

View 1 - EXISTING: Southwark Arches, next to the Palestra building, looking west

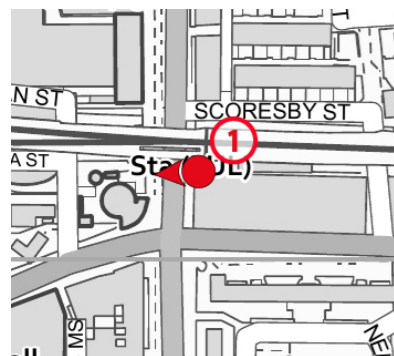
Existing:

This view is taken from the south of the railway viaduct on Blackfriars Road, by Palestra House and looking west towards Southwark underground station. The development site lies at the centre of this view, but is not visible here as it is obscured behind the buildings in the foreground. These include: Southwark station, the yellow brick Benson House and Styles House (a 12-storey post-war apartment block in red brick).

The visual receptors in this view are the general public and users of the nearby office and residential blocks, as well students and those using the underground. This view includes a variety of buildings with different architectural styles, including the contemporary towers by the Shell Centre, in the background. Also visible in this view are the London Eye and the Capital Tower/Union Jack building at No. 91 Waterloo Road, which features a post-war tower with brown façade. Southwark College can also be seen to the left of the view.



Viewpoint map



View 1 - PROPOSED: Southwark Arches, next to the Palestra building, looking west



Proposed:

The proposed development is depicted as a blue wireline in this view. From this angle only the upper parts of the eastern elevation will be visible. Its stepped form, of 10 and eight storeys, will be visible from this angle, as will be the serrated effect on its flank, resulting from the corner balconies. Though the London Eye will be occluded from this angle, this is not a particularly important view of the landmark. The proposed development will add greater legibility and hierarchy to the overall townscape of this view, resulting in a **beneficial effect** on visual amenity.

This page is intentionally left blank

View 1 - CUMULATIVE: Southwark Arches, next to the Palestra building, looking west



Cumulative:

The only cumulative schemes that will interact with the proposed development in this view are Elizabeth House and the Cornwall Road redevelopment (the Grainger scheme); these are illustrated as orange wirelines here. Together with the proposed development the cumulative effect will be **beneficial**, on the basis that these schemes will come forward at a high level of design and architectural quality, which will enhance the visual amenity of the view from this angle, with the Elizabeth House scheme land-marking the location of Waterloo Station within the townscape.

View 2 - EXISTING: Union Street, between The Lord Nelson PH and Rowland Hill House, opposite junction with Gambia Street, looking west

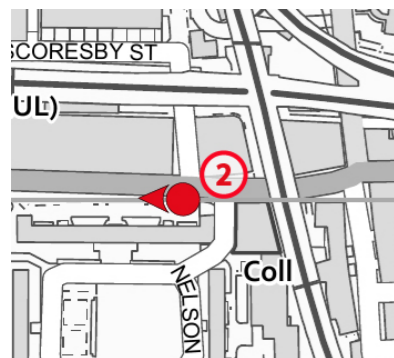
Existing:

This view is taken from south of Palestra House, on Union Street looking east. The right of this view is dominated by the glazed façade of Palestra House, while to the left it is framed by Rowland Hill House and the line of mature trees at its front. The centre of the view is occluded by trees, and only some parts of Styles House and the Grade II listed No. 74 Blackfriars Road (including its brick façade and early 19th century stucco front) are visible.

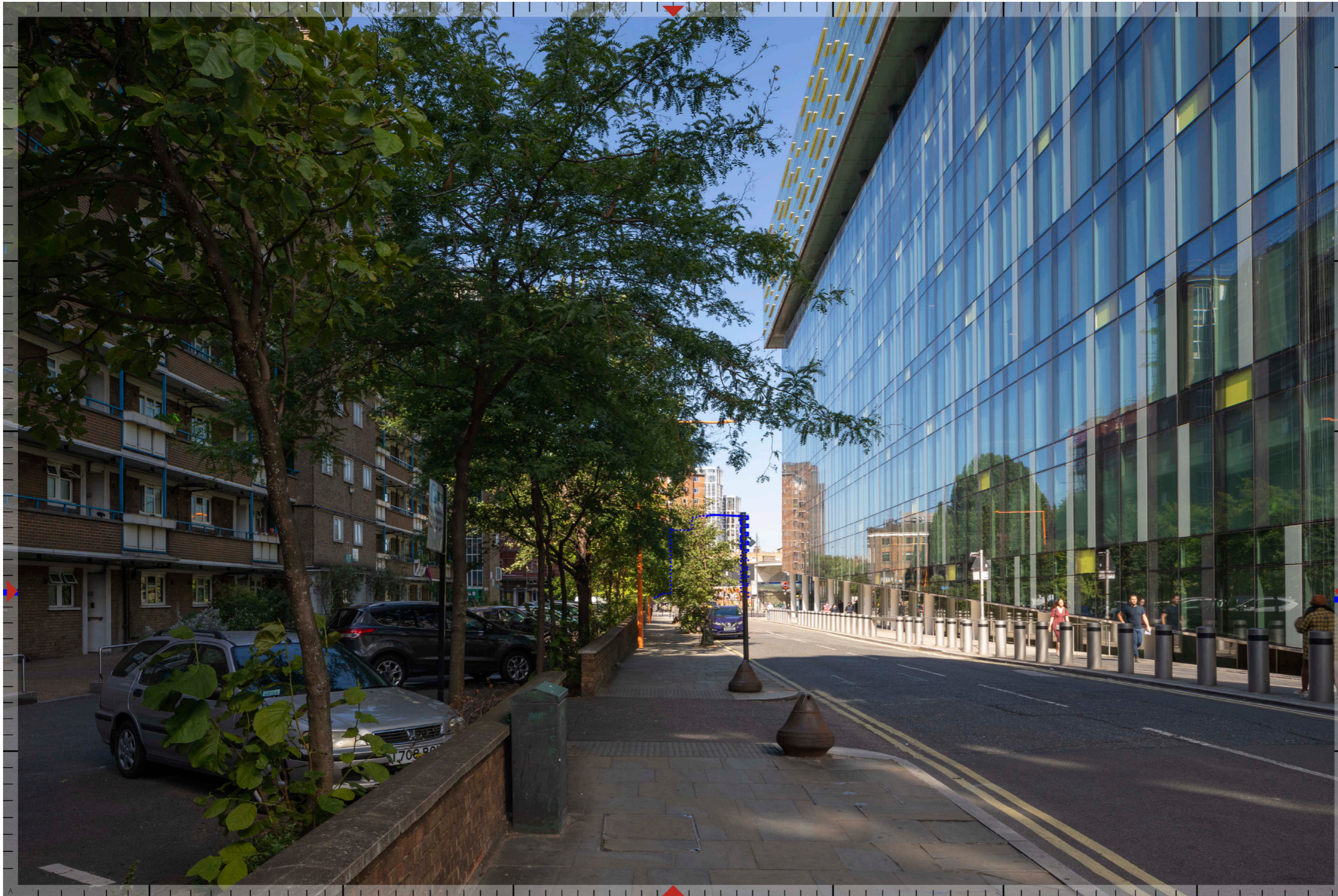
The visual receptors along Union Street are mostly comprised of local residents and office workers in the area.



Viewpoint map



View 2 - PROPOSED: Union Street, between The Lord Nelson PH and Rowland Hill House, opposite junction with Gambia Street, looking west



Proposed:

The proposed development is illustrated as blue wireline here. From this distance, only the upper parts of the tallest element will be visible. Most of the buildings within this view, including the proposed development, are occluded by the intervening townscape. Therefore, the proposed development will only bring about a small level of change to the view, occluding parts of the new buildings by the Shell Centre, in the backdrop. Owing to its reduced visibility and the intervening distance from the viewer, the proposed development is expected to have a mostly **neutral** effect on this view.

This page is intentionally left blank

View 2 - CUMULATIVE: Union Street, between The Lord Nelson PH and Rowland Hill House, opposite junction with Gambia Street, looking west



Cumulative:

None of the relevant cumulative schemes identified will be visible in this view, therefore there will be **no cumulative effect**.