

Appendix 2: Assessment of Impacts on Wider Setting

This table refers to Environmental Statement Addendum: Townscape and Visual Impact Assessment Volume 3 July 2019 and Addendum May 2020

The heritage assets impacted and their significance are outlined in Appendix 1: Gazetteer of heritage assets

View Number	View Name	Description of Impacts	Assessment of Impact
View 1	Alexandra Palace	The view is highly sensitive. The magnitude of change is minor. The proposed buildings are visible in the context of other tall buildings.	Minor adverse.
View 2	Parliament Hill	The view is highly sensitive. The magnitude of change is minor. The proposed buildings are visible in the context of other tall buildings.	Minor adverse.
View 3	Kenwood	The view is highly sensitive. The magnitude of change is minor. The proposed buildings are barely visible in the context of other tall buildings.	Minor adverse.
View 4	Primrose Hill	The view is highly sensitive. The magnitude of change is minor. The proposed buildings are visible in the context of other tall buildings.	Minor adverse.
View 5	Greenwich Park	The view is highly sensitive. The magnitude of change is minor. The proposed buildings are visible in the context of other tall buildings.	Minor adverse.
View 6	Blackheath Point	The view is highly sensitive. The magnitude of change is minor. The proposed buildings are visible in the context of other tall buildings.	Minor adverse.
View 8	King Henry VIII's Mound	The view is highly sensitive. The magnitude of change is likely to be minor, but is currently unknown. This view appears to be technically incorrect. It seems unlikely that the proposed buildings would be so large in this view.	Unknown.
View 9w	Tower Bridge North Bastion	The proposed buildings are not visible.	None.
View 10	Tower Bridge South Bastion	The proposed buildings are not visible.	None.
View 10n	Tower Bridge South Bastion	The proposed buildings are not visible.	None.

View 10a	Tower Bridge South Bastion	The proposed buildings are not visible.	None.
View 10b	Tower of London North Wall Walk	The proposed buildings are not visible. This view should be checked because the proposed buildings appear to be drawn too small, given the proximity.	Unknown.
View 11	Waterloo Bridge	The proposed buildings are not visible.	None.
View 12	Waterloo Bridge	The proposed buildings are not visible.	None.
View 13	Waterloo Bridge	The view is highly sensitive. The magnitude of change is minor. The proposed buildings are barely visible in the context of other tall buildings.	Minor adverse.
View 14	The South Bank	The view is highly sensitive. The magnitude of change is minor. The proposed buildings are barely visible in the context of other tall buildings.	Minor adverse.
View 17	Golden Jubilee Footbridges	The view is highly sensitive. The magnitude of change is minor. The proposed buildings are barely visible in the context of other tall buildings.	Minor adverse.
View 18	Golden Jubilee Footbridges	The view is highly sensitive. The magnitude of change is minor. The proposed buildings are barely visible in the context of other tall buildings.	Minor adverse.
View 19	City Hall	The view is highly sensitive. The magnitude of change is minor. The proposed buildings are barely visible in the context of other tall buildings.	Minor adverse.
View 20	City Hall	The proposed buildings are not visible.	None.
View 21	City Hall	The view is highly sensitive. The magnitude of change is minor. The proposed buildings are barely visible in the context of other tall buildings.	Minor adverse.
View 24	Paul Street	The view is highly sensitive. The magnitude of change is moderate to major. The view is into the South Shoreditch Conservation Area. The proposed buildings are visible along the street or in the spaces between buildings, blocking and terminating the local views within or	The impact is moderate to major and adverse. In the cumulative scenario the impact is minor to moderate

		adjacent to the historic area or setting. The proposed buildings are obtrusively visible and are out of scale with local and historical norms characteristic of the heritage assets. The proposed buildings cause harm to the heritage asset.	and adverse.
View 25	City Road	The view is of medium sensitivity. The magnitude of change is minor. The view includes the locally listed Moorfields Eye Hospital within the Moorfields Conservation Area. The proposed buildings are barely visible, although they coalesce with existing development where they are.	The impact is minor to moderate and adverse.
View 26s	Great Eastern Street	The view is of medium sensitivity. The magnitude of change is moderate to major. This is a view into the South Shoreditch Conservation Area which does not currently feature modern taller buildings. The proposed buildings are visible along the street or in the spaces between buildings, blocking and terminating the local views within or adjacent to the historic area or setting. The proposed buildings are obtrusively visible and are out of scale with local and historical norms characteristic of the heritage assets. The proposed buildings cause harm to the heritage asset.	The impact is moderate and adverse. In the cumulative scenario the impact is minor to moderate and adverse. This assessment is not changed by the Addendum.
View 26w	Great Eastern Street	The view is of medium sensitivity. The magnitude of change is moderate to major. This is a view into the South Shoreditch Conservation Area which does not currently feature modern taller buildings. The proposed buildings are visible along the street or in the spaces between buildings, blocking and terminating the local views within or adjacent to the historic area or setting. The proposed buildings are obtrusively visible and are out of scale with local and historical norms characteristic of the heritage assets. The proposed buildings cause harm to the heritage asset.	The impact is moderate and adverse. In the cumulative scenario the impact is minor to moderate and adverse. This assessment is not changed by the Addendum.
View 27	Great Eastern Street	The view is of medium sensitivity. The magnitude of change is moderate to major. The view is across and beyond the South Shoreditch Conservation Area. A winter view was requested but has not been provided. The proposed buildings are visible along the street or in the spaces between buildings, blocking and terminating the local views within or adjacent to the historic area or setting. The proposed buildings are obtrusively visible and are out of scale with local and historical norms characteristic of the heritage assets.	The impact of Plot 2 is moderate and adverse. The impact of Plot 3 is not possible to assess because of the tree in leaf. In the cumulative scenario there is no impact by Plot 2.

View 28	Great Eastern Street	This is a view of high sensitivity. The magnitude of change is major. The proposed buildings are visible behind, above and to the side of the Grade II listed building at 6 to 8 Great Eastern Street, impacting negatively on views of the asset. The proposed buildings are obtrusively visible and out of scale with local and historical norms characteristic of the South Shoreditch Conservation Area and the listed building. Plot 1 forms a wall of development to the north. Plots 1 and 2 coalesce.	The impact is major and adverse. In the cumulative scenario there is no impact from Plot 1, but the proximity and scale of Plot 2 means that the impact remains major and adverse. This assessment is not changed by the Addendum.
View 29	Kingsland Road	This is a view of high sensitivity, given the Grade I listed building and the fact that the view does not currently feature taller modern buildings and is pristine. The magnitude of change is major. Plots 1 and 2 (Plot 2 in particular) form a harmful intrusion and rivals the visual dominance of the Grade I listed St Leonard's Church tower. The proposed buildings are obtrusively visible and out of scale with local and historical norms characteristic of the South Shoreditch Conservation Area and the listed building.	The impact is major and adverse. This assessment is not changed by the Addendum.
View 30	Shoreditch High Street	This is a view of high sensitivity. The magnitude of change is major. The view to the south is stopped by a wall of development. Plot 2 appears off centre and not slender. The proposed buildings are obtrusively visible and out of scale with local and historical norms characteristic of the South Shoreditch Conservation Area.	The impact is major and adverse. This assessment is not changed by the Addendum.
View 31	Shoreditch High Street	This is a view of medium sensitivity. The magnitude of change is major. The view is within the South Shoreditch Conservation Area and includes the Grade II listed former bank at Numbers 180 to 182. The view to the south is partially stopped by large scale development. Plot 2 is not slender. The proposed buildings are obtrusively visible and out of scale with local and historical norms characteristic of the South Shoreditch Conservation Area.	The impact is moderate to major and adverse. In the cumulative scenario the impact is moderate and adverse. This assessment is not changed by the Addendum.
View 32w	Arnold Circus	This is a pristine view of high sensitivity given the designed landscape, Registered Park & Garden, Grade II listed buildings and the Boundary Estate Conservation Area. The magnitude of change is major. The view is stopped by a wall of development, which coalesces. The proposed buildings are visible behind, above and to the side of the II listed buildings of the Boundary Estate, impacting negatively on views	The impact is major and adverse. This assessment is not changed by the Addendum.

		of the asset. The proposed buildings are obtrusively visible and out of scale with local and historical norms characteristic of the Conservation Area and the listed buildings.	
View 32s	Arnold Circus	The proposed buildings are not visible because the trees are in leaf.	None.
View 33	Arnold Circus	This is a view of high sensitivity. The magnitude of change is minor. The proposed buildings are partially visible to the side of the Grade II listed buildings of the Boundary Estate, impacting negatively on views of the asset. The proposed buildings are visible and out of scale with local and historical norms characteristic of the Boundary Estate Conservation Area and the listed buildings.	The impact is moderate and adverse. This assessment is not changed by the Addendum.
View 34	Old Nichol Street	We defer to LBTH colleagues in relation to this view, since the proposed buildings at Plot 4 and the Redchurch Street Conservation Area are both within their borough.	
View 35	Shoreditch High Street	This view is highly sensitive. The magnitude of change is major. The view is within the South Shoreditch Conservation Area and includes Grade II listed buildings at Numbers 187 to 191. The existing and cumulative views do not feature modern taller building. The proposed buildings block views to the south east and have the effect of stopping up the street. Plot 2 appears out of scale with the historic norms of the adjacent South Shoreditch Conservation Area. Despite changes to the shoulder height, the upper element of Plot 1 makes the building too tall in relation to the Tea Building. Plot 1 appears as a monolithic slab.	The impact is major and adverse. This assessment is not changed by the Addendum.
View 36	Bethnal Green Road	This view is of medium sensitivity. The existing and cumulative views feature some modern taller buildings. The magnitude of change is major. The proposed buildings coalesce with each other and with the existing taller buildings to form a wall of development. This is harmful to the setting of the listed buildings at 123 to 159 (odd) Bethnal Green Road and the setting of the Redchurch Conservation Area.	The impact is moderate to major and adverse. This assessment is not changed by the Addendum.
View 36n	Bethnal Green Road	This view is of medium sensitivity. The existing and cumulative views feature some modern taller buildings. The magnitude of change is major. The proposed buildings coalesce with each other and with the existing taller buildings to form a wall of development. This is harmful	The impact is moderate to major and adverse. This assessment is not changed by the Addendum.

		to the setting of the listed buildings at 123 to 159 (odd) Bethnal Green Road and the setting of the Redchurch Conservation Area.	
View 37	Hereford Street	This is a view of medium sensitivity. The magnitude of change is moderate to major. The existing view includes postwar housing but this is muted in tone and scale: the setting is therefore almost pristine. The proposed buildings are visible to the side of the Grade II* listed building (St Matthew's Church), impacting negatively on views of the asset. The proposed buildings are obtrusively visible and out of scale with local and historical norms characteristic of the Fournier Street and Brick Lane Conservation Area and the listed building.	The impact is moderate and adverse.
View 38	Weavers Field	This is a view of low sensitivity. The magnitude of change is minor. There are no heritage assets in the view and the existing and cumulative views show modern taller buildings. The proposed buildings will be visible in a context of taller buildings and there is a cumulative impact.	The impact is minor and adverse.
View 39	Cheshire Street	This is a view of medium sensitivity. The magnitude of change is minor. The proposed buildings are barely visible in the context of other tall buildings.	The impact is minor and adverse.
View 40	Bethnal Green Road	This is a view of high sensitivity. The magnitude of change is major. The proposed buildings cause harm to the settings of the Grade II listed former Public House and the Redchurch Conservation Area because the buildings are out of scale with the local context and the buildings coalesce to form a monolithic wall of development.	The impact is major and adverse. This assessment is not changed by the Addendum.
View 41	Allens Gardens	This is a view of low sensitivity. The magnitude of change is moderate to major. Although this view is within the Brick Lane and Fournier Street Conservation Area, it is not a historically important view, since the features seen are recent. The proposed buildings will be visible in the middle distance, partially obscured by young trees.	The impact is minor to moderate and adverse.
View 42	Woodseer Street	This is a view of medium sensitivity. The magnitude of change is minor. Plot 2 is just visible, partially backdropping the houses in the Brick Lane and Fournier Street Conservation Area.	The impact is minor to moderate and adverse.
View 43	Commercial Street	This is a view of high sensitivity. The magnitude of change is major. The existing view in the settings of the Brick Lane and Fournier Street	The impact is major and adverse.

		and Elder Street Conservation Areas do not feature modern taller buildings. The proposed buildings stop the view and heritage assets are back dropped. Plot 2 competes with the Grade II listed 135 to 153 Commercial Street in the view.	
View 43n	Commercial Street	This is a view of high sensitivity. The magnitude of change is major. The existing view in the settings of the Brick Lane and Fournier Street and Elder Street Conservation Areas do not feature modern taller buildings. The proposed buildings stop the view and heritage assets are back dropped. Plot 2 competes with the Grade II listed 135 to 153 Commercial Street in the view.	The impact is major and adverse.
View 44	Commercial Street	This is a view of high sensitivity. The magnitude of the change is major. This view within the Brick Lane and Fournier Street Conservation Area includes the Grade II listed Spitalfields Market and does not feature modern taller buildings at present. The proposed buildings, particularly Plots 1, 2 and 8a back drop the heritage assets, particularly Spitalfields Market. The visual effect of the cuboidal proposed buildings in relation to the gables of the market is particularly poor.	The impact is major and adverse. This assessment is not changed by the Addendum.
View 46	Commercial Street	This is a view of high sensitivity. The magnitude of change is major. This view within the Brick Land and Fournier Street and Elder Street Conservation Areas includes the Grade II listed Commercial Tavern Public House and does not currently feature modern taller buildings. The proposed buildings, particularly Plot 2, spectacturely backdrop the listed building, with further backdopping by Plots 3 and 8a. This causes harm to the Conservation Areas and the setting of the listed building.	The impact is major and adverse.
View 47	Bishopsgate	This is a view of medium sensitivity. The magnitude of change appears to be minor. The proposed buildings are barely visible in the context of other tall buildings. We are unsure whether Plot 2 is drawn correctly in this view.	Unknown..
View 48	Old Spitalfields Market	This is a view of low sensitivity. The magnitude of change is minor. The proposed buildings are barely visible in the context of other tall buildings.	The impact is minor and neutral.
View 49	Folgate Street	This is a view of high sensitivity. The magnitude of change is major.	The impact is major and

		The existing view within the Elder Street Conservation Area includes the Grade II listed houses in Elder Street and does not currently feature modern taller buildings. This is a particularly sensitive and pristine view. In this view the proposed buildings stop the end of the street with a coalescing monolithic mass which is out of scale with the historic context. The historic houses are back dropped and there is serious harm to the setting of the listed buildings and the Conservation Area.	adverse.
View 49n	Folgate Street	This is a view of high sensitivity. The magnitude of change is major. The existing view within the Elder Street Conservation Area includes the Grade II listed houses in Elder Street and does not currently feature modern taller buildings. This is a particularly sensitive and pristine view. In this view the proposed buildings stop the end of the street with a coalescing monolithic mass which is out of scale with the historic context. The historic houses are back dropped and there is serious harm to the setting of the listed buildings and the Conservation Area.	The impact is major and adverse.
View 50	Norton Folgate	This view is of low sensitivity. The magnitude of change is moderate to major. The proposed buildings are visible in the context of modern buildings.	The impact is minor to moderate and adverse.
View 51n	Norton Folgate	This view is of high sensitivity. The magnitude of change is major. During the course of this application, the South Shoreditch Conservation Area has been extended to include the buildings on the right hand side of the road in the middle distance. A day view is required. The existing view does not generally feature modern taller buildings. Based on the night view, it is clear that the historic buildings will be severely backdropped by Plot 2, with Plots 1, 3 and 8a coalescing to form a wall of development. This is harmful to the setting of the new part of the South Shoreditch Conservation Area.	The impact is major and adverse. This assessment is not changed by the Addendum.
View 52	Brick Lane	We defer to LBTH colleagues in relation to this view.	
View 53	Hanbury Street	We defer to LBTH colleagues in relation to this view.	
View 54	Brick Lane	We defer to LBTH colleagues in relation to this view.	
View 55	Kingsland Road	This is a view of medium sensitivity. The magnitude of change is moderate to major. This is an unusual view from within the Kingsland Road and Regents Canal Conservation Areas, down the Roman road	The impact is moderate and adverse.

		with the edges marked by the minaret of the Suleymaniye Mosque and the spire of the Grade I listed St Leonard's Church. The view does not currently feature modern taller buildings. The proposed buildings, particularly Plot 2, will be very visible and have the effect of stopping the view.	
View 56s	Geffrye Museum	This is a view of high sensitivity. There is no visible change while the trees are in leaf. This view within the front garden of the Grade I listed Geffrye Museum which does not currently feature modern taller buildings above the ridge line of the south wing of the museum. Plot 2 will rise above the ridge line, more noticeably in winter and have the effect of backdropping the listed building at a distance.	None.
View 56w	Geffrye Museum	This is a view of high sensitivity within the front garden of the Grade I listed Geffrye Museum, which does not currently feature modern taller buildings above the ridge line of the south wing of the museum. The magnitude of change is minor. Plot 2 will rise above the ridge line, more noticeably in winter and have the effect of backdropping the listed building at a distance.	The impact is moderate and adverse.
View 58	Rear of Shoreditch Church	This is a view of high sensitivity. The magnitude of change is moderate to major. This view is from within the South Shoreditch Conservation Area and includes the listed buildings within the Boundary Estate Conservation Area and the rear part of the Grade I listed St Leonard's Church. The view includes some modern taller buildings, but the proposed buildings will add to the extent of backdropping by infilling a previously open part of the view..	The impact is moderate to major and adverse.
View 59	Worship Street	This is a view of medium sensitivity. The magnitude of change is minor. The proposed buildings are barely visible in the context of other tall buildings.	The impact is minor to moderate and adverse.
View 60	Blossom Street	This is a view of medium sensitivity. The existing view within the Elder Street Conservation Area does not currently feature modern taller buildings, although some of the buildings in this view are modern. The magnitude of change is major. In this view Plot 2 stops the end of the street with a mass which is out of scale with the historic context. The historic houses to the left are back dropped and there is harm to the setting of the Conservation Area.	The impact is moderate to major and adverse.

View 61	Quaker Street	This is a view of medium sensitivity. The magnitude of change is major. This view is within the Brick Lane and Fournier Street Conservation Area. The proposed buildings at Plots 1 and 2 will stop up the view and backdrop existing buildings. The extent of ghosting in the rendering of Plot 1 does not accurately illustrate the potential impact.	The impact is moderate to major and adverse.
View 62	Quaker Street	This is a view of medium sensitivity. The magnitude of change is major. Parts of this view are within the Brick Lane and Fournier Street Conservation Area and the view currently features low rise, albeit poor quality, buildings in the foreground. The proposed building at Plot 3 will cause a dramatic change. Plot 3 is out of scale for the historic context and causes harm to the Conservation Area.	The impact is moderate to major and adverse.
View 63	Commercial Street	This is a view of high sensitivity. The magnitude of change is major. The buildings in the foreground to the right are now within the South Shoreditch Conservation Area and the middle ground includes parts of the Brick Lane and Fournier Street and Elder Street Conservation Areas. The view does not currently feature modern taller buildings. The proposed buildings at Plots 2 and 3 are out of scale with the local context. Plot 2 will backdrop Wall B2, part of the Grade II listed Oriol Gate. Plot 3 is particularly incumbent in this view, particularly at its upper parameter and given that no relief is afforded since the massing falls to the edge of the pavement without a setback or podium. We question whether the view accurately shows the height of Plot 3. The pedestrian experience along Commercial Street will be enhanced by the works to the Wall B2, which will be more activated, but may be subject to uncomfortable wind effects from Plots 2 and 3.	The impact is major and adverse. In the cumulative scenario the impact is moderate to major and adverse.
View 64	Commercial Street	This is a view of high sensitivity. The magnitude of change is major. This view is within the Brick Lane and Fournier Street and Elder Street Conservation Areas and includes the Grade II listed former Police Station. The view does not feature modern taller buildings at present. The proposed buildings at Plots 2 and 3 partially stop the longer views and severely backdrop the historic buildings to the right hand side. Plot 3 is particularly incumbent in this view in relation to its historic neighbour, with no relief through a podium or stepping down. We question whether the view accurately shows the height of Plot 3.	The impact is major and adverse.

View 65	Shoreditch High Street	This is a view of high sensitivity. The magnitude of change is major. This view includes parts of the South Shoreditch Conservation Area in the middle distance and the new extension to the area to the right, with the Grade II listed Oriel Gate in the central middle ground. The view does not generally feature modern taller buildings. The proposed building at Plot 2 dominates, overshadows and backdrops both the listed building and the new extension to the Conservation Area. Plot 1 blocks views of the Tea Building and is out of scale with the local context: the upper section is particularly incumbent in this view.	The impact is major and adverse. This assessment is not changed by the Addendum.
View 66	Shoreditch High Street	This is a view of high sensitivity. The magnitude of the impact is major. This view features the Tea Building within the South Shoreditch Conservation Area. The view does not generally feature modern taller buildings. The proposed building at Plot 1 dominates the street scene with its excessive and non-contextual height and bulk. The proposed lift tower is particularly aggressive and visually prominent in this view.	The impact is major and adverse. This assessment is not changed by the Addendum.