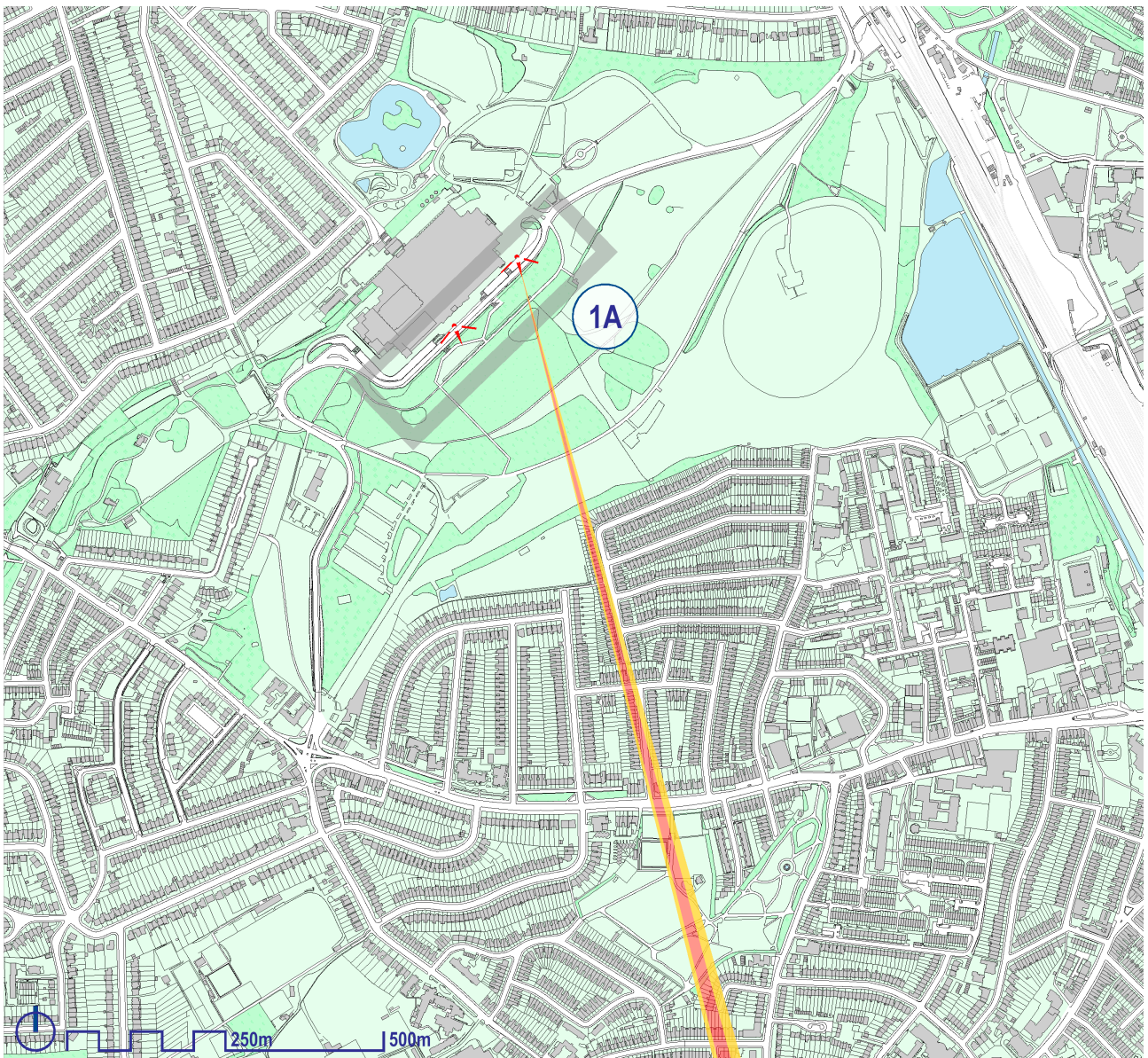
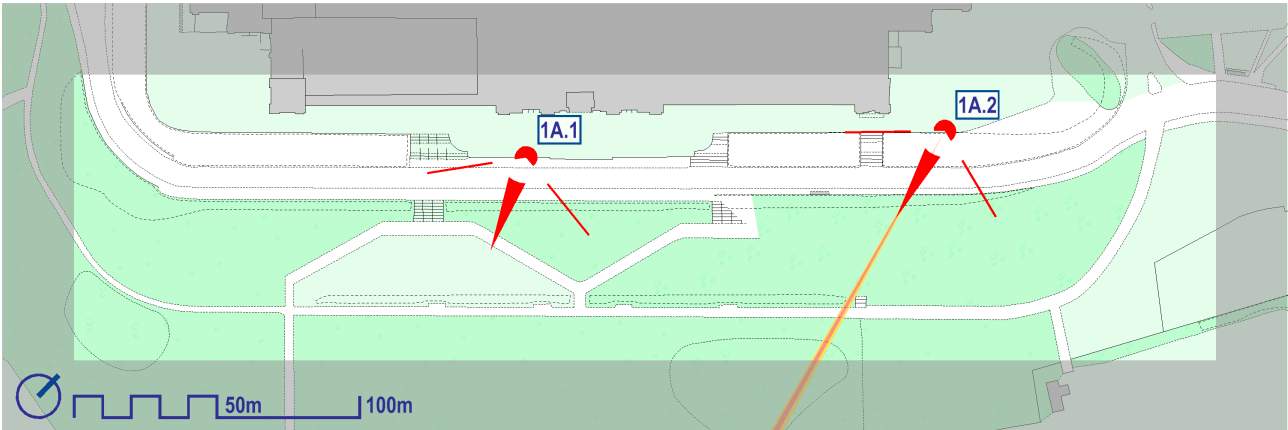


1 London Panorama: Alexandra Palace

- 80 The viewing terrace at Alexandra Palace, set in 196 acres of parkland on the rising ground of Muswell Hill, provides a panoramic view to the south. A predominantly vegetated ridge running across the view forms a distinction between the middle ground and the background. This distinction is crucial to the quality of the panorama.
- 81 There is one Viewing Location at Alexandra Palace: 1A, looking south.



Viewing Location 1A Alexandra Palace: the viewing terrace



N.B for key to symbols refer to image 1



Panorama from Assessment Point 1A.1 Alexandra Palace: the viewing terrace – south-western section



Panorama from Assessment Point 1A.2 Alexandra Palace: the viewing terrace – approaching from the north-eastern carpark

Description of the View

- 82 There are several positions along the terrace from which to see the panorama and St Paul's Cathedral. For this reason two Assessment Points have been identified. Assessment Point 1A.1 represents the best position to see the wider panorama, and Assessment Point 1A.2 is the best position from which to appreciate St Paul's Cathedral. The latter is managed by way of a Protected Vista.
- 83 The trees in Alexandra Park, which slopes into the valley below, dominate the foreground of the view. Views of the panorama are limited, in some places, to glimpses through these trees.
- 84 The middle ground rises from the park to a ridge running east west across the panorama. This part of the view has a broadly residential character dominated by red brick terrace houses, pitched roofs and mature vegetation interspersed by church spires and public buildings.
- 85 The wide background of the panorama includes a number of focal points. These include a cluster of taller buildings in the City of London, incorporating St Paul's Cathedral, Euston Tower, BT Tower, Centre Point and the Shard. From some positions, a second cluster of tall buildings at the Docklands is visible, beyond an open middle ground. The peristyle, dome and lantern of St Paul's Cathedral are particularly visible from the eastern entry to the terrace, owing to a dip in the east west ridgeline.
- 86 The panorama provides a strong sense of the geography and topography of the flatter, eastern parts of London, extending towards the Thames Estuary.

Landmarks include:

St Paul's Cathedral (I) †
 The London Eye
 BT Tower (II)
 The Shard

Also in the views:

Caledonian Market Clock Tower (II*)
 Canary Wharf
 Broadgate Tower
 City cluster of tall buildings
 London Bridge cluster of tall buildings
 St Pancras Station (I)
 Euston Tower

() Grade of Listed Building

† Strategically Important Landmark

Visual Management Guidance

- 87 New tall buildings in the panorama should consolidate and improve the composition of the existing clusters of towers and preserve the distinction between the lower density residential character of the middle ground and the higher density character of central London in the background.



View from Assessment Point 1A.1 Alexandra Palace: the viewing terrace – south-western section (South-western area of terrace). 529611.2E 189963.7N. Camera height 94.11m AOD. Aiming at Swiss Re (Apex of tower). Bearing 157.0°, distance 9.5km.

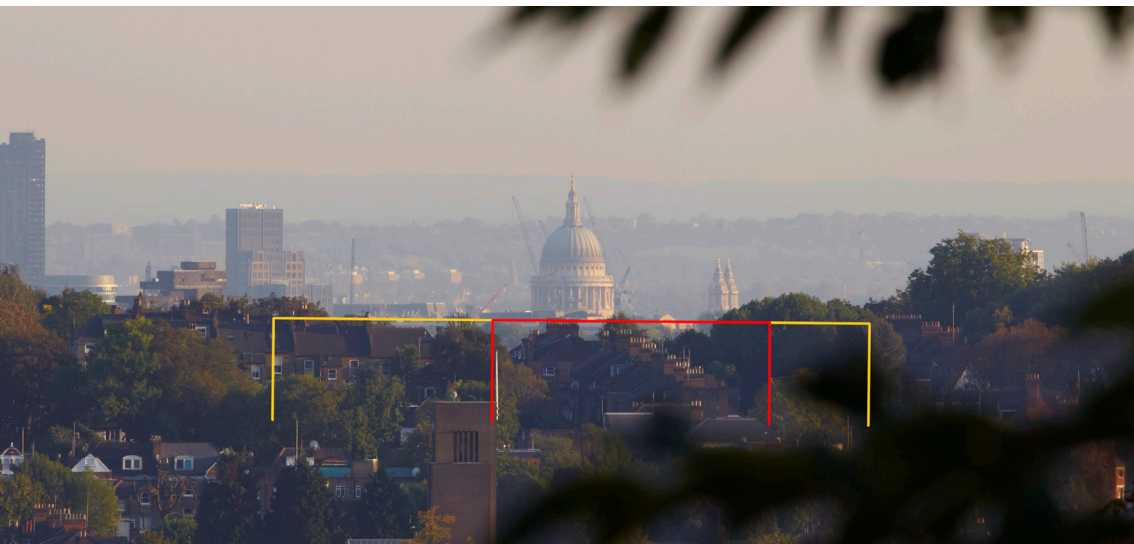


Foreground & Middle Ground

- 88 Development that breaches the vegetated ridgeline should not compromise the distinction between the middle ground and background. All development should make a positive contribution to the existing characteristics of the view.
- 89 The dome and western towers of St Paul's Cathedral make an important contribution to the viewer's ability to recognise and appreciate the landmark as a whole. Therefore, they are included in the Landmark Viewing Corridor of the Protected Vista.

Background

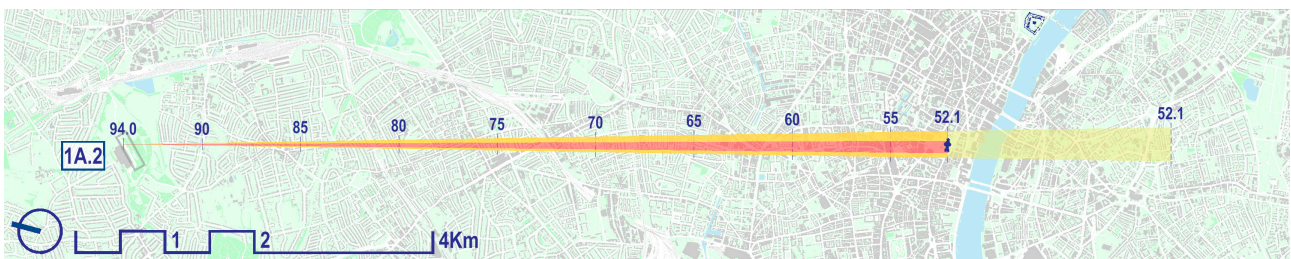
- 90 Development should reinforce the existing composition of the view. It should consolidate existing townscape elements and manage development near St Paul’s Cathedral carefully. The dome and peristyle are clearly recognised in the panorama because they are vertical elements set against two distinct ranges of hills with a strong horizontal emphasis. Development in the Wider Setting Consultation Area should preserve or enhance the viewer’s ability to recognise and appreciate the peristyle, drum, dome and western towers of St Paul’s Cathedral when viewed from the Viewing Place.



View from Assessment Point 1A.2 Alexandra Palace: the viewing terrace – approaching from the north-eastern carpark (Approx 90m north-east of viewing telescope). 529710.3E 190072.2N. Camera height 94.00m AOD. Aiming at St Paul’s Cathedral (Central axis of the dome, at the base of the drum). Bearing 165.3°, distance 9.2km.

Management of the Viewing Location

- 91 Tree growth in the foreground can diminish the viewer’s ability to see the panorama. The Landscape Management Strategy should ensure that views (particularly those from the Assessment Points) are accessible.
- 92 The viewers’ experience of the view would be enhanced if the area adjacent to the northeastern car park were improved. Plaques, describing the view, should be provided in positions that reflect the above guidance.



Annotated map of Protected Vista from Assessment Point 1A.2 to St Paul’s Cathedral

