

36

Aspen Way East of Site



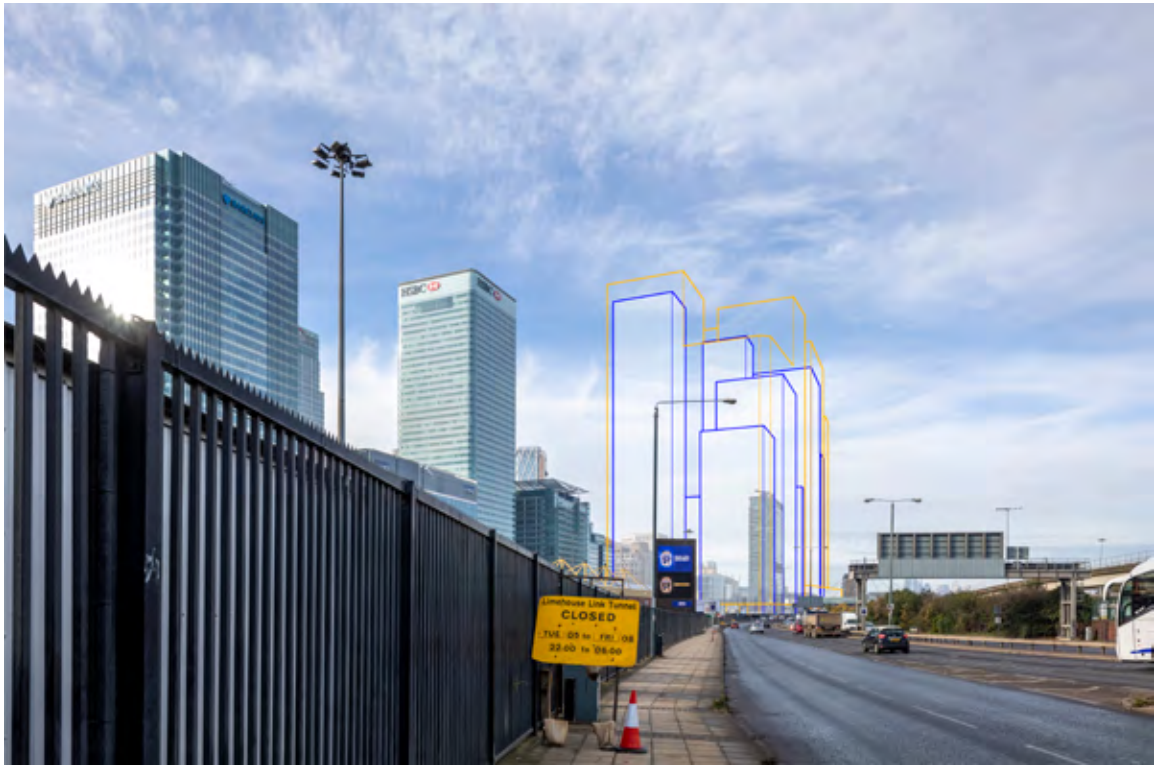
View Location



Camera Location



Existing View



Proposed View

View as existing

- 1.626** This viewpoint is located on Aspen Way, to the east of the Site. It is likely that most people in this location would be local residents and commuters, although this is not a highly-used pedestrian route. The view also provides a reasonable impression of the view that would be gained by people in vehicles heading west along Aspen Way.
- 1.627** The foreground of the view is occupied by Aspen Way, this stretch of which has a broadly straight alignment. Beyond a highways gantry in the middle distance, the bridge across Aspen Way which provides access to Poplar DLR Station and connects Canary Wharf and Poplar is visible.
- 1.628** The southern side of the road (left in this image) is dominated by large scale and tall development within Canary Wharf (south of Billingsgate Fish Market, which can be seen to some extent behind fencing). This includes 8 Canada Square, opposite the Site, and One Churchill Place, further east and towards the viewpoint. The Marriott West India Quay Tower, on the northern side of West India Dock North, appears further west. The Site in its existing state contributes nothing positive to the view and provides no meaningful definition to Aspen Way.
- 1.629** This is a view of **low** sensitivity overall.

View as proposed

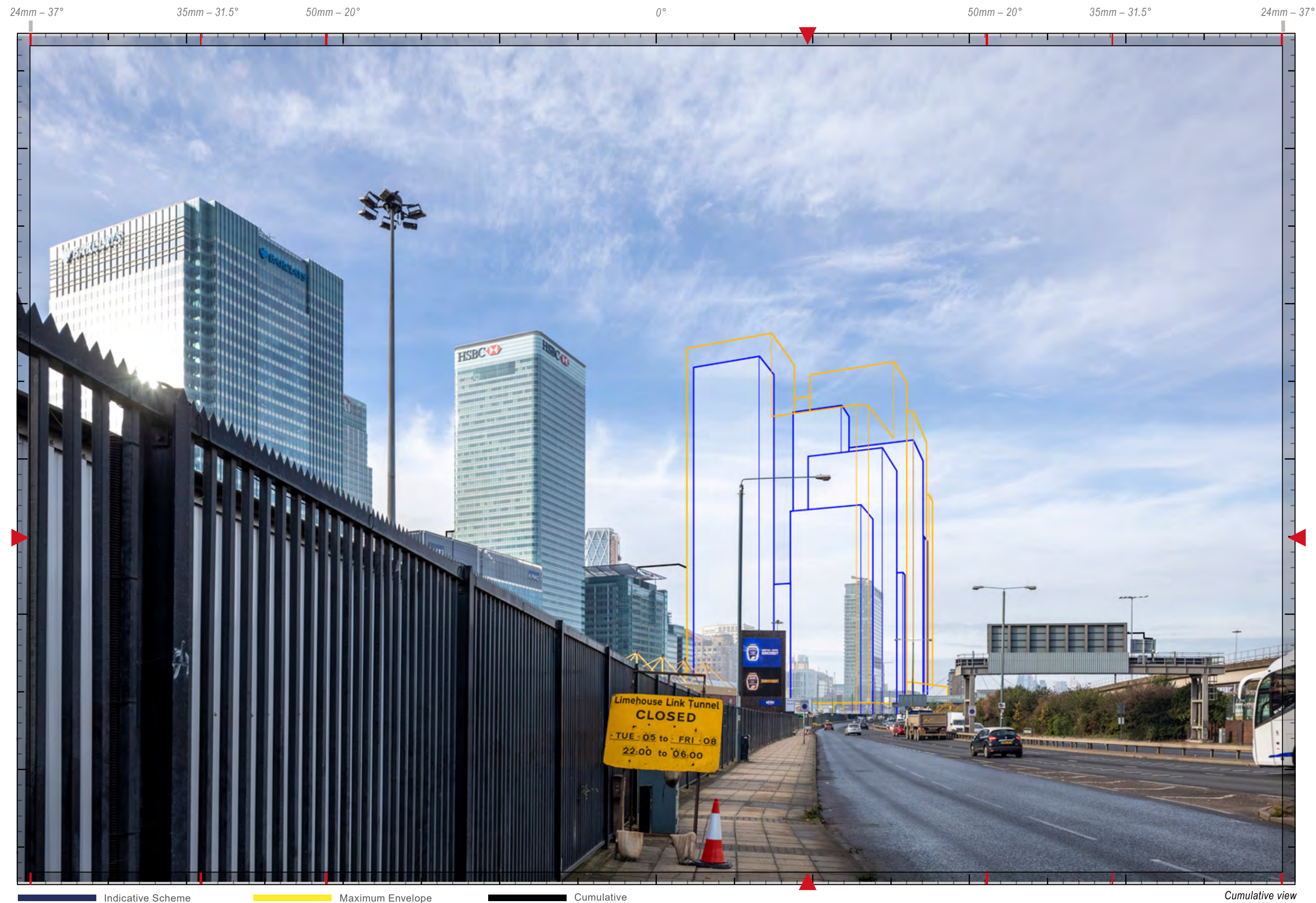
- 1.630** The Proposed Development would appear in the middle distance. It would consolidate the existing Canary Wharf cluster in a coherent manner, and in combination with existing buildings such as 8 Canada Square and One Churchill Place, the presence of the Proposed Development would suggest the location and alignment of the North Dock. The northern frontage of the Proposed Development would provide definition to Aspen Way.
- 1.631** The heights and horizontal extents of the plots as set out in the maximum parameters would be seen to vary to some degree from this location, although the plots would coalesce to a considerable extent. Application of the Design Guidelines would introduce further variety in the form and articulation of buildings within the Proposed Development, such that it would have a varied skyline and its overall form and massing would be broken up.
- 1.632** In the maximum parameters scenario, this would be a change of major magnitude to a view of low sensitivity. The significance would be moderate (significant). The effect would be adverse.
- 1.633** In the maximum parameters and Design Guidelines scenario, this would be a change of major magnitude to a view of low sensitivity. The significance would be moderate (significant). The effect would be beneficial.

Indicative Scheme commentary

- 1.634** The buildings within the Indicative Scheme would be well proportioned and there would be variety in the form, massing and heights of the buildings across the Site. A distinct overall step down in height towards the north and Poplar would be apparent.

View as proposed with cumulatives

- 1.635** Consented cumulative schemes at Newfoundland (nearing completion) and Park Place would appear further south and west of the Proposed Development, and together with it would help to consolidate the overall cluster. The proposed scheme at 82 West India Dock Road would appear further in the distance.
- 1.636** Taking into account cumulative schemes, the Proposed Development (maximum parameters scenario) would represent a change of major magnitude to a view of low sensitivity. The significance would be moderate (significant). The effect would be adverse.
- 1.637** Taking into account cumulative schemes, the Proposed Development (maximum parameters and Design Guidelines scenario) would represent a change of major magnitude to a view of low sensitivity. The significance would be moderate (significant). The effect would be beneficial.



37W

Cordelia Street



View Location



Camera Location



Existing View



Proposed View

View as existing

- 1.638** This viewpoint is located on Cordelia Street, and the view is looking south (a summer and winter image are provided). It is likely that most people in this location would be local residents and pupils at the school (seen in the immediate foreground of the view).
- 1.639** The school is a single storey building of no particular visual interest. A fence around it and trees in the local area screen views beyond to some extent, even in winter. A mid-rise post-war apartment block is visible to the west of the school (right in this image).
- 1.640** The tall buildings of Canary Wharf are visible in the distance. These include One Canada Square, 8 Canada Square and the Marriott West India Quay Tower. These tall buildings form a distinct townscape layer within the background of the view, and the contrast between them and the lower scale buildings in the foreground is typical of that seen in views from Poplar more generally.
- 1.641** This is a view of **low to medium** sensitivity overall.

View as proposed

- 1.642** The Proposed Development would appear in the background of the view. In the summer view, the western-most plots would be significantly obscured from view by trees, and even in the winter view, trees would screen views of them to a notable extent.

- 1.643** Parts of the Proposed Development would have a noticeably greater apparent height than the existing Canary Wharf towers, which a viewer in this location could appreciate is due to the Proposed Development being located closer to the viewpoint. The Proposed Development could nonetheless be understood as being part of the same distinct townscape layer formed by the existing Canary Wharf tall buildings, and it would reinforce the dramatic contrast between the lower scale development in the foreground and taller development in the background of the view.
- 1.644** The different heights and horizontal extents of the plots as set out in the maximum parameters would result in variety in the scale and height of different elements of the Proposed Development, such that it would have a varied skyline and its overall form and massing would be broken up when seen from this location.
- 1.645** In the maximum parameters scenario, this would be a change of moderate to major magnitude to a view of low to medium sensitivity. The significance would be moderate (significant). The effect would be beneficial.
- 1.646** In the maximum parameters and Design Guidelines scenario, this would be a change of moderate to major magnitude to a view of low to medium sensitivity. The significance would be moderate (significant). The effect would be beneficial.

Indicative Scheme commentary

- 1.647** The buildings within the Indicative Scheme would be well proportioned and there would be variety in the form, massing and heights of the buildings across the Site. A distinct overall step down in height towards the north and Poplar would be apparent. A clear sky gap between buildings in the location of Poplar Plaza would signal the location of the north-south route through the Site, connecting Poplar and Canary Wharf.

View as proposed with cumulatives

- 1.648** The consented Hertsmere House and other cumulative schemes further south of the Proposed Development would appear in the background of the view, further consolidating the appearance of the Isle of Dogs cluster.
- 1.649** Taking into account consented cumulative schemes, the Proposed Development (maximum parameters scenario) would represent a change of moderate to major magnitude to a view of low to medium sensitivity. The significance would be moderate (significant). The effect would be beneficial.
- 1.650** Taking into account consented cumulative schemes, the Proposed Development (maximum parameters and Design Guidelines scenario) would represent a change of moderate to major magnitude to a view of low to medium sensitivity. The significance would be moderate (significant). The effect would be beneficial.





37S

Cordelia Street



Existing View



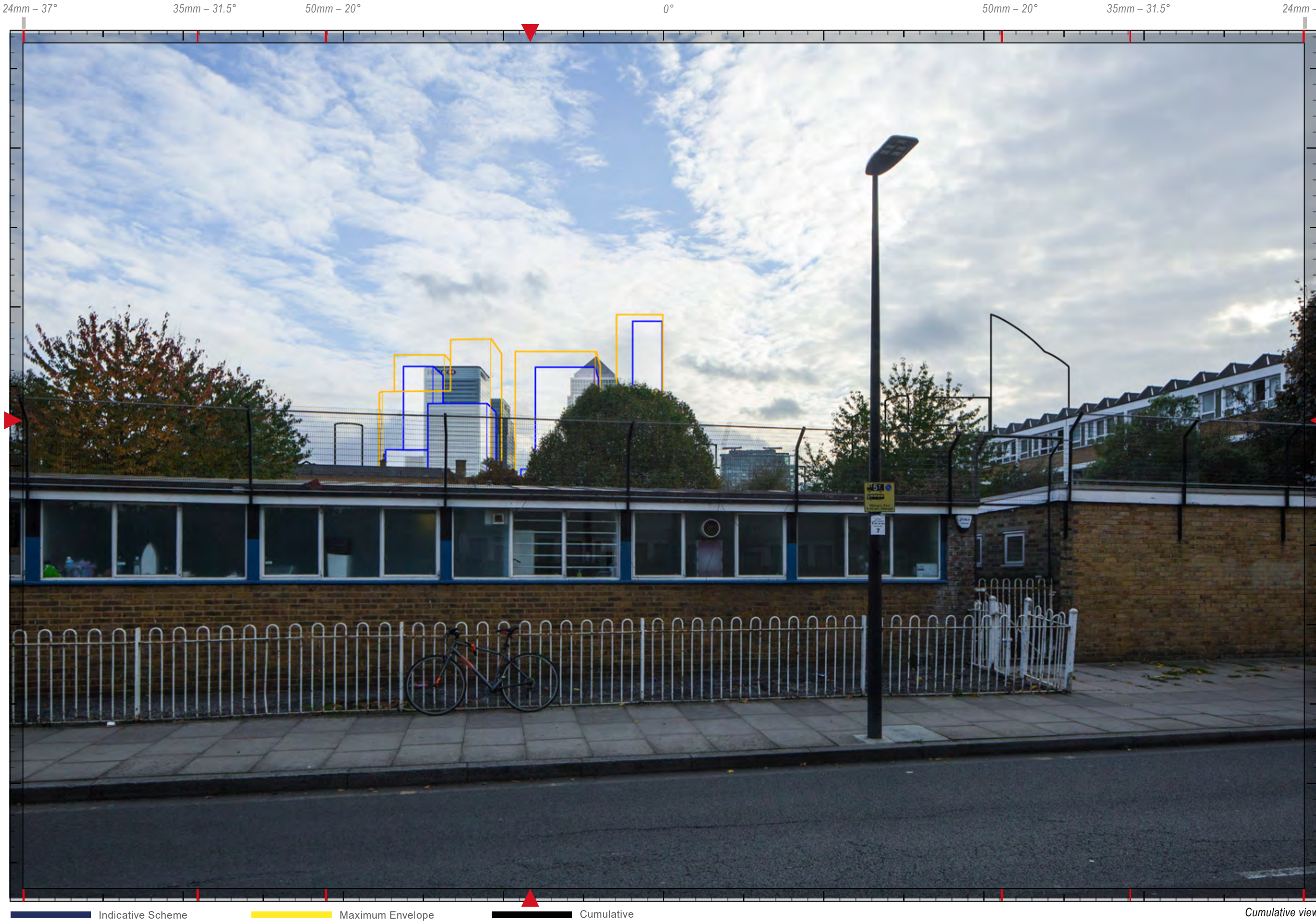
Proposed View



View Location

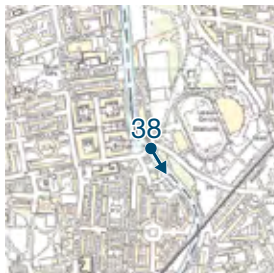


Camera Location



38

Regent's Canal / Ben Johnson Road



View Location



Camera Location



Existing View



Proposed View

View as existing

- 1.651** This viewpoint is located on Ben Johnson Road, on a bridge across the Regent's Canal, within the Regent's Canal Conservation Area. It is likely that many people in this location would be local residents and people here in their leisure time.
- 1.652** The Regent's Canal can be seen to head south through the foreground and middle ground of the view, lined by a towpath, grassed areas and trees on its eastern side (left in this image) and largely by post-war and more modern residential development on its western side, including a tower block at the far right of the image.
- 1.653** A 19th century railway viaduct and an early twentieth century red-brick sewer vent shaft together form something of a focal point in the middle distance. The tall buildings of Canary Wharf appear further in the distance, immediately behind them, including One Canada Square, 8 Canada Square and the Marriott West India Quay Tower. The tall buildings form a distinct townscape layer within the view, and the contrast between them and the lower scale brick buildings in the foreground is typical of that seen in views in Poplar.
- 1.654** This is a view of **low to medium** sensitivity overall.

View as proposed

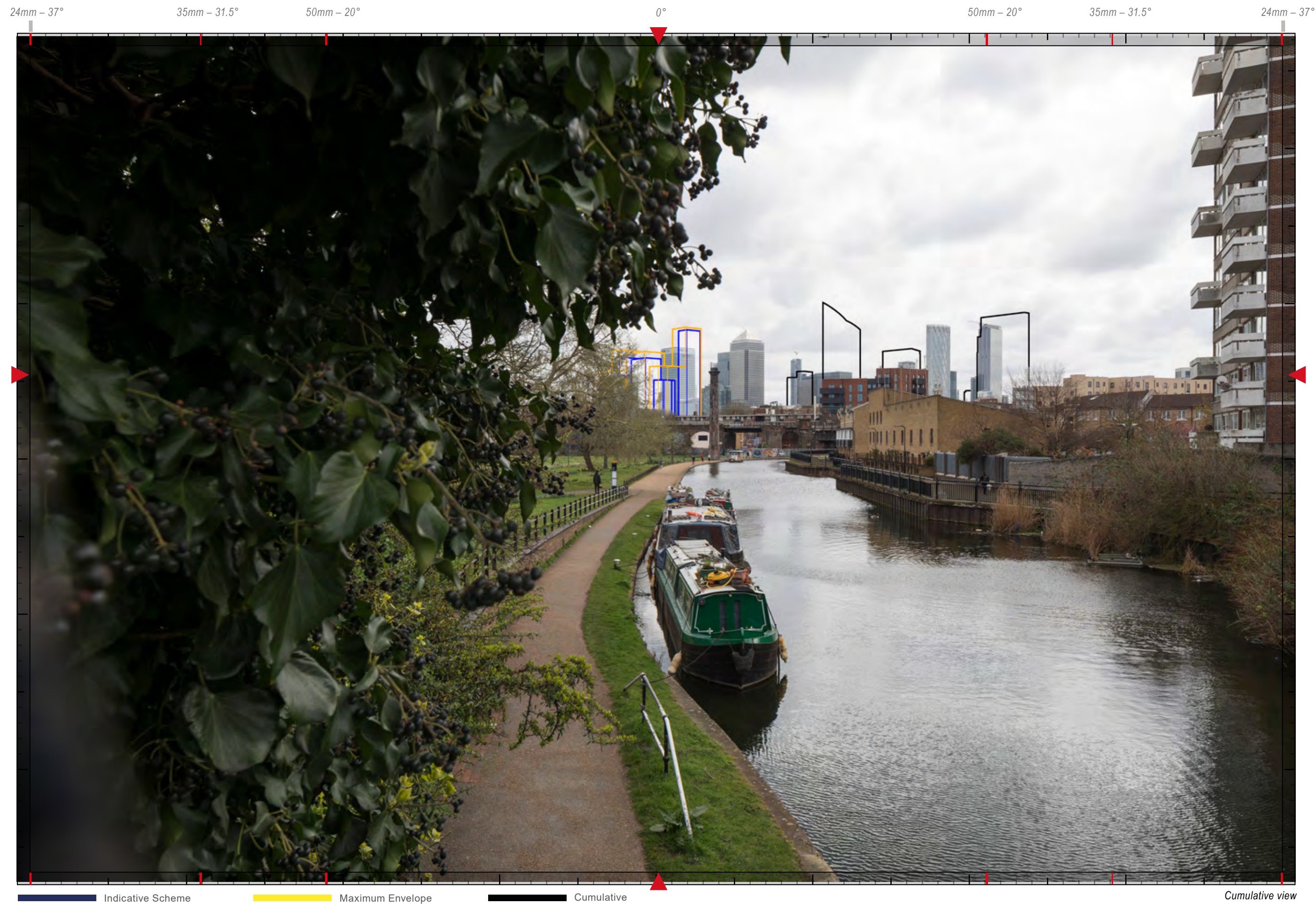
- 1.655** The Proposed Development would appear in the distance, recognisably forming part of the existing group of tall buildings at Canary Wharf and positively consolidating its appearance. The Proposed Development would be consistent with the existing townscape context in which the Regent's Canal Conservation Area, in the foreground of the view, is experienced. The apparent height of the Proposed Development would be no greater than that of One Canada Square from this viewpoint.
- 1.656** The different heights and horizontal extents of the plots as set out in the maximum parameters would result in variety in the scale and height of different elements of the Proposed Development, such that it would have a varied skyline and its overall form and massing would be broken up when seen from this location.
- 1.657** In the maximum parameters scenario, this would be a change of minor to moderate magnitude to a view of low to medium sensitivity. The significance would be minor to moderate (not significant). The effect would be beneficial.
- 1.658** In the maximum parameters and Design Guidelines scenario, this would be a change of minor to moderate magnitude to a view of low to medium sensitivity. The significance would be minor to moderate (not significant). The effect would be beneficial.

Indicative Scheme commentary

- 1.659** The Indicative Scheme would show variety in the form, massing and heights of buildings across the Site, with the tallest element located on the southern part of the Site, towards Canary Wharf, and an overall step down in height towards Poplar apparent. The towers within the Indicative Scheme would be well-proportioned.

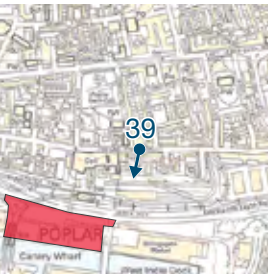
View as proposed with cumulatives

- 1.660** There would be many cumulative developments to the west of the Proposed Development, including the consented Hertsmere House, Newfoundland and Riverside South schemes, as well as 82 West India Dock Road, and these would further consolidate the overall Isle of Dogs tall buildings cluster.
- 1.661** Taking into account consented cumulative schemes, the Proposed Development (maximum parameters scenario) would represent a change of minor to moderate magnitude to a view of low to medium sensitivity. The significance would be minor to moderate (not significant). The effect would be beneficial.
- 1.662** Taking into account consented cumulative schemes, the Proposed Development (maximum parameters and Design Guidelines scenario) would represent a change of minor to moderate magnitude to a view of low to medium sensitivity. The significance would be minor to moderate (not significant). The effect would be beneficial.



39

Poplar High St (Central)



View Location



Camera Location



Existing View



Proposed View

View as existing

- 1.663** This viewpoint is located on Poplar High Street, opposite the junction with Simpson's Road, and within the St. Matthias Conservation Area. It is likely that most people in this location would be local residents and users of local businesses.
- 1.664** The foreground of the view, beyond the road junction, is occupied by a three storey post-war housing block. The tall buildings of Canary Wharf, including One Canada Square, 8 Canada Square (immediately south of the Site) and the Marriott West India Quay Tower (west of the Site) are visible in the background of the view. These tall buildings form a distinct townscape layer within the view, and the contrast between them and the lower scale brick buildings in the foreground is typical of that seen in views from Poplar.
- 1.665** This is a view of **low to medium** sensitivity overall.

View as proposed

- 1.666** The Proposed Development would appear in the middle distance, beyond the post-war housing blocks along Poplar High Street. It would have a greater apparent height than the existing buildings of Canary Wharf, which a viewer in this location could appreciate is due to its location closer to the viewpoint.

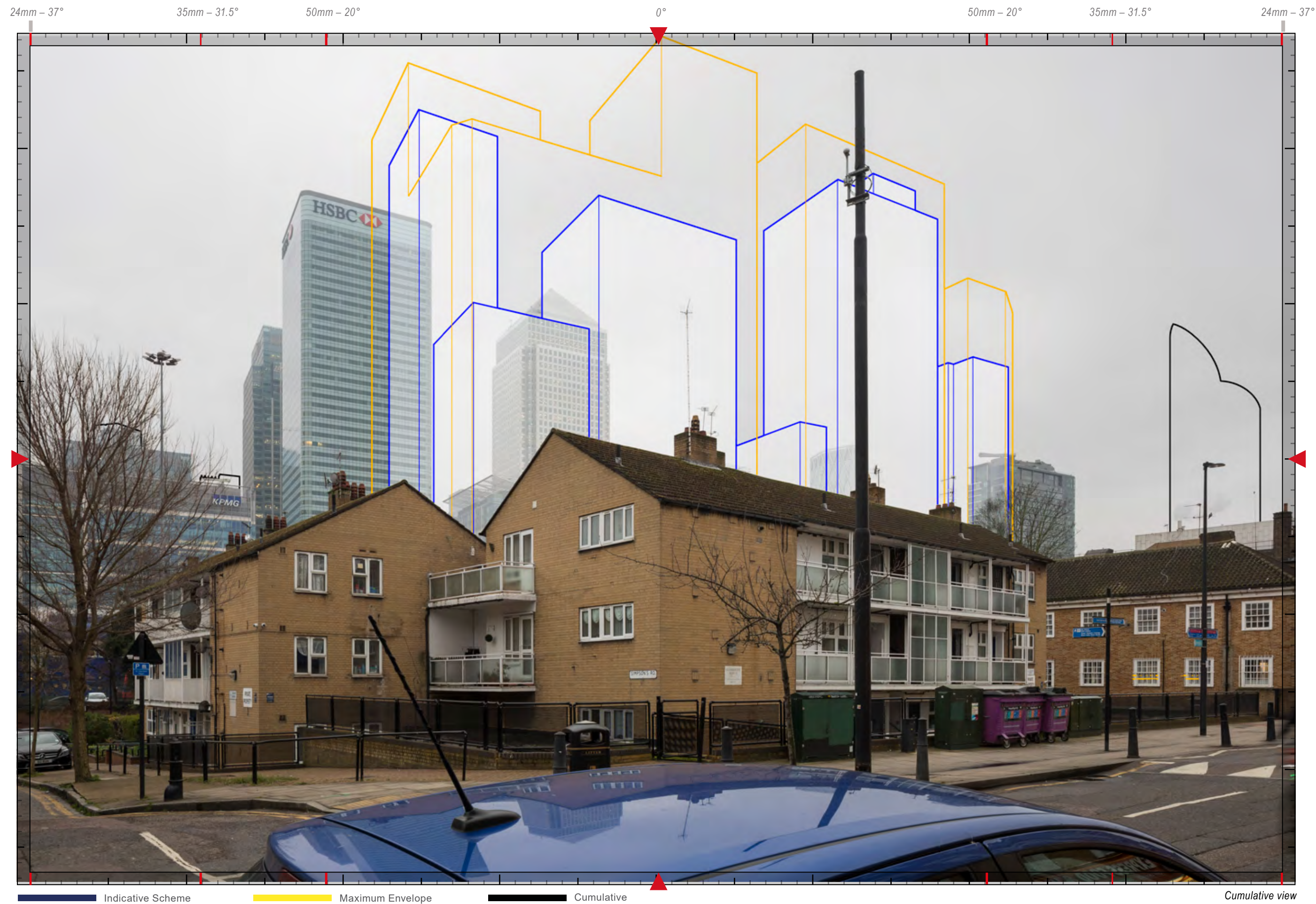
- 1.667** The Proposed Development would recognisably form part of the existing group of tall buildings at Canary Wharf, adding to an existing distinct layer of townscape within the view. The dominant aspect of the existing view's character is the contrast between lower scale development in the foreground and larger scale development in the background; the Proposed Development would be consistent with this contrast, while undoubtedly also representing an intensification of it.
- 1.668** There would be a clear gap between plots NQ.B1 and NQ.D1 which would help to signal the location of the route through the Site, connecting Poplar and Canary Wharf.
- 1.669** The different heights and horizontal extents of the plots as set out in the maximum parameters would result in some variety in the scale and height of different elements of the Proposed Development, although the plots would coalesce to a considerable extent from this location. Application of the Design Guidelines would introduce further variety in the form and articulation of buildings within the Proposed Development, such that it would have a varied skyline and its overall massing would be broken up.
- 1.670** Taking into account maximum parameters only, this would be a change of major magnitude to a view of low to medium sensitivity. The significance would be moderate (significant). The effect would be adverse.
- 1.671** Taking into account maximum parameters and Design Guidelines, this would be a change of major magnitude to a view of low to medium sensitivity. The significance would be moderate (significant). The effect would be beneficial.

Indicative Scheme commentary

- 1.672** The Indicative Scheme would show variety in the form, massing and heights of buildings across the Site, with the tallest elements located towards Canary Wharf, and an overall step down in height towards Poplar apparent. The towers within the Indicative Scheme would be well-proportioned. The location of Poplar Plaza and the route between Poplar and Canary Wharf would be signalled by a clear gap between buildings in the northern frontage of the scheme.

View as proposed with cumulatives

- 1.673** A number of cumulative schemes, most noticeably the consented Hertsmere House, would be seen in the background of the view.
- 1.674** Taking into account consented cumulative schemes, the Proposed Development (maximum parameters scenario) would represent a change of major magnitude to a view of low to medium sensitivity. The significance would be moderate (significant). The effect would be adverse.
- 1.675** Taking into account consented cumulative schemes, the Proposed Development (maximum parameters and Design Guidelines scenario) would represent a change of major magnitude to a view of low to medium sensitivity. The significance would be moderate (significant). The effect would be beneficial.

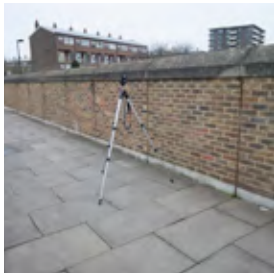


40

Poplar High St (East)



View Location



Camera Location



Existing View



Proposed View

View as existing

- 1.676** This viewpoint is located towards the eastern end of Poplar High Street, on a bridge over DLR lines and near the junction with Newby Place. It is likely that most people in this location would be local residents and users of local businesses.
- 1.677** Beyond the cycle dock and road in the immediate foreground, low to medium scale brick buildings of various ages and styles can be seen to line the southern side of Poplar High Street. The tall buildings of Canary Wharf, including the pyramidal top of One Canada Square, 8 Canada Square (immediately south of the Site) and the 25 Canada Square (Citigroup tower), are visible in the background of the view. These tall buildings form a distinct townscape layer within the view, and the contrast between them and the lower scale brick buildings in the foreground is typical of that seen in views from Poplar.
- 1.678** This is a view of **low to medium** sensitivity overall.

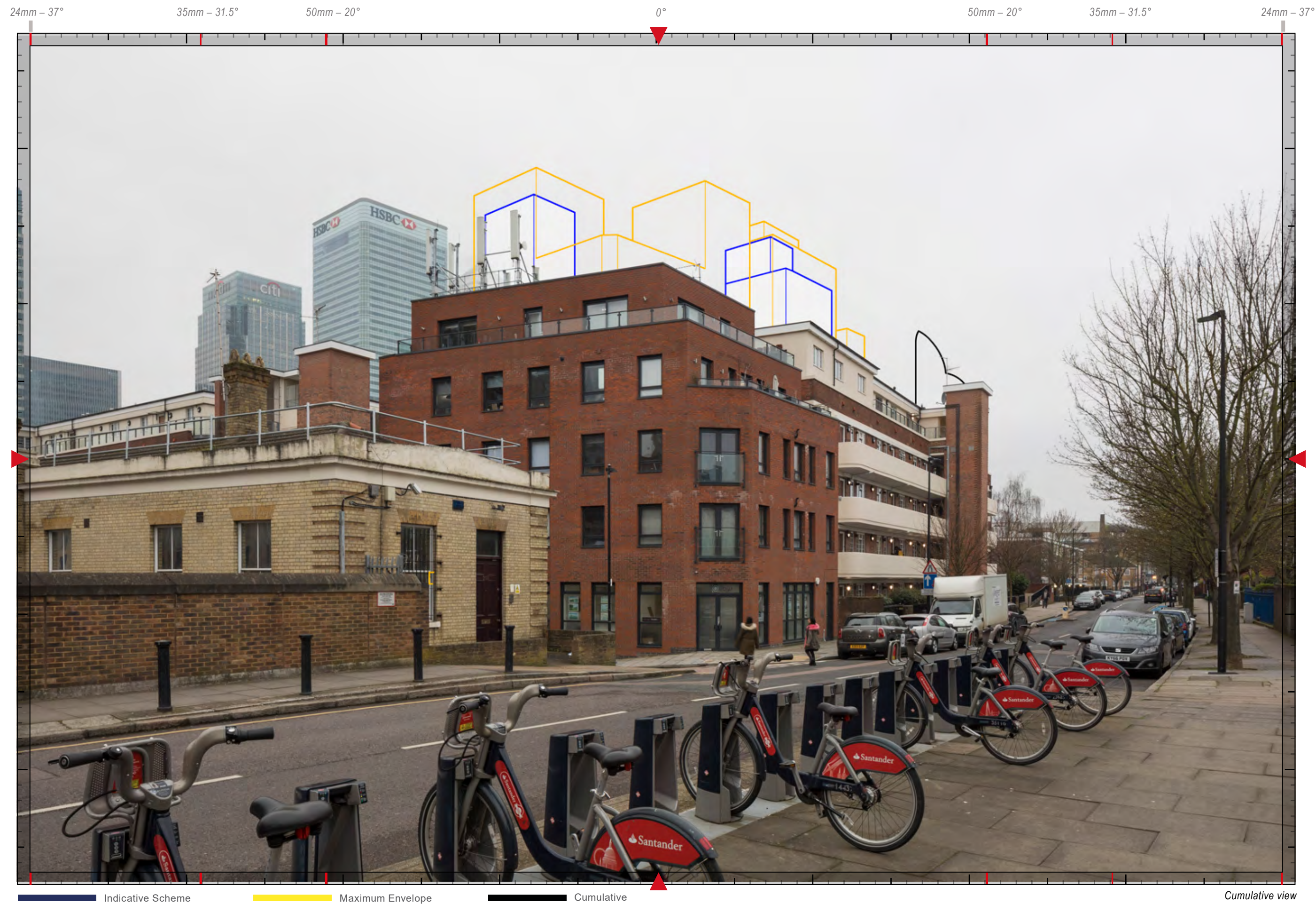
View as proposed

- 1.679** The Proposed Development would appear in the middle distance, beyond the housing blocks along Poplar High Street. They would be at a greater apparent height than the existing buildings of Canary Wharf, which a viewer in this location could appreciate is due to their location closer to the viewpoint.

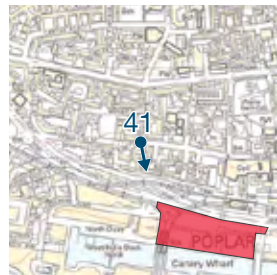
- 1.680** The Proposed Development would recognisably form part of the existing group of tall buildings at Canary Wharf, adding to an existing distinct layer of townscape within the view. The dominant aspect of the existing view's character is the contrast between lower scale development in the foreground and larger scale development in the background; the Proposed Development would be consistent with this contrast, while undoubtedly also representing an intensification of it. The Proposed Development would have a varied skyline, and its form and massing would be broken up to a noticeable extent from this location as a result of the different heights and horizontal extents of the plots set out in the maximum parameters. Application of the Design Guidelines would introduce further variety in the form and articulation of buildings within the Proposed Development, such that its overall massing would be further broken up.
- 1.681** In the maximum parameters scenario, this would be a change of moderate to major magnitude to a view of low to medium sensitivity. The significance would be moderate (significant). The effect would be beneficial.
- 1.682** In the maximum parameters and Design Guidelines scenario, this would be a change of moderate to major magnitude to a view of low to medium sensitivity. The significance would be moderate (significant). The effect would be beneficial.

Indicative Scheme commentary

- 1.683** Considerably less built form would be visible within the Indicative Scheme compared to the maximum parameters of the Proposed Development, with the tops of three buildings seen. The tallest elements would be located towards Canary Wharf, on the southern part of the Site, and would be elegantly proportioned.
- View as proposed with cumulatives**
- 1.684** The consented scheme at Hertsmere House would appear further west of the Proposed Development, adding to the background layer of tall buildings within the view.
- 1.685** Taking into account consented cumulative schemes, the Proposed Development (maximum parameters scenario) would represent a change of moderate to major magnitude to a view of low to medium sensitivity. The significance would be moderate (significant). The effect would be beneficial.
- 1.686** Taking into account consented cumulative schemes, the Proposed Development (maximum parameters and Design Guidelines scenario) would represent a change of moderate to major magnitude to a view of low to medium sensitivity. The significance would be moderate (significant). The effect would be beneficial.



41

Poplar High St
(West)

View Location



Camera Location



Existing View



Proposed View

View as existing

1.687 This viewpoint is located towards the western end of Poplar High Street, near the junctions with Saltwell Street and Ming Street. It is likely that most people in this location would be local residents.

1.688 The southern side of Poplar High Street is occupied by four storey post-war housing blocks. The tall buildings of Canary Wharf, including One Canada Square, 8 Canada Square (immediately south of the Site) and the Marriott West India Quay Tower (west of the Site) are visible in the background of the view. These tall buildings form a distinct townscape layer within the view, and the contrast between them and the lower scale brick buildings in the foreground is typical of that seen in views from Poplar.

1.689 The scope of the view has been extended upwards to allow the full height of the Proposed Development to be seen. This has entailed the digital addition of sky and tree branches (that part added is above the dotted line on the image) but there have been no additions affecting the potential visibility of the Proposed Development.

1.690 This is a view of **low to medium** sensitivity overall.

View as proposed

1.691 The Proposed Development would appear in the middle distance, beyond the post-war housing blocks along Poplar High Street. Although it would be closer to the viewpoint than existing buildings in Canary Wharf, and some plots would be at a greater apparent height than them, the Proposed Development would recognisably add to an existing layer of townscape within the view. The dominant aspect of the existing view's character is the contrast between lower scale development in the foreground and larger scale development in the background; the Proposed Development would be consistent with this contrast, while undoubtedly also representing a dramatic intensification of it. The location of the tallest plot NQ.A4 on the southern half of the Site, with a considerably lower plot to its north, would help to moderate the extent of the contrast.

1.692 The different heights and horizontal extents of the plots as set out in the maximum parameters would result in some variety in the scale and height of different elements across the Site. Application of the Design Guidelines would introduce further variety in the form and articulation of buildings within the Proposed Development, such that it would have a varied skyline and its overall massing would be broken up.

1.693 In the maximum parameters scenario, this would be a change of major magnitude to a view of low to medium sensitivity overall. The significance would be moderate (significant). The effect would be adverse.

1.694 In the maximum parameters and Design Guidelines scenario, this would be a change of major magnitude to a view of low to medium sensitivity overall. The significance would be moderate (significant). The effect would be beneficial.

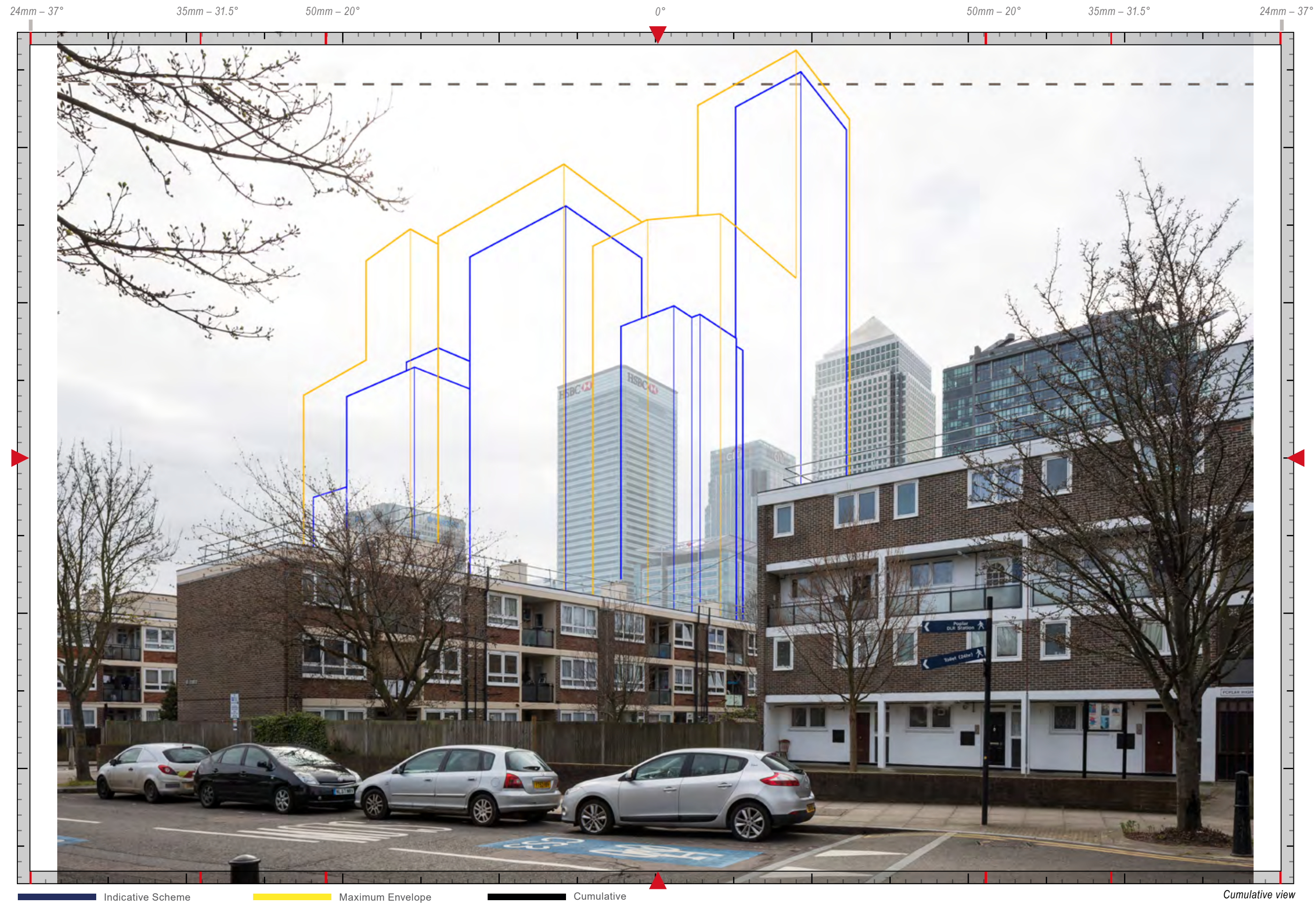
Indicative Scheme commentary

1.695 The Indicative Scheme would show variety in the form, massing and heights of buildings across the Site, with the tallest element located towards Canary Wharf, and a distinct overall step down in height towards Poplar apparent. The towers within the Indicative Scheme would be well-proportioned.

View as proposed with cumulatives

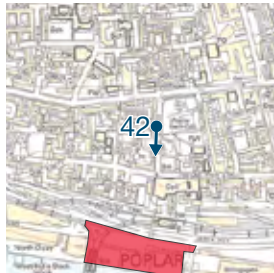
1.696 There would be no cumulative schemes visible in this view. The effect of the Proposed Development (maximum parameters scenario) in the context of cumulative schemes would therefore be the same as the effect considered on its own, i.e. a change of major magnitude to a view of low to medium sensitivity overall. The significance would be moderate (significant). The effect would be adverse.

1.697 There would be no cumulative schemes visible in this view. The effect of the Proposed Development (maximum parameters and Design Guidelines scenario) in the context of cumulative schemes would therefore be the same as the effect considered on its own, i.e. a change of major magnitude to a view of low to medium sensitivity overall. The significance would be moderate (significant). The effect would be beneficial.

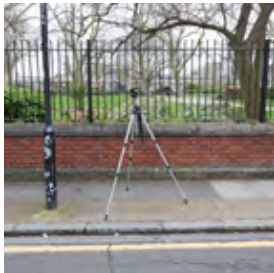


42

Shirbutt Street/ Hale Street



View Location



Camera Location



Existing View



Proposed View

View as existing

- 1.698** This viewpoint is located on Hale Street, opposite the junction with Shirbutt Street. It is likely that many people in this location would be local residents. The viewpoint is located within the St. Matthias Conservation Area.
- 1.699** Hale Street heads south in a straight alignment, such that the view has a directional quality. Poplar Recreation Ground lies to the east of Hale Street, and the vegetation within it screens views to a significant extent, even in this winter view. The western side of the road is lined by brick apartment blocks at a consistent five storey height, which provide strong enclosure of this side of the street.
- 1.700** Part of the New City College building appears at the end of the street, with the route through from Poplar High Street to the Aspen Way Footbridge visible to its west (right in this image). The tall buildings of Canary Wharf appear further in the distance, including One Canada Square and 8 Canada Square (the latter screened from view by trees to a significant extent). These tall buildings form a distinct townscape layer within the background of the view, and the contrast between them and the lower scale brick buildings in the foreground is typical of that seen in views from Poplar.
- 1.701** This is a view of **low to medium** sensitivity overall.

View as proposed

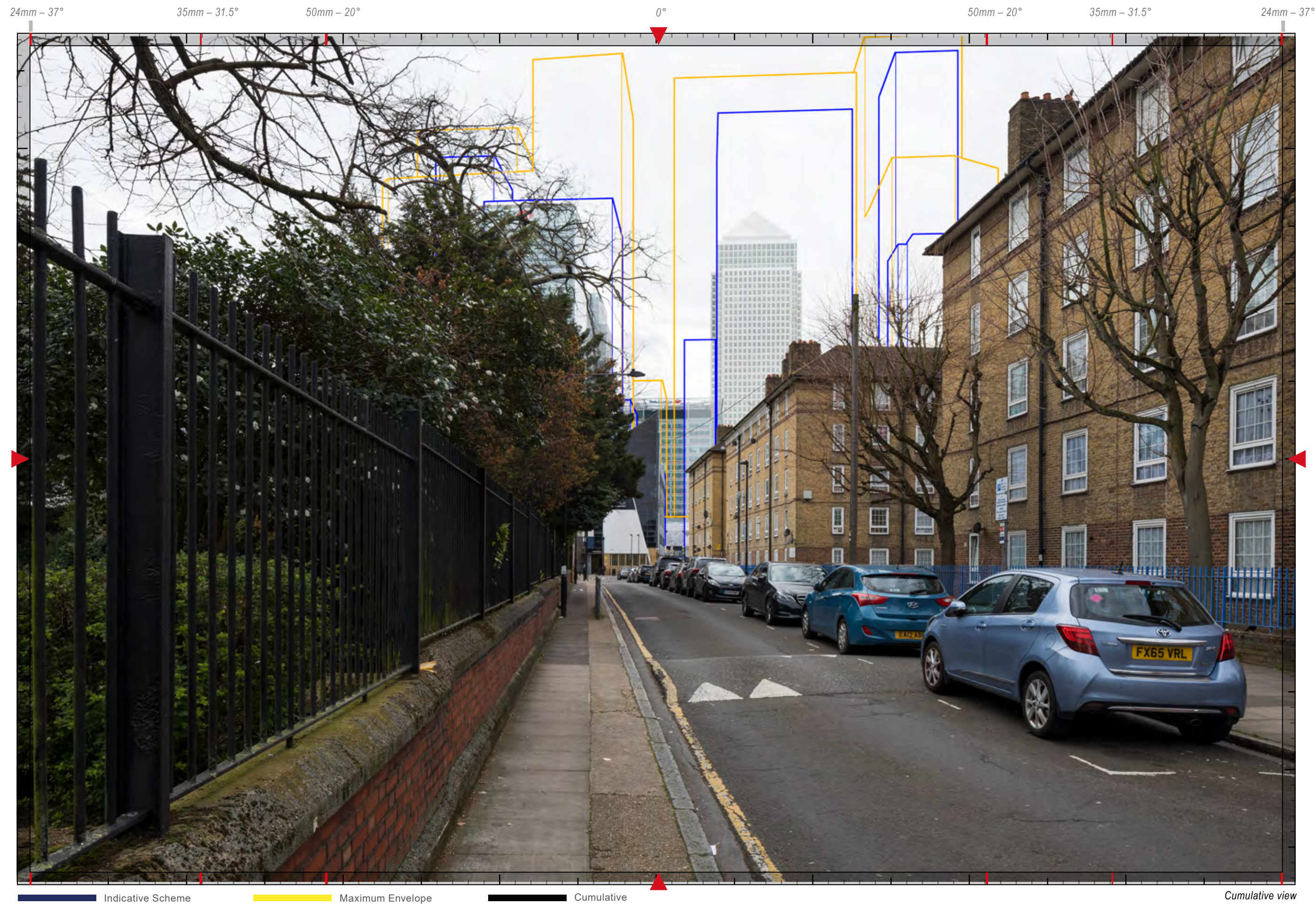
- 1.702** The Proposed Development would appear in the background of the view. It would be at a considerably greater apparent height than the existing Canary Wharf towers, which a viewer in this location could appreciate is due to the Proposed Development being located closer to the viewpoint. The Proposed Development would nonetheless appear as part of the same distinct townscape layer as the existing Canary Wharf tall buildings, albeit it would represent an intensification of the existing contrast within the view between lower scale development in the foreground and large scale development in the background. It would be consistent with the existing townscape context of the St. Matthias Conservation Area.
- 1.703** There would be a clear sky gap between plots NQ.B1 and NQ.D1; this gap would help to signal the location of the route through the Site, connecting Poplar and Canary Wharf. Application of the Design Guidelines would introduce further variety in the form and articulation of buildings within the Proposed Development, such that it would have a varied skyline and its overall massing would be broken up
- 1.704** In the maximum parameters scenario, this would be a change of major magnitude to a view of low to medium sensitivity overall. The significance would be moderate (significant). The effect would be adverse.
- 1.705** In the maximum parameters and Design Guidelines scenario, this would be a change of major magnitude to a view of low to medium sensitivity overall. The significance would be moderate (significant). The effect would be beneficial.

Indicative Scheme commentary

- 1.706** The Indicative Scheme would show variety in the form, massing and heights of buildings across the Site, with an overall step down in height towards Poplar apparent. The towers within the Indicative Scheme would be well-proportioned. There would be a considerable sky gap between buildings in the centre of the view, indicating the location of Poplar Plaza and the route through the Site.

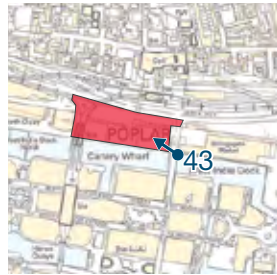
View as proposed with cumulatives

- 1.707** There would be no cumulative schemes visible in this view. The effect of the Proposed Development (maximum parameters scenario) in the context of cumulative schemes would therefore be the same as the effect considered on its own, i.e. a change of major magnitude to a view of low to medium sensitivity overall. The significance would be moderate (significant). The effect would be adverse.
- 1.708** There would be no cumulative schemes visible in this view. The effect of the Proposed Development (maximum parameters and Design Guidelines scenario) in the context of cumulative schemes would therefore be the same as the effect considered on its own, i.e. a change of major magnitude to a view of low to medium sensitivity overall. The significance would be moderate (significant). The effect would be beneficial.



43

Upper Bank Street



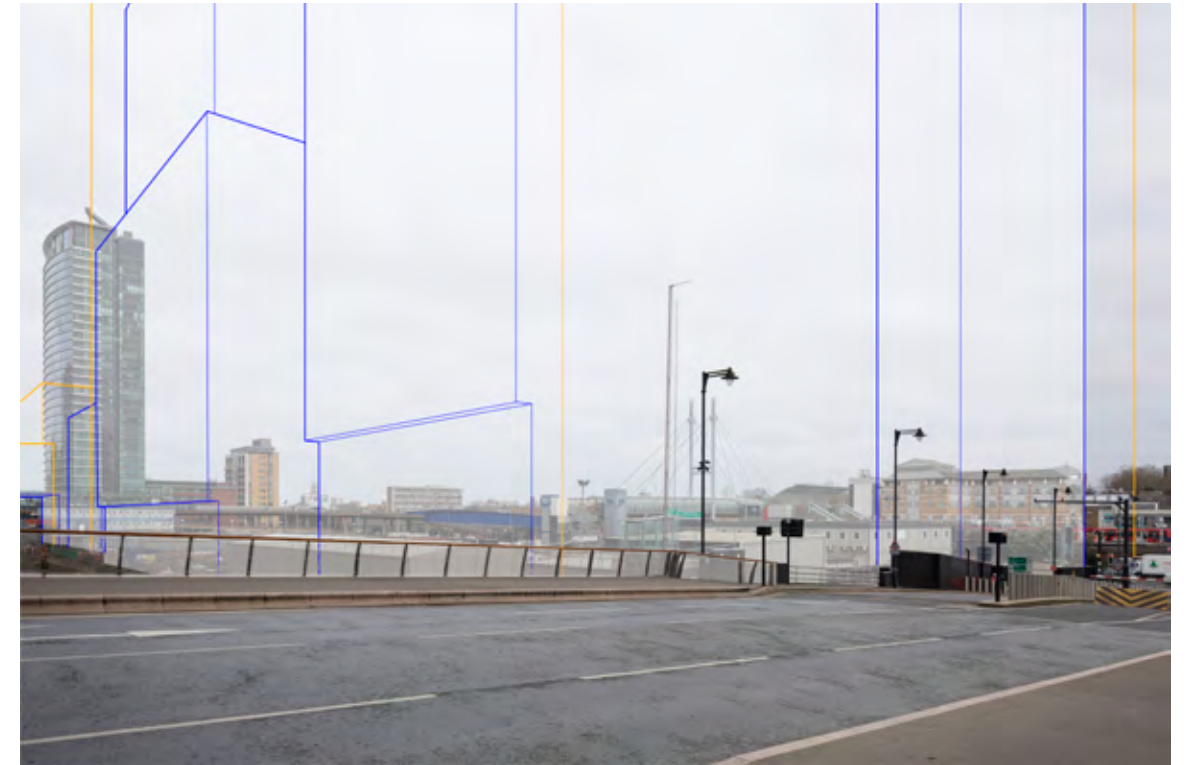
View Location



Camera Location



Existing View



Proposed View

View as existing

- 1.709** This viewpoint is located on Upper Bank Street. It is likely that many people in this location would be local residents, local workers, and users of local businesses. This part of Upper Bank Street crosses over the North Dock and is just to the north of the main commercial group of tall buildings in Canary Wharf (which would be visible to a viewer in this location, out of shot beyond the left edge of this image).
- 1.710** Upper Bank Street is one of the main vehicular approaches to Canary Wharf, and its junction with Aspen Way is visible at the right edge of this image. It also forms part of one of the main pedestrian routes between Canary Wharf and Poplar; the Aspen Way Footbridge, connecting the two areas and providing access to Poplar DLR, is visible in the middle distance.
- 1.711** The Site is visible beyond Upper Bank Street in the foreground of the view, and stretches across most of the width of the image. In its current state, largely cleared and occupied only in part by temporary uses, the appearance of the Site detracts from the view.
- 1.712** The background of the view, behind the Site, is an incoherent mixture of road and DLR infrastructure, post-war apartment blocks, and more modern buildings. Part of the tower of the grade I listed St. Anne's Church appears in the middle distance, although it is not prominent and this is not a clear or important view of it. The Marriott West India Quay Tower on North Quay is prominent to the west of the Site. The West India Quay DLR Station appears at a lower level adjacent to it.

- 1.713** This is a view of **low to medium** sensitivity overall.

View as proposed

- 1.714** At this close range to the Site, the Proposed Development would occupy most of the view. It would be difficult to appreciate the different horizontal and vertical extents of the plots as set out in the maximum parameters. Application of the Design Guidelines would introduce further variety in the form and articulation of buildings within the Proposed Development, such that its overall massing would be broken up overall.
- 1.715** The lower levels of the Proposed Development would positively address the North Dock, and there would be a public space and pedestrian route visible along the north side of the Dock. The central plaza (Quay Square) would form a generous area of public space.
- 1.716** In the maximum parameters scenario, this would be a change of major magnitude to a view of low to medium sensitivity. The significance would be moderate to major (significant). The effect would be adverse.
- 1.717** In the maximum parameters and Design Guidelines scenario, this would be a change of major magnitude to a view of low to medium sensitivity. The significance would be moderate to major (significant). The effect would be beneficial.

Indicative Scheme commentary

- 1.718** The Indicative Scheme would positively address the North Dock and provide a varied scheme in terms of the scale and form of the buildings within it, with significant public space.

View as proposed with cumulatives

- 1.719** There would be no cumulative schemes visible in this view. The effect of the Proposed Development (maximum parameters scenario) in the context of cumulative schemes would therefore be the same as the effect considered on its own, i.e. a change of major magnitude to a view of low to medium sensitivity. The significance would be moderate to major (significant). The effect would be adverse.
- 1.720** There would be no cumulative schemes visible in this view. The effect of the Proposed Development (maximum parameters and Design Guidelines scenario) in the context of cumulative schemes would therefore be the same as the effect considered on its own, i.e. a change of major magnitude to a view of low to medium sensitivity. The significance would be moderate to major (significant). The effect would be beneficial.



44

Langdon Park



View Location



Camera Location



Existing View



Proposed View

View as existing

- 1.721** This viewpoint is located on a path through Langdon Park, and the view is looking south in the direction of the Site. It is within the Langdon Park Conservation Area. It is likely that most people in this location would be here in their leisure time.
- 1.722** The grassed area of Langdon Park occupies the foreground of the view, such that it has an open quality. The park is surrounded on all sides by buildings, including modern and tall buildings. The tall buildings of Canary Wharf appear in the distance, forming a distinct background layer of townscape.
- 1.723** This is a view of **low to medium** sensitivity.

View as proposed

- 1.724** The Proposed Development would appear in the distance. The tallest part of the Proposed Development, plot NQ.A4, would have a slightly greater apparent height than the existing Canary Wharf towers, which a viewer in this location could appreciate is due to the Proposed Development being located closer to the viewpoint. The Proposed Development could nonetheless be understood as being part of the same distinct townscape layer formed by the existing Canary Wharf tall buildings in the background of the view.

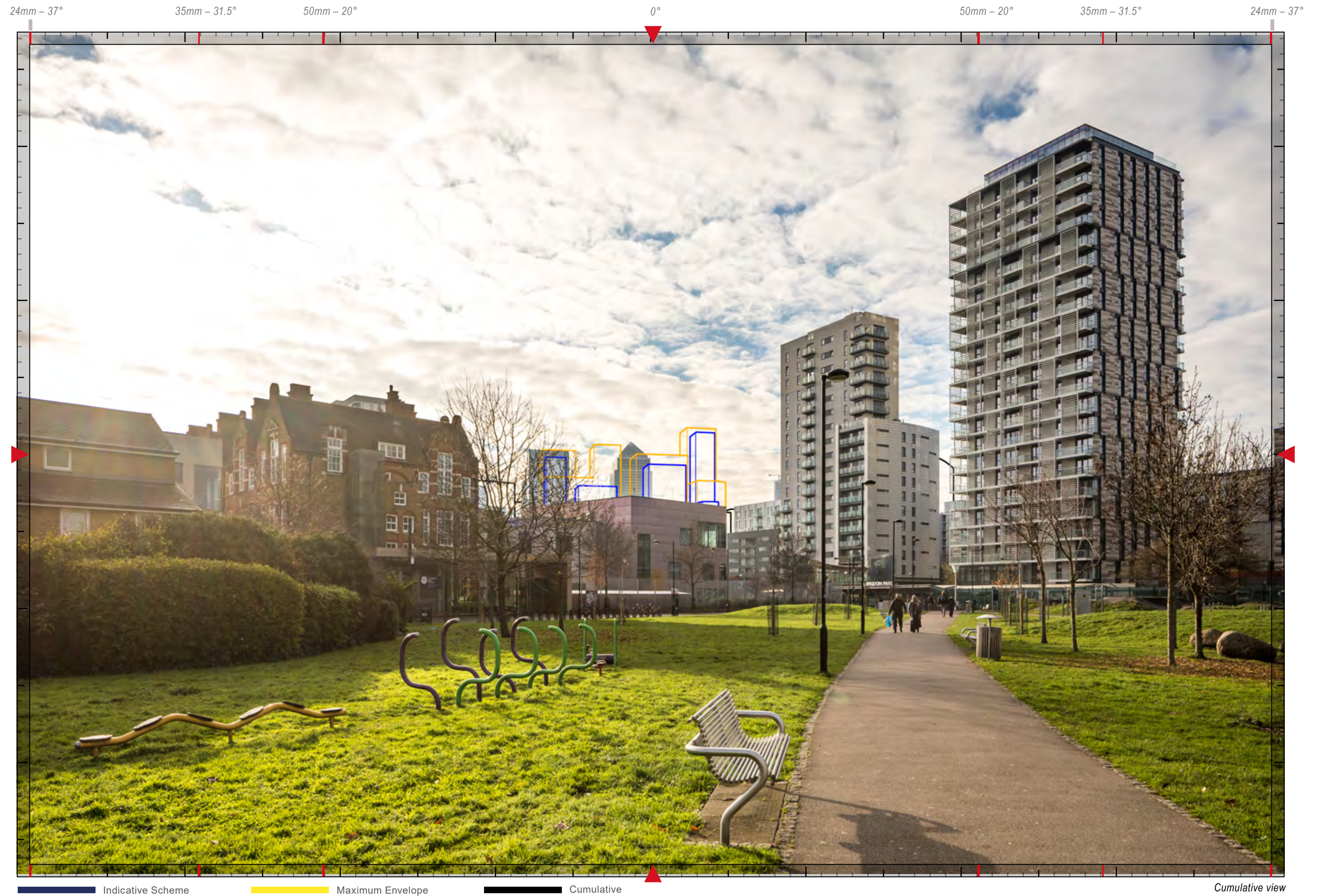
- 1.725** The different heights and horizontal extents of the plots as set out in the maximum parameters, would result in variety in the scale and height of different elements of the Proposed Development when seen from this location. A sky gap between plots NQ.B1 and NQ.D1 would signal the location of the route through the Site connecting Poplar and Canary Wharf. Application of the Design Guidelines would introduce further variety in the form and articulation of buildings within the Proposed Development, such that it would have a varied skyline and its overall massing would be broken up.
- 1.726** In the maximum parameters scenario, this would be a change of minor to moderate magnitude to a view of low to medium sensitivity. The significance would be minor to moderate (not significant). The effect would be beneficial.
- 1.727** In the maximum parameters and Design Guidelines scenario, this would be a change of minor to moderate magnitude to a view of low to medium sensitivity. The significance would be minor to moderate (not significant). The effect would be beneficial.

Indicative Scheme commentary

- 1.728** The Indicative Scheme would show variety in the form, massing and heights of buildings across the Site, with a distinct overall step down in height towards Poplar apparent. The towers within the Indicative Scheme would be well-proportioned. There would be a considerable sky gap indicating the location of Poplar Plaza and the route between Poplar and Canary Wharf.

View as proposed with cumulatives

- 1.729** Part of the Wood Wharf development and the Hertsmere House scheme would be visible in the background of the view. The Proposed Development would continue to appear as a coherent part of the overall Isle of Dogs tall buildings cluster.
- 1.730** Taking into account cumulative schemes, the Proposed Development (maximum parameters scenario) would represent a change of minor to moderate magnitude to a view of low to medium sensitivity. The significance would be minor to moderate (not significant). The effect would be beneficial.
- 1.731** Taking into account cumulative schemes, the Proposed Development (maximum parameters and Design Guidelines scenario) would represent a change of minor to moderate magnitude to a view of low to medium sensitivity. The significance would be minor to moderate (not significant). The effect would be beneficial.



45

Thames Barrier Park



View Location



Camera Location



Existing View



Proposed View

View as existing

- 1.732** This viewpoint is located on the footpath adjacent to the Thames Barrier. It is likely that many people in this location would be here in their leisure time. This view is identified as a Borough view by the Royal Borough of Greenwich.
- 1.733** The foreground of the view is occupied by the River Thames, such that it has an open quality. A pier extending into the river and industrial sites beyond are visible in the middle ground. The north bank of the River Thames is occupied by large scale new development in the Royal Docks area. Tall and large scale development on Greenwich Peninsula and the Isle of Dogs appears further in the distance. One Canada Square is visible at the centre of the Isle of Dogs cluster, with more tall development to the south than to the north of it.

1.734 This is a view of **low to medium** sensitivity overall.

View as proposed

- 1.735** Part of the Proposed Development would be visible in the distance, behind buildings on Greenwich Peninsula. It would form part of the existing background layer of tall development within the view and would help to balance to overall composition of the Isle of Dogs tall buildings cluster by providing development to the north of One Canada Square. There would be an overall stepping down in the height of the plots towards the north, which would sit well with the existing character of the view.

- 1.736** In the maximum parameters scenario, this would be a change of minor magnitude to a view of low to medium sensitivity. The significance would be minor (not significant). The effect would be beneficial.
- 1.737** 'In the maximum parameters and Design Guidelines scenario, this would be a change of minor magnitude to a view of low to medium sensitivity. The significance would be minor (not significant). The effect would be beneficial.

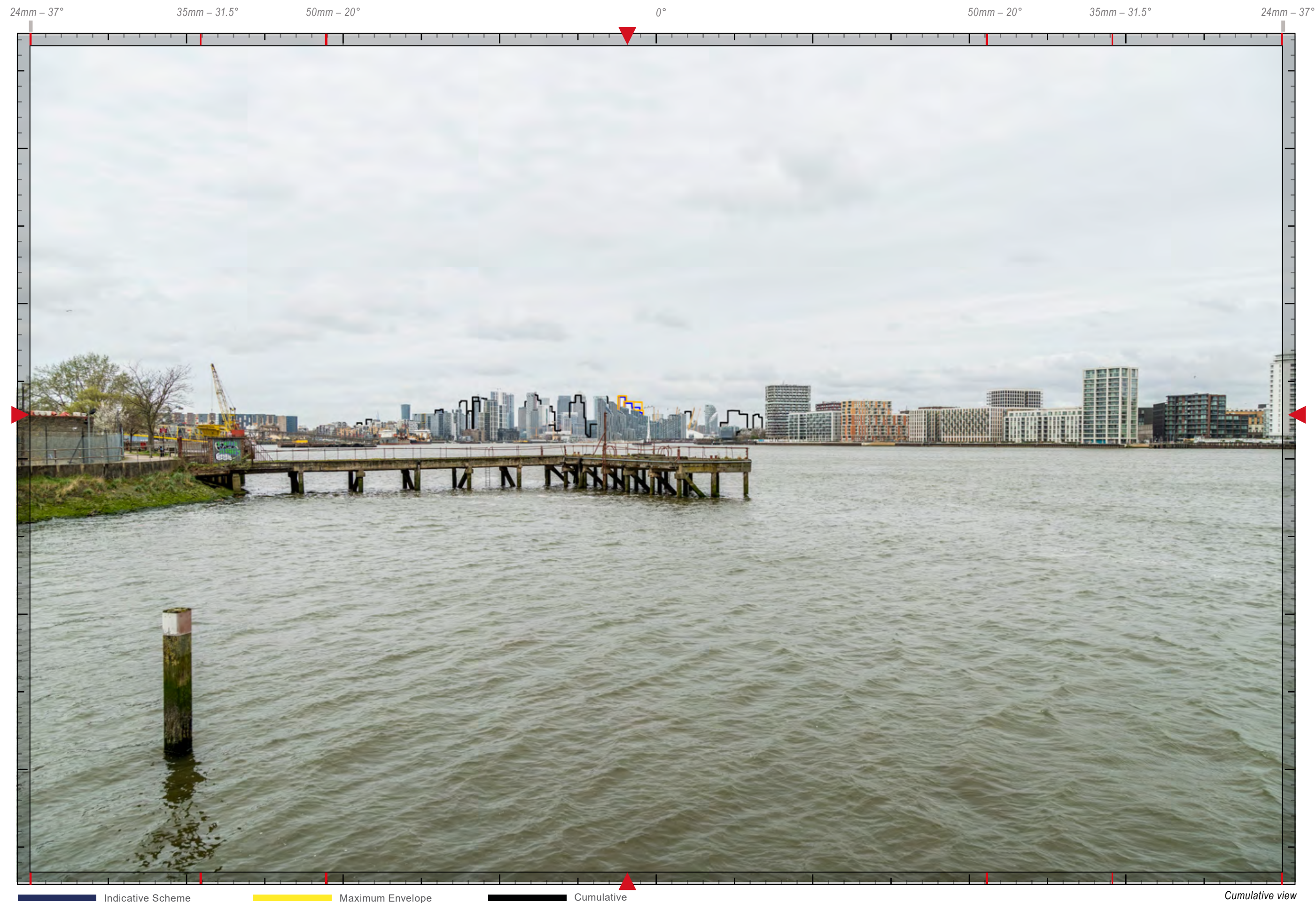
Indicative Scheme commentary

- 1.738** The Indicative Scheme would show variety in the heights of buildings across the Proposed Development, with a distinct overall step down in height towards the north and Poplar. It would positively consolidate the appearance of the Isle of Dogs cluster in the background of the view.

View as proposed with cumulatives

- 1.739** The Isle of Dogs tall buildings cluster would be extensively expanded in this view by cumulative schemes. The Proposed Development would form a coherent part of the expanded cluster, helping to balance its composition by providing development to the north of One Canada Square.
- 1.740** Taking into account cumulative schemes, the Proposed Development (maximum parameters scenario) would represent a change of minor magnitude to a view of low to medium sensitivity. The significance would be minor (not significant). The effect would be beneficial.

- 1.741** Taking into account cumulative schemes, the Proposed Development (maximum parameters and Design Guidelines scenario) would represent a change of minor magnitude to a view of low to medium sensitivity. The significance would be minor (not significant). The effect would be beneficial.



Townscape Assessment

- 1.742** Informed by the views analysis, it is possible to assess the impact of the Proposed Development on each of the TCAs as previously identified.

Townscape Character Area A – Canary Wharf

- 1.743** The Proposed Development would represent a substantial improvement on the Site in its existing state, to the benefit of this TCA. It would comprehensively redevelop the Site in a coherent manner, providing generous public space, new pedestrian routes through the Site, and buildings within the identified plots of a scale and with an arrangement on Site that would positively reinforce the existing character of the TCA.
- 1.744** The maximum horizontal and vertical extent of the plots within the Proposed Development would result in buildings comparable in height and scale with existing buildings in the central Canary Wharf area, and lower in height than One Canada Square, thus forming a step down in overall height from this central point in Canary Wharf towards the north. The Proposed Development would coherently consolidate the group of tall buildings at Canary Wharf and the wider Isle of Dogs tall buildings cluster of which it is part, in particular by helping to balance the composition of the cluster around One Canada Square (which is currently skewed towards development south of One Canada Square).
- 1.745** The overall scale of the Proposed Development would help to mark a nexus of public transport stations around the Site (two DLR stations and the forthcoming Canary Wharf Crossrail Station) and within this TCA. The manner in which the Proposed Development would help rebalance the cluster, as noted above, can be seen in the context of the change in transport capacity formed by Crossrail's arrival on a site to the north of One Canada Square. The Proposed Development would also mark the location of a major pedestrian access route between Poplar and Canary Wharf.
- 1.746** The maximum parameters would set out different heights and horizontal extents for the plots. Application of the Design Guidelines would introduce further variety in the form and articulation of buildings within the Proposed Development, such that it would have a varied skyline and its form and massing would be broken up overall. The position of the tallest plot NQ.A4 on the southern part of the Site would appropriately reflect the location of this part of the Site closest to existing tall buildings in central Canary Wharf.
- 1.747** The difference in scale between the tall buildings of the Proposed Development and the historic buildings within this TCA would be consistent with large differences in scale which are already evident within the TCA, including between the Marriott West India Quay Tower and the North Quay Warehouses, and between commercial towers such as 8 Canada

Square and the North Dock. As such, the Proposed Development would be consistent with the existing townscape setting of these historic buildings and structures.

- 1.748** The Proposed Development would have a number of significant urban design effects, to the wider benefit of this TCA, including the provision of new routes that would connect with routes outside the Site to enhance local permeability, and the arrangement of the plots to provide new built frontages to Aspen Way and Upper Bank Street. Generous areas of public space would be provided, including Quay Square and the quayside walkway, which would form substantial and well designed (as a result of the Design Guidelines) new public spaces for this TCA. The manner in which these spaces would be linked with the Aspen Way Footbridge, via the central north-south route across the Site, would substantially improve the quality of the pedestrian connection between Poplar and Canary Wharf. The landscape changes along Aspen Way and to the north-west of the Site would improve the quality of the pedestrian approach and permeability from these directions.
- 1.749** The Design Guidelines would help to ensure that the form and architecture of the buildings within the Proposed Development would be of a high quality.
- 1.750** In the maximum parameters scenario, this would be a change of moderate to major magnitude to a TCA of low to medium sensitivity. The significance would be moderate (significant). The effect would be beneficial.
- 1.751** In the maximum parameters and Design Guidelines scenario, this would be a change of moderate to major magnitude to a TCA of low to medium sensitivity. The significance would be moderate (significant). The effect would be beneficial.

Townscape Character Area B – Poplar

- 1.752** This TCA is dominated by low to mid-rise post-war development, with pockets of historic development. The tall buildings of Canary Wharf appear in the background of many views from within this area. Where visible, the Proposed Development would appear as a coherent addition to the Canary Wharf area in the background of the view, albeit closer to this TCA than existing buildings, and consequently, in certain views, appearing at a considerably greater apparent height, particularly in the south of this TCA around Poplar High Street.
- 1.753** The Proposed Development would reinforce and intensify the existing townscape relationship between this TCA and the background layer of townscape formed by development in TCA A (Canary Wharf). In the maximum parameters scenario, the scale of the plots and their coalescence when seen from some locations would result in some townscape effects that would be negative overall, while the application of

the Design Guidelines would ameliorate this and ensure the breaking up of the Proposed Development's form and massing.

- 1.754** The Proposed Development would strongly define the extent of the Canary Wharf TCA, enhancing legibility from this townscape character area, and the north-south route across the Site would substantially improve the directness and the quality of the wider route between Poplar and Canary Wharf. The Proposed Development would make a significant contribution to changing the perception of the relationship between the two areas from 'different and separated' – which has been a criticism of the way that Canary Wharf has developed – to a more positive relationship i.e. 'different but connected'. This is particularly important in the light of the arrival of Crossrail. The Proposed Development would be lower in height than One Canada Square, thus forming a step down in overall height from this central point in Canary Wharf towards Poplar to the north.
- 1.755** In the maximum parameters scenario, this would be a change of moderate magnitude overall to a TCA of low to medium sensitivity. The significance would be moderate (significant). The effect would be neutral.
- 1.756** In the maximum parameters and Design Guidelines scenario, this would be a change of moderate magnitude overall to a TCA of low to medium sensitivity. The significance would be moderate (significant). The effect would be beneficial.

Townscape Character Area C – Limehouse and Westferry

- 1.757** The Proposed Development would be consistent with the existing relationship between the predominantly low to mid rise townscape of Limehouse and Westferry and the tall buildings of Canary Wharf, which form a distinct layer of townscape in the middle distance and distance in views from this area. Zone NQ.A would be the most visible part of the Proposed Development from this area, with NQ.A4 forming a well proportioned addition to views, and a clear step down in height to the north and plot NQ.A1 being evident.
- 1.758** In the maximum parameters scenario, this would be a change of minor to moderate magnitude overall to a TCA of medium sensitivity. The significance would be minor to moderate (not significant). The effect would be beneficial.
- 1.759** In the maximum parameters and Design Guidelines scenario, this would be a change of minor to moderate magnitude overall to a TCA of medium sensitivity. The significance would be minor to moderate (not significant). The effect would be beneficial.

Townscape Character Area D – Blackwall

1.760 The Proposed Development would be seen in the middle distance from this TCA, beyond existing tall buildings within the TCA or Poplar in many cases. The Proposed Development would appear as part of a background layer of townscape formed by the tall buildings cluster at Canary Wharf, and would enhance the composition of that cluster. The Proposed Development would be comparable in scale with existing tall buildings in the central Canary Wharf area, and would reinforce the townscape relationship between the ‘satellite’ tall buildings cluster at Blackwall and the central cluster of Canary Wharf.

1.761 In the maximum parameters scenario, this would be a change of minor to moderate magnitude overall to a TCA of low to medium sensitivity. The significance would be minor to moderate (not significant). The effect would be beneficial.

1.762 In the maximum parameters and Design Guidelines scenario, this would be a change of minor to moderate magnitude overall to a TCA of low to medium sensitivity. The significance would be minor to moderate (not significant). The effect would be beneficial.

Townscape Character Area E - Coldharbour

1.763 The Proposed Development would be seen to a limited extent from this TCA, typically in a glimpsed manner and seen beyond existing modern and large scale development in the Canary Wharf area. The principal historic buildings of Coldharbour (the street) are best appreciated in short range views, and are seen most directly in views that are not in the direction of the Site.

1.764 In the maximum parameters scenario, this would be a change of negligible to minor magnitude overall to a TCA of low to medium sensitivity. The significance would be minor (not significant). The effect would be neutral.

1.765 In the maximum parameters and Design Guidelines scenario, this would be a change of negligible to minor magnitude overall to a TCA of low to medium sensitivity. The significance would be minor (not significant). The effect would be neutral.

Riverscape

1.766 The Proposed Development would consolidate the existing Isle of Dogs tall buildings cluster in views from the River Thames. It would enhance the composition of the cluster in such views, by balancing the distribution of tall buildings around One Canada Square, and there would be a varied skyline evident across the Site in such views.

1.767 In the maximum parameters scenario, this would be a change of minor to moderate magnitude overall to a riverscape of low to medium sensitivity. The significance is minor to moderate (not significant). The effect would be beneficial.

1.768 In the maximum parameters and Design Guidelines scenario, this would be a change of minor to moderate magnitude overall to a riverscape of low to medium sensitivity. The significance is minor to moderate (not significant). The effect would be beneficial.

Indicative scheme – commentary on effect on TCAs

1.769 The indicative scheme would represent a substantial improvement to the TCAA within which it is located, and would be of a scale and form that would coherently consolidate the existing character of Canary Wharf. In respect of TCA B, while the indicative scheme would represent an intensification of the existing townscape relationship between TCA A and TCA B, it would appear as a varied development with well-proportioned buildings, and the route connecting Poplar to Canary Wharf via Poplar Plaza would be a significant benefit to this TCA. For other TCAs further from the Site, the indicative scheme would reinforce the existing character of the relationship between the TCA A within which it is located and the TCA in question.

Mitigation and Monitoring

Mitigation and Monitoring during Demolition and Construction

1.770 Other than the use of hoarding where appropriate during construction, no further mitigation is recommended as the visual effects of construction activity are unavoidable, commonplace in London, and temporary.

1.771 The effects would therefore remain as set out earlier in this assessment (i.e. ranging from ‘negligible’ to ‘moderate to major’ in significance and ‘adverse’ or ‘neutral’ in effect for views; ‘moderate’ significance and ‘adverse’ in effect for TCAs A and B, and no more than ‘minor to moderate’ significance and ‘adverse’ or ‘neutral’ for all other TCAs; and temporary in all cases).

Mitigation and Monitoring Once the Proposed Development is Complete and Occupied

1.772 ES Volume 1, Chapter 3: Alternatives and Design Evolution summarises the evolution of the design, which included the exploration of a number of options (and the Design and Access Statement produced by the architects of the Proposed Development, Allies and Morrison, describes the evolution of the design in detail). The iterative design process for a complex project on an urban site such as the subject of this assessment is inherently

one whereby impacts on townscape and visual amenity are taken into account at each stage. The comments of LBTH's and the Greater London Authority's planning officers, based on their detailed knowledge of the Site and surroundings and of planning policies affecting them, were part of the input into this process.

1.773 The effects in this assessment have been found to be beneficial or neutral, with one exception, and therefore do not require mitigation. The adverse effect noted in respect of view 21, St. Matthias Church, is considered to be small overall and acceptable in the context of the existing group of tall buildings at Canary Wharf as seen in this view. By virtue of the careful attention that has been given to the design of the new buildings and the public realm, all other potentially adverse impacts have been mitigated by the design team as an integral part of the design development iterations, and no further mitigation is considered necessary.

Residual Effects and Conclusions

Residual Effects of the Proposed Development

1.774 As no additional mitigation measure are required, the residual effects (taken to be those identified under the maximum parameters and Design Guidelines scenario) are the same as those set out above, in the ‘Views and Visual Impact Assessment’ and ‘Townscape Assessment’. A summary of the residual effects of the Proposed Development on townscape and views is provided in Table 1.2.



Table 1-2: Summary of Residual Effects (maximum parameters and Design Guidelines scenario)

Description of Effect	Sensitivity of Receptor	Magnitude of Impact	Significance of Effect and nature of effect	Mitigation and Monitoring	Residual Effect	Significant/ not significant
Demolition and construction effects						
Views 21, 30, 31, 32, 43	Range from 'Low to Medium' to 'Medium'	'Major'	'Moderate to major', adverse	Hoarding	'Moderate to major', adverse	Significant
Views 12, 18, 19, 20, 22 (winter), 23, 24, 28 (winter), 29, 33, 34, 36, 37, 39, 40, 41, 42	Range from 'Low' to 'Medium'	Range from 'Moderate' to 'Major'	'Moderate', adverse	Hoarding	'Moderate', adverse	Significant
Views 3, 4, 5, 8, 10, 11, 13, 14, 15, 16, 17, 22 (summer), 25, 26, 27, 28 (summer), 35, 38 and 44	Range from 'Low to medium' to 'Medium'	Range from 'Minor' to 'Moderate'	'Minor to moderate', adverse	Hoarding	'Minor to moderate', adverse	Not significant
Views 1, 2, 6, 9 and 45	Range from 'Low to medium' to 'Medium to high'	Range from 'Negligible to minor' to 'Minor'	'Minor', adverse	Hoarding	'Minor', adverse	Not significant
View 7	'Medium to high'	Negligible	Negligible to minor, neutral	Hoarding	Negligible to minor, neutral	Not significant
TCAs A and B	'Low to medium'	'Moderate' or 'moderate to major'	Moderate, adverse	Hoarding	Moderate, adverse	Significant
TCAs C, D and riverscape	'Low to medium' to 'medium'	Minor to moderate	Minor to moderate, adverse	Hoarding	Minor to moderate, adverse	Not significant
TCA E	'Low to medium'	Negligible to minor	Minor, neutral	Hoarding	Minor, neutral	Not significant
Operational effects						
View 1 – Alexandra Palace (LVMF 1A.1)	Medium	Negligible to minor	Minor, beneficial	None required	Minor, beneficial	Not significant
View 2 – Parliament Hill (LVMF 2A.1)	Medium	Negligible to minor	Minor, beneficial	None required	Minor, beneficial	Not significant
View 3 – Waterloo Bridge (LVMF 15B.1)	Medium	Minor	Minor to moderate. beneficial	None required	Minor to moderate, beneficial	Not significant
View 4 – London Bridge (LVMF 11B.1)	Medium	Minor	Minor to moderate, beneficial	None required	Minor to moderate, beneficial	Not significant
View 5 – London Bridge (LVMF 11B.2)	Medium	Minor	Minor to moderate, beneficial	None required	Minor to moderate, beneficial	Not significant
View 6 – Greenwich Park – General Wolfe Statue (LVMF 5A.1)	Medium to high	Negligible to minor	Minor, neutral	None required	Minor, neutral	Not significant
View 7 – Royal Naval College	Medium to high	Negligible	Negligible to minor, neutral	None required	Negligible to minor, neutral	Not significant
View 8 – The Queen's Walk, LVMF 25A.2	Medium	Minor	Minor to moderate, neutral	None required	Minor to moderate, neutral	Not significant
View 9 – Tower Bridge, south bastion	Low to medium	Minor	Minor, beneficial	None required	Minor, beneficial	Not significant
View 10 – Stave Hill	Low to medium	Moderate	Minor to moderate, beneficial	None required	Minor to moderate, beneficial	Not significant
View 11 – Wapping Walkway	Medium	Minor to moderate	Minor to moderate, beneficial	None required	Minor to moderate, beneficial	Not significant
View 12 – Narrow Street	Medium	Moderate	Moderate, beneficial	None required	Moderate, beneficial	Significant
View 13 – Limehouse Basin	Low to medium	Moderate	Minor to moderate, beneficial	None required	Minor to moderate, beneficial	Not significant

Table 1-2: Summary of Residual Effects (maximum parameters and Design Guidelines scenario)

<i>Description of Effect</i>	<i>Sensitivity of Receptor</i>	<i>Magnitude of Impact</i>	<i>Significance of Effect and nature of effect</i>	<i>Mitigation and Monitoring</i>	<i>Residual Effect</i>	<i>Significant/ not significant</i>
View 14 – Ropemakers Fields	Low to medium	Moderate	Minor to moderate, beneficial	None required	Minor to moderate, beneficial	Not significant
View 15 – Salmon Lane/ Commercial Road	Medium	Minor to moderate (summer and winter)	Minor to moderate (summer and winter), neutral	None required	Minor to moderate (summer and winter), neutral	Not significant
View 16 – Salmon Lane	Low to medium	Minor to moderate	Minor to moderate, beneficial	None required	Minor to moderate, beneficial	Not significant
View 17 – Mile End Park	Low to medium	Minor to moderate	Minor to moderate, beneficial	None required	Minor to moderate, beneficial	Not significant
View 18 – southern end of Mile End Park	Low to medium	Moderate	Moderate, beneficial	None required	Moderate, beneficial	Significant
View 19 – Bartlett Park	Low to medium	Moderate to major	Moderate, beneficial	None required	Moderate, beneficial	Significant
View 20 – Commercial Road/ West India Dock Road/ East India Dock Road	Low to medium	Moderate	Moderate, beneficial	None required	Moderate, beneficial	Significant
View 21 – Church of St. Matthias	Medium	Major (summer and winter)	Moderate to major (summer and winter), adverse	None required	Moderate to major (summer and winter), adverse	Significant
View 22 – Poplar Recreation Ground	Low to medium	Minor (summer), major (winter)	Minor to moderate, neutral (summer) Moderate, beneficial (winter)	None required	Minor to moderate, neutral (summer) Moderate, beneficial (winter)	Not significant (summer) Significant (winter)
View 23 – Trinity Gardens	Low to medium	Major	Moderate, beneficial	None required	Moderate, beneficial	Significant
View 24 - All Saints Churchyard	Low to medium	Major	Moderate, beneficial	None required	Moderate, beneficial	Significant
View 25 – Twelvetreets Crescent	Low to medium	Minor to moderate	Minor to moderate, beneficial	None required	Minor to moderate, beneficial	Not significant
View 26 – Greenwich Peninsula	Low to medium	Minor to moderate	Minor to moderate, beneficial	None required	Minor to moderate, beneficial	Not significant
View 27 – Nelson Dock	Low to medium	Moderate	Minor to moderate, beneficial	None required	Minor to moderate, beneficial	Not significant
View 28 – Garford Street	Low to medium	Minor (summer), moderate to major (winter)	Minor to moderate, beneficial (summer) Moderate, beneficial (winter)	None required	Minor to moderate, beneficial (summer) Moderate, beneficial (winter)	Not significant (summer) Significant (winter)
View 29 – Hertsmere Road	Low to medium	Major	Moderate, beneficial	None required	Moderate, beneficial	Significant
View 30 – Cannon Workshops	Low to medium	Major	Moderate to major, beneficial	None required	Moderate to major, beneficial	Significant
View 31 – North Quay, western end	Low to medium	Major	Moderate to major, beneficial	None required	Moderate to major, beneficial	Significant
View 32 – North Quay, southern side	Low to medium	Major	Moderate to major, beneficial	None required	Moderate to major, beneficial	Significant
View 33 – Poplar High Street	Low to medium	Major (summer and winter)	Moderate (summer and winter), beneficial	None required	Moderate (summer and winter), beneficial	Significant
View 34 – Poplar Dock	Low to medium	Moderate	Moderate, beneficial	None required	Moderate, beneficial	Significant
View 35 – Blackwall Basin	Low to medium	Moderate	Minor to moderate, beneficial	None required	Minor to moderate, beneficial	Not significant
View 36 – Aspen Way, east of Site	Low	Major	Moderate, beneficial	None required	Moderate, beneficial	Significant



Table 1-2: Summary of Residual Effects (maximum parameters and Design Guidelines scenario)

<i>Description of Effect</i>	<i>Sensitivity of Receptor</i>	<i>Magnitude of Impact</i>	<i>Significance of Effect and nature of effect</i>	<i>Mitigation and Monitoring</i>	<i>Residual Effect</i>	<i>Significant/ not significant</i>
View 37 – Cordelia Street	Low to medium	Moderate to major (summer and winter)	Moderate (summer and winter), beneficial	None required	Moderate (summer and winter), beneficial	Significant
View 38 – Regent’s Canal/ Ben Johnson Road	Low to medium	Minor to moderate	Minor to moderate, beneficial	None required	Minor to moderate, beneficial	Not significant
View 39 – Poplar High Street (central)	Low to medium	Major	Moderate, beneficial	None required	Moderate, beneficial	Significant
View 40 – Poplar High Street (east)	Low to medium	Moderate to major	Moderate, beneficial	None required	Moderate, beneficial	Significant
View 41 – Poplar High Street (west)	Low to medium	Major	Moderate, beneficial	None required	Moderate, beneficial	Significant
View 42 – Shirbutt Street/ Hale Street	Low to medium	Major	Moderate, beneficial	None required	Moderate, beneficial	Significant
View 43 – Upper Bank Street	Low to medium	Major	Moderate to major, beneficial	None required	Moderate to major, beneficial	Significant
View 44 – Langdon Park	Low to medium	Minor to moderate	Minor to moderate, beneficial	None required	Minor to moderate, beneficial	Not significant
View 45 – Thames Barrier	Low to medium	Minor	Minor, beneficial	None required	Minor, beneficial	Not significant
TCA A – Canary Wharf	Low to medium	Moderate to major	Moderate, beneficial	None required	Moderate, beneficial	Significant
TCA B – Poplar	Low to medium	Moderate	Moderate, beneficial	None required	Moderate, beneficial	Significant
TCA C – Limehouse and Westferry	Medium	Minor to moderate	Minor to moderate, beneficial	None required	Minor to moderate, beneficial	Not significant
TCA D – Blackwall	Low to medium	Minor to moderate	Minor to moderate, beneficial	None required	Minor to moderate, beneficial	Not significant
TCA E – Coldharbour	Low to medium	Negligible to minor	Minor, neutral	None required	Minor, neutral	Not significant
Riverscape	Low to medium	Minor to moderate	Minor to moderate, beneficial	None required	Minor to moderate, beneficial	Not significant

CLIMATE CHANGE

- 1.775** Changes expected from climate change, such as increased rainfall levels and temperatures, are unlikely to impact on the appearance of the Proposed Development in views and its relationship to townscape character during the period of enabling and constructions works, or when the Proposed Development is completed. Townscape and visual receptors are considered to be of low vulnerability to climatic factors. Therefore the effects as stated in the assessment above will remain unchanged.

ASSESSMENT OF THE FUTURE ENVIRONMENT

Evolution of the Baseline

- 1.776** It is likely that the Site would remain the same as at present in the short term – i.e. mostly cleared land and occupied by temporary uses only – in which case views and townscape character in respect of the Site would remain the same as at present. In the medium to long term, it is more likely that redevelopment plans of a comparable scale to those now proposed would come forward for the Site, given the fact than an implemented scheme for substantial redevelopment already exists, and the Site is in an area allocated for development. Given the large number of consented schemes in the area around the Site, it is likely in the medium term that the local and wider context of the Site will include a significantly expanded Isle of Dogs tall buildings cluster compared to that existing.

Cumulative Effects of the Proposed Development with Other Development Schemes

Cumulative Effects during Demolition and Construction

- 1.777** As noted below, the most significant cumulative effects of the completed Proposed Development would be with regard to the consented schemes at Hertsmere House.
- 1.778** If demolition and/or construction of the consented cumulative schemes were to occur simultaneously with construction of the Proposed Development, the significance of the construction effects resulting from the Proposed Development would remain as previously identified for the Proposed Development considered on its own for all TCAs and all views, other than views 3, 4, 5, 6 and 10. In these cases there would be a reduction in the significance of the effect of the Proposed Development as a result of the effect of intervening demolition and construction work, and in each case this would reduce an effect that would already be at a level considered 'non-significant'.

Cumulative Effects Once the Proposed Development is Completed and Operational

- 1.779** In longer range views, many of the cumulative schemes (almost all of them consented) would be visible in combination with the Proposed Development and they would have the effect of expanding the Isle of Dogs cluster to a significant extent, in all directions but particularly to the south, east and west. The Proposed Development would remain consistent with the overall pattern of development within this expanded cluster, in many cases helping to balance its composition around One Canada Square by providing development to the north of this central building. The consented Hertsmere House scheme would be particularly noticeable in some views together with the Proposed Development, both adding coherently to the existing group of tall buildings at Canary Wharf and the wider Isle of Dogs tall buildings cluster.
- 1.780** With regard to individual views, the effect of the Proposed Development (maximum parameters only, and maximum parameters and Design Guidelines) in the context of cumulative schemes has been set out in the 'Views and visual impact assessment' section above.
- 1.781** With regard to TCAs, the effect of the Proposed Development (maximum parameters only, and maximum parameters and Design Guidelines) on each TCA in the context of cumulative schemes would be the same as that set out for the Proposed Development considered on its own.
- 1.782** There are two cumulative schemes which are at an early stage of development and have been submitted as scoping applications only. As full design information is not available, these schemes cannot be illustrated in the AVRs, but the likely cumulative effects including these schemes are assessed qualitatively below.
- 1.783** The New City College scheme envisages two residential towers (32 and 46 storeys according to the submitted Scoping Report for the scheme) and a new campus for New City College. In a number of views from the north, this would introduce tall buildings at closer range to the viewpoints than the Proposed Development, and in some cases set directly between the viewpoints and the Proposed Development, such that the Proposed Development could be largely obscured. It is therefore likely that the magnitude of impact of the Proposed Development in such views (particularly views 19, 21, 22, 23, 33, 37, 39 and 42) would be reduced as a result of the New City College scheme, and in some cases the nature of the effect of the Proposed Development would become 'neutral' rather than current assessments of 'beneficial' or, in the case of view 21, 'adverse'. The New City College scheme would also introduce tall buildings in much closer proximity to TCA B, Poplar, than the Proposed Development. The magnitude of impact in respect of TCA B would likely be reduced.
- 1.784** The latest scoping submission scheme for 2 Trafalgar Way proposes three buildings up to a height of 46 storeys. Given the location of this site and the broadly similar (albeit somewhat greater) scale of development proposed compared to the consented scheme, the effects of the scoping scheme would not be significantly different in respect of the Proposed Development compared to that of the illustrated scheme.

CONCLUSIONS AND LIKELY SIGNIFICANT ENVIRONMENTAL EFFECTS (*maximum parameters and Design Guidelines scenario*)

- 1.785** The Site is located between the North Dock and the major east-west route of Aspen Way, which acts (together with DLR lines) to separate the tall and large scale modern development of Canary Wharf to its south from the lower scale development of Poplar to its north. Two DLR Stations and the forthcoming Canary Wharf Crossrail Station lie in close proximity to the Site, and it sits adjacent to the southern terminus of the Aspen Way Footbridge, one of the primary pedestrian connections between Poplar and Canary Wharf. In its existing state – mostly cleared land with some temporary uses, and largely closed off to the public – the Site takes no advantage of the townscape and urban design opportunities offered by its location, contributes nothing positive to local and wider views, and detracts from close range views.
- 1.786** The Proposed Development would comprehensively redevelop the Site in a coherent manner, providing generous public space, new pedestrian routes through the Site, and buildings of a scale and with an arrangement on Site that would positively reinforce the existing character of the area in which it is located. The Proposed Development would be of an overall scale and ambition commensurate with the Site's potential significance in townscape and urban design terms.
- 1.787** The public space and pedestrian routes provided by the Proposed Development would be among its most significant benefits. The central public space of Quay Square and the quayside walk would be generously sized and would positively address the North Dock. The central north-south route through the Site, by linking these new spaces with the existing Aspen Way Footbridge and bridges across the North Dock to Crossrail Place, would provide a much more direct pedestrian link between Poplar and Canary Wharf than exists at present. The quality of these and other public spaces, as envisaged in the Design Guidelines, would be high. Other routes, including the quayside walkway and central east-west route, would also enhance permeability across the Site and within the local area. The principal routes and public spaces within the Site would be animated by the provision of active uses along them.
- 1.788** The height and scale of the tall buildings that would be delivered by the Proposed Development would be comparable with existing buildings in Canary Wharf. They would provide greater balance within the wider Isle of Dogs cluster - tall buildings are currently more prevalent to the south of the central focal point formed by One Canada Square than to its north - and would provide strong definition of the extent of the Canary Wharf area, in both ways enhancing the overall composition of the cluster. The Proposed Development would be lower in height than One Canada Square, thus forming a step down in overall height from this central point in Canary Wharf towards Poplar to the north.

- 1.789** The different maximum heights of the plots within the Proposed Development, combined with their different horizontal extents and the further rules controlling the relationship of future buildings set out in the Design Guidelines, would ensure a well balanced overall development, with a varied skyline and an overall form and massing that would be broken up effectively.
- 1.790** In long range views, including LVMF views, the Proposed Development would be a relatively minor addition, adding coherently to the character of the Isle of Dogs tall buildings cluster in the distance where seen to any noticeable extent. There would be little visibility from the south, including from the Maritime Greenwich WHS, due to the scale of intervening development.
- 1.791** In views from the east and west, particularly at long and medium range, the Proposed Development would help balance the composition of the Isle of Dogs tall buildings cluster and, together with existing buildings to the south of the Site, it would help to suggest the location and alignment of the North Dock. The tallest plot NQ.A4 would be a well proportioned addition to many such views.
- 1.792** In short range views from the west, including along the North Dock, the plots within the Proposed Development would form dramatic, vertically emphasised elements in contrast to the horizontality of the North Quay warehouses, consistent with the existing contrast formed by buildings such as the Marriott West India Quay Tower. From the east, the Proposed Development would appear as a coherent addition to the Canary Wharf part of the Isle of Dogs cluster, and the Proposed Development would help to define the location of the North Dock.
- 1.793** The greatest degree of change would occur in short to medium range views from the north. The Proposed Development would appear in the background of many such views, in a similar manner to the existing Canary Wharf tall buildings, but closer to the viewpoints in question and at a considerably greater apparent height and scale. This would result in a dramatic intensification of the existing contrast between the lower scale development of Poplar and the larger scale development of Canary Wharf in many cases. The varied form and massing of the Proposed Development and the framing of the route towards Canary Wharf by the plots NQ.B1 and NQ.D1 would be positive aspects of such views. In the case of the illustrated view of St. Matthias's Church (view 21), overall the effect is considered to be adverse due to the effect in relation to the Church, although this is not the most important view of the Church, and the extent of the adverse effect is considered to be small.
- 1.794** The Proposed Development would reinforce the existing character of TCAA (Canary Wharf) within which it is located and would enhance its appearance and amenity value through its contribution to the legibility and composition of the existing tall buildings group, and through the provision of new routes and generously sized public space, particularly that facing the North Dock.

- 1.795** The Proposed Development would recognisably add to an existing background layer of townscape formed by the tall buildings of Canary Wharf, as seen from TCAB (Poplar), and as noted above would intensify the existing dramatic contrast between the lower scale development of Poplar and the larger scale development of Canary Wharf, as seen from many points within the TCA. The north-south route across the Site, forming part of a wider route between Poplar and Canary Wharf, would be of benefit to this TCA and the Proposed Development would contribute to a more positive and connected relationship between Poplar and Canary Wharf which would be particularly important in the context of the future arrival of Crossrail.
- 1.796** The Proposed Development would be seen in the middle distance or distance where visible from other TCAs, appearing as a coherent addition to the Canary Wharf and wider Isle of Dogs clusters, and consolidating the existing townscape relationship between Canary Wharf and the TCA in question.
- 1.797** In respect of cumulative effects, consented and proposed cumulative schemes would have the effect of expanding the Isle of Dogs cluster to a significant extent, in all directions but particularly to the south, east and west. The Proposed Development would remain consistent with the overall pattern of development within this expanded cluster, in many cases helping to balance its composition around One Canada Square by providing development to the north of this central building. Although it is only subject to a scoping submission at the time of writing and has therefore not been illustrated in the cumulative views or assessed quantitatively, the New City College scheme would potentially significantly alter the effect of the Proposed Development in views from the north and in respect of TCA B by potentially obscuring the Proposed Development to a significant extent and introducing tall development closer to these viewpoints and this TCA.
- 1.798** The Proposed Development would be consistent with national, regional and local planning policy in respect of townscape and design matters as a result of its coherent and well-ordered masterplan approach. It would not adversely affect strategic views and would *'enhance the skyline and image of London'* and *'make a positive contribution to the existing and emerging skyline'* in line with the current and draft replacement London Plans, and the LVMF.
- 1.799** In conclusion, the Proposed Development would provide development of a height, scale and form that would be consistent with existing development in Canary Wharf, and that would be commensurate with the townscape importance of the Site; it would enhance the composition of the wider Isle of Dogs tall buildings cluster; it would provide generous public space and active uses adjacent to and addressing the North Dock; and it would provide a generous north-south pedestrian route through the Site, facilitating a direct connection between Poplar and Canary Wharf. It would thus take advantage of the townscape opportunities offered by the Site, to the benefit of the local and wider area around it.

Comparison Against the Indicative Scheme

- 1.800** The Indicative Scheme as shown in the AVRs demonstrates how the application of the Design Guidelines within the context of the Parameter Plans would result in a coherent but varied development. While the plots at maximum parameters would be well-proportioned, the buildings within the Indicative Scheme would further improve on these proportions, with the tallest building particularly elegant. The overall breaking up of the scale of development that would result in practice from the application of the Design Guidelines can be seen more clearly in the Indicative Scheme than in the Proposed Development shown at maximum parameters, with significant gaps between buildings and variety in the form, massing and height of the buildings clearly evident. In many views from the north, the location of Poplar Plaza and the route between Poplar and Canary Wharf is marked in the Indicative Scheme by a more considerable sky gap than shown by the maximum parameters. The Indicative Scheme clearly shows an overall step down in height from south to north across the Site, such that its massing would successfully respond to the different conditions around the Site (i.e. tall buildings in Canary Wharf and lower scale buildings in Poplar).

References

- Ref. 1-1 Ministry of Housing, Communities and Local Government (2019); National Planning Policy Framework, (www.gov.uk/mhclg)
- Ref. 1-2 Ministry of Housing, Communities and Local Government (2014): Planning Practice Guidance (www.gov.uk/mhclg)
- Ref. 1-3 Ministry of Housing, Communities and Local Government (2019): National Design Guide (www.gov.uk/mhclg)
- Ref. 1-4 Historic England (2015): Historic England Advice Note 4 – Tall Buildings. Historic England.
- Ref. 1-5 Historic England (2020): Historic England Advice Note 4 – Tall Buildings- Second edition consultation. Historic England.
- Ref. 1-6 Mayor of London (2016); The London Plan – Spatial Development Strategy for Greater London, Consolidated with alterations since 2011, Greater London Authority.
- Ref. 1-7 Mayor of London (2019); The London Plan – Intend to Publish London Plan, Greater London Authority.
- Ref. 1-8 Mayor of London (2012); London View Management Framework Supplementary Planning Guidance, Greater London Authority.
- Ref. 1-9 Mayor of London (2012); London's World Heritage Sites – Guidance on Settings Supplementary Planning Guidance, Greater London Authority.
- Ref. 1-10 Natural England (2011): London's Natural Signatures: The London Landscape Framework, Natural England.
- Ref. 1-11 Maritime Greenwich World Heritage Site Steering Group (2014): Maritime Greenwich World Heritage Site Management Plan Third Review. Maritime Greenwich World Heritage Site Steering Group.
- Ref. 1-12 Historic Royal Palaces (2016): Tower of London World Heritage Site Management Plan, HRP, London.
- Ref. 1-13 London Borough of Tower Hamlets (2020): Local Plan 2031: Managing Growth and Sharing Benefits, London Borough of Tower Hamlets.
- Ref. 1-14 Urban Initiatives Studio (2018): Tall Buildings Study. London Borough of Tower Hamlets.
- Ref. 1-15 Chris Blandford Associates, London Borough of Tower Hamlets (2017). Tower Hamlets Conservation Strategy 2017-2026. London Borough of Tower Hamlets.
- Ref. 1-16 London Borough of Tower Hamlets (2016): Urban Structure and Characterisation Study Addendum 2016. London Borough of Tower Hamlets.
- Ref. 1-17 London Borough of Tower Hamlets (2006): LBTH Submission Document Core Evidence Base: Character Area Assessments. London Borough of Tower Hamlets.
- Ref. 1-18 London Borough of Tower Hamlets (2009): Urban Structure and Characterisation Study. London Borough of Tower Hamlets.
- Ref. 1-19 Landscape Institute and Institute of Environmental Management and Assessment: IEMA (2013); Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA), London and New York: Routledge.
- Ref. 1-20 The Buildings of England, London 5: East, Bridget Cherry and Nikolaus Pevsner, Yale University Press, 1998.
- Ref. 1-21 Ben Weinreb, Christopher Hibbert, Julia Keay, John Keay, (2010); The London Encyclopaedia, Macmillan.
- Ref. 1-22 Hermione Hobhouse (General Editor) (1994): Survey of London: volumes 43 & 44, Poplar, Blackwall and Isle of Dogs.

Ref. 1-23	History of the London Docklands Development Corporation: http://www.lddc-history.org.uk/
Ref. 1-24	London Borough of Tower Hamlets (2007): West India Dock Conservation Area Character Appraisal and Management Guidelines, London Borough of Tower Hamlets
Ref. 1-25	London Borough of Tower Hamlets (2011): Limehouse Cut Conservation Area Character Appraisal and Management Guidelines, London Borough of Tower Hamlets
Ref. 1-26	London Borough of Tower Hamlets (2008): Lansbury Conservation Area Character Appraisal and Management Guidelines, London Borough of Tower Hamlets
Ref. 1-27	London Borough of Tower Hamlets (2008): St. Matthias Conservation Area Character Appraisal and Management Guidelines, London Borough of Tower Hamlets
Ref. 1-28	London Borough of Tower Hamlets (2007): All Saints Conservation Area Character Appraisal and Management Guidelines, London Borough of Tower Hamlets
Ref. 1-29	London Borough of Tower Hamlets (2009): Langdon Park Conservation Area Character Appraisal and Management Guidelines, London Borough of Tower Hamlets
Ref. 1-30	London Borough of Tower Hamlets (2007): Balfron Tower Conservation Area Character Appraisal and Management Guidelines, London Borough of Tower Hamlets
Ref. 1-31	London Borough of Tower Hamlets (2007): St. Frideswides Conservation Area Character Appraisal and Management Guidelines, London Borough of Tower Hamlets
Ref. 1-32	London Borough of Tower Hamlets (2009): Narrow Street Conservation Area Character Appraisal and Management Guidelines, London Borough of Tower Hamlets
Ref. 1-33	London Borough of Tower Hamlets (2009): St. Anne's Church Conservation Area Character Appraisal and Management Guidelines, London Borough of Tower Hamlets
Ref. 1-34	London Borough of Tower Hamlets (2007): Lowell Street Conservation Area Character Appraisal and Management Guidelines, London Borough of Tower Hamlets
Ref. 1-35	London Borough of Tower Hamlets (2009): Regent's Canal Conservation Area Character Appraisal and Management Guidelines, London Borough of Tower Hamlets
Ref. 1-36	London Borough of Tower Hamlets (2009): York Square Conservation Area Character Appraisal and Management Guidelines, London Borough of Tower Hamlets
Ref. 1-37	London Borough of Tower Hamlets (2007): Naval Row Conservation Area Character Appraisal and Management Guidelines, London Borough of Tower Hamlets
Ref. 1-38	London Borough of Tower Hamlets (2009): Coldharbour Conservation Area Character Appraisal and Management Guidelines, London Borough of Tower Hamlets



APPENDIX A:
CITYSCAPE VERIFIED VIEWS METHODOLOGY

0.0	INTRODUCTION	156	4.0	MODEL POSITIONING	162
0.1	Methodology overview		4.1	Height and position check	
0.2	View selection				
1.0	PHOTOGRAPHY	156	5.0	CAMERA MATCHING	164
1.1	Digital photography		5.1	Cityscape's Database	
1.2	Lenses		5.2	Creation of Scheme Model	
1.3	Digital camera		5.3	Camera Matching Process	
1.4	Position, time and date recording		5.4	Wireline Image	
2.0	DIGITAL IMAGE CORRECTION	158	6.0	POST PRODUCTION	166
2.1	Raw file conversion		7.1	Post production	
2.2	Digital image correction				
3.0	GPS SURVEY	160			
3.1	Survey				

0.0 INTRODUCTION

0.1 Methodology overview

The methodology applied by Cityscape Digital Limited to produce the verified images or views contained in this document is described below. In the drafting of this methodology and the production and presentation of the images, guidance has been taken from the London View Management Framework SPG March 2012. The disciplines employed are of the highest possible levels of accuracy and photo-realism which are achievable with today’s standards of architectural photography and computer-generated models.

0.2 View selection

The viewpoints have been selected through a process of consultation with relevant statutory consultees and having regard to relevant planning policy and guidance.

1.0 PHOTOGRAPHY

1.1 Digital photography

With the latest advances in Digital Photography it is now possible to match the quality of plate photography. Due to the added benefits of time saving and flexibility Cityscape now employ full time in-house digital photographers.

1.2 Lenses

For local views a wide angle lens of 24mm or 35mm was used in order to capture as much of the proposal and its surroundings as possible. Intermediate distance views were photographed with a standard 35mm to 70mm.

As a guide, the following combinations were used:

Distance to subject	View and 5D	Canon Digital SLR, 1DS Mark III and 5D
0 – 800 metres	Local	24mm to 50mm ‘L’ series
800 to 5000 metres	Intermediate	24mm to 70mm ‘L’ series zoom

Examples of these views are shown in Figures 4 and 5.

1.3 Digital camera

Cityscape used a Canon 1DS (shown in figure 1), Canon Digital SLR, Canon 1DSMK3 or 5D (all full frame digital SLRs) high resolution digital camera for the digital photography. Also used were Canon’s ‘L’ series professional tilt and shift lenses which produce high quality images that are suitable for the camera-matching process without the need for processing and scanning.

1.4 Position, time and date recording

The photographer was provided with (i) an Ordnance Survey map indicating the position of each viewpoint from which the required photographs were to be taken, and (ii) a digital photograph taken by Cityscape of the desired view. For each shot the camera was positioned at a height of 1.60/1.65 metres (depending on whether image is SPG or RPG3A view) above the ground level which closely approximates the human eye altitude. A point vertically beneath the centre of the lens was marked on the ground as a survey reference point and two digital reference photographs were taken of (i) the camera/tripod location and (ii) the survey reference point (as shown in Figures 2 and 3). The date and time of the photograph were recorded by the camera.





2



3

4



5



1 Canon 1DS Digital Camera

2 Camera Location

3 Survey reference point

4 Local view

5 Intermediate view

2.0 DIGITAL IMAGE CORRECTION

2.1 Raw file conversion

Canon cameras produce a raw file format, which is then processed digitally for both high detail and colour accuracy. The final image is outputted as a tiff¹ file.

2.2 Digital image correction

The digital images were then loaded into Cityscape’s computers running Adobe Photoshop^{®2} software to prepare the digital image for the next stage of camera matching (see section 5). The image is also ‘bank’³ corrected which means ensuring that the horizon in each digital image is precisely horizontal.

In spite of the selection of the most advanced photographic equipment, lenses are circular which results in a degree of distortion on the perimeter of images. The outer edges of an image are therefore not taken into consideration; this eliminates the risk of inaccuracy. Figure 17 in section 5 illustrates the ‘safe’ or non-distortive area of an image which is marked by the red circle.

The adjusted or corrected digital image, known as the ‘background plate’, is then saved to the Cityscape computer system ready for the camera matching process (see section 5). In preparation for the survey (see section 4) Cityscape marks up each background plate selecting a number of points in the view, such as corners of buildings, for survey (see Figures 6 and 7)

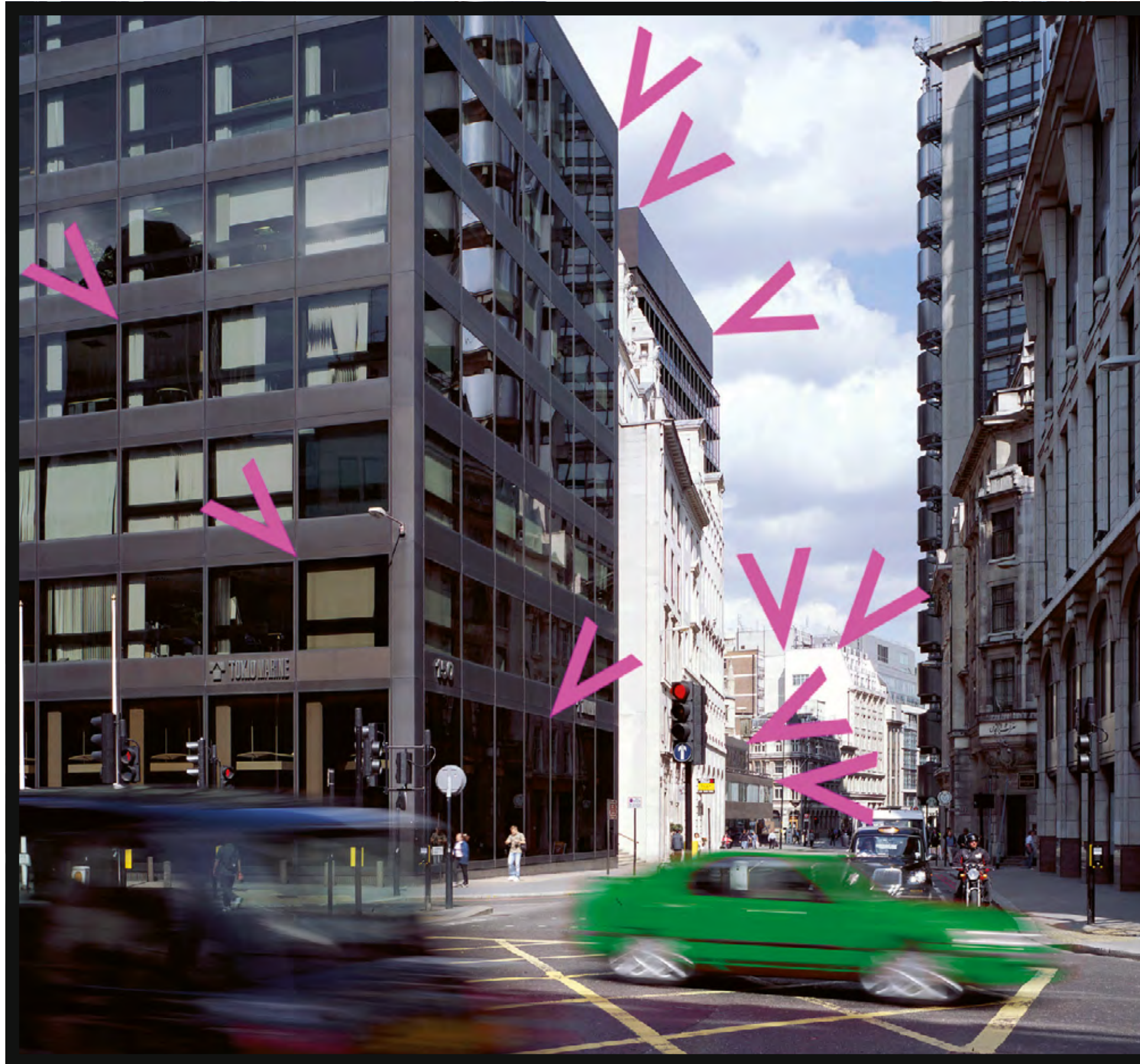
¹ TIFF is the name given to a specific format of image file stored digitally on a computer.

² Adobe Photoshop[®] is the industry standard image editing software.

³ By aligning the vanishing points.

6





7

6 Background plate highlighting critical survey points in purple and secondary survey strings in red

7 Area of interest to be surveyed as shown in Figure 7



3.0 GPS SURVEY

3.1 Survey

Marshall Survey Associates Ltd. (MSA) were contracted to undertake the survey of (i) each viewpoint as marked on the ground beneath the camera at the time the photograph was taken (and recorded by way of digital photograph (see section 1 above)) and (ii) all the required points on the relevant buildings (as marked on the background plate).

The survey was co-ordinated onto the Ordnance Survey National Grid (OSGB36) by using Global Positioning System (GPS) equipment (see, for example, Figure 9) and processing software. The Ordnance Survey National Grid (OSGB36) was chosen as it is the most widely used and because it also allows the captured data to be incorporated into other available digital products (such as Ordnance Survey maps). The height datum used was Ordnance Survey Newlyn Datum and was also derived using the GPS.

MSA uses a baseline consisting of two semi-permanent GPS base stations (see Figure 8). These stations are located approximately 5730 metres apart and positioned so as to optimise the results for the area of operation (see location map, Figure 13). The base stations are tied into the National GPS Network and are constantly receiving and storing data which allows their position to be monitored and evaluated over long periods of operation. By using the same base stations throughout the survey MSA ensure the consistency of the results obtained.

Using the Real Time Kinematic method a real time correction is supplied by each base station to the rover (shown in Figure 10) (over the GSM⁴ network) physically undertaking the field survey. This enables the rover to determine the co-ordinates of its location instantaneously (i.e. in ‘real time’). The rover receives a ‘corrected’ fix (co-ordinates) from each base station. If the two independent fixes are each within a certain preset tolerance, the rover then averages the two fixes received. The viewpoints are, with a few exceptions, surveyed using this technique. This method of GPS survey (Real Time Kinematic) produces results to an accuracy in plan and height of between 15mm – 50mm as outlined in the “*Guidelines for the use of GPS in Land Surveying*” produced by the Royal Institute of Chartered Surveyors.

The particular points on each building as marked up on the background plate are surveyed using conventional survey techniques utilising an electronic theodolite and reflectorless laser technology (shown in Figures 11 and 12). There are two methods used to fix the building details, namely polar observations⁵ and intersection observations⁶. The position of the theodolite is fixed by the rover as described above. In certain circumstances, a viewpoint may need to be surveyed using conventional survey techniques as opposed to Real Time Kinematic, if, for example, the viewpoint is in a position where GPS information cannot be received.

⁴ GSM network: the mobile phone network.

⁵ Polar observation is the measurement of a distance and direction to a point from a known baseline in order to obtain co-ordinates for the point. The baseline is a line between two known stations.

⁶ Intersection observation is the co-ordination of a point using directions only from two ends of a baseline.



8



9



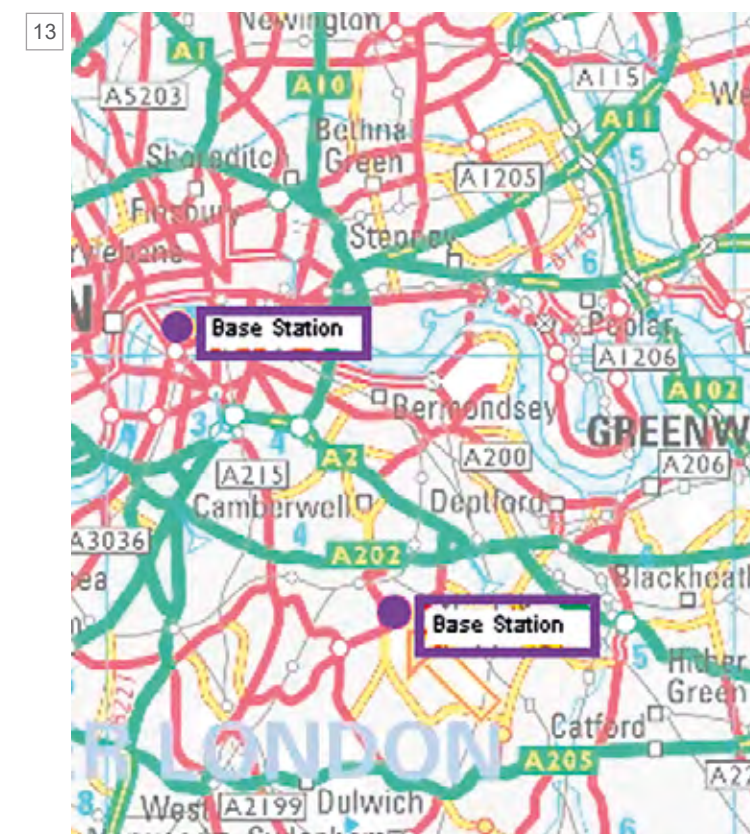
10



11



12



13

8 Marshall Survey semi-permanent GPS base station

9 GPS System

10 Field survey being carried out using a GPS rover

11 Electronic Theodolite

12 Field survey being carried out by St. Paul's Cathedral

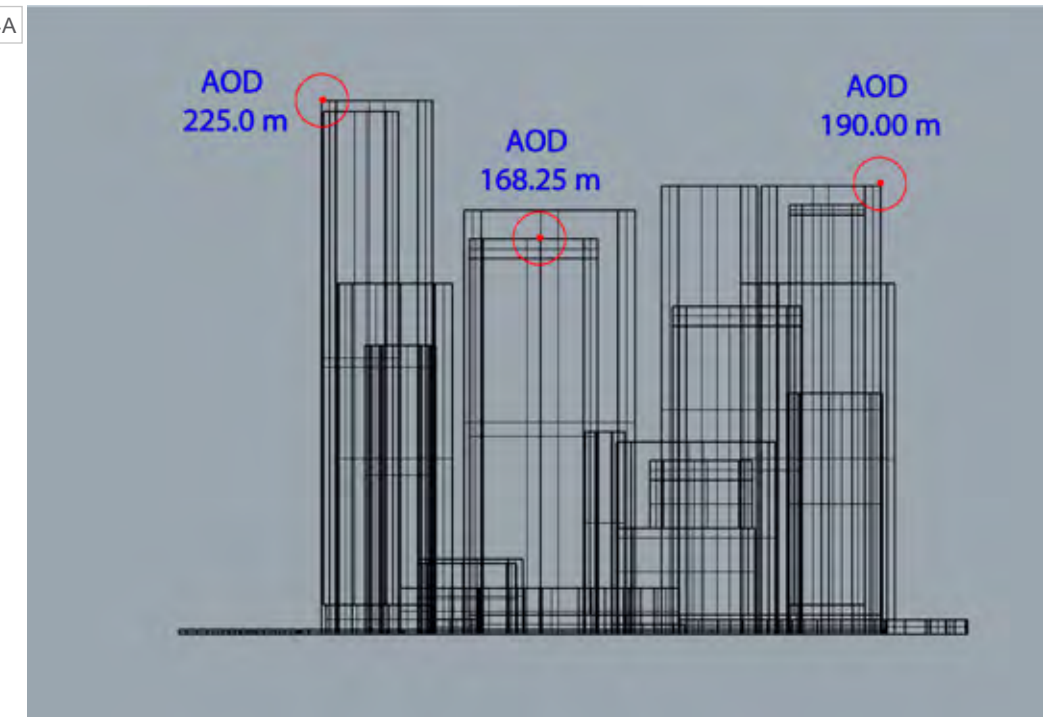
13 Location of Marshall Survey's GPS base stations

4.0 MODEL POSITIONING

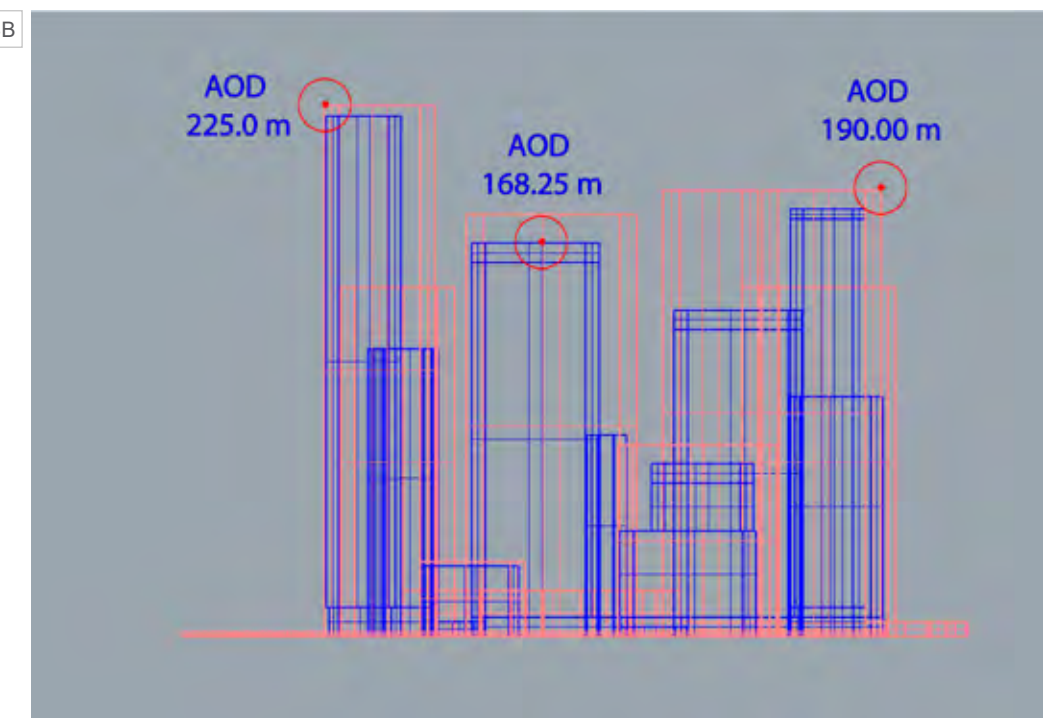
4.1 Height and position check

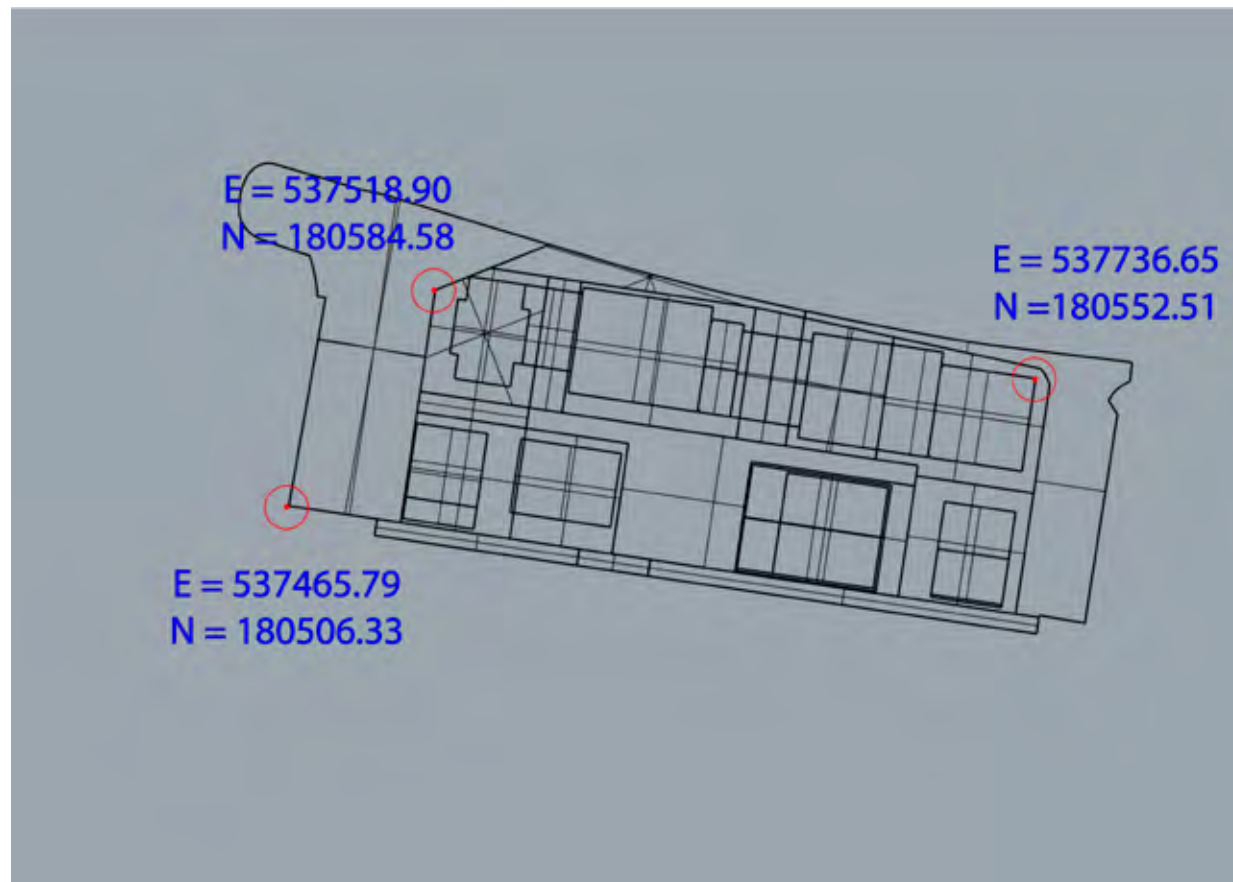
The model is positioned using a site plan provided by the architect. This is then overlaid onto OS positioned survey from ProMap. Once the building has been positioned in Lightwave confirmation of height and position is requested from the architect. Two clear reference points are agreed and used to confirm the site plan and Ordnance Survey. The height is cross checked against the architects section and given in metres Above Ordnance Survey Datum (AOD).

14A

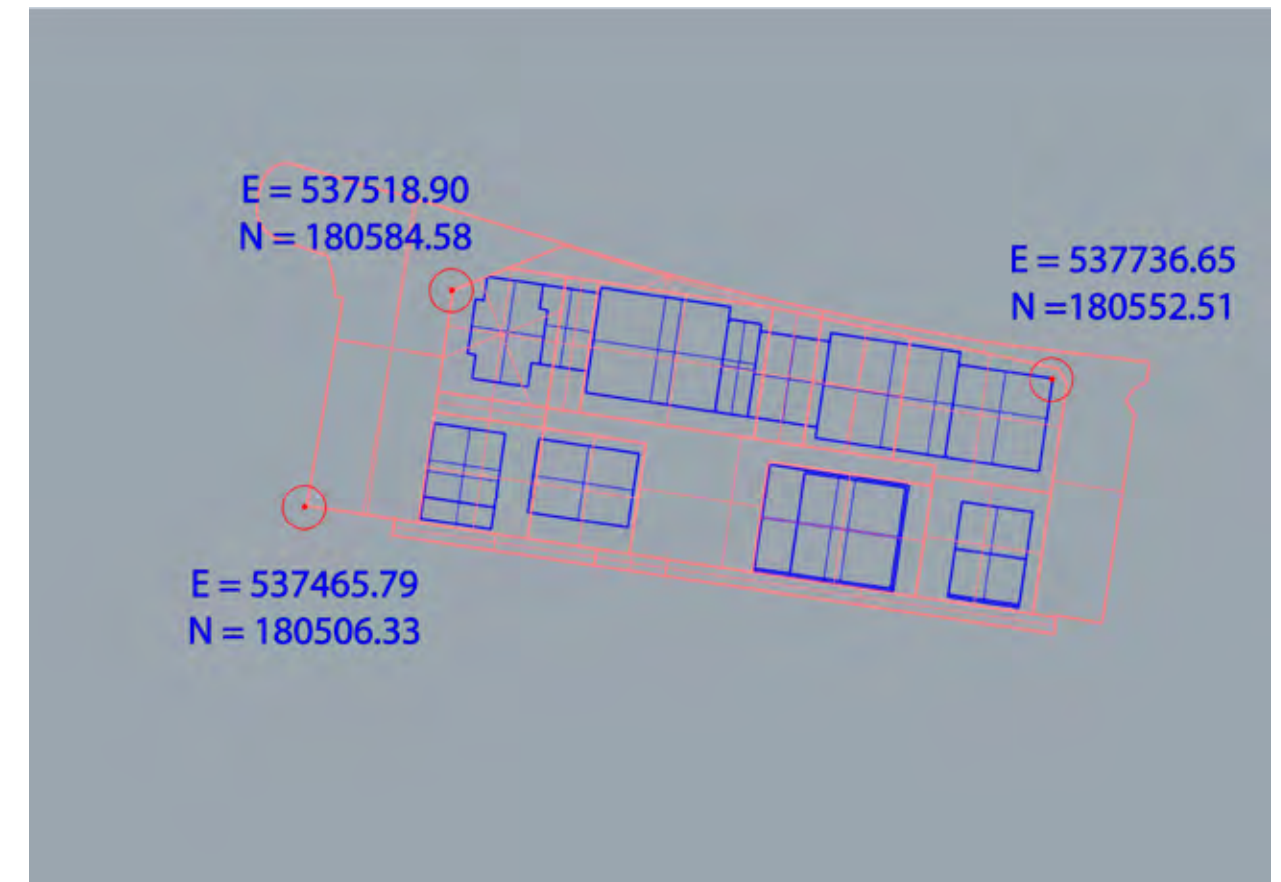


14B





15A



15B

14A Architect's Elevation Drawing

14B Cityscape's Elevation Model

15A Architect's Plan Drawing

15B Cityscape's Plan Model

5.0 CAMERA MATCHING

5.1 Cityscape’s Database

Cityscape has built up a comprehensive database of survey information on buildings and locations in central London; the database contains both GPS survey information and information regarding the dimensions and elevations of buildings gathered from architects and other sources. Figure 16 shows a selection of GPS located models (yellow) within Cityscape’s database which effectively represents a 3D verified computer ‘model’ of some prominent buildings in central London. The term ‘3D model’ has been adopted with caution in this methodology as it is thought to be slightly misleading because not every building in central London is included in the database although the majority of those buildings which form part of the ‘skyline’ are included.

5.2 Creation of Scheme Model

The outlines of buildings are created by connecting the surveyed points or from the information obtained from architects’ drawings of particular buildings. By way of example of the high level of detail and accuracy, approximately 300 points have been GPS surveyed on the dome of St. Paul’s. The database ‘view’ (as shown in Figure 16) is ‘verified’ as each building is positioned using coordinates acquired from GPS surveys.

5.3 Camera Matching Process

In many instances, the various co-ordinates of a particular building featured in one of the background plates are already held by Cityscape as part of their database of London. In such cases the survey information of buildings and locations provided by MSA (see section 3 above) is used to cross-check and confirm the accuracy of these buildings. Where such information is not held by Cityscape, it is, where appropriate, used to add detail to Cityscape’s database. The survey information provided by MSA is in all cases used in the verification process of camera matching.

A wireframe⁷ 3D model of the proposed scheme is created by Cityscape from plans and elevations provided by the architects and from survey information of the ground levels on site and various other points on and around the site, such as the edge of adjacent roads and bollards etc. provided by MSA.

The following information is required for the camera matching process:

- Specific details of the camera and lens used to take the photograph and therefore the field of view (see section 1);
- The adjusted or corrected digital image i.e. the ‘background plate’ (see section 2);

- The GPS surveyed viewpoint co-ordinates (see section 3);
- The GPS surveyed co-ordinates of particular points on the buildings within the photograph (the background plate) (see section 3);
- Selected models from Cityscape’s database (see section 3);
- The GPS surveyed co-ordinates of the site of the proposed scheme (see section 3);
- A 3D model of the proposed scheme (see section 4).

A background plate (the corrected digital image) is opened on computer screen (for example, Figure 17), the information listed above is then used to situate Cityscape’s virtual camera such that the 3D model aligns exactly over the background plate (as shown in Figures 18 and 21) (i.e. a ‘virtual viewer’ within the 3D model would therefore be standing exactly on the same viewpoint from which the original photograph was taken (Figure 20). This is the camera matching process.

5.4 Wireline Image

Cityscape is then able to insert the wireframe 3D model of the proposed scheme into the view in the correct location and scale producing a verified wireline image of the proposal (shown in Figures 19 & 22).

The camera matching process is repeated for each view and a wireline image of the proposal from each viewpoint is then produced. The wireline image enables a quantitative analysis of the impact of the proposed scheme on views.

16



⁷ A wireframe is a 3D model, a wireline is a single line representing the outline of the building.

- 16 Selected GPS located models (yellow) from Cityscape’s database, situated on Cityscape’s London digital terrain model
- 17 Background plate & selected 3D models as seen by the computer camera. Red circle highlights the safe or non-distortive area of the image
- 18 Background plate matched to the 3D GPS located models
- 19 The camera matched background plate with an example of a proposed scheme included in red
- 20 Background plate: digital photograph, size and bank corrected as described in section 3
- 21 Camera matching: the background plate matched in the 3D GPS located models
- 22 The camera matched background plate with the proposed scheme included



17

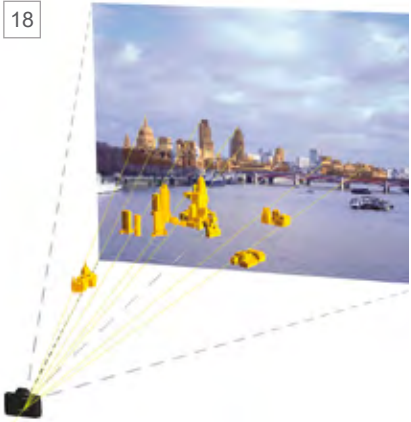


20

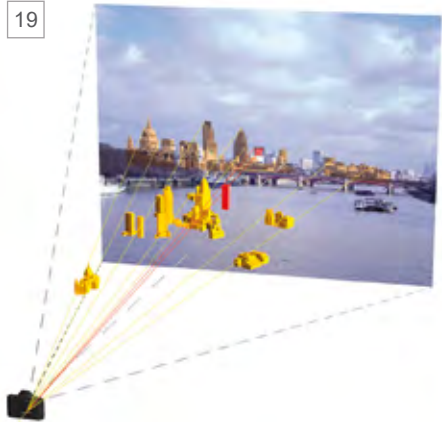


21

MAX POS Check



18



19



22



21

Illustrative POS Check



6.0 POST PRODUCTION

6.1 Post production

Finally the rendered image of the scheme model is inserted and positioned against the camera matched background plate. Once in position the rendered images are edited using Adobe Photoshop®. Masks are created in Photoshop where the line of sight to the rendered image of the proposed scheme is interrupted by foreground buildings (as shown in Figure 24).

The result is a verified image or view of the proposed scheme (as shown in Figure 25).



23

23

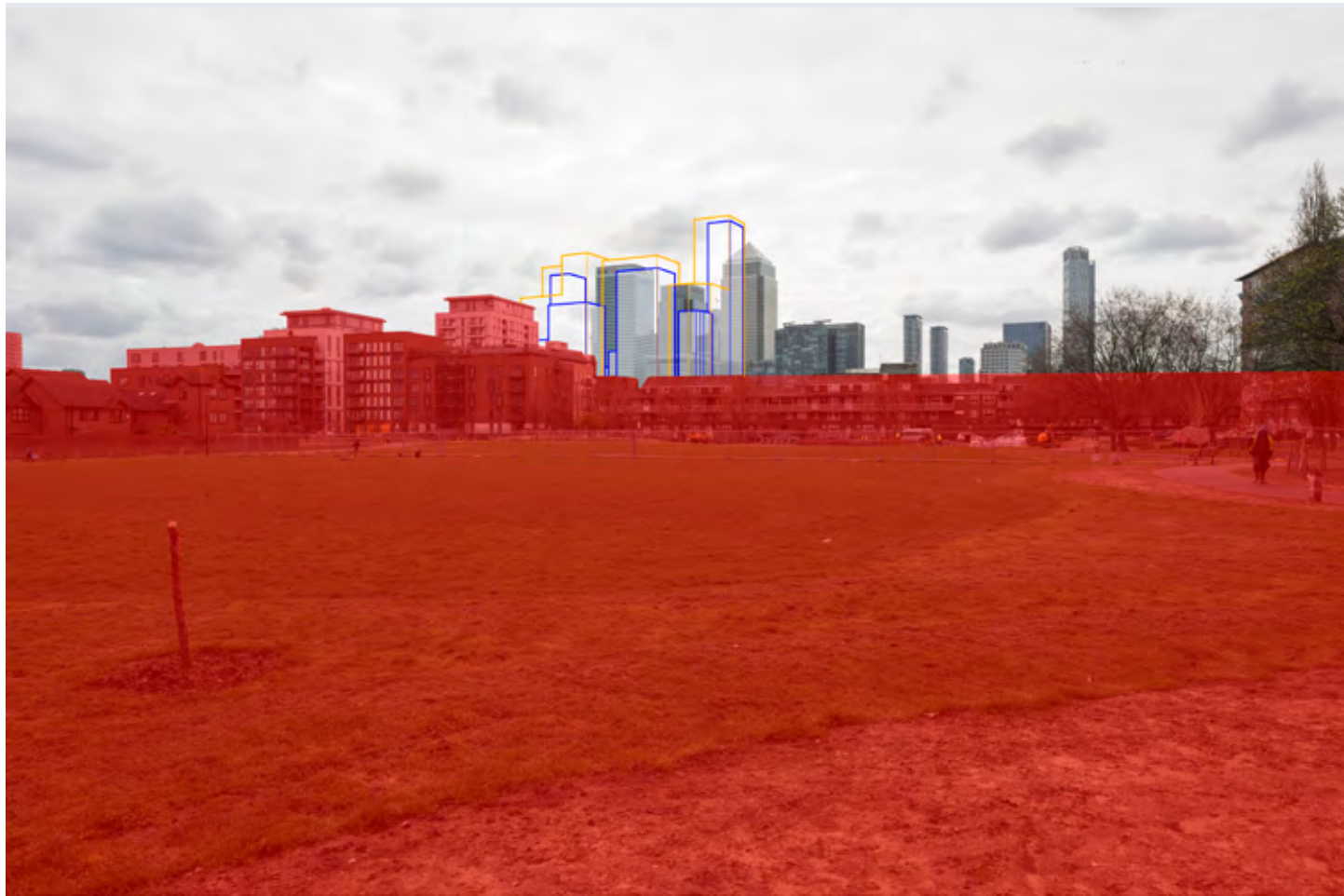
Background plate

24

Process Red area highlights the Photoshop mask that hides the unseen portion of the render

25

Shows a photo-realistic verified image



24



25



APPENDIX B: VIEWS FOR ON-SITE ASSESSMENT

Introduction

- AC.1. This appendix contains the previously presented cumulative AVRs reproduced at the optimum scale for assessing the Proposed Development on site. When held at a viewing distance of 40cm, the features shown in the AVRs will have the same apparent scale on the paper as they would in the real scene. The 40cm viewing distance is the middle point in the range recommended by the Landscape Institute's Advice Note 01/11, 'Photography and photomontage in landscape and visual impact assessment'.
- AC.2. The images are provided on A3 sized paper and in some cases, in order to enlarge the image to the point where the viewing distance of 40cm can be achieved, it has been necessary to crop the original AVR to fit the page. Where this has been necessary, the cropping has aimed to ensure that visibility of the Proposed Development within a recognisable townscape context has been maintained.

View	Print size	Viewing Distance in mm (d)	Focal Length	Horizontal FOV (A)	Image width in mm (w)
1	A3	400	50 mm	39.6	288
2	A3	400	50 mm	39.6	288
3	A3	400	50 mm	39.6	288
4	A3	400	24 mm	73.74	600
5	A3	400	24 mm	73.74	600
6	A3	400	50 mm	39.6	288
7	A3	400	35 mm	54.43	411
8	A3	400	24 mm	73.74	600
9	A3	400	24 mm	73.74	600
10	A3	400	24 mm	73.74	600
11	A3	400	24 mm	73.74	600
12	A3	400	24 mm	73.74	600
13	A3	400	24 mm	73.74	600
14	A3	400	24 mm	73.74	600
15W	A3	400	24 mm	73.74	600
15S	A3	400	24 mm	73.74	600
16	A3	400	24 mm	73.74	600
17	A3	400	24 mm	73.74	600
18	A3	400	24 mm	73.74	600
19	A3	400	24 mm	73.74	600
20	A3	400	24 mm	73.74	600
21W	A3	400	24 mm	73.74	600
21S	A3	400	24 mm	73.74	600
22W	A3	400	24 mm	73.74	600
22S	A3	400	24 mm	73.74	600
23L	A3	400	24 mm	73.74	600
23C	A3	400	24 mm	73.74	600
23R	A3	400	24 mm	73.74	600
24	A3	400	24 mm	73.74	600
25	A3	400	24 mm	73.74	600
26	A3	400	24 mm	73.74	600

View	Print size	Viewing Distance in mm (d)	Focal Length	Horizontal FOV (A)	Image width in mm (w)
27	A3	400	24 mm	73.74	600
28W	A3	400	24 mm	73.74	600
28S	A3	400	24 mm	73.74	600
29	A3	400	24 mm	73.74	600
30	A3	400	24 mm	73.74	600
31	A3	400	24 mm	73.74	600
32	A3	400	24 mm	73.74	600
33W	A3	400	24 mm	73.74	600
33S	A3	400	24 mm	73.74	600
34	A3	400	24 mm	73.74	600
35	A3	400	24 mm	73.74	600
36	A3	400	24 mm	73.74	600
37W	A3	400	24 mm	73.74	600
37S	A3	400	24 mm	73.74	600
38	A3	400	24 mm	73.74	600
39	A3	400	24 mm	73.74	600
40	A3	400	24 mm	73.74	600
41	A3	400	24 mm	73.74	600
42	A3	400	24 mm	73.74	600
43	A3	400	24 mm	73.74	600
44	A3	400	24 mm	73.74	600
45	A3	400	24 mm	73.74	600



























15W Salmon Lane/ Commercial Road - Winter









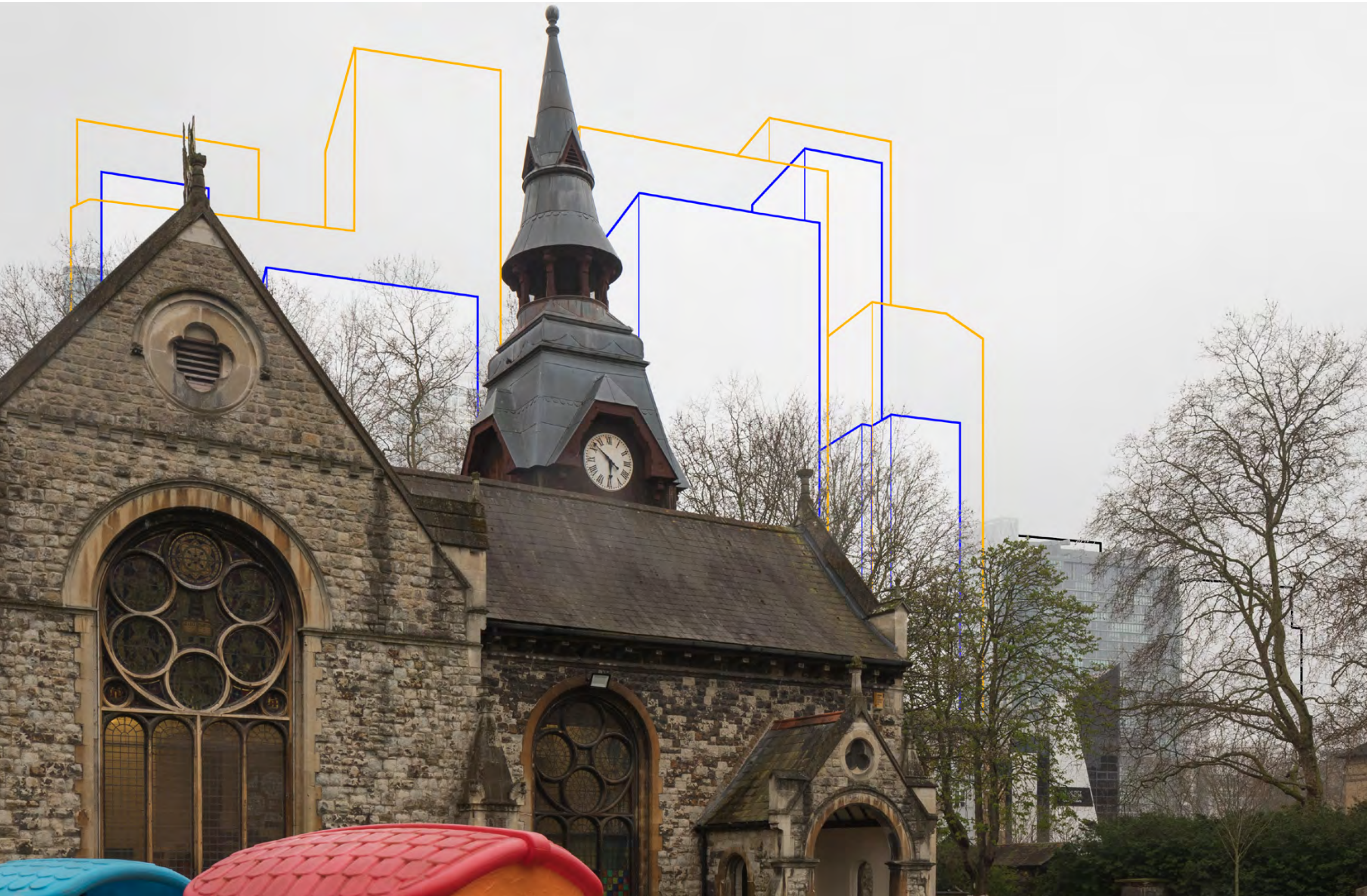
18 Southern end of Mile End new location



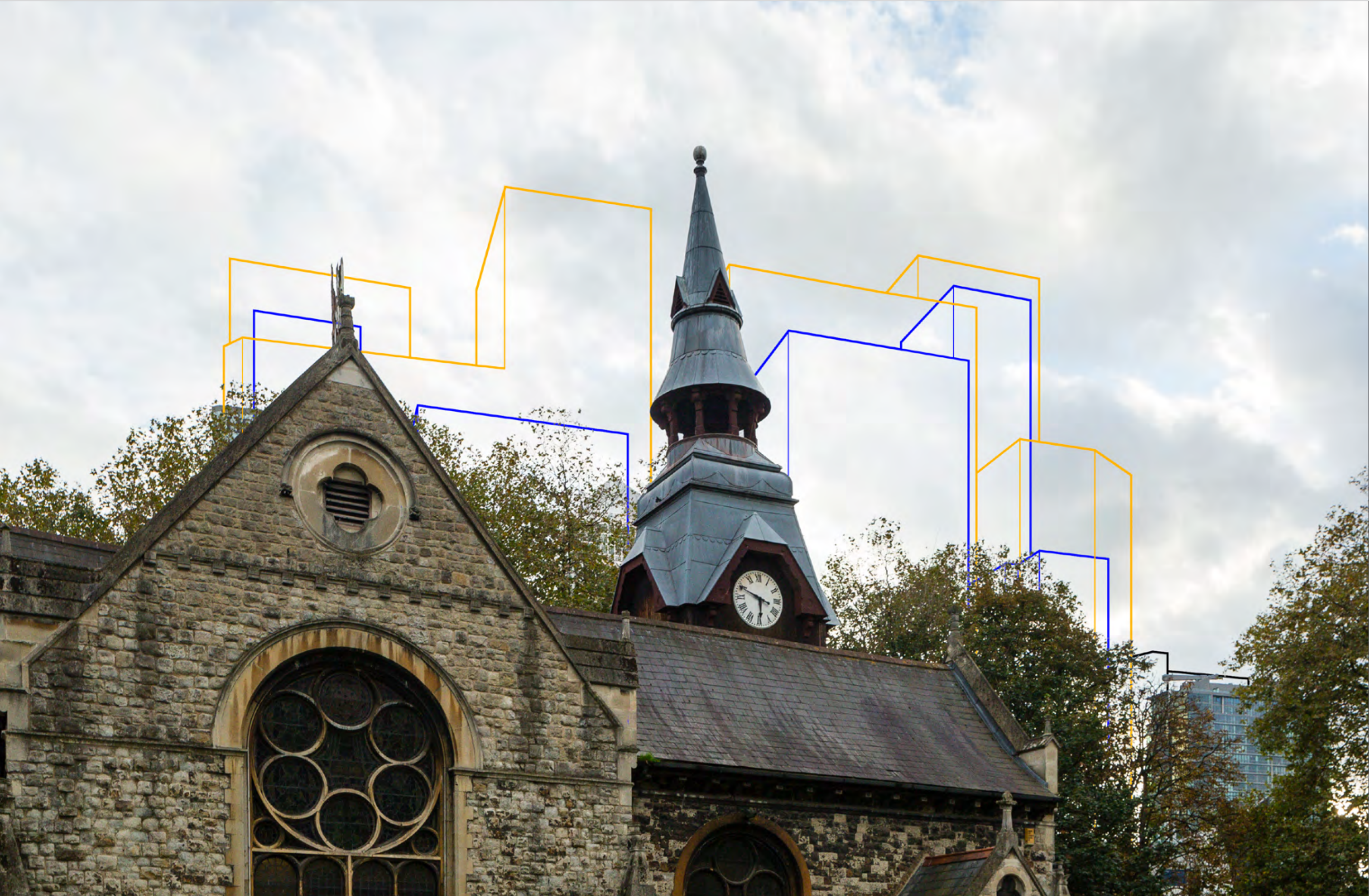




21W Church of St. Matias - Winter



21A Church of St. Matias - Autumn



22W Poplar Recreation Ground - Winter





23W-L Trinity Gardens - Winter - Left heading





23W-R Trinity Gardens - Winter - Right heading

















30 Cannon Workshops - outside entrance

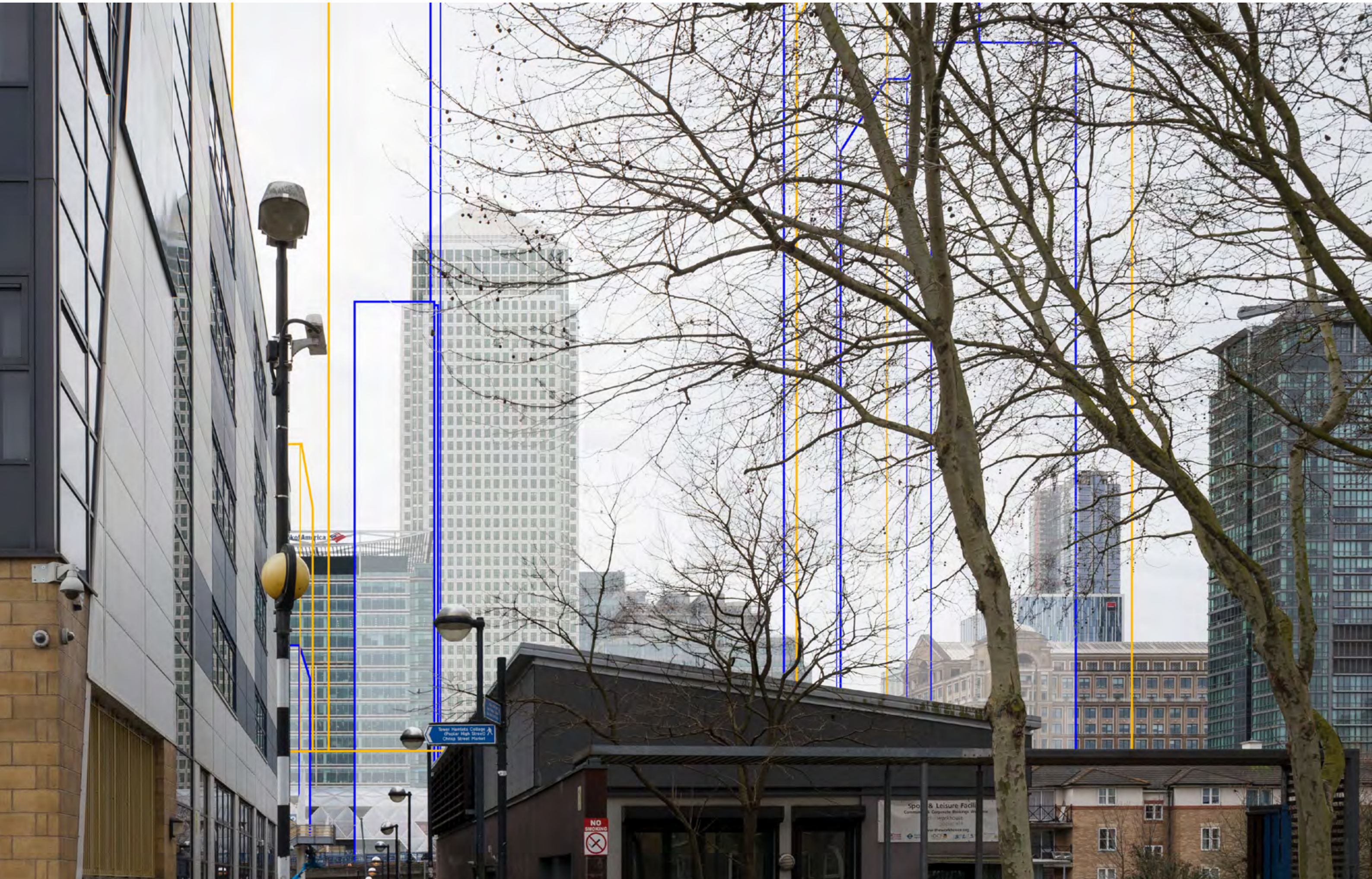


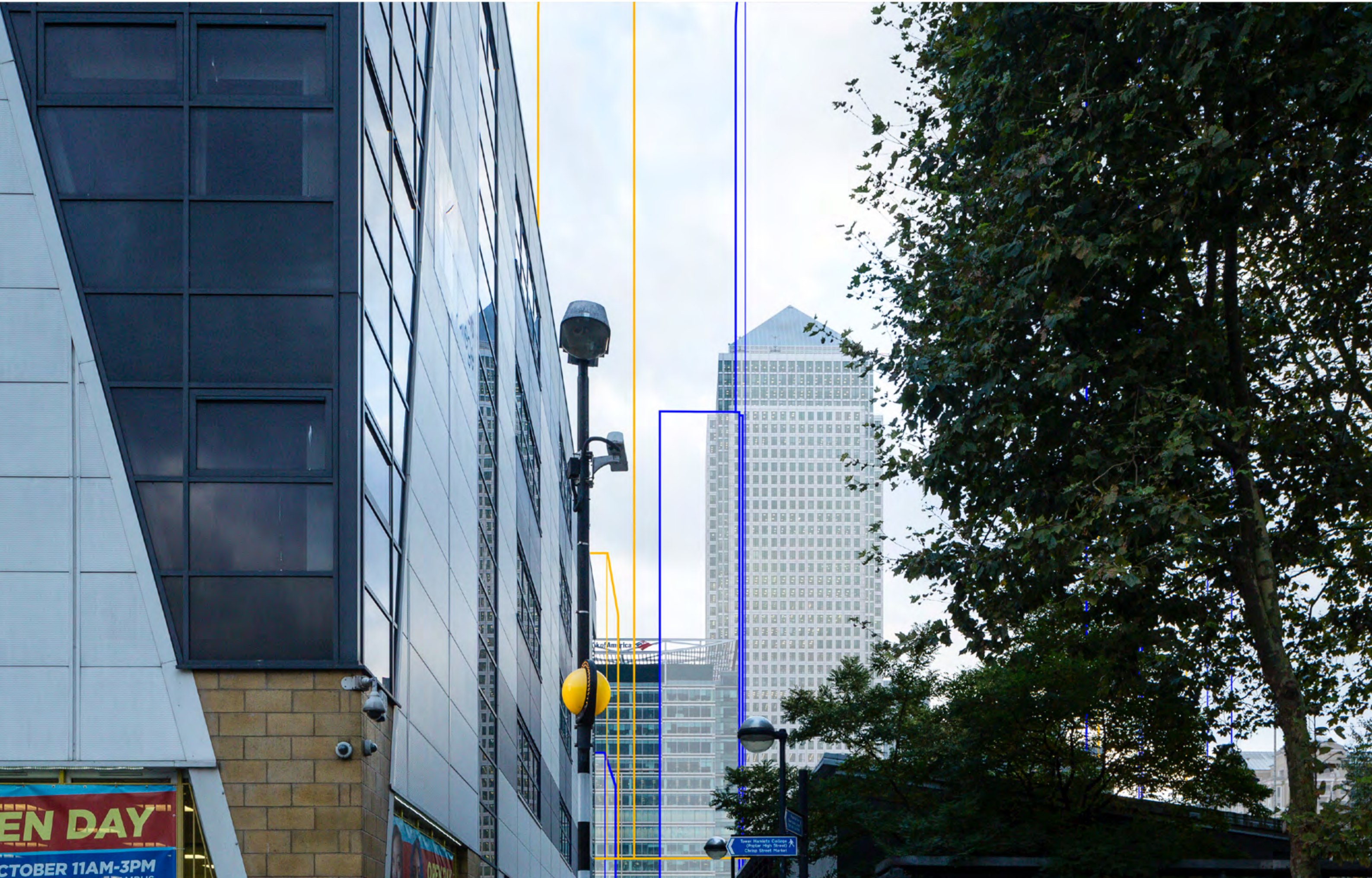


32 North Quay, southern side

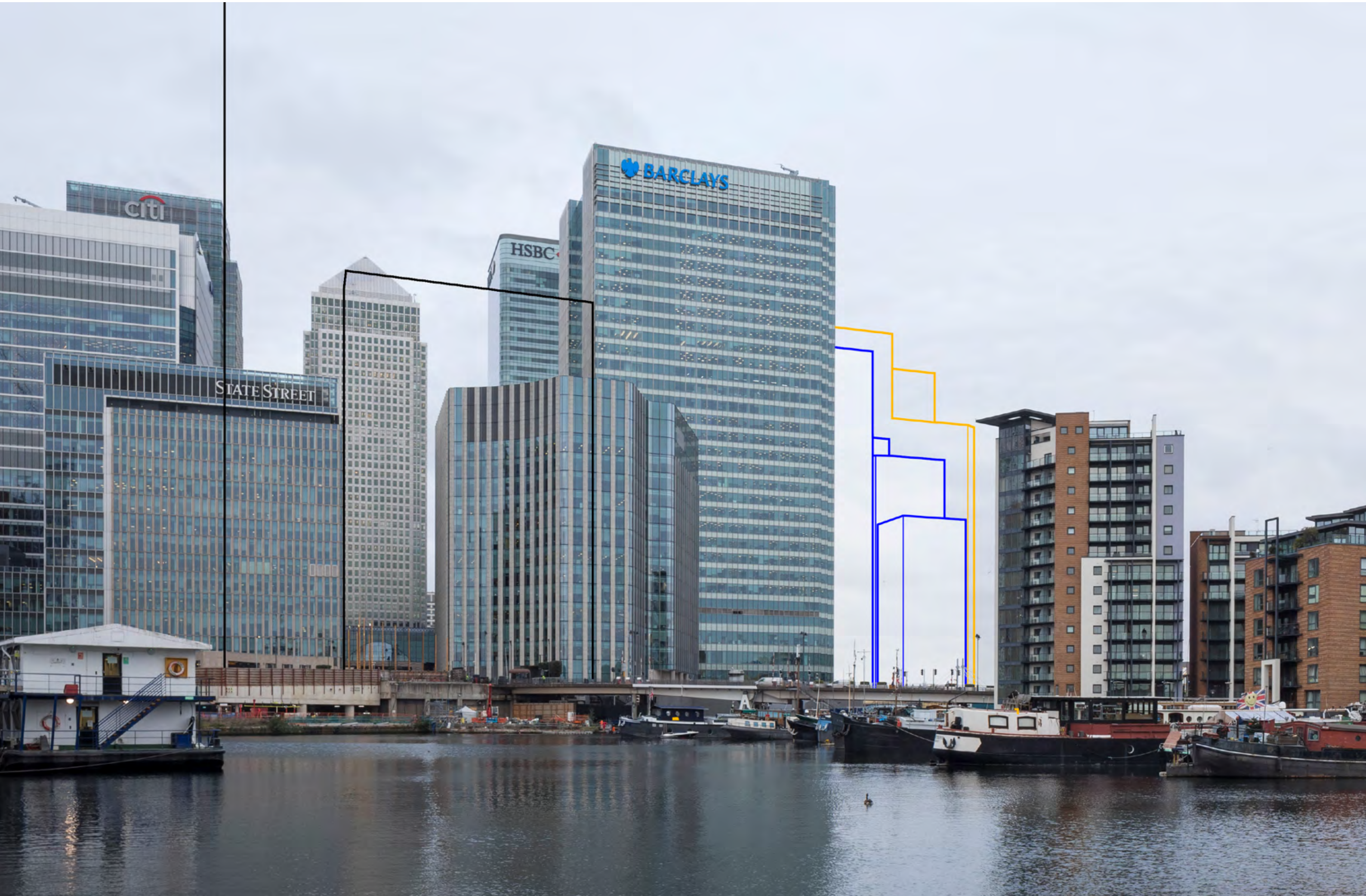


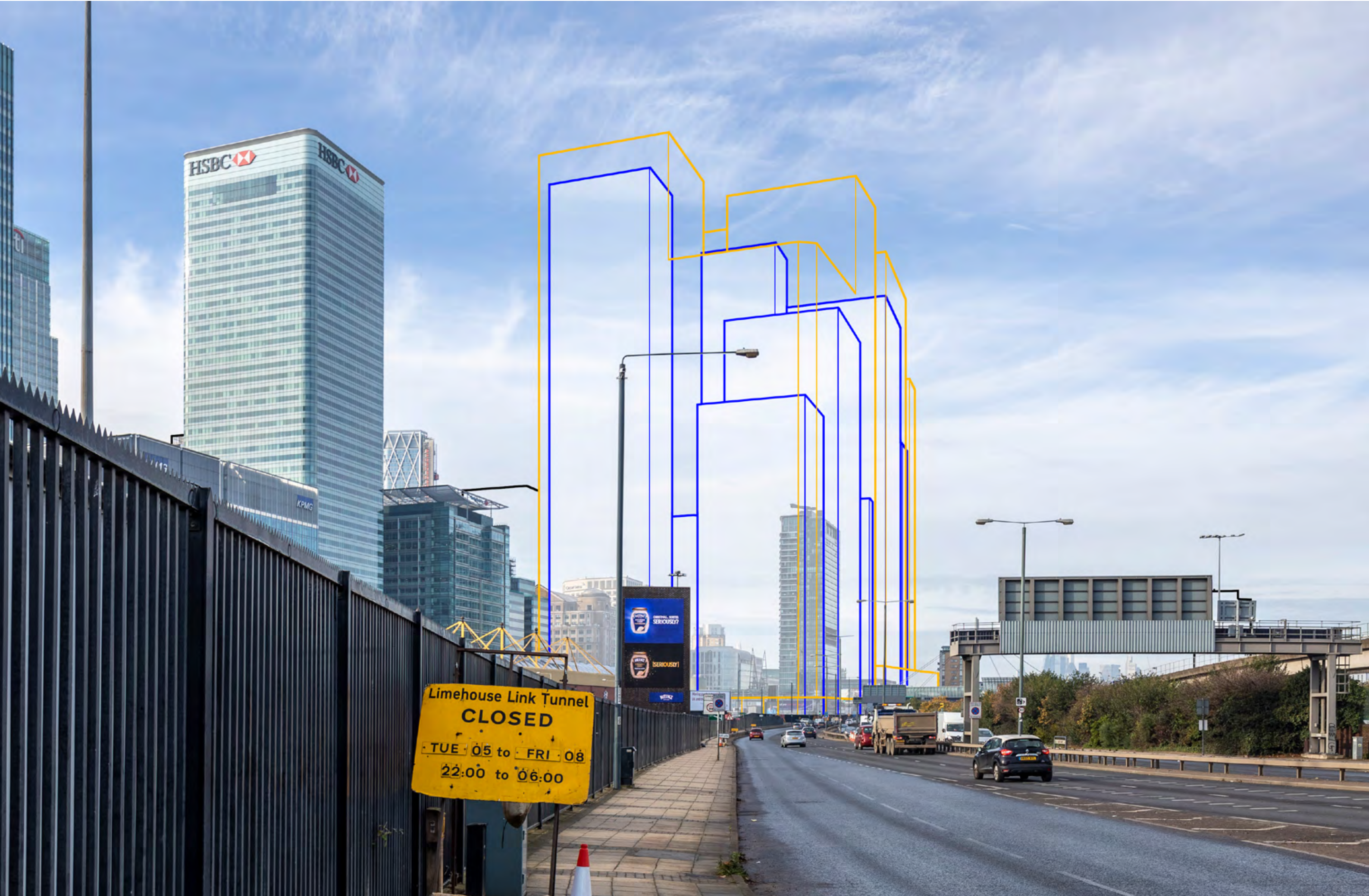
33W Poplar High Street - Winter



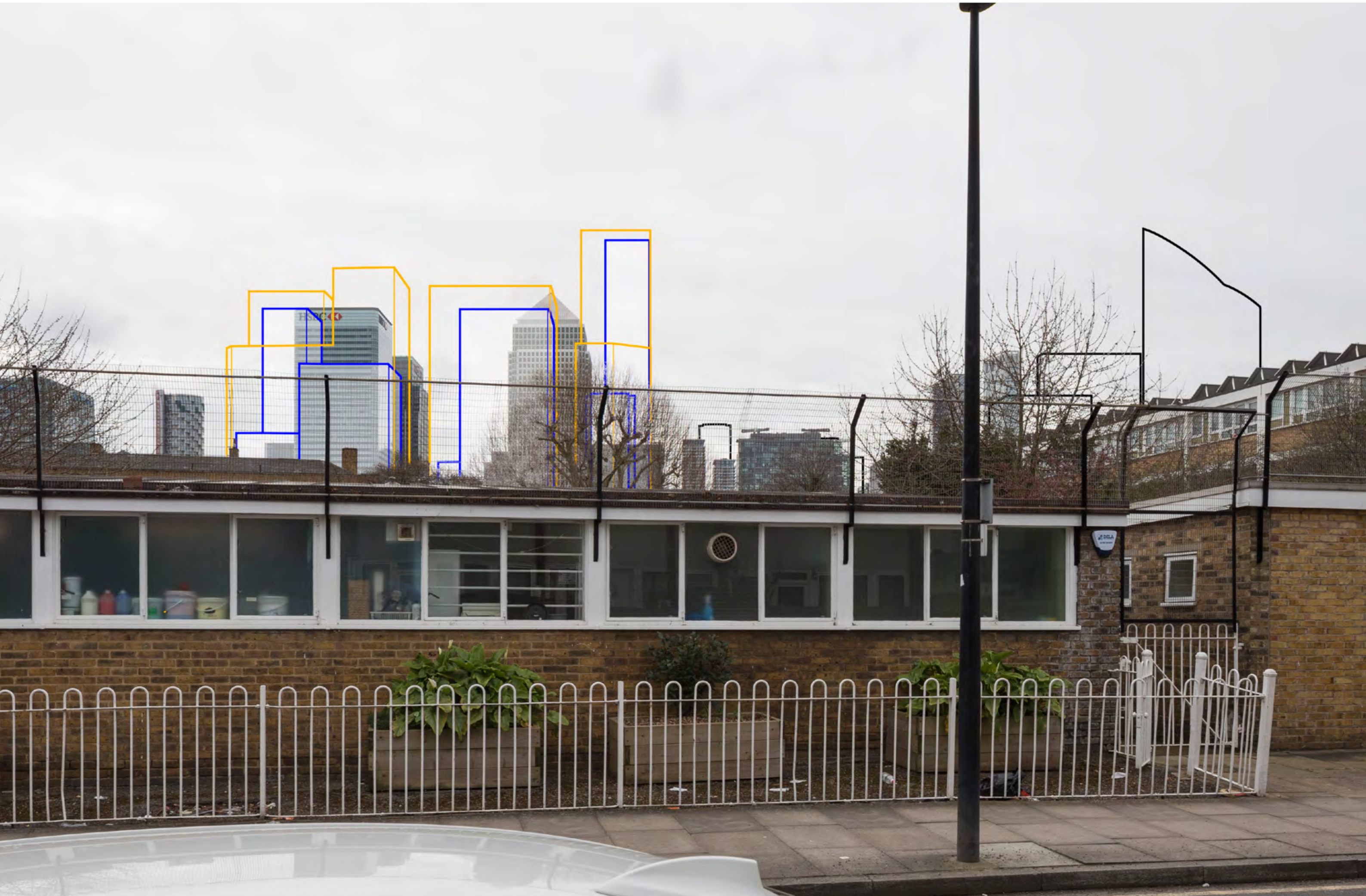








37W Cordelia Street - Winter



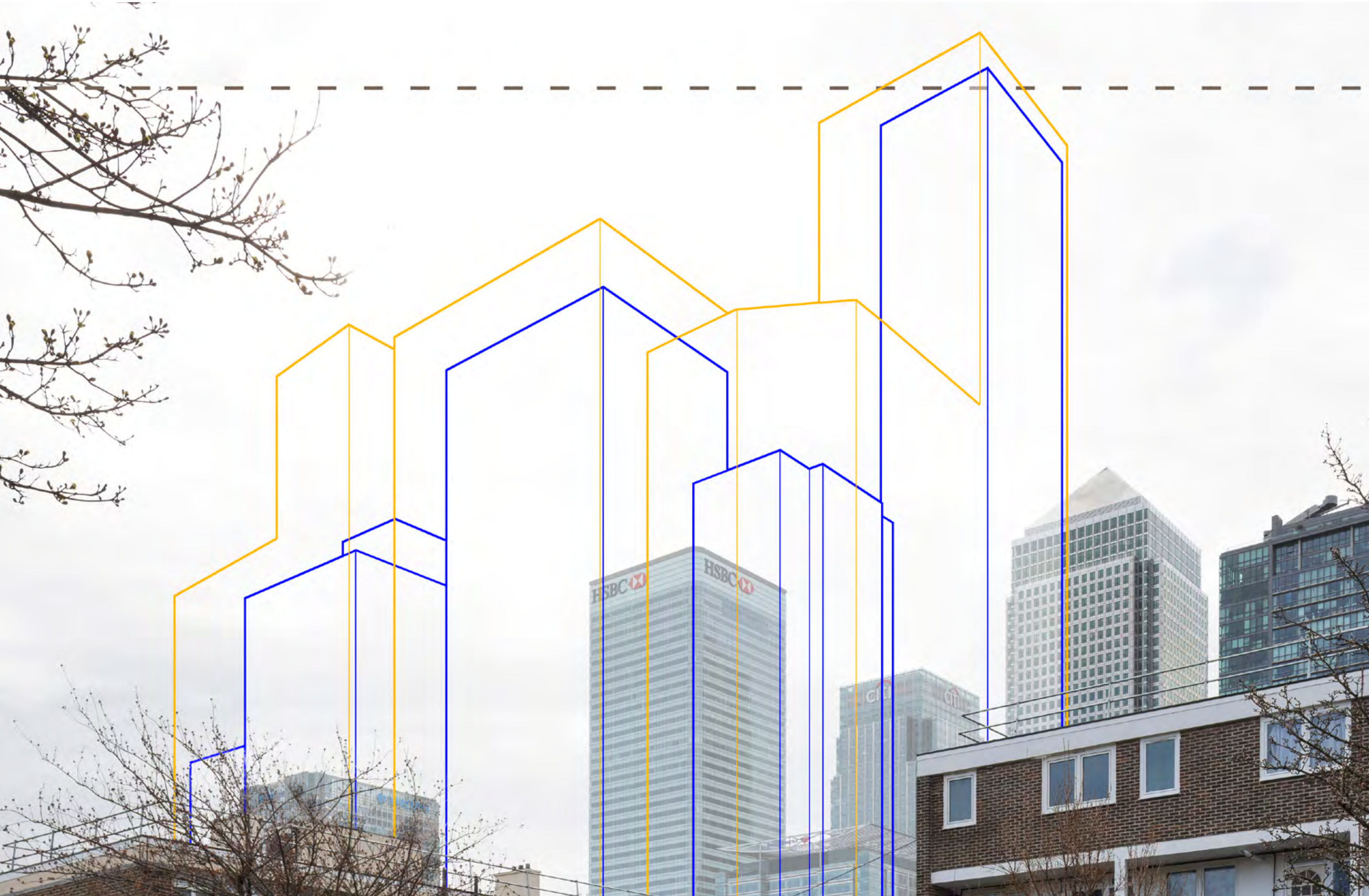
37S Cordelia Street - Summer

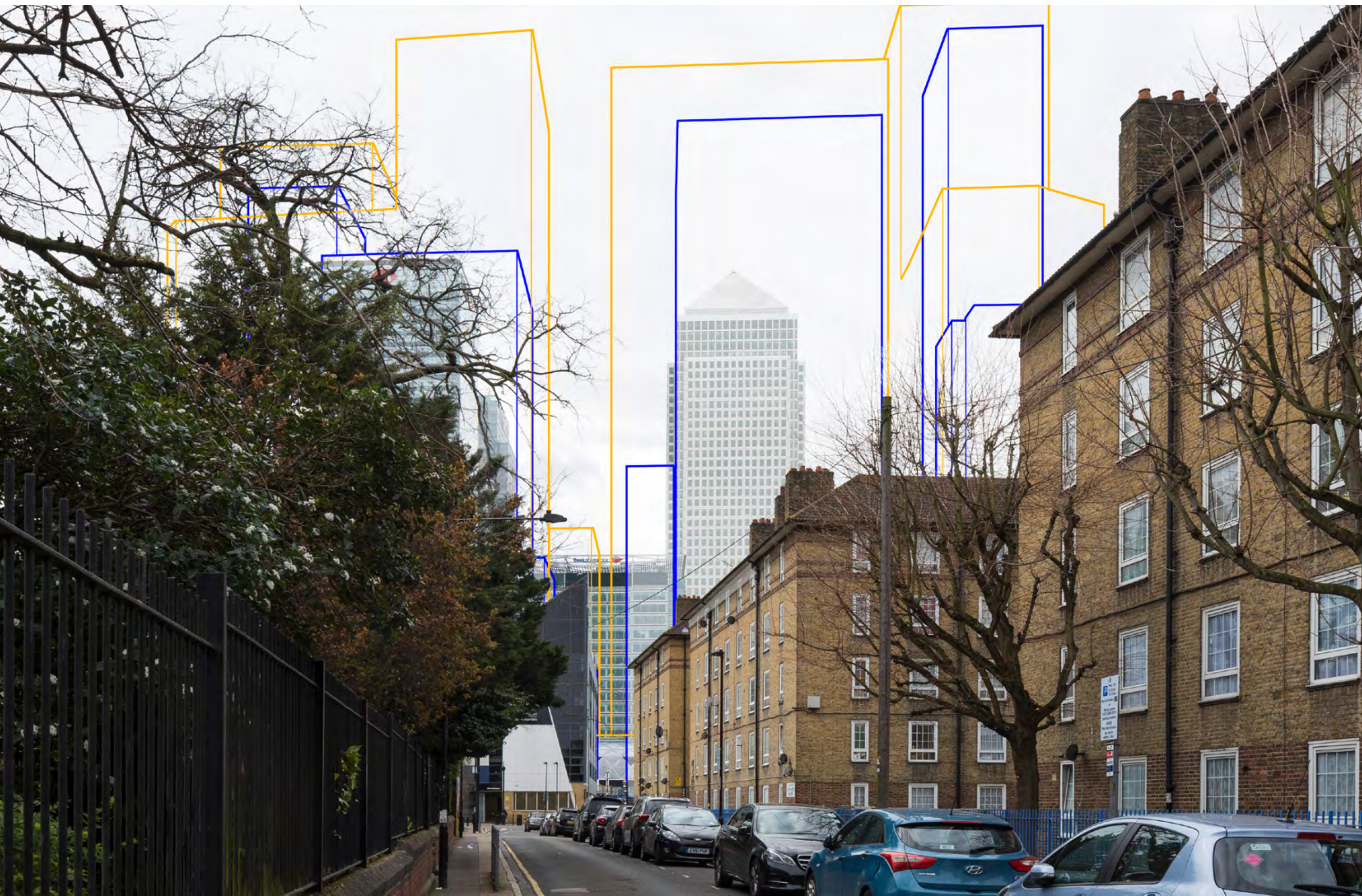




















ES VOLUME 2 – PART 2:

BUILT HERITAGE ASSESSMENT

Introduction

- 2.1** This Built Heritage Assessment, which forms Part 2 of Volume 2 of the Environmental Statement (ES), has been prepared by Peter Stewart Consultancy. It assesses the likely significant effects of the Proposed Development on known above-ground built heritage assets (HAs) as defined in the National Planning Policy Framework (NPPF) (excluding archaeology). The scope of HAs considered is set out at paragraphs 2.63 – 2.66.
- 2.2** The Legislation and Planning Policy Context section summarises the relevant statutory duties along with national, regional and local planning heritage policy and guidance in relation to the consideration of the effect of the Proposed Development on the heritage significance of designated and non-designated HAs.
- 2.3** The Assessment Methodology and Effect Significance Criteria section sets out the method by which the assessment has been carried out, including the scope, extent of study area, method of baseline data collection, source of assessment material and consultation. It goes on to set out the significance criteria for the assessment, derived from criteria for determining sensitivity to change, and the magnitude of effect.
- 2.4** The Baseline Conditions section sets out the existing conditions for assessment, the relevant heritage designations (type and grade) and heritage significance of assets in line with NPPF paragraph 189.
- 2.5** The Assessment section concludes with the potential effects (indirect) on HAs resulting from the Proposed Development during the demolition and construction, and operational periods. Mitigation measures are considered where appropriate, and the section concludes with an assessment of the residual effects.
- 2.6** The Mitigation and Monitoring section sets out mitigation measures, if required, while the Residual Effects section sets out the conclusions of the assessment in light of any mitigation, in respect of the effects on HAs as a result of the Proposed Development
- 2.7** The Assessment of the Future Environment sections includes a ‘cumulative’ assessment of the effects of the Proposed Development, taking into account other new developments consented and proposed in the area around the Site.
- 2.8** The Conclusions and Likely Significant Environmental Effects section summarises the findings of the assessment and sets out the significant effects likely to arise as a result of the Proposed Development.
- 2.9** The effect on the listed dock below ground on Site, and consideration of the possible measures that could be taken to safeguard the Banana Wall during and after construction works on the Site, are considered in the

Archaeological Desk Based Assessment and the *Outline Sequence of Works for Banana Wall Listed Building Consent* report, submitted as standalone reports supporting the OPA and the LBC respectively. A separate Heritage Assessment, also prepared by Peter Stewart Consultancy, accompanies the OPA and considers the effect of the Proposed Development on the HAs closest to the Site in the light of heritage legislation and national, regional and local heritage policy and guidance.

Terminology

- 2.10** The following terms apply to this part of Volume 2 of the ES.
- The term heritage asset(s) (HA(s)) is used to refer to the receptor(s). For the purposes of this part of Volume 2, HAs do not include archaeology, which as noted above is considered in a separate Archaeological Desk Based Assessment;
 - The term ‘heritage significance’, which is an aspect of sensitivity to change, has been used (other than in the NPPF policy section) when referring to heritage significance as set out in the NPPF; elsewhere, the terms ‘significance’ and ‘significant’ are used in the sense used in environmental impact assessment, in relation to the effect of change; and
 - The term ‘direct effect’ is used to refer to effects on the fabric of heritage assets. The term ‘indirect effect’ is used to refer to effects on the setting of heritage assets.

Legislation and Planning Policy Context

- 2.11** The statutory duties, national policy and guidance, and regional and local plan policies which provide the context for the identification of HAs, assessing their heritage significance, and the potential impact of the Proposed Development on these assets, are summarised below.

Statutory Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990

Listed Buildings

- 2.12** Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 1990 Act) (Ref. 2-1) states that, when considering applications

for planning permission which may affect a listed building or its setting, local authorities should have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Conservation Areas

- 2.13** Section 72 of the 1990 Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

National Policy and Guidance

The National Planning Policy Framework (2019)

- 2.14** The Government issued the latest version of the National Planning Policy Framework (NPPF) (Ref. 2-2) in February 2019 (with correction added in June 2019). The NPPF sets out planning policies for England and how these are expected to be applied.
- 2.15** The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development, which has three dimensions; economic, social and environmental. The NPPF states, at paragraph 10, that *'at the heart of the Framework is a presumption in favour of sustainable development.'*

NPPF Section 16: Conserving and enhancing the historic environment

- 2.16** Section 16 of the NPPF deals with conserving and enhancing the historic environment. It applies to plan-making, decision-taking and the heritage-related consent regimes under the 1990 Act.
- 2.17** Heritage assets are defined in Annex 2 of the NPPF as a *'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'*
- 2.18** The NPPF notes, at paragraph 184, that heritage assets *'should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'*
- 2.19** The NPPF requires an applicant to describe the heritage significance of any heritage assets affected by a proposal, including any contribution made by their setting (paragraph 189). It goes on to say that *'the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'*

- 2.20** The NPPF identifies three key factors local authorities should take into account in determining applications:

'The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

The desirability of new development making a positive contribution to local character and distinctiveness.'

- 2.21** Paragraph 193 states that in assessing impact, the more important the asset, the greater the weight should be given to its conservation. Paragraph 194 notes that heritage significance can be harmed or lost through alteration or destruction of the heritage asset or from development within its setting.
- 2.22** The setting of a heritage asset is defined in Annex 2 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.'*
- 2.23** The NPPF states, at paragraph 195, that where a proposed development would lead to *'substantial harm'* or total loss of heritage significance of a designated heritage asset, consent should be refused, *'...unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss'*, or all of a number of specified criteria apply, including that the nature of the heritage asset prevents all reasonable uses of the site.
- 2.24** Where a development proposal will lead to *'less than substantial'* harm to the heritage significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (paragraph 196).
- 2.25** Paragraph 197 states that the effect of an application on the significance of a non-designated heritage asset requires a balanced judgement having regard to the scale of any harm or loss and the heritage significance of the heritage asset.
- 2.26** The NPPF requires local planning authorities to look for opportunities for new development within conservation areas and World Heritage Sites (WHSs) and within the setting of heritage assets to enhance or better reveal their heritage significance. Paragraph 200 goes on to say *'Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably'*.
- 2.27** Paragraph 201 states that *'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.'*

Planning Practice Guidance (2014 - ongoing)

- 2.28** The national Planning Practice Guidance (PPG) (Ref. 2-3) provides a web-based resource in support of the NPPF. The PPG is updated on an ongoing basis; the parts cited below are current at the time of writing (April 2020).
- 2.29** The PPG includes a section called 'Historic environment'. This considers the factors that should inform decision taking about developments that would affect heritage assets. It notes that *'Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals...'* The PPG notes that setting is defined in the NPPF and *'...all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.'*
- 2.30** The PPG states that applicants should include, in respect of any heritage assets affected, *'...analysis of the significance of the asset and its setting, and where relevant, how this has informed the development of the proposals. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance.'* It notes that, where potential harm to designated heritage assets is identified, *'...it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply.'* It further states that within each category of harm *'...the extent of the harm may vary and should be clearly articulated.'*
- 2.31** With regard to non-designated HAs, the PPG notes that *'there are a number of processes through which non-designated heritage assets may be identified, including the local and neighbourhood plan-making processes and conservation area appraisals and reviews. Irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence'*. It states that *'it is important that all non-designated heritage assets are clearly identified as such'*, noting that it can be helpful *'...if local planning authorities keep a local list of non-designated heritage assets, including any such assets which are identified by neighbourhood planning bodies.'*

Regional policy and guidance

The London Plan - Spatial Development Strategy for Greater London, Consolidated with alterations since 2011, (2016)

- 2.32** The London Plan (Ref. 2-4) is *'the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years.'* The policies most relevant to the historic environment are contained in Chapter Seven *'London's Living Places and Spaces'*.

2.33 Policy 7.8 ‘Heritage Assets and Archaeology’ states that ‘*Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural details.*’

2.34 Policy 7.10 relates to development in WHSs and their settings and states it should, ‘*conserve, promote, make sustainable use of and enhance their authenticity, integrity and significance and Outstanding Universal Value.*’ It also refers to the Mayor’s Supplementary Planning Guidance on London’s World Heritage Sites – Guidance on Settings (see below).

The London Plan - Intend to Publish version (December 2019)

2.35 The Mayor of London is currently preparing a new London Plan (Ref. 2-5) which when adopted will replace the current London Plan. Its aim is to ‘*provide a vision for how London should sustainably grow and develop in the future*’.

2.36 In December 2019 the Mayor issued a draft version of the London Plan with consolidated suggested changes, following an Examination in Public of the draft Plan and a subsequent report and recommendations from the Panel of Inspectors. In March 2020, the Secretary of State wrote to the Mayor setting out his consideration of the Mayor’s Intend of Publish London Plan. At the time of writing (May 2020) the Mayor was considering the Secretary of State’s response. When adopted, it will replace the current London Plan.

2.37 The policies most relevant to heritage considerations are found in Chapter 7, ‘*Heritage and Culture.*’ This chapter contains draft policies that are broadly similar to those in Chapter 7, ‘*London’s Living Places and Spaces*’, in the current London Plan.

2.38 Draft Policy HC1 on ‘*heritage conservation and growth*’ aims to highlight the importance of London’s historic environment when proposing new development. It states that ‘*boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London’s historic environment.*’ This policy also emphasises that ‘*development plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings,*’ and that ‘*development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings.*’

2.39 Policy HC2, on ‘*World Heritage Sites*’, states that ‘*boroughs with World Heritage Sites, and those that are neighbours to authorities with World Heritage Sites, should include policies in their Development Plans that conserve, promote, actively protect and interpret the Outstanding Universal Value of World Heritage Sites, which includes the authenticity and integrity of their attributes and management.*’ It goes on to state that development proposals in World Heritage Sites or their settings should ‘*...conserve, promote and enhance their Outstanding Universal Value...*’.

London View Management Framework Supplementary Planning Guidance (2012)

2.40 In March 2012 the Mayor published the ‘London View Management Framework Supplementary Planning Guidance’ (‘LVMF’) (Ref. 2-6) which is designed to provide further clarity and guidance on the London Plan’s policies for the management of these views. The relevant LVMF views to the Proposed Development are considered in the Townscape and Visual Impact Assessment (TVIA) (Part 1 of this ES Volume 2).

London World Heritage Sites - Guidance on Settings Supplementary Planning Guidance (2012)

2.41 This Supplementary Planning Guidance (SPG) (Ref. 2-7) was adopted by the Mayor in March 2012. London’s WHSs are set in a dynamic, complex urban environment. The guidance acknowledges that the way London combines old and new makes it distinctive and seeks to manage this dynamic relationship in ways that protect the value of the sites, while allowing the city to grow and change around them. The intention of the SPG is stated to be ‘*...to ensure a more consistent interpretation of setting and understanding of their importance in contributing to an appreciation of Outstanding Universal Value to help support consistency in decision making...*’ in support of the policies within the London Plan, including Policy 7.10 on WHSs.

2.42 The SPG includes a draft Statement of Outstanding Universal Value (OUV) for the Maritime Greenwich WHS. It sets out in general terms the elements of setting that may affect WHSs, which include views in, out and across WHSs. It notes: ‘*The towers of Canary Wharf have a profound impact on the setting of the Maritime Greenwich World Heritage Site but they are at a sufficient distance to allow the significance of the axial view from the Royal Observatory to be appreciated.*’

Maritime Greenwich World Heritage Site Management Plan, Third Review (2014)

2.43 The WHS Management Plan (2014) sets out a framework for the protection, conservation and management of the WHS between 2012-17 (Ref. 2-8). It includes the approved version of the Statement of OUV for the WHS. There are nine overarching goals for the WHS, including to ‘*protect, preserve, and enhance, where possible, the Outstanding Universal Value of Maritime Greenwich World Heritage Site*’. The Management Plan states that in considering how tall buildings clusters evolve, LBTH should take account of specific views from the WHS, and examine ways in which the significance of the Grand Axis is recognised. It further states that development should step down in height and scale towards the WHS, provide visual layering, and demonstrate how it fits within the Canary Wharf cluster.

Tower of London World Heritage Site Management Plan (2016)

2.44 The purpose of the Tower of London WHS Management Plan (2016) (Ref. 2-9) is to ensure the effective management of the WHS and to provide an agreed framework for long-term decision-making on the conservation and improvement of the Tower. It is concerned with physical preservation of the Tower, protecting and enhancing the visual and environmental character of its local setting, providing a consideration of its wider setting and improving the understanding and enjoyment of the Tower as a cultural resource. It contains management aims and a prioritised programme of objectives for a period of five years.

Local policy and guidance

London Borough of Tower Hamlets: Local Plan 2031: Managing Growth and Sharing Benefits (2020)

2.45 The Local Plan 2031 was adopted by LBTH in January 2020 (Ref. 2-10). It provides spatial policies, development management policies and site allocations that set out ‘*how the borough of Tower Hamlets will grow and develop from now on until 2031*’. It is accompanied by a Policies Map and is intended to sit alongside any future neighbourhood plans and area action plans which will provide more detailed planning guidance.

2.46 Policy S.DH3: ‘*Heritage and the historic environment*’ states that proposals ‘*...must preserve or, where appropriate, enhance the borough’s designated and non-designated heritage assets in a manner appropriate to their significance...*’ and proposals that would alter or affect the setting of a heritage asset will only be permitted where, inter alia, ‘*they safeguard the significance of the heritage asset, including its setting, character, fabric or identity*’, where ‘*they are appropriate in terms of design, height, scale, form, detailing and materials in their local context*’ and ‘*they enhance or better reveal the significance of assets or their settings*’.

2.47 Policy S.DH3 goes on to state that development in the vicinity of listed buildings will be expected to have ‘*no adverse impact on those elements which contribute to their special architectural or historic interest, including their settings*’, and that ‘*significant weight*’ will be given to the ‘*protection and enhancement*’ of the borough’s conservation areas, including their setting.

2.48 Policy S.DH5, ‘*World Heritage Sites*’, states that ‘*Development is required to ensure it safeguards and does not have a detrimental impact upon the outstanding universal value of the UNESCO world heritage sites: the Tower of London and Maritime Greenwich, including their settings and buffer zones...*’.

Other guidance

Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (2015).

2.49 The purpose of this document (Ref. 2-11) is stated to be to ‘...provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG).’ It notes that it does not ‘...seek to prescribe a single methodology or particular data sources.’

2.50 The advice goes on to set out stages in the process of managing significance which comprise –

- ‘Understand the significance of the affected assets
- Understand the impact of the proposal on that significance
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF
- Look for opportunities to better reveal or enhance significance
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.’

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second edition, 2017).

2.51 This guidance (Ref. 2-12) provides ‘information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties’ and states that ‘alternative approaches may be equally acceptable, provided they are demonstrably compliant with legislation, national policies and objectives.’

2.52 At paragraph 2 it states that ‘The advice in this document, in accordance with the NPPF, emphasises that the information required in support of applications for planning permission and listed building consents should be no more than is necessary to reach an informed decision....At the same time those taking decisions need enough information to understand the issues.’

2.53 At paragraph 9 it states that, ‘Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage asset’s surroundings.’

2.54 At paragraph 11 the guidance states that the ‘protection of the setting of heritage assets need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development.’ It goes on to say that ‘many places are within the setting of a heritage asset and are subject to some degree of change over time.’

2.55 The guidance proposes a five stage programme of assessment: (1) identifying the assets affected, (2) assessing the contribution setting makes to heritage significance, (3) assessing the effect of the proposed development, (4) maximising enhancement and minimising harm, (5) making and monitoring the decision and outcomes.

Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)

2.56 The purpose of this note (Ref. 2-13) is to provide guidance on analysing the significance of heritage assets. It elaborates on the policy, guidance and advice set out in the NPPF and national PPG.

Historic England Advice Note 4 - Tall Buildings (2015)

2.57 This document (Ref. 2-14) sets out guidance on dealing with tall buildings in the planning process. The Introduction notes that ‘alternative approaches may be equally acceptable, provided they are demonstrably compliant with legislation and national policy objectives.’ It notes that what might be considered a tall building will vary from area to area and ‘A ten storey building in a mainly two-storey neighbourhood will be thought of as a tall building by those affected, whereas in the centre of a large city it may not.’ This is considered in Part I of this ES Volume.

Historic England Advice Note 4 - Tall Buildings - Second edition consultation draft (2020)

2.58 This draft updated version of the advice note issued in 2015 had been issued for public consultation at the time of writing (May 2020), with comments invited until 28 May 2020 (Ref. 2-15). The guidance within the draft Advice Note is not significantly different to that in the existing document, and the updates are primarily designed to reflect changes to the policy and guidance, including the National Planning Policy Framework and the National Design Guide, to take account of changing technology for visualising proposed tall buildings, and to give greater focus to plan-led approaches to tall buildings.

Assessment Methodology and Effect Significance Criteria

Outline Application Methodology

2.59 There are two assessments in this report for each identified receptor, carried out in line with the detailed methodology set out below. The first assessment referred to as the ‘maximum parameters scenario’ relates to the maximum parameters of the Proposed Development (i.e. as set out in the Parameter Plans). The AVRs in Part 1 of this ES Volume show the outline of the Proposed Development at maximum parameters as a yellow ‘wireline’ and it is this yellow wireline which is assessed in respect of the form and massing of the Proposed Development. The Development Specification sets out a site-wide total floorspace amount; the maximum parameters, as shown by the yellow wirelines, exceed this amount and therefore represent a ‘greater than maximum effect’ scenario which could not be built out in practice.

2.60 A Design Guidelines document has been produced to provide guidance for future reserved matters applications on issues such as form, massing, approach to frontages and façade treatments. The only Design Guidelines taken into account in the first assessment for each receptor, the ‘maximum parameters scenario’, are a small number which apply to appearance and detailed architecture only (not massing – see Part 1 of this report for further explanation). The assessment takes into account the massing set by the maximum parameters, as shown by the yellow wirelines, only.

2.61 The second assessment for each receptor, the ‘maximum parameters and Design Guidelines scenario’, is made on the basis of the maximum parameters taking into account the Design Guidelines document as a whole, as well as the site-wide floorspace set out in the Development Specification. It is not possible, given the flexibility built in to the maximum parameters, to identify which Design Guidelines would be relevant to future development, or to identify which would be the least or most favourable to the effect on heritage assets in general, as this would vary from receptor to receptor. Given this, and given that the Design Guidelines have been drawn up to provide assurance that whatever the form of development it would have a neutral or positive general effect in heritage terms (see ‘Assessment of design’ in Part 1 of this report), it is considered appropriate to consider the Design Guidelines as a whole in making this second assessment for each receptor. The Development Specification sets out a maximum site wide total floorspace that can be built out across the Proposed Development, which would be less than that shown by the maximum parameters, and this is taken into account in this scenario. As this second assessment is considered the most realistic scenario for the Proposed Development, this is the assessment considered to form the ‘residual effect’ for each receptor.

2.62 In addition to the maximum parameters, an indicative scheme has been produced by the architects of the scheme, Allies and Morrison. This has been considered in a general sense and in narrative form (i.e. with no formal assessment carried out) at the end of this report. The indicative scheme demonstrates one interpretation of the Specified Parameters set out in the

Parameter Plans, the Development Specification and the Design Guidelines. It is represented in the AVRs in Part 1 as a blue wireline with a shaded infill, set within the yellow wireline representing the maximum parameters.

Scope

2.63 This Part 2 of Volume 2 assesses the likely effects of the Proposed Development on the heritage significance of above-ground HAs. As noted previously, any potential effects of the Proposed Development on the Banana Wall running below ground through the Site are considered in the *Archaeological Desk Based Assessment* and in the *Outline Sequence of Works for Banana Wall Listed Building Consent* report, submitted as standalone reports supporting the outline planning application and the listed building consent application respectively. There are therefore no direct effects on fabric relevant to the assessment of above-ground HAs contained within this Part 2 of Volume 2, and the assessment within this Part 2 is of the likely indirect effects of the Proposed Development on those elements of setting that contribute to the heritage significance of HAs in the area around the Site. These HAs include the following:

- ☐ World Heritage Sites;
- ☐ Listed buildings;
- ☐ Conservation areas; and
- ☐ Locally listed buildings.

2.64 Registered Parks and Gardens of Special Historic Interest (RPGSHI) and above-ground scheduled ancient monuments are also considered as HAs but none were identified at a distance close enough to be affected to a significant extent by the Proposed Development (although above-ground scheduled ancient monuments within the Maritime Greenwich and Tower of London WHSs are covered by an overall assessment of the effect of the Proposed Development on the relevant WHS).

2.65 Non-designated heritage assets have been taken to be buildings on the LBTH list of locally listed buildings.

2.66 The Site, which is not located within a conservation area, includes within it part of the grade I listed 'Quay walls, copings and buttresses to the Import and Export Dock at West Quay and West India Dock North'. The effect of the Proposed Development on these listed features is considered in the *Archaeological Desk Based Assessment* and the *Outline Sequence of Works for Banana Wall Listed Building Consent* report, submitted as a standalone reports supporting the outline planning application and the listed building consent application respectively.

2.67 The architectural, urban design and townscape qualities of the Proposed Development are assessed in the TVIA within Part 1 of this Volume of the ES, and the assessment in this part of the ES draws upon the conclusions of

that assessment. A separate Heritage Assessment, also prepared by Peter Stewart Consultancy, accompanies the OPA and considers the effect of the Proposed Development on the HAs closest to the Site in the light of heritage legislation and national, regional and local heritage policy and guidance.

Method of baseline data collection

2.68 A heritage receptor is defined as a historic feature, site or area which has the potential to be affected by the proposals, either directly or indirectly - in this instance, a HA. Effects can be temporary or permanent, and effects can occur in the short term or long term.

2.69 The process of collecting baseline data involved identifying the relevant HAs included in the following documentary and mapping resources:

- ☐ Historic England on-line National Heritage List for England;
- ☐ Statutory List of Buildings of Special Architectural and Historic Interest;
- ☐ LBTH Development Plan Documents and other guidance (including Conservation Area Character Statements);
- ☐ Other published sources of information - *Survey of London: volumes 43 & 44, Poplar, Blackwall and Isle of Dogs*, Hermione Hobhouse (General Editor), 1994 (Ref. 2-16); and
- ☐ *The Buildings of England, London 5: East*, Bridget Cherry, Charles O'Brien and Nikolaus Pevsner, Yale UP, 2005 (Ref. 2-17).

2.70 Identification of heritage receptors involved a desktop survey to identify relevant HAs on the Site and in the area around it. Designated HAs within 1km of the Site's boundary were included for initial consideration, and non-designated HAs within 500m of the Site's boundary, in line with comments in the LBTH Scoping Opinion. The extent of the baseline was then informed by knowledge of the Site and the surrounding area and further desktop research. It has included consideration of:

- ☐ National and local heritage policy and guidance;
- ☐ The effects of the Site as existing;
- ☐ The physical characteristics of the Site's context; and
- ☐ The nature of the Proposed Development.

2.71 Site visits were undertaken to check the desktop survey with regard to the potential significance of effect of the Proposed Development on the HAs within the surrounding area (and to check for any additional HAs that were not originally identified). The site visits to the Site and the surrounding area were undertaken in August 2019.

2.72 Not all HAs seen in the accurate visual representations of agreed views in the TVIA within the ES are included in this part of Volume 2. Some of these views are from a considerable distance from the Site and the Proposed Development would not impact on the heritage significance of these HAs. The impact of the Proposed Development on these views, and the townscape setting of noticeable HAs within them, is considered in the TVIA.

2.73 Listed building descriptions and Registered Parks and Gardens of Special Historic Interest ('RPGSHI') register entries can be found on the National Heritage List for England on Historic England's website (historicengland.org.uk/listing/the-list/). Conservation area boundary maps and details of locally listed buildings can be found on the LBTH's website (www.towerhamlets.gov.uk).

Significance criteria

2.74 The significance of the environmental effects of the Proposed Development upon the relevant receptors is determined by two variables: the sensitivity to change of the HA affected, and the magnitude of effect upon the HA or its setting. The guidance and criteria set out in the following documents have been used for this assessment:

- ☐ Section 16 of NPPF;
- ☐ Historic England guidance: Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017);
- ☐ Historic England guidance: Conservation Area Appraisal, Designation and Management (2019); (Ref: 2-18);
- ☐ Historic England Advice Note 12 – Statements of Heritage Significance (2019); and
- ☐ Department for Culture, Media & Sport Circular: Principles of Selection for Listing Buildings, 2010 (Re. 2-19).

Sensitivity to change

2.75 The sensitivity to change of each HA or groups of assets is considered in relation to both direct and indirect impact. This is based on the designation and grade of the HA and an assessment of its heritage significance (in light of NPPF policy), i.e. what elements of its fabric / constituent parts and setting contribute to its heritage significance.

2.76 The importance of a HA is determined based on the heritage designations and grades, as set out in Table 2-1. All listed buildings and conservation areas are stated to be of high importance in accordance with the stipulation of LBTH in their Scoping Opinion.

Heritage importance

High	World Heritage Site Grade I, II* and II listed buildings Grade I, II* and II RPGSHI Conservation areas Scheduled Ancient Monument
Medium	Locally listed buildings
Low	Others

Table 2-1: Heritage Importance

2.77 The **heritage significance** of each HA is then assessed. This provides an understanding of what fabric / constituent parts or elements of setting of the HA contribute to its heritage significance and are therefore sensitive to change. It informs the assessment of heritage sensitivity of the asset (together with its designation/grade) in light of the nature of the impact - direct or indirect. The heritage significance of each asset is summarised as part of the baseline consideration for each HA.

2.78 Consideration of heritage importance and heritage significance together provides the basis for understanding the **sensitivity to change** of the HA (i.e. in light of those elements that contribute to the heritage significance of the particular HA). The sensitivity to change is a professional judgment and assessed as **high**, **medium** or **low** and this overall assessment of sensitivity will not necessarily correspond with the assessment of the heritage importance of the HA as high, medium or low. The sensitivity of each HA or group of HAs is set out in the baseline section later in this part of Volume 2. For indirect effects, i.e. effects on setting, 'sensitivity to change' in this document means sensitivity to change in respect of effects resulting from the Proposed Development.

2.79 The assessment of the sensitivity of the receptor under consideration takes into account a judgement about its quality, including the quality of its setting. For example: a conservation area or a Listed Building may have a good or a poor setting, and a good quality setting is more sensitive to change than a poor quality setting; Conservation Areas include within them areas of greater and lesser quality; and so on.

Magnitude of impact

2.80 The magnitude of impact is assessed according to the degree of change to the HA or its setting (direct or indirect effect) as set out in Table 2-2 below.

Magnitude of impact

major	Considerable impact on the HA or its setting
moderate	Change to the HA or its setting that is readily noticeable
minor	Slight change to the HA or its setting
negligible	No change, or minor change that is barely perceptible

Table 2- 2 Magnitude of impact

2.81 In most cases, the magnitude of impact is likely to be greater where there is direct impact on the HAs, such as non-reversible works to historic fabric or demolition of a large building that detracts from the character and appearance of a conservation area. In terms of indirect impact, however, a new development obscuring an important view that contributes to the heritage significance of a HA of high significance (such as a grade I listed building) could have a major impact.

Significance of effects

2.82 The likely significance of effects is derived through consideration of the magnitude of impact and the sensitivity to change of the HAs as set out in Table 2-3. This assessment takes into account the heritage significance of the particular HA, and whether and if so how the Proposed Development will impact on this. The terms in the boxes in Table 2-3 indicate the significance which results from the relevant combination of magnitude of change and sensitivity. Likely significant effects, for the purposes of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), are those which fall in the shaded area of the table below.

Magnitude of impact	Sensitivity of receptor		
	High	Medium	Low
Major	Major	Moderate to Major	Moderate
Moderate	Moderate to Major	Moderate	Minor to Moderate
Minor	Moderate	Minor to Moderate	Minor
Negligible	Minor/Negligible	Minor/Negligible	Negligible

Table 2-3 Likely significance of effect

2.83 Effects are also assessed qualitatively as beneficial, adverse, or neutral in respect of their effect on the heritage significance of the HA. This assessment, based on professional judgment, is in recognition of the fact that an effect on an HA or its setting can enhance its heritage significance (a beneficial effect), harm its heritage significance (an adverse effect) or leave its heritage significance unchanged (a neutral effect). This consideration is independent of whether it is an effect of major, moderate, minor or negligible significance. This is in line with how decisions are made in relation to changes to HAs in the planning process as set out in the NPPF and described specifically in relation to elements of setting in Annex 2 of the NPPF. It is in line with the statutory requirement to have special regard to the desirability of preserving a listed building or its setting, or any features of special architectural or historic interest which it possesses (which would be a neutral effect); and the statutory requirement that special attention is paid to the desirability of preserving or enhancing the character or appearance of a conservation area (to preserve would be a neutral effect; to enhance would be a beneficial effect). It is also in line with section 16 of the NPPF which deals with questions of harm to significance (which would be an adverse effect) and also refers to desirability of new development in World Heritage Sites and in Conservation Areas, and within the setting of heritage assets, enhancing or better revealing their significance (which would be a beneficial effect).

2.84 This assessment takes into account the nature and condition of the HA and its setting as found today and how these contribute to its heritage significance.

2.85 A number of proposals for developments near the Site have been granted planning permission, have been submitted for planning permission or are under construction. These 'cumulative' schemes are set out in Part 1 of this ES Volume 2, and an assessment of the effect of these schemes in combination with the Proposed Development is provided later in this Part of Volume 2 of the ES.

2.86 The approach to cumulative assessment is to focus on the additional effects of the Proposed Development on top of the cumulative 'future baseline' formed by consented schemes (i.e. as if the consented schemes were in place).

2.87 The general conclusions about the impact of the Proposed Development on HAs include consideration of the overall impact on the historic environment in the round.

Methodology for Determining Enabling and Construction Effects

2.88 The methodology used for determining enabling and construction effects is the same as that set out for the completed Proposed Development above. A phased approach is envisaged for the enabling and construction programme. In this report, the assessment for each receptor takes into

account the whole of the enabling and construction programme (as set out in Chapter 4: Proposed Development of Volume 1 of the ES), in order to provide an assessment reflecting the maximum possible impact.

Evolution of the baseline

- 2.89** The 2017 EIA Regulations require consideration of the evolution of the baseline should the Proposed Development not come forward. This consideration is provided in the section ‘Assessment of the Future Environment’ later in this report, and it is formed of a qualitative assessment made on the basis of professional judgement.

LBTH Scoping Opinion

- 2.90** An ES Scoping Request was issued to the LBTH in December 2019. This set out the proposed methodology for the Built Heritage Assessment. An ES Scoping Opinion was issued by the LBTH in February 2020. Most of the comments made were agreed with and have been incorporated in this assessment. A number of issues were subject to further discussion with the LBTH, and were resolved through a meeting with the LBTH on 6th March 2020 and subsequent email correspondence with the LBTH. These issues comprised – assessment of the effect on the Tower of London WHS, where it was agreed that it was proportionate for this to comprise an assessment of the WHS as a whole, rather than individual elements within it; agreement that this assessment would deal with above-ground heritage assets only, and that the detailed potential effects in respect of the Banana Wall would be dealt with in an *Archaeological Desk Based Assessment*; and agreement that the term ‘neutral’ could be used for the qualitative effect of the Proposed Development if this term is explained in the methodology, with reference to relevant guidance. Details of the scoping discussions are provided in ES Volume 3, Appendix Introduction and EIA Methodology – Annex 4.

Baseline Conditions

- 2.91** There are a number of HAs in the wider area around the Site, as described below. Those HAs considered as part of this part of Volume 2 include:

- ☐ Maritime Greenwich WHS;
- ☐ Tower of London WHS;
- ☐ Listed buildings;
- ☐ Conservation areas; and
- ☐ Locally listed buildings.

The Site and its immediate surroundings

- 2.92** A description of the Site and its surroundings is provided within the TVIA, Part 1 of this Volume of the ES. The Site currently comprises mostly cleared land, being previously used as a construction laydown site for the Canary Wharf Crossrail Station. There are some temporary uses currently on Site, including the Tower Hamlets Employment and Training Services, WorkPath and advertising structures. The listed dock wall lies below the false quay and hardstanding on Site and is not visible

Historical development of the area

- 2.93** A description of the historical development of the area is provided within TVIA, Part 1 of this Volume of the ES.

Built heritage baseline

- 2.94** The Site is located close to the Canary Wharf area of the Isle of Dogs, one of London’s most densely developed areas. With this urban context in mind, the baseline assessment identified all conservation areas, listed buildings and other designated HAs within 1km of the boundary of the Site, and locally listed buildings within 500m of the boundary of the Site. In order to ensure that a comprehensive assessment was carried out, the effect of the Proposed Development on all the HAs identified within these study areas has been considered within this part of the ES Volume 2. There are no RPGSHI or above-ground scheduled ancient monuments within 1km of the boundary of the Site. Site visits were undertaken to check the scope of HAs identified and to aid consideration of whether any HAs should be added or removed from the assessment.

- 2.95** In addition, HAs within the townscape character areas described within TVIA (Part 1 of this Volume of the ES) that lie beyond 1km of the boundary of the Site were also identified. Informed by site visits and prior knowledge of the area, and mindful of the heritage importance and sensitivity to change of each HA, the list of HAs to be considered in this assessment was extended to include some of these HAs, for example the listed buildings within the Narrow Street and St Anne’s Church Conservation Areas (these are illustrated in the plan at Figure 2.1). However, it was considered clear by inspection that there would not be any significant effect in respect of heritage significance on other HAs outside the 1km radius, and as a result the HAs including and within the following Conservation Areas have been scoped out of this heritage assessment:

- ☐ Regent’s Canal Conservation Area;
- ☐ York Square Conservation Area; and,
- ☐ Lowell Street Conservation Area.

- 2.96** The list of HAs was also extended to include the Maritime Greenwich WHS, the Tower of London WHS, and Tower Bridge. The Maritime Greenwich WHS is located approximately 2.6km south of the centre of the Site, and has been included due to its unusually high potential sensitivity, and the potential for open views in the direction of the Site from within it. The Tower of London WHS and the grade I listed Tower Bridge, which lie approximately 3.8km west of the Site, were added to the list at the request of the LBTH in its Scoping Opinion.

- 2.97** The National Heritage List for England identifies a listed building approximately 425m south-west of the Site - the Fitch and Sons Works - which is not identified on the LBTH website. Following a site visit, it is clear that the site of this building is now occupied by modern buildings and roads. Furthermore, the Survey of London (p398 and Plate 43a) notes the Fitch and Sons Works as having been demolished. This structure is therefore not considered any further in this assessment.

- 2.98** The extent of the baseline as described above was determined as appropriate on the basis of professional judgement informed by desk study, site visits, good prior knowledge of the area around the Site, and by consideration of the effect of comparable developments on the settings of HAs within the surrounding area. A map showing the location of HAs considered within this report is provided at Figure 2-1, and the listed buildings groups identified for this assessment are shown on the plan at Figure 2-2.

Figure 2.1 – map of HAs considered within the assessment.

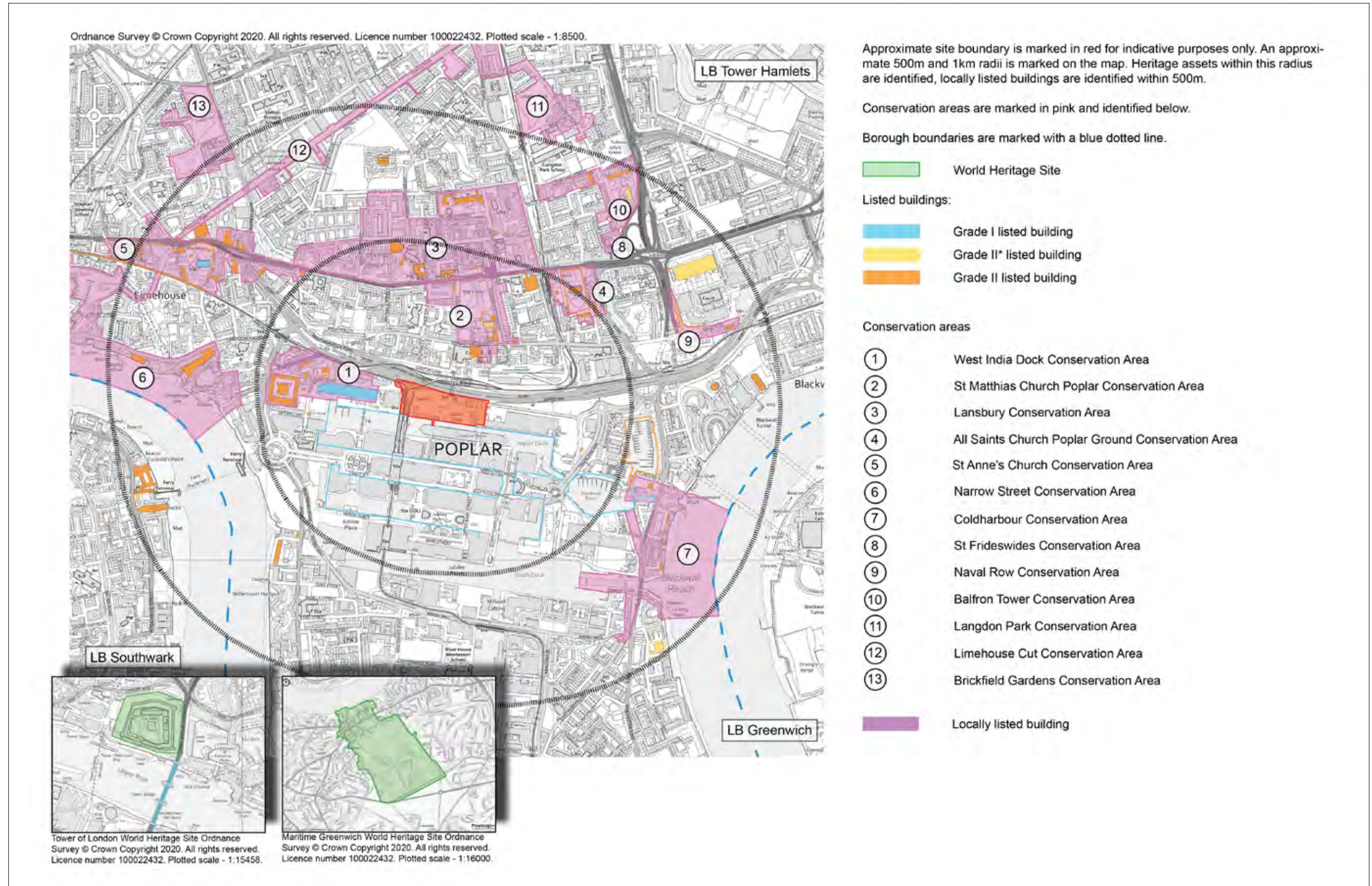
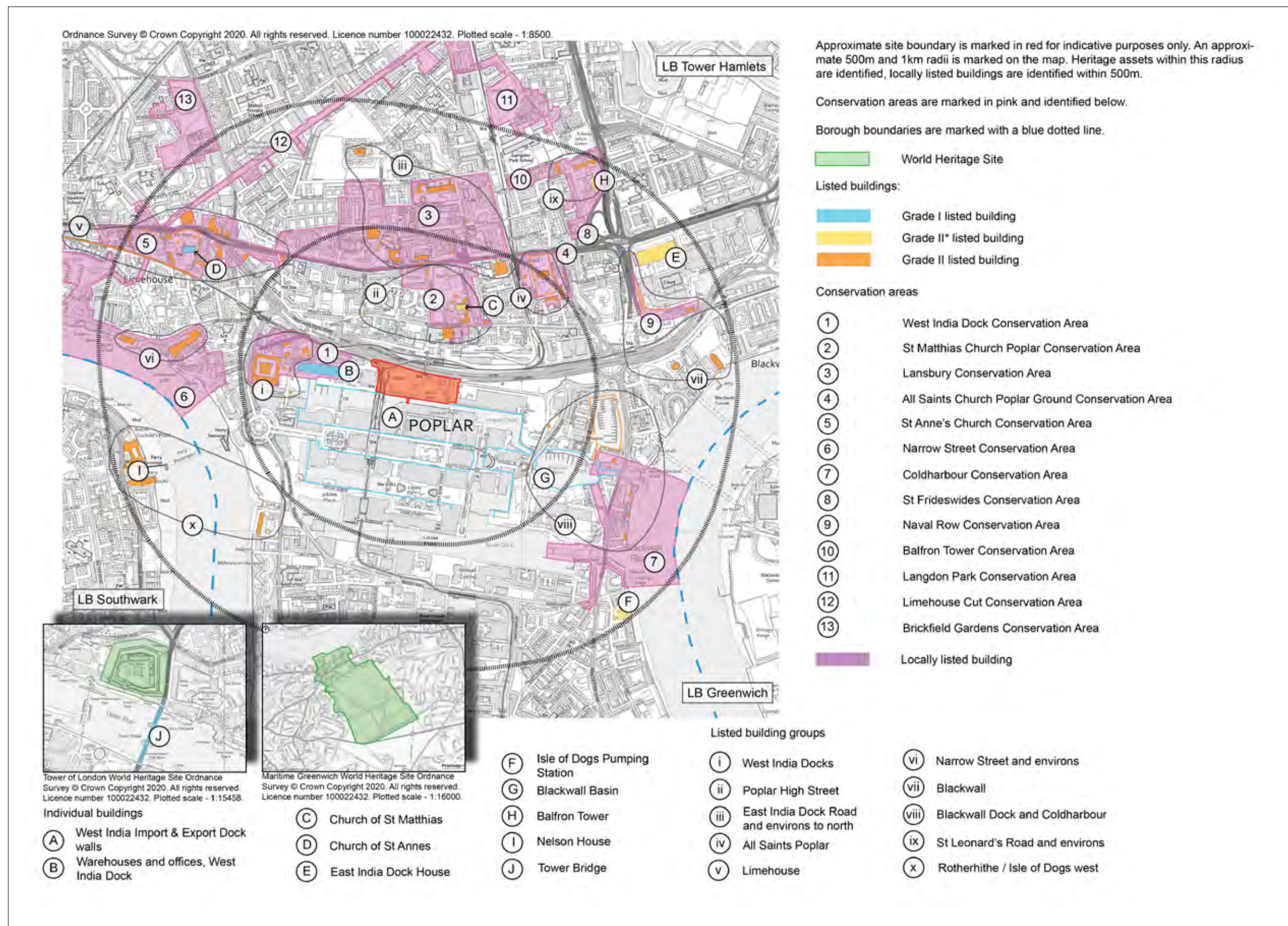


Figure 2.2– map of listed building groups considered within the assessment.



Proposed Development

- 2.99** A description of the Proposed Development can be found in the TVIA, Part 1 of this Volume of the ES (and in Chapter 4: Proposed Development of Volume 1 of the ES).

Statements of significance of HAs

- 2.100** A statement of the heritage significance of each HA is set out below. As required by the NPPF, the following assessments of heritage significance are proportionate both to the importance of the asset, and to the nature and extent of the Proposed Development. They are sufficient to understand the potential impact of the Proposed Development on heritage interest.
- 2.101** The national PPG states that in legislation and designation criteria, the term 'special architectural and historic interest' is used to describe the heritage significance of a listed building; and that a conservation area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
- 2.102** The heritage significance of assets forming part of this assessment, comprising the special architectural or historic interest of the listed buildings (including discussion of the nature and extent of their settings insofar as they contribute to that heritage significance), and character and appearance of conservation areas, is assessed below. The heritage significance of each HA then informed the assessment of the sensitivity of that HA, as explained in the previous section, Assessment Methodology and Effect Significance Criteria.
- 2.103** The following listed buildings are all taken to be HAs of high importance. As explained in the methodology, the overall assessment of the sensitivity to change of these listed buildings took into account heritage significance and the quality of their settings in the round. The listed buildings in the wider area around the Site were considered under the geographic and thematic groupings set out below.

Listed Buildings

- 2.104** The following assessment arranges the identified listed buildings into groups according to their geographic relationship with each other and the Site, and taking into account the likely effect of the Proposed Development given the urban context and distances involved. All of the individually identified highly graded listed buildings (grade I and II*) are considered as individual receptors, irrespective of their distance from the Site.
- 2.105** A map showing the location of the listed buildings and their groups is provided at Figure 2-2. The individual listed buildings (A to J) on this plan are assessed first, followed by the 10 groups of listed buildings identified

as part of this assessment (also shown on the plan at Figure 2.2). The assessment given for groups of buildings applies to each individual building within the group, unless otherwise stated.

- 2.106** Listed building groups (i) to (iv), and (viii) are located partially or wholly within 500m of the boundary of the Site. As explained in the methodology, these listed buildings are taken to be HAs of high importance. The potential sensitivity to change of these HAs in respect of the Proposed Development is lessened considerably by their location among substantial post-war and modern development and the presence of tall buildings, including those at Canary Wharf and within the wider Isle of Dogs cluster, in the background of many views, as set out below.
- 2.107** There are a number of other listed buildings between 500m and 1km of the Site, and these are set out in groups (v), (vi), (vii), (ix) and (x). They are all located within a densely developed urban context. As explained in the methodology, these listed buildings are taken to be HAs of high importance. The potential sensitivity to change of these HAs in respect of the Proposed Development is lessened considerably by their location among substantial post-war development and the presence of tall buildings, including those at Canary Wharf and within the wider Isle of Dogs tall cluster, in the background of many views. Some of the listed building groups (groups ix and x) include listed post-war buildings.

A Quay walls, copings and buttresses to the Import and Export Dock at West Quay and West India Dock North - grade I

- 2.108** The West India Docks were opened in 1802 (Import Dock; now referred to as West India Dock North) and 1806 (Export Dock; now referred to as West India Middle Dock) and were the first of the enclosed commercial docks, built to the designs of William Jessop with Ralph Walker. The Site sits on the north edge of West India Dock North. It was constructed between 1800-02, followed by the Export Dock between 1803-06. The list description describes the quay walls as being of '*...a sophisticated brickwork, having a profile and counterfort buttresses, on a gravel bed.*' There are ashlar granite copings which have largely been renewed or covered by jetties.
- 2.109** The West India Import and Export Docks closed in 1980. The heritage significance of the West India Import and Export Docks lies in their association with the first intensive period of dock construction in London in the early 19th century, the surviving historic fabric and their record of architectural and engineering practices of the period, and their historic role in the development of the Docklands area.
- 2.110** That part of the listed dock wall on Site lies below ground, beneath the concrete slab on the Site and the false quay (which extends into the original dock). This condition is described in more detail in the Archaeological Desk Based Assessment which also assess the effect of the Proposed Development on this part of the wall.

- 2.111** The West India Import and Export Docks are experienced in the context of large scale and tall modern development in the Canary Wharf area, including the Marriott West India Quay Tower on the North Quay and the buildings of Canary Wharf to the south. It is of **medium to high** sensitivity.

B The warehouses and general offices at the western end of North Quay - grade I

- 2.112** The warehouses on North Quay (no.1 Warehouse and no.2 Warehouse) are the remaining part of a series of nine Georgian warehouses, between three and five storeys high facing the dock, designed and built by George Gwilt and his son between 1800 and 1804 (no.2 Warehouse between 1800 and 1802, and no.1 Warehouse between 1802 and 1804). They are located approximately 100m west of the Site and are robust brick structures which hold their own visually in an area dominated by modern development. The Dock (General) Office is a one to two storey stock brick building with Doric portico, built against and incorporating, at its western end, the boundary wall of the West India Import Dock. The Dock (General) Office was built in 1803-4 and remodelled in 1827 by Rennie.
- 2.113** The heritage significance of the warehouses and general offices lies in their association with the first intensive period of dock construction in London in the early 19th century and their architectural interest with an industrial aesthetic. The list description, in the reasons for designation, further notes that no. 2 Warehouse is the earliest remaining multi-storey warehouse in the Port of London; they have group value with other structures built as part of the West India Import Dock; and additional historical interest is provided by the links the buildings had to the slave trade.
- 2.114** The warehouses and general offices have been converted to accommodate a number of uses, including the Museum of London Docklands, residential apartments, and restaurant and retail uses at ground floor level. As with the West India Import and Exports Docks, they are experienced in the context of large scale and tall modern development in the Canary Wharf area, including the Marriott West India Quay Tower immediately to the east (between this listed building and the Site), and the buildings of Canary Wharf to the south. They are of **medium to high** sensitivity.

C Church of St Matthias – grade II*

- 2.115** The Church of St Matthias, located approximately 325m to the north of the Site, is the only church remaining in London that was built and consecrated during the rule of Oliver Cromwell (1649-1660). The list description notes, "*Built about 1650-54 on land given by East India Company and largely rebuilt by them in 1776. Nave arcades formed with timber posts. Interesting monuments in church and churchyard. Altered and enlarged in 1875 by Teulon when the exterior was clad with Kentish ragstone. Wooden cupola (RCHNM). Included for historical associations and interior.*"

2.116 Its current appearance reflects works undertaken by William Milford Teulon during the Victorian period. The Church of St. Matthias is significant for its historic interest; however, its long history is not apparent from its exterior. The church has the appearance of a Victorian Church, particularly in respect of the design and regular pattern of the windows. The cluster of large scale buildings at Canary Wharf to the south and the in Poplar and Blackwall to the east are prominent in many views towards the church and in views out of the churchyard and Poplar Recreation Ground surrounding it. Whilst it is listed grade II*, it is therefore considered to be of **medium** sensitivity.

D St Anne's, Limehouse Parish Church – grade I

2.117 St Anne's Church is located approximately 840m north-west of the Site. It is surrounded by a number of associated listed structures (see group v). The church was built between 1712 and 1730 to the designs of Nicholas Hawksmoor, and is stone faced with large arched windows, and with a lantern tower that is prominent in many views. St Anne's Church is of heritage significance as an example of the work of Nicholas Hawksmoor and is of architectural and historic interest. It is located within a local and wider context that includes substantial post-war and modern development. Whilst it is listed grade I, large scale and modern buildings, including the towers of Canary Wharf, are visible in the background of many views of this Church, from the west and the north. One of the best views is looking west from East India Dock Road when the church tower is seen beyond the long 19th century terrace. It is of **medium to high** sensitivity.

E East India Dock House, former Financial Times Print Works, East India Dock Road - grade II*

2.118 This robust industrial building lies towards the boundary of the 1km radius from the Site. It was designed by Nicholas Grimshaw and Partners and built from 1987-88. It is three storeys high and has a steel frame clad in vacuum-formed aluminium panels with glazing to the central sections of the principle elevations. It is of heritage significance for its architectural interest as an example of High Tech architecture; its aesthetic value as a streamlined building expressing its structure and function; the design interest provided by the printing hall, and its technological innovation; and its historic interest as part of the architectural legacy of the newspaper industry, and the FT in particular. It is located adjacent to large scale modern buildings and seen within the wider context of the tall buildings at Canary Wharf. It is of **medium** sensitivity.

F Isle of Dogs Pumping Station – grade II*

2.119 The Isle of Dogs Pumping Station, including transformer house, paving, bollards and surrounding wall to the west and south, was built to the designs of John Outram in 1986-88. It is a post-modern building in the style of a temple, with the pitched roof forming a shallow broken pediment at either end, and supported by a pair of giant semi-circular columns.

2.120 The Pumping Station is of heritage significance due to its architectural and historic interest. The list description notes in respect of architectural interest that the building is 'a *highly creative re-working of a familiar formal language...*' and is 'the first example of John Outram's mature style and his best known building, it is one of only seven surviving works in Britain by this important architect of considerable renown.' In terms of historic interest, it notes that 'returning to the 19th century tradition of impressive municipal pumping stations, it is a key piece of public infrastructure in what was the most important piece of town planning and industrial reclamation of late 20th century Britain, London Docklands.'

2.121 The Pumping Station is a robust visual presence which, due to its low scale, is best appreciated in short range views. It is experienced in the immediate context of post-war housing, some of it large scale, and in the wider context of the tall buildings of the Isle of Dogs. It is of **medium** sensitivity.

G Blackwall Basin – grade I

2.122 Blackwall Basin lies approximately 400m south-east of the Site. The list description reads, "1800-02 William Jessop engineer. The first non tidal basin in the Port of London. Same construction as Import and Export Docks with concave buttressed quay walls, the copings, mostly, surviving here, of good ashlar masonry. The locks enlarged in the 1890s follow in the tradition with brick lined chambers and granite quays. The lock into the Poplar Railway Dock dates from the 1890s, see under Preston's Road." Its heritage significance lies in its association with dock construction in London in the 19th century, the surviving historic fabric and its record of architectural and engineering practices of the period, and its historic role in the development of the Docklands area. Whilst this is listed grade I it is a utilitarian structure, most of which lies below ground, and is located some distance from the Site and is screened from it by the cluster of towers at Canary Wharf. It is of **medium to high** sensitivity.

H Balfron Tower – grade II*

2.123 This is a high rise block of flats, designed by Erno Goldfinger and built from 1965-7. The block is 26 storeys high and is in reinforced concrete with a flat asphalt roof. The service tower is set apart from the building, with walkways connecting. It is a robust building set in a post-war townscape and is part of a wider contemporaneous estate, other parts of which are also listed (see group (ix)). The Balfron Tower is of heritage significance for its design by a leading architect in the European Modern Movement; its architectural interest as a striking sculptural form; its planning interest in the interlocking arrangement of flat and maisonettes; its social and historic interest as a LCC mixed development within an integrated landscape; its degree of survival; and its group value with other element of the estate around it. Views towards it include the existing tall buildings at Canary Wharf in the background. It is of **medium** sensitivity.

I Nelson House – grade II*

2.124 This listed building is of heritage significance as a shipbuilder's house, now offices, associated with the historical development of the docks in Rotherhithe. It dates from 1740 and is three storeys tall, built in stock brick with stone details. An ornate slightly projecting stone bay is located in the centre of the main frontage to Rotherhithe Street, and the building has an octagonal glazed cupola flanked by chimney stacks, with roof behind a rebuilt parapet. The interior is also of interest. It is located near other buildings associated with the historical development of the area (see group (x)). It is located on the other side of the River Thames to the Site, and the existing tall buildings at Canary Wharf and within the wider Isle of Dogs are seen in the background of some views towards it. This HA is of **medium to high** sensitivity.

J Tower Bridge – grade I

2.125 Tower Bridge lies approximately 3.8km to the west of the Site. It lies in both Tower Hamlets and Southwark, and the two halves are listed separately at grade I.

2.126 Tower Bridge opened in 1894 and was built by Sir John Wolfe Barry for the City Corporation with architectural features designed by Sir Horace Jones with a French chateau influence. It is a low level bascule bridge with suspended bridge approaches and high level footbridges between twin stone towers. When built, Tower Bridge was the largest and most sophisticated bascule bridge ever completed.

2.127 There are several separately listed buildings, Tower Bridge Approach, the Accumulator Tower and Bridgemaster's House, which form part of the bridge's immediate setting and contribute to its significance. Views towards the bridge from the Thames Path, on the south bank of the Thames, take in large scale and modern development including the late 20th century Guoman Tower Hotel, and existing buildings on the Isle of Dogs in the distance.

2.128 Tower Bridge has heritage significance as a particularly notable example of late Victorian engineering and design by the engineer Sir John Wolfe Barry, and the architect Sir Horace Jones, and it is an iconic symbol of London. Tower Bridge is considered to be of **medium to high** sensitivity.

Group (i) West India Docks

2.129 There are a number of grade II listed buildings to the north-west of West India Dock North, almost all of them located within the West India Dock Conservation Area. These buildings and structures are of heritage significance due to their association with the development of the docks and the communities that grew up around them. The heritage interest of the individual listed buildings is considered below. They are all located within a local and wider context that includes the tall and large scale

modern buildings of Canary Wharf and the Isle of Dogs more generally. The listed buildings below are found to be of **medium** sensitivity, unless otherwise stated.

Quadrangle Stores at West India Dock (Cannon Workshops) - grade II

2.130 This quadrangle of single storey buildings was constructed in 1824-5 to designs by Sir John Rennie as a set of historic workshops with a cooperage at the centre. The Quadrangle Stores (Cannon Workshops) became the Port of London's Central Stores Depot in 1923. It is built of stock brick with Portland stone dressings, with shallow hipped slate roofs with overhanging eaves. The buildings were converted into small business units in the early 1980s.

West India Dock Former Guard House - grade II

2.131 This is a one storey, small circular building, built c.1803 to the designs of George Gwilt and it originally formed one of a pair built as a lock-up and armoury.

The Entrance Gates to West India Docks - grade II

2.132 These are Entrance Gates to West India Docks which were built in the early 19th century and comprise two rusticated Portland stone piers with a capping of four dwarf pediments and acroteria.

The Railings to the West of the Main Gate at West India Dock - grade II

2.133 These are early 19th century railings on a dwarf stone wall.

The Former Excise Office - grade II

2.134 This is a two storey stock brick building with stucco dressings and hipped slate roofs and was built to the designs of Thomas Morris in 1807. It is also known as the Dockmaster's House.

The Railings and Gatepiers to the Former Excise Office - grade II

2.135 These are iron railings with six rusticated stucco gate piers dating from 1807, the stucco decoration having been elaborated in the mid-19th century.

The Salvation Army Hostel - grade II

2.136 The Salvation Army Hostel was built in 1905 in a neo-Georgian style to the designs of Niven and Wigglesworth and is two storeys high with dormer windows. It is built of stock brick with red brick dressings and has a steeply pitched hipped slate roof with brick eaves cornice, and a central cupola with clock and weather vane.

Nos. 10, 12, 14, 16 and 18 Garford Street - grade II

2.137 Nos. 10 and 12 Garford Street, and Nos. 16 and 18 Garford Street, are early 19th century pairs of stock brick houses. No. 14 Garford Street is an early 19th century stock brick house. These houses were built as cottages for the constable and sergeant who supervised the Docks.

Former West Entrance Gate to West India Docks with curved walling and bollards - grade II

2.138 The Former West Entrance Gate to West India Docks is an early 19th century entrance gate with attached stock brick curved wing walls and Portland stone gatepiers. A modern brick wall blocks the entrance. It is located next to the site of the consented Hertsmere House scheme and a car park, and there is a plaque on the gate which notes that it has been moved from an original position 150m south.

Group (ii) Poplar High Street

2.139 This group of buildings forms a cluster along Poplar High Street, north of the Site on the other side of the busy Aspen Way and DLR raised tracks. All but the sign in the forecourt of the White Horse lie within the St Matthias Conservation area, see below. They are of heritage significance for their association with the historical development of Poplar, and form a group of mostly municipal building and monuments (St Matthias Church is considered separately above). The buildings front and sit on or close to the street edge, at the back of the footway. They are viewed to best effect in relatively close range views from the street, or in some cases the Poplar Recreation Ground. The tall development at Canary Wharf appears in the background in views to the south and forms an established part of the townscape character of the area. These listed buildings are of **medium** sensitivity.

Poplar Technical College – grade II

2.140 This is a two storey building with basement and dormered slate mansard roof, dating from 1906 and built to the designs of W E Riley and the London County Council (LCC) architects department. The list description notes, “1906, by W E Riley and the LCC architects department. An interesting Portland stone faced elevation, as built of 6 bays only, the 3 to east an addition of 1931. Restrained use of Classical-Renaissance orders and ornament to dress the principal openings which functionally express the interior, resulting in a classical design that is Norman Shaw inspired but owes more to Lethaby or Beresford Pite. Two storeys, basement, and dormered slate mansard roof. The originally central group of first floor almost semi-circular windows have finely dressed voussoir arches and

are articulated by coupled engagelboric¹ columns rising from sill course. A similar but unframed arched window is pierced to the left of this group, formerly set over the left hand entrance of the original east end bay, now a window. Plain ground floor windows. The right hand bay has a flat arched first floor window with cornice on consoles and below the main entrance: rosette studded gadrooned architrave with overdoor light framed by well carved putti standing on dolphins, shallow cornice hood overall. The 3 bay east extension is in a plain matching style, windows the same as in original ground floor. Square section cast iron area railings designed in panels with crows bracing and urn finials and articulated by Portland stone dies. The college was purpose built and had a merchant navy cadet training emphasis, hence the maritime putti of the overdoor.”

St Matthias's Vicarage, No. 115 Poplar High Street – grade II.

2.141 This is an early 19th century two storey house built of yellow stock brick. This list description reads, “Early C19, by S P Cocknell². Yellow stock brick, roof not visible. Central stone pediment with sculptured coat of arms of the East India Company. 2 storeys, 3 windows, sashes with glazing bars and painted reveals. Projecting porch to street with arched door and fanlight.”

Old Poplar Town Hall and Council Offices– grade II

2.142 This building was constructed as a town hall and offices to the designs of Hills and Fletcher with A. and C. Harston in an Italian Gothic style. It is largely built of stock brick with tile decoration and Portland stone trimmings. The list description notes, “Dated 1870, built on a corner site with octagonal tower capped by finialed copper dome holding the corner. Stock brick with Portland stone dressings and some polychromy in a High Victorian free Gothic with some Venetian detailing. Two storey wings about the corner tower, that to north along Woodstock Terrace taller and of more Venetian inspiration with coupled and quadrupled groups of tall narrow windows divided by granite foliate copped shafts, to the piano mobile and with deep stone bracketed eaves cornice to steep hipped slate roof. The west wing has a steep gable end slate roof with gabled dormers and stone coped gables. The corner tower has more ornate detailing with bracket cornice and pierced work parapet over first floor; dog toothed eaves cornice to dome and with gablets to alternate narrower faces. Shafted portal with carved archivolt and spandrels. Vermiculated dwarf walls support cast iron area railings terminating in pedestals, those flanking doorway surmounted by Gothic shaft cast iron lamp standards.”

Coroner's Court, 127 Poplar High Street, three piers immediately in front of no. 127 Coroner's Court– grade II

2.143 This is a Coroner's Court in red brick with stone dressings, dating from c.1910, with three short piers with caps immediately in front of the building.

1 Sic – presumably intended to be ‘engaged doric’
2 Sic – presumably intended to be ‘Cockerell’

The list description reads, “Red brick with stone dressings and stucco coved eaves. Tiled roof with coped gable ends and gable at western end of facade. 2 gabled dormers. 2 storeys and attics. Mullioned windows, upper storey has 3, in addition to 3 light window under gable. Ground floor has Tudor arched doorway and window at eastern side of this. Steps. 3 short piers with caps immediately in front of building.”

Pope John House— grade II

2.144 This is a 19th century red brick building with stone dressings, in a Victorian Tudor style. The main front is to the north to East India Dock Road and it is included in this group as it lies within the St Matthias Conservation Area. The list description reads, “Red brick, stone dressings and slate roof. Corner tower coped gables and parapet. 2 storeys and basement, 2 windows, to road facade, with mullions and transoms and leaded lights. Good elevation viewed from adjoining recreation ground. Later end chapel.” This listed building has a return elevation along Hale Street, opposite Poplar Recreation Ground.

St Matthias tombs - grade II

2.145 North of the Vicarage, there are a number of tombs in the churchyard of St Matthias Church, all listed grade II, and all with very limited settings. These structures are located in the churchyard of St. Matthias/ Poplar Recreation Ground and are tombs which date from the 18th and 19th centuries and are largely built of stone.

- *Tomb of Hugh McIntosh - Chest tomb on cambered base c1840*
- *Tomb of Captain Samuel Jones and Family - Pedestal tomb on stepped base c1734*
- *Tomb of John Smart - Chest tomb c1777*
- *Tomb of Solomon Baker - Chest tomb c1756*
- *Tomb of Samuel Coppendale - Pedestal and obelisk monument c1722*
- *Unidentified body stone tomb west of south east gate*

Memorial in Poplar Recreation Ground – grade II

2.146 This is a memorial constructed of white stone and marble and is surmounted by the figure of an angel. It dates from the early 20th century.

Sign on forecourt of White Horse Public House – grade II

2.147 This is an 18th century wooden carving of a white horse on a post, located on the corner of Saltwell Street and Poplar High Street. It is a small scale structure, best appreciated in short range views.

Group (iii) East India Dock Road and environs to north

2.148 This group comprises listed buildings, to the north of the Site, around 500m and beyond from the Site, located along or to the north of East India Dock Road. They illustrate the development of the area as a residential neighbourhood from the 19th century through to the post-war years. The churches are of heritage significance due to their association with the post-war development of Poplar, and both formed part of the ‘Live’ architecture exhibition at the Festival of Britain. This group of buildings, many of which are embedded in street frontages, lie within a local and wider context that includes substantial post-war and modern development, including the tall buildings of Canary Wharf and the wider Isle of Dogs cluster to the south (in the direction of the Site). They are of **medium** sensitivity.

Department of Health and Social Security – grade II

2.149 This was originally built as a seamen’s home by Richard Green c.1840 and has a stucco façade. It is two storeys high above a basement, and 17 bays wide with a flanking pavilion and wing on each side. The lower windows have round arches and there is a panelled door in the recessed central bays.

Gate end piers to no. 133 (Department of Health Social Security) – grade II

2.150 These are stuccoed gate and end piers, dating from c.1840.

No. 153 East India Dock Road— grade II

2.151 This is an early 19th century yellow stock brick house. The list description notes the, “Low pitched slate roof with wide overhanging eaves. 2 storeys and basement, 2 windows with plain reveals. Verandah on ground floor with curved zinc roof supported by iron brackets. Doric columned porch on eastern flank at top of a flight of 9 steps.”

Poplar Baths – grade II

2.152 This former public baths, slipper baths and vapour baths was built in 1932-4 for Poplar Borough Council to the designs of Harley Heckford, Borough Engineer and R W Stanton, Chief Assistant. It has a concrete frame and brick facades. The listing description notes that its special interest lies in its interior. It lies approximately 500m from the Site.

Statue of Richard Green (in front of public baths) – grade II

2.153 This is a bronze statue dating from 1865 to the designs of Edward W Wyon.

Trinity Methodist Church (including attached hall and church rooms) – grade II

2.154 This is a church built in 1950-51 to the designs of Cecil Handisyde and D Rogers Stark. It is of yellow brick with precast concrete panels.

Nos. 14-26 Upper North Street – grade II

2.155 This terrace lies on a street running north from East India Dock Road. It is an early 19th century stock brick terrace. The houses are three storeys tall, with a single bay of windows to each. They lie almost 500m from the Site.

Church of St. Mary and St. Joseph – grade II

2.156 This is a church built in 1951-4 to the designs of Adrian Gilbert Scott in brick with concrete vaulting. It has a short concrete spire and copper roof. It lies approximately 500m from the Site.

Susan Lawrence and Elizabeth Lansbury Schools – grade II

2.157 This is a primary school and adjoining nursery school, built in 1949-51 and 1951-2 respectively, to the designs of Yorke, Rosenberg and Mardall. Each has a steel frame clad in concrete panels, brick and stone. They lie over 500m from the Site.

Church of St. Saviours - grade II

2.158 This is a church dating from 1873-4, built to the designs of Frederick J and Horace Francis in Flemish bond brown brick. It is surrounded by late 20th century housing today, in the middle of Bartlett Park, and lies over 500m from the Site.

Group (iv) All Saints Poplar

2.159 The wider context of this group of listed buildings, all grade II, includes substantial post-war and modern development, and the towers of Canary Wharf and Blackwall are visible in the background of many views. They all lie within the All Saints Conservation Area. They are considered to be of **medium** sensitivity.

All Saints Church - grade II

2.160 All Saints Church, approximately 500 north-east of the Site boundary, was built between 1820 and 1823 to the designs of J. Hollis and is constructed of white stone. It features a square western tower, with lantern and slender spire. The west front has a pedimented portico, with fluted Ionic columns and steps. The railed wall around the churchyard and gate piers are also listed at grade II. Many views towards the church include the tall buildings of Canary Wharf and more recent tall residential buildings, such as Wharfside Point South in Poplar, as prominent features in the background. Large scale and modern buildings, including the towers of Canary Wharf, are visible in the background of many views from the north and east.



All Saints Rectory – grade II

2.161 This is a rectory building, built to the designs of Charles Hollis between 1822-23 in a neoclassical style. It is constructed of yellow brick with stone cornices.

Railed Wall and gate piers at All Saints Church with St. Frideswide – grade II

2.162 This is a 19th century low granite wall with white stone coping, cast iron interval piers, railings with spear finials, and rusticated stone piers.

Gate piers at children’s playground – grade II

2.163 These are 19th century rusticated stone gate piers with panelled curved caps.

Nos. 1 to 11 (consec) Mountague Place - grade II.

2.164 This is a terrace of early 19th century yellow stock brick houses, some with slate mansard roofs, others with concealed roofs. This terrace defines a characterful built edge to the southern side of the churchyard.

Nos. 1 to 3 and 24 Bazely Street (formerly listed as no. 12 Mountague Place) – grade II.

2.165 This is an early three storeys high 19th century terrace of yellow stock brick houses with slate roofs.

Nos. 45 to 51 (odd) Bazely Street - grade II

2.166 This is a terrace of three storeys high yellow stock brick early 19th century houses with a stucco cornice and blocking course.

No. 28 Bazely Street, The Greenwich Pensioner Public House - grade II

2.167 This stock brick building dates from the first half of the 19th century and has a stuccoed cornice and parapet.

Group (v) Limehouse

2.168 This group of listed buildings is located over 500m north-west of the Site boundary at the closest point (some lie beyond the 1km radius, and have been included as they all lie within the St Anne’s Conservation Area, see below). They are of heritage significance as historic buildings associated with the development of Limehouse as a municipal and residential area in the 19th century, as well as with the nearby docks. The buildings generally front Commercial Road, East India Dock Road, or roads leading directly off

them. Most of these buildings are embedded within streets such that they are seen as an integral part of the urban fabric and are viewed to best effect in relatively close range views, or they are dock or railway structures, or comprise small scale monuments and tombs.

2.169 These listed buildings are located within a local and wider context that includes substantial post-war and modern development, and tall buildings, including those at Canary Wharf and within the wider Isle of Dogs cluster, which appear in the background of many views including them. As a result the listed buildings below are found to be of **medium** sensitivity.

Inner London Education Authority Office Westminster Bank – grade II

2.170 This is a three storey stuccoed building at No. 52 East India Dock Road which dates from c.1840. It is three storeys tall, stuccoed with rusticated quoins. At ground level, there are two porches with fluted Doric columns and balustraded parapets. A balustrade parapet tops the building as a whole.

The Garden wall, piers and railings at No. 52 – grade II

2.171 This comprises a stuccoed garden wall with two piers with caps and decorative iron railings, dating from c. 1840.

Sailmakers and Chandlers (no. 11) – grade II

2.172 This is a four storey 19th century building, in stock brick with stucco dressings and a pedimented gable end.

No. 680 Commercial Road – grade II

2.173 This building dates to 1901 and was built as the Passmore Edwards Sailors Palace, to the designs of Niven and Wigglesworth. It is in a neo-Tudor Arts and Crafts style and features a prominent ‘gatehouse’ on the corner with Beccles Street, with octagonal turrets to either side of an arched entrance and a three storey oriel.

No. 8 Beccles Street and area railings - grade II

2.174 This is an early 19th century building, originally two houses and now one. It is three storeys tall with basement, built of stock brick with coped parapet. Each floor has four windows, other than the ground floor which has five, and there is a six-panelled door with a fanlight. The area railings have spear head and urn finials.

Nos. 815 and 817 Commercial Road – grade II

2.175 These are early 19th century stock brick terraced houses with ground floor shops. They are located on the northern side of Commercial Road.

Nos. 819 and 821 Commercial Road – grade II

2.176 These are early 19th century terraced houses with stucco façades and rusticated ground floors.

No. 811 Commercial Road – grade II

2.177 This is an early-mid 19th century house with stucco façade and ground floor shop front. It is located on the northern side of Commercial Road.

Cockney Eel and Pie shop no. 795 Commercial Road – grade II

2.178 This is a late 18th/early 19th century house with stucco façade with late 19th / early 20th century shop front. It is located on the northern side of the road.

No. 797 Commercial Road – grade II

2.179 This is a late 18th century/early 19th century stock brick house with altered, projecting 19th century shop front at ground floor. It is located on the northern side of Commercial Road.

No. 799 Commercial Road – grade II

2.180 This is an early 18th century house with rendered façade and later shop front at ground floor with No. 801 Commercial Road. It is located on the northern side of the road.

No. 801 Commercial Road – grade II

2.181 This is a late 18th/ early 19th century house with rendered façade and later shop front (part of which it shares with No. 799 Commercial Road). It is located on the northern side of the road.

803 Commercial Road – grade II

2.182 This is a mid-19th century house with rendered façade and ground floor shop. It is located on the northern side of Commercial Road.

Star of the East Public House - grade II

2.183 This is a 19th century red brick public house. It is located on the northern side of Commercial Road.

Three lamp standards on pavement in front of no. 805 Commercial Road and Star of the East Public House – grade II

2.184 These are 19th century cast iron lamp standards, located in front of the Star of the East Public House.

Limehouse Church Institute - grade II

2.185 This is an Edwardian Baroque building with terracotta façade. It is two storeys tall. The door has a rusticated architrave and segmental hood with round window. At first floor, there is a central three light window with segmental pediment above. It is located in close proximity to post-war and modern development.

Churchyard walls, railings, gates and gate piers at St. Anne's Church - grade II

2.186 This is a 16th century low wall to the churchyard around St. Anne's Church, with iron gates and railings and rusticated gate piers.

Churchyard war memorial at St Anne's Church - grade II

2.187 This is a war memorial to the 1914-18 war in white stone.

Pyramid monument approximately 25m north-west of St. Anne's Church - grade II

2.188 This is a churchyard monument of Portland stone dating from c.1730.

Former Caird and Rayner Ltd Warehouse, no. 777 Commercial Road – grade II

2.189 This is a former sail-makers' and ship-chandlers' warehouse built in 1869, with a brick skin.

777-783 Commercial Road – grade II

2.190 This is a former engineering workshop with office ranges built in 1896-7; the office range to 777 Commercial Road was built in 1893-4. It has a brick shell.

11-23 Newell Street - grade II

2.191 This is a mid-18th century terrace of houses in stock brick with stucco ground floor.

Limehouse Town Hall, Commercial Road - grade II

2.192 This is a former town hall building dating from 1879, in white brick with white stone dressings. It is a two storey building, with balustrades to the first floor windows and over an entrance porch which has paired pillars. The parapet has a central pediment with a cartouche.

Railway viaduct to north of Regents Canal Dock between and including branch road bridge and Limehouse Cut up to Three Colt Street – grade II

2.193 This is an early stock brick arcaded viaduct, from 1839, by engineers George Stephenson and G P Bidder.

British Sailors Society, No. 2 Newell Street - grade II

2.194 This is an early 19th century yellow brick building, formerly a sea training establishment for boys.

Garden wall to former St. Anne's Rectory - grade II

2.195 This is a 16th or early 19th century balustraded stock brick wall.

Former railway lookout tower – grade II

2.196 This is an octagonal stock brick former railway lookout tower, dating from the mid-19th century.

Accumulator Tower and Chimney – grade II

2.197 This is an octagonal stock brick accumulator tower with chimney stack, dating from c.1855.

Limehouse District Library – grade II

2.198 This is a library built in 1900 in white stone and yellow brick.

Gate piers and iron railings at Limehouse District Library – grade II

2.199 This is a set of rusticated white stone gate piers with cast iron lamp holders, from c. 1900, with modern iron railings.

Group (vi) Narrow Street and environs

2.200 The heritage significance of the following listed buildings within the Narrow Street Conservation Area derives from their association with the dockland development during the mid 19th century, and from the development of residential neighbourhoods along the River Thames before and during that time. They survive as one of the earlier layers of history of London's docklands and riverside development, the development of which continues today.

2.201 The individual buildings below are set within continuous street frontages along Narrow Street or Three Colt Street. They are seen most clearly in relatively short range views along these streets, or from around the Limekiln Dock, which has a high degree of enclosure. In terms of their heritage setting as found today, in some medium and longer range views towards these buildings looking east, tall buildings on the Isle of Dogs are visible in the background. The listed buildings below are found to be of **medium** sensitivity.

St Dunstan's Wharf (No. 142 Narrow Street) - grade II

2.202 This listed building is dated 1878 on its Narrow Street elevation, which has a rendered façade with brick coping. It is two storeys tall, most of this occupied by large double doors. The rear elevation to the dock has been rebuilt in modern brickwork. It forms a group with Dunbar Wharf and Nos. 148-150 Narrow Street above Limekiln Dock.

Nos.148 and 150 Narrow Street - grade II

2.203 This is a mid-19th century stock brick warehouse, with central doors and windows with segmental arches, parapet, white brick dressings and slate roof. It forms a group with Dunbar Wharf and No. 142 Narrow Street (St. Dunstan's Wharf) above Limekiln Dock.

Dunbar Wharf - grade II

2.204 Dunbar Wharf comprises four 19th century warehouses numbered 136, 136 ½, 138 and 140, built of stock brick with slate roofs. Dunbar Wharf forms a group with No. 142 and Nos. 148-150 Narrow Street above Limekiln Dock.

Limekiln Dock - grade II

2.205 Limekiln Dock is an 18th century dock structure, with mainly brick walls on the north side and concrete on the south side and some wooden buttresses. The list description states that it is included for group value with Dunbar Wharf and Nos. 142, 148 and 150 Narrow Street.

No. 80 Three Colt Street - grade II

2.206 This is a three storey stucco building built c. 1850 as a public house. The ground floor features Corinthian pilasters, supporting a deep fascia-frieze. Plain sash windows alternate with tripartite windows, with Corinthian pilasters, friezes and moulded pediments on the first floor.

No. 90 Narrow Street - grade II

2.207 This is a three storey building, two windows wide, with the former ground floor shop window replaced by a garage door. It is described in the list description as 18th century "...but façade now rebuilt or cleaned."

The wall adjoining no. 90, Three Colt Street - grade II

2.208 This is a wall which includes a wooden door and case with an inscription dating it to 1705.

Nos. 78-86 Narrow Street - grade II

2.209 This is a row of four houses, each four storeys tall and two windows wide, dating from the early 18th century. No. 80 has a rusticated stucco ground floor while the others retain elements of the original wooden shop fronts.



No. 88 Narrow Street - grade II

2.210 This is a four storey building, two windows wide, with a rendered and painted frontage. The list description describes it as ‘probably’ 18th century. The former ground floor shop window has been replaced with a garage door.

The Grapes Pub - grade II

2.211 This listed building is a four storey stock brick public house, with a 19th century façade. It is four storeys tall, with a small centre bay and two flanking doors at ground level, and windows above with segmental arches.

No. 92 Narrow Street - grade II

2.212 This is an early 18th century four storey building, brown brick with red brick dressings. It features sash windows with gauged arches with keys, and moulded brick capping above.

No. 94 Narrow Street - grade II

2.213 This building has an early 19th century façade with modifications to what was probably an 18th century house. It is three storeys tall, six windows wide, with a former carriageway arch, now glazed, in the centre of the ground floor frontage.

British Waterways Customs House on West Quay of Regent’s Canal Dock Entrance - grade II.

2.214 This is a two storey customs house building in red brick, dating from c.1905-10, in a domestic early 18th century style.

Limehouse Cut entrance walls - grade II.

2.215 This HA comprises late 18th/early 19th century limestone walls and brick with stone coping.

Group (vii) Blackwall

2.216 This group is focused around Blackwall Way, by the tunnel entrance, and lies some 700m to the east of the Site boundary. Most of the listed buildings are utilitarian structures associated with the docks or tunnel. Their settings today are dominated by the busy roads (A102 and A1261) and comprise a large amount of modern development. The listed buildings in this group are found to be of **medium** sensitivity.

Dry Dock at Blackwall Engineering, Blackwall Way - grade II

2.217 This is a dry dock dating from the late 18th century, which was enlarged and rebuilt before 1850. In 1988 it was shortened and the north end reprofiled

by Richard Rogers Partnership. It has yellow stock brick side walls and red stock brick south walls, with granite faced steps. The steel caisson gate was renewed in 1988.

East India Dock Pumping Station - grade II.

2.218 This is a mid 19th century building of an Italianate influenced design, in stock brick with blue brick and white stone dressings, with a tower to the west.

Northern Ventilation Shaft to the Blackwall Tunnel Southbound, Blackwall – grade II.

2.219 This is a ventilation tower designed from 1961-62 by Terry Farrell and built 1964-7. It is constructed of sprayed concrete supported on stressed cables from a reinforced concrete slab, over perimeter walls of blue brick and glass.

Plaque on Modern Dock Wall facing West, East India Dock Road – grade II.

2.220 This is a plaque dating from 1806 of polished granite with a white stone frame. It was removed from the original gateway to East India Dock when it was demolished.

East India Dock Boundary Wall, Leamouth Road – grade II.

2.221 This is an early 19th century high stock brick wall with interval buttresses.

Embankment wall, railings and steps, Naval Row – grade II.

2.222 This is a stock brick railed wall, with iron railings with spear shaped finials.

Bridge parapet above entrance to Blackwall Tunnel - grade II

2.223 This parapet is clad in pinkish brown polished granite, with square end piers and semi-circular decorated faces.

Group (viii) Blackwall Dock and Coldharbour

2.224 This group is focused around Blackwall Basin, Poplar Dock and Coldharbour, approximately 500m east and south-east of the Site. The grade I listed Blackwall Basin is considered separately earlier in this section. Most of the listed buildings are utilitarian structures associated with the docks. Their setting today is dominated by modern large scale development on the Isle of Dogs. Views towards the Site are largely obscured by the existing cluster of tall buildings at Canary Wharf. The listed buildings in this group are found to be of **medium** sensitivity.

Poplar Dock Original Eastern Part, Preston’s Road – grade II.

2.225 This dock is brick lined with ashlar coping.

Accumulator Tower on the West Side of Poplar Dock - grade II.

2.226 This is a hydraulic accumulator tower of stock brick, dating from around 1875, topped with a finial.

Accumulator Tower to South East Corner of Poplar Dock - grade II.

2.227 This is a hydraulic accumulator tower of stock brick, dating from around 1875, topped with a finial.

Bridge House, 26 Prestons Road - grade II.

2.228 This is an early 19th century stock brick house with Doric porch, two storeys tall with a basement.

Blackwall River Police Station -grade II

2.229 This four storeys high red brick building with white stone bands was designed by John Butler in 1894. The design was influenced by Norman Shaw. It sits on the river wall with space for boats underneath.

The Gun Public House - grade II.

2.230 This two storeys high pub has an early 19th century façade of painted brick with cast iron window box guards.

Isle House, no. 1 Coldharbour - grade II

2.231 This is an early 19th century, yellow stock brick house of two storeys.

No. 3 Coldharbour - grade II

2.232 This is an early 19th century stucco building of three storeys with a door with a fanlight and fluted Doric columns.

Nos. 5 and 7 Coldharbour - grade II

2.233 These are a pair of early 19th century four storeys high yellow stock brick houses.

No. 15 Coldharbour – grade II.

2.234 This is a stock brick building built in 1843. It is also noted as being locally listed by the LBTH.

Group (ix) St Leonard's Road and environs

2.235 This group of listed buildings is focused around the post-war St Leonard's Estate, around 900m north-east of the Site. Their setting today is dominated by post-war development (of which these blocks form an integral part) and more recent development. Views towards the Site include the existing backdrop of the group of tall buildings at Canary Wharf. The Church and war memorial lie north of the St Leonard's Estate, which forms part of their setting. Balfron tower, listed grade II*, is a robust building forming part of the post-war landscape (it is considered separately earlier in this baseline assessment). All the listed buildings in this group are found to be of **medium** sensitivity.

Carradale House, St Leonard's Road - grade II

2.236 This is an eleven storey block of flats designed by Erno Goldfinger and built from 1967-8, and refurbished in 2012. The building is set out as two blocks with a central service tower, connected to the blocks by walkways.

Glenkerry House, - grade II

2.237 This is a fourteen storey block of flats, designed by Erno Goldfinger and built from 1972-5. The building is of reinforced concrete with a flat roof.

Church of St Michael and All Angels, St Leonard's Road - grade II

2.238 This church was designed by J W Morris, built from 1864-5, restored in 1901 and 1955, and converted into flats in around 2000. The building is stock brick with red and black brick polychrome banding and limestone dressings. It has a south-east tower.

War Memorial, St Leonard's Road - grade II

2.239 This is a railed war memorial dating from 1914-19.

Group (x) Rotherhithe/ Isle of Dogs west

2.240 These buildings are located on the opposite side of the River Thames from the Site (south) or the western side of the Isle of Dogs, approximately 600m or more to the south-west of the Site (around 1km in the case of the Rotherhithe buildings), and beyond the existing group of tall buildings at Canary Wharf. They are generally of heritage significance for their association with the historical development of docks in the Rotherhithe area, although this group also includes the Cascades building, which is a 1980s residential building. These buildings are located on the River Thames, with more open surroundings that include tall buildings on the Isle of Dogs, seen in the distance (or in relatively close proximity in the case of Cascades and The Former West Entrance lock to the South Dock). All the listed buildings in this group are found to be of **medium** sensitivity.

Nelson Dry Dock including gate - grade II

2.241 This is an early-mid 19th century dry dock, now filled as a pond.

Nelson Dock patent slip, including gates - grade II

2.242 This is a patent slip dating from 1855.

263 Rotherhithe Street - grade II

2.243 This is the engine house for Nelson Dock, dating from c.1850.

Forecourt Wall, Gate Piers and gates at number 265 (Nelson House) - grade II

2.244 This is a brick wall, gate piers and wrought-iron gates to Nelson House, dating from the mid-18th century.

Canada Wharf and Columbia Wharf, including former engine house and boiler to south - grade II

2.245 This is a complex of granary warehouses dating from 1864 and 1870-71.

The Former west entrance lock to the South Dock – grade II.

2.246 This was built between 1803-5 to the designs of William Jessop and consists of ashlar walls and modern concrete doorcases.

Cascades – grade II

2.247 The Cascades building is a 20-storey residential development dating from 1987-88, built to the designs of CZWG. It has a distinctive sloping profile, resulting from the footprint of the building progressively receding northwards with each successive storey, and a faceted plan maximising views outwards to the east and west. It is clad with bricks, pre-cast concrete components and aluminium window frames.

2.248 The Cascades building is of heritage significance due to its architectural interest as a striking Post-Modern high rise building, and its historic interest as a key work by CZWG, and association with the late-20th century planning and regeneration of the Docklands. It is a robust visual presence, and is seen in the context of large scale and tall modern development, including the tall buildings at the Landmark development, and the under-construction Landmark Pinnacle, which lie in close proximity.

Conservation areas

2.249 As explained in the methodology, conservation areas are considered to be HAs of high importance and the overall assessment of the sensitivity to change of the setting of these conservation areas, in respect of effects

arising from the Proposed Development, takes into account heritage significance and the nature of their settings in the round. As a result the conservation areas below are found to be of **medium** sensitivity.

West India Dock Conservation Area

2.250 The West India Dock Conservation Area covers the north-west corner of the former West India Docks, Garford Street and part of Hertsmere Road and was designated in November 1982. This conservation area lies 100m from the west boundary of the Site. A Conservation Area Appraisal and Management Guidelines document (Ref. 2-20) was adopted by LBTH in March 2007 and this identifies the historic warehouses along North Quay and other historic buildings around the main dock entrance as the focus of this area. Many of these buildings, and some historic houses along Garford Street and buildings and structures on Hertsmere Road, are listed.

2.251 The Conservation Area Appraisal and Management Guidelines document notes that views across West India Dock towards the warehouse buildings “...are some of the most important in the area, as they preserve the sense of scale of the historic dock development.” It also notes views in and out of Cannon Workshops and across the rear garden of the Dockmaster's House towards Grieg House as important.

2.252 The heritage significance of the conservation area is derived from the collection of 19th century buildings it contains, many of them associated with the West India Import Dock in terms of their original use. These buildings are now in a variety of other uses, and the conservation area is experienced in the context of large scale and tall modern buildings located to the south and east of it, in and around Canary Wharf. East of the conservation area, between it and the Site, is the Marriott West India Quay Tower.

St. Matthias Church, Poplar Conservation Area

2.253 The St Matthias Church, Poplar Conservation Area was designated in February 1986. It is located approximately 150m north / north-east of the Site at its closest point. The conservation area is centred on the church of St Matthias and its churchyard. A Character Appraisal and Management Guidelines document (Ref. 2-21) was adopted by LBTH in March 2008 and this states that the conservation area was designated to “...safeguard the visual setting of the Grade II* listed St Matthias Church, the oldest church in Poplar.” The character of the conservation area is said to be “...defined by its group of miscellaneous public buildings and a residential townscape, complementing the St. Matthias Church and the Poplar Recreation Ground surrounding it.”

2.254 The Church of St Matthias was originally built by the East India Company in 1652-54 and became the Chapel of the East India Company in 1766 (see above). The conservation area also covers several important listed municipal buildings along Poplar High Street.

2.255 In terms of views, the Character Appraisal and Management Guidelines document notes that *“The towers of Canary Wharf set a backdrop to the smaller scale of Poplar, highlighting the distinction between the low rise character of the St. Matthias Conservation Area and its developing metropolitan surrounds.”*

2.256 The heritage significance of this conservation area derives from the Church of St. Matthias, its churchyard, and the public buildings and residential townscape surrounding it.

Lansbury Conservation Area

2.257 The Lansbury Conservation Area lies to the north of East India Dock Road in Poplar. It was designated in January 1997 and covers an area that was subject to the first comprehensive post-war housing redevelopment in the east end of London. It is located approximately 400m north of the Site at its closest point.

2.258 A Conservation Area Character Appraisal and Management Guidelines document (Ref. 2-22) was issued by LBTH in March 2008. This describes the conservation area as being characterised by *“...low scale residential architecture and traditional housing...with houses and blocks of flats grouped into closes and squares of different sizes... linked with open and landscaped land.”*

2.259 The existing tall buildings of the Canary Wharf cluster, to the south of the conservation area, are highly visible elements in many views from this conservation area. This is acknowledged in the Conservation Area Character Appraisal and Management Guidelines document which states that *“Panoramic views also exist in the area, with the towers of Canary Wharf setting a backdrop to the smaller scale of Poplar, highlighting the distinction between the low-rise character of the Lansbury Conservation Area and its developing metropolitan surrounds.”*

2.260 The heritage significance of this conservation area derives from its status as the first comprehensive post-war housing redevelopment in the east end of London.

All Saints Church Conservation Area

2.261 The All Saints Conservation Area was designated in February 1986. It is located approximately 430m north-east of the Site at its closest point. The parish Church of All Saints, built in 1820-23, and its churchyard form the centrepiece of the conservation area, which also includes early 19th century residential streets.

2.262 A Character Appraisal and Management Guidelines document (Ref. 2-23) was adopted by LBTH in March 2007. This notes that there are many long views to the spire of All Saints from outside the conservation area, and views to the church across the churchyard are important within the conservation area.

2.263 The heritage significance of this conservation area derives from All Saints Church, its churchyard setting and the 19th century residential streets around it.

St Anne's Church Conservation Area

2.264 St Anne's Church Conservation Area was designated in July 1969 and is centred on the Grade I listed St Anne's Church. It is located approximately 540m north-west of the Site at its closest point. The designation was primarily intended as a means of protecting the visual setting of the church and to conserve the historic street scene along Commercial Road and East India Dock Road. The conservation area also contains a number of other significant buildings, including the Grade II listed Town Hall on Newell Street and the Grade II listed Limehouse District Library on Commercial Road and Wharf Lane.

2.265 A Character Appraisal and Management Guidelines document (Ref. 2-24) was issued by LBTH in November 2009. This identifies the character of the conservation area as being derived from the mix of the principal public buildings of Limehouse set amongst a more recent residential townscape.

2.266 The document also discusses important views in the conservation area. The principal concern is with maintaining the prominence of the tower of St. Anne's Church, including in views across the churchyard and from the precinct. The document mentions that important long views exist from the conservation area towards Canary Wharf, from the junction of Commercial Road and East India Dock Road.

2.267 The heritage significance of the conservation area derives from St. Anne's Church and its churchyard, and the 18th and 19th century buildings along Commercial Road, East India Dock Road, and public buildings.

Narrow Street Conservation Area

2.268 This conservation area is located approximately 600m west of the Site. It is centred on Narrow Street and covers part of the Thames riverside and Limehouse Basin. A Character Appraisal and Management Guidelines document (Ref. 2-25), issued by LBTH in November 2009, identifies the character of the area as primarily deriving from the wharfside buildings and historic domestic scale buildings along Narrow Street. A number of the buildings set between Narrow Street and the river edge, and along Limekiln Quay, are listed.

2.269 Narrow Street itself is enclosed for most of its length, particularly on its southern side, and the buildings along it are generally appreciated in close range views. The most significant views towards historic buildings along the River Thames and on Limekiln Quay are at close and medium range. Longer range views are possible along Narrow Street, from Limehouse Basin (which is surrounded by modern housing, most of which is not covered by the conservation area designation), and from the river edge. Tall buildings on the Isle of Dogs, including the central Canary Wharf group of tall buildings, are generally prominent features within such views.

2.270 The heritage significance of the conservation area derives from its collection of 18th and 19th century buildings, many of them set around Limekiln Dock and along Narrow Street.

Coldharbour conservation Area

2.271 Coldharbour Conservation Area was designated in December 1975 and extended in October 2008, and is centred on Coldharbour, located approximately 575m from the Site at its nearest boundary.

2.272 A Character Appraisal and Management Guidelines document (Ref. 2-26) was issued by LBTH in November 2009. This identifies the character of the conservation area as being derived from the historic dock entrances and the narrow streets which once were characteristic of the riverside. The conservation area features 18th and 19th century surviving housing, some of which is listed, which is rare in this area. The conservation area is also the remaining part of the old hamlet of Blackwall. Canary Wharf forms a backdrop within views of the buildings along the historic riverfront.

2.273 The heritage significance of the conservation area derives from the historic dock entrances and the collection of historic narrow streets and surviving 18th and 19th century buildings.

St Frideswides Conservation Area

2.274 St Frideswides Conservation Area was designated in September 1993 and is centred on Lodore Street. The conservation area is located approximately 680m from the Site at the nearest boundary.

2.275 A Character Appraisal and Management Guidelines document (Ref. 2-27) was issued by LBTH in March 2007. This identifies the character of the conservation area as being derived from the historic and architectural significance of St Frideswides Mission and the associated Victorian buildings which survive amongst more recent development surrounding them. The buildings are red and yellow stock brick with stone dressings, and the appraisal notes that the materials, details and railings all contribute to the conservation area's character. Local views identified within the character appraisal focus on the immediate surrounding streets.

2.276 The heritage significance of the conservation area derives from these buildings, which date from the mid to late 19th century, a number of which are locally listed.

Naval Row Conservation Area

2.277 Naval Row Conservation Area was designated in January 1987 and is centred on Naval Row. The Conservation Area is located approximately 750m from the Site at its nearest boundary.

2.278 A Character Appraisal and Management Guidelines document (Ref. 2-28) was issued by LBTH in March 2007. This identifies the character of the

conservation area as being defined by the surviving structures related to the historic port and shipbuilding activities of the 19th century. This includes the perimeter wall of the former East India Docks and the buildings along Naval Row. The view westwards along Naval Row, showing Canary Wharf in the distance, is identified as an important view within the conservation area; this is now dominated by recent development at the Blackwall Reach site.

- 2.279** The heritage significance of the conservation area derives from the historical buildings to the south and the surviving walls of the East India Dock.

Balfon Tower Conservation Area

- 2.280** Balfon Tower Conservation Area was designated in 1998 and is centred on the Brownfield Estate. The Conservation Area is located approximately 750m from the Site at its closest boundary.

- 2.281** A Character Appraisal and Management Guidelines document (Ref. 2-29) was issued by LBTH in March 2007. This identifies the character of the conservation area as consisting of low and high-rise blocks of flats, which collectively make up the Brownfield Estate. Balfon Tower was designed by Erno Goldfinger and was his first public housing project. The appraisal notes that the tower and Carradale House are “*considered to be exemplary examples of post-war housing schemes*”. The Character Appraisal mentions key views within the conservation area. Views of the Site are not specifically mentioned, but it mentions that there are “*striking views across the Borough*”.

- 2.282** The heritage significance of the conservation area derives from the 1960s buildings designed by Erno Goldfinger, including the listed Balfon Tower and Carradale House, which sit within the landscaped grounds of the Brownfield Estate.

Langdon Park Conservation Area

- 2.283** Langdon Park Conservation Area was designated in October 2008 and is centred on the open space of Langdon Park and the surrounding buildings, and the former Spratt’s Biscuit Factory Complex. The conservation area is located approximately 900m from the Site at its closest boundary.

- 2.284** A Character Appraisal and Management Guidelines document (Ref. 2-30) was issued by LBTH in November 2009. This identifies the character of the south-eastern part of the conservation area as having a village like quality and includes Langdon Park, the primary school, St Michael’s Church and memorial, and surrounding Georgian terraces. The northern section of the conservation area is characterised by the historical industrial buildings, which survive amongst more recent housing which surrounds it.

- 2.285** The heritage significance of the conservation area derives from the surviving historical factory complex along the canal, the only remaining buildings from the historic past of the canal, as well as the St Michael and All Angels church and the park and the surrounding Victorian buildings – of which there are little in the area.

Limehouse Cut Conservation Area

- 2.286** This conservation area is focused on the Limehouse Cut, including all retaining walls, revetment walls and the towpath, and includes pockets of development extending beyond the canal. It is located approximately 880m north of the Site at its nearest point.

- 2.287** A Conservation Area Character Appraisal (Ref. 2-31) was adopted by LBTH in August 2011. Views within most of the conservation area are contained by development along the canal and are not in the direction of the Site. The more open view from Bow Locks, approximately 2.2km from the centre of the Site, is noted within the Character Appraisal for the “*dramatic juxtaposition*” created by a backdrop of development at Canary Wharf and the Isle of Dogs seen beyond the conservation area in the foreground.

Brickfield Gardens Conservation Area

- 2.288** The Brickfield Gardens Conservation Area was designated in 2008. It is located on the western side of Burdett Road, approximately 1km north of the nearest part of the Site. It is centred on Brickfield Gardens, open space created in 1904 by the LCC, and extends north to cover part of Mile End Park. The area takes in terraced housing on Burdett Road, Clemence Street, Agnes Street and Pixley Street, which is also the location of a large stock brick warehouse. This was built in 1910 and is said to be noteworthy for its steel frame and reinforced concrete interior.

- 2.289** The Character Appraisal and Management Guidelines document (Ref. 2-32) for the conservation area, adopted by LBTH in November 2009, states that the purpose of the designation of the conservation area is “...*to safeguard the remaining street patterns and the buildings within it, and the park and gardens around these*”.

- 2.290** The heritage significance of the conservation area derives from fragments of Victorian streetscape within it, together with areas cleared in the post-war era and now forming public spaces. Open views are possible from these spaces, and the tall buildings of Canary Wharf are visible in the background of many such views out of the conservation area.

Locally Listed Buildings

- 2.291** The LBTH have identified locally listed buildings. The list has been considered in order to identify any within a 500m radius of the Site’s boundary. They are each considered to be of **low** sensitivity to change.

- 2.292** **George Green School, East India Dock Road**, is an imposing red brick and stone building on the north side of East India Dock Road, built in 1883-4 to the designs of Sir John Sulman. It is a robust and solid complex built in 1883-4, best appreciated in views looking north (not in the direction of the Site).

- 2.293** The **road surface of Garford Street** is identified as locally listed only on LBTH’s interactive website map; it does not appear on the most recent list of locally listed buildings issued by LBTH, and upon inspection the road surface appears to be relatively recently laid tarmac. However, as its status is unclear, it has been taken to be a locally listed building for the purposes of this report.

- 2.294** **Hope and Anchor, Newby Place** is a three storey public house in red brick (painted to ground floor) on the eastern side of Newby Place, built to the designs of Stewart and Hendry of Fenchurch Street in 1938, with some elements from the 1950s and 1960s.

World Heritage Sites

- 2.295** The **Maritime Greenwich WHS** lies approximately 2.6km south of the Site. It comprises principally Greenwich Park, the Royal Naval College, the Queen’s House and some of the buildings which form their setting, and many of the buildings and structures within it are listed buildings and scheduled ancient monuments. The WHS contains viewpoints which look towards the Isle of Dogs and the Site; the Proposed Development will be visible from some of these points, including that from the General Wolfe Statue shown as view 6 in Part 1 of this ES Volume 2, and view 7 from the Royal Naval College. While the WHS is potentially of high sensitivity, the effect of the Canary Wharf group of tall buildings and the wider Isle of Dogs tall buildings cluster has been to reduce this sensitivity in respect of further development in the vicinity of the Site. Therefore, the WHS is considered to be of **medium to high** sensitivity overall.

- 2.296** The **Tower of London WHS** lies approximately 3.9km west of the Site. The Tower of London complex comprises the grade I listed White Tower, an outstanding example of Norman keep architecture, and an agglomeration of other buildings and structures developed and expanded over the centuries since the Norman Conquest including much rebuilding, particularly of the outer defences, in the 19th century. As well as the WHS designation, the Tower of London is also a scheduled monument, and it contains a number of listed buildings. The local context of the Tower of London includes modern buildings in close proximity, and the towers of the City of London are seen in the middle distance in many views towards and from it. The Isle of Dogs tall buildings cluster is not generally visible to any significant extent from the Tower of London itself or from its immediate surroundings at ground level; the cluster is seen in the distance in some medium to long range views towards the Tower of London, such as the LVMF views from London Bridge provided as views 4 and 5 in Part 1 of this ES Volume 2. This WHS is considered to be of **medium to high** sensitivity overall.

Baseline Assessment – Conclusions

- 2.297** The Site is not located within a conservation area. There are no listed buildings or locally listed buildings above ground on Site (the listed dock wall runs below ground through the Site; see the Archaeological Desk Based Assessment). There are a number of listed buildings, conservation areas and locally listed buildings in the local area around the Site. Those close to the Site are to the west within the West India Conservation Area, and north within St Matthias Conservation Area (as set out above). There are also many other HAs in the wider area. Heritage assets beyond the 1km study area considered in this assessment include the Maritime Greenwich WHS some 2.6km to the south, and the Tower of London WHS and Tower Bridge, approximately 3.8km west of the Site.
- 2.298** The individual heritage significance of the HAs identified in the area around the Site has been set out above, at a level proportionate to the importance of the HA and consideration of the effect of the Proposed Development. The local (and wider) context within which the identified HAs are experienced is densely developed and urban in character. The setting of listed buildings and locally listed buildings is limited in extent. The area around the Site in general has been subject to significant change since these buildings were built, and it includes post-war, modern and large scale development, most notably in the form of the tall buildings of Canary Wharf and the Isle of Dogs more generally. Similarly, in respect of the conservation areas considered, these are located within a varied urban context that includes substantial post-war and modern development, and the settings of these conservation areas do not generally contribute to their heritage significance.
- 2.299** The Site of the Proposed Development, in its existing largely cleared state, does not contribute to the heritage significance of the identified HAs, and detracts from the local context in which those HAs closest to the Site are experienced.

Assessment

Effects during Construction

- 2.300** The proposed programme of construction is described in Chapter 5: Enabling and Construction Works of ES Volume I. The main effects of the Proposed Development in respect of the settings of HAs would be visual although there would be other effects, such as additional noise, light and activity, which are well-understood and normal effects of construction activity.
- 2.301** In terms of the construction process, the most significant visual effect associated with the construction process would be the presence of tower cranes. Their presence is inevitable in connection with construction of the type and scale envisaged. The top of a tower crane is likely to be higher than the top of the proposed building, so it will be more visible than the finished building.

- 2.302** The appearance of under-construction buildings is taken to be the same in terms of magnitude of effect as that of the finished buildings, albeit with a generally detrimental effect on views and townscape prior to the complete application of external cladding.
- 2.303** This temporary state is a normal consequence of building activity and there is no practical way of avoiding it. While any assessment of the visual effect of construction activities in aesthetic terms would tend to find the effect adverse rather than beneficial, few people think of construction activities in this way, considering their effects rather as a fact of life which while not fleeting, is clearly understood to be temporary. As the magnitude of change would fall within the same category for each receptor in both assessment scenarios, and the appearance of construction is taken to be generally adverse where it would be noticeable, the assessments of effect during construction for both assessed scenarios would be the same.
- 2.304** During construction, the perimeter of the Site of the proposed building within the Proposed Development will be surrounded by hoarding. This will provide some screening of construction activities on the Site from street level (as it is today).
- 2.305** The effect of construction works on the listed dock below ground on Site, and consideration of the possible measures that could be taken to safeguard the Banana Wall during and after construction works on the Site, are considered in the *Archaeological Desk Based Assessment* and the *Outline Sequence of Works for Banana Wall Listed Building Consent* report, submitted as standalones reports supporting the outline planning application and the listed building consent application respectively.
- 2.306** In respect of indirect effects, the effect on the setting of the West India Dock and St Matthias Conservation Areas, the Import Dock and Export Dock, The warehouses and general offices at the western end of North Quay, St Matthias Church and listed building groups (i) and (ii), would be of 'moderate' significance (significant), 'adverse' in nature due to the detrimental appearance of construction activities, and temporary.
- 2.307** The effect would be 'minor to moderate' (not significant) and 'adverse' in respect of St. Anne's Church and churchyard structures; East India Dock House; listed buildings groups iii, iv, v, vi, vii; and the Lansbury, All Saints, St. Anne's Church, Brickfield Gardens and Narrow Street Conservation Areas. The effect would be 'minor' (not significant) and 'neutral' in respect of the Isle of Dogs Pumping Station, Blackwall Basin, Balfon Tower; listed buildings group ix; and the locally listed buildings at George Green School and the Hope and Anchor, Newby Place. The effect would be 'negligible to minor' (not significant) and 'neutral' in nature in respect of Nelson House, Tower Bridge, listed buildings groups viii and x; the Coldharbour, Naval Row, St. Frideswides, Balfon Tower, Langdon and Limehouse Cut Conservation Areas; and the Maritime Greenwich and Tower of London WHSs. The effect would be 'negligible' and 'neutral' for the Garford Street road surface. The effect would be temporary in all cases.

- 2.308** While the construction process would be adverse in effect in the cases set out above, this is a temporary and unavoidable aspect of building activity. It is commonplace in London, will be seen as part of the wider urban townscape, and any harm caused to heritage significance will be temporary and less than substantial in NPPF terms.

Effects Once the Proposed Development is Complete and Occupied

- 2.309** The following section assesses the effects of the Proposed Development once it is completed and occupied. It includes consideration of the indirect permanent effects on the setting of the above-ground HA's identified above, having had special regard to the architectural and historic interest of the listed buildings and character and appearance of the identified conservation areas, as assessed in the statements of heritage significance. The effect on the listed dock wall beneath ground on Site is considered in the Archaeological Desk Based Assessment.
- 2.310** The assessment, in line with the NPPF, is proportionate to the heritage significance of the asset and the likely impact of the Proposed Development, as well as the broader NPPF objectives to create sustainable communities. It is based on a thorough understanding of the Site its immediate setting and the wider area as found today.
- 2.311** In line with good practice and government guidance, the Proposed Development has been informed by consideration of the heritage significance of the HAs identified in this assessment (which in turn helps to inform the assessment of the HA's sensitivity, as explained in the section on Assessment Methodology and Effect Significance Criteria). As part of an iterative design process, and in consultation with LBTH's officers and officers at Historic England, the potential for HAs to be affected by the Proposed Development has been taken into account in developing the design proposals. The Proposed Development would be a coherent development, consistent in terms of its scale and form with existing developments within the wider context around the Site. It would result in a significant enhancement to the Site. As such, the Proposed Development would enhance or preserve those elements of setting that contribute to the heritage significance of nearby HAs.
- 2.312** The setting of HAs is sensitive to other stimuli including levels of activity, artificial light during the hours of darkness, noise and smells. All the HAs considered as part of this part of Volume 2 are located in a densely developed part of inner London. The level of additional light, noise or activity generated by the Proposed Development would not harm the heritage significance of any HA.
- 2.313** The Proposed Development comprises an outline planning application for the comprehensive mixed-use redevelopment of North Quay, together with a listed building consent application in connection with the listed Dock wall.

Part 1 of this Volume 2 of the ES, the TVIA, considers the architectural and urban design qualities of the Proposed Development. In terms of architecture, the assessment of the TVIA is that the Proposed Development would be a coherent development and in line with planning policy and the Design Guidelines, it can be expected to be of high architectural quality. In terms of urban design, the assessment of the TVIA is that the Proposed Development would provide a number of significant urban design benefits. These assessments have informed the assessment of the effects of the Proposed Development on built heritage as set out below.

2.314 The assessment of the Proposed Development below is carried out in accordance with the methodology previously set out in the section on Assessment Methodology and Effect Significance Criteria. It takes into account the sensitivity of each HA and the magnitude of impact of the Proposed Development to inform an assessment of the significance of the Proposed Development's effect, and provides a qualitative assessment of the effect of the Proposed Development in respect of the effect on heritage significance (i.e. beneficial, adverse or neutral).

2.315 The cumulative schemes that have been considered as part of this assessment are listed in the TVIA. These included consented cumulative schemes, and proposed but not yet consented cumulative schemes. The cumulative assessment is of the effect of the Proposed Development considered on its own, on top of the cumulative 'future' baseline formed by cumulative schemes.

Effects

2.316 This Part 2 of Volume 2 considers the indirect effects of the Proposed Development on the settings of above-ground HAs. Matters relating to any direct effects on the dock wall that runs below ground through the Site are dealt with in the Archaeological Desk Based Assessment accompanying the outline planning application, and the Outline Sequence of Works Report for Banana Wall, accompanying the listed building consent application.

Listed Buildings

A Quay walls, copings and buttresses to the Import and Export Dock at West Quay and West India Dock North - grade I

2.317 The West India Import and Export Docks comprise a large area of water and enclosing walls. They are experienced in the context of large scale and tall modern development in the Canary Wharf area, including the Marriott West India Quay Tower on North Quay, immediately west of the Dockland Light Railway and the Site, and the tall buildings of Canary Wharf to the south of the Site. Part of the listed dock wall runs thorough the Site (entirely

below the existing concrete slab on Site) at approximately 19 m in from the water's edge of the false quay. This condition will remain consistent in the Proposed Development. More detail on this is given in the *Archaeological Desk Based Assessment* accompanying the outline planning application, and the *Outline Sequence of Works Report for Banana Wall*, accompanying the listed building consent application.

2.318 The Site currently comprises mostly cleared land, with some temporary uses on Site. It is of an unsightly appearance, directly opposite the new Crossrail Station, and detracts from the character of the area. There is limited access to the water's edge.

2.319 The Proposed Development would maintain the existing situation in respect of the listed Dock wall below ground while forming a new built edge to the dock above ground, mirroring the built edge to the south, and coherently consolidating the character of the Canary Wharf area.

2.320 The arrangement of the plots and open spaces across the Site (as outlined in the Parameter Plans) would have a strong sense of order and logic. The type and scale of development proposed would be consistent with the character and prevailing built form found around the Docks today, and would balance tall development around the central point of One Canada Square. The Design Guidelines would ensure that the form and massing of the Proposed Development would be broken up and the architecture and public realm within the Proposed Development would be of a high quality. Taking into account the Design Guidelines, the Proposed Development would enhance the setting of the docks, the permeability along North Quay and around the dock edge, and the ability to appreciate the water side location from the Site. This is illustrated in the material in the DAS and is particularly evident in view 31, 32 and 43 of the TVIA.

Maximum parameters scenario

2.321 This is a HA of medium to high sensitivity. The magnitude of impact to setting would be moderate.

The significance would be moderate (significant).

The effect would be neutral.

Maximum parameters and Design Guidelines scenario

2.322 This is a HA of medium to high sensitivity. The magnitude of impact to setting would be moderate.

The significance would be moderate (significant).

The effect would be beneficial.

B The warehouses and general offices at the western end of North Quay - grade I

2.323 The warehouses and general offices at the western end of North Quay are robust brick structures which hold their own visually in an area dominated by modern development. They are seen in the context of tall and large scale modern developments, including the Marriott West India Quay Tower located at the eastern end of the warehouses on North Quay, between the listed warehouses and the Site. The West India Docks Conservation Area boundary identified the area where the character of the historic docks remains, in contrast to the remainder of the docks where built (and emerging) towers prevail. The Proposed Development would be consistent with this context.

2.324 The scale and form of the Proposed Development would be consistent with other developments in Canary Wharf. The Proposed Development would coherently consolidate the Canary Wharf group of tall buildings and wider Isle of Dogs cluster, and would balance tall development around the central point of One Canada Square. It would recognisably form part of a background layer of townscape behind the warehouses in some views from West India Dock North, as seen in views 29, 30, and 31. The Design Guidelines would ensure that the form and massing of the Proposed Development would be broken up and the architecture and public realm within the Proposed Development, including to the dock edge, would be of a high quality.

2.325 The quayside walkway and central open space (Quay Square) within the Proposed Development would enhance the dock edge to the east and permeability around the water's edge in this location generally.

Maximum parameters scenario

2.326 This is a HA of medium to high sensitivity. The magnitude of impact to setting would be moderate.

The significance would be moderate (significant).

The effect would be neutral.

Maximum parameters and Design Guidelines scenario

2.327 This is a HA of medium to high sensitivity. The magnitude of impact to setting would be moderate.

The significance would be moderate (significant).

The effect would be beneficial.



C **The Church of St. Matthias - grade II***

- 2.328** The Church of St. Matthias is seen in the context of the established groups of tall buildings of Canary Wharf and Blackwall, in some cases seen directly behind the church, in relatively close proximity in views looking south. The Proposed Development would recognisably form part of the existing Canary Wharf tall buildings group, and adding to an existing distinct layer of townscape within the view. It would have a strong sense of order and the Proposed Development would coherently consolidate the existing cluster, with a balanced arrangement of tall buildings around a centre point of One Canada Square, as seen in views 39, 40 and 41.
- 2.329** The plots within the Proposed Development would be more prominent in views of the church and have a greater presence locally than the existing Canary Wharf towers. Whilst consistent with this existing setting to some degree this level of change could be considered by some to be harmful. As assessed in the TVIA, there would be an adverse effect on one view of the church, view 21. However, this viewpoint is not the optimum location from which to appreciate the Church, and was chosen to represent the maximum likely impact of the Proposed Development. There are many other views of the Church and it is better appreciated in views from the south, along the principal approach from Poplar High Street, and in views looking directly east at its main western frontage, particularly at close range from the churchyard.
- 2.330** In addition the church is principally of interest for its interior and history which will not be affected. Whilst the origins of the church date back to the 17th century the list description notes it was ‘*altered and enlarged in 1875 ... when the exterior was clad with Kentish ragstone*’ and goes on to say it is included for historical associations and interior. The Proposed Development would not affect either of these elements that contribute to its heritage significance, nor views of its west and south fronts, where its current external appearance can be best appreciated. The level of screening in views from the north by mature trees is evident in view 22. On balance, assessing the effect in the round, whilst there will be an adverse effect on one view, the effect on heritage significance would be neutral.
- Maximum parameters scenario*
- 2.331** This is a HA of medium sensitivity. The magnitude of impact to setting would be moderate.
- The significance would be moderate (significant).
- The effect would be neutral.
- Maximum parameter and Design Guidelines scenario*
- 2.332** This is a HA of medium sensitivity. The magnitude of impact to setting would be moderate.

The significance would be moderate (significant).

The effect would be neutral.

D **St Anne’s Limehouse, Parish Church - grade I**

- 2.333** The tops of the tall buildings of Canary Wharf are seen in the background of many views towards St Anne’s Church and from its churchyard. The tops of plots within the Proposed Development would be seen in the background of some such views, adding to an existing townscape layer of tall buildings and consolidating the Canary Wharf cluster. This is evident in views 13, 15, 16 and 18. There would be no effect on views of the church from the east or south, or on its prominence as a local landmark.
- Maximum parameters scenario*
- 2.334** This is a HA of medium to high sensitivity. The magnitude of impact to setting would be minor.
- The significance would be minor to moderate (not significant).
- The effect would be neutral.
- Maximum parameter and Design Guidelines scenario*
- 2.335** This is a HA of medium to high sensitivity. The magnitude of impact to setting would be minor.
- The significance would be minor to moderate (not significant).
- The effect would be neutral.
- E East India Dock House – grade II***
- 2.336** This modern industrial building has a robust character and its setting is not sensitive to change. The tall buildings of Canary Wharf are seen in the background of many views towards and from East India Dock House. The Proposed Development would be seen in the background of such views, adding to an existing townscape layer of tall buildings. The arrangement of plots would have a strong sense of order and would balance the tall development around the central point of One Canada Square.
- Maximum parameters scenario*
- 2.337** This is a HA of medium sensitivity. The magnitude of impact to setting would be minor.
- The significance would be minor to moderate (not significant).

The effect would be neutral.

Maximum parameter and Design Guidelines scenario

- 2.338** This is a HA of medium sensitivity. The magnitude of impact to setting would be minor.
- The significance would be minor to moderate (not significant).
- The effect would be neutral.

F **Isle of Dogs Pumping Station – grade II***

- 2.339** This is a 1980s low scale building which is robust in character and has a setting that is not sensitive to change. The Proposed Development would add to the wider context in which it is located in a manner consistent with its existing character. There would be little or no visibility of the Proposed Development in the direct and close range views in which this HA is best appreciated.
- Maximum parameters scenario*
- 2.340** This is a HA of medium sensitivity. The magnitude of impact to setting would be negligible to minor.
- The significance would be minor (not significant).
- The effect would be neutral.
- Maximum parameter and Design Guidelines scenario*
- 2.341** This is a HA of medium sensitivity. The magnitude of impact to setting would be negligible to minor.
- The significance would be minor (not significant).
- The effect would be neutral.
- G Blackwall Basin – grade I**
- 2.342** This listed building is located to the south-east of the Site, beyond the main group of towers at Canary Wharf and around 500m from the Site. It lies within a varied urban context including modern buildings adjacent to it. The tall buildings of the Isle of Dogs are seen in the background of many views that include it. The Proposed Development would be a coherent addition to the wider context in which Blackwall Basin is experienced, consistent with the existing character of that wider context, and seen to a limited extent in the middle distance in views that include the HA. There will be no effect on

the ability to appreciate the heritage significance of Blackwall Basin, as is illustrated by view 35.		The significance would be minor (not significant).	The effect would be neutral.
<i>Maximum parameters scenario</i>		The effect would be neutral.	<i>Maximum parameter and Design Guidelines scenario</i>
2.343	This HA is of medium to high sensitivity. The magnitude of impact to setting would be negligible to minor.	I Nelson House – grade II*	2.353 This is a HA of medium to high sensitivity. The magnitude of impact to setting would be negligible to minor.
	The significance would be minor (not significant).	2.348 This listed building is located on the opposite side of the River Thames to the Site and is associated with the historical development of docks in the Rotherhithe area. The existing tall buildings of the Isle of Dogs are seen in the middle distance to some extent in some views towards it. The Proposed Development would add to this existing wider context in a manner consistent with its existing character, and with no effect on the heritage significance of this HA or the ability to appreciate that heritage significance.	The significance would be negligible to minor (not significant).
	The effect would be neutral.		The effect would be neutral.
<i>Maximum parameter and Design Guidelines scenario</i>		<i>Maximum parameters scenario</i>	Listed building groups (the heritage significance of individual listed buildings is considered above)
2.344	This HA is of medium to high sensitivity. The magnitude of impact to setting would be negligible to minor.	2.349 This is a HA of medium to high sensitivity. The magnitude of impact to setting would be negligible to minor.	Group (i) West India Docks
	The significance would be minor (not significant).	The significance would be negligible to minor (not significant).	2.354 These grade II listed buildings are all located to the north-west of the West India Dock North (further away from the Site than the grade I Warehouses and general offices at the western end of North Quay, see above). They lie within a wider context that includes the Marriott West India Quay Tower and tall and large scale modern buildings of Canary Wharf and the Isle of Dogs more generally.
	The effect would be neutral.	The effect would be neutral.	2.355 The Proposed Development would be consistent with this wider context and would not result in a fundamental change to the character of the setting of these listed buildings. The scale and form of the Proposed Development would be comparable with existing buildings in the local and wider area around these listed buildings, and would form a distinct contrast with the historic buildings, in the same manner as the existing Canary Wharf buildings. The arrangement of the plots would have a strong sense of order and would coherently consolidate the Canary Wharf cluster, balancing the tall development around the central point of One Canada Square. The Design Guidelines would ensure that the form and massing of the Proposed Development would be broken up and the architecture and public realm within the Proposed Development would be of a high quality. The quayside walk and Quay Square would enhance accessibility around the dock edge on Site and permeability around the dock generally and, taking into account the Design Guidelines, it would enhance the townscape of the wider area. This is evident in views 28 to 31 and 32 in the TVIA.
H Balfron Tower – grade II*		<i>Maximum parameter and Design Guidelines scenario</i>	<i>Maximum parameters scenario</i>
2.345	Balfron Tower lies nearly 1km to the north-east of the Site. It lies in an area of varied townscape character that is fragmented in places. Its wider setting, beyond that formed by the other elements of the estate within which it is set, is not sensitive to change. The Proposed Development would be seen in the background of some views of this HA, in a similar manner to the existing tall buildings of Canary Wharf, and to a partial extent in the middle distance. The Proposed Development would form a coherent addition to the cluster of towers at Canary Wharf, consistent with the existing character of the wider context of this HA. There would be no effect on the ability to appreciate the heritage significance of this HA, its architectural design or historical connections with the post-war development of the area.	2.350 This is a HA of medium to high sensitivity. The magnitude of impact to setting would be negligible to minor.	2.356 These are HAs of medium sensitivity. The magnitude of impact to setting would be moderate.
	The significance would be minor (not significant).	The significance would be negligible to minor (not significant).	The significance would be moderate (significant).
	The effect would be neutral.	The effect would be neutral.	The effect would be neutral.
<i>Maximum parameter and Design Guidelines scenario</i>		J Tower Bridge – grade I	
2.347	This HA is of medium sensitivity. The magnitude of impact to setting would be negligible to minor.	2.351 The Proposed Development would be visible to a small extent in the distance in some views towards Tower Bridge, as shown in view 8. It would be seen beyond existing modern development and in a manner consistent with the existing general character of the context in which this HA is experienced. It would have no effect on the heritage significance of Tower Bridge, its architectural and historic interest, or the ability to appreciate its heritage significance.	
		<i>Maximum parameters scenario</i>	
		2.352 This is a HA of medium to high sensitivity. The magnitude of impact to setting would be negligible to minor.	
		The significance would be negligible to minor (not significant).	



<p><i>Maximum parameter and Design Guidelines scenario</i></p> <p>2.357 These are HAs of medium sensitivity. The magnitude of impact to setting would be moderate.</p> <p>The significance would be moderate (significant).</p> <p>The effect would be beneficial.</p>	<p>Group (iii) East India Dock Road and environs to north</p> <p>2.363 These listed buildings all lie in an area of largely post-war residential development, with most located north of East India Dock Road. The Proposed Development would be seen in the distance in views looking south, in which the towers at Canary Wharf and the Isle of Dogs generally are already visible, in a manner consistent with this existing context. The Proposed Development would recognisably form part of the existing group of tall buildings at Canary Wharf, adding to an existing distinct layer of townscape within the view. The arrangement of plots would have a strong sense of order and would coherently balance tall development around the central point of One Canada Square.</p> <p>2.364 There would be no effect on the ability to appreciate the heritage significance of these buildings, their architectural design, or their historical connections with the local area. This is evident in views 19, 23 and 37 in the TVIA</p> <p><i>Maximum parameters scenario</i></p> <p>2.365 These are HAs of medium sensitivity. The magnitude of impact to setting would be minor to moderate.</p> <p>The significance would be minor to moderate (not significant).</p> <p>The effect would be neutral.</p> <p><i>Maximum parameter and Design Guidelines scenario</i></p> <p>2.366 These are HAs of medium sensitivity. The magnitude of impact to setting would be minor to moderate.</p> <p>The significance would be minor to moderate (not significant).</p> <p>The effect would be neutral.</p>	<p><i>Maximum parameters scenario</i></p> <p>2.368 These are HAs of medium sensitivity. The magnitude of impact to setting would be minor.</p> <p>The significance would be minor to moderate (not significant).</p> <p>The effect would be neutral.</p> <p><i>Maximum parameter and Design Guidelines scenario</i></p> <p>2.369 These are HAs of medium sensitivity. The magnitude of impact to setting would be minor.</p> <p>The significance would be minor to moderate (not significant).</p> <p>The effect would be neutral.</p>
<p>Group (ii) Poplar High Street</p> <p>2.358 This group of listed buildings is focused on Poplar High Street to the north of the Site, and includes buildings facing Poplar Recreation Ground. They lie within an area that has undergone much change since the post-war years. The listed buildings are separated from the site by the busy route of Aspen Way and the elevated Dockland Light Railway line.</p> <p>2.359 The Proposed Development would be seen in the background of views including these listed buildings. The towers at Canary Wharf are already visible and prominent in such views, and the Proposed Development would appear in a manner consistent with this existing context. It would recognisably form part of the Canary Wharf group of tall buildings, adding to an existing distinct layer of townscape within such views. The arrangement of plots would have a strong sense of order and would balance tall development in Canary Wharf around the central point of One Canada Square.</p> <p>2.360 There would be no effect on the ability to appreciate the heritage significance of these buildings, their architectural design or their historical connections with the local area. This is illustrated in views 33, 39, 40, 41 and 42 in the TVIA. There would be no significant effect with regard to the memorials and tombs in the churchyard, which are best appreciated at close range.</p> <p><i>Maximum parameters scenario</i></p> <p>2.361 These are HAs of medium sensitivity. The magnitude of impact to setting would be moderate.</p> <p>The significance would be moderate.</p> <p>The effect would be neutral.</p> <p><i>Maximum parameter and Design Guidelines scenario</i></p> <p>2.362 These are HAs of medium sensitivity. The magnitude of impact to setting would be moderate.</p> <p>The significance would be moderate.</p> <p>The effect would be neutral.</p>	<p>Group (iv) All Saints Poplar</p> <p>2.367 All Saints Church and the group of nearby listed buildings, including the terraced houses built at a similar time to the church, are seen in the context of the tall buildings of Canary Wharf. The Proposed Development would be seen in the distance in some views of the church, a local landmark, as well as the other listed buildings, in a manner consistent with this existing context. The Proposed Development would recognisably form part of the existing Canary Wharf cluster, and would add to an existing distinct layer of townscape within such views. There would be no effect on the ability to appreciate the heritage significance of these buildings, their architectural design or their historical connections with the local area. This is illustrated in views 24 and 40.</p>	<p>Group (v) Limehouse</p> <p>2.370 This group of listed buildings comprises those in the St Anne’s Conservation Area in Limehouse (see below). The group is situated to the north-west of the Site, at a minimum of over 500m away. They all form part of the area identifiable as Limehouse, centred around St Anne’s Church (see ‘listed building D’ above), and they lie in an area of varied townscape character that is fragmented in places, with many in close proximity to post-war and modern development. The Proposed Development would be seen in the background of some views from and towards these HAs, in a similar manner to the existing tall buildings of Canary Wharf. The Proposed Development would form coherent addition to the group of towers at Canary Wharf, and the wider Isle of Dogs cluster, consistent with the existing character of that context. There would be no effect on the ability to appreciate the heritage significance of these buildings, their architectural design or their historical connections with the river and docks. This is evident in views 13, 15 and 20.</p> <p><i>Maximum parameters scenario</i></p> <p>2.371 These HAs are of medium sensitivity. The magnitude of impact to setting would be minor.</p> <p>The significance would be minor to moderate (not significant).</p> <p>The effect would be neutral.</p> <p><i>Maximum parameter and Design Guidelines scenario</i></p> <p>2.372 These HAs are of medium sensitivity. The magnitude of impact to setting would be minor.</p>

<p>The significance would be minor to moderate (not significant).</p> <p>The effect would be neutral.</p>		<p>The effect would be neutral.</p>
<p>Group (vi) <i>Narrow Street and environs</i></p>		<p><i>Maximum parameter and Design Guidelines scenario</i></p>
<p>2.373 The listed buildings within this grouping are set within the street frontage of Narrow Street and in some cases with frontages to Limekiln Dock (they comprise the listed buildings within the Narrow Street Conservation Area, see below). They lie at least 500m from the boundary of the Site. In terms of their heritage setting as found today tall buildings on the Isle of Dogs can be seen in views of and from them.</p>	<p>associated with the docks or road tunnel, and located within a varied urban context including many post-war and modern buildings. They do not have a wider setting that is sensitive to change. The tall buildings of the Isle of Dogs are seen in views from them towards the Site or in the background of many views that include them. The Proposed Development would be a coherent addition to the wider context in which these HAs are experienced, consistent with the existing character of that context. There would be no effect on the ability to appreciate the heritage significance of these buildings, their architectural design or their historical connections with the river and docks. This is illustrated by views 34 and 35.</p>	<p>2.382 These HAs are of medium sensitivity. The magnitude of impact to setting would be negligible.</p>
<p>2.374 The Proposed Development would be visible in some views towards these HAs and would be consistent with the existing settings of these listed buildings as seen in views in this direction. It would not result in a fundamental change to the character of the setting of these listed buildings. The Proposed Development would have a strong sense of order and would be consistent in scale and form with other buildings seen in the Canary Wharf area. It would coherently consolidate the group of tall buildings at Canary Wharf and the wider Isle of Dogs cluster, and would balance tall development around the central point of One Canada Square. There would be no effect on the ability to appreciate the heritage significance of these buildings, their architectural design or their historical connections with the river and docks, as can be seen in views 12 or 13.</p>	<p>The significance would be minor to moderate (not significant).</p> <p>The effect would be neutral.</p>	<p>The significance would be negligible to minor (not significant).</p> <p>The effect would be neutral.</p>
<p><i>Maximum parameters scenario</i></p>	<p><i>Maximum parameters scenario</i></p>	<p><i>Maximum parameters scenario</i></p>
<p>2.375 These are HAs of medium sensitivity. The magnitude of impact to setting would be minor.</p>	<p>2.378 These HAs are of medium sensitivity. The magnitude of impact to setting would be minor.</p>	<p>2.383 This group of listed buildings lies close to the 1km radius boundary, to the north-east of the Site. They lie in an area of varied townscape character that is fragmented in places, the three listed apartment blocks within it forming part of the dominant post-war townscape of the area. Their setting is not sensitive to change. The Proposed Development would be seen in the background of some views of these HAs, in a similar manner to the existing tall buildings of Canary Wharf. The Proposed Development would form a coherent addition to the existing towers at Canary Wharf, and the wider Isle of Dogs cluster, consistent with the existing character of the context. There would be no effect on the ability to appreciate the heritage significance of these buildings, their architectural design or their historical connections with the post-war development of the area.</p>
<p>The significance would be minor to moderate (not significant).</p>	<p>The significance would be minor to moderate (not significant).</p>	<p>The significance would be negligible to minor.</p>
<p>The effect is neutral.</p>	<p>The effect would be neutral.</p>	<p>The significance would be minor (not significant).</p>
<p><i>Maximum parameter and Design Guidelines scenario</i></p>	<p><i>Maximum parameter and Design Guidelines scenario</i></p>	<p><i>Maximum parameter and Design Guidelines scenario</i></p>
<p>2.376 These are HAs of medium sensitivity. The magnitude of impact to setting would be minor.</p>	<p>2.379 These HAs are of medium sensitivity. The magnitude of impact to setting would be minor.</p>	<p>2.384 These HAs are of medium sensitivity. The magnitude of impact to setting would be negligible to minor.</p>
<p>The significance would be minor to moderate (not significant).</p>	<p>The significance would be minor to moderate (not significant).</p>	<p>The effect would be neutral.</p>
<p>The effect is neutral.</p>	<p>The effect would be neutral.</p>	<p><i>Maximum parameter and Design Guidelines scenario</i></p>
<p>Group (vii) <i>Blackwall</i></p>	<p>Group (viii) <i>Blackwall Dock and Coldharbour</i></p>	<p>Group (ix) <i>St Leonard's Road and environs</i></p>
<p>2.377 This group of listed buildings lies to the east of the Site, over 500m away from the boundary of the Site. They are of a utilitarian character and</p>	<p>2.380 These listed buildings are located to the south-east of the Site, beyond the towers at Canary Wharf and under construction at Wood Wharf. They lie within a varied urban context including many post-war and modern buildings. The tall buildings of the Isle of Dogs are seen in the background of many views that include them. If noticed, the Proposed Development would be a high quality addition to the wider context in which these HAs are experienced, consistent with the existing character of that wider context, and seen to a limited extent in the distance in views that include these HAs. There would be no effect on the ability to appreciate the heritage significance of these buildings, their architectural design or their historical connections with the river and docks, as is illustrated by views 34 and 35.</p>	<p>2.385 These HAs are of medium sensitivity. The magnitude of impact to setting would be negligible to minor.</p>
	<p><i>Maximum parameters scenario</i></p>	<p>The significance would be minor (not significant).</p>
	<p>2.381 These HAs are of medium sensitivity. The magnitude of impact to setting would be negligible.</p>	<p>The effect would be neutral.</p>
	<p>The significance would be negligible to minor (not significant).</p>	<p>2.386 These buildings, other than <i>The Former west entrance lock to the South Dock</i> and <i>Cascades</i>, are located on the opposite side of the River Thames</p>

from the Site. They are associated with the historical development of docks in the Rotherhithe area, and with the development of the area as a residential location, including in the 1980s. The Proposed Development would have very little or no effect on the setting of these HAs, and any effect would be entirely consistent with the existing character of that setting, as illustrated by view 27.

Maximum parameters scenario

- 2.387** These are HAs of medium sensitivity. The magnitude of impact to setting would be negligible.

The significance would be negligible to minor (not significant).

The effect would be neutral.

Maximum parameter and Design Guidelines scenario

- 2.388** These are HAs of medium sensitivity. The magnitude of impact to setting would be negligible.

The significance would be negligible to minor (not significant).

The effect would be neutral.

Conservation areas

West India Dock Conservation Area

- 2.389** This conservation area is set within a local and wider context dominated by the tall buildings of Canary Wharf and the wider Isle of Dogs cluster. The Proposed Development would represent a coherent addition to this wider context, consistent with its existing character. The Proposed Development would appear behind the North Quay warehouses and other low scale historic buildings in some views, such as those from West India Dock North and Hertsmere Road (as seen in views 33 to 35 and assessed above). The Proposed Development would be consistent with other buildings seen in the Canary Wharf cluster of tall buildings, would positively consolidate this cluster and balance the tall development around the central point of One Canada Square.

- 2.390** The form of the Proposed Development, containing plots with vertically emphasised proportions, would ensure that it would appear as a distinct contrast with the horizontality of the brick warehouses and other low scale historic buildings further in the foreground of views from the conservation area. The Design Guidelines would ensure that the form and massing of the Proposed Development would be broken up and the architecture and public realm within the Proposed Development would be of a high quality. The public realm enhancements delivered as part of this scheme and taking

into account the Design Guidelines, including the quayside walk and central Quay Square, would enhance the dock edge to the east of the conservation area and permeability around the water's edge in this location, generally enhancing the setting of this conservation area. This is evident in views 33 to 36 and 53 in the TVIA.

Maximum parameters scenario

- 2.391** This is a HA of medium sensitivity. The magnitude of impact to setting is moderate.

The significance would be moderate (significant).

The effect would be neutral.

Maximum parameter and Design Guidelines scenario

- 2.392** This is a HA of medium sensitivity. The magnitude of impact to setting is moderate.

The significance would be moderate (significant).

The effect would be beneficial.

St Matthias Church, Poplar Conservation Area

- 2.393** This conservation area lies north of the Site close to Aspen Way and the elevated DLR line. It is set within a local and wider context dominated by the tall buildings of Canary Wharf and the wider Isle of Dogs cluster. The Proposed Development would be seen at closer range at the southern edges of the conservation area than existing tall buildings. The Proposed Development would represent a coherent addition to this wider context, consistent with its existing character. The Proposed Development would positively consolidate the existing cluster and balance the tall development around the central point of One Canada Square. There would be a distinct stepping down in height within zone NQ.A towards the Conservation Area.

- 2.394** While appearing closer and at a greater apparent height than the existing tall buildings in some cases, this would not represent a fundamental change in the character of the conservation area's setting. The Council's Conservation Area Character Appraisal notes that "*The towers of Canary Wharf set a backdrop to the smaller scale of Poplar, highlighting the distinction between the low rise character of the St. Matthias Conservation Area and its developing metropolitan surrounds.*" Where seen in views including the buildings within this conservation area, the Proposed Development would appear in the middle distance and it would appear as a distinct contrast to the historic buildings in the foreground of such views. This is illustrated in views 33, 39, 40, 41 and 42 in the TVIA.

- 2.395** The relationship with the grade II* Church of St. Matthias, and the grade II listed buildings (group (ii)) is considered in the Listed Buildings section above.

Maximum parameters scenario

- 2.396** This is a HA of medium sensitivity. The magnitude of impact to setting would be moderate.

The significance would be moderate (significant).

The effect would be neutral.

Maximum parameter and Design Guidelines scenario

- 2.397** This is a HA of medium sensitivity. The magnitude of impact to setting would be moderate.

The significance would be moderate (significant).

The effect would be neutral.

Lansbury Conservation Area

- 2.398** This large conservation area lies to the north of the Site, much of it beyond the 500m radius from the boundary of the Site. There are views across the generally low to mid scale post-war development in this area to the towers of the Isle of Dogs, particularly at Canary Wharf, and they are an established feature of the background of many views. The appearance of the Proposed Development in the background of views from this conservation area would be consistent with the existing character of its setting. It would positively consolidate the existing cluster and balance the tall development around the central point of One Canada Square.

Maximum parameters scenario

- 2.399** This is a HA of medium sensitivity. The magnitude of impact to setting would be minor to moderate.

The significance would be minor to moderate (not significant).

The effect would be neutral.

Maximum parameter and Design Guidelines scenario

- 2.400** This is a HA of medium sensitivity. The magnitude of impact to setting would be minor to moderate.

The significance would be minor to moderate (not significant).

The effect would be neutral.

All Saints Conservation Area

2.401 The main views in this conservation area are towards the church, a local landmark, and along the streets that define the former churchyard; there would be little or no effect as a result of the Proposed Development in these views. The Proposed Development would be visible to a limited extent from or in views of this conservation area. Where seen, it would appear in the distance with other tall buildings, and would be consistent with the existing character of such views. The Proposed Development would coherently consolidate the existing Isle of Dogs cluster and would balance the tall development around the central point of One Canada Square. This is evident in views 24 and 40.

Maximum parameters scenario

2.402 This is a HA of medium sensitivity. The magnitude of impact to setting would be minor.

The significance would be minor to moderate (not significant).

The effect would be neutral.

Maximum parameter and Design Guidelines scenario

2.403 This is a HA of medium sensitivity. The magnitude of impact to setting would be minor.

The significance would be minor to moderate (not significant).

The effect would be neutral.

St Anne's Church Conservation Area

2.404 The tall buildings of Canary Wharf and the wider Isle of Dogs cluster are an established aspect of the background of many views from within this conservation area. In common with existing tall buildings within Canary Wharf and the wider Isle of Dogs cluster, the Proposed Development would appear in the background of views from within this conservation area. The Proposed Development would be further away than many of the existing tall buildings seen from this conservation area, and would appear in a manner consistent with the existing character of views. This is evident in views 15, 19, 20 and 23. The relationship with St Anne's Church is considered in the Listed Buildings section above.

Maximum parameters scenario

2.405 This is a HA of medium sensitivity. The magnitude of impact to setting would be minor.

The significance would be minor to moderate (not significant).

The effect would be neutral.

Maximum parameter and Design Guidelines scenario

2.406 This is a HA of medium sensitivity. The magnitude of impact to setting would be minor.

The significance would be minor to moderate (not significant).

The effect would be neutral.

Narrow Street Conservation Area

2.407 The tall buildings of Canary Wharf and the wider Isle of Dogs cluster are an established aspect of the background of many views from within this conservation area. The Proposed Development would appear in some views in a manner consistent with this existing character, including views along Narrow Street. The Proposed Development would be further away than many of the existing tall buildings seen from this conservation area. It would not represent a fundamental change to the existing character of the conservation area's setting. The form and scale of the Proposed Development would be such that it would appear distinct from the conservation area in the foreground, and appreciation of the conservation area would not be affected, as seen in views 12 and 13.

Maximum parameters scenario

2.408 This is a HA of medium sensitivity. The magnitude of impact to setting would be minor.

The significance would be minor to moderate (not significant).

The effect would be neutral.

Maximum parameter and Design Guidelines scenario

2.409 This is a HA of medium sensitivity. The magnitude of impact to setting would be minor.

The significance would be minor to moderate (not significant).

The effect would be neutral.

Coldharbour Conservation Area

2.410 This conservation area lies to the south-east of the Site, beyond and screened from it by the main cluster of towers at Canary Wharf. There

would be no or very limited glimpsed views of the Proposed Development from here, as illustrated in views 26, 34 and 35.

Maximum parameters scenario

2.411 This is a HA of medium sensitivity. The magnitude of impact to setting would be negligible.

The significance would be negligible to minor (not significant).

The effect would be neutral.

Maximum parameter and Design Guidelines scenario

2.412 This is a HA of medium sensitivity. The magnitude of impact to setting would be negligible.

The significance would be negligible to minor (not significant).

The effect would be neutral.

Naval Row Conservation Area

2.413 This conservation area, which is focused principally around a tall brick wall, lies to the north-east of the Site beyond Aspen Way, over 500m from the boundary of the Site. Its immediate context comprises large scale modern commercial buildings, and the under-construction large scale scheme at Blackwall Reach. The Proposed Development would be seen in views to the south-west, in a similar manner to the existing tall buildings of Canary Wharf. It would form a coherent addition to the varied wider urban context and would be consistent with the existing character of that context.

Maximum parameters scenario

2.414 This is a HA of medium sensitivity. The magnitude of impact to setting would be negligible.

The significance would be negligible to minor (not significant).

The effect would be neutral.

Maximum parameter and Design Guidelines scenario

2.415 This is a HA of medium sensitivity. The magnitude of impact to setting would be negligible.

The significance would be negligible to minor (not significant).

The effect would be neutral.



St Frideswides Conservation Area

2.416 This conservation area lies over 500m from the boundary of the Site, to the north-east. Its context is dominated by post-war and later buildings and major highways. The Proposed Development would be seen in views to the south-west, in a similar manner to the existing tall buildings of Canary Wharf. The Proposed Development would form a coherent addition to the varied wider urban context and would be consistent with the existing character of that context.

Maximum parameters scenario

2.417 This is a HA of medium sensitivity. The magnitude of impact to setting would be negligible.

The significance would be negligible to minor (not significant).

The effect would be neutral.

Maximum parameter and Design Guidelines scenario

2.418 This is a HA of medium sensitivity. The magnitude of impact to setting would be negligible.

The significance would be negligible to minor (not significant).

The effect would be neutral.

Balfron Tower Conservation Area

2.419 This conservation area lies close to the 1km radius from the boundary of the Site, to the north-east. Its heritage significance is derived from its post-war townscape and listed apartment blocks, including the 26 storeys high Balfron Tower (listed grade II*, see above). The Proposed Development would be seen in views to the south-west, in a similar manner to the existing tall buildings of Canary Wharf. The Proposed Development would form a coherent addition to the varied wider urban context and would be consistent with the existing character of that context.

Maximum parameters scenario

2.420 This is a HA of medium sensitivity. The magnitude of impact to setting would be negligible.

The significance would be negligible to minor (not significant).

The effect would be neutral.

Maximum parameter and Design Guidelines scenario

2.421 This is a HA of medium sensitivity. The magnitude of impact to setting would be negligible.

The significance would be negligible to minor (not significant).

The effect would be neutral.

Langdon Park Conservation Area

2.422 This conservation area lies largely beyond the 1km radius from the boundary of the Site, to the north-east. Its context is dominated by post-war and later buildings. The Proposed Development would be seen in views to the south-west, in a similar manner to the existing tall buildings of Canary Wharf. The Proposed Development would form a coherent addition to the varied wider urban context and would be consistent with the existing character of that context.

Maximum parameters scenario

2.423 This is a HA of medium sensitivity. The magnitude of impact to setting would be negligible.

The significance would be negligible to minor (not significant).

The effect would be neutral.

Maximum parameter and Design Guidelines scenario

2.424 This is a HA of medium sensitivity. The magnitude of impact to setting would be negligible.

The significance would be negligible to minor (not significant).

The effect would be neutral.

Limehouse Cut Conservation Area

2.425 Much of this conservation area is enclosed in character and the main views into and within it are along the canal (the reason for its designation), away from the Site. There would be no or very limited glimpsed views of the Site from here. If seen the Proposed Development would form a coherent addition to an existing background layer of tall buildings within the views, consistent with the existing character of the conservation area's wider setting.

Maximum parameters scenario

2.426 This is a HA of medium sensitivity. The magnitude of impact to setting would be negligible.

The significance would be negligible to minor (not significant).

The effect would be neutral.

Maximum parameter and Design Guidelines scenario

2.427 This is a HA of medium sensitivity. The magnitude of impact to setting would be negligible.

The significance would be negligible to minor (not significant).

The effect would be neutral.

Brickfield Gardens Conservation Area

2.428 The Proposed Development would be visible from some parts of this conservation area, primarily from the open spaces within it. The existing tall buildings of Canary Wharf and the Isle of Dogs are visible in the background of such views, and the Proposed Development would be consistent with this existing character.

Maximum parameters scenario

2.429 This is a HA of medium sensitivity. The magnitude of impact to setting would be minor.

The significance would be minor to moderate (not significant).

The effect would be neutral.

Maximum parameter and Design Guidelines scenario

2.430 This is a HA of medium sensitivity. The magnitude of impact to setting would be minor.

The significance would be minor to moderate (not significant).

The effect would be neutral.

Locally Listed Buildings

George Green School, East India Dock Road

2.431 This school is a robust and solid composition and sits in a context of mostly post-war development fronting the busy East India Dock Road, close to a number of tall buildings. The Proposed Development would appear in the background of views looking south / south-west from the school. It would

be consistent with the existing backdrop of tall buildings at Canary Wharf.

Maximum parameters scenario

2.432 This is a HA of low sensitivity. The magnitude of impact to setting would be minor.

The significance would be minor (not significant).

The effect would be neutral.

Maximum parameter and Design Guidelines scenario

2.433 This is a HA of low sensitivity. The magnitude of impact to setting would be minor.

The significance would be minor (not significant).

The effect would be neutral.

Garford Street

2.434 The Proposed Development would appear in the background of views looking east along the Garford Street road surface. It would be consistent with the general context in which Garford Street is located.

Maximum parameters scenario

2.435 This is a HA of low sensitivity. The magnitude of impact to setting would be negligible.

The significance would be negligible (not significant).

The effect would be neutral.

Maximum parameter and Design Guidelines scenario

2.436 This is a HA of low sensitivity. The magnitude of impact to setting would be negligible.

The significance would be negligible (not significant).

The effect would be neutral.

Hope and Anchor, Newby Place

2.437 This public house sits in a street context of largely post-war development and is best appreciated in views at close range and looking east, not in

the direction of the Site. The Proposed Development would appear in the background of views including the HA looking south, and would appear consistent with the existing backdrop of tall buildings at Canary Wharf in such views.

Maximum parameters scenario

2.438 This is a HA of low sensitivity. The magnitude of impact to setting would be minor.

The significance would be minor (not significant).

The effect would be neutral.

Maximum parameter and Design Guidelines scenario

2.439 This is a HA of low sensitivity. The magnitude of impact to setting would be minor.

The significance would be minor (not significant).

The effect would be neutral.

World Heritage Sites

Maritime Greenwich WHS

2.440 The Proposed Development would be partially visible in some views from the Maritime Greenwich WHS, such as long range views 6 and 7 within Part 1 of this ES Volume 2. It would generally appear to a negligible extent, behind the main group of tall buildings at Canary Wharf, and with a lower apparent height than One Canada Square. Under-construction buildings on Marsh Wall and Wood Wharf further obscure the Proposed Development from sight. To the very limited extent it would be seen, the Proposed Development would form a coherent addition to the varied wider urban context, consistent with the existing character of that context.

Maximum parameters scenario

2.441 This is a HA of medium to high sensitivity. The magnitude of impact to setting would be negligible.

The significance would be negligible to minor (not significant).

The effect would be neutral.

Maximum parameter and Design Guidelines scenario

2.442 This is a HA of medium to high sensitivity. The magnitude of impact to setting would be negligible.

The significance would be negligible to minor (not significant).

The effect would be neutral.

Tower of London WHS

2.443 The Proposed Development would not be visible generally from the Tower of London and its immediate environs. It would be visible in medium to longer range views towards the Tower of London, in common with existing tall buildings on the Isle of Dogs, such as the LVMF views from London Bridge (views 4 and 5 in the TVIA). To the limited extent it would be seen, the Proposed Development would form a coherent addition to the varied wider urban context around the WHS, consistent with the existing character of that context.

Maximum parameters scenario

2.444 This is a HA of medium to high sensitivity. The magnitude of impact to setting would be negligible.

The significance would be negligible to minor (not significant).

The effect would be neutral.

Maximum parameter and Design Guidelines scenario

2.445 This is a HA of medium to high sensitivity. The magnitude of impact to setting would be negligible.

The significance would be negligible to minor (not significant).

The effect would be neutral.

2.446 For both the WHSs above, an assessment has been carried out against ‘Implementation Point 14 - A framework for assessing the effect of development proposals on WHSs and their setting’ as set out within the ‘London’s World Heritage Sites - Guidance On Settings’ SPG. These are provided in Appendix C.

Mitigation and Monitoring

Mitigation and Monitoring during Construction

2.447 As noted previously, hoardings will be used where possible around the Site as part of the standard construction process. There would be ‘adverse’



effects of ‘moderate’ significance in respect of some above-ground HAs after application of this mitigation, but this is temporary and necessary to deliver the scheme. No further mitigation is required.

Mitigation and Monitoring Once the Proposed Development is Complete and Occupied

2.448 Mitigation has been integral to the design of the Proposed Development, and any unacceptable adverse effects have been avoided. The effects in this assessment have been found to be beneficial or neutral, and therefore do not require mitigation.

Residual Effects

Residual Effects of the Proposed Development

2.449 As no mitigation is required, the residual effects are the same as set out above and in Table 2-4. As the second assessment, the ‘maximum parameters and Design Guideline’ scenario, is considered the most realistic scenario, this is taken to be the residual effect of the Proposed Development.

Table 2-4 Summary of Residual Effects (maximum parameters and Design Guidelines scenario)

Description of Effect	Sensitivity of Receptor	Magnitude of Impact	Significance of effect and nature of effect	Mitigation and Monitoring	Residual Effect	Significant/ not significant
Construction effects						
Quay walls, copings and buttresses to the Import and Export Dock at West Quay and West India Dock North; The warehouses and general offices at the western end of North Quay; St. Matthias Church; listed building groups (i) and (ii); West India Dock Conservation Area; St. Matthias Conservation Area	Medium – medium to high	Moderate	Moderate significance, adverse effect	Hoarding	Moderate significance, adverse effect	Significant
St. Anne’s Church and Churchyard structures; East India Dock House; listed building groups iii, iv, v, vi, vii; Lansbury, All Saints, St. Anne’s Church, Brickfield Gardens and Narrow Street Conservation Areas.	Medium – medium to high	Minor – Minor to moderate	Minor to moderate, adverse	Hoarding	Minor to moderate, adverse	Not significant
Isle of Dogs Pumping Station, Blackwall Basin, Balfron Tower, listed building group ix, George Green School, Hope and Anchor, Newby Place	Low – Medium to High	Negligible to minor - Minor	Minor, neutral	Hoarding	Minor, neutral	Not significant
Nelson House, Tower Bridge, listed building groups viii and x, the Coldharbour, Naval Row, St. Frideswides, Balfron Tower, Langdon, and Limehouse Cut Conservation Areas; the Maritime Greenwich and Tower of London WHSs.	Medium – Medium to high	Negligible	Negligible to minor, neutral	Hoarding	Negligible to minor, neutral	Not significant
Garford St road surface	Low	Negligible	Negligible, neutral	Hoarding	Negligible, neutral	Not significant
Effects once the Proposed Development is complete and occupied						
Listed Buildings						
A - Quay walls, copings and buttresses to the Import and Export Dock at West Quay and West India Dock North	Medium to high	Moderate	Moderate significance, beneficial effect	N/A	Moderate significance, beneficial effect	Significant
B - The warehouses and general offices at the western end of North Quay	Medium to high	Moderate	Moderate significance, beneficial effect	N/A	Moderate significance, beneficial effect	Significant
C - The Church of St Matthias	Medium	Moderate	Moderate significance, neutral effect	N/A	Moderate significance, neutral effect	Significant
D -St Anne’s Church and churchyard structures	Medium to high	Minor	Minor to moderate significance, neutral effect	N/A	Minor to moderate significance, neutral effect	Not significant
E - East India Dock House	Medium	Minor	Minor to moderate significance, neutral effect	N/A	Minor to moderate significance, neutral effect	Not significant
F- Isle of Dogs Pumping Station	Medium	Negligible to minor	Minor, neutral	N/A	Minor, neutral	Not significant
G – Blackwall Basin	Medium to high	Negligible to minor	Minor, neutral	N/A	Minor, neutral	Not significant
H – Balfron Tower	Medium	Negligible to minor	Minor, neutral	N/A	Minor, neutral	Not significant
I – Nelson House	Medium to high	Negligible to minor	Negligible to minor, neutral	N/A	Negligible to minor, neutral	Not significant
J – Tower Bridge	Medium to high	Negligible to minor	Negligible to minor, neutral	N/A	Negligible to minor, neutral	Not significant



Table 2-4 Summary of Residual Effects (maximum parameters and Design Guidelines scenario)

Description of Effect	Sensitivity of Receptor	Magnitude of Impact	Significance of effect and nature of effect	Mitigation and Monitoring	Residual Effect	Significant/ not significant
Group i West India Docks	Medium	Moderate	Moderate significance, beneficial effect	N/A	Moderate significance, beneficial effect	Significant
Group ii Poplar High Street	Medium	Moderate	Moderate significance, neutral effect	N/A	Moderate significance, neutral effect	Significant
Group iii East India Dock Road and environs to the north	Medium	Minor to moderate	Minor to moderate significance, neutral effect	N/A	Minor to moderate significance, neutral effect	Not significant
Group iv All Saints Poplar	Medium	Minor	Minor to moderate significance, neutral effect	N/A	Minor to moderate significance, neutral effect	Not significant
Group v Limehouse	Medium	Minor	Minor to moderate significance, neutral effect	N/A	Minor to moderate significance, neutral effect	Not significant
Group vi Narrow Street and environs	Medium	Minor	Minor to moderate significance, neutral effect	N/A	Minor to moderate significance, neutral effect	Not significant
Group vii Blackwall	Medium	Minor	Minor to moderate significance, neutral effect	N/A	Minor to moderate significance, neutral effect	Not significant
Group viii Blackwall Dock and Coldharbour	Medium	Negligible	Negligible to minor significance, neutral effect	N/A	Negligible to minor significance, neutral effect	Not significant
Group ix St Leonard's Road and environs	Medium	Negligible to minor	Minor significance, neutral effect	N/A	Minor significance, neutral effect	Not significant
Group x Rotherhithe/ Isle of Dogs west	Medium	Negligible	Negligible to minor significance, neutral effect	N/A	Negligible to minor significance, neutral effect	Not significant
Conservation Areas						
West India Dock Conservation Area	Medium	Moderate	Moderate significance, beneficial effect	N/A	Moderate significance, beneficial effect	Significant
St Matthias Church, Poplar Conservation Area	Medium	Moderate	Moderate significance, neutral effect	N/A	Moderate significance, neutral effect	Significant
Lansbury Conservation Area	Medium	Minor to moderate	Minor to moderate significance, neutral effect	N/A	Minor to moderate significance, neutral effect	Not significant
All Saints Conservation Area	Medium	Minor	Minor to moderate significance, neutral effect)	N/A	Minor to moderate significance, neutral effect)	Not significant
St Anne's Church Conservation Area	Medium	Minor	Minor to moderate significance, neutral effect	N/A	Minor to moderate significance, neutral effect	Not significant
Narrow Street Conservation Area	Medium	Minor	Minor to moderate significance, neutral effect	N/A	Minor to moderate significance, neutral effect	Not significant

Table 2-4 Summary of Residual Effects (maximum parameters and Design Guidelines scenario)

<i>Description of Effect</i>	<i>Sensitivity of Receptor</i>	<i>Magnitude of Impact</i>	<i>Significance of effect and nature of effect</i>	<i>Mitigation and Monitoring</i>	<i>Residual Effect</i>	<i>Significant/ not significant</i>
Coldharbour Conservation Area	Medium	Negligible	Negligible to minor significance, neutral effect	N/A	Negligible to minor significance, neutral effect	Not significant
Naval Row Conservation Area	Medium	Negligible	Negligible to minor significance, neutral effect	N/A	Negligible to minor significance, neutral effect	Not significant
St Frideswides Conservation Area	Medium	Negligible	Negligible to minor significance, neutral effect	N/A	Negligible to minor significance, neutral effect	Not significant
Balfroon Tower Conservation Area	Medium	Negligible	Negligible to minor significance, neutral effect	N/A	Negligible to minor significance, neutral effect	Not significant
Langdon Conservation Area	Medium	Negligible	Negligible to minor significance, neutral effect	N/A	Negligible to minor significance, neutral effect	Not significant
Limehouse Cut Conservation Area	Medium	Negligible	Negligible to minor significance, neutral effect	N/A	Negligible to minor significance, neutral effect	Not significant
Brickfield Gardens Conservation Area	Medium	Minor	Minor to moderate significance, neutral effect	N/A	Minor to moderate significance, neutral effect	Not significant
<i>Locally listed buildings</i>						
George Green School, East India Dock Road	Low	Minor	Minor significance, neutral effect	N/A	Minor significance, neutral effect	Not significant
Garford Street	Low	Negligible	Negligible significance, neutral effect	N/A	Negligible significance, neutral effect	Not significant
Hope and Anchor, Newby Place	Low	Minor	Minor significance, neutral effect	N/A	Minor significance, neutral effect	
<i>World Heritage Sites</i>						
Maritime Greenwich WHS	Medium to high	Negligible	Negligible to minor significance, neutral effect	N/A	Negligible to minor significance, neutral effect	Not significant
Tower of London WHS	Medium to high	Negligible	Negligible to minor, neutral effect	N/A	Negligible to minor, neutral effect	Not significant

CLIMATE CHANGE

2.450 Changes expected from climate change, such as increased rainfall levels and temperatures, are unlikely to impact on the relationship of the Proposed Development to above-ground heritage assets during the period of enabling and constructions works, or when the Proposed Development is completed. Above-ground heritage receptors are considered to be of low vulnerability to climatic factors. Therefore the effects as stated in the assessment above will remain unchanged.

ASSESSMENT OF THE FUTURE ENVIRONMENT

Evolution of the Baseline

2.451 It is likely that the Site would remain the same as at present in the short term - i.e. mostly cleared land and occupied by temporary uses only - in which case the effect on heritage assets would remain the same as at present. In the medium to long term, it is more likely that redevelopment plans of a comparable scale to those now proposed would come forward for the Site, given the fact than an implemented scheme for substantial redevelopment already exists, and the Site is in an area allocated for development. Given the large number of consented schemes in the area around the Site, it is likely in the medium term that the local and wider context of the Site will include a significantly expanded Isle of Dogs tall buildings cluster compared to that existing.

Cumulative Effects of the Proposed Development with Other Development Schemes

Cumulative Effects during Construction

2.452 If the construction programme for the Proposed Development were to occur at the same time as that of other cumulative schemes, it is likely that the relative overall effect of the Proposed Development in respect of the identified HAs would remain the same as that set out for the Proposed Development considered on its own i.e. 'moderate' and 'adverse' in effect on the setting of the West India Dock and St Matthias Conservation Areas, the Import Dock and Export Dock, The warehouses and general offices at the western end of North Quay, St Matthias Church and listed building groups (i) and (ii), and no more than 'minor to moderate' and 'adverse' in respect of other HAs, and 'temporary' in all cases. This is because the effects of the Proposed Development on heritage significance would not be altered sufficiently by the presence of cumulative schemes to change the overall effect in respect of each HA.

Cumulative Effects Once the Proposed Development is Completed and Operational

2.453 In longer range views, many of the cumulative schemes (most of them consented, see Part 1) would be visible in combination with the Proposed Development and they would have the effect of expanding the Isle of Dogs cluster to a significant extent, in all directions but particularly to the south, east and west. The Proposed Development would remain consistent with the overall pattern of development within this expanded cluster, in many cases helping to balance its composition around One Canada Square. The consented Hertsmere House scheme would be particularly noticeable in some views together with the Proposed Development, both adding coherently to the part of the Canary Wharf cluster formed by development to the north of One Canada Square.

2.454 With regard to heritage receptors, the effect of the Proposed Development on each asset or group of assets in the context of cumulative consented schemes would be the same as that set out for the Proposed Development considered on its own (under both the 'maximum parameters' and 'maximum parameters with Design Guidelines' scenarios).

2.455 There are two cumulative schemes which are at an early stage of development and have been submitted as scoping applications only. As full design information is not available, these schemes have not been assessed quantitatively (and have not been illustrated in the AVRs in Part 1 of this Volume), but the likely cumulative effects including these schemes are assessed qualitatively below.

2.456 The New City College scheme envisages two residential towers (32 and 46 storeys, as set out in the Scoping Report for this scheme) and a new campus for New City College. In the case of a number of HAs located north of the Site, this would introduce tall buildings at closer range to the HAs than the Proposed Development, and in some cases set directly between HAs and the Proposed Development, such that the Proposed Development could be largely obscured in views towards the HAs. It is therefore likely that the magnitude of impact of the Proposed Development in respect of HAs in Poplar, including St. Matthias Church, would be reduced as a result of the New City College scheme.

2.457 The latest scoping submission scheme for 2 Trafalgar Way proposes three buildings up to a height of 46 storeys. Given the location of this site and the broadly similar (albeit somewhat greater) scale of the 'development proposed compared to the consented scheme, the effects of the scoping scheme would not be significantly different in respect of the Proposed Development compared to that of the scheme considered quantitatively in this assessment.

CONCLUSIONS AND LIKELY SIGNIFICANT ENVIRONMENTAL EFFECTS

2.458 The Site is not located within a conservation area and there are no listed buildings or locally listed buildings above ground on Site; the listed dock wall runs below ground through the Site (this section of the dock wall is considered in the Archaeological Desk Based Assessment submitted with the planning application). There are a number of listed buildings, conservation areas and locally listed buildings in the local area around the Site. Those closest to the Site are to the west within the West India Conservation Area, and north within the St Matthias Church Poplar Conservation Area (as set out above). There are also many other HAs in the wider area around the Site, including the Greenwich World Heritage Site some 2.6km to the south.

2.459 The Site in its existing vacant state does not contribute to the heritage significance of the identified HAs, and detracts from the local context in which those HAs closest to the Site are experienced.

2.460 The HAs in the wider area around the Site are all located within an urban context, in an area which has undergone considerable change since the post-war period and which includes many large scale and tall post-war and modern developments. The Proposed Development would be consistent with this existing context, would have a neutral or beneficial effect with regard to their settings, and would not cause any harm to their heritage significance.

2.461 During the enabling and construction phase of the Proposed Development (under both assessment scenarios), there would be seven significant indirect effects on setting, of 'moderate' significance, which would be 'adverse' in nature. These would be in relation to the settings of the West India Dock and St Matthias Conservation Areas, the Import Dock and Export Dock, The warehouses and general offices at the western end of North Quay, St Matthias Church, and listed building groups (i) and (ii). While the enabling and construction phase would be adverse in effect in the cases set out above, this is a temporary and unavoidable aspect of building activity. It is commonplace in London, would be seen as part of the wider urban townscape, and any harm caused to heritage significance would be temporary and less than substantial in NPPF terms.

2.462 Once the Proposed Development is completed and occupied, there would be seven significant effects. Each of these effects would be neutral in nature in the 'maximum parameters' scenario. In the 'maximum parameters and Design Guidelines' scenario, four of these effects would be beneficial: 'A Quay walls, copings and buttresses to the Import and Export Dock at West Quay and West India Dock North'; 'B The warehouses and general offices at the western end of North Quay', 'Listed building group i West India Docks', and the 'West India Dock Conservation Area'. Three of these effects would be neutral: 'C St Matthias Church'; 'listed building group iii Poplar High Street'; and 'St Matthias Church Poplar Conservation Area'. All other effects are assessed to be 'not significant' and neutral. There would be no adverse effects.

Comparison Against the Indicative Scheme

2.463 The indicative scheme (as shown in the form of a blue wireline in the AVRs in Part 1 of this ES Volume 2) demonstrates how the application of the Design Guidelines and site-wide total floorspace set out in the Development Specification, within the context of the Parameter Plans would result in a coherent but varied development that would be consistent with the existing local and wider context in which the assessed HAs are experienced. The effects of the Indicative Scheme would be the same as those for the Proposed Development in the second 'maximum parameters and Design Guidelines' scenario, and would differ from the 'maximum parameters' scenario in respect of the same receptors and in the same way.



References

Ref. 2-1 The Planning (Listed Buildings and Conservation Areas) Act 1990. The Stationery Office.

Ref. 2-2 Ministry of Housing, Communities and Local Government (2019); National Planning Policy Framework, (www.gov.uk/mhclg)

Ref. 2-3 Ministry of Housing, Communities and Local Government (2014): Planning Practice Guidance (www.gov.uk/mhclg)

Ref. 2-4 Mayor of London (2015); The London Plan – Spatial Development Strategy for Greater London, Consolidated with alterations since 2011, Greater London Authority.

Ref. 2-5 Mayor of London (2019); The London Plan – Intend to Publish London Plan, Greater London Authority.

Ref. 2-6 Mayor of London (2012); London View Management Framework Supplementary Planning Guidance, Greater London Authority.

Ref. 2-7 Mayor of London (2012); London’s World Heritage Sites – Guidance on Settings Supplementary Planning Guidance, Greater London Authority.

Ref. 2-8 Maritime Greenwich World Heritage Site Steering Group, (2014): Maritime Greenwich World Heritage Site: Management Plan, Third Review. Maritime Greenwich World Heritage Site Steering Group.

Ref. 2-9 Historic Royal Palaces (2016): Tower of London World Heritage Site Management Plan, HRP, London.

Ref. 2-10 London Borough of Tower Hamlets (2020): Local Plan 2031: Managing Growth and Sharing Benefits, London Borough of Tower Hamlets.

Ref. 2-11 Historic England (2015): Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment.

Ref. 2-12 Historic England (2015): Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets.

Ref. 2-13 Historic England (2019): Historic Environment Good Practice Advice in Planning Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England, London.

Ref. 2-14 Historic England (2015): Advice Note 4 – Tall Buildings. Historic England.

Ref. 2-15 Historic England (2020): Advice Note 4 – Tall Buildings- Second edition consultation draft.

Ref. 2-16 Hermione Hobhouse (General Editor) (1994): Survey of London: volumes 43 & 44, Poplar, Blackwall and Isle of Dogs.

Ref. 2-17 The Buildings of England, London 5: East, Bridget Cherry and Nikolaus Pevsner, Yale University Press, 1998.

Ref. 2-18 Historic England (2019). Historic England guidance: Conservation Area Appraisal, Designation and Management. Historic England.

Ref. 2-19 Department for Culture, Media & Sport, Circular: Principles of Selection for Listing Buildings (2010). DCMS.

Ref. 2-20 London Borough of Tower Hamlets (2007): West India Dock Conservation Area Character Appraisal and Management Guidelines, London Borough of Tower Hamlets

Ref. 2-21 London Borough of Tower Hamlets (2008): St. Matthias Conservation Area Character Appraisal and Management Guidelines, London Borough of Tower Hamlets

Ref. 2-22	London Borough of Tower Hamlets (2008): Lansbury Conservation Area Character Appraisal and Management Guidelines, London Borough of Tower Hamlets
Ref. 2-23	London Borough of Tower Hamlets (2007): All Saints Conservation Area Character Appraisal and Management Guidelines, London Borough of Tower Hamlets
Ref. 2-24	London Borough of Tower Hamlets (2009): St. Anne's Church Conservation Area Character Appraisal and Management Guidelines, London Borough of Tower Hamlets
Ref. 2-25	London Borough of Tower Hamlets (2009): Narrow Street Conservation Area Character Appraisal and Management Guidelines, London Borough of Tower Hamlets
Ref. 2-26	London Borough of Tower Hamlets (2009): Coldharbour Conservation Area Character Appraisal and Management Guidelines, London Borough of Tower Hamlets
Ref. 2-27	London Borough of Tower Hamlets (2007): St Frideswide's Conservation Area Character Appraisal and Management Guidelines, London Borough of Tower Hamlets
Ref. 2-28	London Borough of Tower Hamlets (2007): Naval Row Conservation Area Character Appraisal and Management Guidelines, London Borough of Tower Hamlets
Ref. 2-29	London Borough of Tower Hamlets (2007): Balfron Tower Conservation Area Character Appraisal and Management Guidelines, London Borough of Tower Hamlets
Ref. 2-30	London Borough of Tower Hamlets (2009): Langdon Park Conservation Area Character Appraisal and Management Guidelines, London Borough of Tower Hamlets
Ref. 2-31	London Borough of Tower Hamlets (2011): Limehouse Cut Conservation Area Character Appraisal and Management Guidelines, London Borough of Tower Hamlets
Ref. 2-32	London Borough of Tower Hamlets (2009): Brickfield Gardens Conservation Area Character Appraisal and Management Guidelines, London Borough of Tower Hamlets
Ref. 2-33	Maritime Greenwich World Heritage Site Steering Group, (2006): Important Views and Tall Buildings. Maritime Greenwich World Heritage Site Steering Group.

APPENDIX C: ASSESSMENT AGAINST ICOMOS METHODOLOGY

2.464 An assessment has been carried out against ‘Implementation Point 14 - A framework for assessing the effect of development proposals in World Heritage Sites and their setting’ as set out within the ‘London’s World Heritage Sites - Guidance On Settings’ SPG for both the Maritime Greenwich and Tower of London WHSs, and these are set out below under the numbered headings suggested by the SPG.

Maritime Greenwich WHS

2.465 This assessment has been mindful of the WHS Management Plan, issued in December 2014 by the Maritime Greenwich World Heritage Site Steering Group (Ref. 2-8), which notes “*whilst it could be said that London’s skyline is a glorious testament to a city at the heart of the commercial and creative world, it is important that the evolving tall building clusters do not have a harmful or negative impact on the views from the World Heritage Site and thus on its OUV*”.

1. Consider the Outstanding Universal Value of the World Heritage Site, including authenticity and integrity

2.466 The WHS comprises principally Greenwich Park, the Queen’s House, the Royal Naval College and the Royal Observatory, together with some surrounding buildings. A draft Statement of Outstanding Universal Value (2011) is provided within the Mayor of London’s ‘London World Heritage Sites - Guidance on Settings’ SPG. The Statement of Outstanding Universal Value was approved by the World Heritage Committee at its 37th session in the summer of 2013. It states that the ensemble of these buildings and landscape ‘*reflects two centuries of Royal patronage and represents a high point of the work of the architects Inigo Jones (1573-1652) and Christopher Wren (1632-1723), and more widely European architecture at an important stage in its evolution. It also symbolises English artistic and scientific endeavour in the 17th and 18th centuries.*’

2.467 The Statement of Outstanding Universal Value sets out the criteria under which the WHS was inscribed in 1997 as follows -

‘*Criterion (i): represent a masterpiece of human creative genius;*

The public and private buildings and the Royal Park at Greenwich form an exceptional ensemble that bears witness to human artistic and creative endeavour of the highest quality.

Criterion (ii): exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town-planning or landscape design;

Maritime Greenwich bears witness to European architecture at an important stage of its evolution, exemplified by the work of great architects such as Inigo Jones and Christopher Wren who, inspired by developments on the continent of Europe, each shaped the architectural development of subsequent generations, while the Park exemplifies the interaction of man and nature over two centuries.

Criterion (iv): be an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history;

The Palace, Royal Naval College and Royal Park demonstrate the power, patronage and influence of the Crown in the 17th and 18th centuries and its illustration through the ability to plan and integrate culture and nature into a harmonious whole.

Criterion (vi): be directly or tangibly associated with events or living traditions, with ideas, or with beliefs, with artistic and literary works of outstanding universal significance.

Greenwich is associated with outstanding architectural and artistic achievements as well as with scientific endeavour of the highest quality through the development of navigation and astronomy at the Royal Observatory, leading to the establishment of the Greenwich Meridian and Greenwich Mean Time as world standards.’

2.468 The Statement goes on to considers the ‘integrity’ of the WHS and states that one of the main threats to this is ‘*from tall buildings, in the setting, which may have the potential to impact adversely on visual integrity*’ It then consider the ‘authenticity’ of the WHS and states that ‘*The ensemble of buildings and landscapes that comprise the Property preserve a remarkably high degree of authenticity.*’

2.469 An ‘Important Views and Tall Buildings’ document (Ref. 2-33) was published in November 2006 on behalf of the Maritime Greenwich WHS. It predates the LVMF but notes the view from the General Wolfe Statue as important and states that ‘*The Canary Wharf towers may be considered a background to the panorama from Wolfe Statue. However, towers any nearer could seriously affect the setting of the World Heritage Site.*’ The document suggests zones or ‘inverted cones’ of maximum storey heights for the area around the WHS; these zones extend to parts of the Isle of Dogs but do not extend as far as the Proposed Development.

2. Analyse the contribution made by the World Heritage Site’s setting to its Outstanding Universal Value.

2.470 The Site is located to the north of the Isle of Dogs tall buildings cluster which can be considered part of the wider setting of the WHS. In existing views from the WHS in the direction of the Site, the substantial established cluster of tall buildings on the Isle of Dogs forms a backdrop to the WHS in the foreground. The River Thames helps to create a sense of separation between them. There is a clear division between the background ‘layer’ of such views, which is dominated by a large number of tall modern buildings, and the foreground of the views, which is dominated by the historic buildings and landscape of the WHS.

2.471 This relationship is acknowledged in the LVMF as positive in reinforcing the distinctiveness of the WHS and states at paragraph 144, in commenting on

the foreground of view 5A.1, that *'The low rise nature of the axial view to Greenwich Palace in the front and middle ground should be preserved with the cluster of taller buildings at Canary Wharf across the River providing layers and depth to the understanding of the panorama.'* It goes on to state at paragraph 146 with reference to the background of the view that *'The composition of the view would benefit from further, incremental consolidation of the clusters of taller buildings on the Isle of Dogs and the City of London. However, any consolidation of clustering of taller buildings on the Isle of Dogs needs to consider how the significance of the axis view from the Royal Observatory towards Queen Mary's House could be appreciated.'*

3. Identify and consider the significance of other HAs

4. Analyse the contribution made by other HAs' settings to their significance

2.472 Other HAs near the Proposed Development are considered earlier in this assessment.

2.473 With regard to other HAs in and around the WHS, it is considered that the distance of the Proposed Development from such assets, and the location of the Site within an established cluster of tall buildings, are such that there is no significant potential for any effect on the heritage significance of other HAs not already considered as part of the WHS.

5. Assess the effects

2.474 The Proposed Development is located approximately 2.6km from the nearest part of the WHS and approximately 2.4km from the nearest part of the buffer zone (at Island Gardens on the southern edge of the Isle of Dogs). It is evident that at this distance the Proposed Development would have no direct effect with regard to the historical and architectural importance of the WHS as set out within the Statement of Significance, Statement of OUV and criteria for inscription, nor will it have a direct effect on the fabric and 'authenticity' of the buildings and landscape within the WHS. The only potential effect on the OUV is with regard to the setting of the WHS and the ability of a viewer to recognise and appreciate the elements within the WHS - that is, the visual 'integrity' of the WHS.

2.475 The Proposed Development would be located within the established cluster of tall buildings on the Isle of Dogs and would therefore appear in the background of some views from and of the WHS (see view nos. 6 and 7). It would appear to a negligible extent in the views presented in Part 1 of this Volume; to the extent it is seen, the Proposed Development would add to the Isle of Dogs tall buildings cluster in a manner consistent with its existing character.

2.476 Overall, the Proposed Development would not represent a major change in views towards the Isle of Dogs in the context of the substantial visual presence of the cluster as already established. It does not affect in any way the ability to recognise and appreciate elements within the WHS, or the appreciation of the significance of the axial view towards the Queen's

House. The Proposed Development's appearance in the background of some views of the WHS, to a minor extent and in a manner consistent with their existing layered character, would not have any effect on the appreciation of the WHS in the foreground of such views and would not adversely affect the visual 'integrity' of the WHS.

2.477 The Proposed Development, using the suggested International Council on Monuments and Sites (ICOMOS) guide contained within the 'London's World Heritage Sites - Guidance On Settings' SPG for assessing the scale of change, is assessed as a 'negligible' change overall in the setting of the WHS (under both the 'maximum parameters' and 'maximum parameters with Design Guidelines' scenarios). This leads to a 'small' assessment for the significance of the impact using the ICOMOS assessment.

6. Potential adverse impacts avoided, reduced or mitigated

2.478 There are no adverse impacts that require mitigation.

7. Potential opportunities for enhancements

2.479 As the effect of the Proposed Development is to add to the setting of the WHS in a manner consistent with its existing character, and in a manner which does not affect the ability to recognise and appreciate the OUV of the WHS, it is not considered that enhancements can be made.

8. Summary and conclusion

2.480 The Proposed Development would appear to a generally negligible or minor extent in the background of some views of the WHS, and its form, appearance and location within such views is consistent with its existing character. It would clearly belong to the background 'layer' of tall buildings which already exists within such views. It would have no effect on the ability to recognise and appreciate the WHS and the various elements within it in the foreground of the views.

2.481 The Proposed Development would therefore be consistent with the requirements of the Statement of Outstanding Universal Value and the 'London's World Heritage Sites - Guidance on settings' SPG. In terms of the NPPF, the Proposed Development *'preserves those elements of the setting that make a positive contribution to or better reveal the significance of the asset'*, and in accordance with the London Plan, although it represents a change to the setting of the WHS, this change does not in any way *'compromise a viewer's ability to appreciate its Outstanding Universal Value'*.

2.482 The Proposed Development would not impact adversely on the visual integrity of the WHS and will have no effect whatsoever on its OUV.

Tower of London WHS

1. Consider the Outstanding Universal Value of the World Heritage Site, including authenticity and integrity

2.483 The WHS comprises the Tower itself within the moat, the moat, the wharf along the river, the area by the Lion Tower, and a small park on Tower Hill. A Statement of Outstanding Universal Value is provided within the Tower of London World Heritage Site Management Plan (2016) by Historic Royal Palaces. It states that the Tower of London 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'*.

2.484 The Statement sets out the criteria under which the WHS was inscribed in 1988 as follows:

'(ii): A monument symbolic of royal power since the time of William the Conqueror, the Tower of London served as an outstanding model throughout the kingdom from the end of the 11th century. Like it, many keeps were built in stone: e.g. Colchester, Rochester, Hedingham, Norwich, or Carisbrooke Castle on the Isle of Wight.'

'(iv): The White Tower is the example par excellence of the royal Norman castle in the late 11th century. The ensemble of the Tower of London is a major reference for the history of medieval military architecture.'

2.485 The Statement goes on to consider the 'integrity' of the WHS and states *'All the key Norman and later buildings, surrounded by their defensive wall and moat, are within the Property boundary. There are few threats to the Property itself, but the areas immediately beyond the moat and the wider setting of the Tower, an ensemble that was created to dominate its surroundings, have been eroded'*.

2.486 Concerning this erosion, it states *'The Tower's landmark siting and visual dominance on the edge of the River Thames, and the impression of great height it once gave, all key aspects of its significance, have to some extent been eroded by tall new buildings in the eastern part of the City of London, some of which predate inscription. Some of these have, to a degree, had an adverse impact on the views into, within and out of the property'*.

2.487 Regarding the prospect of future erosion, it notes *'The Tower's physical relationship to both the River Thames and the City of London, as fortress and gateway to the capital, and its immediate and wider setting, including long views, will continue to be threatened by proposals for new development that is inappropriate to the context. Such development could limit the ability to perceive the Tower as being slightly apart from the City, or have an adverse impact on its skyline as viewed from the river'*.

2.488 The Statement then considers the 'authenticity' of the WHS, stating the following:

'The role of the White Tower as a symbol of Norman power is evident in its massive masonry. It remains, with limited later change, as both an outstanding example of innovative Norman architecture and the most complete survival of a late 11th century fortress palace in Europe. Much of the work of Henry III and Edward I, whose additions made the Tower into a model example of a concentric medieval fortress in the 13th and early 14th centuries, survives. The Tower's association with the development of State institutions, although no longer evident in the physical fabric, is maintained through tradition, documentary records, interpretative material, and the presence of associated artefacts, for example, armour and weaponry displayed by the Royal Armouries. The Tower also retains its original relationship with the surrounding physical elements - the scaffold site, the Prisoners' or Water Gate, the dungeons- that provided the stage for key events in European history, even though the wider context, beyond the moat, has changed.'

Its form, design and materials remain intact and legible as at the time of inscription, accepting the fact that extensive restoration had been undertaken during the 19th century by Anthony Salvin in a campaign to 're-medievalise' the fortress. The Tower is no longer in use as a fortress, but its fabric still clearly tells the story of the use and function of the monument over the centuries. The fabric also continues to demonstrate the traditions and techniques that were involved in its construction. The ability of the Tower to reflect its strategic siting and historic relationship to the City of London is vulnerable to proposals for development that do not respect its context and setting.'

2. Analyse the contribution made by the World Heritage Site's setting to its Outstanding Universal Value.

2.489 The Management Plan discusses the setting of the WHS, noting that *'The setting of the Tower includes its relationship to historic features visible in the urban landscape, and its evolving visual relationships to that landscape, insofar as they contribute to, or detract from, perceptions of its significance and, particularly, its OUV. The importance of setting is enhanced by the Tower's public accessibility and visibility'*.

2.490 The Management Plan notes that the local setting of the Tower comprises the spaces from which it can be seen from street and river level, and the buildings that enclose, or provide definition to, those spaces. This forms an 'arena', defined in Figure 4 on page 23 of that document, whose boundary is strongly influenced by views across the Thames. This arena includes good quality modern buildings of recent construction, such as the nine storey Citizen M Hotel, defining the northern edge of Wakefield Gardens. It also takes in a new ten storey hotel on the site of the former London Guildhall University building (No.100 Minories). The local setting also includes riverside buildings on the south bank, running south-east from London Bridge up to and including Butler's Wharf.

2.491 The immediate setting of the Tower is that part of the local setting that is on the north bank of the Thames. The landscape, both hard (stone paving, cobbles, setts) and soft (trees, grass, vegetation), within the WHS boundary makes an important contribution to the character of the Tower and to the OUV of the WHS. The highly trafficked Tower Hill (A100) forms a road collar around the north/north-east boundary of the WHS that makes an unwelcome contribution to the Tower's immediate setting, diminishing the viewer's ability to appreciate the Tower.

2.492 There is no agreed definition of the wider setting of the Tower of London. For its part, Historic Royal Palaces states in the Management Plan that it comprises *'buildings and areas beyond the local setting that are inter-visible with the Tower, or which could (if redeveloped) have an effect on its setting. The wider setting is therefore not fixed, and is proportionate to the scale of development in the vicinity of the Tower - the taller the development, the further its visual impact will extend'*.

2.493 It goes on to note that the UK government has stated its belief that *'...in the context of London, the wider setting is harder to define for World Heritage properties. The historical development of London is complex and dynamic to the extent that to define the wider setting [of a WHS] in a rigid mechanical framework would be counter-productive to the continued sustainable growth of the capital'*.

2.494 In existing views from the WHS and its immediate setting in the direction of the Site, there is no significant visibility of the existing Isle of Dogs tall buildings cluster. In longer range views, such as the LVMF views from London Bridge, existing buildings on the Isle of Dogs are seen in the distance beyond the Tower of London. They are clearly distinct from the Tower of London and its immediate setting.

3. Identify and consider the significance of other heritage assets;

4. Analyse the contribution made by other heritage assets' settings to their significance

2.495 Other heritage assets within the study area are considered in the main assessment above.

2.496 With regard to other heritage assets within the WHS, there is no significant potential for any effect on the significance of other heritage assets not already considered as part of the WHS.

5. Assess the effects

2.497 The Site lies approximately 3.8km to the east of the Tower of London WHS, separated by dense urban development. It is evident that at this distance the Proposed Development would have no direct effect with regard to the historical and architectural importance of the WHS as set out within the Statement of Significance, Statement of Outstanding Universal Value (OUV) and criteria for inscription, nor would it have a direct effect on the

fabric and 'authenticity' of the buildings and landscape within the WHS. The only potential effect on the OUV is with regard to the setting of the WHS and the ability of a viewer to recognise and appreciate the elements within the WHS - that is, the visual 'integrity' of the WHS.

2.498 The Proposed Development would be one of a number of tall developments lying to the east of the WHS on the Isle of Dogs, and would therefore appear in the background of some medium to long range views towards the WHS such as the LVMF views from London Bridge (see TVIA views 4 and 5). The Proposed Development would add to the grouping of large scale and tall buildings on the Isle of Dogs in the background of such views in a manner consistent with their existing character. It would appear at a lower apparent height than existing elements in the Isle of Dogs cluster, including One Canada Square and Newfoundland, in views at this distance and looking in this direction.

2.499 The Proposed Development would not affect in any way the ability to recognise and appreciate elements within the WHS. The Proposed Development's appearance in the background of some views towards the WHS, in a manner consistent with their existing character, would not have any effect on the appreciation of the WHS in the foreground of such views and would not adversely affect the visual 'integrity' of the WHS.

2.500 The Proposed Development, using the suggested International Council on Monuments and Sites (ICOMOS) guide for assessing scale of change contained within the SPG, is assessed as a 'negligible' change overall in the setting of the WHS (under both the 'maximum parameters' and 'maximum parameters with Design Guidelines' scenarios). This leads to a 'small' assessment for the significance of the effect, using the ICOMOS assessment.

6. Potential adverse impacts avoided, reduced or mitigated

2.501 There are no adverse effects that require mitigation.

7. Potential opportunities for enhancements

2.502 As the effect of the Proposed Development is to add to the wider setting of the WHS in a manner consistent with its existing character, and in a manner which does not affect the ability to recognise and appreciate the OUV of the WHS, it is not considered that enhancements can be made.

8. Summary and conclusion

2.503 The Proposed Development would appear in the background of some medium to long range views towards the WHS, and its form, appearance and location within such views is consistent with their existing character. It would clearly belong to a background 'layer' of tall and modern buildings which already exists on the Isle of Dogs within such views. It would have no effect on the ability to recognise and appreciate the WHS and the various elements within it in the foreground of the views.

2.504 The Proposed Development is therefore consistent with the requirements of the Statement of Outstanding Universal Value and the 'London's World Heritage Sites - Guidance on settings' SPG. In terms of the NPPF, the Proposed Development *'preserves those elements of the setting that make a positive contribution to or better reveal the significance of the asset'*, and in accordance with the London Plan, although it represents a change to the setting of the WHS, this change does not in any way *'compromise a viewer's ability to appreciate its Outstanding Universal Value'*.

2.505 The Proposed Development would not adversely affect the visual integrity of the WHS and would have no effect on its 'Outstanding Universal Value'.



Cityscape Digital Ltd
69 – 85 Tabernacle Street
London, EC2A 4BD

020 7566 8550

www.cityscapedigital.co.uk