

Greater London Authority Act 1999

(41) The Mayor's Strategies -

The Mayor shall keep all of these strategies under review

(Transport Strategy, LDA strategy, Spatial Development Strategy, London Biodiversity Action Plan, Municipal Waste Management Strategy, Air Quality Strategy, Ambient Noise Strategy, Culture Strategy)

In preparing or revising any strategy, the Mayor shall have regard to:

(health of persons in Greater London, sustainable development of UK, consistency with national policies and international obligations, consistent with each other, resources to implement the strategy and...)

the desirability of promoting and encouraging the use of the Thames, particularly for passenger and freight transportation

London Plan 2004

MAYOR OF LONDON

The London Plan

Spatial Development Strategy for Greater London



February 2004

3D Enjoying London	131
1 Consumers in London	132
2 Culture and Sport in London	136
3 Visitors' London	139
4 Improving London's open environment	142
chapter 4 the crosscutting policies	155
4A London's metabolism: using and managing natural resources	155
1 Planning for waste	156
2 Planning for minerals	160
3 Improving air quality	162
4 Improving the use of energy	164
5 Efficient use of water	166
6 Reducing noise	169
7 Tackling climate change	170
8 Contaminated land	171
9 Hazardous substances	171
4B Designs on London	173
1 Principles of design for a compact city	173
2 The specifics of design for a compact city	181
4C The Blue Ribbon Network	193
1 The Blue Ribbon Network Principles	193
2 Defining the Blue Ribbon Network	194
3 Natural resources, forces and human heritage	197
4 Sustainable growth priorities	202
5 Enjoying the Blue Ribbon Network	206
6 Design	209
7 London's water spaces	212
chapter 5 the sub-regions	221
1 London's sub-regions and their strategic importance	221
5A Overall approach to sub-regional development	222
5B Central London	227
5C East London and the Thames Gateway	241
5D West London sub-region	257
5E North London sub-region	265
5F South London sub-region	273
chapter 6 implementing the London Plan	281
6A Delivering the vision	281
1 The plan's sphere of influence	281
2 The main implementation processes	283
3 The main stakeholders and their contribution	295
4 Strategies that will contribute to implementation	301

London Plan 2004

Blue Ribbon Network: 34 planning policies

Policy 4B.14 Archaeology	184
Policy 4B.15 London View Protection Framework	185
Policy 4B.16 View management plans	187
Policy 4B.17 Assessing development impact on designated views	188
Policy 4C.1 The strategic importance of the Blue Ribbon Network	195
Policy 4C.2 Context for sustainable growth	197
Policy 4C.3 The natural value of the Blue Ribbon Network	197
Policy 4C.4 Natural landscape	198
Policy 4C.5 Impounding of rivers	198
Policy 4C.6 Flood plains	199
Policy 4C.7 Flood defences	199
Policy 4C.8 Sustainable drainage	200
Policy 4C.9 Rising groundwater	201
Policy 4C.10 Historic environment	201
Policy 4C.11 Conservation areas	202
Policy 4C.12 Sustainable growth priorities for the Blue Ribbon Network	202
Policy 4C.13 Passenger and tourism uses on the Blue Ribbon Network	204
Policy 4C.14 Freight uses on the Blue Ribbon Network	204
Policy 4C.15 Safeguarded wharves on the Blue Ribbon Network	205
Policy 4C.16 Increasing sport and leisure use on the Blue Ribbon Network	206
Policy 4C.17 Increasing access alongside and to the Blue Ribbon Network	207
Policy 4C.18 Support facilities and activities in the Blue Ribbon Network	208
Policy 4C.19 Moorings facilities on the Blue Ribbon Network	208
Policy 4C.20 Design – starting from the water	209
Policy 4C.21 Design statements	210
Policy 4C.22 Structures over and into the Blue Ribbon Network	211
Policy 4C.23 Safety on and near to the Blue Ribbon Network	212
Policy 4C.24 Importance of the Thames	212
Policy 4C.25 Thames Policy Area	213
Policy 4C.26 Appraisals of the Thames Policy Area	213
Policy 4C.27 Green industries along the Thames	214
Policy 4C.28 Development adjacent to canals	215
Policy 4C.29 Open water space	215
Policy 4C.30 New canals and canal restoration	216
Policy 4C.31 Rivers, brooks and streams	216
Policy 4C.32 Docks	216
Policy 4C.33 Royal Docks	217
Policy 4C.34 Links outside London	218

London Plan 2011 - 34 policies reduced to 7

- Policy 7.24 Blue Ribbon Network
- Policy 7.25 Increasing the use of the Blue Ribbon Network for passengers and tourism
- Policy 7.26 Increasing the use of the Blue Ribbon Network for freight transport
- Policy 7.27 Blue Ribbon Network: supporting infrastructure and recreational use
- Policy 7.28 Restoration of the Blue Ribbon Network
- Policy 7.29 The River Thames
- Policy 7.30 London's canals and other rivers and waterspaces

MAYOR OF LONDON

THE LONDON PLAN



THE SPATIAL DEVELOPMENT
STRATEGY FOR GREATER LONDON

MARCH 2021

The Thames 'flows through' London Plan poli

Policy SD4 CAZ

Policy D8 Public Realm

Policy D9 Tall Buildings

Policy HC2 World Heritage Sites

Policy G3 Metropolitan Open Land

Policy SI 5 Water infrastructure incl. Thames River Basin Management

Policy SI 12 Flood risk management

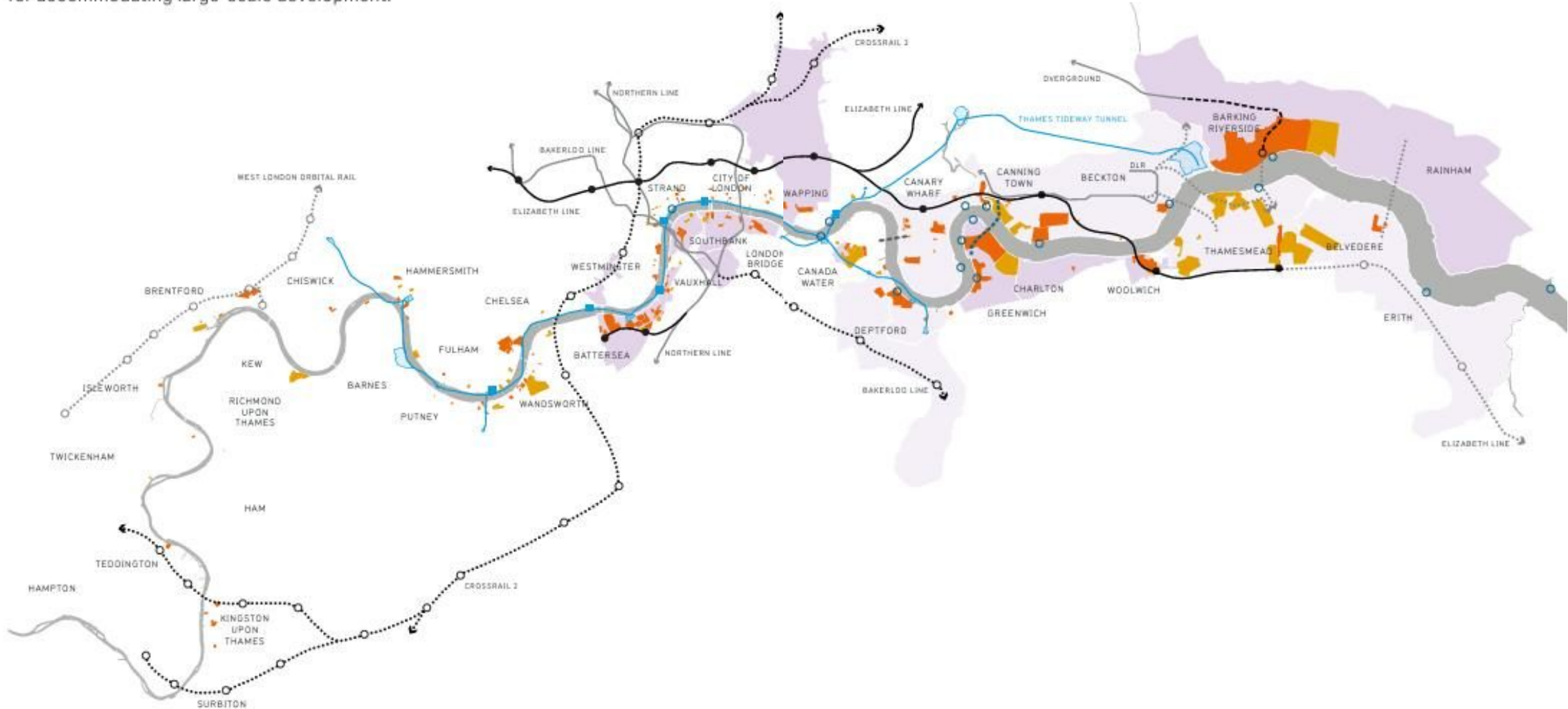
Policy SI 16 Waterways – use and enjoyment: ... (G) Development prop should improve and expand the Thames Path and the towpaths *the M is producing, in partnership with the Port of London Authority, a case for a **Cultural Vision for the River Thames***

Policy SI 17 Protecting and enhancing London's waterways

Policy SI 14 Waterways – strategic role (incl. Thames Policy Area) *"The Thames is a strategically-important and iconic feature of London. It is a focal point for London's identity reflecting its heritage, natural and landscape values as well as cultural opportunities. Its character changes on its way through London"*

DEVELOPMENT ALONG THE THAMES OPPORTUNITY AREAS

Areas along the Thames are undergoing considerable investment and growth. Over 40 percent of the river's banks are within GLA-designated Opportunity Areas — London's principal opportunities for accommodating large-scale development.



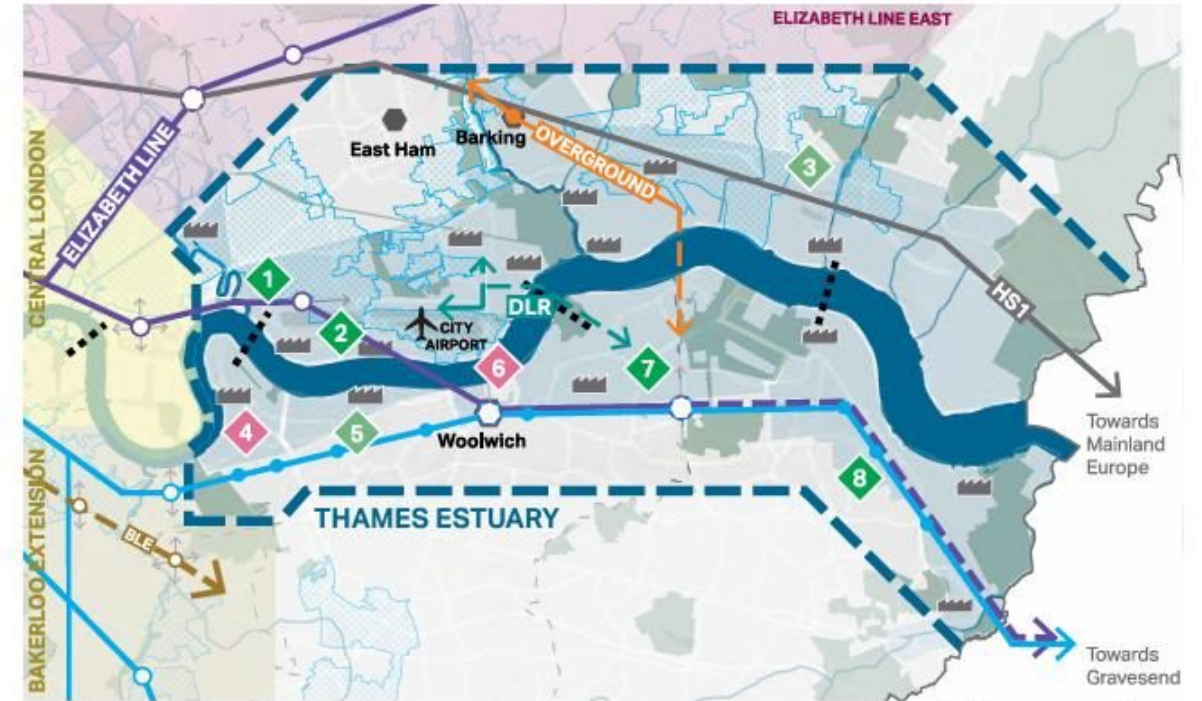
London Plan 2021 Thames Estuary North and South

2.1.39 The corridor either side of the Thames Estuary represents the largest concentration of Opportunity Areas in the city.

It continues to be a priority for regeneration and economic development, with potential for over **250,000 new homes and 200,000 new jobs.**

Thames Estuary

Figure 2.7 - Thames Estuary



Opportunity Areas See Figure 2.3 for key	Stations Interchange stations	Potential / proposed / planned river crossings
1 Poplar Riverside OA 9,000 3,000	4 Greenwich Peninsula OA 17,000 15,000	7 Thamesmead and Abbey Wood OA 8,000 4,000
2 Royal Docks and Beckton Riverside OA 30,000 41,500	5 Charlton Riverside OA 8,000 1,000	8 Bexley Riverside OA 6,000 19,000
3 London Riverside OA 44,000 29,000	6 Woolwich OA 5,000 2,500	



LONDON VIEW MANAGEMENT FRAMEWORK

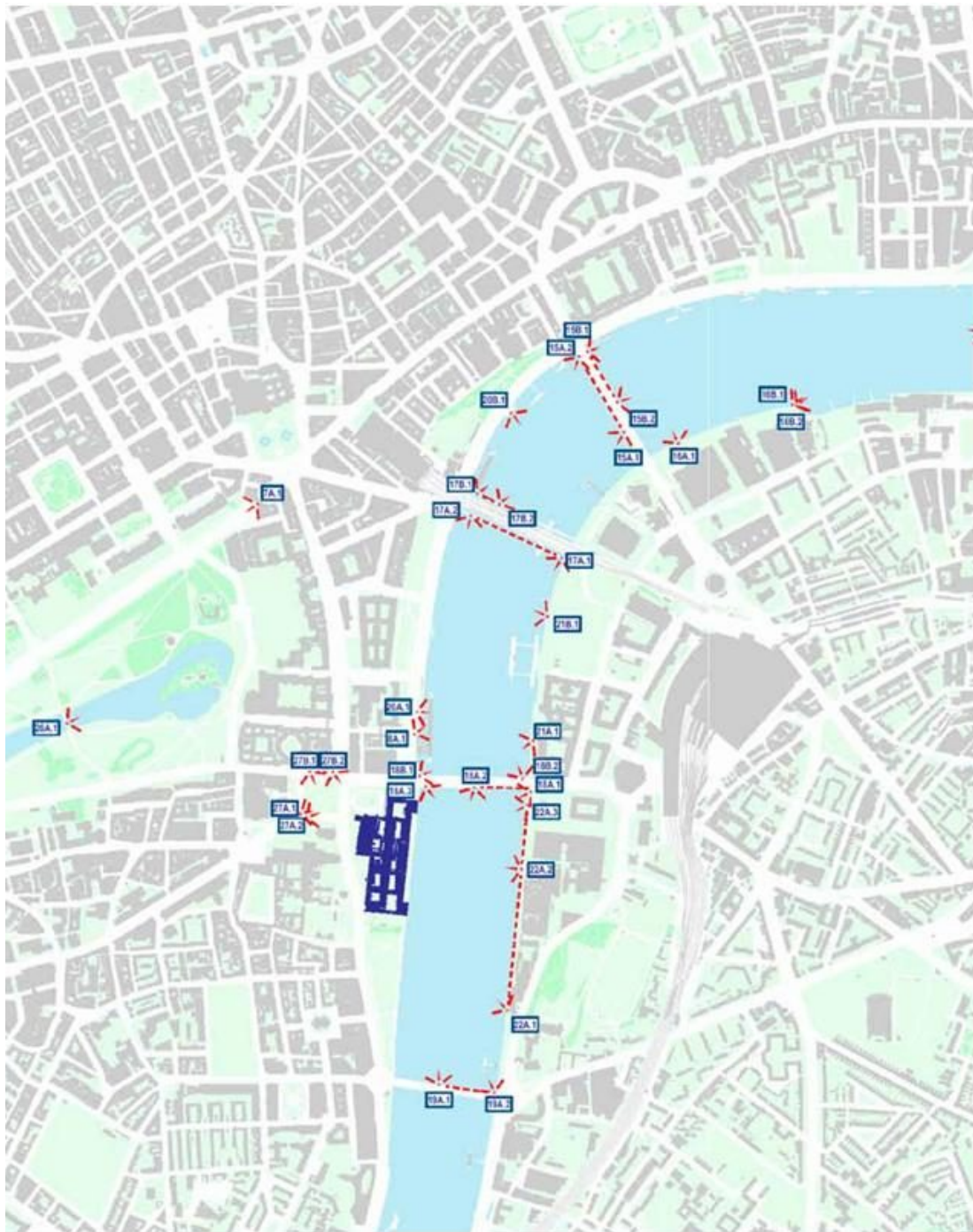
SUPPLEMENTARY PLANNING GUIDANCE

MARCH 2012
LONDON PLAN 2011
IMPLEMENTATION FRAMEWORK

MAYOR OF LONDON

LONDON VIEW MANAGEMENT FRAMEWORK 2012

- 6 London Panoramas – all structured by the Thames
- 3 Linear views
- 12 River Prospects (many doubled)
- 5 Townscape Views – all structured by the Thames



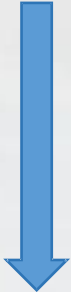
LONDON VIEW MANAGEMENT FRAMEWORK 2012

Most of the views are in or from or cross the Thames in central London. Key heritage protection re Ministerial decisions on major development at

- Vauxhall Tower
- Vauxhall Island site
- 8 Albert Embankment
- Shell Centre
- 72 Upper Ground
- One Blackfriars
- 18 Blackfrairs
- Tulip
- Shard



ITV London Studios 1974 - 2018



National Theatre 1976 - ?

72 Upper Ground: Mitsubishi, called in 2022; approved Feb 2024; Judicial Review Oct 2024



8 Linear View: Westminster Pier to St Paul's Cathedral

83

¹⁶⁴ Westminster Pier is immediately north of Westminster Bridge and alongside Victoria Embankment. It was designed by Bazalgette and constructed from 1864-70. Victoria Embankment is part of a major thoroughfare from the heart of Westminster to the City, linking government buildings with the financial district. It is a leafy, tree-lined boulevard with a backdrop of grand buildings that create a strong, curved building line.



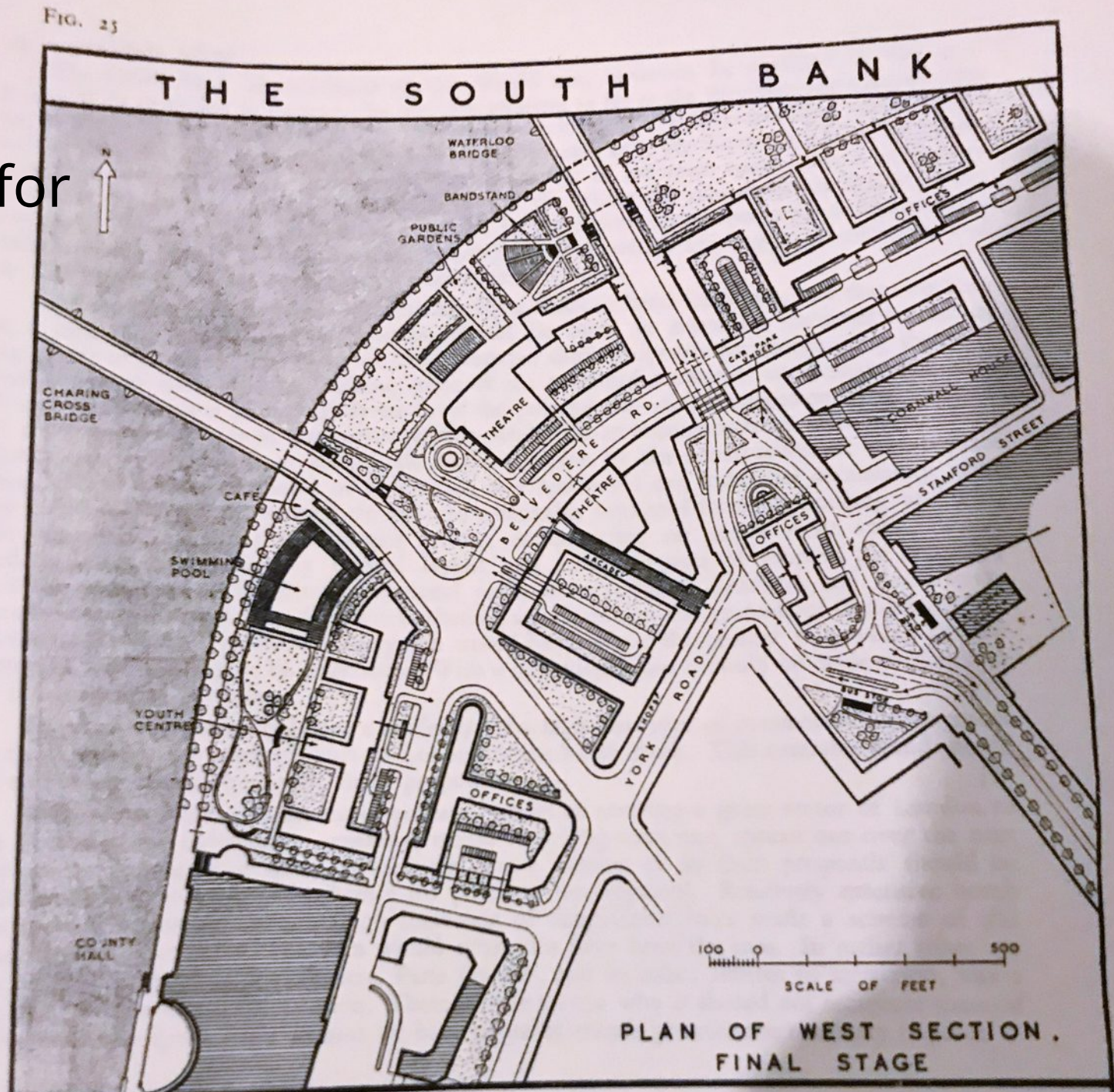
72 Upper Ground: creating a canyon?



LCC (Abercrombie): County of London Plan 1943 re-imagining the South Bank for offices and pleasure gardens



FIG. 24.—The completed scheme; a detail of the western section between County Hall and Waterloo Bridge is shown on page 134. A riverside promenade is established from Westminster Bridge to London Bridge, giving nearly 1 1/2 miles of riverside amenity. At the London Bridge end it culminates in a large open space around Southwark Cathedral, south of riverside amenity. At the London Bridge end it culminates in a large open space around Southwark Cathedral, south of riverside amenity. At the London Bridge end it culminates in a large open space around Southwark Cathedral, south of riverside amenity. At the London Bridge end it culminates in a large open space around Southwark Cathedral, south of riverside amenity.



PLAN OF WEST SECTION,
FINAL STAGE



South Bank: 25m visitors annually

Royal Festival Hall 1951
National Theatre 1976
Shakespeare's Globe 1997
London Eye 2000
Tate Modern 2000

Jubilee Gardens
1977 - 86
2012 - present
Extension 2026?

owned and managed by a
local community trust



GARDEN BRIDGE 2014

Wobbly Bridge 2000 (£20m)

Garden Bridge Permitted 2014

Judicial Review 2015: *blocking views of St Paul's from South Bank - LVMF*

=> requires **"guarantee"** for £3m running costs

Sadiq refuses to guarantee running costs
2016

Cancelled 2017

£47m public funds wasted

St Paul's Cathedral



St Paul's Cathedral



LUMINATED LONDON

 ROTHSCHILD
FOUNDATION

 **ARCADIA**
A CHARITABLE FUND OF
LISBET RAUSING & PETER BALDWIN

BLAVATNIK
FAMILY FOUNDATION

 **REUBEN FOUNDATION**

SUPPORTED BY
MAYOR OF LONDON



Image removed

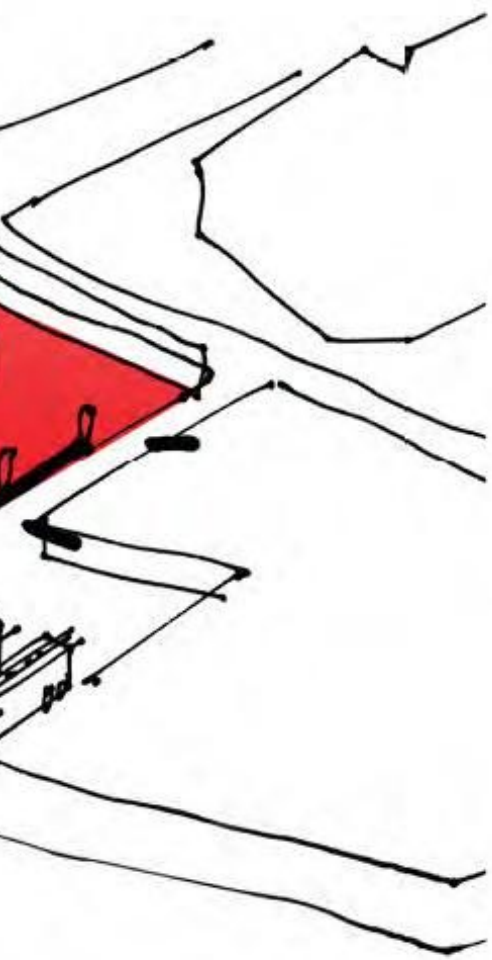


Vauxhall Tower

- Proposed 2002
- Supported by Mayor Ken Livingstone, refused by Lambeth Council
- Appeal Inspector recommendation refusal
- Dep PM John Prescott re-negotiated s106 affordable housing => granted permission 2005
- Tallest residential tower in UK
- Carbuncle Cup 2014
- Guardian expose 2016: only 12 of the 200 flats occupied

8 Albert Embankment – London Fire Brigade HQ 1936







2002 LFB start
decommissioning site

2003 listed Grade II

2010 1st planning
application
withdrawn

2013 2nd planning
appl refused on
Appeal

2021 3rd planning
appl refused by Sec
of State

2024 4th planning
application???



22-29 | ALBERT
EMBANKMENT



Bankside Yards:
permitted 2020

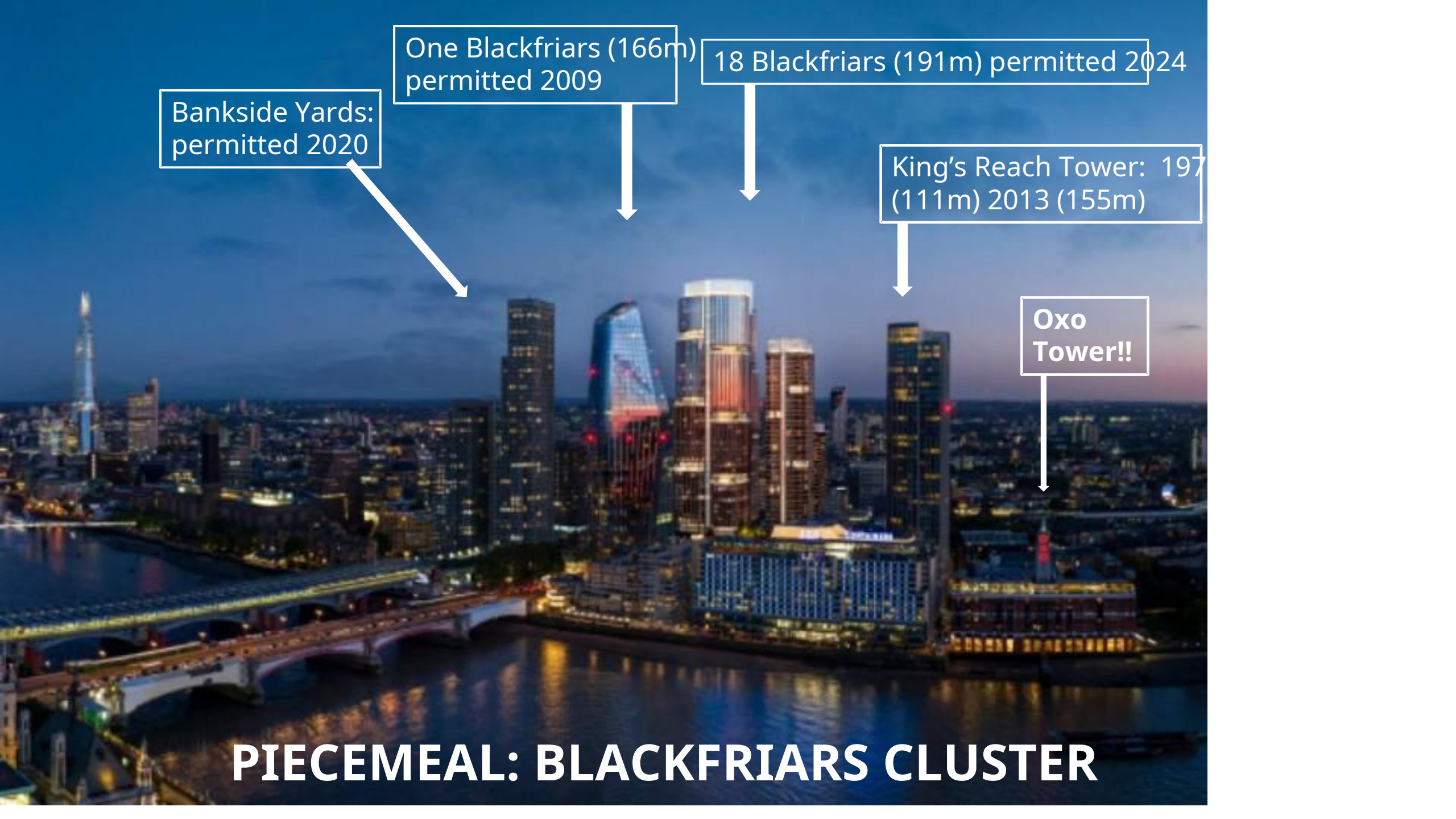
One Blackfriars (166m)
permitted 2009

18 Blackfriars (191m) permitted 2024

King's Reach Tower: 197
(111m) 2013 (155m)

Oxo
Tower!!

PIECEMEAL: BLACKFRIARS CLUSTER



LOOKING EAST





WHERE IS THIS?

Anywhere along the river...

Albert Embankment

Rotherhithe

Limehouse

Deptford

Canary Wharf

North Greenwich

Woolwich

10 OPPORTUNITY AREAS!

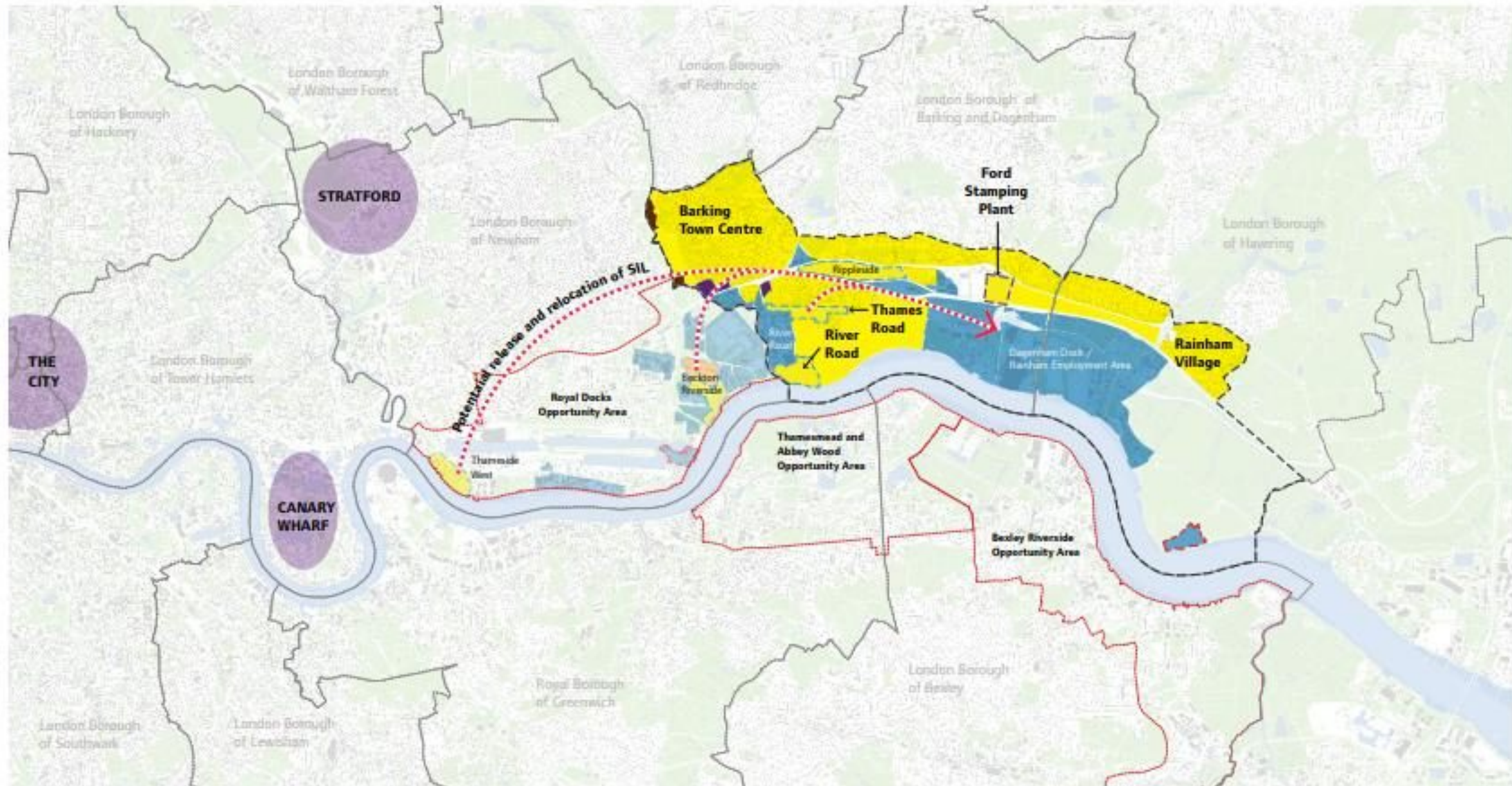


Footpath 47 - Barking Riverside









- | | | |
|-----------------------------------|--------------------------------------|--|
| London Riverside OA boundary | Strategic Industrial Locations (SIL) | Potential SIL release to housing |
| Other OAs | Potential designation as new SIL | Potential SIL release to mixed use |
| Borough boundary | Locally significant industrial sites | Potential locally significant industrial land release to housing |
| Housing areas in London Riverside | | |

MAYOR OF LONDON

THE CASE FOR A RIVER THAMES CULTURAL VISION

“The River Thames is the reason London exists. It is a cultural icon in its own right and has shaped the identity of the capital...”

“24 million people visit the South Bank every year and five of London’s top ten visitor attractions are on the banks of the Thames”

Key Findings:

- Governance is complex, cross-borough, inconsistent, investment is disjointed
- Thames links thousands of cultural spaces and heritage, but transport not at full potential
- Untapped potential for tourism, esp heritage and natural assets... and 24 hour use
- Communities in the east have little or no physical access
- Little cultural programming in the east
- **Appx 40% of the Thames banks are within Opportunity Areas with significant growth of homes and jobs – opportunities for cultural infrastructure, industrial hub for creative industries in the east**