

#### LDF preparation

- C LDFs should contain policies to:
- a protect, promote, interpret, and conserve, the historic significance of World Heritage Sites and their Outstanding Universal Value, integrity and authenticity
  - b safeguard and, where appropriate, enhance both them and their settings
- D Where available, World Heritage Site Management Plans should be used to inform the plan making process.



# The London Plan 2016

- 7.34 The World Heritage Sites at Maritime Greenwich, Royal Botanic Gardens Kew, Palace of Westminster and Westminster Abbey including St Margaret's Church and Tower of London are embedded in the constantly evolving urban fabric of London. The surrounding built environment must be carefully managed to find a balance between protecting the elements of the World Heritage Sites that make them of Outstanding Universal Value and allowing the surrounding land to continue to change and evolve as it has for centuries. To help this process, the Mayor will encourage the development and implementation of World Heritage Management Plans.





# The City of London Local Plan

CITY OF LONDON

## LOCAL PLAN

January 2015



### Core Strategic Policy CS12: Historic Environment

To conserve or enhance the significance of the City's heritage assets and their settings, and provide an attractive environment for the City's communities and visitors, by:

5. Preserving and, where appropriate, seeking to enhance the Outstanding Universal Value, architectural and historic significance, authenticity and integrity of the Tower of London World Heritage Site and its local setting.



# London Views Management Framework

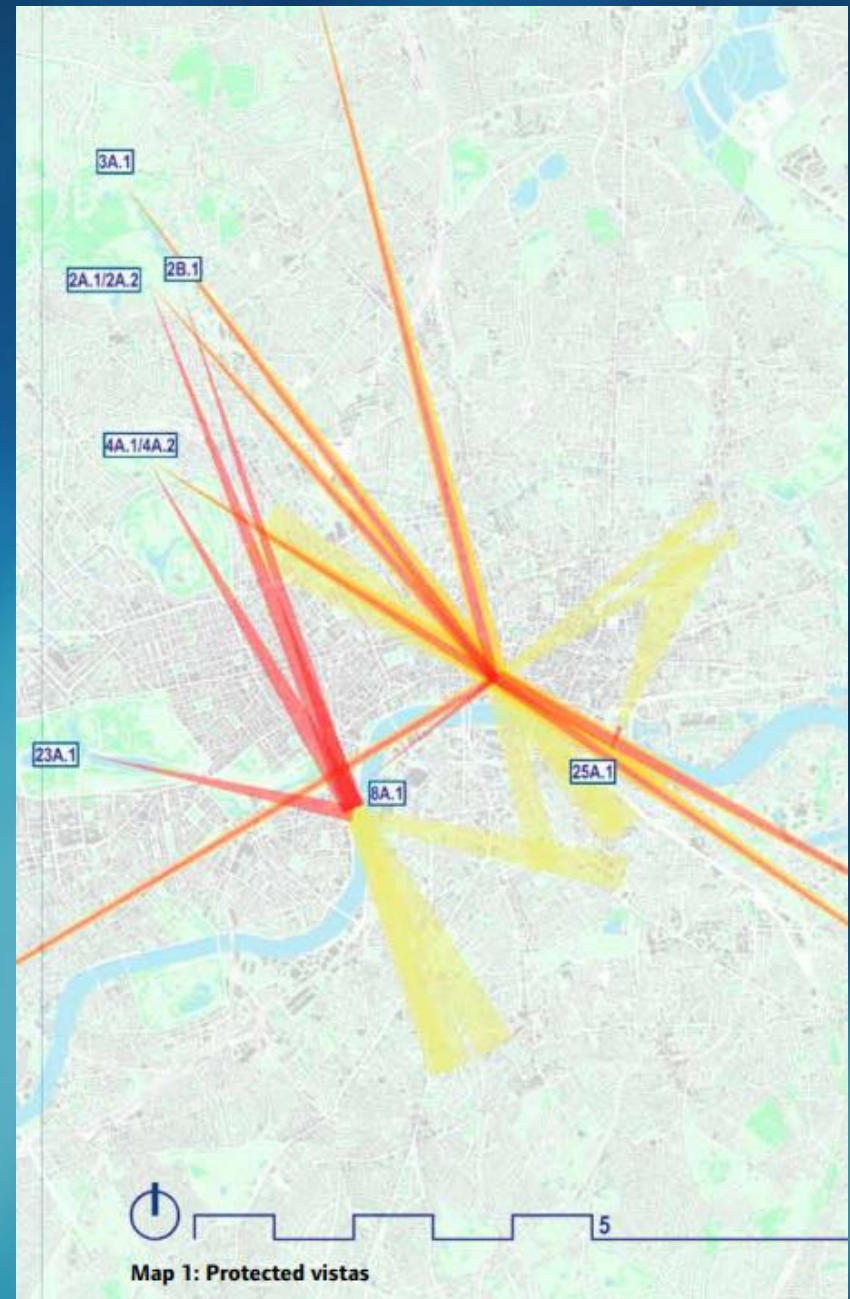


## LONDON VIEW MANAGEMENT FRAMEWORK

### SUPPLEMENTARY PLANNING GUIDANCE

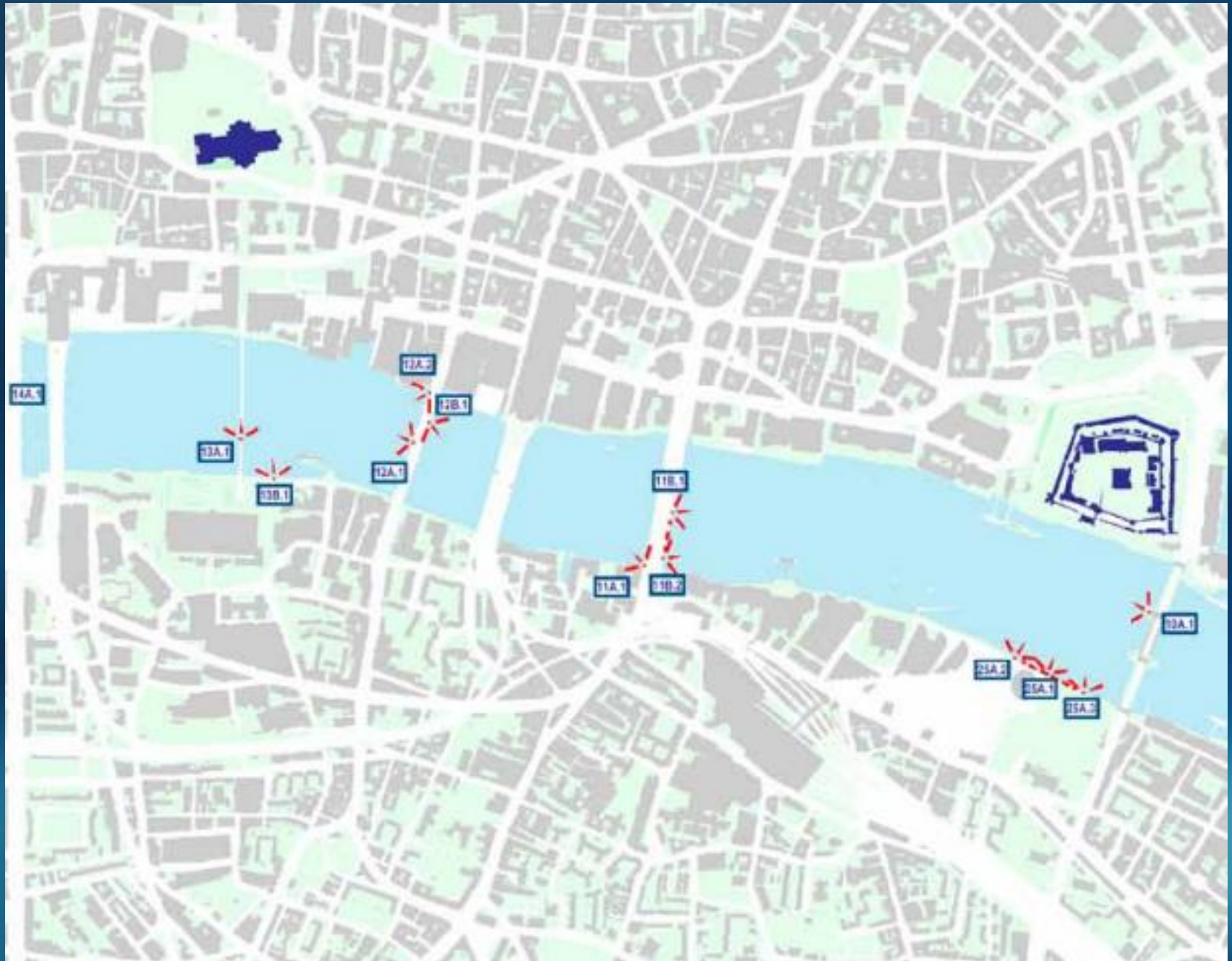
MARCH 2012  
LONDON PLAN 2011  
IMPLEMENTATION FRAMEWORK

MAYOR OF LONDON



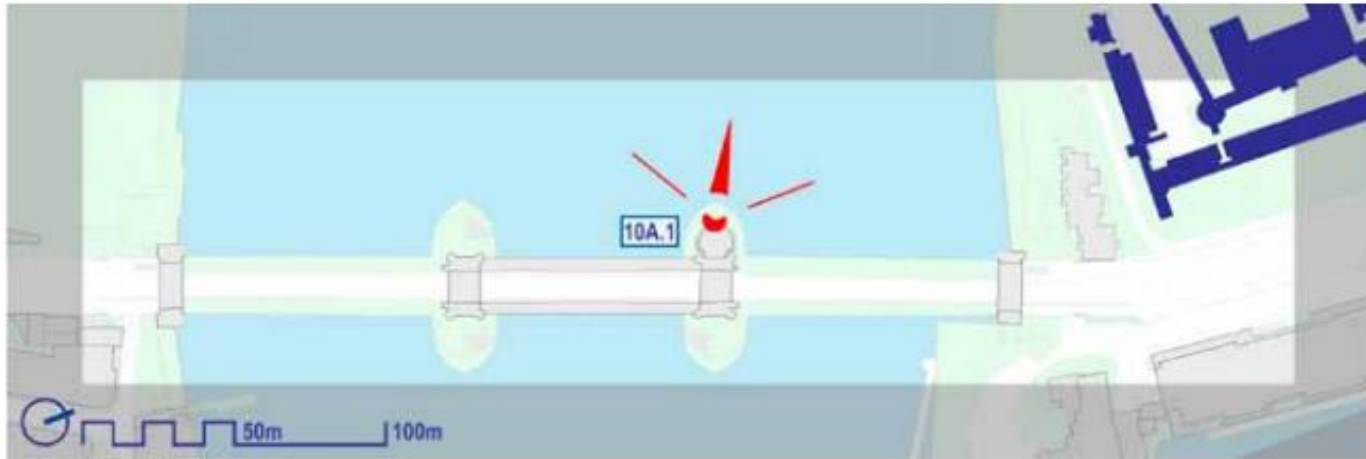


# London Views Management Framework





## Viewing Location 10A Tower Bridge: upstream



N.B for key to symbols refer to image 1



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



## Visual Management Guidance

- 183 The Tower of London should not be dominated by new development close to it.
- 184 Development proposals likely to affect the World Heritage Site should pay regard to the guidance set out in the Tower of London World Heritage Site Management Plan published by Historic Royal Palaces (HRP). HRP manages the Tower of London. It is recommended that HRP and English Heritage are consulted on all relevant proposals at an early stage.



View from Assessment Point 10A.1 Tower Bridge: upstream – the North Bastion (Outside information centre). 533665.0E 180311.4N. Camera height 14.82m AOD. Aiming at The Monument to the Great Fire (Central Axis i.e. passing through centre of flaming urn; viewing gallery). Bearing 300.0°, distance 0.9km.



### *Foreground and Middle Ground*

- 185 Landmarks which enable an appreciation of the scale and geography of London should not be obscured by inappropriate development in the foreground. This applies to the Monument, in particular, which is closely associated with Tower Bridge in the view, owing to their proximity and visibility. This relationship should be maintained.



## *Background*

- 186 Views from this place include the relationship between the Tower of London and the City in the background. It is important that the background of the landmark in these views is managed sensitively and should not compromise a viewer's ability to appreciate the Outstanding Universal Value of the World Heritage Site. Development should not breach the skyline of the four towers of the White Tower or its castellations. Some visual separation should be retained between the upper parts of the White Tower and the emerging cluster of tall buildings in the background.
- 187 It is anticipated that the cluster of tall buildings in the City of London and the cluster of tall buildings at London Bridge Station will be consolidated over time such as the new development of the Shard, and will add considerably to the character and stature of the view. Any proposed building which would add to the skyline, must take account of the way it relates to existing skyline features.





Tower of London  
World Heritage Site  
Management Plan



## TOWER OF LONDON LOCAL SETTING STUDY

An Assessment of the Local Setting of the Tower of London  
and Guidelines for its Management



August 2010

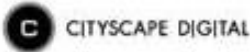
Prepared by  
Land Use Consultants & Colin Buchanan  
on behalf of  
the Tower of London World Heritage Site Consultative Committee



# 100 Leadenhall Street

Heritage Impact Assessment of the Tower of London World Heritage Site  
April 2018

Frontier Dragon Ltd



# C

## Statement of Outstanding Universal Value

Agreed at the 37th session of the World Heritage Committee held in Phnom Penh in June 2013.

### **Tower of London UK**

Date of Inscription 1988

Approved Statement of Significance 2008

Date of Draft SOUV 2011

### **Brief Synthesis 2011**

The Tower of London is an internationally famous monument and one of England's most iconic structures. William the Conqueror built the White Tower as a demonstration of Norman power, siting it strategically on the River Thames to act as both fortress and gateway to the capital; it is the most complete example of an 11th century fortress palace remaining in Europe. A rare survival of a continuously developing ensemble of royal buildings, from the 11th to 16th centuries, the Tower of London has become one of the symbols of royalty. It also fostered the development of several of England's major State Institutions, incorporating such fundamental roles as the nation's defence, its record-keeping and its coinage. It has been the setting for key historical events in European history, including the execution of three English queens.

The Tower of London has Outstanding Universal Value for the following cultural qualities:

For both protection and control of the City of London, it has a landmark siting. As the gateway to the capital, the Tower was in effect the gateway to the new Norman kingdom. Sited strategically at a bend in the River Thames, it has been a crucial demarcation point between the power of the developing City of London, and the power of the monarchy. It had the dual role of providing protection for the City through its defensive structure and the provision of a garrison, and of also controlling the citizens by the same means. The Tower literally 'towered' over its surroundings until the 19th century.

The Tower of London was built as a demonstration and symbol of Norman power. The Tower represents more than any other structure the far-reaching significance of the mid-11th century Norman Conquest of England, for the impact it had on fostering closer ties with Europe, on English language and culture, and in creating one of the most powerful monarchies in Europe.

The Tower has an iconic role as reflecting the last military conquest of England.

The property is an outstanding example of late 11th century innovative Norman military architecture. As the most complete survival of an 11th-century fortress palace remaining in Europe, the White Tower, and its later 13th and 14th century additions, belong to a series of edifices which were at the cutting edge of military building technology internationally. They represent the apogee of a type of sophisticated castle design, which originated in Normandy and spread through Norman lands to England and Wales.

The property is a model example of a medieval fortress palace, which evolved from the 11th to 16th centuries. The additions of Henry III and Edward I, and particularly the highly innovative development of the palace within the fortress, made the Tower into one of the most innovative and influential castle sites in Europe in the 13th and early 14th centuries, and much of their work survives. Palace buildings were added to the royal complex right up until the 16th century, although few now stand above ground. The survival of palace buildings at the Tower allows a rare glimpse into the life of a medieval monarch within their fortress walls. The Tower of London is a rare survival of a continuously developing ensemble of royal buildings, evolving from the 11th to the 16th centuries, and as such, has great significance nationally and internationally.

The property has strong associations with State Institutions. The continuous use of the Tower by successive monarchs fostered the development of several major State institutions. These incorporated such fundamental roles as the nation's defence, its records, and its coinage. From the late 13th century, the Tower was a major repository for official documents, and precious goods owned by the Crown. The presence of the Crown Jewels, kept at the Tower since the 17th century, is a reminder of the fortress' role as a repository for the Royal Wardrobe.

As the setting for key historical events in European history, the Tower has been the setting for some of the most momentous events in European and British History. Its role as a stage upon which history has been enacted is one of the key elements which has contributed towards the Tower's status as an iconic structure. Arguably, the most important building of the Norman Conquest, the White Tower symbolised the might and longevity of the new order. The imprisonments in the Tower of Edward V and his younger brother in the 15th century, and then, in the 16th century, of four English queens, three of them executed on Tower Green – Anne Boleyn, Catherine Howard and Jane Grey – with only Elizabeth I escaping, shaped English history. The Tower also helped shape the story of the Reformation







**Historic  
Royal Palaces**



Historic England

**MAYOR OF LONDON**



**TOWER HAMLETS**

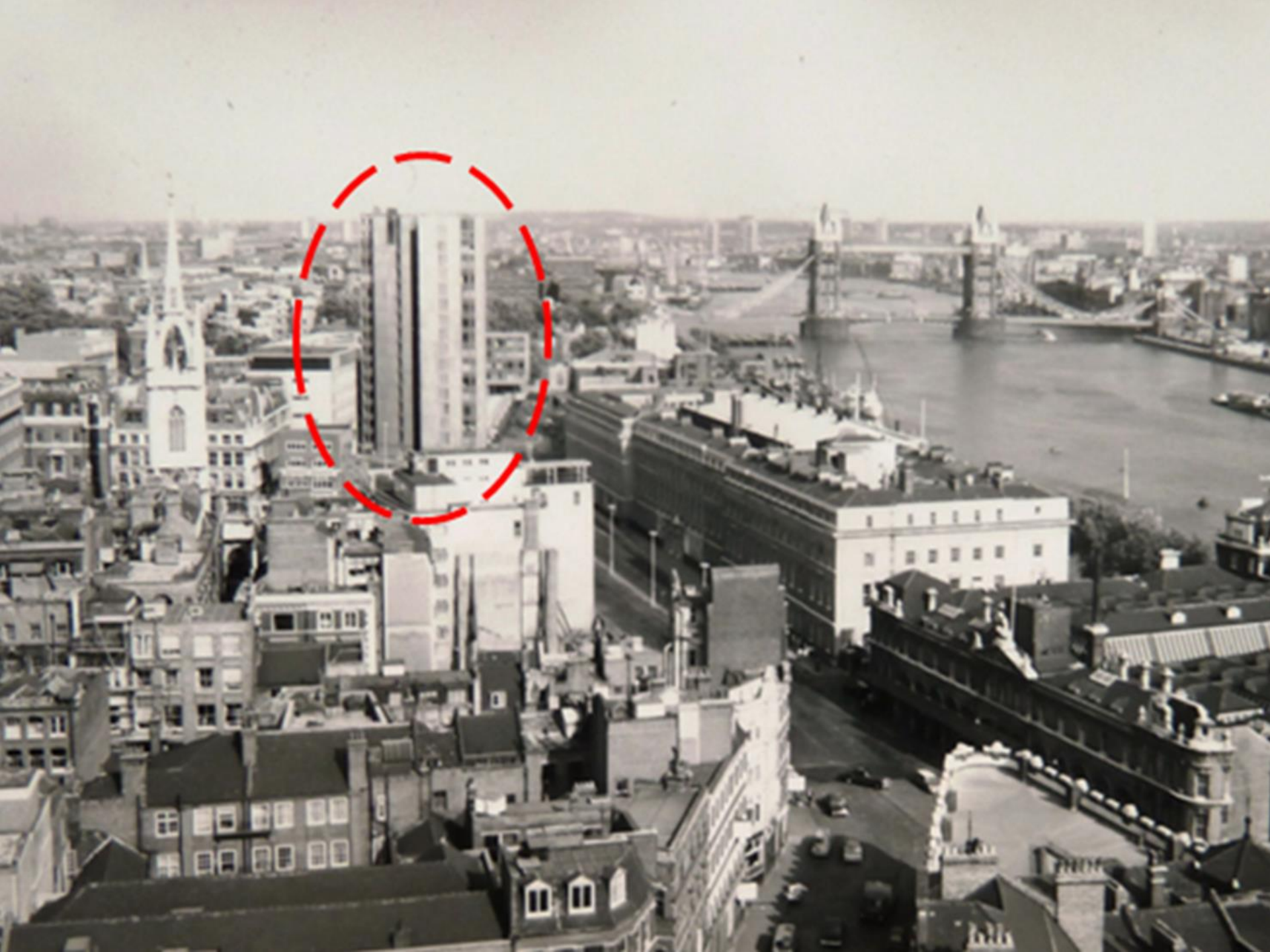


*Southwark*  
Council

**icomos**   
international council on  
monuments & sites uk

**GREATER  
LONDON  
AUTHORITY**















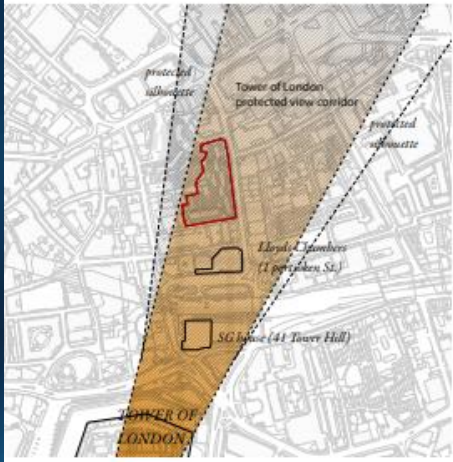
# SILHOUETTE

The Mansell Street Estate is located in the historic centre of London, and any new development of the site needs to be assessed to ensure its compliance with guidance in the Mayor's London View Management Framework (LVMF) Supplementary Planning Guidance (2012).

Of particular relevance is the effect of the scheme on views of the Tower of London, which lies within a World Heritage Site. The view from The Queen's Walk near City Hall includes three Assessment Points (25A.1, 25A.2 and 25A.3). A Protected Vista is included from Assessment Point 25A.1 and a Protected Silhouette is applied to the White Tower between Assessment Points 25A.2 and 25A.3. The entire site falls within the Background Wider Setting Consultation Area (BWSCA) of the Protected Vista and development on the site has the potential to fall within the Protected Silhouette. The scheme also has the potential to feature in views of the Tower of London from the protected LVMF view from Tower Bridge (LVMF 10A.1): Tower Bridge: upstream – the North Bastion.

The Townscape, Visual Impact and Built Heritage Assessment carried out by Peter Stewart Consultancy (Volume II of the Environmental Assessment) considers the effect of the scheme on the following LVMF views:

- 10 A.1: from Tower Bridge: upstream - the North Bastion.
- 25 A.1: the Queen's Walk at City Hall at the foot of pathway from Potter's Fields.
- 25 A.2: the Queen's Walk at City Hall in front of the public terraces.
- 25 A.3 : the Queen's Walk at City Hall, close to Tower Bridge.



Assessment Point 10 A.1



Assessment Point 25 A.2

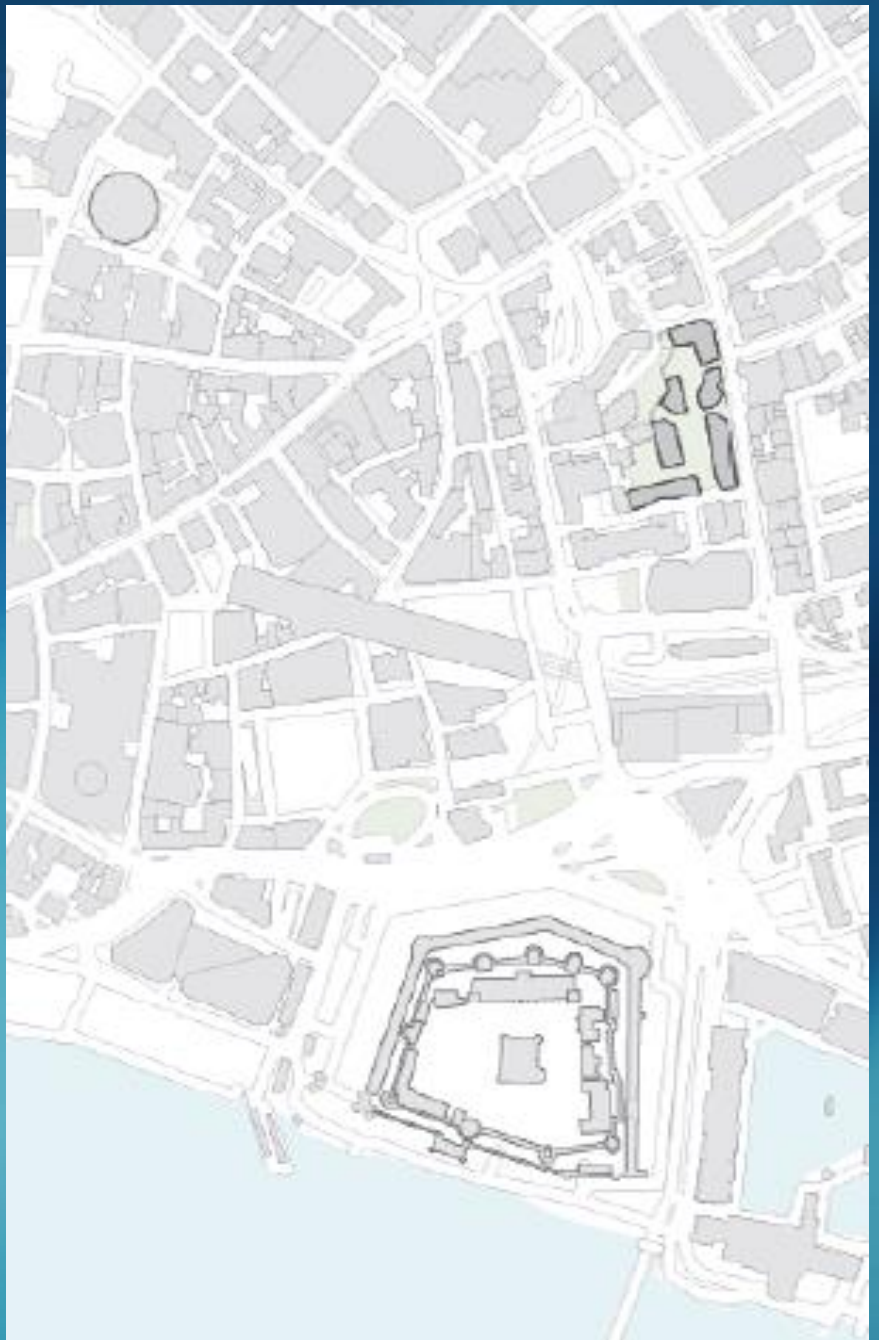


Assessment Point 25 A.1



Assessment Point 25 A.3











Dunstan  
the East  
Church  
Garden

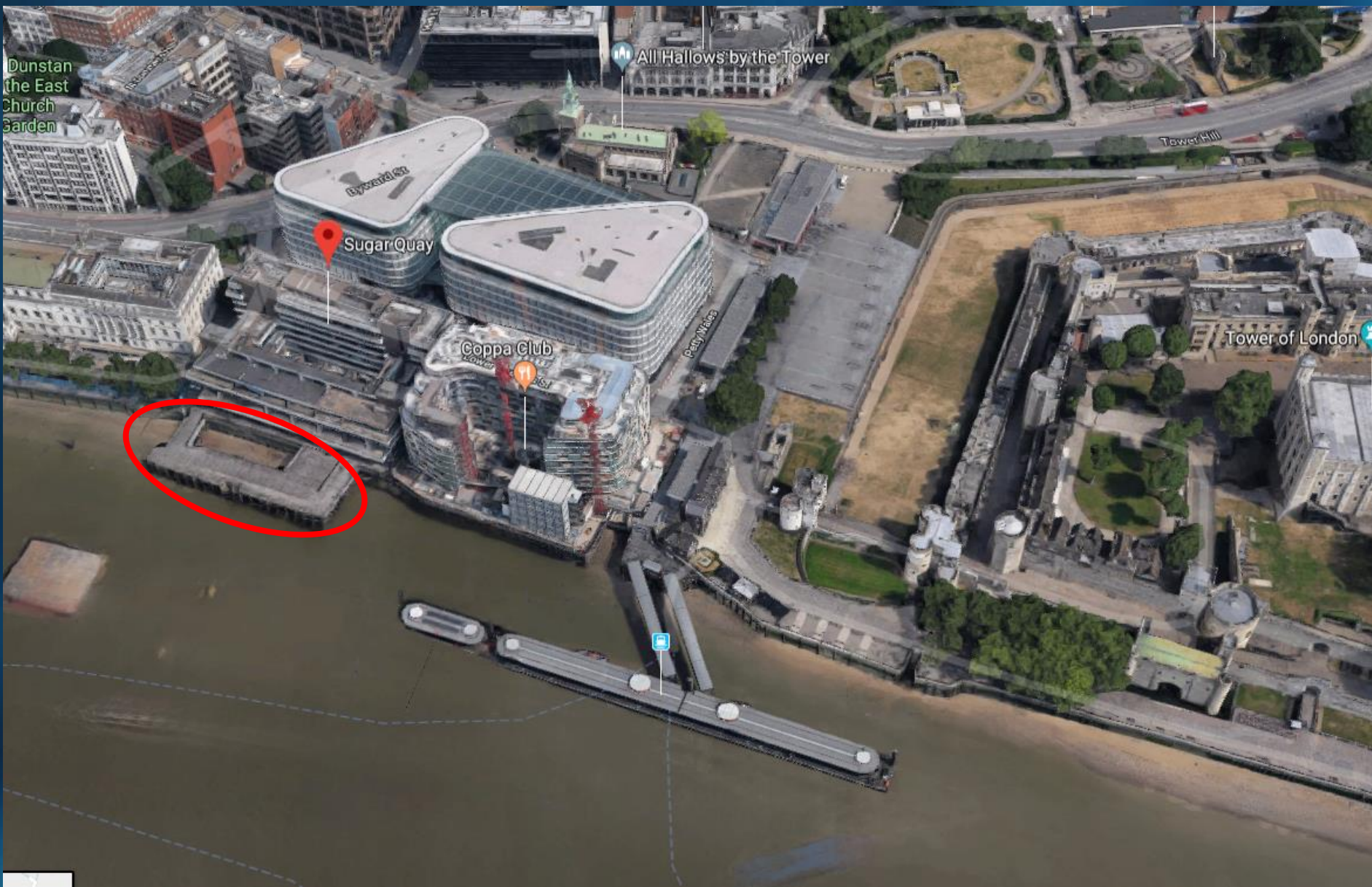
All Hallows by the Tower

Tower Hill

Sugar Quay

Coppa Club

Tower of London

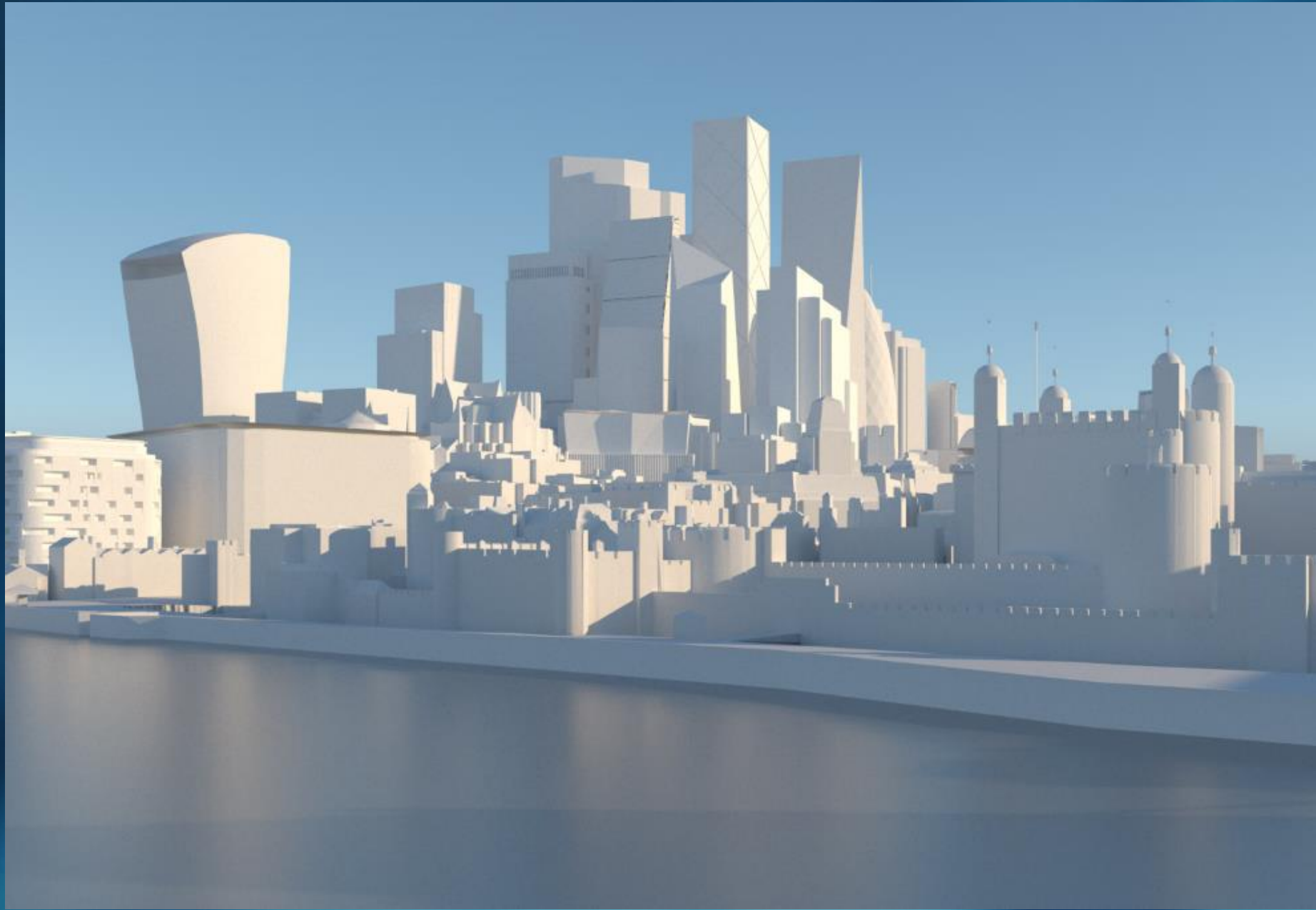


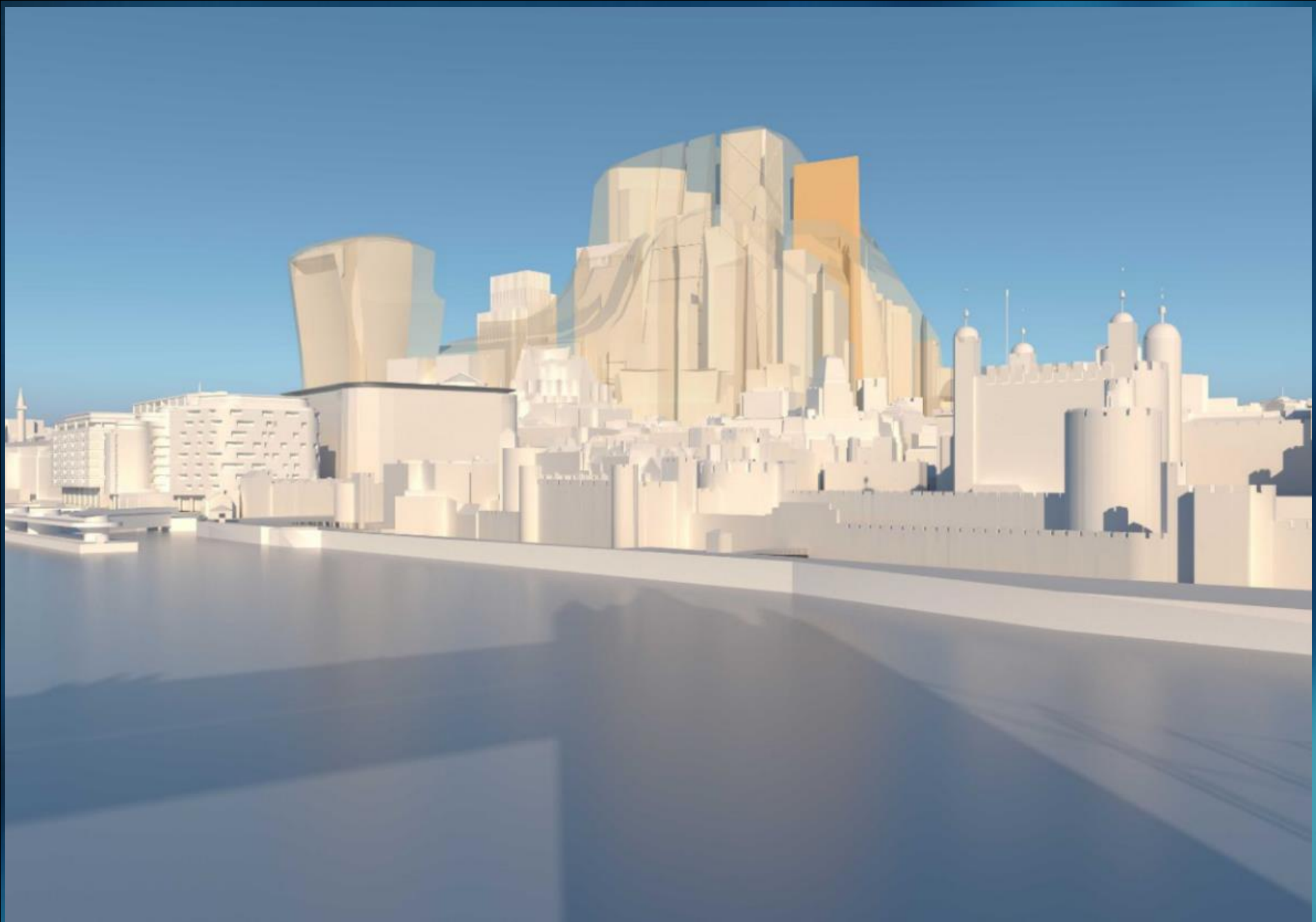












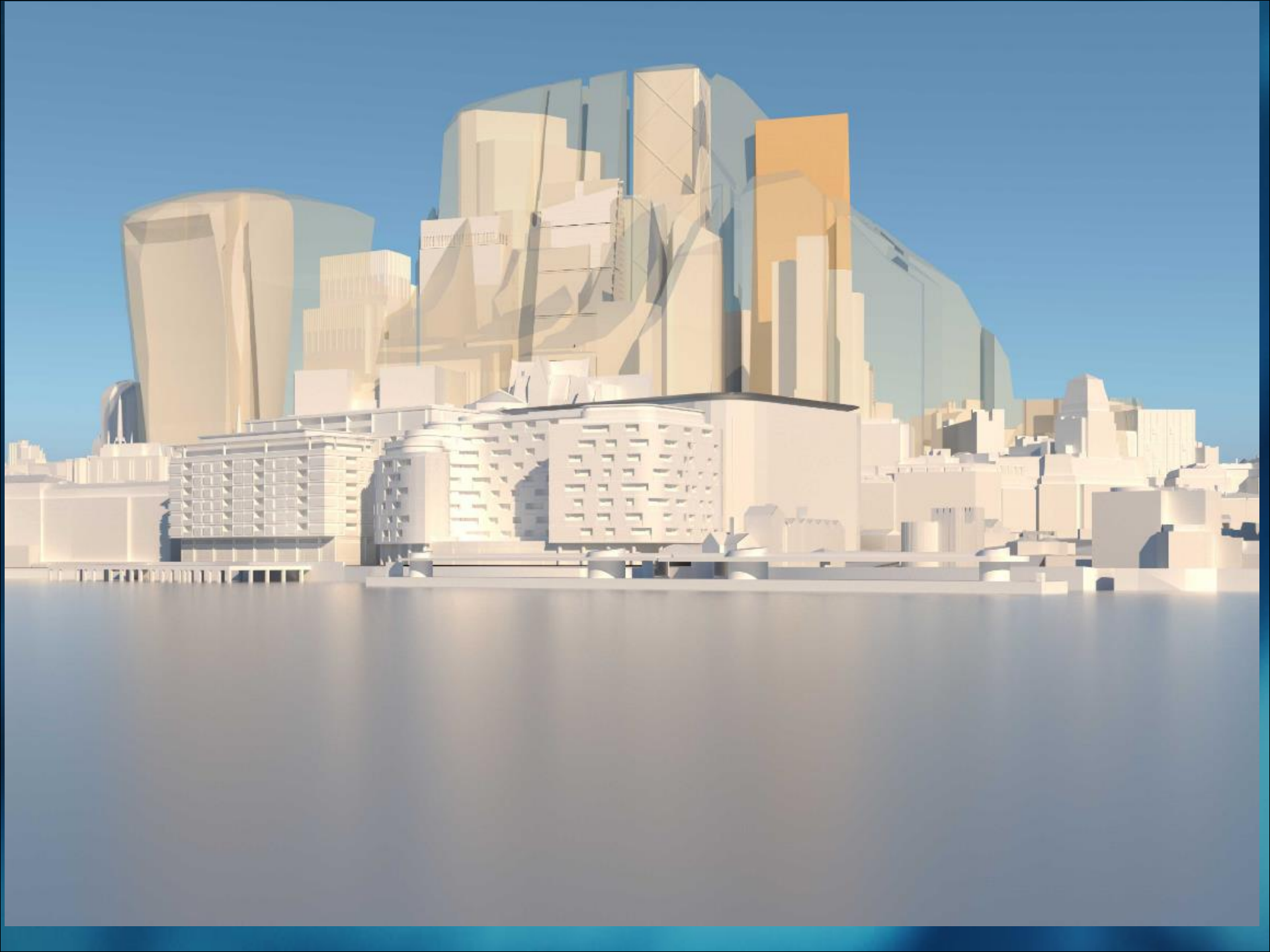




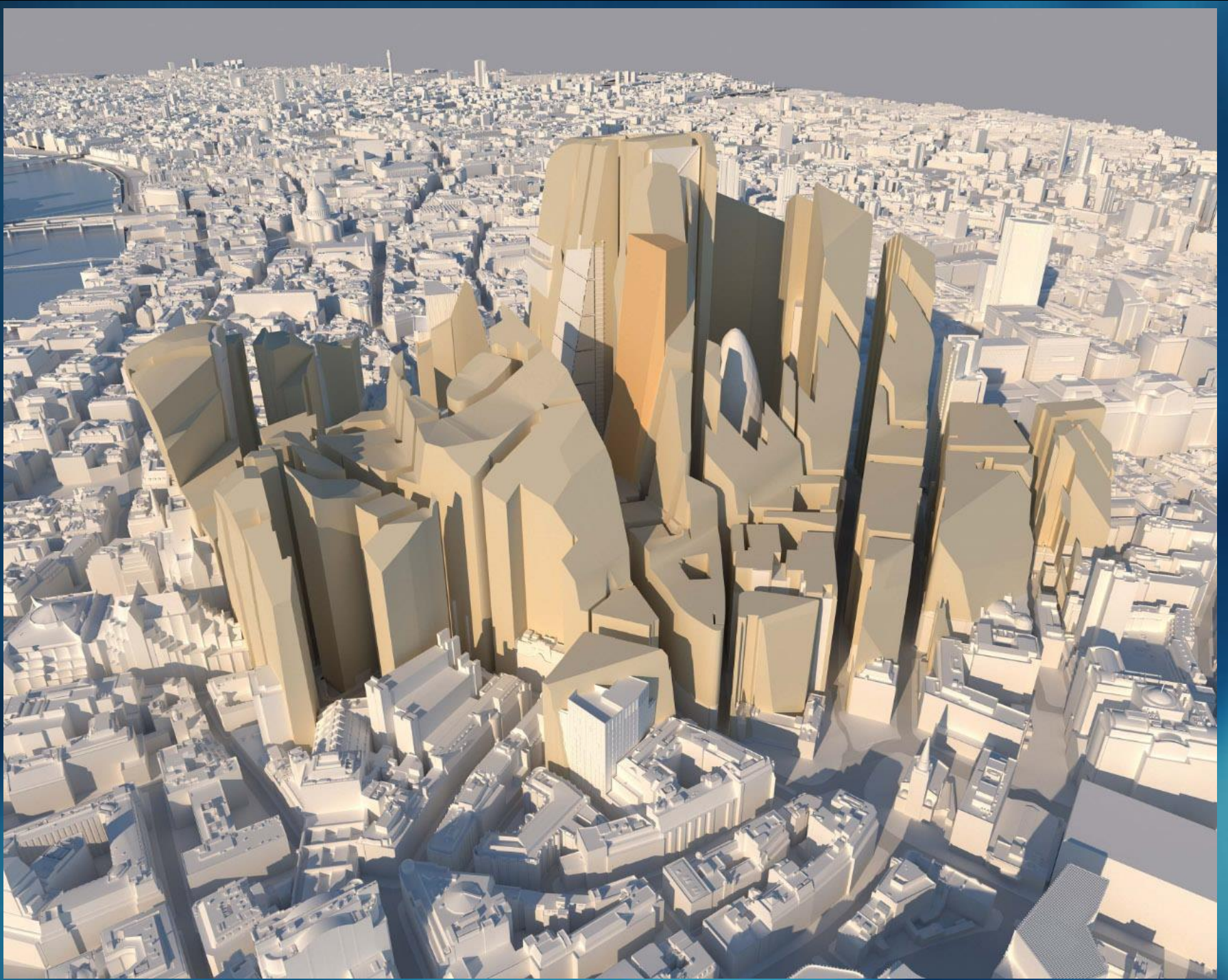






























Free Public Viewing Gallery



View towards West End



View towards Tower of London

















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