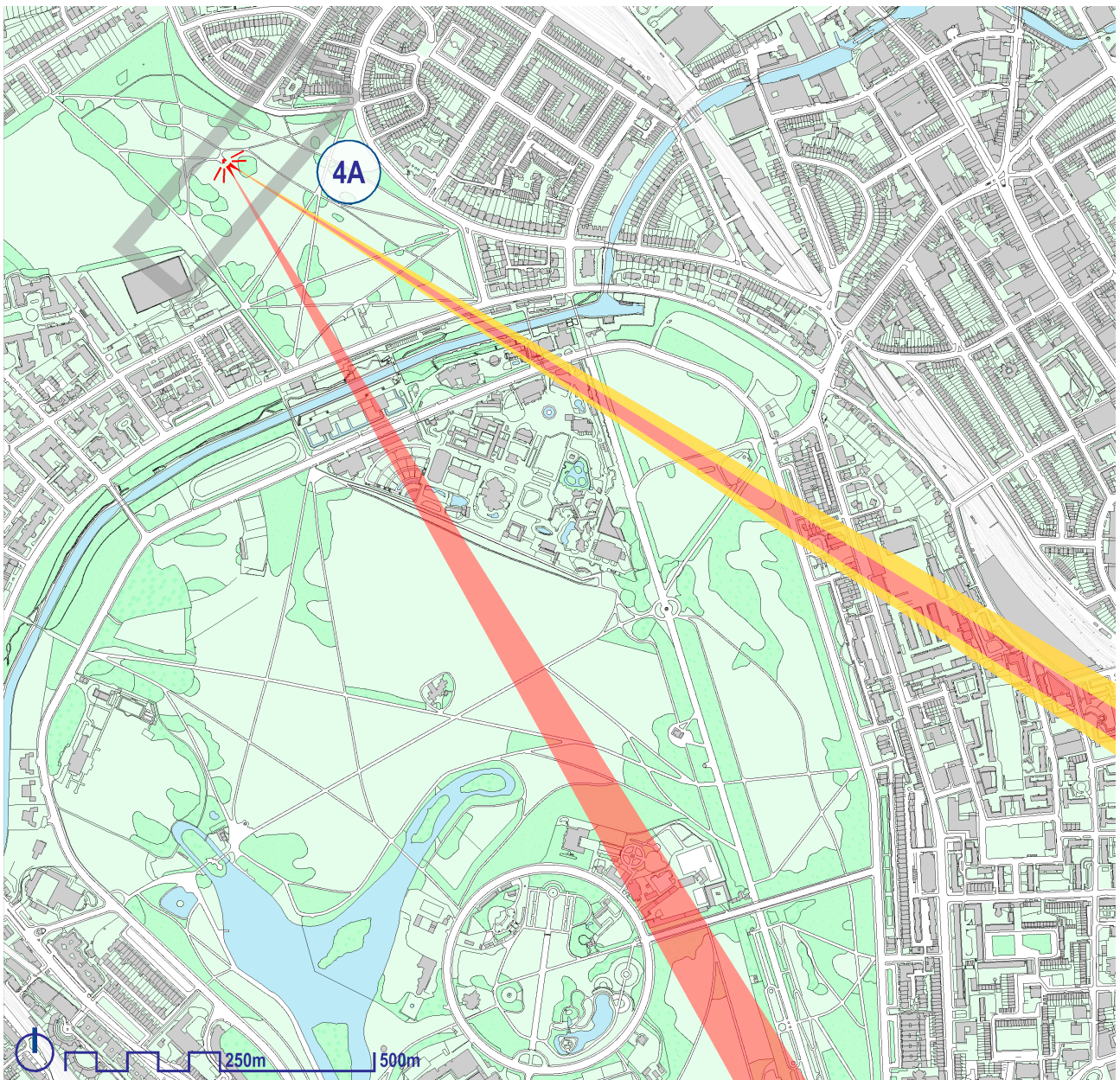
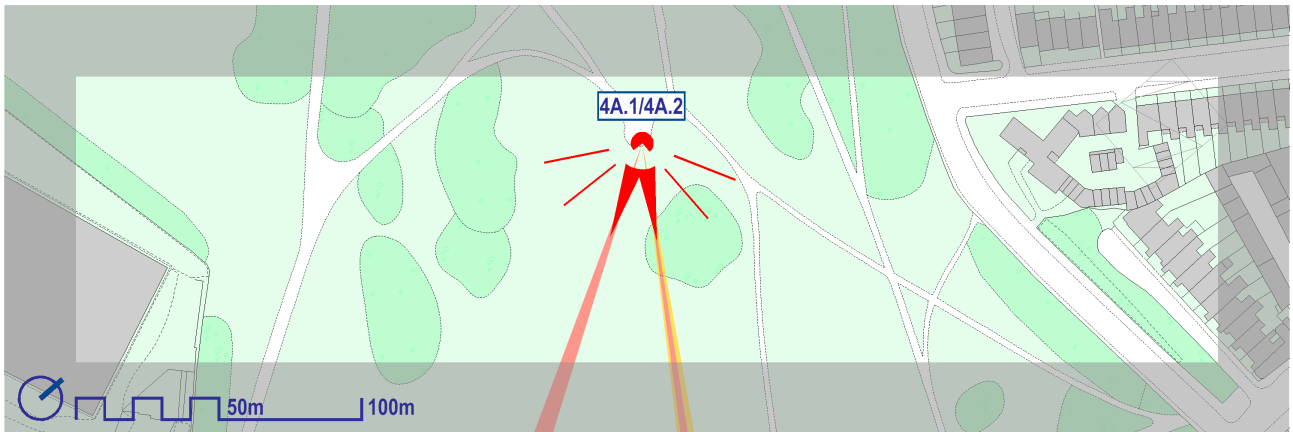


# 4 London Panorama: Primrose Hill

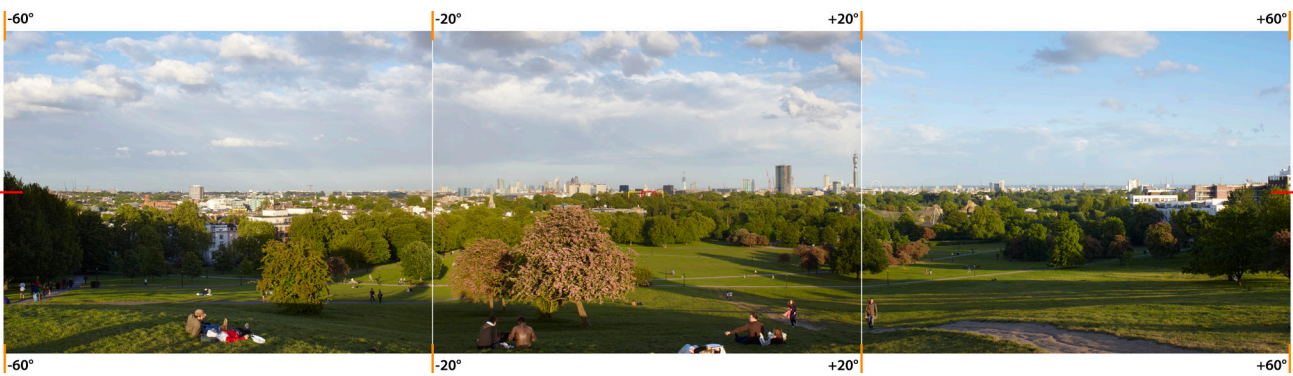
- 124 Primrose Hill is a 50 acre park, north of Regent’s Park. The panoramic views available from the summit of the hill allow the perception of considerable detail, including the principal buildings in central London.
- 125 There is one Viewing Location on Primrose Hill: 4A, at the summit of the hill, with two Protected Vistas.



## Viewing Location 4A Primrose Hill: the summit



N.B for key to symbols refer to image 1



Panorama from Assessment Point 4A.1 Primrose Hill: the summit - looking toward St Paul's Cathedral



Panorama from Assessment Point 4A.2 Primrose Hill: the summit - looking toward the Palace of Westminster

### Description of the View

- 126 The summit of Primrose Hill is a clearly defined and popular place from which to enjoy a wide panorama of London. Good views of St Paul's Cathedral and the Palace of Westminster are available from here. Therefore, two Protected Vistas are provided between the Assessment Points (4A.1 and 4A.2) and the Strategically Important Landmarks.
- 127 The foreground and much of the middle ground of the panorama is dominated by open space, with only London Zoo introducing significant urban content. The panorama is wide, extending into Islington in the east, and as far as the Trellick Tower, beyond Paddington, in the west. To the east, there is residential development of brick and painted stucco, pitched slate and tile roofs, complemented occasionally by church spires, blocks of flats and trees.
- 128 Urban development dominates the far middle ground, beyond Regent's Park. There is little order or prevailing character amongst the groups of large commercial buildings and tall residential buildings. Continued development of this kind in the middle ground could reduce the viewer's ability to see the principal buildings in the City of London, as well as the Palace of Westminster further west.
- 129 The cluster of taller buildings on the Isle of Dogs forms the background of the panorama in the east. The cluster of tall buildings in the City of London is partially obscured by towers at Euston. St Paul's Cathedral is framed by two of these towers but a third, lower tower, reduces the viewer's appreciation of the dome and drum. Further to the west the three towers of the Palace of Westminster are visible amongst the townscape elements that obscure the main building.

### Landmarks include:

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

### Also in the views:

Canary Wharf  
 City cluster of towers  
 University College Hospital  
 Euston Tower  
 Centre Point (II)  
 Westminster Cathedral (I)

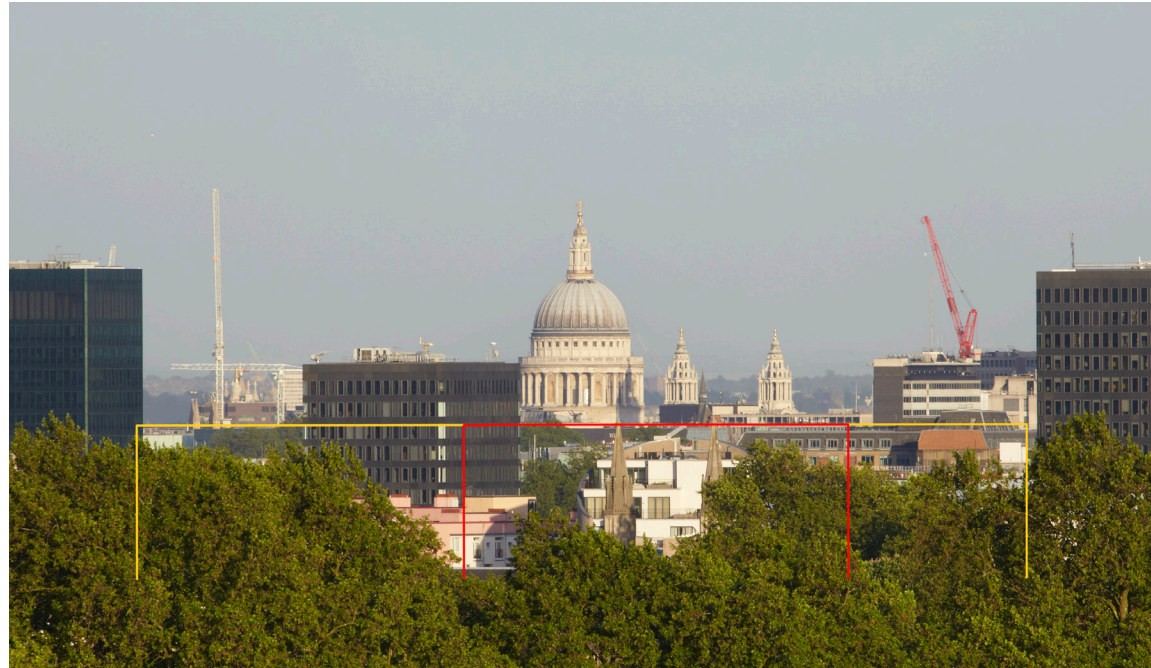
( ) Grade of Listed Building  
 † Strategically Important Landmark

### Visual Management Guidance

- 130 The scale of new developments should be compatible with the composition of the view. Larger-scale elements could make the panorama more legible if they consolidate existing landscape elements such as clusters of tall buildings.



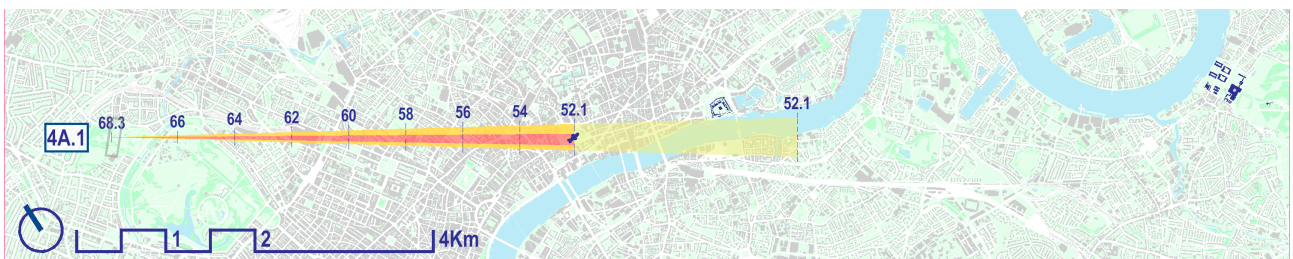
View from Assessment Point 4A.1 Primrose Hill: the summit - looking toward St Paul's Cathedral (at the orientation board). 527657.3E 183893.0N. Camera height 68.29m AOD. Aiming at St Paul's Cathedral (Central axis of the dome, at the base of the drum). Bearing 122.0°, distance 5.2km.



- 131 Development proposals likely to affect the World Heritage Site should pay regard to the guidance set out in the Westminster World Heritage Site Management Plan. It is recommended that English Heritage is consulted on all relevant proposals at an early stage.

### Foreground and Middle Ground

- 132 It is an important characteristic of the view that the viewer's ability to recognise and appreciate the peristyle, drum, dome and western towers of St Paul's Cathedral in the panorama is preserved or enhanced. Development between the Assessment Point and St Paul's Cathedral is subject to a Protected Vista.

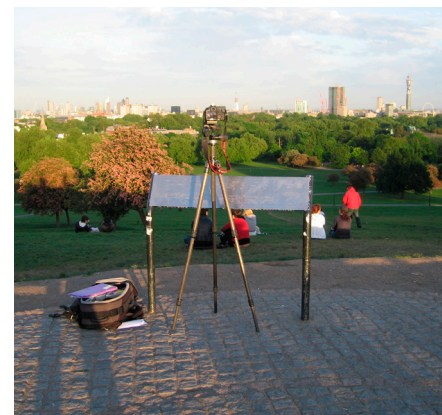


Annotated map of Protected Vista from Assessment Point 4A.1 to St Paul's Cathedral

- 133 New development should preserve or enhance the viewer’s ability to recognise and appreciate the Palace of Westminster within the panorama. Development between the Assessment Point and the Palace of Westminster is subject to a Protected Vista.

*Background*

- 134 St Paul’s Cathedral and its Western Towers are recognisable in this view largely because it is seen clearly against the sky and it is not dominated by development in its backdrop. Development proposals should not compromise this situation.

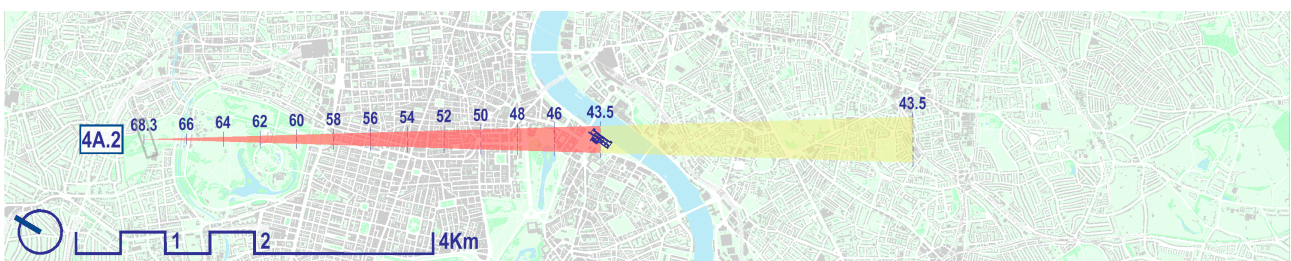


View from Assessment Point 4A.2 Primrose Hill: the summit - looking toward the Palace of Westminster (at the orientation board). 527657.3E 183893.0N. Camera height 68.29m AOD. Aiming at Palace of Westminster (The Central Tower, above the lobby crossing). Bearing 149.4°, distance 5.1km.

- 135 Development in the background of the Palace of Westminster should preserve or enhance the viewer’s ability to recognise and appreciate the Strategically Important Landmark. The form and materials of new development should help improve the clarity with which the silhouette of the towers of the Palace of Westminster can be distinguished from their surroundings.

*Management of the Viewing Location*

- 136 The Viewing Location is well maintained and should continue to be so.



Annotated map of Protected Vista from Assessment Point 4A.2 to Palace of Westminster

