

HOLOCAUST MEMORIAL BILL

**BUNDLE OF MATERIALS FOR PETITONS OF
THE THORNEY ISLAND SOCIETY
AND THE LONDON HISTORIC PARKS AND GARDENS TRUST**

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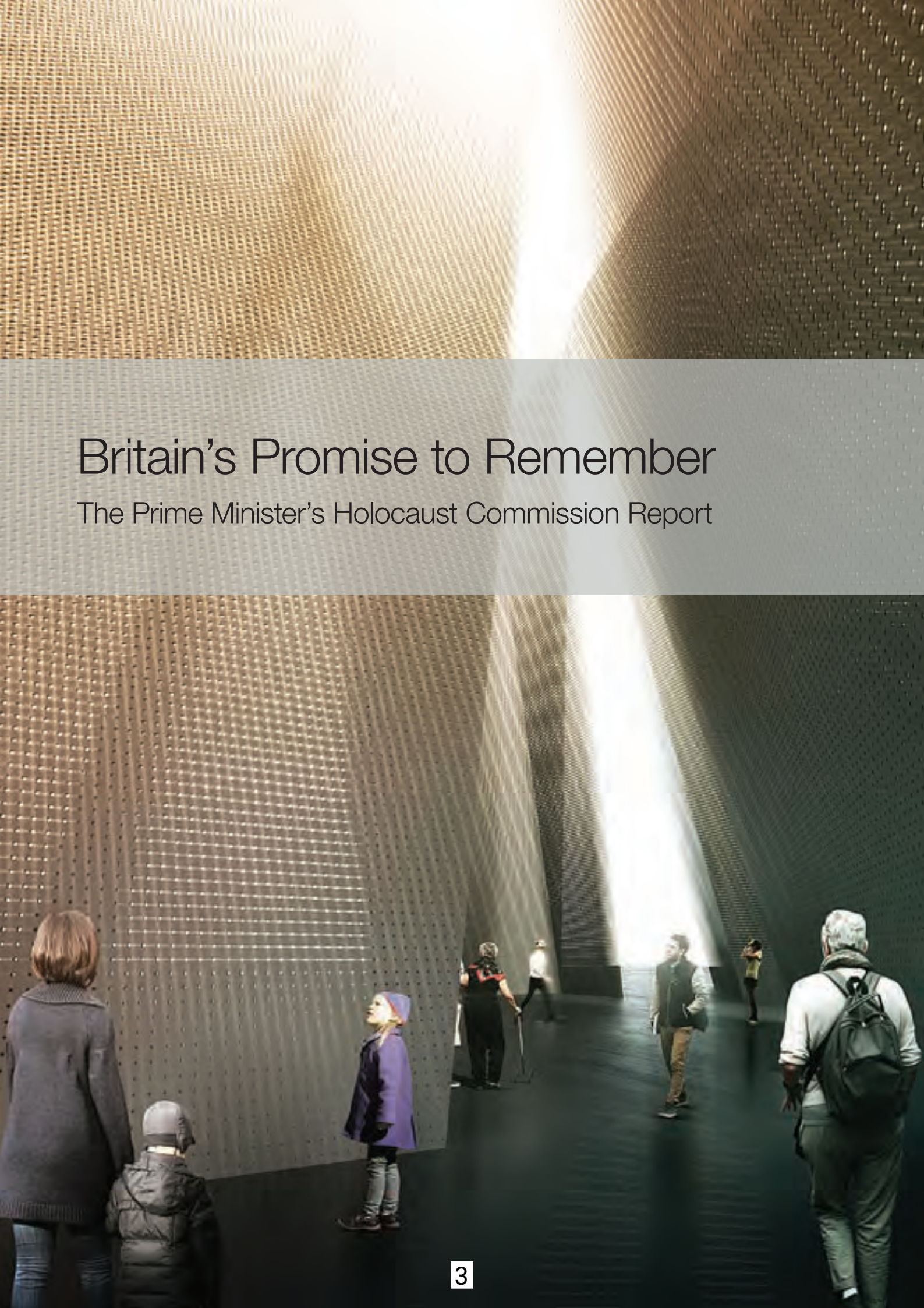
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Britain's Promise to Remember

The Prime Minister's Holocaust Commission Report

EXECUTIVE SUMMARY

1. Introduction

Seventy years ago, the world recoiled in horror as Allied forces liberated Nazi concentration camps and exposed the true scale and industrial evil of the darkest hour of humanity. Families in Britain listened with revulsion to Richard Dimbleby's harrowing description of starving prisoners and 10,000 heaped corpses encountered by British troops as they liberated the camp at Bergen-Belsen. In total, six million Jews, including 1.5 million children, were brutally murdered in the Holocaust along with millions of other victims of Nazi persecution.

Ensuring that the memory and the lessons of the Holocaust are never forgotten lies at the heart of Britain's values as a nation. In commemorating the Holocaust, Britain remembers the way it proudly stood up to Hitler and provided a home to tens of thousands of survivors and refugees, including almost 10,000 children who came on the Kindertransports. In debating the more challenging elements of Britain's history – such as the refusal to accept more refugees or the questions over whether more could have been done to disrupt the Final Solution – Britain reflects on its responsibilities in the world today. In educating young people about the Holocaust, Britain reaffirms its commitment to stand up against prejudice and hatred in all its forms. The prize is empathetic citizens with tolerance for the beliefs and cultures of others. But eternal vigilance is needed to instil this in every generation.

Seventy years on, there are people today who try to deny that this systematic attempt to destroy an entire people actually took place at all. There are some who try to make excuses for it, who try to diminish its gravity and horror or who try to draw offensive and inappropriate parallels with other political causes. Furthermore, this report presents worrying new evidence from the world's largest study of young people's knowledge and understanding of the Holocaust, conducted by the UCL Centre for Holocaust Education. This found that the majority of young people do not know some of the most fundamental facts that explain why and how the Holocaust happened, even after studying it at school.

Alongside the ongoing challenge to preserve the memory of the Holocaust is a failure to learn the lessons it teaches us. While the Holocaust was unprecedented and should never be seen as equivalent to other genocides, we see many of the same steps from prejudice to persecution in other atrocities, like those in Rwanda and Bosnia or the crimes of ISIL today. The circumstances are always different, but that only makes the study of the Holocaust more important. It provides a lens, a window, a light that allows us to watch, measure, illuminate and understand the emerging signs of the acceptance of hatred and the stages of prejudice ultimately turning to violence. Indeed, the poisonous words and passive acceptance of discrimination which marked the beginning of the Holocaust can clearly be found in the ideology of extremism or in the hatred that underpins antisemitism, Islamophobia, racism and homophobia today.

The failure to learn the lessons of the Holocaust is also apparent in the rising tide of antisemitism once again sweeping across Europe. Recent months have seen the murders at the Jewish Museum in Brussels, the killing of a Rabbi as he walked to synagogue in Antwerp, the deaths of four hostages in a kosher supermarket in Paris and the migration of Jewish communities in fear of growing discrimination. While the situation in the UK is better than in many other countries, there has been a worrying increase in antisemitic incidents here too – from high-profile gestures on the football pitch and attacks on Jewish charity shops to the recent criminal damage in Hackney. The Community Security Trust, an organisation that looks after the safety and security needs of the Jewish community, recorded more than 1,000 incidents last year, making 2014 the worst year on record.

Over the last year, the Commission has met with hundreds of Holocaust survivors from across Europe, Israel and America, including holding one of the largest ever gatherings of British Holocaust survivors at Wembley Stadium. Commissioners were awestruck by the courage and determination of these incredible people, many of whom dedicate their lives to sharing their testimony and reliving horrors that others would do almost anything to try and forget.

Holocaust survivors have seen it as their duty to recount the most harrowing moments in human history to teach us all the importance of fighting hatred and prejudice in all its forms. Many of them today live in fear that when they are gone the memory and lessons of what they endured will be gone too.

This cannot be allowed to happen. Just as Holocaust survivors have honoured their duty to us, so we must act now to honour our duty to them. We must ensure that the memory and the lessons of the Holocaust are never forgotten and that the legacy of survivors lives on for generation after generation.

It was in making this promise that the Prime Minister set up this Commission with the full support and active membership of all three main political parties. This report sets out the steps that the Commission believes must now be taken to honour this promise. These steps will realise a bold vision that will enable Britain and the wider world to draw from this unparalleled horror and tragedy lessons that will resonate with people of all faiths, from all lands, for all times.

2. Holocaust Education and Commemoration Today

The Commission was clear at the outset that it should not make recommendations that would simply duplicate or undermine existing work across the UK. So, the Commission began by carrying out a detailed audit of what Britain is already doing, alongside a study of best practice in other countries. This was informed by a series of consultation events and meetings – including at the White House and the United Nations – and a Call for Evidence which received almost 2,500 responses.

The Commission found many examples of excellent practice. These include:

- the Holocaust Educational Trust with its *Lessons from Auschwitz* programme, ambassadors, outreach and teacher training.
- the Holocaust Memorial Day Trust which runs Holocaust Memorial Day and helps to organise over 2,400 activities each year in schools and local communities.
- the Anne Frank Trust UK with its ambassadors, outreach work and touring exhibitions.
- world-class research, teacher education, MA, PhD and “Beacon Schools” programmes pioneered by the UCL Centre for Holocaust Education and supported by Pears Foundation and the Department for Education.
- the Holocaust Exhibition at the Imperial War Museum in London, visited by 960,000 people last year alone.
- the National Holocaust Centre near Newark, with its outstanding targeted exhibitions for schoolchildren and its partnership work with USC Shoah Foundation and the Kigali Genocide Memorial in Rwanda.
- the world-leading collections at The Wiener Library, supported by Pears Foundation.
- a number of significant regional exhibitions including at the London Jewish Cultural Centre, the Jewish Museum London, the Manchester Jewish Museum and the Lake District Holocaust Project.

The Commission also carried out a detailed study of best practice from around the world. In an analysis of over 70 existing Holocaust memorials from across Europe and America, the Commission was inspired by the interactive and informative nature of the glass towers of the memorial in Boston and by the living memorial approach adopted by those countries with learning centres and museums as part of their memorials.

The Commission was also impressed by the outstanding use of space and technology in the National September 11 Memorial and Museum in New York; by the strength of the academic hub around both the United States Holocaust Memorial Museum and Yad Vashem in Israel; and the collection of testimony and innovative use of technology being pioneered by USC Shoah Foundation in California.

In all these places commemoration is informed by learning, with profound results.

3. Findings

Drawing on the Call for Evidence and its audit and analysis of existing provision, the Commission has identified four fundamental gaps in Britain's current efforts to commemorate and educate about the Holocaust.

(i) Widespread dissatisfaction with the current national memorial in Hyde Park

The current national memorial in Hyde Park is wholly inadequate. It is not widely known about; felt to be hidden out of sight; provides no context or information; and stands on its own offering no opportunity to learn more. The strength of feeling on this was very clear, particularly from many of our Holocaust survivors.

(ii) Effective Holocaust education fails to reach significant numbers of young people

Despite the strength of Britain's existing network of Holocaust educational organisations, privileged access to new research from the UCL Centre for Holocaust Education shows that the majority of young people do not know some of the most fundamental facts that explain why and how the Holocaust happened, even after studying it at school. Typically, secondary school students have little understanding of: who was responsible beyond Hitler and the Nazis; where the Holocaust took place; the scale of the murder; or even why the Holocaust happened, with all victim groups being explained away by a general "racism" or "prejudice".

The Call for Evidence also revealed significant examples of the Holocaust not being sufficiently prioritised by schools and many teachers feeling confused over the aims of Holocaust education and ill-equipped to teach the subject.

(iii) Inadequate support for regional projects compounded by a lack of long-term funding for Holocaust education

The Call for Evidence was clear that more needs to be done to support education and commemoration at a regional level. Many organisations face constant uncertainties about their funding, making it difficult to plan for the future, while potential local projects often struggle to find funding at all. Furthermore, competition for funding between different organisations and projects is often an obstacle to effective collaboration and sharing of resources which would be particularly beneficial for regional projects.

(iv) The testimony of survivors and liberators needs to be urgently recorded and appropriately preserved

A number of projects have recorded survivor testimony over the years but there is no single database of what testimonies exist and many of these recordings will not be accessible as technology moves on. The window for making new recordings and preserving essential first-hand testimony is rapidly closing. More work is also needed to translate many written testimonies into English.

4. Recommendations

To address the gaps identified in the findings from the Call for Evidence, the Commission is making four main recommendations together with a proposed plan for delivery.

(i) A striking and prominent new National Memorial

The evidence is clear that there should be a striking new memorial to serve as the focal point of national commemoration of the Holocaust. It should be prominently located in Central London to make a bold statement about the importance Britain places on preserving the memory of the Holocaust. This will stand as a permanent affirmation of the values of our society.

The design of the National Memorial should be guided by a number of principles.

The National Memorial should:

- be a place where people can pay their respects, contemplate, think and offer prayers.
- take the form of something people can interact with.
- provide factual information about what happened, linked to other resources.
- tell the story of Britain's own connection to the Holocaust.
- convey the enormity of the Holocaust and its impact; in particular the loss to mankind of the destruction of European Jewry.
- reflect the centrality of the murder of European Jews to Nazi objectives.
- appropriately represent the fate of other victims of Nazi persecution.

But it is also clear that a memorial on its own is not enough and that there must be somewhere close at hand where people can go to learn more.

(ii) A World-Class Learning Centre at the heart of a campus driving a network of national educational activity

The Commission proposes that the National Memorial should be co-located with a world-class Learning Centre. This would be a must-see destination using the latest technology to engage and inspire vast numbers of visitors and the Commission has been working to develop initial concepts with pro bono support from Oscar-winning British company Framestore.

A critical part of the vision for the Learning Centre is that it would also be responsible for developing a physical campus and an online hub. This would bring together a network of the UK's existing Holocaust education partners and support them in driving a renewed national effort to advance Holocaust education in every part of the country. In doing so, one of the objectives of the Learning Centre would also be to help people understand the way the lessons of the Holocaust apply more widely, including to other genocides.

The Learning Centre should include a lecture theatre, classrooms and the opportunity for those who want it to locate their offices, or set up satellite offices, within the wider physical campus. The Commission also recommends that the Learning Centre should include the Imperial War Museum's Holocaust Exhibition, upgraded and expanded. This would, of course, require the consent of the IWM Board of Trustees at the appropriate time.

The online hub would support a network of Holocaust education partners enabling them to work together, sharing expertise, resources and best practice, wherever they are located across the whole of the United Kingdom. It would also provide a single access point for educational resources, research and testimony, clearly signposting teaching and learning materials from trusted sources.

In driving a renewed national effort to extend high quality Holocaust education to all parts of the country, the Learning Centre and its partners would seek to transform the way Holocaust education is delivered.

At the heart of this is the use of technology in developing innovative ways to educate young people in the classroom. This would include taking some of the technology developed for use in the Learning Centre and making it available around the UK.

BAFTA-winning British production company Atlantic Productions has also offered to work with the Auschwitz-Birkenau Foundation, and other sites of the Holocaust, to use their world-leading laser scanning technology and software. They have previously scanned and digitally preserved world heritage sites such as the Egyptian Pyramids, Petra and St Paul's Cathedral, and uncovered previously unknown facts to advance the world's understanding, even when all that remains is now buried or ruins. By working with foundations like Auschwitz-Birkenau and others, they would create a permanent digital record of the past and provide valuable information for its future preservation. The digital imagery would also be a valuable tool in sharing stories and educating children and families worldwide.

The Learning Centre would also support headteachers and others to champion Holocaust education by:

- working with Teaching Schools and other partners to promote the benefits of Holocaust education.
- increasing the accessibility and affordability of teacher training.
- assisting professional bodies to incorporate lessons from the Holocaust into their training.
- further advancing the UK's position as a recognised international centre of Holocaust excellence in education, research and study, including through the creation of a professorial chair.
- achieving greater consistency over the objectives of Holocaust education.

The Commission has sought to clarify a crowded space of initiatives and objectives with five key learning outcomes that should be the aim of all education on the Holocaust for people of all ages.

Specifically, Holocaust education should deliver:

- knowledge of the historical facts.
- appreciation of roles and responsibilities.
- understanding of the way the lessons of the Holocaust apply more widely, including to other genocides.
- recognition of the humanity of the victims.
- promotion of greater tolerance and respect.

Finally, the Learning Centre would support its partners in working with leading international institutions to advance the global effort. To assist with this, on its visit to Israel with the Prime Minister, the Commission signed a joint letter of intent to enable greater co-operation between British Holocaust organisations and Yad Vashem.

The Commission has also agreed a partnership between the UK's new National Memorial and Learning Centre and the US Holocaust Memorial Museum in Washington DC, including joint work on genocide prevention.

The Commission believes that new partners in Africa and Asia should also be sought to extend the global consensus on the commemoration and education of the Holocaust as set out in the Stockholm Declaration of 2000. The Commission also believes the UK should seek to formalise these partnerships with an international summit in London to mark the opening of the Learning Centre within the next Parliament.

(iii) An endowment fund to secure the long-term future of Holocaust Education – including the new Learning Centre and projects across the country

At the core of the activity generated by the Learning Centre would be an enduring funding proposition in the form of an endowment fund. This fund should not impact or jeopardise existing government funding that organisations receive, but would cover the running costs of the Learning Centre and guarantee funding for its mission to support Holocaust education around the country for generations to come. This would be fundamental in ensuring that local projects and travelling exhibitions can be supported and that the National Memorial and Learning Centre in London is at the heart of a truly national network of activity.

In administering the endowment fund, the Learning Centre's trustees would be expected to ensure maximum value for money. This would include requiring organisations to work together more collaboratively across the network, removing duplication and enhancing the impact of the whole sector.

(iv) An urgent programme to record and preserve the testimony of British Holocaust survivors and liberators

Prior to the creation of the new Learning Centre, action should be taken immediately to complete the task of recording and preserving the first hand testimony of British Holocaust survivors and liberators. This should begin with an urgent audit of existing testimony and an assessment of the steps needed to migrate recordings to future technology platforms. Where new recordings are needed, they should be filmed in the highest definition available, in the purest form, with the greatest possible versatility to be adaptable for continued use as technology evolves. The full range of options should be explored including the use of advanced filming techniques to capture the experience of interacting with a survivor.

Pioneering work has already begun to make this possible. This includes the partnership between USC Shoah Foundation and the National Holocaust Centre near Newark, and the pro bono work of Atlantic Productions who have been supporting the Commission in developing and testing the future-proofing of survivor testimony.

5. Delivery and Next Steps

The Commission's final recommendation is the immediate creation of a permanent independent body. This organisation would oversee the establishment of the new National Memorial and Learning Centre, run that Centre and administer the endowment fund. It would be supported by advisory panels of experts including Holocaust survivors and members of the Commission's Youth Forum, selected from more than 700 young people who submitted essays to the Commission as part of the Call for Evidence.

The first tasks for this permanent body should be to take forward the urgent programme on survivor testimony, secure the money needed to deliver these recommendations and identify a prominent location for the new National Memorial and Learning Centre.

The Commission proposes that the permanent body seek to raise money from business and private philanthropy and that the government should match this, pound for pound, up to an agreed limit.

The Commission is also eager to see progress on a site for the National Memorial and Learning Centre and has identified three possible locations that should be considered as part of a consultation. Each has distinct advantages and challenges and they are not the only possible sites, but they are offered here as tangible possibilities that can capture the essence of the vision set out in this report.

- **The Imperial War Museum London** has proposed the building of a new wing to house a memorial and a learning centre which would link to newly expanded and upgraded Holocaust galleries in the main building. This would benefit from being able to use the existing visitor facilities and essential infrastructure of the IWM building. The IWM also benefits from existing high visitor numbers – almost 1.5 million last year – of which 960,000 visited the Holocaust galleries. The Commission believes this is a viable option, provided a way can be found to meet the Commission's vision for a prominent and striking memorial.
- **Potters Field:** Berkeley Group is developing a site on the riverfront between Tower Bridge and City Hall. The large cultural space potentially available within this development could accommodate the components of a learning centre in an area that attracts locals and tourists in huge numbers. Potters Field Park sits immediately in front of the building on the South Bank and would be an iconic location for a world renowned memorial. Such a memorial would need to fit well with the surroundings and invite people to interact and engage with it, in the style of the New England Holocaust Memorial in Boston, USA, and so add to the appeal of the park, rather than detract from it. The Park is managed by a Trust and local residents would need to be fully consulted.
- **Millbank:** David and Simon Reuben have been inspirational supporters of the Commission's vision and have proposed a redevelopment of a large area of their Millbank complex. The location offers significant potential for a prominent riverfront memorial, next to Tate Britain and a short walk along the river from the Houses of Parliament. The campus could include a hidden garden, reflective pond, wall of remembrance and a learning centre, incorporating the existing cinema, doubling as a lecture theatre. This proposal could have broader advantages for Tate Britain – which currently receives almost 1.4 million visitors a year – helping to create a new cultural and educational quarter.

The Commission had the privilege of meetings with former US President Jimmy Carter and the chair of his US Commission, Professor Elie Wiesel. The US Commission which they established in the late 1970s led – after a long 14 years – to the United States Holocaust Memorial Museum in Washington DC.

Nearly four decades later and with more and more survivors passing away, Britain simply cannot afford this kind of delay in delivery. The Commission would like to see survivor testimony recording completed this year, the creation of the National Memorial in 2016/17 and the Learning Centre within the next parliament.

The Commission plans to meet annually until it is satisfied that its recommendations have been fully implemented.

Throughout its work, the Commission has been grateful for the strong support of all three main political parties and the personal involvement of Michael Gove, Ed Balls and Simon Hughes in forming these recommendations. The Commission hopes that each of the party leaders will now join in a clear and unequivocal cross-party commitment to take these recommendations forward, so that this work can begin immediately and the legacy of our country's Holocaust survivors can be secured for generations to come.

4. RECOMMENDATIONS

To address the gaps identified in the findings from the Call for Evidence, the Commission is making four main recommendations, together with a proposed plan for delivery.

Recommendation 1:

A striking and prominent new National Memorial

The evidence is clear that there should be a striking new Memorial to serve as the focal point for national commemoration of the Holocaust. It should be prominently located in Central London to attract the largest possible number of visitors and to make a bold statement about the importance Britain places on preserving the memory of the Holocaust. It would stand as a permanent affirmation of the values of British society.

In considering the design of the new Memorial, the Commission debated at length the important question of whether and how to represent the fate of other victims of Nazi persecution. The Commission resolved that, at its heart, the Memorial must represent the experience of the Jewish victims, determinedly and systematically targeted for total destruction, based not on lifestyle or belief system, but on genetic origins.

However, it would be an injustice to the memory of those other victims not to reflect upon their tragic experiences too. Amongst these victims were members of the Roma community, Jehovah's Witnesses, political dissidents, homosexuals and people with mental and physical disabilities. Furthermore, the Commission profoundly believes that understanding of the Holocaust can be strengthened further by learning about the fate of other victims of Nazi persecution.

“The Jewish community also fundamentally believes in the need to show solidarity with the victims of other genocides, both by the Nazis and subsequently.”

The Board of Deputies of British Jews

So the Commission believes it is essential that the new Memorial recognises the persecution of non-Jewish victims, whilst maintaining the centrality of the six million murdered Jews.

The Commission carried out a detailed study of best practice, analysing over 70 existing Holocaust memorials from across Europe and America. A number of these memorials provided strong insights on how to recognise non-Jewish victims.

The Commission was particularly inspired by the interactive and informative nature of the glass towers of the New England Holocaust Memorial in Boston. This design was rich in information, fitted well into the surrounding area and successfully managed to balance reflecting on the victims of other Nazi persecution without undermining the centrality of the Holocaust.

The design of the new National Memorial should be further guided by a number of principles.

The National Memorial should:

- be a place where people can pay their respects, contemplate, think and offer prayers.
- take the form of something people can interact with.
- provide factual information about what happened, linking to other resources.
- tell the story of Britain's own connection with the Holocaust.
- convey the enormity of the Holocaust and its impact and in particular the loss to mankind of the destruction of European Jewry.

But it is also clear that a memorial on its own is not enough and that there must be somewhere close at hand where people can go to learn more about the Holocaust.

“Physical reminders most effectively confront the actuality of this event and remind us of its blunt humanness. From museums and camp memorials, to planted trees and stumbling stones, across the globe these memorials serve as a long standing memento for an event that took the lives of so many.”

Youth Competition Entry



Photo courtesy of JCRC of Greater Boston

Recommendation 2:

A world-class Learning Centre at the heart of a campus driving national educational activity

“To ensure that any commemoration that takes place is meaningful, it is crucial that visitors really understand the historical episode itself, and the complexities surrounding it. It is for this reason that we recommend that the memorial features an accompanying learning centre, so that visitors can deepen their knowledge and understanding of the Holocaust.”

Holocaust Educational Trust

A new world-class Learning Centre should physically accompany the new National Memorial. This would be a must-see destination using the latest technology to engage and inspire vast numbers of visitors. The Commission has been working to develop some initial concepts with pro bono support from Oscar-winning British company Framestore.

A critical part of the vision for the Learning Centre is that it would also be responsible for developing a physical campus and an online hub, bringing together a network of the UK's existing Holocaust education partners and supporting them in driving a renewed national effort to advance Holocaust education across the country. In doing so, one of the objectives of the Learning Centre would also be to help people understand the way the lessons of the Holocaust apply more widely, including to other genocides.

The Learning Centre should include facilities to host lectures and seminars and to run educational courses and workshops, as well as the opportunity for Holocaust organisations to locate their offices, or set up satellite offices, within the wider physical campus.

The Commission also recommends that the Learning Centre includes the Imperial War Museum's Holocaust Exhibition, upgraded and expanded. This would, of course, require the explicit consent of the IWM Board of Trustees at the appropriate time. The Commission welcomes the constructive discussions it has had with the IWM throughout its work – including their bid to host the Learning Centre at their Lambeth site, which is set out in the Delivery and Next Steps chapter alongside other options.

“There should be a Centre for education with professional educators and scholarships to actually educate the educators and carry out research.”

Ziggy Shipper, Survivor

In its study of memorials and learning centres around the world, the Commission was particularly impressed by the outstanding use of space and technology to aid learning and reflection in the National September 11 Memorial and Museum in New York. This should be an important characteristic of the Learning Centre as captured in this artist's impression (with thanks to John McAslan and Partners).



Copyright John McAslan and Partners

Online hub

An online hub hosted by the Learning Centre would support a network of Holocaust education partners, enabling them to work together, sharing expertise, resources and best practice, wherever they are located across the whole United Kingdom. It would also provide a single access point for educational resources, research and testimony, directing people to partners' websites and clearly signposting teaching and learning materials from trusted sources.

The new National Memorial and Learning Centre would be at the heart of a physical and virtual campus supporting a network of Holocaust organisations which would collaborate to extend high quality Holocaust education to all parts of the country.

"We would recommend that there be spaces within the centre for teaching and learning, as well as for quiet reflection. Existing organisations could also make use of this space and it could contain exhibits, which would help to contextualise the memorial itself. In order to realise the nation-wide Holocaust memorial network, we recommend an accompanying online digital learning centre where interested parties can access the resources of the physical centre, anytime, anywhere."

Holocaust Educational Trust

Use of technology to improve Holocaust education

The Commission is convinced of the need to maintain the Holocaust's place as a mandatory part of the National Curriculum, but that alone is not enough.

To further enhance Holocaust education, the Learning Centre and its partners would seek to transform the way it is delivered.

At the heart of this is the use of technology in developing innovative ways to educate young people in the classroom. This would include taking some of the technology developed for use in the Learning Centre and making it available around the UK.

“There should be a digital centre with many touch screens where you could bring up people's profiles to see who they were and to remember them so that people can really be influenced by the memorial and the sense of loss.”

Youth Competition Entry

The Commission has been working to develop initial concepts with pro bono support from Oscar-winning British company **Framestore**.

Framestore have suggested examples of ways technology could be used to bring the Learning Centre to life.

Digital Journey – Each visitor would be given details of somebody who lived during the Holocaust. This would include the first part of their story, together with an artefact such as ID papers, a letter or a photo. Using an accompanying mobile app the visitor would start to find out more about this person. At the Learning Centre, special touch points would allow a visitor to follow the person's story in more detail.

Smart Tickets – Throughout the Learning Centre, visitors would be able to use smart devices to access more information and share content online, interacting with digital installations and finding their own links to history. This would be used to customise journeys around the Learning Centre by tracking a visitor's progress and suggesting other things to see.

Virtual Reality (VR) Experience – There would be a space within the Learning Centre where every surface would be projected onto, recreating the schools or streets of 1930s Germany. VR headsets would bring similar 360 immersive experiences into the classroom, recreating scenes from the testimonials of survivors. Video of the survivors within the VR spaces would guide the children through their experiences. These would, of course, only be used sensitively to give children insights into, for example, Jewish communities before the rise of the Nazi party or the lives of Jewish families as discriminatory laws were being introduced. It should categorically not be used to shock people with disturbing experiences of the ghettos or camps.

There are a range of exciting partnerships in this space. The National Holocaust Centre is working with USC Shoah Foundation on interactive testimony.

BAFTA-winning British production company Atlantic Productions has also offered to work with the Auschwitz-Birkenau Foundation, and other sites of the Holocaust, to use their world-leading laser scanning technology and software. They have previously scanned and digitally preserved world heritage sites such as the Egyptian Pyramids, Petra and St Paul's Cathedral, and uncovered previously unknown facts to advance the world's understanding, even when all that remains is now buried or ruins. By working with foundations like Auschwitz-Birkenau and others, they would create a permanent digital record of the past and provide valuable information for its future preservation. The digital imagery would also be a powerful tool in sharing stories and educating children and families worldwide.

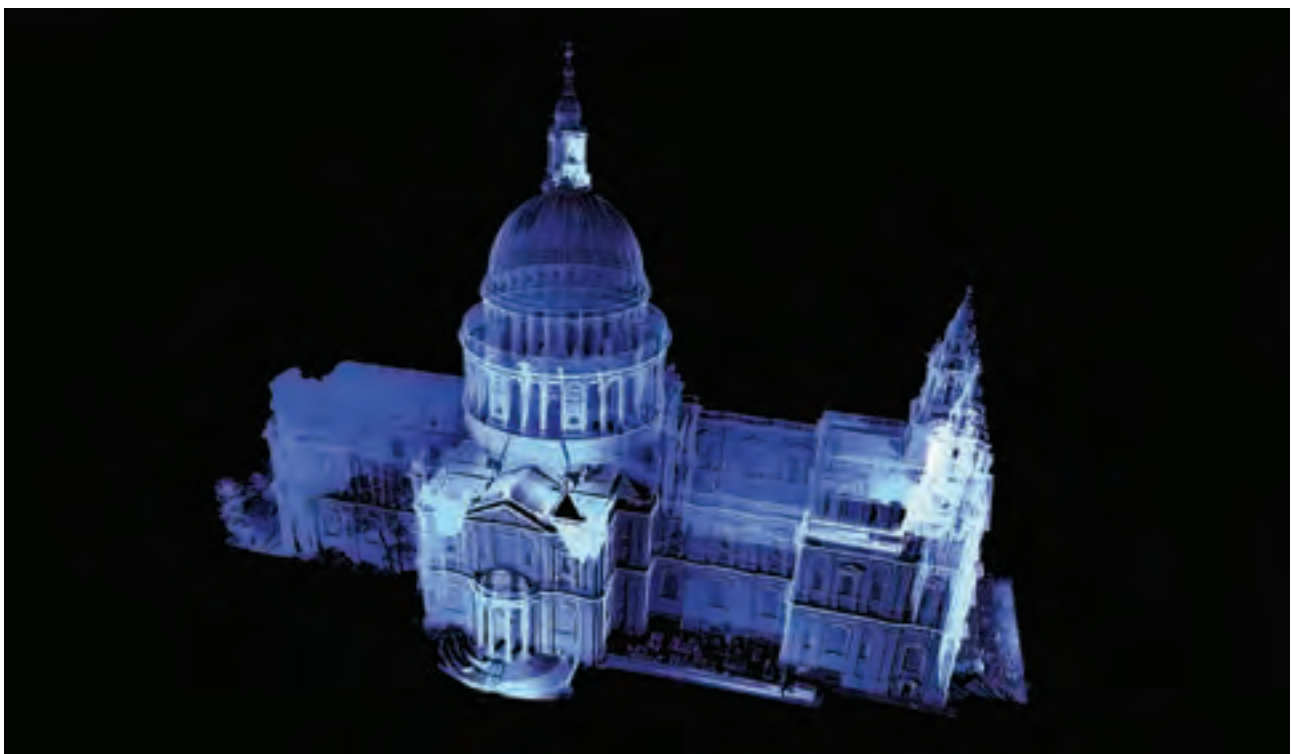


Image courtesy of Atlantic Productions

Further improvements in Holocaust education

In addition to the use of technology, the Learning Centre would support headteachers and others to champion Holocaust education in a number of ways.

Working with Teaching Schools

Teaching Schools are outstanding schools that work with others to provide high-quality training and development to new and experienced school staff. By March 2016, the Department for Education aims to have a network of 600, making significant improvements in the quality of teaching, leadership and pupil attainment. Teaching Schools regularly take on special commissions such as the Special Educational Needs national reforms and a project to tackle homophobia in schools.

Building on the work that Teaching Schools have done on Special Educational Needs and homophobia, the Learning Centre could formally commission Teaching Schools to work with an organisation such as the UCL Centre for Holocaust Education to create an in-depth programme to promote high quality Holocaust education among their networks and alliances.

To ensure maximum impact throughout the country, geographical ‘cold-spots’ in Holocaust education should be identified. Engagement could then be prioritised in areas where provision is currently weakest.

As part of this work, Teaching Schools could take the lead in the development, testing and dissemination of a research-based model curriculum that can provide tailored education to different age groups. The Commission is deeply conscious of the challenges of engaging young children in such a horrific subject. But given many will encounter stories about the Holocaust away from the classroom, it is important that teachers have the resources to address this subject in an age-appropriate way to prevent misconceptions.

The curriculum should enable teachers to plan lessons and outcomes for each stage with an understanding of progression and a framework for teachers to assess impact. The UCL Centre for Holocaust Education’s *Spiral Curriculum* provides an example of how a young person’s knowledge of the subject might be developed throughout the course of their school career.

UCL Centre for Holocaust Education’s proposed *Spiral Curriculum*

As early as Key Stage 2 some pupils are already encountering stories about the Holocaust and beginning to form their ideas about what happened and what it means. So it is important at this young age that teachers provide support and guidance. This may include themes such as prejudice, persecution, refugees and the Kindertransport but would not include details of the camps or mass murder.

Before studying the Holocaust, pupils should already have examined the rich history of the Jewish people and know something about both Judaism and European antisemitism.

At the end of Key Stage 3, pupils would focus primarily on the stories of the victims and survivors, including responses and stories of resistance. This would ensure that the victims are not seen as a faceless, passive mass, and that young people engage with the human dilemmas faced by ordinary people in extraordinary circumstances.

During Key Stage 4, pupils would focus on conceptual knowledge such as causes and explanation, exploring in more depth the decision-making process, the role of ideology, but also why and how so many became complicit in the murder of their neighbours.

At Key Stage 5, young people would consider the profound legacy of the Holocaust in the modern world.

Increasing the accessibility and affordability of teacher training

In addition to the work of Teaching Schools, a number of the UK’s leading Holocaust organisations provide valuable teacher training programmes. Given the vital role of training in equipping teachers with the confidence and resources to tackle this very emotive and challenging subject, the Commission believes that more should be done to support the growth and accessibility of these programmes. This could include extending the provision of teacher training in each region to reduce travel times and associated staff costs.

Promoting to professional bodies the inclusion of training on lessons from the Holocaust

Education does not only apply to those of school age. The Holocaust may have been authored by the Nazi leadership but it could only be executed with the complicity and actions of broad based society, in particular that part of society who would ordinarily be expected to protect and nurture the downtrodden and the oppressed. Therefore training programmes for people becoming police officers, judges, doctors, nurses and other public servants should include lessons from the Holocaust. This would enable trainees to examine the role their professions played in the Holocaust and challenge them to reflect upon their professional and personal responsibilities in a democracy today.

The National Holocaust Centre provides a good example. It offers training for professionals from a variety of disciplines including the police, prisons, the National Health Service, local authorities and the clergy. Participants are encouraged to rethink their professional attitudes, policies and roles in light of the Holocaust.

Through rigorous investigation of the events that led to the Holocaust and other recent examples of genocide, public servants can choose knowledge over misinformation, compassion over prejudice and participation over indifference or resignation.

Establishing a professorial chair

In addition to strengthening education in schools, the Commission believes it is important to further develop the UK's academic excellence in the study of the Holocaust. Academic study is the bedrock of all education and the UK has a number of great strengths including its world-leading reputation for Holocaust educational research. The Call for Evidence exposed the absence of a professorial chair on the Holocaust anywhere in the country. The Commission believes this should be put right and that there would be considerable value in endowing a professorial chair.

There were a number of proposals during the Call for Evidence, ranging from a specialist chair in Holocaust educational research that would build on the UK's world-leading reputation, to the broadest possible approach of a chair in Holocaust and Genocide Studies. The Commission sees merit in all of these proposals and challenges the UK's academic community to make the case for where such a potential investment would best be made.

Learning Outcomes

To achieve greater consistency across Holocaust education, the Commission has identified five learning outcomes to guide the work of the Learning Centre and which it believes should be the objective of Holocaust education for all ages.

1: Knowledge of the historical facts

Of primary importance is that future generations understand the historical facts of the Holocaust. It is such an unimaginable and significant event that people must always understand what happened, why it happened, to whom and what the consequences were. They must understand the enormity of the Holocaust. They must understand the Holocaust in the context of over a thousand years of antisemitism in Europe. They must also learn about the other victims of Nazi persecution.

2: Appreciation of roles and responsibilities

People must understand who carried out the Holocaust. The Holocaust was not carried out by a few key actors, but with widespread complicity. There is already a great deal of education on perpetrators' roles, but not enough on the role of society and bystanders. People should learn that the Holocaust occurred because individuals, organisations, and governments made choices that validated and legalised discrimination and allowed hatred and, ultimately, mass murder to occur.

3: Understanding of the way the lessons of the Holocaust apply more widely, including to subsequent genocide

Holocaust education is a key vehicle in understanding genocide today and to prevent it happening in the future. The Holocaust was a particular and unprecedented event, but its lessons are applicable across societal groups and over time.

4: Recognition of the humanity of the victims

Education should convey the huge loss to humanity of the devastation of the Jewish people. It should seek to restore the humanity of the victims, for example by conveying the richness and value of pre and post-war Jewish communities. Students should also learn about the personal experience of individuals.

5: Promotion of greater tolerance and respect

Education should prepare young people to become socially responsible adults. Holocaust education should encourage people to question their personal motivations and choices – and to build tolerance and respect for diverse groups in society.

Forming enduring partnerships with leading international institutions

Finally, the Learning Centre would support its partners in working with leading international institutions to advance a global effort. To assist with this, on its visit to Israel with the Prime Minister, the Commission signed a joint letter of intent to enable greater co-operation between British Holocaust organisations and Yad Vashem.

The Commission has also agreed a partnership between the UK's new Memorial and Learning Centre and the US Holocaust Memorial Museum in Washington DC, including joint work on genocide prevention.

The UK Learning Centre would also seek to work with new partners in Africa and Asia to extend the global consensus on the commemoration and education of the Holocaust, as set out in the Stockholm Declaration of 2000. The Commission also believes that within the next Parliament the UK should seek to formalise these partnerships with an international summit in London to mark the opening of the Learning Centre.

Recommendation 3:

An endowment fund to secure the long-term future of Holocaust education – including the new Learning Centre and projects across the country

“Create a fund for smaller projects to compete for, on the condition that best practice be shared across the country.”

Sefton Holocaust Memorial Project

At the core of the activity generated by the Learning Centre would be an enduring funding proposition in the form of an endowment fund. This fund should not impact or jeopardise existing government funding that organisations receive, but would cover the running costs of the Learning Centre and guarantee funding for its mission to support Holocaust education around the country for generations to come. This will be fundamental in ensuring that local projects and travelling exhibitions can be supported and that the National Memorial and Learning Centre in London is at the heart of a truly national network of activity, driving improvements in Holocaust education.

In administering the endowment fund, the Learning Centre's trustees would be expected to ensure maximum value for money. This would include requiring organisations to collaborate throughout the network, removing duplication and enhancing the impact of the whole sector.



*Image courtesy of Shadows of Shoah: a travelling Holocaust exhibition in New Zealand
www.shadowsofshoah.com*

“Museum-based access to learning about the Holocaust outside London could be increased... through an imaginative national programme of travelling exhibitions and educational activities, following the model of the United States Holocaust Memorial Museum's travelling exhibitions programme.”

The Wiener Library

Recommendation 4:

An urgent programme to record and preserve the testimony of British Holocaust survivors and liberators

Prior to the creation of the new Learning Centre, action should be taken immediately to complete the task of recording and preserving the first hand testimony of British Holocaust survivors and liberators. This should begin with an urgent audit of existing testimony and an assessment of the steps needed to migrate recordings to future technology platforms. Where new recordings are needed, they should be filmed in the highest definition available, in the purest form and with the greatest possible versatility to be adaptable for continued use as technology evolves. The full range of options should be explored, including the use of advanced filming techniques to capture the experience of interacting with a survivor.

Pioneering work has already begun to make this possible. This includes the partnership between USC Shoah Foundation and the National Holocaust Centre near Newark and the pro bono work of BAFTA-winning British company Atlantic Productions who have been supporting the Commission in developing and testing the future-proofing of survivor testimony.

“Throughout my life, I have learnt more from them than any other group I have met, and they are the individuals I admire above all. What I admire is not just how they lived through and survived all they saw, but how, as a result of their indomitable faith, they rebuilt their lives, married, had children and grandchildren, and refused to let evil have the final word or the final victory.”

Former Chief Rabbi, Lord Sacks

No less important, is action to make more accessible the huge amount of testimony within diaries and other records held in archives such as at The Wiener Library. These rich sources of information were, in many cases, provided by adult survivors and captured during or immediately after events, but are in need of translation and digitalisation. The Learning Centre should initiate a project to undertake this work, once the urgent work to capture testimony is complete.

All forms of testimony should be made more easily accessible, particularly through the Learning Centre’s online hub. In addition, the partnerships which the Commission has formed should be nurtured to improve access in this country for the tremendous resources of testimony held abroad at Yad Vashem and USC Shoah Foundation.



United Kingdom
Holocaust Memorial
Foundation

National Memorial and Learning Centre

Search for a Central London site

UK Holocaust Memorial Foundation
PO Box 72270
London
SW1P 9WU

020 7276 3215

ukhmf@cabinetoffice.gov.uk

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Introduction

The United Kingdom Holocaust Memorial Foundation (UKHMF) was established by Prime Minister David Cameron, with cross-party support, to deliver the recommendations of the Holocaust Commission.

At the heart of these recommendations is the creation of a striking new National Memorial to the Holocaust co-located with a world-class Learning Centre. This will be at the heart of a nationwide network of educational activity attracting visitors of all backgrounds from across the country and around the world. It will stand both as a statement of the importance that Britain places on preserving the memory of the Holocaust and as a permanent affirmation of the values of our society.

The Commission was clear that the National Memorial and Learning Centre should be in Central London. It identified three possible sites, one at the Imperial War Museum in Lambeth, one on the South Bank next to Tower Bridge and one on the river near Tate Britain. However, it was also clear that these were not the only possible sites. So, while the UK Holocaust Memorial Foundation will continue to explore these sites in greater detail, this selection process is also open to any other potential site that could fulfil the Commission's vision.

This Site Briefing sets out more detail on the objectives for the National Memorial and Learning Centre, the facilities that would be required and the criteria on which the UKHMF will evaluate potential sites and make its recommendation to the Prime Minister at the end of this year.

The scope of this paper does not include the design of the National Memorial itself. This will be chosen through a separate competition, once the site for the Memorial and Learning Centre has been selected. It will, however, be important for any potential site to indicate clearly how it could provide a fitting and compelling home for an iconic new National Memorial.

In summary, the UKHMF is seeking a prominent location in Central London with significant existing footfall so as to draw in and inspire the largest possible number of visitors. The site will support several features and activities, the number and extent of which will depend on the size of the space available. Sites capable of accommodating 5-10,000 sqm of built space for UKHMF over no more than three contiguous floors will be considered. This could include being part of a larger mixed-use development. In order to achieve the maximum benefits for the public, the UKHMF needs to allocate as much of its funds as possible to educational purposes rather than to land and construction and so the site must be highly cost effective.

Please contact UKHMF by email to UKHMF@cabinetoffice.gov.uk, in the first instance, to discuss whether a site might be considered.

Background

The Prime Minister's Holocaust Commission was established in January 2014 as a cross-party and society-wide effort to consider what more Britain should do to ensure that the memory of the Holocaust is preserved and that the lessons it teaches are never forgotten. The Commission ran a national Call for Evidence, which received almost 2,500 responses and included one of Britain's largest ever gatherings of Holocaust survivors at Wembley Stadium as well as a competition for young people which received more than 700 entries.

The Commission reported a year later on Holocaust Memorial Day 2015, coinciding with the 70th anniversary of the liberation of Auschwitz. A copy of the full report is available at www.gov.uk/government/publications/prime-ministers-holocaust-commission-report

The recommendations included:

1. A striking new National Memorial to the Holocaust to be established in a prominent central London location.
2. A world-class Learning Centre, using cutting edge technologies to enhance visitors' learning.
3. An endowment fund to support and secure the long-term future of Holocaust education around the country.
4. An urgent programme to record and preserve the testimony of British Holocaust survivors and camp liberators.

The Prime Minister accepted the recommendations in full and also announced the establishment of the UK Holocaust Memorial Foundation together with an HM Government contribution of £50 million to kick-start wider fundraising. This was agreed on a cross-party basis with the then Deputy Prime Minister and Leader of the Opposition.

In recommending the National Memorial, the Commission wanted to make a bold statement about the importance that Britain places on preserving the memory of the Holocaust and to create something that would stand as a permanent affirmation of the values of our society.

The Commission proposed that the design of the National Memorial should be guided by a number of principles. In particular that the National Memorial should:

- be a place where people can pay their respects, contemplate, think and offer prayers
- reflect our values as a society
- take the form of something people can interact with
- provide factual information about what happened, linked to other resources which already provide critical information and education
- tell the story of Britain's own connection to the Holocaust
- convey the enormity of the Holocaust and its impact; in particular the loss to mankind of the destruction of European Jewry
- reflect the centrality of the murder of European Jews to Nazi objectives
- appropriately represent the fate of other victims of Nazi persecution

But the Commission was also clear that a National Memorial on its own is not enough and that there must be somewhere close at hand where people can go to learn more.

In recommending a world-class Learning Centre, the Commission wanted a must-see destination using the latest technology to engage and inspire vast numbers of visitors. This will have a broader remit to explore the dangers of prejudice and hatred in all its forms through the lessons of the Holocaust and subsequent genocides.

But a critical part of the vision for the Learning Centre is that it would also be responsible for developing a physical campus and an online hub bringing together a network of the UK's existing Holocaust education partners and supporting them in driving a renewed national effort to advance Holocaust education across the country.

So the Commission's vision for the Learning Centre included a lecture theatre, classrooms and the opportunity, for those Holocaust educational organisations that want it, to locate their offices or set up satellite offices within the wider physical campus.

Through its online hub and through the sharing of technology, the Learning Centre would also provide a single access point for educational resources, research and testimony, clearly signposting teaching and learning materials from trusted sources.

In driving a renewed national effort to extend high quality Holocaust education to all parts of the country, the Learning Centre and its partners would seek to transform the way education is delivered.

At the heart of this is the use of technology in developing innovative ways to educate young people in the classroom. This would include taking some of the technology developed for use in the Learning Centre and making it available around the UK.

The Learning Centre would also support Holocaust education by:

- working with Teaching Schools and other partners to promote the benefits of Holocaust education to headteachers;
- increasing the availability and affordability of teacher training;
- assisting professional bodies to incorporate lessons from the Holocaust into their training;
- further advancing the UK's position as a recognised international centre of Holocaust excellence in education, research and study, including through the creation of a professorial chair;
- achieving greater consistency over the objectives of Holocaust education.

Finally, the Learning Centre would work with leading international institutions to advance the global effort on Holocaust education and commemoration.

Objectives

The site shall be required to:

- Serve as a focal point for the national commemoration of the Holocaust and stand as a permanent affirmation of the values of British society.
- Provide a significant physical presence, leaving no doubt that visitors have arrived at the location. It will be located prominently, highly visibly and in an area of high footfall with excellent public transport links, provision for buses, coaches, pedestrians and cyclists to be able to reach the site safely and with full disability access. This will make the site accessible to the largest possible number of visitors and attract many people who wouldn't otherwise think to engage with the subject of the Holocaust.
- Allow for the provision of space to erect a striking and prominent new National Memorial to the Holocaust that can be interactive and engaging while at the same time conveying the enormity of the Holocaust and its impact.
- Provide for the National Memorial and the Learning Centre to be co-located or in close proximity to one another and with clear physical connection.
- Allow for the creation of a physical campus that aims to engage and inspire a vast number of visitors, has facilities to host lectures and seminars, and to run educational courses and workshops.
- Allow for the provision of space for Holocaust organisations to be given the opportunity to locate their offices or establish satellite offices, and therefore fulfil a responsibility to bring together a network of the UK's existing Holocaust organisations and experts, supporting them in driving a renewed national effort to advance Holocaust education in the UK.
- Enable within the site, some quiet, contemplative space to allow for reflection and commemoration.
- Allow for gatherings of up to 500 people for commemorative events.

Features and Facilities

Through the use of cutting edge technology, the Learning Centre will educate people of all ages in the context and history of the Holocaust and help them to understand how the lessons of the Holocaust apply more widely to many of the important issues faced subsequently, including to other genocides. It will include a particular focus on Britain's own important historical connections to the Holocaust.

The Learning Centre will require a number of features and facilities. These will include:

- At least 5,000 square metres and as big and ambitious as the site will allow.
- This could be a freestanding building or could occupy part of a multi-use building, but would require its own prominent entrance.
- A suitable space for a highly visible memorial with room for gatherings of at least 500 people. This must be co-located or in close proximity.
- The public space and facilities should be spread across no more than three contiguous floors.
- Entrance hall: reception, visitor orientation and circulation.
- Visitor facilities: restrooms, cloakroom, first aid room, interfaith prayer room, shop, café.
- Permanent and temporary gallery spaces.
- Loading bay area with secure transit store adjacent.
- Secure store for material including works of art, photography, and archives.
- Clean workshop space for construction activities and exhibit preparation.
- 4x Learning rooms, able to accommodate 40 people.
- Auditorium with tiered seating for at least 150 people.
- 2x meetings rooms for events and hire.
- Office space and associated facilities for members of staff from UKHMF and other Holocaust organisations.
- Infrastructure to fulfil all security considerations around the site.

Benchmarks

In its studies of memorials and learning centres around the world, UKHMF is impressed by the outstanding use of space and technology to aid learning and reflection in the National September 11 Memorial and Museum in New York City.

The nature of the site will affect the scope of the memorial design. As well as commemorating the Holocaust, the Memorial will place a special focus on learning lessons and educational value added.

UKHMF is particularly inspired by the interactive and informative nature of the glass towers of the New England Holocaust Memorial in Boston. This design is rich in information, fits well into the surrounding area and maximises the impressive local footfall.

The scope of this paper does not include the design of the memorial, which will be chosen through a separate, open competition process. But this information is included here to give an idea of the size, space and ambience the site will need to provide.

Evaluation Criteria

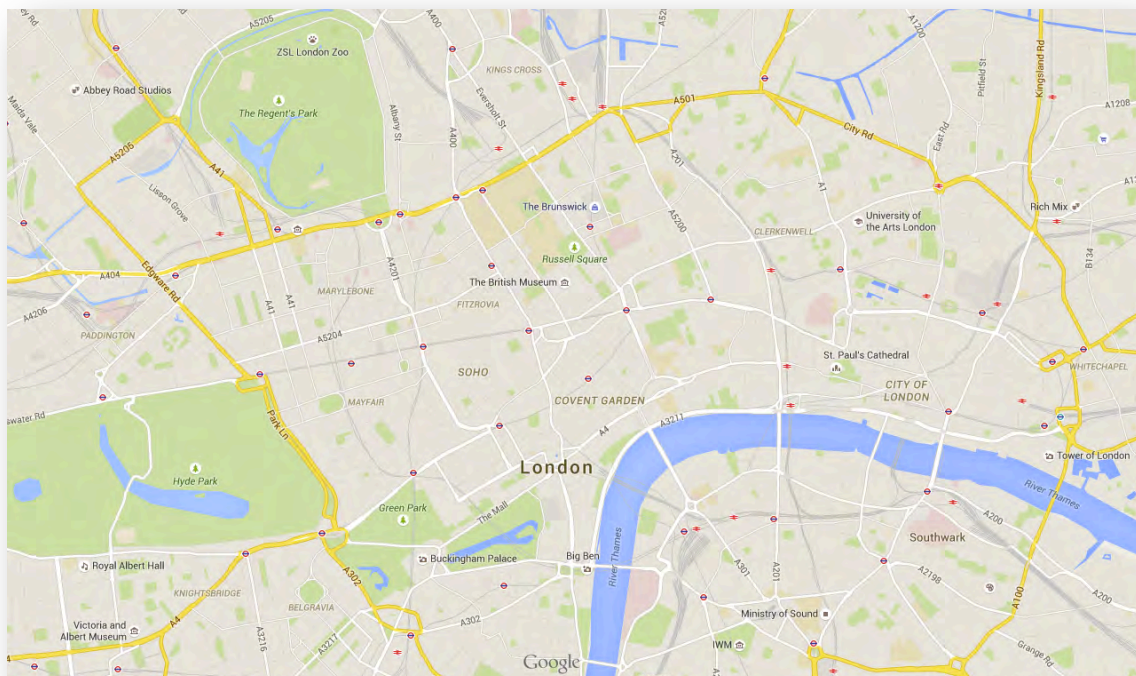
The Board of the UK Holocaust Memorial Foundation has set out the ten criteria against which it will judge potential sites and make its recommendation to the Prime Minister. The Foundation would be grateful for information against each of these criteria in order to make a fair assessment of any potential site.

Site Evaluation Criteria	Description
Acquisition/Title	UKHMF could consider acquiring land or an existing building. In either case UKHMF could carry out all construction works or work in partnership with the site owner acting as developer carrying out all the works on behalf of UKHMF. In either event UKHMF would require a freehold interest or a peppercorn long lease of the premises for at least 250 years
Cost/Price	The combined cost of acquiring a land interest and all construction works and fees will be an important factor in choosing a site. UKHMF will only consider proposals that come from the principal landowner and indicate the price at which they are willing to sell the land/existing buildings and whether or not they are willing to take responsibility for construction costs and if so whether on a fixed price or a cost-recovery basis. While UKHMF is not committing to works at this stage, please include indicative costs to UKHMF for any construction. In order to achieve the maximum benefits for the public, the UKHMF needs to allocate as much of its funds as possible to educational purposes rather than to land and construction. It, therefore, will not be considering sites where the owner is seeking to be paid on a valuable alternative use basis such as residential, office or hotel. However, it may be that for the owner of a major mixed use development, where the National Memorial and Learning Centre would only occupy a small part of the overall development, it would provide both a "planning gain" and an important increase in footfall justifying the sale of this part of their site at a concessionary value to UKHMF.
Footfall	UKHMF wishes to engage and inspire the largest possible number of visitors including many who might not otherwise consider the subject. As such UKHMF requires information on: • Average yearly footfall in and around the potential site • Any proposals to increase footfall
Location Iconic Impact	The Holocaust Commission was clear that the National Memorial and Learning Centre should stand in a prominent location in Central London as a permanent affirmation of the values of our society. The Memorial should be striking and highly visible. Its immediate surroundings should be appropriate to the subject matter it is commemorating. See the map below for the perimeters of the area that UKHMF will consider. While the design of the memorial will play a significant role in delivering iconic impact, any potential site should indicate ways in which the location and components of the site could support this ambition.

Site Evaluation Criteria	Description
Facilities	UKHMF requires information on the capability of the site to fulfil the facilities specification contained on page 6 in the most ambitious way possible. This should also include an assessment of the way any potential site can support the wider network of Holocaust education organisations and institutions across the UK.
Ownership	Ideally responses to this brief will come from owners. Each Owner should set out a brief statement explaining the nature of their organisation and their motivation in responding to the brief. If the Respondent is not the owner of the freehold or a long leasehold interest, its Response must explain how it is able to deliver the site to the Foundation.
Partnership and Governance	In the case of partnership, there should be a proven track record that the professional team engaged has the capacity and the capability to accomplish the project within the tight deadline for delivery set by the Holocaust Commission. UKHMF is an independent advisory body to the Prime Minister and the Secretary of State for Communities and Local Government. The Foundation has its own Board and governance procedures that it wishes to maintain. Any conditionality associated with the purchase or operation of a potential site will be a consideration.
Planning /Size	Any site proposal should be accompanied with (i) a 1:1250 OS site plan (ii) a list of uses and areas of any premises currently on the site indicating which of those uses would be vacated/demolished to make way for UKHMF and (iii) a summary of all general planning policies for the site. The Respondent should only put a site forward where it believes the Local Authority would in principle be supportive of this use on their site and where vacant possession of the part to be used by UKHMF will be available by 31.12.17.
Timing and deliverability	Any proposed site development should not be subject to such a scale of obligations and policy burdens that the viability of its timely delivery is undermined. UKHMF must ensure that realistic likelihood of delivery at the time envisaged is clearly proven. UKHMF will want to consider details of any planning permission or planning constraints around the site, including relevant timings of planning permission agreement and build completion, which must enable sufficient time for fit out to be completed and the site to be opened in 2020. Co-operation from the local authority will, of course, be important. Any conditions to delivery of the site must be clearly set out in the Response.

Site Evaluation Criteria	Description
Transport	Excellent existing transport links will be essential to attracting high visitor numbers. The site should be easy to reach by public transport. Ideally the site will be within 1km of a Tube Station and it must be easily and safely accessed on foot and by bicycle. It must also have place for coaches to set down passengers safely.

The map below shows the area of London considered by UKHMF to be sufficiently central to meet the visions set out by the Holocaust Commission:



Submission Requirements

Discussions have already taken place with the three possible sites mentioned in the report of the Prime Minister's Holocaust Commission and one further site. This should not rule out new possible sites from responding to this brief.

Where a member of the public is aware of an underused site that may be particularly appropriate because of its prominence, closeness to public transport or existing major visitor, educational and cultural facilities, you may wish to contact UKHMF to explore its potential. To assist UKHMF in this task any such proposals must be accompanied by a postal address, a map, photos and rough measurements of street frontages. A site smaller than 50m x 50m is very unlikely to be suitable.

Please contact UKHMF by email to UKHMF@cabinetoffice.gov.uk with any questions or to discuss whether a site might be considered.

The Foundation should receive information from Respondents, demonstrating how the site fulfils the evaluation criteria set out on pages 8 and 9, by **5pm on Friday 30 October 2015**. Responses should be delivered electronically to ukhmf@cabinetoffice.gov.uk, or by post to UK Holocaust Memorial Foundation, PO Box 72270, London, SW1P 9WU.

The Foundation will make its final recommendation to the Prime Minister early in 2016 with the ambition of completing the National Memorial in the course of 2017 and opening the Learning Centre in 2020.

The Rt. Hon. John Whittingdale MP
House of Commons
London
SW1A 0AA

Monday, 26th October 2015

Dear John,

As you may be aware, I am involved with the Holocaust Memorial Commission set up by the Government last year, tasked with ensuring that Britain has a permanent memorial to the Holocaust and educational resources for future generations.

The Commission is currently considering possible locations for a Holocaust Memorial and Learning Centre.

I think a potentially suitable location for the Holocaust Memorial would be Victoria Tower Gardens, with the Learning Centre close by in Millbank where we have been offered a viable location.

As I'm sure you are aware, the Gardens fall under the jurisdiction of Black Rod, as it is part of the parliamentary estate, and DCMS as it is managed by the Royal Parks.

I would be very grateful for your views on the viability of locating the Holocaust Memorial in Victoria Tower Gardens. The Prime Minister is aware of this proposal, and he suggested that I write to you to seek out your views on this issue.

With best wishes,



THE RT. HON. THE LORD FELDMAN OF ELSTREE
Chairman of the Conservative Party



**Department
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The Rt Hon The Lord Feldman of Elstree
Chairman
The Conservative Party
2 Matthew Parker Street
LONDON SW1H 9HQ

CMS 274432/DC
3 November 2015

Dear Andrew,

Thank you for your letter dated 26 October about the Holocaust memorial.

I have followed progress of the Holocaust Memorial Commission since it was established and I am pleased that several possible locations for the memorial and learning centre have now been identified.

I completely agree that the Victoria Tower Gardens site would be an attractive option for this memorial, given that you may have the opportunity to locate the Learning centre relatively close by.

Management responsibility for almost all of Victoria Tower Gardens falls to myself rather than Black Rod. In principle, I support the option that Victoria Tower Gardens could be considered as a location for the Holocaust memorial. There are a number of factors, which will need to be given thorough consideration before it can be fully endorsed.

Although no firm decisions have been made, the Government is also considering options for the location of a National Memorial to British Victims of Overseas Terrorism, and we will want to make sure that any potential juxtaposition of this memorial and the Holocaust memorial is fully thought through.

Though I agree that this is a good option for a potential location, I have asked my officials to fully consider all options available for the location of the Holocaust Memorial and I suggest that we keep options on Victoria Tower Gardens open at this stage.

*Yours ever
John*

Rt Hon John Whittingdale OBE MP
Secretary of State for Culture, Media and Sport



**United Kingdom Holocaust Memorial
and Learning Centre**

Environmental Statement (Volume 5)
Appendix M Transport Assessment
December 2018

The Secretary of State for Housing Communities and Local Government

- 8.5.21. Having researched a number of comparator sites, it is considered that the Berlin memorial represents the best proxy for estimating the trip generation of the UKHMLC, not just due to its subject matter but also due to several common characteristics between the two sites:
- Like the proposed UKHMLC, the Berlin site is on a major thoroughfare close to the Brandenburg Gate, arguably the city's most iconic attraction and comparable to the Houses of Parliament;
 - Neither site is directly visible from the nearby iconic attraction, leading to visitors walking a short distance along the thoroughfare in order to view the Memorial;
 - A basement information centre complements the outdoor structure;
 - Projected annual visitor numbers to the UKHMLC are of a comparable order of magnitude to Berlin.
- 8.5.22. It is therefore projected that an additional 10,000 visitors per day will enter the gardens once the National Holocaust Memorial is open. This is very much a robust scenario, especially when compared to the US Holocaust Memorial Museum whose average daily visitor numbers are less than half this figure. The Tower of London is visited by an average of 7,789 internal visitors per day and, if an allowance were to be made for an additional 50% external footfall, the forecast for the Memorial is close to this comparator from London as well as the example of Berlin.
- 8.5.23. Of the projected 10,000 daily visitors, 3,300 will be ticketed visitors to the UKHMLC and the remaining 6,700 will view it from the exterior. It is assumed that ticketed visitors will enter the gardens 15 to 30 minutes before their allotted slot in order to allow time to walk to the UKHMLC entrance. For robustness it is assumed that all of the existing users of the gardens will also be present in future.
- 8.5.24. The 3,300 daily ticketed visitors will be distributed evenly across the UKHMLC's opening hours, with visitors assumed to arrive in the gardens 15 and 30 minutes before their entry slot. The 6,700 additional visitors to the gardens will be spread across the whole day using the temporal distribution of the existing footfall on Abingdon Street alongside the Houses of Parliament, which can be taken as the best proxy for patterns of tourist footfall in this part of Westminster. This temporal distribution also closely matches that of the entries and exits through Gate 1 of the gardens
- 8.5.25. For robustness the ticketed visitors arriving by public transport (a maximum of 3,177 per day) are all assumed to enter and exit the gardens via Gate 1. Furthermore, 90% of the additional visitors to the gardens (6,030 out of 6,700) are also assumed to enter and exit via Gate 1 as this is the closest to the public transport stops and visitor attractions on Parliament Square; the analysis of existing footfall indicates that only 59% of current visitors to the gardens enter and exit via Gate 1 on a typical Saturday, and therefore 90% is very much a robust scenario.
- 8.5.26. **Figure 16** shows the hourly rolling two-way pedestrian flow through Gate 1 on a Saturday, the busiest day.

10. CONCLUSION

- 10.1.1. WSP has been appointed by the Ministry of Housing, Communities & Local Government to provide transport consultancy to support the proposed development of the UK Holocaust Memorial and Learning Centre within the City of Westminster
- 10.1.2. The UKHMLC is projected to be visited by up to one million people a year, most of whom will be existing pedestrians on the wider network given the site's proximity to major trip attractors around Parliament Square.
- 10.1.3. A comprehensive transport assessment of the development proposals has been undertaken in order to determine the anticipated transport impacts of the UKHMLC's operation and setting out the measures to mitigate these impacts where appropriate.
- 10.1.4. Through a carefully considered design supplemented by some changes to the kerbside arrangements immediately adjacent to the site, coach groups can be accommodated without unduly impacting on other road users along Millbank. Detailed pedestrian analysis has also been undertaken to highlight the locations with the highest footfall at different times.
- 10.1.5. This transport assessment has also informed the Waste Management Plan, the Construction Logistics Plan and the Travel Plan which will all serve to reinforce the sustainable management of transport of people and goods associated with the construction and operation of the proposed UKHMLC.



Victoria Tower Gardens Conservation and Significance Statement

**Prepared
by London Parks & Gardens Trust**

January 2019

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GLOSSARY

BAP – Biodiversity Action Plan

BSI - British Standards Institute

DCMS - Department of Culture Media and Sport

DDA – Disability Discrimination Act

DEFRA – Department of Environment, Food and Rural Affairs

DfES – Department of Education and Skills

ECE - Education and Community Engagement

GiGL - Greenspace Information for Greater London

GIS – Geographical Information Systems

HAP – Habitat Action Plan

HER – Historic Environment Record

HMSO – Her Majesty's Stationery Office

KPI - Key Performance Indicators

LBAP – Local Biodiversity Action Plan

OS – Ordnance Survey

NHLE – National Heritage List for England

NPPF – National Planning Policy Framework

RCHME - Royal Commission on Historic Monuments in England

TRP OCU – The Royal Parks Operational Command Unit (Metropolitan Police)

TRP – The Royal Parks

UDP – Unitary Development Plan

VTG – Victoria Tower Gardens

WCC – Westminster City Council

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PART I: CONTEXT AND RESPONSIBILITIES

I.0 INTRODUCTION

Victoria Tower Gardens

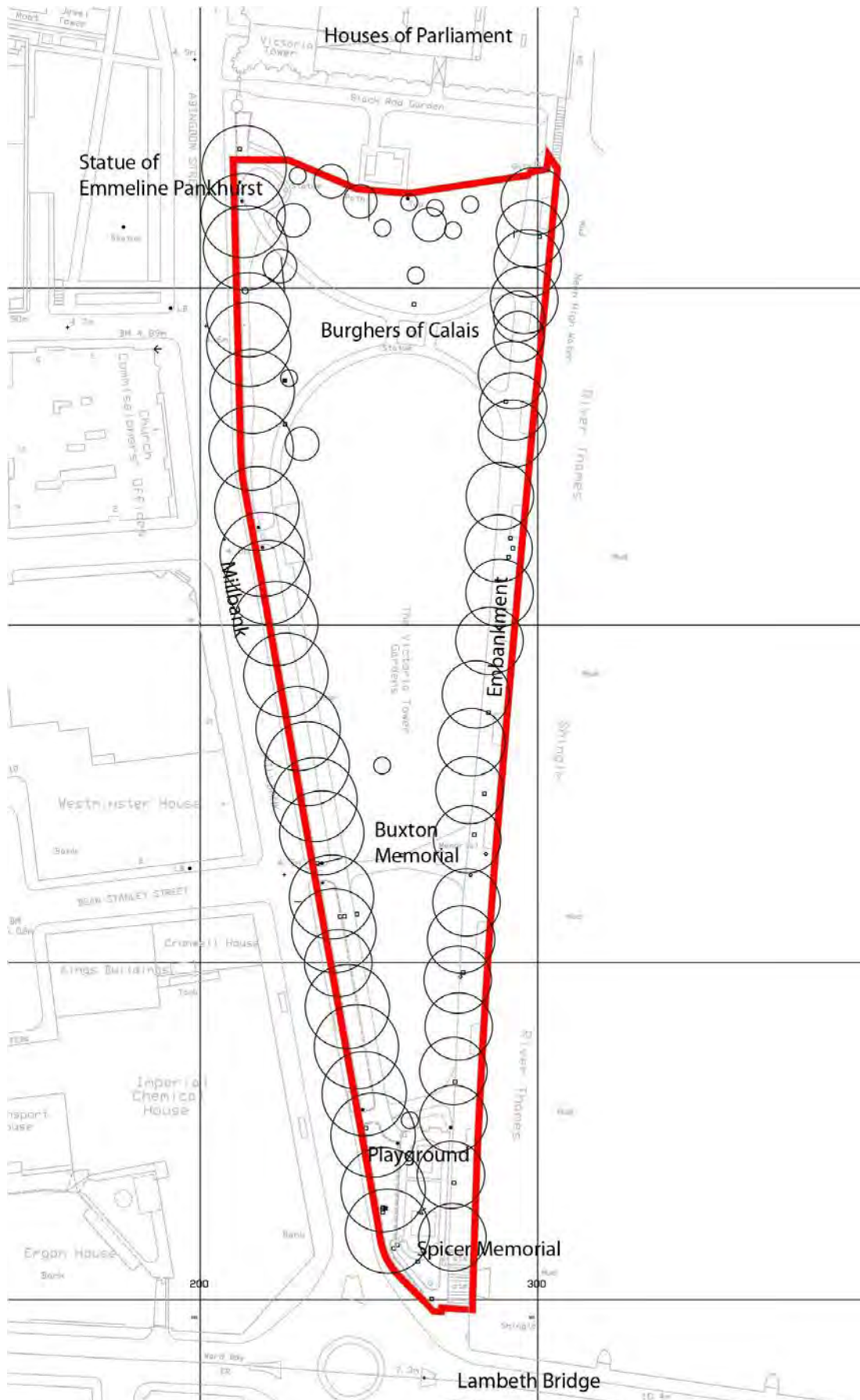
- I.1 Victoria Tower Gardens (VTG) is situated between the Houses of Parliament and Lambeth Bridge on the Thames Embankment. It is wholly within the London Borough of Westminster. It is a trapezoidal piece of land which bounded by the Thames to the east, Palace of Westminster to the north and Millbank to the west. At the southern point the Gardens are enclosed by the approach to Lambeth Bridge. The gardens contain several historic monuments and sculptures of significant merit which are on the Historic England Register of Listed Buildings. VTG has a playground located at the southern end of the Gardens and is defined by the Spicer Memorial (not listed). The Gardens and its playground serve a diverse local population including the Peabody Trust properties, the Millbank Estate, the area behind St Matthew's, some areas of north Lambeth [Westminster Abbey] and a wide variety of visitors and tourists.

Background to the document

- I.2 This document was prepared by the Planning and Conservation Group for London Parks & Gardens Trust (LPGT), which consists of landscape architects, researchers, planning professionals and interested individuals.
- I.3 The plan provides the background history and significance to ensure the understanding of the intrinsic character of Victoria Tower Gardens. It gives a brief description of the values (as defined by Historic England) and significance of the site, analysis, priorities and it uses the subdivision of character areas as a management tool in recognising the relative complexities of historical layering and locally distinctive character of different areas within the Park.
- I.4 The plan has been prepared within the context of Westminster City Council's (WCC) 2016 Local Plan, the Royal Parks Corporate Plan (2018) and the Royal Parks' Play Strategy (2015).
- I.5 The special historical, architectural, natural or ecological interest of the landscapes, buildings, structures and archaeology has been based on detailed analysis of the Park considering:
- the origins and development of the topography;
 - the character and hierarchy of places and landscape quality;
 - the contribution made by trees, planting and other natural or cultivated elements to the character and ecology of the area;
 - the prevailing (or former) uses within the area and their historic patronage;
 - the importance and sensitivity of known archaeology and wildlife in the area and the potential for discovery of other significant concealed features;

- the contribution made by biodiversity to the area;
 - the architectural and historic quality, character and coherence of the buildings and structures and the contribution they make to the special interest of the Park;
 - the relationship and significance of the landscape to the built environment including the setting of significant landmarks, vistas and panoramas;
 - the extent of loss, intrusion or damage: features which detract from the special character of the area (and which provide opportunity sites where change is to be encouraged); and
 - climate change and its impact on the built and natural environment and the contribution VTG makes in combatting this.
- I.6 The Royal Parks has an obligation to conserve biodiversity under the Natural Environment & Rural Communities Act 2006 and constantly aims for the highest standards of conservation.
- I.7 The purpose of The Royal Parks is to fulfil its responsibility to protect, conserve and enhance the unique landscape, environment, ecology, wildlife, heritage and vistas of the eight Royal Parks in London while developing active and creative policies to encourage wider access to them and to increase opportunities for enjoyment, delight, sanctuary, information, education, creativity and healthy recreation for everyone, now and in the future.
- I.8 This document seeks to ensure that historic landscapes, buildings, structures and archaeology are protected, conserved and enhanced notwithstanding improved access.

Figure I.1 Victoria Tower Gardens



2.0 GENERAL AND MANAGEMENT CONTEXT

Existing TRP Management Framework

- 2.1 The Royal Parks are owned by the Crown with their responsibility resting with the Secretary of State for Digital, Culture, Media and Sport. 'The Royal Parks' (TRP) is a charity created in March 2017 and officially launched in July 2017 to support and manage 5,000 acres of Royal parkland across London. In 2017, TRP took over the role of managing the parks from The Royal Parks Agency – a former executive agency of the Department for Culture, Media and Sport (DCMS).

TRP is led by a Board of Trustees, which decides how the charity is run, how money is spent and with responsibility to ensure the parks are run for the benefit of the parks and their visitors. The trustees are led by a Chairman and are appointed for their skills and experience. The day-to-day operation of the parks is managed by a Chief Executive and a senior management team. It is the responsibility of TRP to conserve and enhance London's eight Royal Parks for current and future generations to explore, value and enjoy.

- 2.2 TRP's charitable objects set out the main purpose of the charity, and what they aim to achieve.

They are:

- to protect, conserve, maintain and care for the Royal Parks, including their natural and designed landscapes and built environment, to a high standard consistent with their historic, horticultural, environmental and architectural importance;
- to promote the use and enjoyment of the Royal Parks for public recreation, health and well-being including through the provision of sporting and cultural activities and events which effectively advance the objects;
- to maintain and develop the biodiversity of the Royal Parks, including the protection of their wildlife and natural environment, together with promoting sustainability in the management and use of the Royal Parks;
- to support the advancement of education by promoting public understanding of the history, culture, heritage and natural environment of the Royal Parks and (by way of comparison) elsewhere;
- to promote national heritage including by hosting and facilitating ceremonies of state or of national importance within and in the vicinity of the Royal Parks.

Corporate objectives/priorities

- 2.3 The corporate objectives of the TRP are approved by a Board of Trustees and set out the high-level plans for the charity which help guide specific projects and pieces of work.

They are currently being considered by The Royal Parks Board of Trustees.

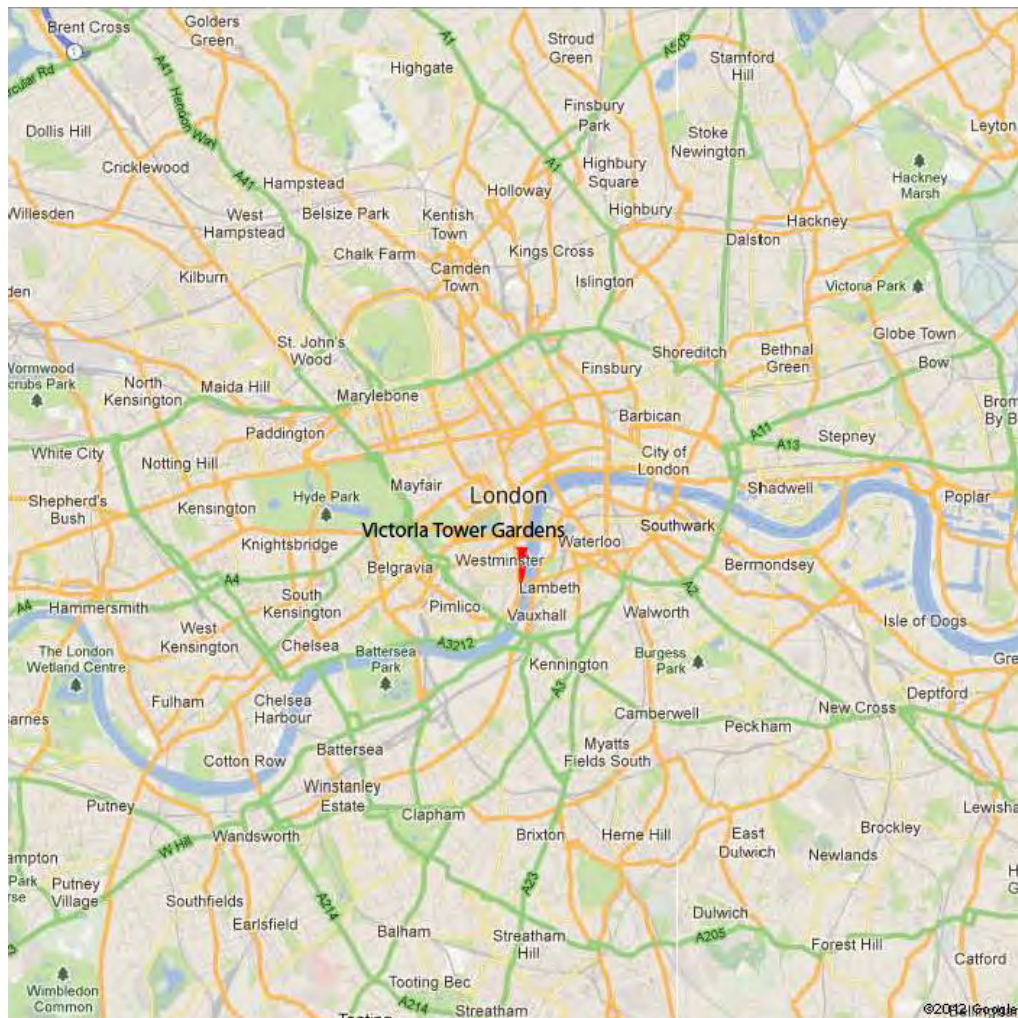
The TRP recognises the importance of the Royal Parks for:

- Unparalleled opportunities for relaxation, exercise, entertainment and education
- As some of London's biggest green spaces, they cool urban temperatures, reduce wind speeds and absorb pollution and flood water
- Fine horticulture, excellent wildlife sites and some of the country's most important buildings, statues and memorials
- Venues for leading sporting and cultural events

Management Structure of VTG

- 2.4 TRP has the executive responsibility for managing the Royal Parks. Victoria Tower Gardens is managed from the St James's and The Green Park.

Figure 2.1 Location of Victoria Tower Gardens



Opening Hours

- 2.5 The Gardens are publicly accessible between 7.30 am and dusk in summer or 7.00 pm in winter. There are four entrances which are locked at night.

Accessibility

- 2.6 The Gardens are accessible by the public from the gates that open onto Millbank at grade II. There are steps down from the approach to Lambeth Bridge to the south. The main access from the north, into the northern section of the Gardens is via the side entrance, specifically designed for the Emmeline Pankhurst Statue.

Local Context

- 2.7 The Gardens are surrounded by tourist attractions with Westminster Abbey and the Houses of Parliament to the north and the Tate Britain further along the Thames to the south. The Garden Museum is just over the Thames on the other side of Lambeth Bridge. The Peabody Trust has properties close by and there are offices adjacent to the site most notably the Department for the Environment and Rural Affairs (Nobel House). The Abbey Community Centre is situated on the other side of Millbank.

Other Background Information

- 2.8 There is a wealth of knowledge concerning the Park, principally held by people with long associations with the Park (including staff, the Royal Parks Guild and members of local interest groups). There are a number of existing studies that provide useful background information. Of particular value is the information found in the Greater London HER report, available from the Heritage Gateway¹ and the Parks and Gardens UK Trust². A list of references concerning the Park, taken with permission from the Historic England National Heritage List for England³ (NHLE), is provided in Appendix I. The Thorney Island Society are effectively the Friends Group for the gardens.
- 2.9 TRP's Ecology Section can use its biological records system to access past species records and other ecological information. Such data are a valuable aid to understanding how species and wildlife communities have changed over the years. These data are obtained partly from the data-gathering and digitisation of past data sourced from within TRP and its volunteers (an ongoing process), and partly through TRP's partnership with GiGL. Historic records and other data supplied to GiGL by third parties (such as the London Natural History Society) are gradually becoming available as GiGL and its partners progress their programme of digitisation of data archives.⁴

¹ English Heritage, 2011. Greater London HER [online] London: available from http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MLO59282&resourceID=1031 [Accessed 8 November 2012]

² English Heritage, 2011 Parks and Gardens UK [online] available from http://www.parksandgardens.ac.uk/index2.php?option=com_parksandgardens&task=site&id=3382&preview=1&temid= [Accessed 8 November 2012]

³ Historic England, 2019, National Heritage List for England [online] available on: <https://historicengland.org.uk/listing/the-list/results/?searchType=NHLE+Simple&search=victoria+tower+gardens> [accessed 20 January 2019]

⁴ The Royal Parks, 2012 The Royal Parks Landscape Management Plan text

3.0 PLANNING CONTEXT: HERITAGE AND OPENSOURCE (UNDERSTANDING THE HERITAGE)

- 3.1 Victoria Tower Gardens (VTG) is a small but significant central London site, managed by The Royal Parks (TRP) and is registered on the Historic England Parks and Gardens of Special Historic Interest in England list as Grade II. Summaries from Historic England NHLE are shown in Appendix I.
- 3.2 The Garden sits within the Westminster Abbey and Parliament Square Conservation Area with the northern end of the site included in the Area of Special Archaeological Priority: Lundenwic & Thorney Island, Tier I. It is also a Registered Park and Garden of Special Historic Interest at grade II.
- 3.3 The historic monuments and sculptures contained in the gardens are the Buxton Memorial commemorating the Abolition of Slavery; a statue of Emmeline Pankhurst – remembering women’s fight for and achievement of voting rights; the sculpture of The Burghers of Calais by Auguste Rodin, remembering the bravery demonstrated by six members of bourgeois society in Calais during the 13th Century to secure their townsfolk’s freedom from the siege led by King Edward III of England during the ‘Hundred Years War’. The table of listed buildings and structures within or immediately around the Gardens are shown below:

Building	Listing status / grade
Statuary Group of the Burghers of Calais	Grade I
Buxton Memorial Fountain.	Grade II*
Statue of Mrs Emmeline Pankhurst	Grade II*
Houses of Parliament, The Palace of Westminster	Grade I
Lambeth Bridge and attached parapets, light standards, associated walls to approaches and obelisks	Grade II
River Embankment from the Houses of Parliament to G.V. II Lambeth Bridge	Grade II
Nos 1 and 2, The Church Commissioners (including No 3 Great College Street, No 2 Great Peter Street and Nos 5 and 7 Little College Street)	Grade II*
Victoria Tower Lodge and Gates to Black Rod Garden	Grade I
Other designations	
Historic England Archaeological Priority Area (March 2017) APA [24/01/07]	Tier I

Full listing summaries shown in Appendix 2.

Westminster City Council (WCC) Plan was adopted in November 2016.

VTG is in the south area of the city. At Part V: Creating Place, paragraph 5.54, the Plan recognises that there is a deficiency of public open space in the south of the city. It also recognises there is both an overall and localised shortage of open space in Westminster.

3.4 WCC Policy S35 Open Space states that:

The council will protect and enhance Westminster's open space network, and work to develop further connections between open spaces. The council will seek to address existing public open space deficiencies, including active play space deficiency, and current and future open space needs by:

- Protecting all open spaces, and their quality, heritage and ecological value, tranquillity and amenity;
- Mitigating additional pressure on open spaces by securing new improved public open space in new developments; space for children's active play; and seeking public access to private spaces; and
- Securing contributions to improving the quality, ecological value and accessibility of local public open spaces and delivering new open spaces from under-used land.
- Objective 7 seeks to protect and enhance Westminster's open spaces, civic spaces and Blue Ribbon Network, and Westminster's biodiversity; including protecting the unique character and openness of the Royal Parks and other open spaces; and to manage these spaces to ensure areas of relative tranquillity in a city with a daytime population increased every day by over one million workers and visitors.

3.5 WCC Conservation Areas: Local planning protection comes in the form of being in the Westminster Abbey and Parliament Square Conservation Area. Westminster City Council classifies Victoria Tower Gardens as one of the four local parks in the borough defined as between 2 – 20 hectares and it is situated in the 'South' area of the borough. The Conservation Area Appraisal⁵ states that "The Victoria Tower Gardens, to the south of the Palace, provide an attractive escape from the busy routes around. This large area of green open space enjoys a riverside location, with expansive views along the Thames and to the Victoria Tower." It goes on to state that "The large open space of Victoria Gardens, to the west of Victoria Tower, was created as part of Victorian improvements and slum clearance and provides a sheltered public garden and an escape from the adjacent busy roads."

The appraisal also sets out three Local Views – these are views which are identified and described in the relevant policies of the WCC Unitary Development Plan:

⁵ WCC (2008) Conservation Area Audit & Management Proposals Westminster Abbey and Parliament Square September 2008

- Local View 30: Victoria Tower and southern facade of Palace, and river embankment from Victoria Tower Gardens
- Local View 31: Victoria Tower and the southern facade of Palace, Victoria Tower Gardens, the River Thames and the South Bank Conservation Area (Borough of Lambeth) from river embankment
- Local View 32: Victoria Tower Gardens, the River Thames and the South Bank Conservation Area (Borough of Lambeth) from Lambeth Bridge.
- The Appraisal also notes that VTG is the largest area of green space in the Conservation Area and characterised by its open nature framed by trees and planting.

3.6 Westminster City Council Ward Profiles 2018: These show demographic information for the two wards, St James and Vincent Square Wards. VTG is in the St James ward or immediately adjacent Vincent Sq.

Pertinent statistics for these two wards show:

- High percentage of housing estates near VTG in Vincent Sq. ward, with little or no access to private gardens space
- From 2010 census data, 28% (Vincent Sq.) and 30% (St James) Year 6 children were classified as obese.
- 23% of families (Vincent Sq.) were composed of lone parents with dependent children in Vincent Sq. Ward. 23% (Vincent Sq.) and 26% (St James) of the children in the ward were receiving free school meals in 2017, an indicator of the proportion of families financially stressed.
- **Vulnerable Older People:** Similarly, there is a greater number of over 65s in both wards, at 20% of the population. Vincent Sq. is ranked within the worst 30-40% in London for Income Deprivation among older persons and St James in the worst 20-30%.
- The WCC Open Spaces strategy (discussed below) describes the health benefits proven by parks in combatting loneliness and preventing illness, particularly relevant for the age groups mentioned above.

3.7 WCC draft Open Spaces Strategy 2018 (OSS) and 2007 OSS:

The Draft 2018 Draft WCC Open Spaces Strategy states: ‘The City Council reflects the aims of the Mayor’s London Plan in its own planning policy, with a clear strategic objective within Westminster’s City Plan to: “protect and enhance Westminster’s open spaces, civic spaces and Blue Ribbon Network, and Westminster’s biodiversity; **including protecting the unique character and openness of the Royal Parks and other open spaces; and to manage these spaces to ensure areas of relative tranquillity in a city with a daytime population increased every day to over one million workers and visitors.**”

3.8 Under Policy and Context - the Plan includes:

- S35 Open Space; S36 Sites of Importance for Nature Conservation; S37 Westminster’s Blue Ribbon Network; S38 Biodiversity and Green Infrastructure;

and S32 Noise; although additional policies on flooding, design, heritage and health are all relevant.

- **‘These unique landscapes are assets that can reinforce a sense of place and identity,** improve health and wellbeing, boost environmental resilience and make the city a more attractive and prosperous place.’
- The OSS shows that Victoria Tower Gardens is very close to an **area of Open Space Deprivation**, in the south of the borough, where other spaces (Vincent Sq.) are private and therefore inaccessible.

3.9 The Strategy states **‘The Importance of Open Space and Green Infrastructure’**

- **The Health and Wellbeing benefits from open space**
- **Physical health** ‘Insufficient physical activity is among the ten most important risk factors for the health burden in England, costing the NHS over £1 billion a year. In Westminster, over 58% of adults aged 16 and over engage in moderate physical activity only once a week or less and the percentage of children who are overweight is higher than the national London average.’ (OSS pg 5) - The figures relating to obesity in the Ward Statistics points to the importance of informal accessible green open space in combatting this problem.
- **Heritage and townscape**
(pg. 13) ‘Open spaces are also an integral part of Westminster’s historic fabric. They create attractive views and provide the setting for buildings, contributing to the character of the city. The Royal Parks and River Thames provide the setting for iconic landmarks, such as the Palace of Westminster...’
- **Tourism and Events:** The 2018 strategy joins a number of other documents and policy materials, most notably the council’s City Plan, in supporting us to balance the conflicting demands for open spaces as ‘venues’. The City Plan creates scope for events that will be beneficial to the local area and to Westminster’s communities and enterprises, provided that they do not unreasonably compromise or damage the quality, amenity and accessibility of our open spaces or green infrastructure for the public.

3.10 In the **Evidence Base** section of the plan, it recognises through its Community Engagement (pg. 11) section that:

- **Main reasons for visiting** (open spaces) are to get fresh air, to get away from the hustle and bustle of the city and to spend time in a natural environment.
- **Quiet, informal recreation** was by far the most popular purpose for which people use open space in Westminster. Walking was the most popular active pursuit.
- In the **‘Evidence Base and Priorities’** Section of the 2018 Draft Open Spaces Strategy, it’s highlighted that in Westminster only 57% of spaces are openly accessible to the public’ This therefore makes the accessible ones such as VTG all the more important.

3.11 **The Action Plan** (pg. 13) **of the WCC 2018 draft Open Space Strategy** is set out in 3 sections, Quantity, Quality and Impact and states the following ‘commitments’, pertinent to VTG:

- **‘Protecting Existing Green Assets:** ‘We will robustly protect and preserve existing green space’
- **‘Ensure planning decisions strictly align with our policies,** with particular reference to the City Plan. ‘As part of the ongoing City Plan revisions, incorporate specific policies to protect, preserve and where possible increase open space and green space, and the ecological value of it. Include specific provisions to support protection private garden space and waterways.’
- **In the Impact Section under ‘Health and Wellbeing’ it identifies key actions such as:**
 - Explore how we can build the benefits of access to open and green spaces into targeted provision for older people.
 - Through robust application of our City Plan policies, protect our open and green spaces as spaces of relative tranquillity, offering opportunities for rest, calm and reflection.

3.12 In the Quality Section, under ‘Managing and Balancing Demands’ key actions are identified:

- Develop a specific approach to facilitating events in appropriate locations in open and green spaces, while avoiding undue harm to biodiversity and heritage assets. We want to ensure successful events can be hosted for the benefit of the local area, but that enjoyment of these spaces by others is not unduly compromised.

3.13 From the 2007 Open Space Strategy Appendix Plans

- Identified in Map WR5: as an Area deficient in publicly accessible Play Space
- Identified in Map WR1: VTG is near to several Major Development sites in the UDP
- Identified in Map WR2: Public Open Space Deficiency: That in the south of the borough, VTG is located less than 400m from a ‘Revised Priority Area for Additional Public Open Space’ and that within 400m of VTG there are the highest number of households in the borough without gardens or cars and the highest proportion of children per hectare.
- Identified in Map WR3: VTG is adjacent to an Area of Wildlife Deficiency.

3.14 Play It is noted at the time of the Open Space Strategy Audit (2007) there were only two out of the 57 publicly accessible playgrounds specifically designed for disabled people. The strategy notes that there are only four local parks in the city of Westminster and therefore there are significant Areas of Deficiency for access to local parks throughout the City⁶. The Strategy also indicates that the current playground has a small (100m distance) threshold and then is surrounded by an Area Deficient in publicly accessible Play Space.

⁶ Westminster City Council – Open Spaces Strategy February 2007[online] available from

http://www3.westminster.gov.uk/docstores/publications_store/Open_Space_Strategy_March_2007.pdf [Accessed 18 March 2013] Part of the councils Local Development Framework supplementary planning documents

3.15 In section 4.7 of the 2007 Strategy, WCC stated they will:

- increase the provision of both private and public open space including new civic spaces, and play/youth spaces by a variety of means, including S106, planning briefs and Area Action Plans and revive relevant UDP Policy;
- ensure the needs of children with disabilities are met;
- Investigate opportunities for the provision of refreshments in selected open spaces;
- investigate ways to provide and maintain toilet facilities in or close to popular open spaces;
- investigate opportunities for increasing the amount of seating; and
- reappraise the type of seating provided in parks to make it more useable by those less mobile.

4.0 HISTORIC DEVELOPMENT OF THE GARDENS

- 4.1 The 1745 John Rocque map (Lambeth and Vauxhall) shows the area of the garden with buildings, most likely warehouses and wharfs. The horse ferry was used to cross the river to the south of the site in the location that Lambeth Bridge is now sited. Lambeth Palace would have been visible across the water. The location of wharves? gives some indication of the unstable ground conditions found on site today as the majority of the Gardens is “made-up” ground.

Development of the Embankment

- 4.2 The development of the Embankment is one of the key enablers for the creation of the Gardens as construction of the Embankment wall and removal of wharfs and warehouses along the Thames adjacent to the Houses of Parliament was considered necessary for the health of Londoners and the presentation of the city. Sarah Couch, 2006, quotes the descriptions of the tidal beaches of the Thames prior the Embankment as:

‘From about 1840 to 1870,...., I could attentively watch the river getting dirtier, and the buildings on its banks growing uglier, dingier and squallier year after year; until at the length the stream was little better than an open sewer, bordered by uninteresting brick tenements and warehouses, with few notable exceptions here and there, such as the Houses of Parliament, Somerset House and the Temple; but on the whole the condition of the Thames and its shores, in the midst of the mightiest and wealthiest capital in the world, had become a national scandal and a national reproach.’ Sala 1895

- 4.3 She goes on to describe the construction of the Embankment: ‘there was increasing concern over public health, with several Cholera outbreaks culminating in the ‘Great Stink’ of the Thames in 1858. This led to the project which included the major new sewer....’⁷ which was designed by Bazalgette and Vulliamy.
- 4.4 The creation of the gardens therefore provides a key symbol in the transformation of the environment from one of squalor and the open sewer of the river, to one providing fresh air and health for its residents.
- 4.5 The wharfs remained over the majority of the Gardens until the construction of the Houses of Parliament between 1837 and 1858. Following the embankment of the Thames, and as shown in the OS 1st edition map survey in 1872 there is a small section of land to the south of the Victoria Tower which allowed vehicular access. The Greater London HER quotes (from Works file 11/63) that in 1879 a gift from the Rt Hon W H Smith and Government money (£2400 combined) went towards ‘enclosing and laying out of the gardens for the use of the public the ground to the south of the Houses of Parliament which has recently been embanked.’ This design shown in the image shown in historic context map sections (see Figures 4.3 & 4.4) which show a square with bisecting paths and a circular central feature. This area

⁷ Sarah Couch, July 2006, Embankment in Victoria Embankment Landscape Conservation Assessment pg10

takes up the northern section of the current park. The development of the Park is well described in these reports.

Figure 4.1 Photo Sheet – Historical Images



Burghers of Calais (1915)
(c) Getty Images



Emmeline Pankhurst Statue (1930)
(c) Getty Images



Children using Sandpit (1933)
© Linden Groves



Unveiling of Emmeline Pankhurst Statue (1930)
(c) Getty Images

- 4.7 1900 Act: The northern part of what is now Victoria Tower Gardens, about as far south as Great Peter Street, was purchased by the Government under an Act of 1867. This land was turned into a public open space in 1879, when Mr W.H. Smith donated £1000 towards laying it out and the Government then gave an undertaking that it would maintain the space laid out as a recreation ground.
- 4.8 During the course of the 1890s the House of Commons rejected a private scheme for extending the embankment southwards from there, mainly on the grounds that what was required was an open space next to the river with room for a better approach to Lambeth Bridge. The newly-formed London County Council then came up with its own scheme to create such a public open space between Millbank and the new embankment, and replanning and rebuilding the whole area around Smith Square, as well as extending the embankment and widening and rebuilding Millbank on a new alignment.
- 4.9 The Government (the Commissioners of Works) and Westminster Council agreed the plan, with LCC contributing some of the land and Westminster Council making a large contribution of £100,000 towards the Millbank scheme in 1900 on condition that, as regards the land between Millbank and the river (now the southern part of the Gardens), “ ***the lands... between the new [Millbank] street and the new embankment wall shall be laid out and maintained ... [and] provided for use as a garden open to the public and as an integral part of the existing Victoria Tower Garden***”.

This is the scheme that was carried out to create a single unified open space out of several separate pieces of land.

Turn of the Century - Play in the gardens and Views to Parliament

- 4.10 The series of historical maps shown in Figures 4.3, 4.4, 4.5 & 4.6 show the incremental changes to the Park. From the 1895 map that shows the Gardens in their initial form moving through the extension of the Embankment until the whole area is enclosed as park and no wharfs remain north of Lambeth Bridge.
- 4.11 Into the early 20th Century, proposals were made for the Gardens under the London County Council (Improvements) Act 1900 to extend the embankment and continue the gardens along that line. In the 1920s the Gardens developed further with the introduction of the sandpit in 1923 made possible by the Spicer family and commemorated by the large wall at the southern end of the playground, now at the northern end of the play area following its recent (2014) redesign. Playgrounds were developing in public parks around the turn of the century: in Victoria Park, London's earliest park designed specifically for public use, a 'sea sand playground' was documented as being installed in 1892 along with the 'Victoria and Albert play shelter' in 1894. Its creation was begun in 1914 and has a similar timeline as the sandpit at VTG, which was installed three years later than the sand play at Wicksteed Park. It was clearly an emerging idea to provide play spaces for children, particularly from deprived backgrounds.

- 4.12 The new Lambeth Bridge was completed in 1932 creating the southernmost boundary, and the gardens were simplified to give clear views of the Houses of Parliament, with the east west trees removed to give those views.
- 4.13 In the 19th century the Gardens were heavily used by local children, living in the nearby slums. Around this time the Peabody Estate was built. So, a proposal was made, in 1898, by The Westminster Committee for Health to establish a children's playground there - but it was declined by the authorities. There were further attempts by the Chairman of the Westminster Committee for Health, Temperance and Morality, Rev Thicknesse and Basil Holmes of the Metropolitan Public Gardens Association, to provide some play provision in the Gardens as *'St. James's Park is not readily accessible to those who inhabit the many small streets to the west of the garden and to the south of Victoria Street.'*
- 4.14 In 1912 Mr Henry Gage Spicer, a local paper merchant and philanthropist, appeared on the scene, prepared to donate money for a drinking fountain in the Gardens for the benefit of the children. Thankfully by then the Office of Works position had changed. The First Commissioner proposed something rather special - that a drinking fountain, in an architectural surround (Now the Spicer Memorial) could be accompanied by a small children's playground, similar to the sandpit in St James's Park.
- 4.15 Mr. Spicer recognized the opportunity and offered to fund both the fountain and the playground. He wanted to provide a safe and exciting area for children, especially those from the poorer neighbourhoods, to play and socialise together, which has continued to the present. By Spring 1923 the playground, consisting of a huge sandpit, was open and proving hugely popular with local residents. The First Commissioner writing to Tilden (the architect who designed it) that: "The sandpit is daily swarming with children." [National Archives WORK 16/1214, letter from First Commissioner to Philip Tilden, 9th May 1923] Mr Spicer was, of course, thanked in glowing terms: "both you and Mrs Spicer must feel in some measure compensated for your generosity by the masses of poor children who frequent the pit, apparently obtaining incessant and endless joy therefrom." [National Archives WORK 16/1214, letter from First Commissioner to HG Spicer, 5th June 1923]
- 4.16 A few years later, and the success of the sandpit was inspiring a trial of allowing the children to be allowed greater freedom in the rest of the Gardens, i.e. to play on the grass. In later years the sandpit was supplemented with, and eventually replaced by, play equipment more traditionally associated with a municipal play area, namely swings and a small slide.
- 4.17 Thus, the Gardens became a vibrant, joyful place filled with children on sunny summer days, as it remains today. Not only enjoying the playground and education centre, but also the expanse of grass and dappled shade from the majestic plane trees for picnics, games and running around.

Mid 20th Century and the setting of monuments in the gardens

- 4.18 The main changes to the Gardens during the latter part of the C20 are shown in Figures 4.7 & 4.8, dated 1949. These show the proposed and existing site layout, designed specifically with the relocation of the Abolition of Slavery Monument, moved from Parliament Square to VTG in 1956, and the placement of the other two key sculptures, to give them their own suitable, uncluttered settings. They indicate the major change in the path layout with the relocation of the Burghers of Calais and Emmeline Pankhurst Statue and the introduction of the Buxton Abolition of Slavery Memorial, relocated from Parliament Sq. The proposal plans were not realised until 1956. This 1949 re-design was significant – it looked holistically at the entire park and emphasises and develops the open nature of the Gardens and the approach to providing suitable settings for important monuments. [Reference Figure 4.7 of this document.]

Figure 4.2 Historic Context – Aerial Photographs



Photograph taken April 1921 in the Britain from Above archive shows the gradual extension of the Gardens south with newer tree planting along the embankment area and the central circular feature.

⁸ Britain from Above, Westminster Abbey and environs, Westminster, 1921 [online] available from <http://www.britainfromabove.org.uk/image/epw006162> [accessed 15 November 2012]

Figure 4.2.1 Historic Context – Aerial Photographs



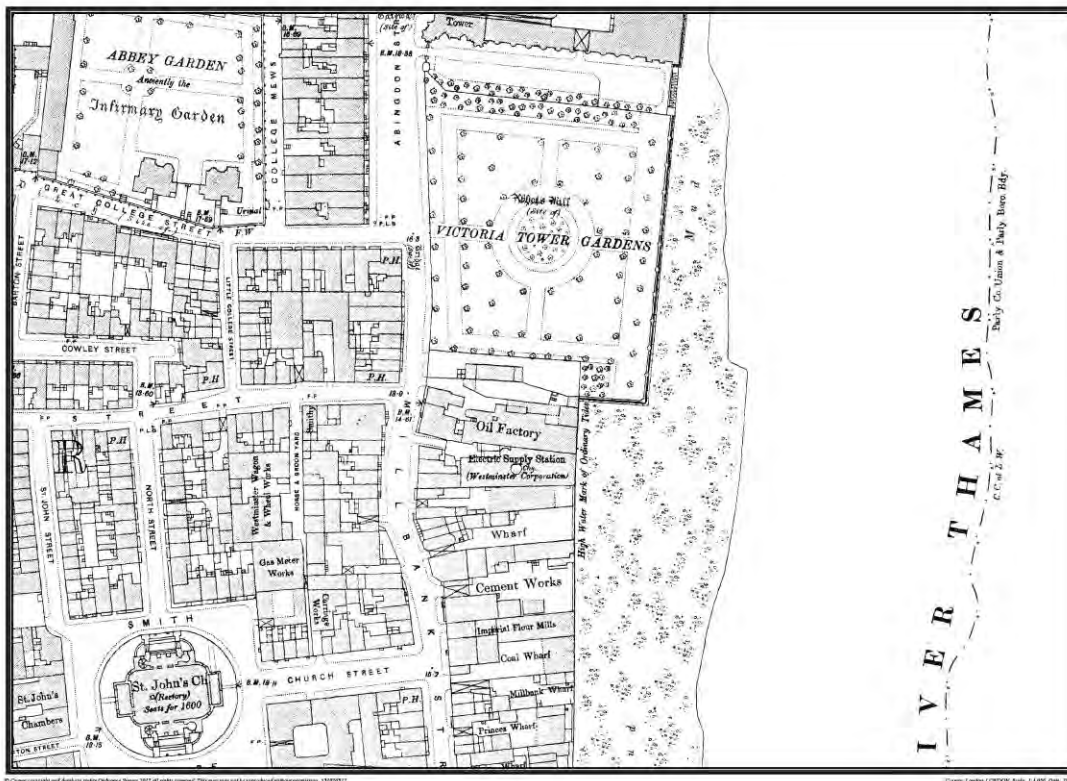
Photograph taken October 1928 in the Britain from Above archive shows completion of the Gardens to the southern tip to Lambeth Bridge with the large sandpit in place. Lambeth bridge is the original bridge which was replaced with the current bridge in 1929-32.

⁹ Britain from Above, Westminster Abbey and environs, Westminster, 1921 [online] available from <http://www.britainfromabove.org.uk/image/epw025096> [accessed 15 November 2012]

Figure 4.3 Historic Context – Maps

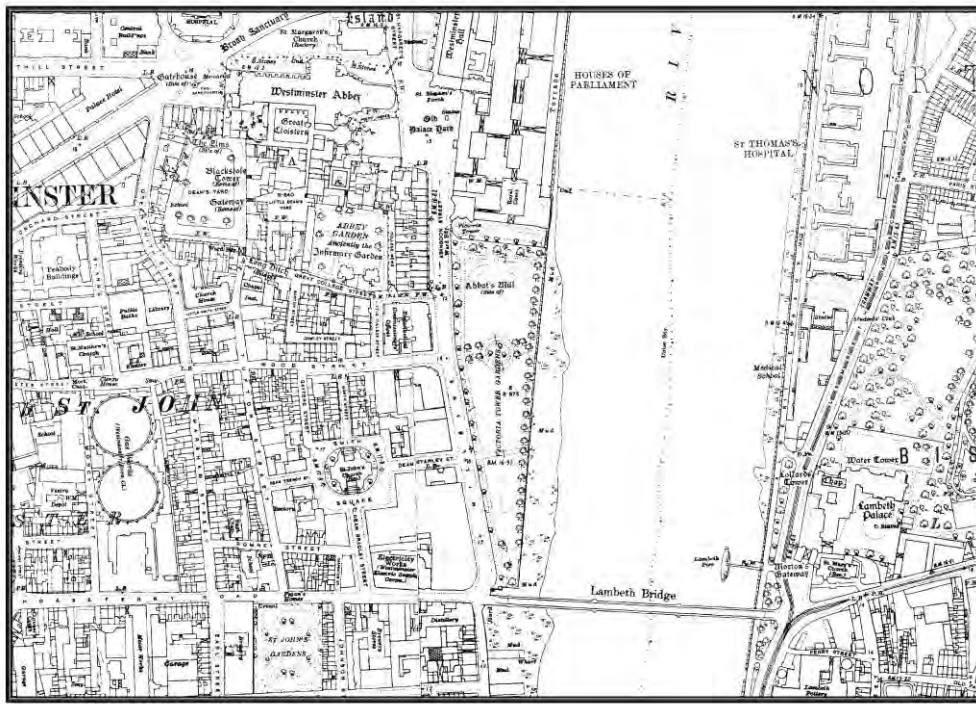


The Garden area is clearly mostly taken up by wharfs in this 1873 OS map. (Source: www.old-maps.co.uk)

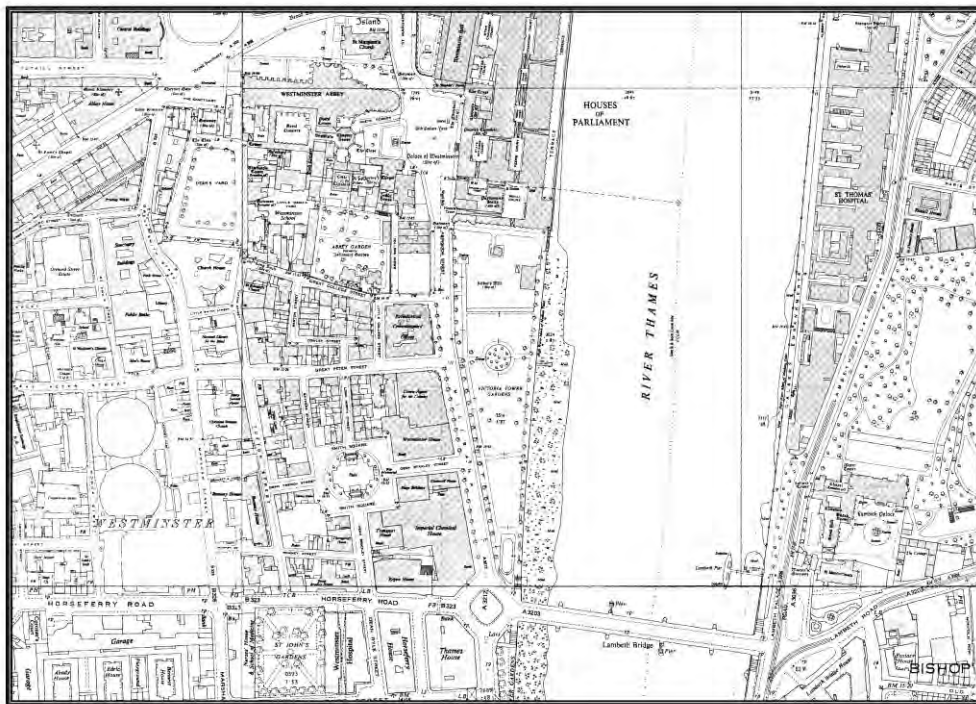


First Edition OS 1895 shows the northern section of the park in place with the central circular horticultural feature and embankment section. Screening of the vehicular access within the Garden is shown to the north and the symmetrical path layout with four lawn areas. (Source: www.old-maps.co.uk)

Figure 4.4 Historic Context – Maps



The map shows the whole triangular plot taken up by the Gardens in this 1916 Second Edition OS map. The trees along the embankment have been surveyed and plotted. There is an indication of an avenue across the site to the circular central feature but the central north south paths bisecting the lawns have disappeared. (Source: www.old-maps.co.uk)

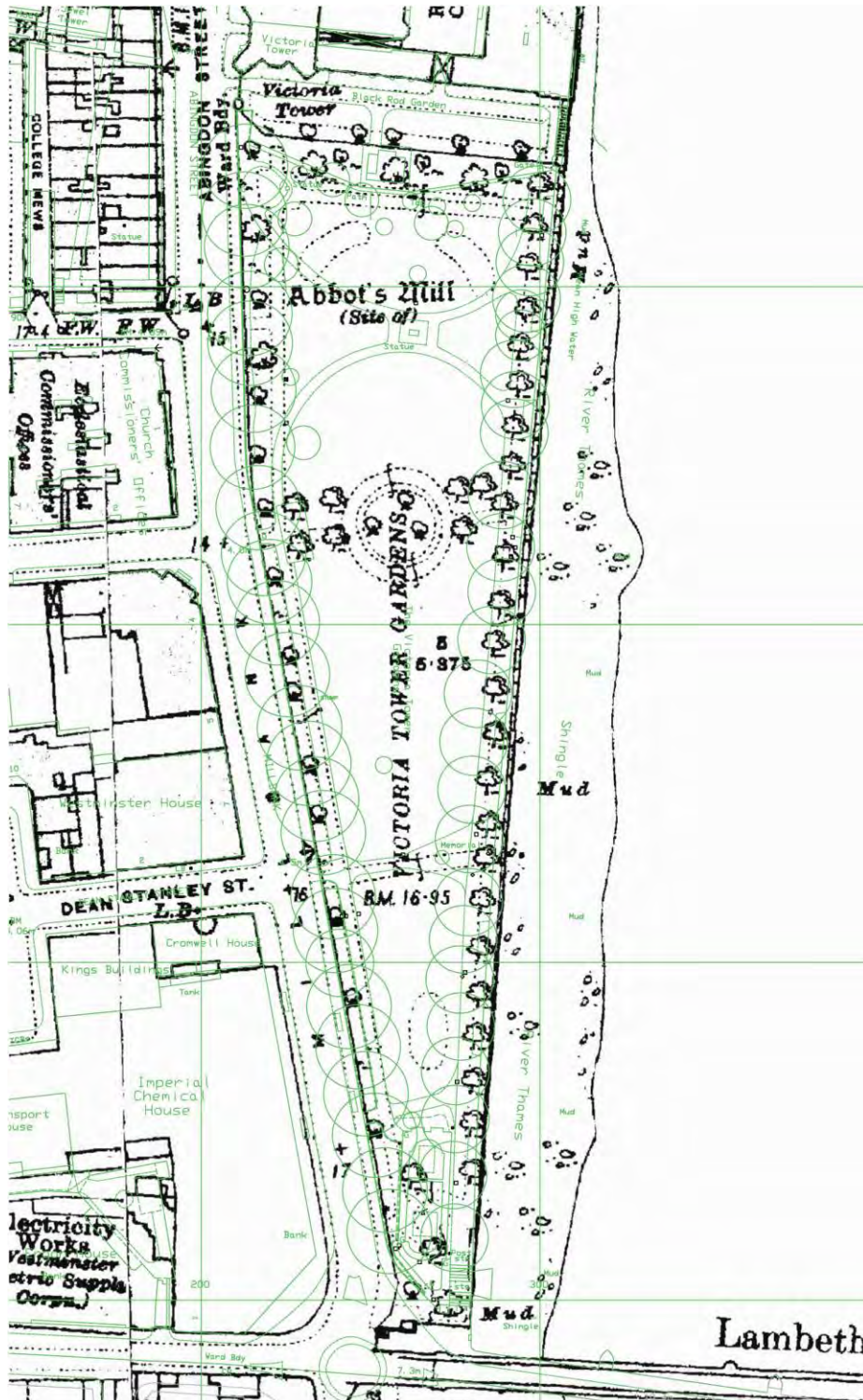


This 1951-52 OS shows the sandpit boundary trees but there appears to be a building and no screening planting in the northern section of the Gardens and the E-W tree lined avenue in the middle section has been cleared to enable the long views to the Houses of Parliament. (Source: www.old-maps.co.uk)

The image is a detailed site plan of Victoria Tower Gardens in London. The plan shows the layout of the gardens, including paths, flower beds, and various trees represented by different symbols. Key features include the 'Black Rod Garden' at the top, 'Pope's Wall' in the center, and the 'River Thames' to the right. The plan is bounded by 'ABINGDON STREET' to the left and 'Tides' to the bottom. Various landmarks and structures are labeled, such as 'Tower' at the top left, 'Comptrols Tower' at the bottom left, and 'Mud' areas near the river. The plan is overlaid with a green grid and includes numerous measurements and annotations.

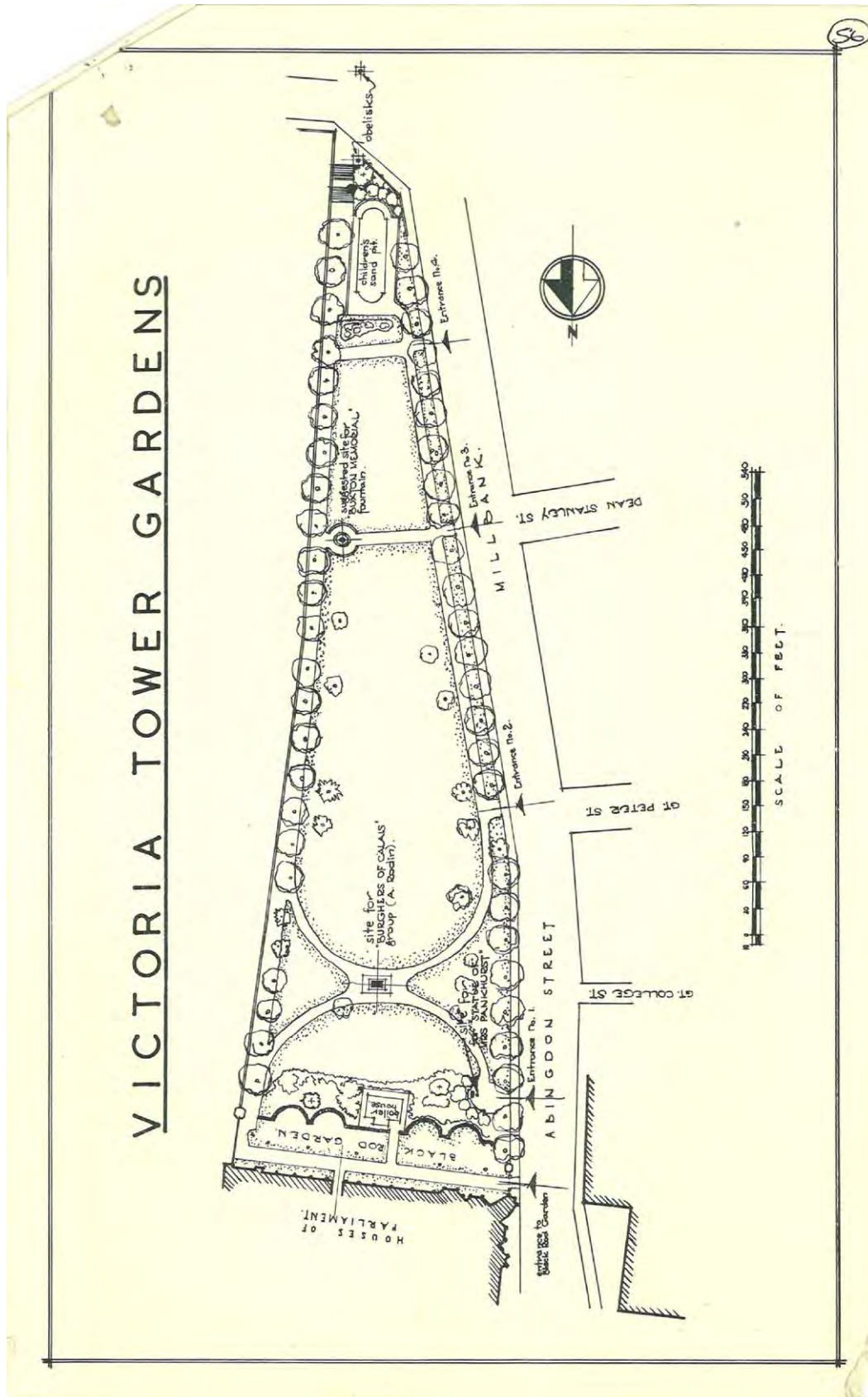
This is an overlay with the current site layout over the 1895 which shows the Burghers of Calais are positioned in the same location as the original central circular feature of the gardens, in the vicinity of the Old Mill. The boundary trees are original. (Source: www.old-maps.co.uk and OS digital held by The Royal Parks)

Figure 4.6 Historic Context – Maps



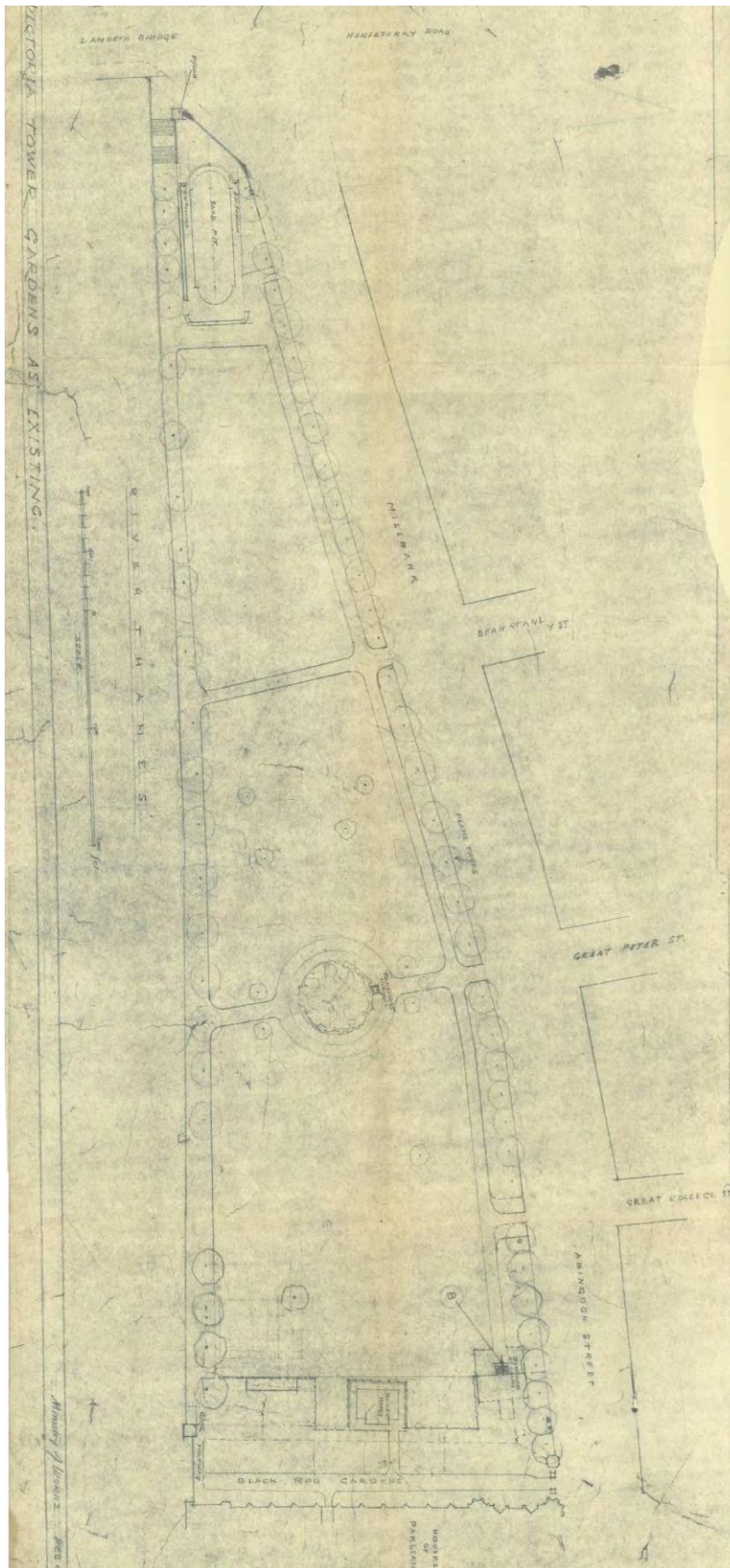
Overlay of existing site layout on the 1916 OS base show the surveyed trees on the embankment are still in place. The central circular feature has moved south. (Source: www.old-maps.co.uk and OS digital held by The Royal Parks)

Figure 4.7 Historic Context – 1949 Proposals Plan



Source: Ministry of Works File Work 16/826

Figure 4.8 Historic Context – 1949 Site as Existing Plan



Source: Ministry of Works File Work 16/826

5.0 STATEMENT OF SIGNIFICANCE

The Statement of Significance

- 5.1 The statement of significance explains what matters about the Gardens, why it matters and to whom. It sets out why the site is unique and what is important or 'significant' about it. The statement of significance draws together the site evaluation to set out those features that define the essence of the place. It is the basis for developing policies, management guidelines and identifying the positive aspects of Victoria Tower Gardens so they can be conserved in perpetuity whilst weak or declining aspects or features can be enhanced in the most appropriate manner. The statement of significance answers what heritage **'Values'** the site has, as suggested by Historic England's 'Conservation Principles' categorised into **historic (associative and illustrative) aesthetic, evidential or communal**. It also discusses its significance in terms of its contribution to health and wellbeing of the local community, visitors and workers, therefore its 'social' significance, as well as biodiversity.

Summary of Key Significance

- 5.2 Victoria Tower Gardens is a significant historic landscape of national importance in its own right, as well as providing the setting for grade I and II* listed buildings and monuments. The key historic significance of the landscape lies in the following:
- its creation as a garden as a result of the embankment of the Thames in response to pollution of the river
 - its archaeological potential to reveal more of the area's development as an area at the centre of the country's most historic events
 - its provision for the use of the public as a philanthropic act to be maintained as a recreation ground, reflecting the increased understanding of the importance of such provision for all classes in a densely populated city
 - its philanthropic development as a playground for local children in the C19 reflecting the contemporary development of recognition of the importance of play, particularly for those with a lack of access to such amenity
 - its simple design aesthetic affording long views to the internationally recognised buildings of the Palace of Westminster, framed by London Plane trees, some of which are the original plantings, and open expanse for recreation
 - the chosen open setting for monuments to slavery, emancipation and heroism, with the symbolic juxtaposition of Parliament, accessible and open to all
 - its continued use by the public since its creation for national celebrations and gatherings, including marking royal events.

5.3 The Garden's key social and ecological significance lies in the following:

- its importance as a valued open space for recreation and relaxation as refuge from the noise and frenetic activity of the nearby major tourist areas, both for visitors and local residents and workers
- its amenity provision in an area with very limited access to open space and nature
- its potential as wildlife habitat, providing cover and food in a wildlife corridor in a very heavily urbanised area
- its mature tree growth mitigating noise and air pollution, particularly given the characteristics of the London Plane.

5.4 These significances are recognised by the numerous national historic and landscape designations contained in the Historic England Register of Parks and Gardens and listed buildings. The 'Values' it holds that make up its significance are discussed here in more detail.

These long views to parliament across the lawn, as described in Historic England's listings for them. The location of the Buxton Memorial was specifically designed to be on axis with Dean Stanley St, with the approval of the Anti-Slavery Society and the Royal Fine Art Commission on its relocation from Parliament Sq. (see letter in Appendix 5).

The well-considered play provision provides delight and a joyous atmosphere, in contrast to the sobriety of Westminster; and a vital service for the St James and Vincent Sq. wards where 23 and 30% of children are classified as obese.

The London Planes and simple grass lawns provide visual calm and physical relief and respite from the busy traffic and make up the unique qualities of this iconic part of central London.

Historic Values

5.5 The creation and development of the Park is based on Acts of Parliament and the creation of the Embankment in response to the pollution of the Thames (the Great Stink). The management was transferred to the Royal Parks (illustrated in correspondence Works File 3114/1), associating it with the highly significant grouping of Royal Parks managed for the nation on behalf of the crown.

The Gardens were originally designed and opened for public access through a gift and parliamentary funds in 1879. This was a time when the health benefits of public parks and gardens were well understood and their creation and provision deemed important for densely populated areas of towns and cities.

The gardens were chosen for the location of the Abolition of Slavery (Buxton) monument, once it was moved from Parliament Square. Historic England's 'Reason for Designation' in the list entry states: 'The significance of the monument is enhanced by its location; it commemorates one of Parliament's most momentous

Acts, and its principal dedicatee is the parliamentarian responsible for ensuring the passage of that Act’.

The Gardens have a significant association with play as one of the earliest playgrounds in central London’s parks to be developed in recognition of the need to improve health and wellbeing. (This continues to reflect a **Communal value**, as borne out by consultations prior to the play area’s redesign, (based on its early heritage), and subsequent upgrade in 2014.) The Spicer Memorial is an important reminder of the site’s original purpose as a dedicated area for play, and the donation of such a feature by philanthropic donation, as a precursor to widespread public funding for play.

Aesthetic Values

- 5.6 The simplicity afforded by the mature London Planes and simple sweep of grass designed as such to provide the setting and frames the view to the elaborate architecture of the Grade I Victoria Tower from the whole lawn area, and fine monuments and statues in its foreground. They are the iconic setting to these listed buildings and monuments.

The gardens were specifically de-cluttered and redesigned in the early 20th century (refer 1949 plan) to give long views to Parliament across the lawn, as described in the entry on the Register of Parks and Gardens.

The location of Buxton Memorial was specifically designed to be on axis with St John the Evangelist, Smith Square (grade I), along Dean Stanley St, with the approval of the Anti-Slavery Society and the Royal Fine Art Commission on its relocation from Parliament Sq. (see letter in Appendix 5).

The well-considered play provision provides delight and a joyous atmosphere, in contrast to the sobriety of Westminster and is a vital service for the St James and Vincent Sq wards of Westminster where 23 and 30% of children are classified as obese.

The London Plane trees and simple grass lawns provide visual calm and physical relief and respite from the busy traffic and contribute to the unique qualities of this iconic part of central London.

Evidential Values (Archaeological Values)

- 5.7 The Park sits within the Westminster Abbey and Parliament Square Conservation Area with the northern end of the site included in the Area of Special Archaeological Priority. The Queen’s Slaughter House from mediaeval times is clearly shown on the Pieter Van den Keere and Norden’s 1593 maps housed in the British Museum with the Mill and Mill Brook shown.

Historic England’s City of Westminster -Archaeological Priority Areas Appraisal, March 2017, pg. 27 describes the Significance of the Westminster Archaeological Priority Area (APA) 1.1 Westminster and Whitehall, as follows:

'Westminster and Whitehall have been central to royal government administration of the country since the medieval period and has spiritual, symbolic, political, historic, architectural and archaeological significance. For nearly 1000 years it has been at the centre of the country's most historic events such as coronations, royal weddings, state funerals and general elections. Buildings within the APA are recognisable throughout the world and few other places within London or the rest of the country have such a richness of archaeological potential which can be associated with so many historic events over such a prolonged period of time.'

'The archaeological significance of Westminster and Whitehall is closely allied to the wider heritage interests outlined above and resides in both the area's built structures and its below-ground archaeological deposits. Any ground disturbance within the APA is likely to come across archaeological remains. Foundations of former buildings and substantial structures, such as medieval river walls, have been uncovered while remains of earlier phases of Westminster Abbey and the Palace of Westminster may survive, including Edward the Confessor's royal villa and great abbey church. Well preserved timber structures also survive in deeper waterlogged deposits, for example a sequence of watermills (13th century to 16th century) to the south of the Jewel Tower at the end of Great College Street.'

'Relevance to the outstanding universal value of the World Heritage Site could indicate international significance. In these circumstances a strong emphasis is placed on minimising disturbance to achieve preservation in situ.'

Its **evidential (archaeological) value** is therefore high.

Communal Values

- 5.8 The Gardens have played host to events of varying magnitudes and are prepared for significant ceremonial events and activities that have national, regional and community significance, such as New Year's Eve celebrations, as a Diamond Jubilee flotilla viewing point and often hosts big screens showing nationally important events. The location makes the Gardens a significant respite for tourists visiting the area and is also a venue for large art installations, e.g. the Nuevos Silencio installation and Westminster Youth Fete.

Large gatherings, demonstrations and political rallies of all types often end up at VTG making it an important communal space, and the only space to facilitate such events. Its size and location enable people to demonstrate their freedom of speech, right next to Parliament.

The gardens were used by crowds queuing to enter Westminster Hall, where Winston Churchill was lying in state in 1965.

Filming and broadcasting also often take place in the Gardens and news interviews are conducted due to its proximity to Parliament and access to Ministers. The large open area has the capacity to have multiple broadcasts going on at the same time and the images are transmitted across the globe with the iconic view of Victoria Tower in the background.

In the 1920s the Gardens developed further with the introduction of the sandpit in 1923 made possible by the Spicer family and commemorated by the large wall and memorial at the southern end of the playground. Playground development was starting to become popular around this time with Wicksteed Park in Kettering Northamptonshire being one of the first. Its creation was started 1914 and has a similar timeline as the sandpit at VTG, which was installed 3 years later than the sand play at Wicksteed Park. It was clearly an emerging idea to provide play spaces for children particularly from deprived backgrounds, and the early installation of this feature at VTG adds to its **associative (historic) value**.

Visitor numbers using the play area have increased since the redesign and expansion in 2013 and with the new kiosk and toilets it provides a valuable amenity in an area acknowledged as 'deficient in play' in WCC's Open Spaces Strategy 2007. It is usually busy especially at weekends, with tourists and residents. WCC's 2007 strategy states VTG is also located bordering an area of 'open space deficiency', making its **communal value** as a play and open green space all the more significant.

Social Values

- 5.9 The gardens also hold demonstrable community significance for the many communities and workers living-in and visiting this densely populated area of London. They value it as a quiet, green oasis as well as a venue for play, picnicking, visiting the sculptures (particularly the Buxton, Burghurs of Calais and Pankurst), ballgames, fitness training, walking, dog-walking and enjoyment of nature as well as local activities and events such as the Westminster Youth Fete.

The location makes the Gardens an important respite for office workers and tourists visiting the area. Its contribution to the local population's health and well-being is considerable. Most local residents do not have any access to gardens and VTG provides access to nature and open space which offers considerable health benefits. The Gardens are in an areas of Open Space Deprivation and within an Area of Play Deprivation as shown in the 2007 WCC Open Space Strategy.

The VTG Playground Refurbishment Consultation Report July 2012 carried out to inform its sensitive redesign and investment by the Royal Parks, makes it clear that this provision has extensive community value with many associations for people as a place they played and subsequently brought their children.

- 5.10 The Gardens provide vital services for wards where very significant numbers of children are obese (23-30%). St James's and Vincent Sq. wards are in the 30-40% most deprived in the UK for the average overall rank. This rises to 40-50% for some local areas within these wards near to VTG, making the benefits of the play and open space provision to the health and well-being of the residents very important.

Refer to the Planning Section 3.0 of this document and the WCC Open Spaces Strategy 2018 for more detail of the Health and Wellbeing benefits of Parks and Open Spaces.

Views and Setting: (Associative, illustrative and communal values)

- 5.11 The Gardens themselves provide the best viewing area for the grade I Victoria Tower (completed 1860), and therefore also provides the setting for this important part of the Houses of Parliament World Heritage Site. The key views and vistas are shown on LPGT Plan 1 at the end of this document. This is a key reason that the location is often used for news reports and interviews outside Parliament.

The gardens were specifically de-cluttered and redesigned in the early 20th century (refer 1949 plan) to give these long views to Parliament, as described in the Register of Parks and Gardens description.

The simple, uncluttered presentation and views to Victoria Tower and Parliament, juxtaposed with the listed sculptures and monuments, is unique. The gardens provide the setting for them, enabling the monuments to be visited by all, whilst allowing the gardens to act as a greenspace amenity in their own right.

The Emmeline Pankhurst statue's location was specifically designed as an integral part of one of the key entrances to the gardens in the 1949 improvements, and subsequently improved in 2018.

The Buxton Memorial was located specifically on an axis with St John the Evangelist, Dean Stanley Street, and as such sits in its own uncluttered space, allowing free movement all around and easy access for groups of visitors.

The location of the existing memorials and sculptures allows free use of the large central grass area as an open recreation and play area, without adversely affecting the monuments located around.

The open nature and uncluttered quality of the settings of the various listed structures as described above is a key quality of the gardens and must be considered to be of **high significance**.

Ecology and Trees (Ecological Values)

- 5.12 The tree species and vegetation are of wildlife significance, particularly given the maturity of the trees, and the association with the River corridor and presence of open space in proximity. The tree lines help combat pollution and filter dust particles from the busy adjacent roads, improving air quality. Due to the poor nature of the soil because it is made up ground, it is likely that the trees have deep 'anchor' roots, that go well beyond the normal rooting zone – the open nature of the grassed areas contributes to the protection of this zone, dispersing the pressure of footfall away from any one area, and facilitating less compaction.

The possibility of bats using these mature trees and river corridor is high and further light pollution would be of detriment to this potential bat habitat.

The mature trees and open green space provide a very important contact with nature for the large numbers of workers and residents who visit regularly, as well as the many tourists.

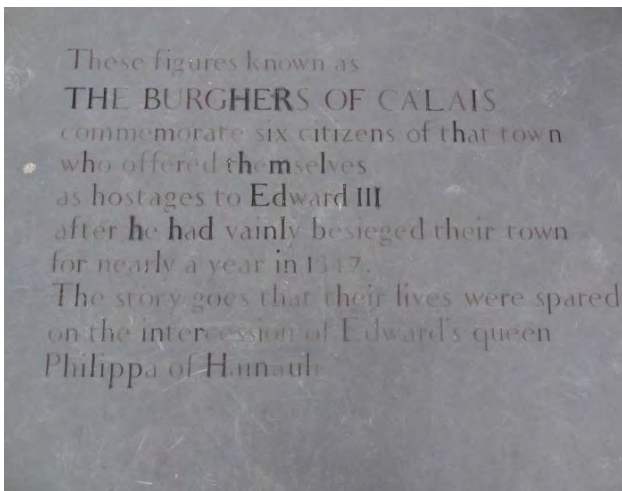
Figure 5.1 Photo Sheet of Listed Features



Burghers of Calais 2011



Buxton Memorial 2011



Burghers of Calais inscription 2011



Emmeline Pankhurst Statue 2011

PART 2: DESCRIPTION, USE AND CHARACTER

6.0 NATURAL FABRIC

Introduction

- 6.1 The following section describes the essential elements which create the natural fabric of Victoria Tower Gardens. The Gardens contain shrubberies to the north and western boundaries with a holly hedge that runs the length of the site. There is a small planting area at the southern point of the Gardens. There are shrub areas around the Playground. The majority of the plant material on site is formed by the 50 large, mature plane trees, protected with Tree Preservation Orders due to their inclusion within the Conservation Area, and the amenity grass.

Ecology and Wildlife

- 6.2 Victoria Tower Gardens is important for ecology and wildlife as greenspace along the Thames corridor and within central London.

Managing with Partners

The Central Royal Parks Wildlife Group comprises Royal Parks staff, volunteer naturalists, ecologists and other professionals and provides a forum for discussions relating to wildlife and nature conservation in the Park. The Group's members carry out and promote the surveying and monitoring of wildlife. The Group has set up two main areas of recording interest (Birds and Butterflies) and flora, which are also recorded on an occasional basis. Data are submitted to the TRP Ecology Section. Members of the group also participate in work parties to carry out conservation management work.

Information gathered from the Gardens contributes to understanding of London's ecological value, particularly through Greenspace Information for Greater London and opportunities for training and research. Park staff disseminate information and share best practice with other professionals and organisations such as Natural England, the GLA, and Kew Gardens.

Trees

- 6.3 As described, the trees in Victoria Tower Gardens play an important role defining and creating the space. They create and frame the vista to the Houses of Parliament. The majority of the trees are London Plane (*Platanus x hispanica*) that run along the western and eastern boundaries of the site. The trees are of ages in two sections having been planted in the northern site around the 1890s and the southern section in the early 1900s. Key to the development of the site, the trees were set at the current level though the embankment was built in 1916 which has precluded the raising of the ground level to allow clear views over the parapet. This has led to the benches being set on plinths to achieve views of the Thames.

There is a mix of other small trees in the northern shrubbery but nothing of great note or historical significance. The mix is approximately 50 London Plane with 12 trees of a variety of species.

The large plane trees are pruned to maintain views from the embankment as well as the safe passage of buses along Millbank. Due to the shallow rooting area because of poor soil, it is likely that the rooting depth is greater than normal and their RPA extends further into the grass area than normal BS5837 would indicate, because of the hard landscape to the road and riverside.

Shrubberies

- 6.4 The main shrubberies run along the northern and western boundaries of the site. Works File 3114/1 contains some of the planting plans for the 1950s redesign of the area along with plant selection for the shrubbery enclosing the northern boundary of the play area.
- 6.5 More recent planting, especially to the north and around the Pankhurst statue, has recently been replaced with drought tolerant species reflecting the challenges faced by urban planting in recent, drier summers and the necessity for them to be resilient to drought conditions.

Herbaceous and ornamental planting

- 6.6 Currently there is limited ornamental herbaceous planting which is predominantly located in the lower terrace south of the Spicer Memorial and playground.

Lawn Areas

- 6.7 The lawn areas make up the majority of the central core of the Park. They are formed by the paths to the periphery and crossing to features such as the Burghers of Calais and Buxton Memorial. The lawns are hard-wearing amenity grasses which enable several events and activities to take place all year round, as well as quiet relaxation and contemplation. This is an invaluable resource in this densely active part of London, and contributes to the health and well-being of those who live and work nearby. The current lawn layout was designed and implemented in 1955 to the 1949 Design shown in Figure 3.7

7.0 BUILDINGS AND HARD LANDSCAPE FABRIC

This section describes those buildings in the park and the main elements of the parks built fabric but does not detail the listed structures already discussed.

Buildings and Main Structures

- 7.1 Victoria Tower Gardens contains the Embankment wall, railings, gates, benches and signage. The most significant elements are the sculptures and the Embankment wall which are listed.

The Embankment Wall

The Embankment wall is an important part of the historic landscape fabric of the park and is a Grade II listed structure. It encloses and defines the eastern boundary of the site. There is a high-water mark on the northern end of the wall along with evidence of World War II bomb damage in places.

Education centre associated with the Houses of Parliament.

In 2013, a new Education Centre was given temporary permission for a period of 10 years, and constructed in the north end of the site. It has had an adverse effect on the 'values' of the Pankhurst statue, entrance to the gardens, Black Rod's Garden and Lodge, as well as the gardens themselves.

Railings

Part of the boundary of the park alongside Millbank is ornate iron railing with three gates. There was some debate (Works file 3114/1) regarding replacing the railing with a low wall. This however never materialised and the railings remain as first installed in 1895.

Park Furniture

- 7.2 A variety of furniture (litter bins, benches and signage) has been introduced to the Park to facilitate public use.

Litter bins found at the entrances of the Park and playground.

Benches are mostly on the perimeter paths and elevated on pedestals to allow views of the Thames over the embankment wall. There is a mixture of bench types include the 'Hyde Park' Timber benches, O'Brien Thomas Replica benches and bespoke Embankment benches.

Signage within the Park includes mapboards, information boards, finger posts and advisory notices. All entrances are equipped with The Royal Parks map boards (replaced 2009) and glass fronted information boards.

Paths

- 7.3 There is approximately 1 km of metalled footpath in the Gardens that run around the perimeter of the site and to features. The footpaths are generally considered to be in a fair condition, mainly requiring routine upkeep such as occasional resurfacing. The path that runs along the embankment wall is paved and suffers from disturbance by tree roots.

Figure 7.1 Photographs of the Spicer Memorial and Views



Ram feature on Spicer Memorial with Inscription
'Erected for the Children through the generosity
of Mr & Mrs Henry Gage Spicer and Lambeth
Bridge Obelisk 2012



Playground well used at mid-morning in
September 2018.



Victoria Tower Gardens South (view of Lambeth
Bridge)



Playground showing the outline of the original Sandpit
with clear views to Victoria Tower in background



View from Lambeth Bridge including foreshore
(outlet under bridge steps visible)



View from Lambeth Bridge of Victoria Tower Gardens
and Palace of Westminster

8.0 PUBLIC USE

- 8.1 This section further describes the existing public use of Victoria Tower Gardens and considers the volume of park visitors. The historic features in the Gardens, along with the playground serve a diverse local community ranging from Peabody Trust properties, built in 1882 and housing 1700 residents then, and the Millbank Estate to Westminster Abbey and the World Heritage site including the Houses of Parliament. The Gardens also attract visitors and school groups from around the world who enjoy the green open space, visit the Pankhurst and other memorials, enjoy the iconic views and the chance for some peaceful relaxation from the hubbub of London life.

Public Access

- 8.2 The Gardens were originally designed and opened for public access through a gift and parliamentary funds in 1879. This is a core objective of TRP and applies to the whole site.

Health and Wellbeing

- 8.3 This is covered in section 3.0 planning, and 4.0 Significance sections so not repeated again here.

Events

- 8.4 Victoria Tower Gardens has hosted many events and activities most notably during the Diamond Jubilee Celebrations being a major viewing point for the celebration flotilla and Big Picnic Community Event (see VTG Playground Refurbishment Consultation Report July 2012). The site copes with several thousand people for events and activities. There are also more community-based events such as the Westminster Youth Fete held in 2011 and Annual Parliamentary Pancake races.

Tourism

- 8.5 Due to the location close to major tourist attractions and the view of the river and the Houses of Parliament a large proportion of visitors are tourists.

Visitor Facilities & Activities

- 8.6 Refreshment Facilities comprise of a new kiosk provided in the Gardens near the play area. The Playground is located at the southern end of the Gardens which is very well used, as well as the grassed area for informal play.

A small toilet is situated under the approach to Lambeth Bridge – they have been brought back into use recently.

Informal and formal activities that take place in the park are football, running, jogging, walking, dog walking, and children's play.

The Park is well connected to long distance walking routes; the path from the bridge along the Thames to exit on Millbank forms part of the Jubilee Walkway.

Figure 8.1 Photographs of Activities



Buxton Memorial refurbishment ceremony with John Prescott (c) Wasilewski



Lumiere Cinema event (c) Wasilewski



Spectra WWI commemoration art installation with light (c) Wasilewski



Nuestros Silencios 2011 Art Installation (c) Wasilewski



Diamond Jubilee Celebrations (Big Lunch) 2012



Youth Festival crowd (c) Wasilewski

9.0 LANDSCAPE CHARACTER

- 9.1 This section describes the visual and aesthetic characteristics of the park and associated issues. These aspects are considered in relation to specific views and vistas - within the park, of the park and from the park – and the variation in character across the park as a whole. Because ‘character’ is in effect a combination of the different elements that make up the landscape described in the previous sections, many similar issues are raised. This approach highlights where particular areas of concern occur and indicates where combinations of issues cumulatively impact upon landscape character or quality.

Views

- 9.2 The visual character of the park is dependent upon the quality and nature of views. There are three key relationships to consider:

- Views into the Park
- Views from the Park
- Internal views

- 9.3 Key views are as follows:

- Designed long views from the southern lawns to the Houses of Parliament
- Designed views along the axis of St John the Evangelist, Dean Stanley St, to and from the Buxton Memorial and the Church.
- Of the River Thames from within the gardens
- Of artefacts and sculptures within the Gardens
- Of Lambeth Bridge
- From Lambeth Bridge and the approach

- 9.4 Screening or restricted features

- Parliament Learning Centre cuts off views toward Parliament
- Spicer Memorial

Character Areas

- 9.5 To describe the features and discuss the issues in more detail the site has been broken down into character areas. The definition of character areas has been based largely on the sense of place created by features, planting or uses.

The six-character areas are bounded mainly by (often historic) geographical features such as paths or defined by patterns of vegetation, land use and management.

Figure 9.1 Photos of Embankment Walk and Temporary Sculptures



London 2012 Wenlock Statue
(Garden Design)



London 2012 Wenlock Statue
(Westminster Abbey)



Embankment Path with ample space and
benches



Embankment Path with view of Lambeth Bridge

Area 1: Emmeline Pankhurst and northern shrubbery

- 9.6 The Emmeline Pankhurst statue stands in the north western corner of the Gardens with a backdrop of shrub planting, but currently compromised by the Learning Centre. This planting continues along the northern boundary of the site, screening the access areas to the Palace of Westminster.

Area 2: Embankment Walk

- 9.7 This is a mainly paved area bounded by the Thames with the high granite wall to the east. The route is in most places around 5m wide with a line of large plane trees running the complete length. Elevated benches have been placed between the trees. The Walk is approximately 300mm below the lawn areas of the Gardens. The Walk terminates abruptly at the northern end of the site and to the south the steps lead up to Lambeth Bridge. There is an obelisk at the end of the bridge which is visible from the Gardens and is the terminus of the Walk.

Area 3: Central Lawns

- 9.8 The majority of the Gardens are made up of lawned areas defined by the path network. The grass is amenity turf and provides a space for small scale events such as the Westminster Youth Fete and activities such as the Parliamentary Pancake Race. It was a key location to view the Diamond Jubilee Celebrations (Flotilla) and more recently it has hosted New Year's Eve activity. The site is used by schools, local nursery groups and tourists viewing Victoria Tower and the Memorials and sculptures within the gardens. It is often the location for Film Screenings for open air cinema, and filming mostly news reports.

Area 4: Buxton Memorial

- 9.9 The Buxton Memorial is situated toward the south of the site and is a memorial to slavery. It is an octagonal structure approximately 4m tall with ornate stonework and tiling. It sits within the path network on an axis with Dean Stanley Street. There is a small interpretation panel and the memorial is often a feature for living history projects and school visits, given the ample space around it, and its relevance today with the Modern Slavery Act.

Area 5: Playground

- 9.10 The Playground is situated to the southern end of the site. It is enclosed by low interlaced bow-top fencing and shrubbery and a large stone wall; the Spicer Memorial with integrated seat once housed a drinking fountain and was erected as the surrounding to the sandpit play feature, donated by the Spicer family for the enjoyment of children. The paving around the edge of the area indicates the outline of the original sandpit.

Area 6: Lambeth Bridge Approach and Toilet Access

- 9.11 South of the Spicer Memorial the site slopes quickly down to the toilets. An herbaceous planting bed is retained by a low retaining wall and the display can be viewed from the approach to Lambeth Bridge. Four flights of granite steps lead up from the Gardens to the bridge, where an obelisk is a very visible architectural feature.

10.0 RISKS

- 10.1 The challenge for TRP is to respond to the increasing complexity of overlapping pressures placed on the park's management due to the need to protect its significant value for heritage, biodiversity, community and well-being, while also taking account of the views of stakeholders and visitors concerning the Park's role, function and character.
- 10.2 In addition, the park is affected by a range of external pressures and stresses. For example, the likely impacts of future piecemeal interventions such as buildings or structures imposed from outside sources.
- 10.3 An impact of climate change on the Park is warmer winters, more extremes in drought, gales and local flooding with potential repercussions for the parkland ecosystems. There is therefore a need to monitor the park so that such changes can be detected and appropriate action taken.
- 10.4 The paragraphs below highlight the main management risks faced by the park, these are arranged under headings which relate to preceding sections of this plan.

Natural Fabric

- 10.5 Climate change, which is manifesting in very unpredictable weather patterns and extremes in weather, is having an adverse effect on wildlife in the Parks. There is also continuing pressure to increase illumination for night-time use of open spaces, which may pose a risk to wildlife; especially bats.
- 10.6 The population of trees in the park needs to be managed to maintain a dynamic and evolving landscape respecting historical patterns and assemblies. One of the key risks is the stresses placed on the London Planes and the potential effects of pests and diseases on the tree-stock such as Massaria.

Buildings and hard landscape fabric

- 10.7 There are four listed structures within the Gardens which require careful conservation and protection, but probably most importantly from a landscape perspective it is their setting that is vulnerable by pressures placed on the park to host more and more events, or to place more objects including buildings and statues into the space. There are other features such as the Spicer Memorial, which while not listed has cultural significance as it forms an integral part of the playground as the donors' contribution to the play in public parks movement, and the long association of play with the gardens since its creation.
- 10.8 The installation of additional permanent monuments or artefacts would have a negative impact on the calm and contemplative landscape character of the Park.
- 10.9 The Embankment Wall is Grade II listed and requires management and maintenance.
- 10.10 A review of Park furniture in 2008 led to the development of the Royal Parks Landscape Design Guide. Clear guidance is set to agree the appropriateness of bench

styles, numbers and locations, together with an agreed policy on sponsorship and plaques.

Public Use

- 10.11 Increasing pressure can lead to erosion of both physical fabric and sense of place. It has also led to disturbance of wildlife, as well as conflicts between different users and user activities. The challenge for TRP is to satisfy the “wants” of different users such as peaceful enjoyment, recreation and entertainment while continuing to delight, enhance, protect and preserve the park’s integrity for the benefit of this and future generations.
- 10.12 Park Management aims to ensure the intensity of any one, sole, particular recreational activity does not conflict with the landscape or ecological qualities of the park; which remain their core values.

Landscape and Views

- 10.13 The key views and vistas could be eroded as a result of changes within the park (in particular by placement of urban elements into the landscape) and management of trees or by development beyond the Park boundary.

APPENDIX I

English Heritage Register of Parks and Gardens of Special Historic Interest

List Entry

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest.

Name: VICTORIA TOWER GARDENS

List entry Number: 1000845

Location

The garden or other land may lie within the boundary of more than one authority.

County	District	District Type	Parish
Greater London Authority	City of Westminster	London Borough	

National Park: Not applicable to this List entry.

Grade: II

Date first registered: 01-Oct-1987

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: Parks and Gardens

UID: 1841

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Garden

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

Public garden laid out in 1879 and extended in 1900 or 1913/4, with the layout revised in 1955-6.

HISTORIC DEVELOPMENT

The Houses of Parliament were built by Charles Barry (1795-1860) and Augustus Welby Pugin (1812-52) between 1837 and 1858, and in 1867 an Act was passed allowing land to be obtained to construct an embankment to the south. The OS 1st edition map (surveyed 1872) shows the new Houses of Parliament with the Victoria Tower in the south-west corner and a small area of ground to the south which had been embanked to provide a vehicular entrance to the south side of the buildings. The remaining ground to the south had not been embanked and was occupied by wharves, a cement works, an oil factory, and flour mills. In 1879 a gift of £1000 from the Rt Hon W H Smith was supplemented by £1400, voted by Parliament, towards 'enclosing and laying out for the use of the public the ground to the south of the Houses of Parliament which has recently been embanked' (Works file 11/63). A design for the garden dated November 1879 (Works file 11/63) shows a simple formal design of four grass lawns around a central circular lawn, all divided by paths. There were shrubberies with a grass verge around the south, west, and north sides, and a row of trees along the embanked east side. The gardens occupied the square northern end of the present gardens. This scheme is shown on the OS 2nd edition map (revised 1894-6), with regularly placed trees on the grass plats. These trees (plane, lime, Pyrus, elm, and thorn) were shown on early C20 plans (Works file 16/826), symmetrically positioned on each lawn. The land to the south of the gardens was still unembanked and occupied by wharves.

In 1909 there were proposals under the London County Council (Improvements) Act 1900 to extend the embankment and continue the gardens along the line of it. The plans were approved in 1912, the gardens laid out in 1913, and opened in 1914. The northern end of the gardens were redesigned at the same time with the circular feature positioned further south and the Burghers of Calais statuary group by Auguste Rodin positioned near the north-west corner. The revised layout is shown in the 3rd edition OS map (revised 1914).

In the 1920s the southern end of the gardens was redesigned as a children's play area (Works file 16/1214) and was partially altered by the building of the new Lambeth Bridge, completed in 1932. In 1933 the gardens were simplified in order to give clear views to the Houses of Parliament and trees (remaining from the 1870s scheme) and some of the shrubberies (from the 1890s scheme) were removed. The north lawn was also kept clear of people, the middle lawn was open but ball games were forbidden except in the summer holiday, and the south lawn was for children (Works file 16/1510).

The gardens were altered to their present appearance in the 1950s. In 1952 there were proposals for resiting the statues and for the incorporation of the Buxton Memorial Fountain from Parliament Square. A scheme for altering the gardens was finally agreed in 1955 and carried out in 1956, with the re-siting of the Burghers of Calais and the Pankhurst statue, the installation of the Buxton Memorial Fountain, the planting of new shrubberies at the northern and southern ends of the gardens, the removal of the circular feature, and alterations to some of the paths and entrances (all references Works file 16/1940-1). The shrubbery at the northern end was designed to mask a new boiler house in Black Rod Garden and a fence which was realigned around it.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Victoria Tower Gardens, c 2.5ha, lie within the London Borough of Westminster, immediately south of the Houses of Parliament (listed grade I), and c 150m south-east of Westminster Abbey (listed grade I). The gardens are bounded by Abingdon Street and Millbank to the west, the Thames to the east, Lambeth Bridge to the south, and Black Rod Garden with the Houses of Parliament to the north. The entrance to Black Rod Garden from Abingdon Street lies immediately north of the gardens (outside the area here registered) and is marked by a small octagonal lodge with iron gates (Barry and Pugin c 1850-60, listed grade I). The approximately triangular gardens are laid out on level ground with excellent views looking north to Victoria Tower (on the south-west corner of the Houses of Parliament) and east over the River Thames. The boundaries to the west and north are marked by iron railings, to the south by the retaining wall of Lambeth Bridge, and to the east by the granite embankment wall (northern section 1870s, southern section 1900 or 1913, listed grade II).

ENTRANCES AND APPROACHES The gardens are entered from four gateways along the west side. The northernmost entrance leads from Abingdon Street and was made in 1955-6, replacing the original late C19 entrance, which was aligned on Great College Street. The middle two entrances, aligned on Wood Street and Great Stanley Street on the far side of Millbank, were made when the gardens were extended in 1914. The southernmost entrance on the west side was formed in the 1930s, and replaced the 1914 entrance which was c 20m to the south. A fifth entrance is from Lambeth Bridge to the south and was formed when Lambeth Bridge was rebuilt in 1929-32. The gate is on the bridge, beside an obelisk, and to the north of the gate a flight of steps leads down to the gardens.

GARDENS AND PLEASURE GROUNDS Just inside the northernmost entrance to the gardens there is a circular area of asphalt with a bronze statue of Mrs Emmeline Pankhurst (A G Walker, listed grade II) on the eastern edge, facing west and backed by a shrubbery. The statue was commissioned in 1929 and was unveiled in 1930, and was positioned on the western edge of a circular shrubbery in the centre of the gardens, facing west along the line of Wood Street. It was

moved to its present position in 1956 as part of the revised layout of the gardens (all references Works file 20/188). The shrubbery which backs the statue is on a slight bank, and runs east from this point along the northern boundary of the gardens, masking a fence and boiler house which were installed in 1955-6.

A shrubbery runs along the northern end of the west boundary (between the two northern entrances) but the central area of the gardens is laid out as open lawn, kept clear of planting to preserve the views. The areas of lawn are divided at the northern end by arching paths, which cross just east of the centre, with the northern branches leading to the north-west and north-east corners of the gardens, and the southern arms joining onto straight paths which run south along the west and east boundaries. At the point where the paths cross, c 60m south-east of the northern entrance, there is a large bronze statuary group of six figures by Auguste Rodin (1840-1917), known as the Burghers of Calais (first version 1895, listed grade I). The group was donated by the National Arts Collection Fund and erected in the gardens in 1914. Because of the outbreak of the First World War and anxiety of offending the French Allies, the statuary group was not formally unveiled but the tarpaulin was removed informally in 1915. It was sited approximately on the present position of the Pankhurst statue, on the west end of a path which ran west/east across the north end of the garden. This path was removed and the Burghers of Calais were re-sited as part of the alterations to the gardens in 1955-6. The original position had been chosen by Rodin, who had also requested that the piece was placed on a high plinth (the versions in Calais and Copenhagen had been placed on lower plinths). Objections to the high plinth were made from the start on the basis that it was difficult to view the piece properly and the piece was therefore placed on a lower pedestal when it was re-sited in 1955-6 (all references Works file 20/124 and 20/243).

The open lawns in the centre of the gardens are lined by rows of planes along the perimeter paths on the west and east sides. The east path, which forms a terrace walk along the embankment wall, has a row of benches set on high pedestals looking out over the river. A path crosses the gardens from west to east, aligned on the entrance opposite Dean Stanley Street. At the east end of this path, dominating the southern end of the gardens, is the Buxton Memorial Fountain (S S Teulon 1865, listed grade II) c 200m south-east of the northernmost entrance. The octagonal gothic fountain has a limestone and granite pavilion which supports a pyramidal spire roof decorated with enamelled metal. The fountain was erected in Parliament Square (qv) in 1865/6 but was removed in 1950, following the Parliament Square Improvements Act 1949. It was finally re-sited in Victoria Tower Gardens in 1955-6 (Works file 20/266 and 20/301-2).

A path runs west/east from the southernmost entrance across to the terrace walk, with a shrubbery (planted in 1955-6) on the south side dividing a children's playground from the rest of the gardens. The southern end of the playground is terminated by a curving screen wall incorporating a seat, three wall drinking fountains, and carved animals at each end of the wall (all

references Works file 16/1214). The wall and seat were part of a scheme laid out in 1923 to the designs of Philip Tilden. The playground now has play features on asphalt, surrounded by the 1920s paving. The centre of the 1920s scheme was taken up by a sandpit, which was extended in 1927, and filled in with asphalt in the late C20. The area to the south and east of the playground was altered in 1932 following the building of Lambeth Bridge (Works file 16/1216). To the south of the curving fountain wall is a works area with shrub planting surrounding rose beds and storage within the wall of Lambeth Bridge. The southern end of the eastern perimeter path terminates at the flight of steps up to Lambeth Bridge.

REFERENCES

B Cherry and N Pevsner, *The Buildings of England: London I The Cities of London and Westminster* (3rd edn 1973), p 598 B Weinreb and C Hibbert, *The London Encyclopaedia* (1988)

Maps OS 25" to 1 mile: 1st edition surveyed 1872, published 1879 2nd edition revised 1894-6, published 1897 3rd edition revised 1914, published 1916

Archival items Victoria Tower Gardens files: Works 11/63; 16/826; 16/1214; 16/1510; 16/1940-1; 20/124; 20/188; 20/243; 20/266 (PRO)

Date written: June 2002 Register Inspector: CB Edited: August 2003

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 30258 79170

APPENDIX 2

English Heritage Listed Buildings Entries

There are 8 listed building entries for Victoria Tower Gardens and Mill bank which are summarised in table below with the extract summary from the English Heritage Register.

Building	Listing status
TQ 3079 SW CITY OF WESTMINSTER VICTORIA TOWER GARDENS, 101/38 MILLBANK , SW1 5.2.70 Statuary Group of the Burghers of Calais Statuary group. Erected in 1915, Auguste Rodin sculptor. Bronze group of figures on stone pedestal, resited and pedestal reduced in height according to Rodin's tenets. Listing NGR: TQ3026379286	Grade I
1900/101/68 MILLBANK 05-FEB-70 101/68 Buxton Memorial Fountain, VICTORIA TOWER GARDENS (Formerly listed as: VICTORIA TOWER GARDENS SW1 BUXTON MEMORIAL FOUNTAIN) (Formerly listed as: MILLBANK SW1 BUXTON MEMORIAL FOUNTAIN) Drinking fountain, erected 1865-6. Designed by Samuel Sanders Teulon, with what appears to have been a considerable creative contribution from Charles Buxton. Limestone and granite, with an enamelled roof, made by Skidmore, and mosaic decoration. Elaborate and delicate Gothic pavilion with rich use of polychrome materials. Octagonal with pointed arched shafted openings and pyramidal spire-roof of brightly enamelled iron with finial. Inside, four granite drinking basins arranged around a central shaft. Eight metal figures of British rulers, by T. Earp, which once stood at eaves level, were stolen, some in 1960, the rest in 1971. These were recast in 1980, but have since disappeared. The fountain is no longer working. It was restored by the Royal Parks in 2007. The original plaques were subsequently removed, and two plaques have been added to the monument in the twentieth century. On the west side a plaque gives an incorrect date for the erection of the fountain: 'Erected in 1835 / by Charles Buxton M.P. / in commemoration of / the emancipation of slaves 1834 / and in memory of his father / Sir T. Fowell Buxton / and those associated with him / Wilberforce, Clarkson, Macaulay, Brougham / Dr Lushington and others'. A plaque on the east	Grade II*

Building	Listing status
side of the fountain reads, 'This plaque / commemorates the / 150th anniversary of / The Anti-Slavery Society / 1839-1989'. The fountain was originally sited in Parliament Square, but was removed in 1949, and placed in Victoria Tower Gardens in 1957. HISTORY: The Buxton Memorial Fountain was erected by Charles Buxton to celebrate the Slavery Abolition Act of 1833, and the achievement of his father, Thomas Fowell Buxton, and his associates, in bringing it about. The Act, which came into force in 1834, made the ownership of slaves throughout the British colonies illegal. Following the abolition of the slave trade in 1807, the men commemorated by this fountain strove to secure the full emancipation of slaves. To this end, the Anti-Slavery Society was formed in 1823, principally by Buxton, Wilberforce, Clarkson and Macaulay. Wilberforce had been foremost in driving the 1807 Act through Parliament, Clarkson having gathered much of the evidence on which the campaign was built. Buxton, named by Wilberforce as his successor in the fight against slavery, was especially active the second part of the campaign, culminating in the Act of 1833, and in promoting the interests of former slaves in subsequent years. He once observed of himself and his achievements that, 'with ordinary talents and extraordinary perseverance, all things are attainable.' Zachary Macaulay, a prominent campaigner, was for several years governor of Sierra Leone, the colony for emancipated slaves from the United States and Nova Scotia founded in 1787. Henry Brougham, a promoter of abolition, was Lord Chancellor when the 1833 Act was passed. Stephen Lushington, lawyer and MP, was a particularly close associate of Thomas Fowell Buxton's in the anti-slavery movement. Charles Buxton was the third son of Thomas Fowell Buxton. He served as a Liberal MP for fourteen years, as well as being a partner in the brewing firm of Truman, Hanbury, Buxton & Co, of which his father had been director. He was an amateur architect, and is believed to have contributed to the design of this fountain. The fountain was erected in Parliament Square in 1865-6, possibly in connection with the abolition of slavery in America at that date. It is thought that Charles Buxton took over the project from the Metropolitan Drinking Fountain Association, which, since its inception in 1859, had wished to build 'a costly and handsome fountain in Palace Yard'. By 1949 the fanciful Gothic design of the fountain had few admirers, and it was removed when the Government redeveloped Parliament Square in preparation for the Festival of Britain. Speaking in the House of Lords, Viscount Simon defended 'a memorial erected in the symbolic heart of the Empire to record one of the greatest Parliamentary events in our history'. In 1957 the fountain was re-erected in Victoria Tower Gardens, where it joined Rodin's sculpture of The Burghers of Calais and a statue of the suffragette, Emmeline Pankhurst (both listed). SOURCES: J. Oldfield, 'Chords of Freedom', (2007), pp. 57-9; S. Bradley and N. Pevsner, The Buildings of England, London 6: Westminster (2003); Dictionary of National Biography; The Times, 14 December 1949	

Building	Listing status
REASONS FOR DESIGNATION The Buxton Memorial Fountain is designated at Grade II for the following principal reasons: * An unusual and exuberant example of the work of S. S. Teulon, in association with Charles Buxton * A notable landmark in an important setting, next to the Thames, and alongside the Palace of Westminster; the colourful Gothic pavilion makes a light-hearted companion to the giant of Victorian Gothic architecture * Lavish and imaginative use of materials, especially in its enamelled roof * The fountain is of particular historic interest having been erected to celebrate the Slavery Abolition Act of 1833. The significance of the monument is enhanced by its location; it commemorates one of Parliaments most momentous Acts, and its principal dedicatee is the parliamentarian responsible for ensuring the passage of that Act. This monument was upgraded from II to II* in 2007, the bicentenary year of the 1807 Abolition Act.	
TQ 3079 SW CITY OF WESTMINSTER VICTORIA TOWER GARDENS, 101/24 MILLBANK, SW1 Statue of Mrs Emmeline 5.2.70 Pankhurst Statue. Erected 1930 and moved to present site in 1956, A.G. Walker sculptor. Bronze statue of the women's suffrage leader on stone pedestal with side screens. Listing NGR: TQ3022579329	Grade II*
TQ 3079 NW and SW CITY OF WESTMINSTER PARLIAMENT SQUARE, SW1 92/53; 101/7; (east side) Houses of Parliament, 5.2.70 The Palace of Westminster Houses of Parliament with the surviving parts of the Palace of Westminster. Westminster Hall 1097-99, remodelled 1394-1401 by Henry Yevele with Hugh Herland, carpenter; St Stephen's Chapel "crypt", probably c.1292-97 and c.1320; St Stephen's Cloister and chantry chapel 1526-29 (considerably restored after World War II bomb damage; Houses of Parliament (the New Palace of Westminster). 1835-60 by Sir Charles Barry with detailing, interior decoration and furnishings by Augustus Welby Northmore Pugin; offices against side of Westminster Hall, 1888 by J L Pearson; House of Commons and Lobby rebuilt after World War II bombing. Stone with slate roofs and galvanised cast iron plate roofs to Barry's work which also has an internal fireproof construction of iron joists and brick jack-arches. Cruciform, axial spine plan and massing by Barry combining symmetry on the river front terrace with the asymmetry of the major vertical accents: Victoria Tower, Big Ben and the central fleche and turrets above the roof line. Pugin's 5 particular contribution the perpendicular Gothic detailing of rhythmic buttresses and bay windows, the close panelling with open and blind tracery and the wealth of sculpture, carved crockets, pinnacles and finials. Great vaulted Royal Entrance at foot of Victoria Tower; Lords entrance with buttressed, pinnacled porch in centre of Old Palace Yard range; St Stephen's Porch gatehouse across south end of Westminster Hall (giving access to cross-axis of plan); north entrance to Westminster Hall with great window above and crocketed finial gable flanked by	Grade I

Building	Listing status
square battlemented towers (restored 1820); 3 gateways in E M Barry's cloister-arcade to east range of New Palace Yard terminating in virtually free-standing clock tower of Big Ben. Perpendicular fenestration with shallow oriels. The riverside terrace has cast iron ornamental lamps on the buttress-piers of the Embankment wall. Interiors: Westminster Hall has vast hammerbeam roof of exceptionally early date and scale and outstanding late C14 figure sculpture flanking dais arch; St Stephen's Chapel "crypt", though much restored, retains perhaps the earliest surviving lierne vault; Pugin's interiors are the best preserved and most complete example of the quality and ideals of his secular decoration including all details and furnishings and are combined with a complete programme of mid C19 and early C20 wall paintings. (Loose items of furniture not covered by listing.) The Houses of Parliament; M H Port [R C R M] History of the King's Works Survey of London: Vol X Listing NGR: TQ3026379543	
1900/0/10197 Lambeth Bridge and attached parapets, 26-NOV-08 light standards, associated walls to approaches and obelisks Bridge, 1929-32, by Sir George Humphreys with Sir Reginald Blomfield and George Topham Forrest as consulting architects. DESCRIPTION: Lambeth Bridge is a five-span steel arch structure carried on granite-faced reinforced concrete piers and abutments. With a total length of 236.5m, the steel superstructure is made up of a 50.3m centre span, two intermediate ones of 45.4m, and two shore spans each 38.1m long. The shallow steel arches, each consisting of nine ribs, support a reinforced concrete roadway between the balustrades, divided into a carriageway flanked by two footways. Steel caissons were used in the construction of the concrete piers which, like the abutments, are cased in polished Cornish granite. The coats of arms of London County Council are sculpted on the piers, below which two granite arms curve down to the top of the cutwaters. The cast-iron balustrade and lamp stands augmented by steel latticework pylons were designed to honour the bridge's inauguration by King George V. Double lamps carried on granite uprights adorn each of the piers, and single lights on black lattice supports stand at intervals along the balustrades. On the approach to the bridge, the lamp standards are blue and supported by a LCC crest. In recognition of its proximity to the Palace of Westminster, Lambeth Bridge is painted predominately red, a reference to the colour of benches in the House of Lords (Westminster Bridge (qv) is painted green symbolising the benches of the House of Commons). Obelisks at either end of the bridge are topped by stone pinecones, ancient symbols of hospitality; they are also thought to resemble pineapples and are linked to the renowned C17 botanist John Tradescant who is thought to have introduced the fruit to this country and is buried in the former Church of St Mary-in-Lambeth (now the Museum of Garden History) on the eastern approach to the bridge. HISTORY: Lambeth Bridge was begun in 1929 and opened by King George V and	Grade II

Building	Listing status
Queen Mary on 12 July 1932. The bridge was fabricated and erected at an approximate cost of £80,000 by Dorman Long & Co Ltd, one of the foremost bridge building firms of the era who also built the Tyne Bridge (1925-28) and the Sydney Harbour Bridge (1928-32). In 1965, Lambeth Bridge became the first of London's crossings to be tunnelled beneath to provide pedestrian access along the embankment. The site of Lambeth Bridge was an ancient landing stage from the C13 that was used to receive the monarch on state occasions. Before a bridge was erected, a horse-ferry operated between Lambeth and Millbank under the control of the Archbishop of Canterbury who resided at Lambeth Palace. It is remembered in the name Horseferry Road, the western approach to the bridge. An Act of Parliament authorising the construction of a bridge at Lambeth to serve the growing population was passed in 1809 but nothing came of it. The 1820s, 30s and 40s saw further bills, acts and other attempts to resurrect the proposal, all fruitless, and it was not until 1861 that the Lambeth Bridge Act incorporated a company to construct a toll bridge to connect Church Street (now Lambeth Road), Lambeth with Market Street (now Horseferry Road), Westminster. The bridge, erected from the designs of Peter W Barlow at a cost of £48,924, was opened in November 1862. It was of stiffened suspension type, 252.4m long, divided into three spans, each 81.7m wide, by piers carrying the towers which supported the suspension cables. Tolls were abolished in 1879 but by this time the iron structure had begun to rust severely and major repairs had to be carried out in 1887. Despite this, the state of the bridge continued to deteriorate and in 1910 it had to be closed to vehicular traffic. Rebuilding was delayed owing to the 1914-18 war, but in 1924 the London County Council obtained parliamentary powers to construct a new bridge and to widen and raise the approaches at either end. In 1929 a temporary footbridge was placed across the river, which was removed when the new bridge was completed and opened in 1932. REASONS FOR DESIGNATION DECISION: * Lambeth Bridge's urbane classical appearance is a landmark on the Thames and the bridge has an interesting mix of stone and steel and a graceful arched profile. * The bridge also has special historic interest as part of the continuum of river crossings at a place where Londoners have traversed the Thames since the C13. * Of further historic note is the symbolism of the ornamentation on the bridge celebrating the LCC and the reign of George V. The red paint is a further point of note, and links the bridge to the unique ensemble of political institutions on this stretch of the Thames, including the Houses of Parliament and the former headquarters of the LCC at County Hall. * Lambeth Bridge has group value with these buildings and others in close proximity: Lambeth Palace (Grade I); the Palace of Westminster (Grade I); the Church of St Mary-in-Lambeth (Grade II*); the contemporary Norwest and Thames Houses of 1928 which frame the northern approach (both Grade II); and, further downstream, Westminster Bridge of 1862 (Grade II*). SOURCES: G Phillips, 'Thames Crossings' (1981), 200-2. 'Report of the Select Committee on the Design of Lambeth Bridge' (1928). 'London County Council, Opening of Lambeth Bridge' (commemorative brochure,	

Building	Listing status
19 July 1934). 'Engineer' (June 1932), 630-2.	
TQ 3079 SW and 3078 NW CITY OF WESTMINSTER VICTORIA TOWER GARDENS, 101/58 MILLBANK, SW1 River Embankment from the Houses of Parliament to G.V. II Lambeth Bridge Embankment wall. Mid C.19, contemporary and of a piece with Barry and Pugin's Palace of Westminster. Granite. Battered river wall with mooring rings and weather coped parapet; to landward side a plinth, die and coping cranked in 2 stages. The mouldings break round canted buttresses at frequent intervals. Southernmost portion isolated by western abutment of Lambeth Bridge. Listing NGR: TQ3029979274	Grade II
TQ 3079 SW CITY OF WESTMINSTER MILLBANK, SW1 101/43 Nos 1 and 2, The Church 5.2.70 Commissioners (including No 3 Great College Street, No 2 Great Peter Street and Nos 5 and 7 Little College Street) Large island block of offices. 1903 by W.D. Caroe. Red brick with lavish Portland stone dressings, slate roofs. An eclectic yet sophisticated Free Style northern Renaissance design including Renaissance Plateresque motifs, only slightly asymmetrical and with "rational" expression of staircase fenestration, 5 and 6 storeys plus 2 tiers of dormered attics. Close set window ranges and corner "staircase towers". Recessed entrance bays to Millbank and to Little College Street with enriched stone doorcases. Stone dressed sash and mullioned-transomed casements with scrolled pediments on 1st floor. The central range of windows to each front through 1st to 2nd floors are prominently articulated by scrolled buttresses with Plateresque pinnacles. Bowed oriels to outer bays. Arcaded loggias to top floor. Shaped gables in parapet and pyramidal roofed corner towers. Listing NGR: TQ3016579262	Grade II*
TQ 3079 SW CITY OF WESTMINSTER VICTORIA TOWER GARDENS, 101/21 MILLBANK, SW1 Victoria Tower Lodge and Gates to Black Rod Garden G.V. I Lodge and gates. C.1850-60 by Sir Charles Barry and Augustus Welby Northmore Pugin, part of the rebuilding of the Palace of Westminster as the Houses of	Grade I

Building	Listing status
Parliament. Magnesian limestone, Gothic/Tudor domestic. Small octagonal lodge; 1 storey with pointed arched doorway to side and small cusped lancet lights. Stepped and weathered plinth, scroll moulded string capping wall head with miniature crewel cresting, pyramidal stone roof. Tudor-Gothic panelled octagonal gate piers with Puginesque Gothic ironwork to gates. Listing NGR: TQ3022379372	
<i>Source: English Heritage</i> List of Special Architectural or Historic Interest, District of City of Westminster, 09-NOV-2012. NHLE: 1065878 [Accessed 09-NOV-2012]	

Bibilography

Register of Parks and Gardens of Special Historic Interest in England: (London Volume): English Heritage.

Visitor's Charter: The Royal Parks 1997.

Buildings and Monuments in the Royal Parks: The Royal Parks 1997.

Victoria Tower Gardens Restoration and Enhancement Project, December 2003, Land Use Consultants

Victoria Tower Gardens Playground Refurbishment Consultation Report June 2012, The Royal Parks

Victoria Embankment, London Conservation Assessment Final Draft, July 2006, Sarah Couch

A Place for People, Proposal for Enhancing Visitor Engagement with Parliaments Environs, 2011, Hansard Society

Ministry of Works Folder 1938, Public Records Office reference Works/16/1214 – 3114/2 Part 1

Ministry of Works Folder 1938, Public Records Office reference Works/16/628 – 3114/2 Part 1

APPENDIX 4

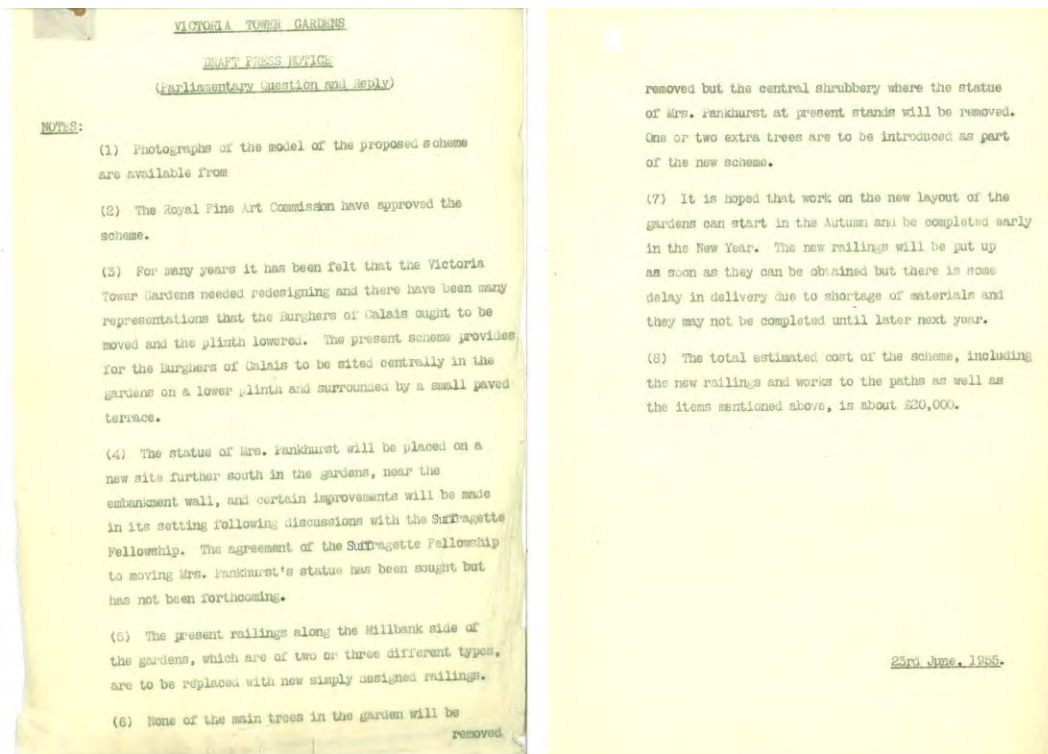
The Royal Parks Supporting Documents:

- The Royal Parks Framework Document April 1993
- The Royal Parks and Other Open Spaces Regulations 1997 (as amended)
- The Royal Parks Corporate Plan 2012-2014
- Royal Parks Operational Command Unit (TRP OCU) Policing Plan
- The Royal Parks Annual Report and Accounts
- Events Strategy, 2005 (to be updated 2012)
- Royal Parks Sustainability Action Plan 2006

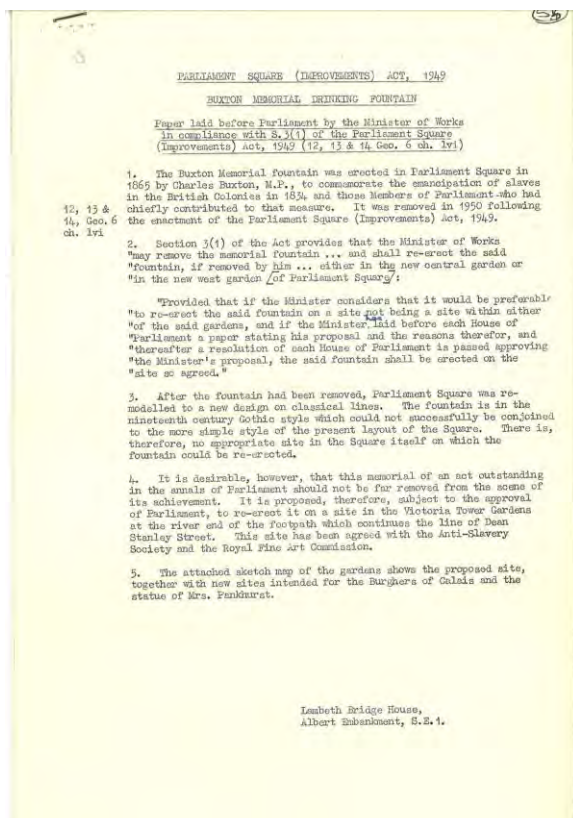
Documents relating directed to Victoria Tower Gardens and Environs:

- Victoria Tower Gardens Restoration and Enhancement Project, December 2003, *Land Use Consultants*
- Victoria Tower Gardens Playground Refurbishment Consultation Report June 2012, *The Royal Parks*
- Victoria Embankment, London Conservation Assessment Final Draft, July 2006, *Sarah Couch*
- A Place for People, Proposal for Enhancing Visitor Engagement with Parliaments Environs, 2011, *Hansard Society*

APPENDIX 5



Agreement for 1949 redesign proposals to go ahead relocating statues and changing path network (1955) Works 16/628



Approval for relocation of Buxton Memorial Works (1949) 16/628

Significance explains what matters about the gardens, why it matters and to whom. It is based on the following 'Values' as defined by Historic England, as the basis for developing management guidelines so the positive aspects of Victoria Tower Gardens can be conserved in perpetuity.

The following 'Values' explain why the Gardens are of National significance and must not be compromised.

Aesthetic Values

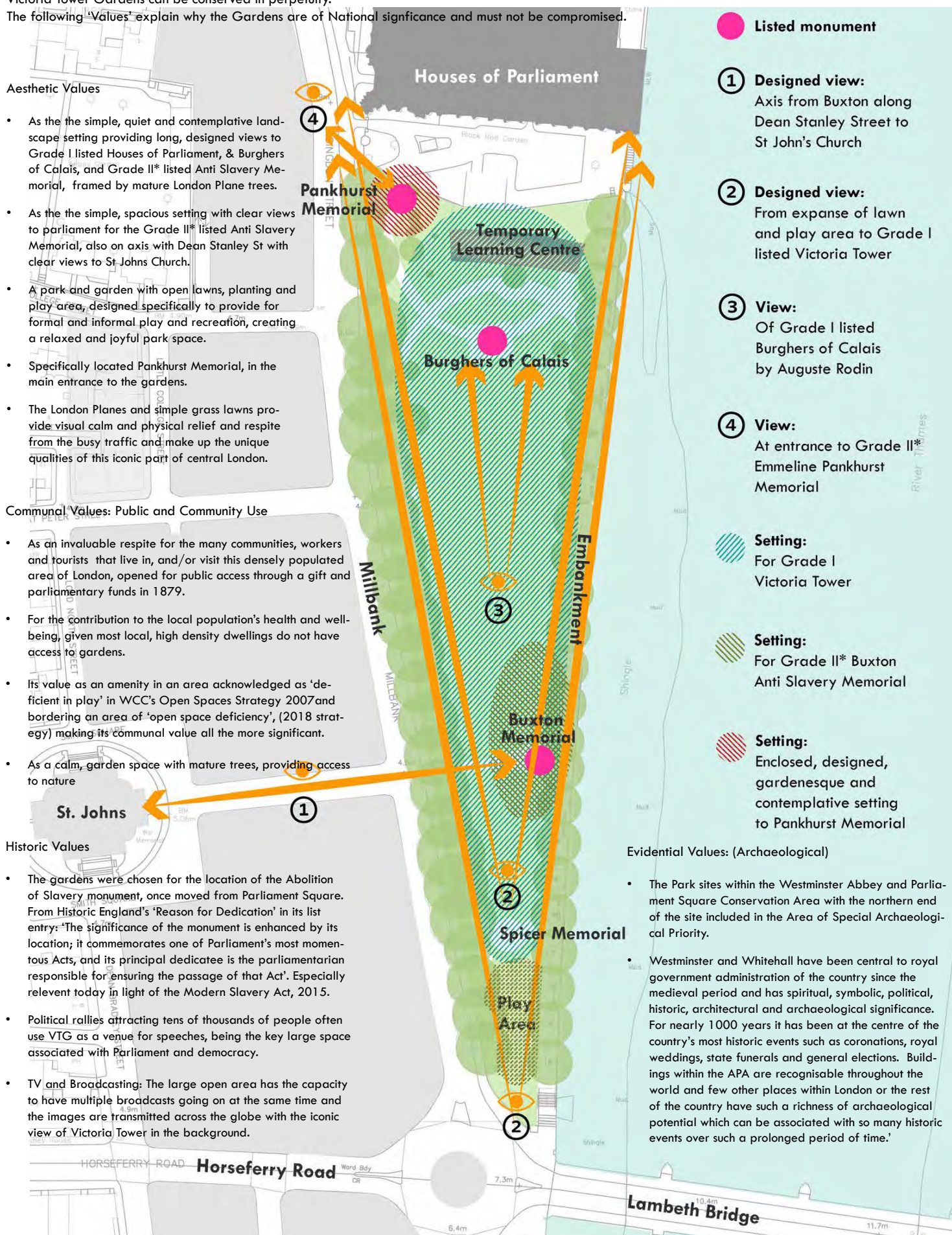
- As the the simple, quiet and contemplative landscape setting providing long, designed views to Grade I listed Houses of Parliament, & Burghers of Calais, and Grade II* listed Anti Slavery Memorial, framed by mature London Plane trees.
- As the the simple, spacious setting with clear views to parliament for the Grade II* listed Anti Slavery Memorial, also on axis with Dean Stanley St with clear views to St Johns Church.
- A park and garden with open lawns, planting and play area, designed specifically to provide for formal and informal play and recreation, creating a relaxed and joyful park space.
- Specifically located Pankhurst Memorial, in the main entrance to the gardens.
- The London Planes and simple grass lawns provide visual calm and physical relief and respite from the busy traffic and make up the unique qualities of this iconic part of central London.

Communal Values: Public and Community Use

- As an invaluable respite for the many communities, workers and tourists that live in, and/or visit this densely populated area of London, opened for public access through a gift and parliamentary funds in 1879.
- For the contribution to the local population's health and well-being, given most local, high density dwellings do not have access to gardens.
- Its value as an amenity in an area acknowledged as 'deficient in play' in WCC's Open Spaces Strategy 2007 and bordering an area of 'open space deficiency', (2018 strategy) making its communal value all the more significant.
- As a calm, garden space with mature trees, providing access to nature

Historic Values

- The gardens were chosen for the location of the Abolition of Slavery monument, once moved from Parliament Square. From Historic England's 'Reason for Dedication' in its list entry: 'The significance of the monument is enhanced by its location; it commemorates one of Parliament's most momentous Acts, and its principal dedicatee is the parliamentarian responsible for ensuring the passage of that Act'. Especially relevant today in light of the Modern Slavery Act, 2015.
- Political rallies attracting tens of thousands of people often use VTG as a venue for speeches, being the key large space associated with Parliament and democracy.
- TV and Broadcasting: The large open area has the capacity to have multiple broadcasts going on at the same time and the images are transmitted across the globe with the iconic view of Victoria Tower in the background.



● Listed monument

- ① **Designed view:**
Axis from Buxton along Dean Stanley Street to St John's Church
- ② **Designed view:**
From expanse of lawn and play area to Grade I listed Victoria Tower
- ③ **View:**
Of Grade I listed Burghers of Calais by Auguste Rodin
- ④ **View:**
At entrance to Grade II* Emmeline Pankhurst Memorial

● **Setting:**
For Grade I Victoria Tower

● **Setting:**
For Grade II* Buxton Anti Slavery Memorial

● **Setting:**
Enclosed, designed, gardenesque and contemplative setting to Pankhurst Memorial

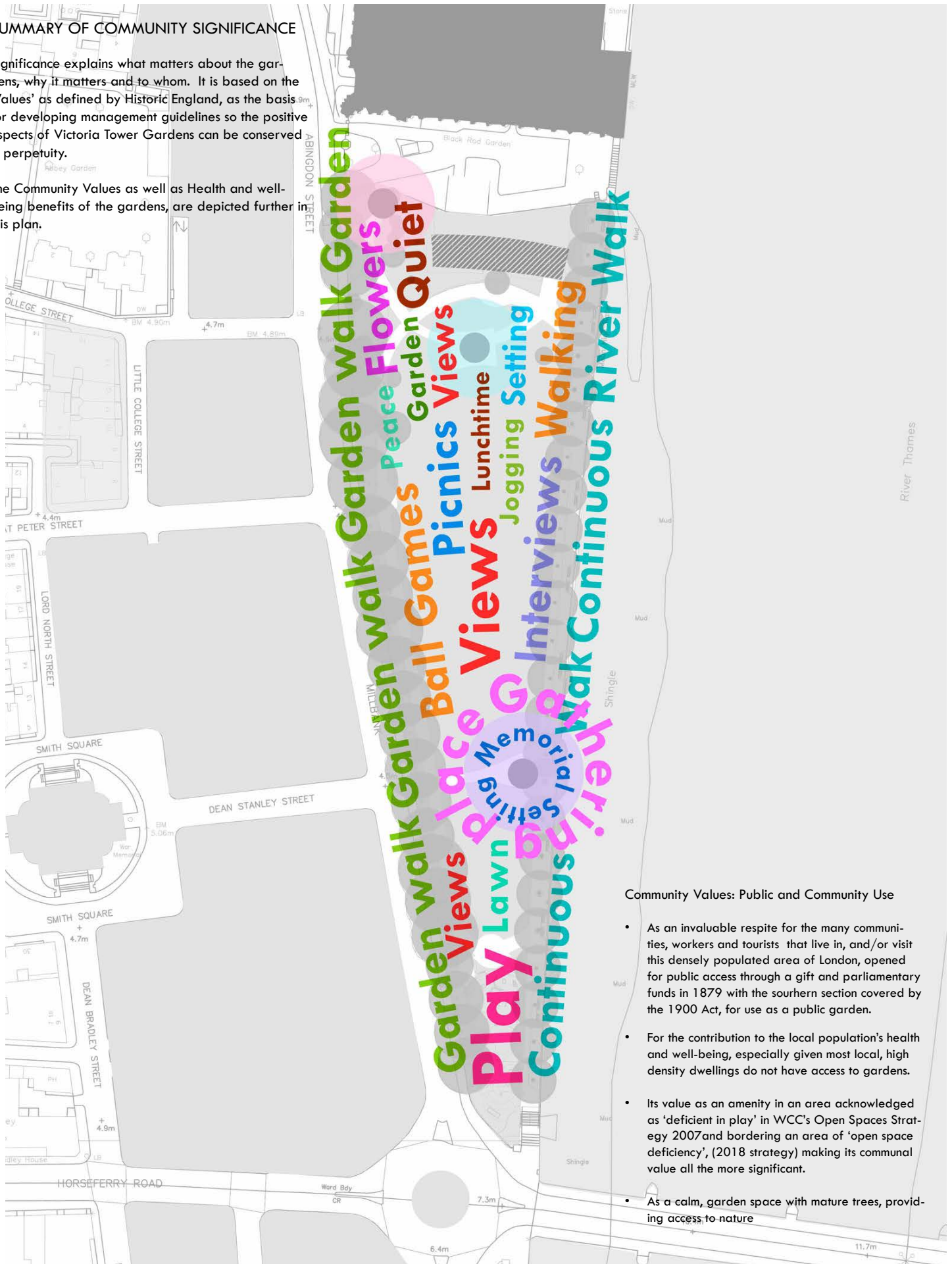
Evidential Values: (Archaeological)

- The Park sites within the Westminster Abbey and Parliament Square Conservation Area with the northern end of the site included in the Area of Special Archaeological Priority.
- Westminster and Whitehall have been central to royal government administration of the country since the medieval period and has spiritual, symbolic, political, historic, architectural and archaeological significance. For nearly 1000 years it has been at the centre of the country's most historic events such as coronations, royal weddings, state funerals and general elections. Buildings within the APA are recognisable throughout the world and few other places within London or the rest of the country have such a richness of archaeological potential which can be associated with so many historic events over such a prolonged period of time.

SUMMARY OF COMMUNITY SIGNIFICANCE

Significance explains what matters about the gardens, why it matters and to whom. It is based on the 'Values' as defined by Historic England, as the basis for developing management guidelines so the positive aspects of Victoria Tower Gardens can be conserved in perpetuity.

The Community Values as well as Health and well-being benefits of the gardens, are depicted further in this plan.



Community Values: Public and Community Use

- As an invaluable respite for the many communities, workers and tourists that live in, and/or visit this densely populated area of London, opened for public access through a gift and parliamentary funds in 1879 with the southern section covered by the 1900 Act, for use as a public garden.
- For the contribution to the local population's health and well-being, especially given most local, high density dwellings do not have access to gardens.
- Its value as an amenity in an area acknowledged as 'deficient in play' in WCC's Open Spaces Strategy 2007 and bordering an area of 'open space deficiency', (2018 strategy) making its communal value all the more significant.
- As a calm, garden space with mature trees, providing access to nature

LPGT PLAN 3:

CALCULATION OF OPEN SPACE and GREEN SPACE LOST TO DEVELOPMENT



AREA of CURRENT, OPEN, grassed RECREATIONAL SPACE (light blue line) = 10952m²

TOTAL AREA of PARK (red line) = 19078.836

AREA of PARK NO LONGER FREELY ACCESSIBLE is 7.1% of total park area. (solid yellow line denotes ticketed are, built structures, viewing points and ticketing/security building) = 1,353m²

LOSS OF EXISTING GREEN SPACE by AREA of ADDITIONAL HARD STANDING, (Shown by dashed yellow line) ACCESS AND PLAZA AREAS, CURRENTLY GREEN SPACE. = 1,594m²

1. Lost area of existing play area = 167 m²
2. Plaza and access paths: 1366m²
3. Lift access / hard-standing 61m²

Therefore LOSS OF TOTAL GREENSPACE BY MEMORIAL DEVELOPMENT AND HARDSTANDINGS = 26.9%

$$\frac{(1353 + 1594) \times 100}{10952} = 26.9\%$$

Note the encroachment into the play area by 9.6m

TOTAL PARK lost to development = 2947m²

1:1000 @ A3

David Adjaye says 'disrupting' the park is key to his Holocaust memorial thinking

5 February, 2019 By [Ella Jessel](#)



David Adjaye has infuriated opponents of his controversial Holocaust Memorial in Westminster by arguing that 'disrupting' the pleasure of being in a park is key to its thinking

The project, designed by Adjaye Associates and Ron Arad Architects, has faced criticism from local residents because it will involve building on Victoria Tower Gardens, a small park near the Houses of Parliament.

The planning application, which Westminster Council is considering, has already attracted a deluge of objections over fears the memorial and subterranean learning centre will involve the removal of mature plane trees and destroy the borough's 'green lung'.

But defending the project in [The Times](#), Adjaye said he was 'excited' about the site, which he said had already been turned into a 'memorial garden' with monuments to the abolition of slavery and women's suffrage.

'We have the opportunity to activate the entire site and talk directly to parliament, hold it accountable,' he said. 'Disrupting the pleasure of being in a park is key to the thinking.'

Adjaye also said the Jewish community had not been 'keen on being seen' for the last 70 years. 'They've looked for invisibility and integration. So there's a real fear of being put front and centre. That's normal.'

'But this will use the Jewish experience as a lens – it addresses the bigger issue of intolerance. We live in splintered times. It would be nice to think that architecture can help us understand the issues we're facing. Or at least make us think about them.'

The architect's comments have sparked a backlash from campaigners fighting the government-backed UK Holocaust Memorial Foundation's (UKHM) plans.

Barbara Weiss, architect and member of the Save Victoria Tower Gardens campaign group, said the comments on the park were 'staggeringly disingenuous'.

'The UKHM Foundation has gone overboard over the past two years in trying to make us believe that the park will remain the peaceful oasis that we all treasure, despite the anticipated 1 million visitors per annum, and a 10m mound with jagged bronze fins.'

And the row shows no sign of abating, with Adjaye telling *The Times*: 'If people want to protest, they should protest, but, you know, I'm just not very good at walking away.'

Readers' comments (1)

- [susan lofthouse](#) 5 February, 2019 11:30 am

Unfortunately, the architect's comments do not stand up. It is not a question of disturbing people's thoughts whilst they are in a green space, as this particular memorial could well prevent access to that space by requiring tight security, possibly security fencing, traffic and queue controls, maybe extra policing, the removal of some of the greenery, as well as shifting an anti-slavery memorial. A sledgehammer to crack a nut.



tion for innovative public
es as well as A-list mansions —
y the Whitechapel Idea Store,
aimed to reinterpret what a
could do and was shortlisted
2006 Stirling prize, and
ton Place, London's first new-
international art gallery for 40
which was completed in 2007.
all of his projects went
hly. Janet Street-Porter said she
t of "ritually disembowelling"
e after the house he designed for
rang leaks. And there was a
e of schadenfreude when Adjaye,
ime BBC presenter, Princeton
sor, best mate of Brad Pitt and
er in fashion and music, was
hit by the 2008 banking crisis —
e many other architects — and
s firm into a company voluntary
gement to stave off insolvency.
nfall of the showman" was how
ndependent gleefully headlined
ory. "I never said I was a
man, but, sure, you've got to be a
nter," he counters.

**David Adjaye. Far left:
the Smithsonian
National Museum of
African American
History and Culture in
Washington DC. Right,
from top: Gwangju
River Reading Room,
South Korea; Sclera
Pavilion in London**

**David Adjaye: Making
Memory is at the
Design Museum,
London W8, to May 5;
designmuseum.org**



Then came the National Museum of African American History and Culture, that half-a-billion-dollar behemoth, and the financial crisis was over. Now Adjaye is firmly in the firmament, working on prestigious projects across the globe — a master plan for part of San Francisco, a skyscraper in Manhattan and a cathedral in Accra. Africa features heavily in his future plans and he has visited all 54 countries in 11 years.

Adjaye, 52, is busy, busy, busy — whisked in late to give lectures, carted off early to make flights — but he hasn't quite embraced the good life yet. And if the Smithsonian commission was bruising, he hasn't lost his appetite for a fight: he's keen to talk about his design for a Holocaust Memorial in Westminster, which threatens to become at least as politically contentious as his museum on the National Mall, maybe more so.

He finds a bone to pick. "Lots of journalists have written that it should go elsewhere," he says, and it's undeniable: the tiniest of the Royal Parks, Victoria Tower Gardens, will, at least during construction, be all but obliterated by his subterranean scheme, developed with the Israeli sculptor Ron Arad. Old plane trees are likely to be killed off en masse as their roots are severed. Yet the choice of site was hardly his, was it?

"I'm excited about the site. Britain was the only one of the Allies that felt

it didn't need to mark it, so you almost can't find anything about the Holocaust here. And the park's been turned into a sort of memorial garden already — with monuments to the abolition of slavery, not slavery itself, of course, and women's suffrage — so we have the opportunity to activate the entire site and talk directly to parliament, hold it accountable. Disrupting the pleasure of being in a park is key to the thinking."

Still, prominent Jewish peers and intellectuals have already campaigned vigorously against the scheme and have promised further action now that it's going through the planning process. Some MPs and many local residents are also up in arms.

"The Jewish community has been very keen not to be seen for the last 70 years. They've looked for invisibility and integration. So there's a real fear of being put front and centre. That's normal. But this will use the Jewish experience as a lens — it addresses the bigger issue of intolerance. We live in splintered times. It would be nice to think that architecture can help us understand the issues we're facing. Or at least make us think about them."

"If people want to protest, they should protest, but, you know, I'm just not very good at walking away."

Sprinting, on the other hand, seems to be less of a problem. With that he's gone: another meeting, another flight, another continent beckons.

Ministry of Housing Communities and Local Government
2 Marsham Street
London SW1P 4DF

Attn: Secretary of State / Melanie Dawes, Permanent Secretary

31 July 2019

Dear Sirs

Proposed Holocaust Memorial in Victoria Tower Gardens

We are instructed by The Thorney Island Society, which supports the Save Victoria Tower Gardens campaign. It is, as you know, the recognised local amenity society providing comments on planning on behalf of residents and the local community in the part of Westminster which covers Victoria Tower Gardens ("VTG").

Without prejudice to all the other practical and policy difficulties that make the proposal in our clients' view wholly unsuitable and unacceptable, and without even considering whether the planning process has been lawfully conducted, there is an *important legal impediment which prevents the proposal proceeding at all.*

Section 8 of the London County Council (Improvements) Act 1900, the statute empowering the LCC to create the southern part of VTG and to pass it to (what was then) the Commissioners of Works, requires that the area in which the Memorial is proposed to be built "shall be laid out **and maintained ... for use as a garden open to the public and as an integral part of the existing Victoria Tower Garden**". We have taken advice from counsel Mr Thomas Seymour of Wilberforce Chambers. He has reviewed the proposal and plans and confirms that developing a substantial part of the land as a Memorial and Learning Centre would, unarguably, be in breach of that provision.

It would accordingly be unlawful for the Secretary of State, who has ministerial responsibility for the Holocaust Memorial project, to seek to proceed with a proposal in breach of a statutory prohibition. It would likewise be unlawful for the Secretary of State for Culture Media and Sport, to whom title to VTG has passed from the Commissioners of Works, and to whom we are copying this letter, to permit the development to proceed.

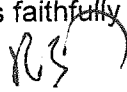
We therefore invite the sponsoring Secretary of State (HCLG) urgently to re-consider his position. It clearly cannot be right for public resources to continue to be expended in furthering a project which cannot proceed. That includes troubling the Westminster City Council with the application for planning permission. This letter is copied to it for information. It is also copied to the Secretary of State for CMS, because as

landowner of the site he has an independent duty to ensure compliance with the terms on which the land is held.

The Society wishes us to repeat its clear position that it is not in any way opposed to the creation of a Holocaust Memorial and Learning Centre. Its position is simply that VTG is the wrong site. It cannot be accommodated there without the loss of much of what is in effect a much-loved and much-used Royal Park, and total transformation of the character of the whole VTG area. Many other sites have been proposed, including of course the Imperial War Museum. You will be aware that the Society's opposition to the choice of site is very widely shared, including by many prominent members of the Jewish community.

Please confirm that you will now advise the proponents of the project (UKHMF) that the proposals must now be withdrawn, and alternatives reconsidered.

Yours faithfully


Richard Buxton

cc. Department for Culture Media and Sport (attn: Secretary of State / Sarah Healey,
Permanent Secretary)
Westminster City Council (ref: 19/00114/FULL)



Ministry of Housing,
Communities &
Local Government

Alex Powell
UK Holocaust Memorial and Learning Centre
Delivery Unit
**Ministry of Housing, Communities & Local
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Richard Buxton Solicitors
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Cambridge
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www.gov.uk/mhclg

31 October 2019

Dear Mr Buxton,

Thank you for your letter of 31 July 2019, the contents of which are noted.

We are of the view that the proposal for a Holocaust Memorial and Learning Centre complies with section 8 of the London County Council (Improvements) Act 1900 and will not be withdrawing the planning application in relation to Victoria Tower Gardens ("the Gardens"), as you have requested.

The design for the UK Holocaust Memorial and Learning Centre is being developed to be sensitive to the existing Gardens and will allow residents and visitors alike to continue to benefit from the green space. We do not accept that the proposal will take up a "substantial" part of the land, as you contend. The Secretary of State's intention, as set out in the planning application to Westminster City Council, is to use only approximately seven and a half percent of the Gardens for the project. The design also incorporates improvements to the Gardens that will benefit all visitors, including better pathways, improved access to existing memorials and boosting the health of trees by updating existing drainage.

Please note that the Gardens are not a Royal Park, as you claim. Although the Gardens are managed by The Royal Parks charity, they are not one of the designated eight Royal Parks in London.

You refer to the Department for Culture Media and Sport (DCMS), as landowner, having an "independent duty to ensure compliance with the terms on which this land is held". DCMS is fully supportive of the Holocaust Memorial and Learning Centre being located in Victoria Tower Gardens.

Yours sincerely,

Alex Powell

LPGT PLAN 4:

CALCULATION OF ACCESSIBLE SPACE and GREEN SPACE LOST TO DEVELOPMENT

Issue for planning comment 5.2.19
Rev A: Mound & enlarged cafe incl. 21.2.19
REV B: Planning addendum - recalc. 14.4.20

TOTAL AREA of PARK, (red line) excluding temporary Parliament Education Centre = 19079m²

AREA of existing, open accessible lawn and park space (green hatch) = 10,717m²

Mounded area likely to erosion (green dashed line) = 758m², (1760m² total mound)

1. LOSS OF PARK through DEVELOPMENT, ie AREA of PARK NO LONGER FREELY ACCESSIBLE SPACE = 1563m²

Solid red line denotes ticketed area, built structures, viewing points and ticketing/security building.

2. LOSS OF EXISTING GREEN SPACE to ADDITIONAL HARD STANDING, ACCESS AND PLAZA AREAS, STRUCTURES (Shown by dashed blue lines) = 1,606m²

Made up by:

- 2a. Loss to existing play area = 167 m² (LESS area counted as lost to development @21m²= **146m²**)
- 2b. Approach and access paths: 1344m²
- 2c. Lift access / hard-standing 103m²
- 2d. Additional (to existing) cafe building = 13m²
- Total = 1606m².

3. MOUNDING

Mounding (likely to be fenced off to allow re-establishment following erosion, or to prevent muddy appearance) = 758m²

Therefore **LOSS OF TOTAL ACCESSIBLE USABLE GREENSPACE** by memorial development and hardstanding, access paths = 29.5%

Total LOSS Inc steep areas of mound and additional cafe = 36%

$$\frac{(1606\text{m}^2 \text{ (ACCESS)} + 1563\text{m}^2 \text{ (DEVT)} + 758\text{m}^2 \text{ (MOUND)})}{10717\text{m}^2 \text{ (accessible lawn space - shown green)}} = 36\%$$

Loss of total park area by built form & plaza only = 7 %.

Note the encroachment into the play area by 9.6m, by moving the Spicer Memorial

Additional cafe building (shown blue dashed line) = 13m²

1:1000 @ A3

**United Kingdom Holocaust Memorial
and Learning Centre**

Environmental Statement (Volume 2)
Main Text - Revised Chapter 4 Alternatives
June 2020

The Secretary of State for Housing Communities and Local Government

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4 Alternatives

4.1 Introduction

- 4.1.1 Schedule 4 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 states that an Environmental Statement must include “a description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects”.
- 4.1.2 This Revised Chapter 4 on Alternatives provides more detail on the alternatives sites considered in the Environmental Statement (ES) for the proposed United Kingdom Holocaust Memorial and Learning Centre (UKHMLC) also referred to here as the ‘Scheme’. The ES prepared on behalf of the Secretary of State for Housing, Communities and Local Government and accompanied the planning application document (Ref:19/00114/FULL) which was submitted to Westminster City Council on 7 December 2018 and formally validated by the Council on 7 January 2019.

4.2 Site selection

- 4.2.1 The Prime Minister’s Holocaust Commission Report (January 2015) identified three potential sites for the UK Holocaust Memorial and Learning Centre which included:
- Potter’s Field, next to the Mayor of London’s office (165 Tower Bridge Rd, London SE1 3LW);
 - Millbank Tower (21-24 Millbank, London SW1P 4QP); and
 - Imperial War Museum (IWM) (Lambeth Rd, London SE1 6HZ).
- 4.2.2 The sites were identified as an indication of the type of location that would have some importance and resonance for the project.
- 4.2.3 Following discussions and appraisals, the UKHMF Board decided that none of these sites were suitable for reasons of availability and prominence and all three sites were discounted (see sections 4.3 to 4.5 below for more information).
- 4.2.4 In Autumn 2015 the UKHMF Board agreed that a leading firm of property consultants should be appointed to carry out a search for a suitable site for the Holocaust Memorial and Learning Centre. CBRE was appointed from the firms approached to carry out a detailed thorough site search. The area of search was broadly consistent with the main Central London tourist / museum areas i.e. South Kensington (National History Museum, Science Museum, V&A) to the west; Tower of London to the east; Regent’s Park to the north and Westminster and the river to the south. CBRE also wrote to and met with a number of parties to establish if there were any other sites available not on the market including:
- The estates officers of local authorities in the search area;
 - The Real Estate Investments Trusts with London portfolios;
 - The landed Estates;
 - Other investors and developers; and
 - Other agents.
- 4.2.5 In January 2016 twenty-four sites were identified by CBRE and considered by the UKHMF. However, a number of the sites identified in the site selection search were cost prohibitive; had poor visual importance; no emotional or political logic; and little or no outdoor space to provide a prominent memorial.
- 4.2.6 The three preferred sites identified by CBRE were:
- Royal College of Obstetricians and Gynaecologists (RCOG) in Regent’s Park (27 Sussex Place, London NW1 4SP);
 - A part of the Knightsbridge Barracks ((20A Knightsbridge, London SW7 1SE); and
 - A part of Middlesex Hospital (Nassau St, Fitzrovia, London, W1W 7EY).

- 4.2.7 It was determined that none of the above referenced shortlisted sites were suitable mainly for reasons of availability and viability (see sections 4.3 to 4.5 below for more information).
- 4.2.8 In January 2016 following discussions involving the Government Property Unit, Victoria Tower Gardens (Millbank, Westminster, London SW1P 3JA) was identified as a possible site. After careful consideration, Victoria Tower Gardens was selected by the UKHMF Board as the outstanding candidate site for the following reasons:
- It provides an iconic location adjoining Parliament, sitting along the riverfront immediately next to the House of Lords;
 - Its relevance as a commemorative garden of Britain’s national conscience, already containing significant memorial sculptures, marking momentous historic events, with significance for the struggle for human rights, that remain relevant today and will do so in the future;
 - It is visually prominent and adjacent to one of the most visited parts of London, within easy reach of a major tube station and many bus routes;
 - The resonance of being next to Parliament and on the timeless banks of the Thames is exceptional; and
 - Under the shadow of Victoria Tower, the Holocaust Memorial and Learning Centre would question the impacts of the Holocaust and subsequent genocides on our own Parliament.
- 4.2.9 The decision to select Victoria Tower Gardens as the location for the United Kingdom Holocaust Memorial and Learning Centre was announced by the Prime Minister, David Cameron, at Prime Minister’s Questions on 27 January 2016. The Prime Minister said:
- “Last year, on the 70th anniversary of the liberation of Auschwitz, I said we would build a striking national memorial in London to show the importance Britain places on preserving the memory of the holocaust. Today, I can tell the House that this memorial will be built in Victoria Tower Gardens. It will stand beside Parliament as a permanent statement of our values as a nation, and it will be something for our children to visit for generations to come. I am grateful to all those who have made this possible, and who have given this work the cross-party status that it so profoundly deserves.”*
- 4.2.10 On 5 December 2018, during Prime Minister’s Questions, Theresa May MP reaffirmed the Government’s commitment to the Memorial and to the suitability of the preferred site:
- “... there is no better place for the Holocaust Memorial and Learning Centre to be than right next to our Parliament. What is important is that this is not just a memorial; it is a learning centre and it will be educating young people and others about the horrors of man’s inhumanity to man.”*

4.3 Environmental appraisal of alternative sites

- 4.3.1 An appraisal of the six originally identified alternative sites (described above) and Victoria Tower Gardens, has been undertaken to demonstrate how the sites compare to each other against environmental, deliverability and visibility considerations. It provides a high level, desk top assessment of the sites against criteria which are most relevant to the site context and ability to deliver the Scheme:

Key Environmental Considerations:

- Biodiversity;
- Flood Risk;
- Air Quality;
- Archaeology;
- Built Heritage, Townscape and Visual;
- Traffic and Transport;
- Population and human health; and
- Ability of sites to accommodate expected number of visitors.

Visibility and profile:

- This is an important consideration for meeting the aims of the Scheme.

Land use and planning history:

- Existing land use;
- Planning history and redevelopment proposals;
- Site Allocations.

4.3.2 A summary of the key considerations relating to each site is provided against each criterion in Tables 4-1 to 4-3 below.

Table 4-1 - Key environmental considerations

Criteria	Victoria Tower Gardens	Millbank Tower	Imperial War Museum (IWM)	Potter's Field	The RCOG in Regent's Park	Knightsbridge Barracks	Middlesex Hospital
Biodiversity	The site is not within the boundary of any statutory or non-statutory designated ecological sites. Adjacent to important ecological features including The River Thames and Tidal Tributaries Site of Metropolitan Importance for Nature Conservation, various habitats within the gardens and commuting and foraging bats.	The site is not within the boundary of any statutory or non-statutory designated ecological sites.	Geraldine Mary Harmsworth Park, within which the IWM is located (owned and managed by London Borough of Southwark) is designated as Site of Importance for Nature Conservation (SINC). Various habitats to support protected species.	The site is not within the boundary of any statutory or non-statutory designated ecological sites. Adjacent to important ecological features including The River Thames and Tidal Tributaries Site of Metropolitan Importance for Nature Conservation, various habitats within the gardens.	The site is not within the boundary of any statutory or non-statutory designated ecological sites. The site is adjacent to Regent's Park which has potential to contain habitats which support protected species.	The site is not within the boundary of any statutory or non-statutory designated ecological sites. The site is adjacent to Hyde Park which has the potential to contain habitats which support protected species.	The site is not within the boundary of any statutory or non-statutory designated ecological sites.
Flood Risk	The site is adjacent to the River Thames which is a main river. The gardens are within Flood Zone 3. However due to the extensive flood defences, flood risk is low.	The site is adjacent to the River Thames which is a main river. The site is within Flood Zone 3 (low flood risk as area benefitting from Flood Defences).	Flood Zone 3 but in an area benefitting from Flood Defences. Further away from River Thames than Millbank or Victoria Tower Gardens however, impact on flood risk likely to be the same.	The site is adjacent to the River Thames which is a main river. The site is within Flood Zone 3 but there is low flood risk as it is in an area benefitting from Flood Defences.	The site is within Flood Zone 1.	The site is within Flood Zone 1.	The site is within Flood Zone 1.
Air quality	The gardens are within Westminster's borough-wide Air Quality Management Area (AQMA). The main source of key air pollutants is from road traffic using Millbank and with minor contributions from traffic using Horseferry Road and Lambeth Bridge.	Within Westminster's borough-wide AQMA. Key pollutants similar to those for Victoria Tower Gardens.	London Borough of Southwark / Lambeth AQMA. The main source of key air pollutants is from road traffic using Lambeth Road, Kennington Road and A302.	The site is within Southwark AQMA. The main source of key air pollutants is from road traffic using A100/Tower Bridge Road, A200/Tooley Street with minor contributions from Weavers Lane.	The site is within Westminster's borough-wide AQMA. The main source of key air pollutants is from road traffic using A41/Park Road with minor contributions from Outer Circle.	The site is within Westminster's borough-wide AQMA. The main source of key air pollutants is from road traffic using A315/Knightsbridge and A4/Brompton Road with minor contributions from traffic using South Carriage Drive, Trevor street and Rutland Gardens.	The site is within Westminster's borough-wide AQMA. The main source of key air pollutants is from road traffic using A5204 with minor contributions from traffic using Riding House Street, Nassau Street and Cleveland Street.
Archaeological potential	Site lies within an area of archaeological priority meaning there is potential for archaeological remains to arise due to excavation of the new basement.	The site does not lie within an area of archaeological priority as defined by the LPA. Limited potential for archaeological remains.	The site lies within the Borough, Bermondsey and Rivers Archaeological Priority Zone. There is potential for archaeological remains to arise from excavation of the site.	The site lies within the London Bridge and Bermondsey Archaeological Priority Zone. There is potential for archaeological remains to arise from excavation of the site.	The site is adjacent to Regent's Park Archaeological Priority zone. Limited potential for archaeological remains.	The site lies within the Hyde Park and Kensington Archaeological Priority Zone. There is potential for archaeological remains to arise from excavation of the site.	The site is adjacent to Marylebone Archaeological Priority Zone. Limited potential for archaeological remains.
Built heritage, townscape and visual	The site is adjacent to The Palace of Westminster and Westminster Abbey including St Margaret's Church World Heritage Site. The site is adjacent to the Houses of Parliament and	Millbank Tower is a prominent building in the local townscape. It is a Grade II Listed Building located outside of a designated Conservation Area. Adjacent to the site is the River Thames and the	The Imperial War Museum is a Grade II Building. There are several Conservation Areas within the vicinity of the site including: West Square Conservation Area	There are a number of listed buildings within the vicinity of the site including: - Three Bollards (Grade II), - South London College (Grade II)	The site is adjacent to Regent Park, a Registered Park and Garden. There are several other Conservation Areas within the vicinity of the site including: Dorset Square Conservation Area	The site is adjacent to Hyde Park, a Registered Park and Garden towards north of the site. There are a number of listed buildings in the vicinity of the site including:	The Middlesex Hospital Chapel is a Grade II* Building. There is one listed building, 10 Mortimer Street WI (Grade II) located within the vicinity of the site. There are number of listed buildings near to the site

Criteria	Victoria Tower Gardens	Millbank Tower	Imperial War Museum (IWM)	Potter's Field	The RCOG in Regent's Park	Knightsbridge Barracks	Middlesex Hospital
	the Palace of Westminster, itself a Grade I Listed Building. Victoria Tower Gardens is a Grade II Registered Park and Garden. Buxton Memorial Fountain (Grade II*) is located within Victoria Tower Gardens. The Westminster Abbey and Parliament Square, adjacent to the site, is designated as a Conservation Area.	Millbank Millennium Pier. To the south of the site is the Grade II* listed Tate Britain, which lies within the Millbank Conservation Area. To the north on the other side of Thorney Street sits Thames House, which is also listed grade II and is within the Smith Square Conservation Area.	• Elliott's Row Conservation Area • Two other conservation areas: Walcot and Lambeth Walk and China Walk, (located in LB Lambeth) There are a number of listed buildings within the vicinity of the site including Charlotte Sharman School (Grade II). Within the site lies a Piece of Berlin Wall, Tibetan Peace Garden, World Garden.	• Bridge House Estate (Grade II) The site is adjacent to Tooley Street Conservation Area.	• Lisson Grove Conservation Areas • St John's Wood Conservation Area There are a number of listed buildings in the vicinity of the site including: • Lampstandards in Front of Sussex Place (Grade II) • Bollard at South End of Kent Passage (Grade II) • The Windsor Castle Public House (Grade II)	• 235, 237 and 241 Knightsbridge SW7 (Grade II) • Hill House (Grade II) • Lamp Standard (Grade II) The site is within Royal Park's Conservation Area. There are several other Conservation Areas within the vicinity of the site including: • Knightsbridge Green Conservation Area • Albert Gate Conservation Area • Knightsbridge Conservation Area • Belgravia Conservation Area	including 20,23 and 26 Nassau Street W1 (Grade II). The site is within East Marylebone Conservation Area. There are several other Conservation Areas within the vicinity of the site including: • Charlotte Street Conservation Area • Cleveland Street Conservation Area • Hanway Street Conservation Area
Traffic and transport including Public Transport Accessibility Level (PTAL1)	Victoria Tower Gardens has a well-established network of footways and formal and informal pedestrian crossing points and cycle accessibility is also well connected and maintained. The gardens have an 'excellent' level of access to public transport including underground stations, bus and river services. It has a PTAL score of 6a.	The site enjoys a 'good' level of accessibility by public transport including London underground stations bus and river services. It has a PTAL score of 5.	The site is within easy walking distance of Lambeth North and Waterloo Stations to the northwest, and Elephant and Castle Station to the east. Southwark and Kennington Underground Stations can be found further away to the north and south. A number of bus services operate along Kennington Road, Lambeth Road, and St George's Road. The site has a PTAL score of 6b.	The site is within easy walking distance from London Bridge Stations and London Bridge City Pier for river services to the northwest. Bermondsey Station can be found further away to the southeast. A number of bus services operate along Tooley Street and Tower Bridge Road. It has a PTAL score of 6a.	The site is within easy walking distance from Marylebone Stations to the south. Baker Street Underground Station can be found further to the southeast and Edgware Road Underground Station can be found further towards the southwest. A number of bus services operate along Park Road. It has a PTAL score of 6b.	The site is within easy walking distance from Knightsbridge Station to the east. Hyde Park Corner Underground Station can be found further to the northeast. A number of bus services operate along Knightsbridge and Brompton Road. It has a PTAL score of 6a.	Goode Street Underground Station is located east of the site. Tottenham Court Road Underground Station can be found further away to the southeast. A number of bus services operate along Tottenham Court Road. It has a PTAL score of 6a.
Population and human health	Potential significant effect on pedestrian amenity experienced by existing park users because of the projected increase in footfall. The proposed development would result in a decrease in publicly accessible area of the gardens.	Anticipated number of visitors would not be compatible with current commercial use of the tower or proposed scheme of luxury flats. There would be limited space for visitors to congregate and move around.	Current use as a museum is considered compatible with a Holocaust Memorial. Limited impact on local amenities if visitors making combined trip with museum.	Current use as a public space and therefore suitable for Holocaust Memorial however, this would increase footfall and may impact negatively on existing users.	Current use as a private space isn't compatible with a Holocaust Memorial.	Current use not compatible with a Holocaust Memorial.	Current use may be compatible with Holocaust memorial as currently used by residents and office users, however, there may be limited space for visitors to congregate and move around.

¹ A measure which rates locations by distance from frequent public transport services. PTAL 6b = best, 1= worst accessible by public transport.

Criteria	Victoria Tower Gardens	Millbank Tower	Imperial War Museum (IWM)	Potter's Field	The RCOG in Regent's Park	Knightsbridge Barracks	Middlesex Hospital
Ability of sites to accommodate number of visitors	The gardens are a public open space that attract many visitors and tourists each day. Space for coach drop off points.	Limited space for coach parking. Limited space within existing development and proposed scheme to accommodate anticipated number of visitors.	Potential effect on the IWM visitor experience because of the projected increase in footfall. However, visitors likely to make combined trip.	Site is already busy as a result of use by local offices and residents each day. During events, site experiences significant increase of users. Limited space for coach parking. Accessible on foot and by public transport.	Limited space within existing development to accommodate anticipated number of visitors. Limited space for coach parking but space for drop off points. Accessible on foot and by public transport.	Limited space within existing development to accommodate anticipated number of visitors. Space for coach parking. Accessible on foot and by public transport.	Limited space within existing development to accommodate anticipated number of visitors. No space for coach parking. Accessible on foot and by public transport.

Table 4-2 - Visibility and profile

Criteria	Victoria Tower Gardens	Millbank Tower	Imperial War Museum (IWM)	Potter's Field	The RCOG in Regent's Park	Knightsbridge Barracks	Middlesex Hospital
Visibility and profile	Site provides an iconic location adjoining Parliament and its World Heritage Site. Its relevance as a commemorative garden of Britain's national conscience and already containing significant memorial sculptures marking momentous historic events e.g. Buxton Memorial.	Current (office/commercial) use is considered incompatible with a Holocaust memorial. Potential to incorporate into proposed residential scheme, however this would provide limited visibility and profile for the memorial site.	The proposition offered was a memorial attached to a back wall with no prominence and a below-ground learning centre adjacent to it. The site lacks significance and the activities would be subsidiary to the far larger remit of the IWM, whose aims in remembering Britain at war which are not consistent with the aims of the HMLC.	Site is in a highly visible location as it is a public open space. Current use is compatible with a Holocaust Memorial.	Site would not be easily visible as it is to the rear of 27 Sussex Place.	Site is visible however not easily accessible due to current uses.	Current (mixed use office and residential) use is considered incompatible with a Holocaust memorial. Potential to incorporate into proposed residential scheme, however this would provide limited visibility and profile for the memorial site.

Table 4-3 - Land use and planning history

Criteria	Victoria Tower Gardens	Millbank Tower	Imperial War Museum (IWM)	Potter's Field	The RCOG in Regent's Park	Knightsbridge Barracks	Middlesex Hospital
Land ownership and existing land use	DCMS freehold (very small part owned freehold by Westminster City Council, over which DCMS holds a 999-year lease). Gardens and public open space	Private Office Use, occupational offices lease up to 2022	IWM / London Borough of Lambeth Museum	Southwark Council - managed by the Trustees of Potter's Fields Park. Gardens and open space, accessible to public.	London Business School. (Formerly used by RCOG) Venue/rooms now available for hire for conferences and events. Amenity/garden to the rear is linked to the building.	Household Cavalry Mounted Regiment is based at Knightsbridge/Hyde Park Barracks. Barracks still in use.	Site of former Middlesex Hospital now developed as Fitzroy Place used as mixed use residential, commercial space. Courtyard associated with Chapel is in use as publicly accessible space.
Site Allocation	The site is identified as public open space in the Westminster City Local Plan (2016). It is not located within an area of open space	Site is within an Employment Land allocation (Strategic Site F5) within the Local Plan and has planning permission for conversion to luxury flats plus arts/	The site is a museum within the Central Activities Zone (CAZ) and Elephant and Castle Opportunity Area. Within an area where cultural	Southwark Adopted policies map 2015 (updated 2016) designates the site as: Strategic Cultural Area, Protected Open Space and Metropolitan Open Land.	Not within a site allocation.	Westminster Policies Map 2016: Site within Knightsbridge Central Activities Zone. Site allocated as Proposals Site for change of use from barracks to residential,	Westminster Policies Map 2016: Site within Core Central Activities Zone and Areas of Open Space Deficiency.

Criteria	Victoria Tower Gardens	Millbank Tower	Imperial War Museum (IWM)	Potter's Field	The RCOG in Regent's Park	Knightsbridge Barracks	Middlesex Hospital
	deficiency according to the Council's open spaces and biodiversity strategy (March 2019).	cultural use in part of the tower.	uses are considered compatible with local policy.			including full on-site provision of affordable housing and the full range of housing sizes.	Part of the eastern section of the site lies within Protected Vistas (2A: Palace of Westminster from the summit of Parliament Hill). The southern boundary straddles with the boundary of Areas of Wildlife Deficiency.
Planning History	19/00114/FULL: UK Holocaust Memorial and Learning Centre (the subject of this Public Inquiry).	Planning Consent Application: 15/07756/FULL for conversion on Millbank Tower to luxury flats. Includes an arts/ cultural facility and 150 bedroom hotel. Since the approval in 2016, applications have been submitted in 2018 and 2019 to discharge conditions imposed. Amendments were approved in February 2020. This suggests the approved scheme is likely to be developed.	Planning permission for three-storey building to provide offices and staff accommodation ancillary to the Imperial War Museum within the rear yard, reconfiguration internally to create Holocaust Galleries.	08/09408/FULL Application for extension of the south wing of the college and associated external alterations.	03/01184/1884 Erection of temporary stabling and ancillary facilities north of Hyde Park Barracks adjacent to and on South Carriage Drive. 89/06853/1884 Application for new floor above existing block C, stable block, refurbishment of top floor and band accommodation. No objections to proposal. Decision granted in April 1990.	11/08831/FULL Full planning application for development of nine to 11 storey buildings plus two basement levels for mixed use purposes. Application permitted in 2011. Applications have been submitted between 2012 and 2017 to discharge planning conditions. This suggests the approved scheme is likely to be developed.	08/09408/FULL Application for extension of the south wing of the college and associated external alterations.

4.4 Summary

4.4.1 A summary of the key issues pertaining to each site is set out below:

Environmental considerations

Biodiversity

- Only the IWM site lies within a designated ecological site, however the museum is an existing developed site. The construction of the UKHMLC at Victoria Tower Gardens will cause a permanent small loss of open space. However, the habitat to be lost is amenity grassland, comprised of commonly occurring species and therefore does not provide much ecological value.
- With mitigation measures in place, there are unlikely to be significant biodiversity effects on any of the sites during construction and operation.

Flood Risk

- Victoria Tower Gardens, Millbank Tower, IWM and Potter's Field all lie within Flood Zone 3 but the risk of flooding from the river is reduced by the river flood defences for all sites. Development at all sites would have to be subject to a satisfactory Flood Risk Assessment approved by the Environment Agency. All other sites are within Flood Zone 1.
- The sites within Flood Zone 3 are at greater risk of flooding, however with the flood defence protection and mitigation measures in place, there are unlikely to be significant flood risk effects on any of the sites during construction and operation.

Air quality

- All sites are located within an AQMA. However, due to the level of public transport accessibility and very limited parking availability most visitors would visit the sites by public transport. Construction environmental measures imposed on any planning permission would ensure air quality is not significantly compromised during construction at all sites.

Archaeology

- Victoria Tower Gardens, IWM, Potter's Field and Knightsbridge Barracks are located within an area of archaeological potential/Archaeology Protection Zone. There would be a higher risk of potential adverse impacts at the four sites with archaeological designations, however with mitigation measures in place, there are unlikely to be significant archaeological effects on any of the sites during construction and operation.

Built heritage, townscape and visual

- Victoria Tower Gardens, Millbank Tower, IWM and Middlesex Hospital contain Listed Buildings/structures. Knightsbridge Barracks and Middlesex Hospital are located within Conservation Areas. Potter's Field and the RCOG are located adjacent to Conservation Areas and listed buildings which might suggest that development on these sites would have a lower risk of impact on built heritage assets. Victoria Tower Gardens is also a Grade II Registered Park and Garden and located adjacent to a World Heritage Site. It is, therefore, located in the most sensitive built heritage context.
- The creation of the UKHMLC will change the character and setting of some of the land and heritage assets in this area and the gardens will change from open lawn to a landscaped memorial in some areas. There will be an impact on a view across site however, the Scheme is considered to be an attractive, high quality addition to the collection of memorials currently located within the Gardens and careful scheme design will respond to the sensitivities of the heritage assets within the area.

Traffic and transport

- All sites are considered to have good public transport accessibility. Most visitors would visit the sites by public transport and effects of construction traffic would be minimised through a construction traffic management plan.

Population and human health

- Development at Victoria Tower Gardens and Potter's Field would affect the amenity of existing park users because of the projected increase in footfall and small decrease in publicly accessible area of the gardens. Development at Middlesex Hospital would affect the amenity of existing residents and office

users as there would be limited space for visitors to congregate and move around. The scale and nature of the proposed development and anticipated number of visitors would not be compatible with the redevelopment proposals for Millbank Tower. The RCOG and Knightsbridge Barracks sites are restricted to the public and it would have been difficult to manage the public/private interface and allow sufficient space for visitors without adversely affecting amenities of existing employees.

- There would be a low impact on local amenities around the IWM as it is already a cultural facility and it would be anticipated that visitors would make combined trips.

Ability to accommodate the number of visitors associated with the Memorial and Learning Centre

- Victoria Tower Gardens and Potter's Field are public open spaces which are used by visitors to the area and local residents. Millbank Tower is a tower block which currently accommodates commercial uses but has permission for luxury flats, there is provision for a cultural use within the redevelopment plans (south podium) but there would be limited space to accommodate the number of visitors anticipated. IWM is already a cultural facility and it would be anticipated that visitors would make combined trips minimising the need for additional coach space, however the only space offered was a back wall for the Memorial. Middlesex Hospital is in a heavily built up area just north of Oxford Street and west of Tottenham Court Road, which though well served would be extremely difficult for access via coaches or large numbers of visitors. The RCOG and Knightsbridge Barracks all have limited space within the existing site to accommodate the number of visitors anticipated.
- Victoria Tower Gardens and Potter's field have sufficient space to accommodate the Scheme. All sites have limited space for coach parking except for Victoria Tower Gardens, Knightsbridge Barracks and the IWM.

Visibility and profile

- Millbank Tower, The RCOG and Knightsbridge Barracks are commercial (or proposed residential) use and a memorial and learning centre within these sites would not be visible to the public. A cultural facility is proposed as part of the Millbank Tower development (within a podium) where there would be limited visibility and profile. The proposition offered to UKHMF by the IWM was a memorial attached to a back wall with no prominence and a below-ground learning centre adjacent to it. It was considered that the site lacked significance and that the activities would be subsidiary to the far larger remit of the IWM, whose aims in remembering Britain at war which are not consistent with the aims of the Holocaust Memorial and Learning Centre.
- Potter's Field would provide a highly visible location for the UKHMLC. Victoria Tower Gardens provides a highly visible and iconic location adjoining Parliament and its World Heritage Site.

Land use and planning history

4.4.2 Of all the sites identified only Victoria Tower Gardens was available or not subject to redevelopment proposals:

- Potter's Field was part of a s106 agreement between the London Borough of Southwark and the developer to deliver a cultural use next to the Greater London Authority building as part of the residential development. The site was eventually sold to the new Bridge Theatre and was therefore no longer available for the Memorial and Learning Centre;
- Millbank Tower is privately owned and has planning consent for conversion to luxury flats. The permission indicates that the south podium will accommodate an arts/ cultural facility. Applications were submitted in 2018 and 2019 to discharge planning conditions and amendments to the permission were approved in February 2020. This suggests the approved scheme is likely to be developed;
- The IWM (Imperial War Museum) site was available, the proposition offered to UKHMF by the IWM was on land owned by London Borough of Lambeth;
- The RCOG in Regent's Park (27 Sussex Place) was cost prohibitive and has now been sold to its neighbour the London Business School to expand its campus;
- Knightsbridge Barracks would have been dependent on the sale and redevelopment of the whole barracks which would not have been in UKHMF's control. It has permission for change of use to residential and applications to discharge conditions were submitted between 2012 and 2017, suggesting the approved scheme is likely to be developed;

- Middlesex Hospital has now been fully developed as Fitzroy Place, a commercial mixed use of 289 residential units and retail development.

4.5 Conclusion – Alternative sites

- 4.5.1 This high-level appraisal illustrates that the risk of potential environmental and traffic impacts from the Scheme on all sites is similar and considered to be low with appropriate mitigation during construction and operation of the Scheme.
- 4.5.2 Due to the proximity of Victoria Tower Gardens to significant heritage designations in the area, including a World Heritage Site, there is a higher risk of impact on the setting of these assets without careful design. The Scheme is considered to be an attractive, high quality addition to the collection of memorials currently located within the Gardens and careful scheme design will respond to the sensitivities of the heritage assets and views within the area.
- 4.5.3 Victoria Tower Gardens and Potter's Field both have space to accommodate the Scheme, although the increased footfall would affect the experience of existing users. The IWM is already a cultural facility and it would be anticipated that visitors would make combined trips without affecting local amenities. However, the space offered by the IWM for the Memorial (attached to a back wall) was insufficient for the scale and nature of the Scheme. There is limited space within the other sites for a proposal of this nature.
- 4.5.4 In terms of availability: Potter's Field and the RCOG were sold and are no longer available; Millbank Tower has permission for redevelopment and activity around discharging of conditions suggests this redevelopment is proceeding; Knightsbridge Barracks is subject to redevelopment proposals and Middlesex Hospital has been fully developed. Only the IWM site was available.
- 4.5.5 The IWM was not suitable as the Scheme would have limited space and prominence and would be subsumed into the wider aims and purpose of the IWM, which is not compatible with the aims of the Memorial. The site within Victoria Tower Gardens performs highly compared to all other sites in terms of visibility and prominence.
- 4.5.6 Victoria Tower Gardens had a similar level of risk to the other sites in relation to environmental and transport considerations but outperformed the other sites in relation to visibility and profile, availability and ability to accommodate the Scheme. The site has a more sensitive built heritage context, however it is these heritage assets and the relevance of the site, as a commemorative garden of Britain's national conscience, which make this such an iconic location, well suited to a memorial of national significance. The alternative sites would not be able to offer the high visibility and profile which the Scheme demands.

4.6 Design alternatives

- 4.6.1 As described above in Chapter 1 of the ES, a competition was held to design the Memorial and Learning Centre in September 2016 with 92 entries in total. Ten shortlisted design proposals were displayed to the public in February 2017. These are illustrated in Appendix A.
- 4.6.2 The winning design, by Adjaye Associates, was announced in October 2017. The winning design reflected extensive research into the site and the objectives of the UKHMF in developing the Holocaust Memorial and Learning Centre.
- 4.6.3 The design has been developed to ensure the Memorial and Learning Centre fits within the current surroundings within the gardens including:
- Not exceeding the height of the existing Buxton Memorial;
 - Not impacting on any existing trees;
 - Improving the landscape quality within the gardens while preserving the character of the existing use as public gardens to enhance the user experience; and
 - Improving views to the river.
- 4.6.4 Improvements to the initial design by Adjaye Associates and further development of the design informed by the environmental assessments included:
- Changes to the footprint and layout of the Memorial and Learning Centre to ensure the existing London Plane tree roots and their canopies are protected to ensure their long-term health;

- New pathways within the gardens to ensure connections around the gardens are not fragmented as they currently are;
- Enhancing existing gardens furniture that has become degraded over time and considering the options to improve the ponding in the gardens during winter; and
- Enhancing the existing playground.

4.6.5 Section 3 of the Design and Access Statement (included in the planning application in December 2018) illustrates how the design evolved.

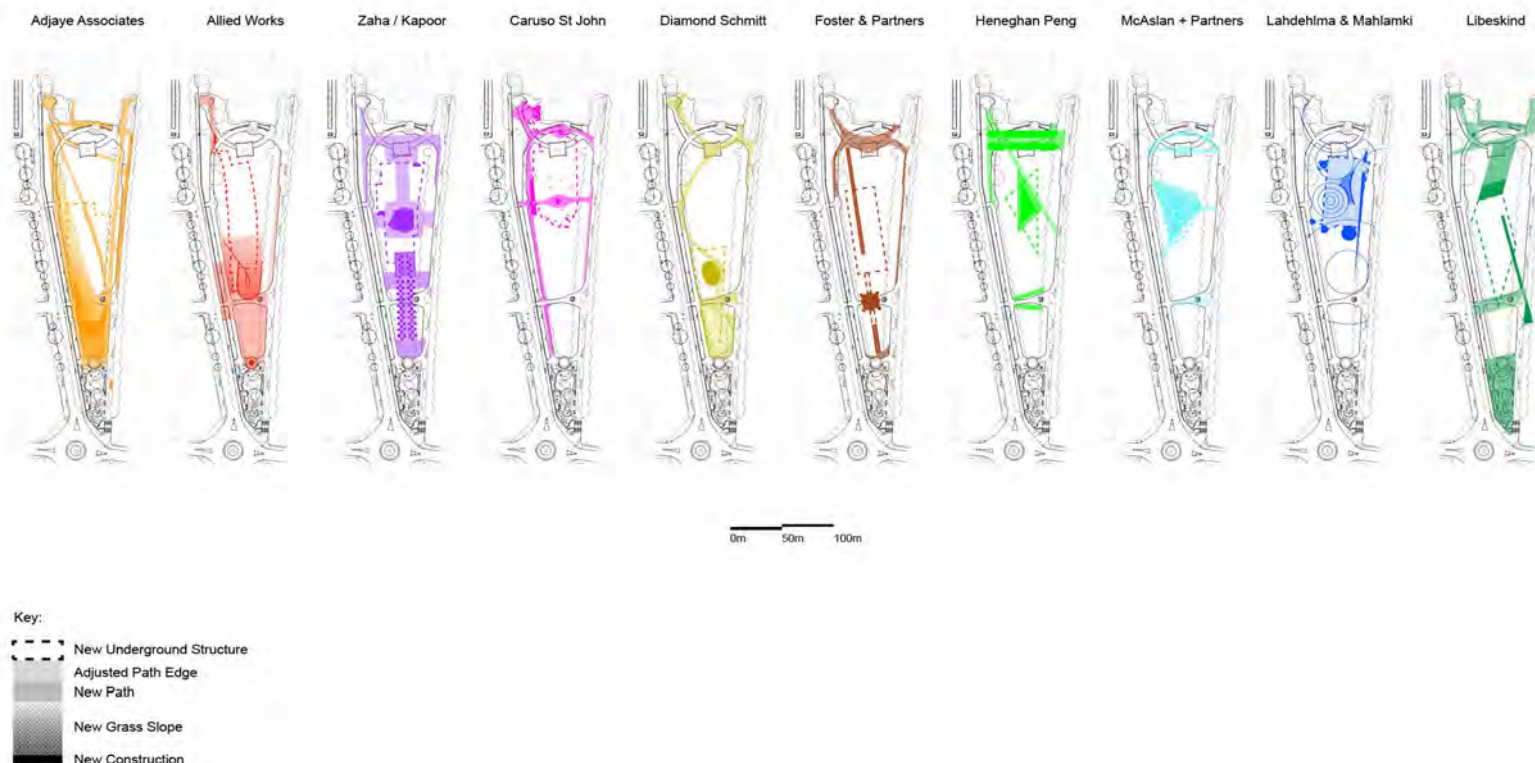
4.6.6 Following submission of the planning application in December 2018, a review of the planning application proposals was undertaken and a number of design modifications to the Scheme were made. The amendments to the Scheme at this time included:

- Reduction in the overall perimeter of the proposed learning centre which includes change in shape of the northern and western walls;
- Reduction in the footprint area of the learning centre by 213 m² with this area being added to the mezzanine level. The building footprint of the learning centre will still retain the current 3,258 m² area;
- Reduction in materials required for excavation from approximately 30,000 m³ to 27,320 m³;
- Changes to the design of the entrance pavilion to create a lighter, more transparent element which enhances and complements the existing gardens. This includes changes in height (reduced by 1 m) and area;
- Redesign of the memorial courtyard to reflect the changes to the entrance pavilion;
- Redesign and relocation of the skylight, approximately 13 m north; and
- Internal developments to the exhibition space in the basement and mezzanine levels within the learning centre. These include extended mezzanine floor, stair and vertical lift access and ceiling and acoustic improvements.

Appendix A. Shortlisted Scheme comparison plans

Comparison Plans:

In order to demonstrate the different approaches to location within the site, and impact on Victoria Tower Gardens, below is a comparison of the plans of 10 short-listed schemes superimposed on the gardens. The dotted line shows the outline of the basement area, which also gives some indication of the extent of the site taken up during the construction phase.



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Transcripts of parts of the proceedings in the planning inquiry on the proposed Holocaust Memorial and Learning Centre, October-November 2020

[The following transcripts have been compiled by Dorian Gerhold using the YouTube videos at the references given below, and have been checked against those videos.]

(1)

23 October, Ed Balls, joint chair of the UK Holocaust Memorial Foundation (witness on behalf of the applicant), evidence in chief

<https://www.youtube.com/watch?v=pytwYOnJhJc> (at 2.00)

Christopher Katkowski

Thank you very much indeed. Now, thirdly of the four topics. There have been quite a few points raised in written material, and indeed oral evidence to the inquiry, questioning and querying, if you like, the site selection process. We all know the proposal is in Victoria Tower Gardens. But the question I suppose, which is begged, is well, how did we get here, if you like. So I wonder whether you could just help please with an overview of, if you like, your understanding of the site selection process, because there's been an awful lot of – many, many points raised about it and a lot of criticism. So can you help please, Mr. Balls?

Ed Balls

Well, Lord Pickles, and I only became the co-chairs of the Foundation a couple of years ago, but we'd both been members of the Commission for a lot longer than that. And in fact, I was one of the people appointed to the very first Commission established in 2014 by the then Prime Minister, David Cameron. So I've been there all the way through the whole process, and was very much involved as a member of the Foundation, drawing up the initial report of the Commission, which led to the decision to pursue the monument, the Learning Centre and the other recommendations which the Government at the time accepted from the Foundation. At that time, in the report, there were three locations which were identified, back in the beginning of 2015. It was clear from the Commission's deep criticisms of the current memorial in Hyde Park that we wanted something considerably more substantial, iconic, central, accessible, thought provoking. There were three options put on the table for consideration, not an exhaustive list, the kind of things we were looking at – Potters Fields by the Mayor's office up the Thames, Millbank Tower and the Imperial War Museum, and at the time, and you can see this from the discussion in the Commission report, none of us felt that any of those locations really passed the test, and there were problems with all three of them, which became greater problems in the months which followed. The Government accepted the recommendations of the Commission, the Foundation was established and then more intensive work was put into finding a site. There was a sub-committee of the Foundation to do so which I wasn't on. But I did know that the document was put out in the autumn of 2015, CBRE were commissioned to do a site search. I think they found 24 different possible sites. They recommended three possible sites, which I believe were part of Middlesex Hospital, Knightsbridge Barracks, and the Royal College of Gynaecologists. I have to say that, at that time, none of us in the Foundation thought that we had really found the location. And we sort of solved the problems which we hadn't solved with those three initial recommendations. We then had a meeting of the Foundation in the beginning of January 2016 [*note by DG: actually 13 January*]. At that meeting, the chair Peter Bazalgette put onto the table in the meeting, that a new site had come forward, which he explained was on the basis of discussions he had had with DCMS and other government agencies, the possibility of Victoria Tower Gardens as a site, which was a site owned by DCMS, managed by the Royal Parks charity. And in that

meeting, round the table, I would say, universally, we all felt that we had found what we were looking for. I remember speaking, exactly to this point, that if we wanted something which was iconic, central, something which would bring visitors and make them think, that the Victoria Tower Gardens passed every test that we were setting, in a way which no other site came really anywhere close to doing, and we all said, if that can be done, that's what we should do. There was then a discussion about the Learning Centre, its location, would it need to be located in a building close by, what complications would that cause, could that be done? I think it was Lord Pickles himself, who by that time was a member of the Foundation as well, who said, 'Why don't we investigate whether the Learning Centre can be co-located underneath the main building', and, as you can imagine, all the people with building experience said that that is an architectural and construction challenge, but it should be investigated. And at the end of that meeting, we left with a clear message of the Foundation, the chair, if this can be done, that's what we want. And I think then some discussions occurred in the weeks which followed, which concluded with the 27th of January 2016 announcement by the Prime Minister that the Government was allocating the 50 million pounds to go ahead with the Memorial in Victoria Tower Gardens, which felt from our point of view an enormous step forward for the work of the Commission and the Foundation, because for all the reasons Eric and I have just explained, this was the iconic site, which would allow us to tell a British story about the past and the 21st century, in a way no other site could. And from that moment on, obviously, there's been huge amounts of work and process leading up to this inquiry. But for me, those two meetings in January [*note by DG: the UKHMF Board had one meeting in January 2016*], the point where delivering the vision became something huge and powerful and iconic. And that was the process.

Katkowski

Thank you very much indeed, Mr Balls ...

(2)

23 October, Ed Balls and Lord Pickles, joint chairs of the UK Holocaust Memorial Foundation, cross-examination

<https://www.youtube.com/watch?v=pytwYOnJhJc>

(2a) (at 3.07)

Ed Balls

... I've been involved in very, very many government documents over the years. Some of them don't really last a week in terms of scrutiny before they move on. The drafter of this document [*the Holocaust commission report of 2015*] would be extremely surprised to know that five years on we were going through its sentences and paragraphs in such detail. It's probably only the Euro assessment of 2003 as a government document, which has fully lasted the test of time in my experience. As I say, the shelf life is normally much shorter. But it's interesting isn't it – what was a moment of genius – one of the things which you learn in politics and government is you should always scan the horizon for risks and opportunities. But always make sure you're looking at the risk and opportunities at the end of your nose. At the end of our nose was an opportunity. And nobody had seen it. And the moment it came on to the table, in that moment, it's a moment of genius, a moment of insight. ...

(2b) (at 6.20)

Meyric Lewis

Yeah. Going back to the moment of genius with me if you please. So, a week or two before the then Prime Minister's announcement that the Memorial will be built in Victoria Tower

Gardens, first of all there's no evidence before this inquiry that at that meeting anyone present actively considered the National Planning Policy objections to location of the proposals in Victoria Tower Gardens, is there Lord Pickles?

Pickles

Well, there isn't any objection to national planning processes and I'd be very happy if you wanted to go to that point, because after all this enhances the Gardens, it doesn't detract.

Lewis

No it doesn't, because the Secretary of State's position before this inquiry is that harm will be caused to the Gardens.

Pickles

But not substantial harm.

Lewis

OK you say not substantial harm; you said no harm a minute ago.

Pickles

My belief is that it enhances the garden. That is not inconsistent. I think we'll end up with a better garden, a more attractive garden, one where people will actually want to go to that garden. It's under-used. And I think we can make it very attractive indeed.

Lewis

So that reflects the nature of the discussions which were had at this moment of genius meeting, is that right?

Pickles

They might have been implicit, but we clearly wouldn't have contemplated anything that was impossible under the Framework.

Lewis

Well, I'm going to come back to that in a moment but basically what you're telling me is, contrary to the fact that the evidence before this inquiry is that the applicant accepts that harm will be caused to the Gardens, those present at the moment of genius meeting in January, would actually have regarded the proposals as an enhancement of the Gardens, is that right?

Pickles

Oh yes, definitely.

(2c) (at 6.28)

Lewis

Okay, let's go back to my question, which is that there's no evidence that paragraph 97, forget criterion C for the minute, was ever considered at this moment of genius meeting back in January 2016. That's right, isn't it?

Pickles

I suspect a lot of things weren't considered, such was our happiness at the prospect of a Memorial and Learning Centre on the site.

Lewis

This is the very clear impression I'm getting, and so it follows that you wouldn't have taken any professional planning advice before reaching that decision at the moment of genius meeting. That's right, isn't it?

Pickles

I have no way of knowing that one way or the other. I was a new member of the committee and I have no idea what the chairman did.

Lewis

Yeah, but what it what it sounds like, is that this was such a meeting of collective excitement, when somebody suddenly spotted Victoria Tower Gardens, somebody said, that's a good idea. But actually, nobody reflected either on paragraph 97 of the NPPF, or indeed the other part of the NPPF, you've touched on it before, relating to substantial harm or less than substantial harm to heritage assets, nobody considered that aspect either.

Pickles

Well, if I had been carrying a copy of it with me, in the unlikely event, and had consulted the NPPF I would have been delighted to see that it actually conforms to the NPPF.

Lewis

Yes because you've talked about enhancement before, that was your view, so fine, I've noted that and we can move on. Thank you Lord Pickles.

(2d) (at 6.37)

Lewis

Indeed. Final question on the moment of genius meeting. I think it follows from what you've said before, that there was no report before your meeting in January 2016 from a professional planner, assessing any of the issues or options before you. Is that correct Lord Pickles?

Pickles 29:43

I cannot recall that happening, but I wouldn't rule it out.

Lewis

Well I'm asking whether you're going to rule it in. And if there is Lord Pickles, can you offer to the inquiry to produce any report which may have been before you on that occasion?

Pickles 30:02

Forgive me, I think you're misinterpreting what I said. I've said quite clearly I don't recall such a document, but I couldn't be 100% certain that such a document didn't exist.

Lewis

Yeah, that's what – I understood you entirely, that's why I said if it did exist, can you make enquiries and then produce it for this inquiry so we can look at it?

Pickles

Yes, I would certainly make enquiries. I'm not sure that it did exist. It was my first meeting, and there was general acclamation because it was such a good idea. But even if there wasn't a consideration, had there been a discussion, as the author of the NPPF I can say with some authority that it would have passed that test.

Lewis

Yeah, if it existed, because it's one of the points made, for instance by Sir Peter Bottomley who came before the inquiry in the early stages, and he made the point that even though some detail has been shared of this, what I'm happy to call this moment of genius meeting, Mr Balls attributed that coinage to Mr Edwards at one point, but the record will reveal that it came from Mr Balls to begin with. It's one of the things, that there's no minute of that meeting, or anything.

Pickles

I don't want to get in a squabble between Mr Balls and Mr Edwards about who came up with this phrase but I think it is a very good one.

Balls

It was a collective moment of genius.

Lewis

Yes, I like it too. I like it too but maybe the reasons why I like it are slightly different from why you gentlemen like it, but there we are. Yeah, so if there's a minute you've got or any planning report which was before that meeting, yes please share it with the inquiry.

Pickles

Well I have to say in my records I don't have that. But there are others listening to the discussion and if they have it I'm sure they'll supply it.

Lewis

Understood. Thank you very much. ...

[Note by DG: no such document was provided to the inquiry.]

northern approach it would appear as a fully integrated landscape component of the park. [6.64-6.65]

- 15.204 In physical terms, the suggestion that the effect of the proposals would be to turn the park into a cluttered and more urbanised landscape⁵²⁶ considerably exaggerates the scale of their effect. Whilst the area directly affected by the proposals would in my view likely be greater than the 7.5% calculation, the addition of further footpaths would remain part of the recreation space, as would much of the mound area. Further, the sensitive positioning and degree of physical integration of the UKHMLC into this setting would assist in its assimilation into the park.
- 15.205 Other physical changes, including the re-laying of the lawn areas to improve drainage and the upgrading of the pathways throughout the park to enhance permeability would benefit the condition of the park generally. Making the boardwalk and thus Embankment accessible to all would also increase recreational opportunities in the park. [6.68,6.75]
- 15.206 The UKHMLC has been designed to as far as possible integrate with its context. Nonetheless, its purpose would be to both command attention and generate an emotional response to seeing and visiting it. It would attract large numbers of visitors. From the current highest recorded occupancy level of almost 400, this is anticipated to increase to a maximum of 1,269 people at any one time.⁵²⁷ The peak number of visitors accessing the secure area per day is estimated as 3,000, with a further 7,000 per day estimated as entering the park to view the Memorial only.⁵²⁸ Whilst these would be peak rather than typical use figures, it is inevitable that the significant increase in visitor numbers to the park would have an impact on its character and functionality, particularly during the Memorial opening hours proposed as between 09.30-1730.⁵²⁹
- 15.207 The degree to which the park could be used in a relaxed and informal way would be constrained by the reduction in size and division of the open flat green space, and inevitably to some extent by the increase in visitor numbers. Its quality as a peaceful breathing space would, to a degree, be diminished⁵³⁰ and it would become a busier and more structured environment. This would include lighting of the Memorial, and the footpaths leading to it, at night.⁵³¹
- 15.208 Nonetheless, some of the facilities introduced, including the new footpath through the northern lawn and the elevated riverside boardwalk would facilitate improved access to and around the park by wheelchair users. Further, the introduction of the mound would offer new opportunities for views of the surrounding area, including over the River and of the Palace

⁵²⁶ Ibid para 6.1.7

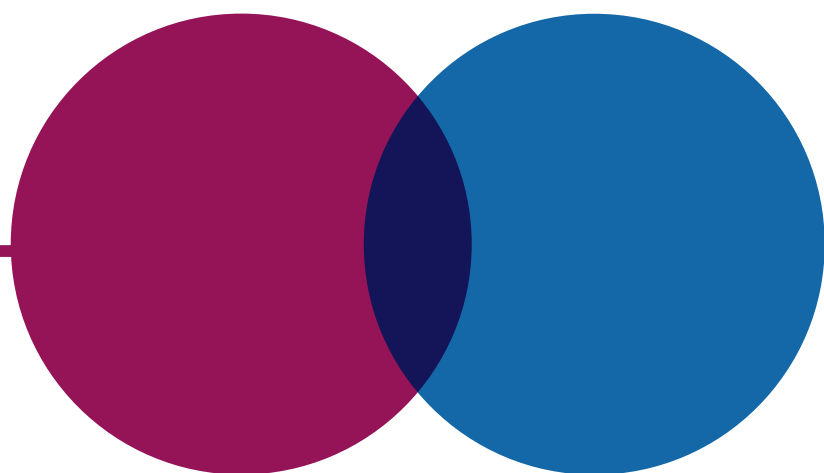
⁵²⁷ CD 6.13 Appendix M para 9.2.3

⁵²⁸ CD 5.8 Part 2 Section 4

⁵²⁹ Ibid Section 6.2

⁵³⁰ CD 8.45 Para 14

⁵³¹ CD 5.8, Part 2 Section 6.7



Investigation into the management of the Holocaust Memorial and Learning Centre

Department for Levelling Up,
Housing & Communities

REPORT

by the Comptroller
and Auditor General

SESSION 2022-23
5 JULY 2022
HC 579



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Investigation into the management of the Holocaust Memorial and Learning Centre

Department for Levelling Up,
Housing & Communities

Report by the Comptroller and Auditor General

Ordered by the House of Commons
to be printed on 4 July 2022

This report has been prepared under Section 6 of the
National Audit Act 1983 for presentation to the House of
Commons in accordance with Section 9 of the Act

Gareth Davies
Comptroller and Auditor General
National Audit Office

28 June 2022



Investigations

We conduct investigations to establish the underlying facts in circumstances where concerns have been raised with us, or in response to intelligence that we have gathered through our wider work.

We conducted this investigation because of concerns raised by members of Parliament about the Department for Levelling Up, Housing & Communities' (the Department's) management of the programme to build a Holocaust Memorial and Learning Centre in Central London. This report sets out our findings on how the Department is set up to manage and maximise the impact of the programme and the emerging risks to cost and schedule.

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What this investigation is about

1 The creation of a Holocaust Memorial and Learning Centre (the Memorial and Learning Centre) was recommended by the Holocaust Commission (the Commission) in January 2015, which stated the need for a ‘striking new memorial to serve as the focal point of national commemoration of the Holocaust ... prominently located in Central London to make a bold statement about the importance Britain places on preserving the memory of the Holocaust’.¹ The Commission also recommended that a new world-class learning centre should physically accompany the new national memorial. In 2015, the then Prime Minister, with cross-government support, announced his decision to build the Memorial and Learning Centre as recommended by the Commission. He committed to provide £50 million of funding at this time.

2 The government tasked the Department for Levelling Up, Housing & Communities (the Department) with managing the delivery of the Memorial and Learning Centre, supported by a UK Holocaust Memorial Foundation Advisory Board (the Foundation). The government appointed the Foundation to provide public leadership of the programme and to give independent strategic advice. In January 2016, the government announced that Victoria Tower Gardens was the chosen site. As at March 2022, the forecast cost to build the Memorial and Learning Centre was £102.9 million (plus contingency). The Department estimates that the total costs of running the Memorial and Learning Centre are “likely to be in the range” of £6 million to £8 million per year.

3 The Department states that its strategic aim is to “create a fitting national memorial to the six million murdered Jewish men, women and children and other groups who became victims of Nazi persecution, accompanied by a learning centre that will enable visitors to gain a greater understanding of the scale and nature of the Holocaust and of Britain’s role in relation to it”. To achieve this, the Department has set up a programme to construct and operate the Memorial and Learning Centre, which consists of three projects:

- constructing the Memorial and Learning Centre, which includes the so-called ‘basement box’ which will house the exhibition, the main works and the bronze fins;
- creating the exhibition content; and
- establishing the organisation to run the Memorial and Learning Centre.

¹ Holocaust Commission, *Britain’s promise to remember*, January 2015, available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/398645/Holocaust_Commission_Report_Britains_promise_to_remember.pdf

4 We are undertaking this investigation in response to correspondence from members of Parliament who raised concerns about the programme's governance, cost transparency and management, and how the aims and specifications of the programme could be achieved.

5 Construction of the Memorial and Learning Centre had not begun at the time of our fieldwork but, there are risks and uncertainties emerging which are likely to increase costs and cause delays. This investigation sets out our findings in relation to:

- how the Department is set up to manage the programme;
- maximising the impact of the programme; and
- emerging risks to cost and schedule.

6 This investigation sets out the facts of the case based on a review of documents provided by, and interviews with, the Department. It does not seek to conclude on value for money. We do not assess the initial decision to create the Memorial and Learning Centre or the choice of its location, although we do examine the risks that have materialised as a result of that decision. A summary of our findings from our work is in **Figure 1** on pages 6 and 7.

Figure 1

Summary of findings on the management of the Holocaust Memorial and Learning Centre programme (the programme)

The National Audit Office has identified several risks for the Department for Levelling up, Housing & Communities (the Department) to manage at this stage of the programme

Summary

Managing the programme (see paragraphs 7 to 10)

- The Department does not have a track record of managing programmes of this nature.
- The Department has recruited specialists from across the civil service and externally, but the team does not have staff with programme management expertise in senior positions.
- The Department has set up governance arrangements for the programme.
- The programme has a board of external advisers – the UK Holocaust Memorial Foundation Advisory Board (the Foundation).

Maximising the impact of the programme (see paragraphs 11 to 13)

- The Department has clearly set out what it considers to be the strategic benefits of the Memorial and Learning Centre and mapped them against its objectives.
- The Department followed HM Treasury guidance in trying to demonstrate the wider operational and social benefits of the Memorial and Learning Centre.
- The Department has not yet put in place everything needed to maximise the wider operational and social benefits.

Emerging risks (see paragraphs 14 to 20)

- The programme has several risks that are emerging at this stage.
- The Department has experienced difficulties in finalising planning permission since December 2018.
- The Department estimates that difficulties in finalising planning permission for the intended location of the Memorial and Learning Centre has caused at least 12 months of delays as at June 2022.
- The Department has assessed how to minimise the impact of delays caused by the April 2022 planning decision.
- The Department does not have an alternative location if it is unable to build the Memorial and Learning Centre in Victoria Tower Gardens.
- The creation of the organisation to run the Memorial and Learning Centre is an additional risk to the schedule.
- Its preferred option is to create a new non-departmental public body (NDPB), which the Department considers would provide the necessary independence and permanence.

Risks of further cost increases (see paragraphs 21 to 24)

- The projected set-up costs for the Memorial and Learning Centre have continued to increase partly due to changes in scope and the inclusion of expenses that had not previously been costed.
 - As at April 2022, the Department has spent £15.2 million.
 - There is a risk that the contingency is not enough to cover further cost increases.
 - The programme has controls to try to safeguard against substantial cost increases.
-

Figure 1 *continued*

Summary of findings on the management of the Holocaust Memorial and Learning Centre programme (the programme)

Summary

Risks to funding and financial exposure (see paragraphs 25 to 28)

- There are several sources of funding for the construction of the Memorial and Learning Centre, but not all are guaranteed.
- The Department has not yet started fundraising activity for the £25 million of private donations required to fund the construction of the Memorial and Learning Centre.
- The Department expects private donations to part-fund the Memorial and Learning Centre's ongoing running costs once it opens.
- The Department considers that fund raising efforts may be hampered if it has to create a different type of organisation from the planned NDPB to run the Memorial and Learning Centre.

Note

1 Risks are presented at a high level and are not intended to be a complete list of all programme risks.

Source: National Audit Office analysis of the Department for Levelling up, Housing & Communities' documents

Findings

Managing the programme

Capacity and skills

7 The Department does not have a track record of managing programmes of this nature. In January 2015, the government chose the Department to lead the programme because of its remit to support community and faith groups, rather than because it had any expertise in constructing and managing cultural centres and museums. The Department was not involved in the Prime Minister's earlier decision to develop the Memorial and Learning Centre nor in the initial decision to allocate government funding of £50 million. A timeline of the key events in the development of the Memorial and Learning Centre to May 2022 is in **Figure 2**.

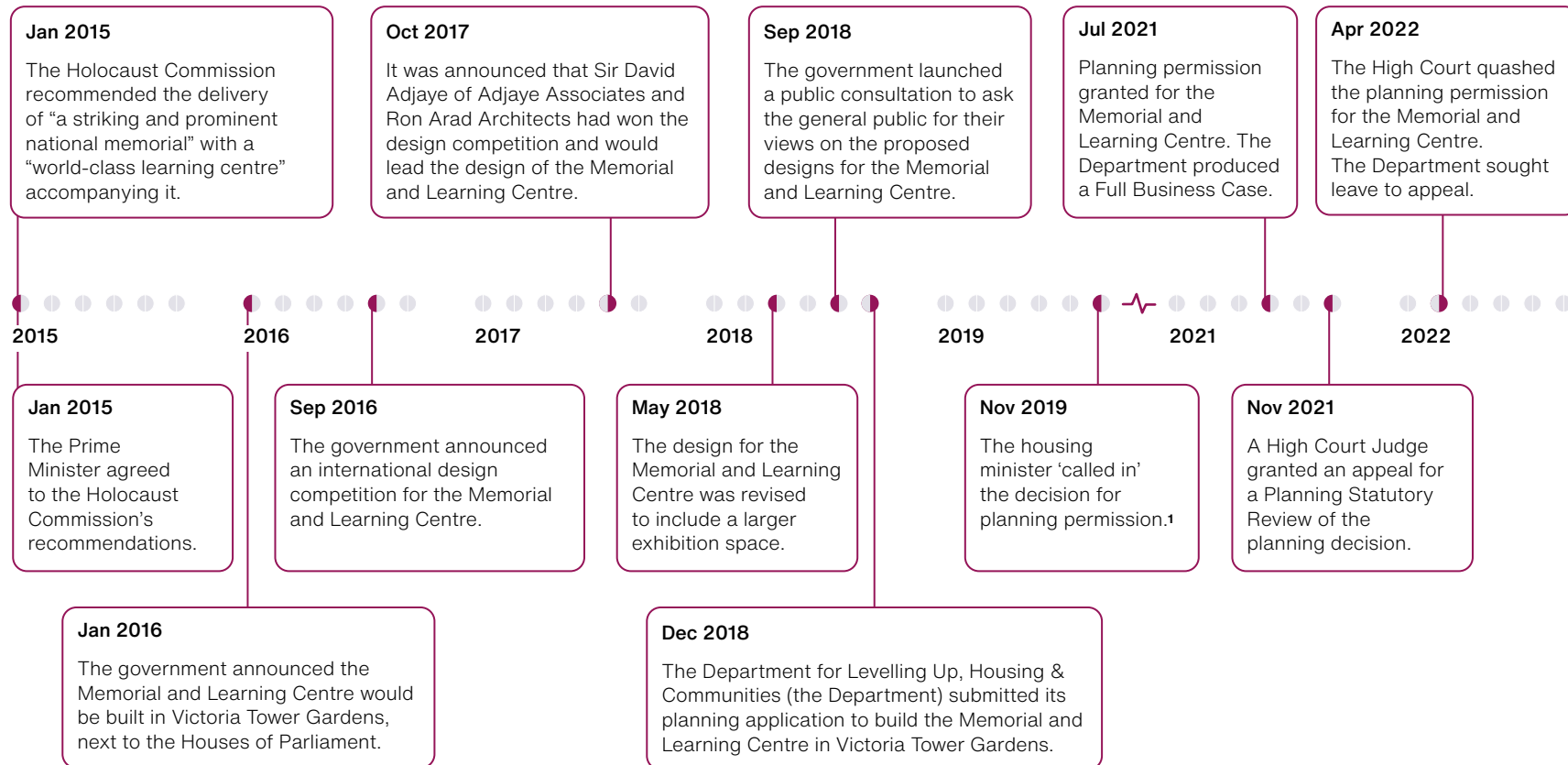
8 The Department has recruited specialists from across the civil service and externally, but the team does not have staff with programme management expertise in senior positions. The Department assessed the skills it needs to manage the programme. It recruited specialists, including people and organisations skilled in construction, project and cost management, as well as experts in designing exhibition spaces. It has programme management and construction project management expertise in the team, but not at decision making level. The Infrastructure and Projects Authority (IPA) notes that senior responsible owners (SROs) are expected to have prior experience of project delivery and to have completed, or to complete, appropriate development.² However, the SRO and programme director do not have experience in leading major projects or programmes. There are no concrete plans in place for when they will undertake formal training.

² The IPA is the government's centre of expertise for infrastructure and major projects. As part of its role it produces relevant guidance, for example on the role of the senior responsible owner available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/818147/The_Role_of_the_SROc_online_version_V1.0.pdf

Figure 2

Timeline of the development of the Holocaust Memorial and Learning Centre (the Memorial and Learning Centre) 2015 to 2022

The development of the Memorial and Learning Centre has been ongoing since the government announced it would build it in 2015



Note

¹ 'Calling in' is when the housing minister uses their powers to take over a planning application rather than letting the local authority decide.

Source: National Audit Office analysis of the Department for Levelling Up, Housing & Communities' documents

Governance arrangements

9 The Department has set up governance arrangements for the programme (Figure 3). The Department has put in place a Programme Board, which meets monthly and is chaired by the SRO. The Programme Board owns the programme's objectives and monitors the performance of, and major risks to, the underlying projects and work packages. An Oversight Board sits above the Programme Board and must sign off any changes to the programme's strategic direction. The SRO or programme director authorise changes to the programme. The Secretary of State is the final escalation point for strategic decisions for the programme. In line with HM Treasury guidance, the then Accounting Officer produced an assessment of the programme at the Outline Business Case stage in November 2018, which the current Accounting Officer updated in February 2022. The IPA formally began to engage with the programme in 2019 when it began discussions about the programme joining the Government Major Projects Portfolio. The IPA joined the Programme Board in 2020 and in spring 2021, the programme joined the Government Major Projects Portfolio. In April 2020, the Department developed an Integrated Assurance and Approvals Plan, which outlines the programme's governance and assurance arrangements, including when the independent IPA assurance reviews and HM Treasury approvals are needed. The IPA has reviewed the Integrated Assurance and Approvals Plan. In May 2021, the IPA performed an assurance review on the Full Business Case, assigning a delivery confidence rating of 'Amber'.³ This review did not consider the case for the future operation of the Memorial and Learning Centre. The Department completed a self-review of its governance of the programme in December 2021 and subsequently implemented several minor changes.

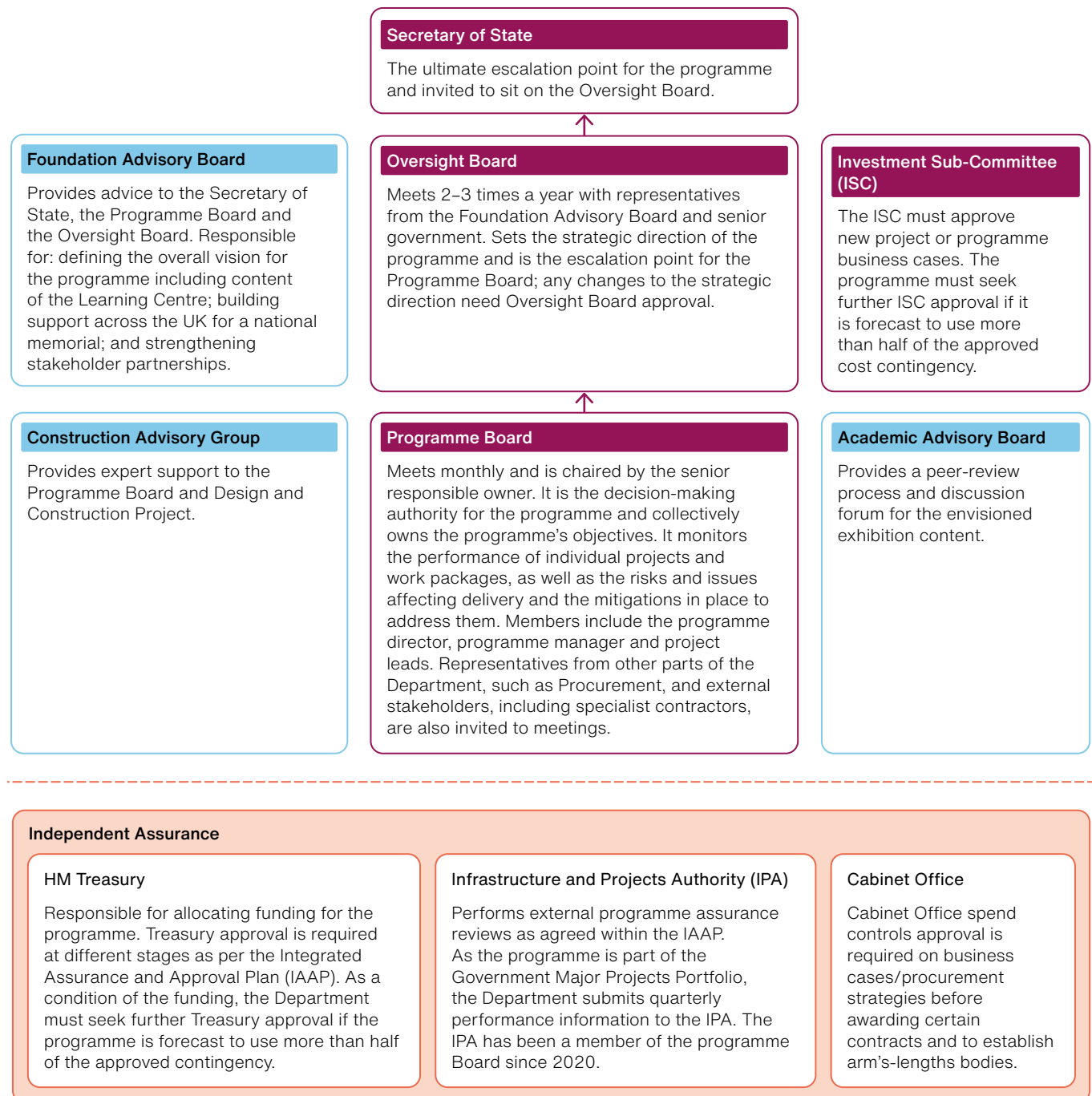
10 The programme has a board of external advisors – the UK Holocaust Memorial Foundation Advisory Board (the Foundation). The Foundation was created in 2015 to implement the recommendations of the Holocaust Commission. Some members of the Foundation, including the co-chairs, sit on the Oversight Board. The Department told us that it has found the Foundation's advice very useful, for example, on the type of organisation to operate the Memorial and Learning Centre and in relation to the decision to increase its size.

³ The IPA defines amber as 'successful delivery appears feasible but significant issues already exist requiring management attention. These appear resolvable at this stage and, if addressed promptly, should not present a cost/schedule overrun.'

Figure 3

Programme governance for the Holocaust Memorial and Learning Centre (the Memorial and Learning Centre)

The Department for Levelling Up, Housing & Communities (the Department) has put governance structures in place to manage the programme



□ Core governance □ Advisory body □ Independent assurance ➔ Flow of accountability

Source: National Audit Office analysis of the Department for Levelling Up, Housing & Communities' project management documentation

Maximising the impact of the programme

11 The Department has clearly set out what it considers to be the strategic benefits of the Memorial and Learning Centre and mapped them against its objectives. These include:

- that the UK has a suitable national memorial to the Holocaust;
- increased awareness and understanding within the UK, and among overseas visitors, of the facts of the Holocaust and its relevance to Britain;
- the Memorial and Learning Centre is successfully operating with a sustainable financial model, strong independent leadership and clear accountability; and
- charitable donations of £25 million to enable the completion of the Memorial and Learning Centre.

12 The Department followed HM Treasury guidance in trying to demonstrate the wider operational and social benefits of the Memorial and Learning Centre.

HM Treasury guidance states that departments must demonstrate the value for money of their programmes. As well as setting out the wider operational and social benefits of the Memorial and Learning Centre, the Department also tried to show that the Memorial and Learning Centre has some quantifiable value by producing a benefit-cost ratio using an accepted methodology. The Department is aware that assessing value for money for a major cultural project is inherently difficult as the value to society of many of the expected benefits are difficult to quantify. The decision to develop a memorial to the Holocaust was a cross-government one, based on its inherent value to society, rather than its financial value.

13 The Department has not yet put in place everything needed to maximise the wider operational and social benefits. It has developed a benefits management strategy and a benefits register to assign responsibility to, and monitor the status of, the identified benefits. The Department lists several benefits (see paragraph 11), but some are requirements to build the Memorial and Learning Centre rather than its benefits. In addition, the Department has not yet agreed which performance metrics it will use to indicate whether some of the intended benefits are being realised, for example, visitor numbers and satisfaction. It has committed to complete a 'Gate 5' review of the programme after the formal opening of the Memorial and Learning Centre to assess whether:

- the benefits set out in the Full Business Case are being achieved;
- the operational service is running smoothly; and
- the agreed strategic outcomes are being met.⁴

The Department has not set out any plans for post-programme evaluation, such as expected timings, management arrangements or budget requirements.

Emerging risks

14 The programme has several risks that are emerging at this stage. The Department has put in place processes to identify, monitor and mitigate risks to the programme. It maintains two risk registers - one for the Design and Construction project and the other for the overall programme. The highest rated risks and issues are reported monthly to the Programme Board. However, the Department told us that there have been delays in updating and quantifying risks, such as the risk of increased archaeological costs. Some risks have already started to materialise, causing delays and increased costs for the programme.

⁴ Gate Review processes are linked to HM Treasury's Five Case Model (available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/749085/Programme_Business_Case_2018.pdf) and look to examine programmes and projects at key decision points in their lifecycle to provide assurance that they can progress successfully to the next stage. Further information on the Gate 5 review process is available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1002693/1174-APS-5-CCS0521656666-001_Gateway_Web.pdf

Risks of further delays

15 The Department has experienced difficulties in finalising planning permission since December 2018. The Department explored possible sites for the Memorial and Learning Centre. In 2016, the government announced the chosen location as Victoria Tower Gardens, a small triangular Grade II-listed green space next to Westminster Abbey and the Palace of Westminster. The Department considers that the location next to Parliament would be a powerful demonstration of the relevance of the Holocaust to the government and UK society. However, there has been opposition to the location in Victoria Tower Gardens amid concerns about the potential impact on the park. This has led to challenges to planning permission (**Figure 4**). The Department acknowledged opposition to planning permission as a risk to construction.

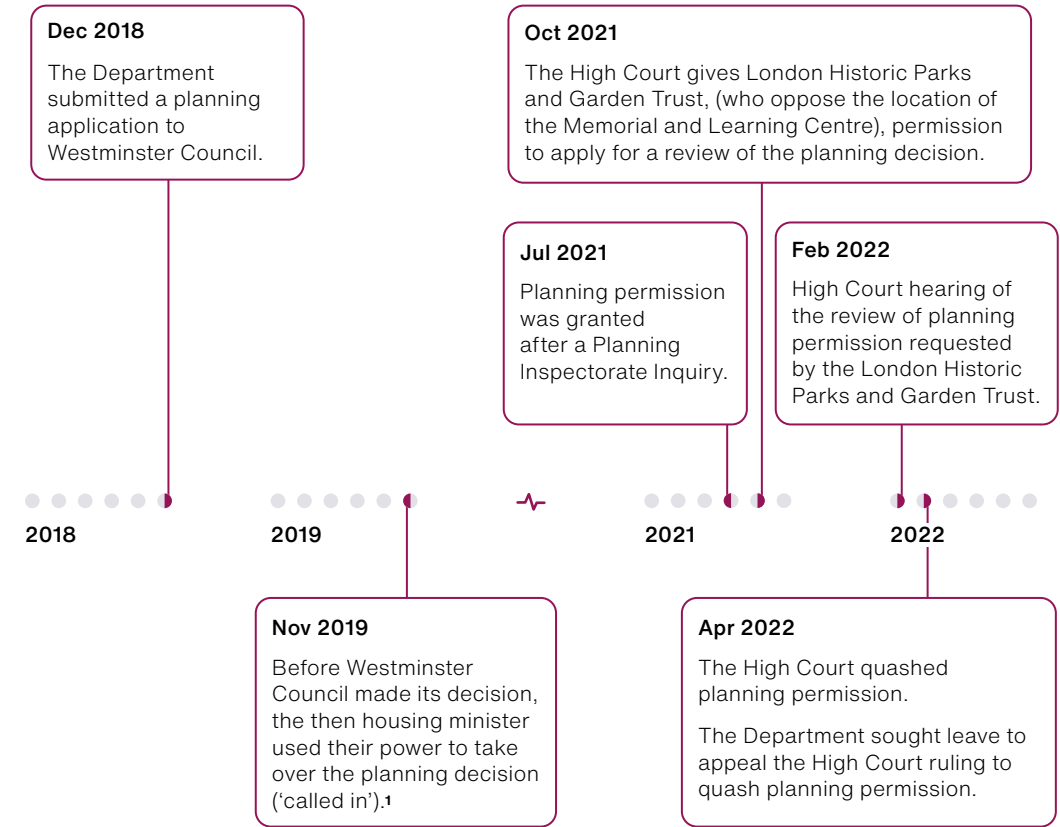
16 The Department estimates that difficulties in finalising planning permission for the intended location of the Memorial and Learning Centre has caused at least 12 months of delays as at June 2022. In July 2021, the Department had scheduled initial construction to begin in mid to late 2021 and the Memorial and Learning Centre to open to the public early in 2025. As of March 2022, the scheduled start of construction had slipped to spring 2022 and opening to autumn 2025. The Department estimates that the April 2022 decision to quash planning permission is likely to delay the start of construction by a further six months. It was delaying rescheduling milestones until the timetable for its appeal was clearer although in June 2022 it estimated that the basement box contract award would be delayed until approximately December 2022 and the appointment of the audio-visual (AV) and creative designers until autumn 2023. The delays to key programme milestones as at June 2022 are shown in **Figure 5** on pages 16 and 17.

17 The Department has assessed how to minimise the impact of delays caused by the April 2022 planning decision. The Department told us that it was confident that the opponents' appeal of planning permission would fail, based on its legal advice which assessed the Department had a good chance of success. Therefore, in February 2022, the minister for Local Government, Faith and Communities agreed to let the contract for the 'basement box' (which would house the exhibition centre) before the appeal was decided, subject to additional approvals. At this time, the Department considered it was possible for some reversible 'enabling works' (such as preparing for utilities) to go ahead while the planning appeal was ongoing. It was also concerned that delaying letting the contract would increase prices because of inflation in the construction sector. However, the appeal was concluded and planning permission was quashed before the contract was let. The Department therefore decided it was too risky to let the basement box contract and has explored options to minimise cost increases caused by the delays. It told us that it was also "standing down" some contracts without cost penalties, such as the architects, to try to save money.

Figure 4

Timeline of applying for planning permission for the Holocaust Memorial and Learning Centre from December 2018 to April 2022

The Department for Levelling Up, Housing & Communities (the Department) has been trying to finalise planning permission since December 2018



Note

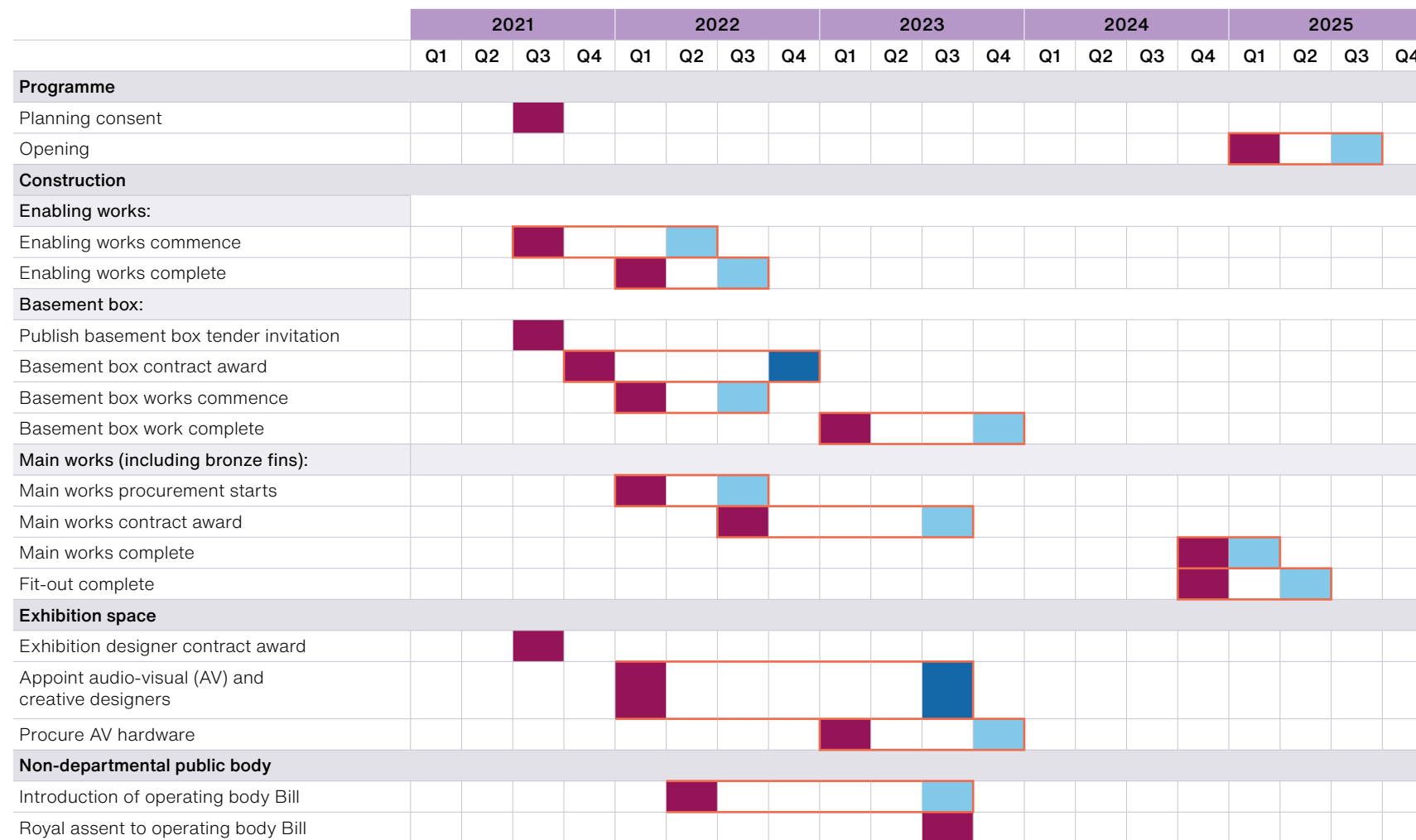
1 'Called in' is when the housing minister uses their powers to take over a planning application rather than letting the local authority decide.

Source: National Audit Office analysis of the Department for Levelling Up, Housing & Communities' documents

Figure 5

Key programme milestones for the Holocaust Memorial and Learning Centre, 2021 to 2025

Before the decision to quash planning permission in April 2022, the programme was already delayed by at least six months



■ Initial milestone as per programme July 2021 Full Business Case
 ■ Revised milestone as per March 2022 five-year plan
■ Departmental estimate June 2022
 Period of delay

Figure 5 *continued*

Key programme milestones for the Holocaust Memorial and Learning Centre, 2021 to 2025

Notes

- 1 While the Full Business Case has a date for the Royal assent to the operating body Bill, the March 2022 five-year plan does not. The Department was unable to estimate the delay as it depends on the timing of the legislative calendar.
- 2 As at June 2022, the Department was delaying rescheduling milestones until the timetable for its appeal was clearer. However, it provided estimates for the delays to the basement box contract award and the appointment of the audio-visual and creative designers.

Source: National Audit Analysis of the Department for Levelling Up, Housing & Communities' Full Business Case and five-year plan

18 The Department does not have an alternative location if it is unable to build the Memorial and Learning Centre in Victoria Tower Gardens. The Department still considers the choice of Victoria Tower Gardens intrinsic to the Memorial and Learning Centre. It has decided not to develop a 'plan B' for an alternative location should the planning application be ultimately unsuccessful. It told us that changing to a different location would result in needing to start many aspects of the programme from scratch. The Department has chosen not to engage further with opponents to the location until planning is decided. The Department also has no agreed contingency plans that it can put into action if it is unable to create a new NDPB to run the Memorial and Learning Centre (paragraph 20).

19 The creation of the organisation to run the Memorial and Learning Centre is an additional risk to the schedule. The Department considered several options for operating the Memorial and Learning Centre once it is built. These options included:

- creating a new NDPB;
- handing over to an existing NDPB; or
- setting up a subsidiary of an existing NDPB with charitable status.

20 Its preferred option is to create a new NDPB, which the Department considers would provide the necessary independence and permanence and be the most acceptable model for potential donors. Its creation needs permission from the Cabinet Office. Cabinet Office guidance sets out that: "new arms-length bodies should only be set up as a last resort". Therefore, the Department will need to demonstrate that it has considered all other possible options and concluded none were viable. HM Treasury has advised the Department that legislation is also needed to give authority for grant funding to support running costs. HM Treasury has not approved the set-up of such a body, nor noted that it is content with the evidence provided for the Department's position. The Department had initially hoped to introduce legislation to Parliament in spring 2022 but was unable to estimate the delay as timing depends on the legislative calendar. The Department aims for the new NDPB to be operational a year before the Memorial and Learning Centre opens. The timetable, as of March 2022, is to recruit a chair and key senior staff when the Bill to create the NDPB has been through its second reading. It plans to recruit and appoint other staff in early 2024.

Risks of further cost increases

21 The projected set-up costs for the Memorial and Learning Centre have continued to increase partly due to changes in scope and the inclusion of expenses that had not previously been costed. In 2017, HM Treasury approved £50 million of funding to cover the construction costs. In 2018, at the recommendation of the Foundation, the size of the Memorial and Learning Centre was increased by 60%, which the Foundation considered to offer better value for money from the exhibition and learning space. The Foundation based this increase on the size of the temporary exhibition space in the US Holocaust memorial museum. The Department considered four options for the size of the Memorial and Learning Centre. To inform its decision, it commissioned an assessment of the feasibility of several different sizes. The forecast cost in the April 2019 Outline Business Case increased from £50 million to £89 million because of the expanded size of the Memorial and Learning Centre, the inclusion of VAT, additional security measures and a higher specification of fit-out. The Department added contingency for risk and uncertainty to the £89 million. In the Department's July 2021 Full Business Case, forecast costs increased to £99.7 million, plus contingency (**Figure 6**). The increase was mostly due to:

- £6 million of previously excluded archaeological costs;
- £2.2 million in design fees and creating two new roles to provide construction advice;
- £1.9 million on construction costs for some security measures and cost inflation;
- £1.4 million of unplanned planning inquiry costs; and
- £2.1 million decrease resulting from a reduction and refinement of exhibition content and delivery.

The Department increased the amount of contingency following the IPA's review of the Full Business Case.⁵ The Department's £99.7 million cost estimate is a point estimate. However, IPA guidance outlines that "cost estimates must present ranges of possible outcomes to articulate the level of confidence in the underlying calculations. The ranges should narrow as the project and data matures."⁶

⁵ We are not reporting contingency values because of commercial sensitivity.

⁶ IPA Cost estimating guidance, available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/970022/IPA_Cost_Estimating_Guidance.pdf

Figure 6

Changes in the forecast costs for the Holocaust Memorial and Learning Centre (the Memorial and Learning Centre) 2019 to 2022

The projected costs to set up the Memorial and Learning Centre have continued to increase

	April 2019 Outline Business Case	July 2021 Full Business Case	March 2022 Forecast
	(£m)	(£m)	(£m)
Administrative costs and overheads ¹	9.8	9.7	9.6
Design and planning fees	8.3	11.9	12.6
Construction costs ²	52.0	59.9	62.3
Research and development, design and fit out ³	16.8	14.7	14.8
Mobilisation costs ⁴	2.1	3.6	3.6
Total (excluding contingency)	89.0	99.7	102.9

Notes

- 1 Including the programme team and other programme costs.
- 2 Including the bronze fins.
- 3 Costs relating to the exhibition space in the Memorial and Learning Centre.
- 4 Costs relating to the operating body preparations and pre-opening operating costs.
- 5 We do not include the value of contingency because of commercial sensitivity.
- 6 Numbers do not sum due to rounding.
- 7 We used costs for the Outline Business Case and Full Business Case stages as presented in the Full Business Case. The Department for Levelling Up, Housing & Communities (the Department) added 2% inflation to the baseline forecast costs at Full Business Case stage (except for the construction and content and exhibition elements where it applied sector specific inflation as advised by the programme's consultants).
- 8 The March 2022 forecast costs do not take into account cost increases that have resulted from difficulties in finalising planning permission as the Department had not calculated these at the time of publication.

Source: National Audit Office analysis of the Department for Levelling Up, Housing & Communities' internal cost data and business cases

22 As at April 2022, the Department has spent £15.2 million. Due to planning difficulties delaying the start of construction, the Department has spent around £6 million less than it had planned to at this stage. However, the Department has forecast an increase in pre-contingency whole life programme costs of £3.2 million due to factors such as construction inflation and increases in some fees and contract costs, reducing the available contingency.

23 There is a risk that the contingency is not enough to cover further cost

increases. In its May 2021 Gate 3 review, the IPA reported that “material questions remain regarding costs – particularly the funded contingency – and to a lesser extent the overall schedule”. The Department has identified risks to the programme, including possible delays and cost increases because of:

- inflationary and wider industry pressures (such as shortages in workforce and materials) leading to higher than forecast contracted construction costs;
- dealing with key archaeological finds or risk of damage to trees; and
- delays in receiving approval for planning permission or to set-up the NDPB.

The Department calculated the value of risk and uncertainty contingency in its Full Business Case by adding a percentage to the estimated cost for each element of the Memorial and Learning Centre. However, forecasts are based on contracts yet to be let and the Department accepted that its contingency did not cover every eventuality. As of March 2022, the Department estimated that the “mostly likely cost impact” of its design and construction risks would exceed the current total contingency.⁷ At the time of publication the Department had not yet calculated the increase in forecast costs that will result from the difficulties in finalising planning permission at the time. The Department has not attempted to quantify, or account for, some of the risks associated with planning permission being declined, such as the costs of alternative options, including (if needed) alternative locations, as it considers that a new location would need a new business case and many elements of the Memorial and Learning Centre would need to start again. For example, the design, which has been tailored to the location, would need to be reconsidered.

24 The programme has controls to try to safeguard against substantial cost

increases. A financial review by the Department’s Investment Sub-Committee and HM Treasury will be triggered at any time if the Department’s forecast costs show the programme is going to use more than 50% of the agreed contingency. The Department is trying to control costs in other ways. It is considering how to share risks with suppliers, for example through applying an inflation index to agreed costs. To monitor costs, the Department has contracted specialists such as cost managers on its Design and Construction and Exhibition Delivery projects. The Department uses inputs from the cost managers to produce revised whole life cost forecasts for the programme monthly to reflect routine changes and as needed for more significant cost changes. The Department has already decreased its forecast costs by £5 million through ‘value engineering’ (work which aims to save costs or time by doing things differently). However, it is uncertain if it is able to make any significant further savings in this way.

⁷ The ‘most likely impact’ for each individual risk is calculated as (the most likely estimate of the cost in the event that the risk occurs) x (the estimated probability of the risk occurring).

Risks to funding and financial exposure

25 There are several sources of funding for the construction of the Memorial and Learning Centre, but not all are guaranteed. They are:

- £50 million from HM Treasury;
- £25 million expected from private donations;
- £25 million from the Department to match fund the private donations; and
- a specified amount from the Departmental budget to cover any contingency needed.⁸

HM Treasury has stipulated that the Department must cover any shortfalls in funding or increase in forecast cost.

26 The Department has not yet started fundraising activity for the £25 million of private donations required to fund the construction of the Memorial and Learning Centre. The Holocaust Memorial Charitable Trust (registered with the Charity Commission) has committed to raising this money on the Department's behalf.⁹ It has told the Department that it will not begin fund raising activity until planning permission is granted. The Department is confident that the £25 million will be raised in full. If not, the Department has agreed with HM Treasury that it will make up any shortfall from the Departmental budget. The Department intends to monitor progress in fundraising but has not yet determined how it will do so. Our 2017 review on due diligence processes for potential donations focused on the risks faced by charities and museums which the Department may need to consider for this programme.

27 The Department expects private donations to part-fund the Memorial and Learning Centre's ongoing running costs once it opens. HM Treasury has stipulated that the running costs should come from the Department's budget. The Department estimates that the running costs are "likely to be in the range" of £6 million to £8 million per year. The Department considers that the opportunities for achieving an income from commercial activities are limited. It intends that entry for visitors will be free of charge. It expects that £1.5 million of funding (per year after five years of the Memorial and Learning Centre's operation) will come from private donations and fundraising. It does not yet have a plan as to how it will raise these donations, for example, whether it will be from private individuals or visitor donations.

⁸ We are not reporting contingency values because of commercial sensitivity.

⁹ The Charity Commission regulates charities in England and Wales.

28 The Department considers that fundraising efforts may be hampered if it has to create a different type of organisation from the planned NDPB to run the Memorial and Learning Centre. In particular, the Department considers that a new NDPB established as an independent, permanent institution solely focused on Holocaust commemoration and education would likely be more attractive to donors or sponsors than an institution which is a subsidiary of, or joined to, an existing organisation. The Department is also concerned that potential donors may be deterred if the Memorial and Learning Centre's location is changed from Victoria Tower Gardens.

Recommendations

29 To help manage the emerging risks, we recommend that the Department:

- a** implement its plans to mitigate the impact on time and cost of the ongoing legal process regarding planning permission and to regularly review and update these plans in light of new developments.
- b** reflecting that new risks have emerged since the Full Business Case was approved (such as difficulties with planning permission and construction cost inflation), have further discussions with HM Treasury over putting in place additional trigger points for mechanisms to control costs.
- c** ensure that senior programme and project leaders have the necessary skills or have completed appropriate training, to help comply with IPA guidance which states that SROs are expected to have prior experience of project delivery and to have completed, or to complete, appropriate development.

Appendix One

Our investigative approach

Scope

1 We conducted an investigation into the programme to build and run the Holocaust Memorial and Learning Centre (the Memorial and Learning Centre). Our work focused on emerging risks to cost and schedule, achieving the benefits of the programme and governance arrangements. We carried out this investigation in response to correspondence from Members of Parliament. We examined:

- governance;
- benefits realisation; and
- emerging risks.

Methods

2 In examining these issues, we drew on a variety of evidence sources.

3 We interviewed key individuals from the Department for Levelling Up, Housing & Communities (the Department) to understand how it is managing the programme to build and run the Memorial and Learning Centre. We have also interviewed representatives from the Infrastructure and Project Authority.

4 We reviewed the Department's programme documents such as risk registers, programme management strategies, board minutes and business cases. We also reviewed forecast costs.



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Holocaust Memorial Forecast Cost

Department for Levelling Up, Housing and Communities written statement – made at on 28 June 2023.

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Felicity Buchan

Parliamentary Under Secretary of State (Department for Levelling Up, Housing and Communities)

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(Citation: HC Deb, 28 June 2023, cWS)

On 23 February the Holocaust Memorial Bill had its First Reading in the House of Commons. Subject to Parliament's approval of the Bill, and subject also to the granting of planning consent, the government will proceed to construct a fitting Memorial to the 6 million Jewish men, women and children murdered in the Holocaust and all other victims of the Nazis and their collaborators.

Ahead of Second Reading of the Bill I wish to update the House on the forecast costs for completion of the proposed Holocaust Memorial. Delays to the programme arising from the High Court challenge, together with the effects of construction price inflation, mean that forecast costs have increased since the estimates made in July 2021. Our current estimate of total costs to completion (excluding contingency) is set out in the table below. We expect that charitable donations will cover at least £25 million of these costs.

The Memorial at Victoria Tower Gardens will help the whole nation to reflect on the importance of the Holocaust and the lessons it holds for us today.

Spend and forecast (excluding contingency)

	Previous Forecast	Current Forecast
	Mar-22	Mar-23
Figures in £m incl. VAT.		
Numbers may not sum due to rounding.		
Client ³	Forecast ¹	Forecast ²
	9.6	14.3
Design ⁴	11.2	11.9
Exhibition and Content Development ⁵	14.8	15.9
Construction ⁶	62.3	91.3
Mobilisation ⁷	3.6	4.0
Planning Inquiry	1.4	1.4
Grand Total	102.9	138.8

Notes

¹ March 2022 forecast as published by the NAO in their report “Investigation into the management of the Holocaust Memorial and Learning Centre Report” dated 5 July 2022.

² Includes the inflationary impact of delays using the Office for Budget Responsibility (OBR) November 2022 CPI forecast (except for the construction and exhibition elements against which sector specific inflation estimates have been applied as advised by the programme’s consultants).

³ Programme team and other programme costs: staff and contractors, rent, business case development, fundraising research, digital storage, communications, legal advice, community engagement, early programme expenditure (technical scoping reports, design competition). The key driver of the cost change is staff costs, primarily resulting from programme delays.

⁴ Up to FBC the key drivers of cost changes were refinement of plans and the costs of the planning Inquiry. Since FBC the key driver is inflation followed by additional expenditure related to changing external cost managers.

⁵ Exhibition design and fit-out costs advised by cost consultants Greenway Associates and based at Q3 2022 prices. Inflation on exhibition delivery costs at an average 4.8% per annum has been applied based on BCIS (Building Cost Information Service) indices. Cost changes are a result of refinement of approach and inflationary impact of delays.

⁶ Costs are based on Q1 2022 prices; inflation based on AECOM Q4 2022 inflation indices (2022: 9%, 2023: 6.4%, 2024: 4%). Construction costs have increased primarily due to inflation resulting from both higher than envisaged construction inflation at OBC and FBC as well as delays to the programme.

⁷ Forecast of operation set-up costs: facilities management, security, staff/contractors, furniture, fixtures and equipment costs in year before opening. Increases are primarily due to refinements in forecasts at FBC stage, increased by inflation due to delays.

<https://www.gov.uk/government/publications/mhclg-major-projects-appointment-letters-for-senior-responsible-owners-sros/uk-holocaust-memorial-and-learning-centre-programme-senior-responsible-owner-sro-appointment-letter>

TRANSPARENCY DATA -HOUSING & COMMUNITIES

HMLC PROGRAMME: SENIOR RESPONSIBILITY OFFICER APPOINTMENT
OFFICER

Updated 18 April 2024

Letter sent to: Peter Lee, Senior Responsible Owner for the UK Holocaust Memorial and Learning Centre Programme

Letter sent from: Sarah Healey, Permanent Secretary of Department of Levelling Up, Housing & Communities; and Nick Smallwood, Chief Executive Officer of the Infrastructure and Projects Authority

Date: 17 April 2024

Subject: Appointment as Senior Responsible Owner for the UK Holocaust Memorial and Learning Centre Programme

We are writing to confirm your appointment as Senior Responsible Owner (SRO) of the UK Holocaust Memorial and Learning Centre Programme with effect from 1 October 2023. This letter sets out your responsibilities and the support you can expect from your department and the Infrastructure and Projects Authority.

As SRO, you are directly accountable to Catherine Frances under the oversight of the Permanent Secretary as accounting officer for DLUHC and Baroness Scott of Bybrook OBE, Parliamentary Under Secretary of State for Faith and Communities.

Your programme forms part of the Local Government, Resilience and Communities portfolio, under the oversight of the chair of the portfolio board and is included in the Government Major Projects Portfolio (GMPP).

You have personal responsibility for the delivery of the UK Holocaust Memorial and Learning Centre Programme and will be held accountable for the delivery of its objectives, with policy intent and outcomes expected. This encompasses securing and protecting its vision, ensuring that it is governed responsibly, reported on honestly, escalated appropriately and for influencing the context, culture, and operating environment of the programme.

You are responsible for ensuring the ongoing viability of the programme and recommending its pause or termination if appropriate. Where issues arise, which you are unable to resolve, you are responsible for escalating these to the Holocaust Memorial Oversight Board and the Local Government, Resilience and Communities Portfolio Board.

You remain accountable to ministers, as set out in the Civil Service Code, and should deliver the programme in accordance with the objectives and policy intent as set by Ministers.

In addition to your internal accountabilities, SROs for GMPP projects and programmes are personally accountable to Parliamentary Select Committees. This means that, from the date of this letter, you will be held personally accountable to and could be called by Select Committees to account for and explain the decisions and actions you have taken to deliver the UK Holocaust Memorial and Learning Centre Programme.

It is important to be clear that your accountability relates only to implementation, within the agreed terms in this letter; it will remain for the Minister to account for the relevant policy decisions and development.

More information on this is set out in [Giving Evidence to Select Committees – Guidance for Civil Servants](#), sometimes known as the Osmotherly Rules. Information on the roles and responsibilities of the SRO are detailed in the Infrastructure and Project Authority's guidance on [the role of the senior responsible owner](#). You should also make yourself familiar with the [Government Functional Standard for Project Delivery](#), the requirements of the Government Project Delivery Framework, and the guidance and requirements for project delivery as set by the DLUHC Central Portfolio Office.

Time commitment and tenure

This role will require at least 20% of your time in the current year (while seeking planning consent) and at least 50% of your time once planning consent is granted, to enable effective delivery of the role and execute your responsibilities in full.

You are required to undertake this role until achievement of the appointment of a permanent replacement, likely to be sometime after planning consent is granted. Progress towards this will be reflected in your personal objectives. Any changes to the agreed time commitment or tenure of the role, as set out above, will require both departmental and Infrastructure & Projects Authority consent.

Objectives and performance criteria

The policy intent supported by this programme is that the UK has a suitable national Memorial to the Holocaust, a place where people can pay their respects, contemplate, think and offer prayers; which conveys the enormity of the Holocaust

and its impact, and which appropriately represents the fate of other victims of Nazi persecution.

Any proposed changes to scope which impacts on this intent or the realisation of benefits must be authorised by the DLUHC Executive Board and the Holocaust Memorial Oversight Board and may be subject to further levels of approval.

The vision of the programme is and its objectives are to:

Build a national memorial in Victoria Tower Gardens in London to act as a focal point of national commemoration to the six million Jewish men, women and children murdered in the Holocaust and other victims of Nazi persecution. Combine a striking architectural monument with an engaging, reflective and powerful exhibition that will set the Holocaust within the British narrative and understand the way lessons of the Holocaust apply more widely, including to other genocides.

Your personal objectives and performance criteria which relate to the programme are:

- ensure passage of the Holocaust Memorial Bill through Parliament
- develop and secure agreement of the Final Business Case
- achieve final planning consent for the programme

You are expected to run your project in accordance with the [Government Functional Standard for Project Delivery](#), the other [Functional Standards](#) as applicable to this programme and the requirements of the Government Project Delivery Framework.

Extent and limit of accountability

Finance and controls

HM Treasury spending controls will apply on the basis set out within the department's delegated authority letter. Where the programme exceeds the delegated authority set by HM Treasury, the Treasury Approval Point process will apply, and the details of each approval process must be agreed with your HM Treasury spending team. You should consult departmental finance colleagues on how to go about this.

You should note that where expenditure is considered novel, contentious, repercussive, or likely to result in costs to other parts of the public sector, HM Treasury approval will be required, regardless of whether the programme expenditure exceeds the delegated authority set by HM Treasury. If in doubt about

whether approval is required you should, in the first instance, consult departmental finance colleagues before raising with the relevant HM Treasury spending team.

The overall estimated budget, resourcing requirements and tolerances for your project/programme will be agreed as part of the approval process. You will be expected to deliver within these tolerances and report quarterly on these as part of GMPP reporting.

You should operate at all times within the rules set out in [Managing Public Money](#). In addition, you must be mindful of, and act in accordance with, the specific HM Treasury delegated limits and Cabinet Office controls relevant to the UK Holocaust Memorial and Learning Centre Programme. Information on these controls can be found here: [Cabinet Office controls](#).

Delegated authority

You are authorised to:

- approve expenditure of £138.8 million plus a contingency allocation of £51.8 million;
- agree project rescheduling within 1 year of agreed milestones, but rescheduling beyond that must be agreed with the Local Government, Resilience and Communities Portfolio Board and the Holocaust Memorial Oversight Board; and
- recommend to Catherine Frances, the Local Government, Resilience and Communities Portfolio Board and the Holocaust Memorial Oversight Board, the need to either pause or terminate the programme where necessary and in a timely manner.

These authority limits are subject to change and other conditions or tolerances may be set as part of the business case approval and ongoing monitoring processes which you should then operate within.

Where issues arise which take you outside of these authority limits which you are unable to resolve, you are responsible for escalating these issues to Catherine Frances, the Local Government, Resilience and Communities Portfolio Board and the Holocaust Memorial Oversight Board.

Appointments

You should appoint a full time Programme Director to support you in the management of this programme and make other appointments as required for the control and delivery of your programme within your delegated authority.

Governance and assurance

You should pay attention to ensuring effective governance for your programme, including the establishment of a programme board with appropriate membership and clear terms of reference.

As primary owner, you must ensure that the programme secures business case approval from the DLUHC Investment Sub-Committee and CO and HMT. You should also ensure that the programme remains aligned to the strategic outcomes, costs, timescales, and benefits in line with the approved business case as well as monitoring the context within which the programme is being delivered to ensure it remains valid.

Where a change impacts the scope, costs, benefits, or planned delivery milestones agreed as part of an agreed business case, you are responsible for following the agreed change request approval process and setting a new, approved, business case baseline.

You should ensure that an accounting officer assessment is completed alongside the approval of the Outline Business Case and that this is published on GOV.UK as part of the government's transparency requirements on major projects. You are responsible for bringing to the attention of the accounting officer any material changes in the programme which could require a new accounting officer assessment to be completed and published. [Guidance on completing accounting officer assessments](#) for major projects is available from HM Treasury.

Although you are directly accountable for this programme, you are also expected to support delivery of the department's overall strategic objectives. This means that you are expected to work collaboratively with other SROs and project directors in adjacent projects and programmes and with the Local Government, Resilience and Communities Portfolio Board, portfolio management office and portfolio director to manage dependencies, resources, schedules, and funding to support delivery of the overall change the department needs to achieve its strategic objectives.

You should ensure that appropriate and proportionate assurance is in place and agree on the level and frequency of assurance reviews through the maintenance of an integrated assurance and approvals plan. You should develop this plan and its maintenance in collaboration with the Departmental Assurance Coordinator and the Infrastructure and Projects Authority.

Programme status, reporting and transparency requirements

The programme status at the date of your appointment is reflected in the most recent quarterly return on the programme to the Infrastructure and Projects Authority and is the agreed position as you assume formal ownership of the programme.

You are responsible for ensuring the honest and timely reporting on the position of the programme to the Infrastructure and Projects Authority while it remains on the GMPP and for providing reports and information to the Local Government, Resilience and Communities portfolio management office as required. In future, reporting should include carbon measurement, and other sustainable development

goals in accordance with evolving government policy and standards. Information on the programme will be published annually by the Infrastructure and Projects Authority.

As part of the government's commitment to transparency on major infrastructure projects, you are responsible for publishing on GOV.UK:

- a summary of the accounting officer assessment completed in line with the approval of the Outline Business Case and summaries of any subsequent assessments should they be required
- a summary of the HM Treasury approved Full Business Case; and
- a close out report after the programme has completed

Development and support

As SRO of a GMPP programme, you are an accredited graduate of the Major Projects Leadership Academy. You will be required to maintain your accreditation and develop your professional expertise.

As an accredited assurance reviewer, to widen your experience, you are expected to lead or participate in such reviews for other government departments, the wider public sector, and other areas of the DLUHC as appropriate. To maintain your accreditation, you will be required to participate in a review at least once every 12 months.

The department will assist you in securing the necessary resources to support the programme, and will set clear guidance, requirements and standards, which align to the [Government Functional Standard on Project Delivery](#), to enable good governance and effective delivery. You will be part of the department's cohort of major project leaders who will be expected to support each other, share good practice and lessons learned and to collectively develop solutions. You should liaise with the department's Head of Profession for project delivery to discuss the maintenance and development of your delivery and leadership skills.

The Infrastructure and Projects Authority will be available to you for support, advice, and assurance throughout the programme's time on the GMPP.

Following approval of the business case and entry onto the Local Government, Resilience and Communities Portfolio, the Portfolio Board will provide ongoing oversight and support and will take steps to help resolve and escalate risks, issues or constraints that are acting as a blocker to successful delivery.

Yours sincerely,

Sarah Healey Permanent Secretary, Department of Levelling Up, Housing & Communities

Nick Smallwood Chief Executive Officer, Infrastructure and Projects Authority

Confirmation of acceptance of appointment

I confirm that I accept the appointment of Senior Responsible Owner for the programme, including my personal accountability for implementation, as set out in the letter above.

Peter Lee 10 January 2024

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MailOnline

Holocaust remembrance near Parliament goes ahead after Culture Secretary Lucy Frazer steps in

By BRENDAN CARLIN

PUBLISHED: 01:50, 12 May 2024 | UPDATED: 09:56, 12 May 2024

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A Holocaust remembrance event on the site of a planned memorial in **London** only went ahead after **Culture Secretary** Lucy Frazer intervened.

The Royal Parks initially told organisers of last Sunday's Yom HaShoah UK that it could not be held in a park next to the Houses of Parliament which is earmarked for the new Holocaust Memorial and Learning Centre.

But Ms Frazer, who is Jewish, intervened and the event was allowed to go ahead in Victoria Tower Gardens.

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The Government last year re-affirmed plans to create a national Holocaust memorial in the Gardens.



Ms Frazer (pictured), who is Jewish, intervened and the event was allowed to go ahead in Victoria Tower Gardens

However, the location has sparked controversy with critics say the park is the wrong site for the £137million project, while others insist beside Parliament is exactly the right place to remember Holocaust victims.

In a statement yesterday, the Royal Parks – which manages the Gardens – said its initial decision to refuse permission for the Yom HaShoah to take place there was based on its 'longstanding policy' of not allowing 'religious activity' in its parks apart from annual acts of remembrance where memorials already exist - such as Hyde Park, where previous Yom HaShoahs have taken place.

But a spokesperson added: 'Considering the proposals to bring the Holocaust Memorial and Learning Centre to Victoria Tower Gardens, the Royal Parks were asked by the Department for Culture, Media, and Sport to consider holding the event in Victoria Tower Gardens, which we accepted.'

'The Royal Parks has very good relations with the event organisers and were glad to give them over a month's notice to hold the event at Victoria Tower Gardens.'



The Royal Parks initially told organisers of last Sunday's Yom HaShoah UK that it could not be held in a park. Pictured: The remembrance event on May 5

The revelation that the Culture Secretary had intervened comes two weeks after a row over a decision by the Royal Parks to cover up the Holocaust memorial in Hyde Park amid fears of vandalism during a pro-Palestinian march.

A spokesman for Yom HaShoah UK said last night that it had wanted to find a location that would provide 'reassurance to our shaken community' and 'was fully accessible for our inspirational Holocaust survivors'.

Ms Frazer declined to comment.

Decision 45 COM 7B.205

Palace of Westminster and Westminster Abbey including Saint Margaret's Church (United Kingdom of Great Britain and Northern Ireland) (C 426bis)

The World Heritage Committee,

1. Having examined Document WHC/23/45.COM/7B,
2. Recalling Decisions [44 COM 7B.161](#) and [43 COM 7B.94](#) adopted at its extended 44th session (Fuzhou/online, 2021) and 43rd session (Baku, 2019) respectively,
3. Welcomes the State Party's continued efforts to implement and use the 2017 joint ICOMOS/ICCROM Reactive Monitoring mission recommendations to inform emerging planning policy, and the continued efforts and advice of Historic England to influence statutory decision making, acknowledges the information provided on the 'Levelling Up and Regeneration' Bill and encourages the State Party to keep the World Heritage Centre informed about its progress and implications;
4. Also acknowledges the progress made in the finalization of the Management Plan and requests the State Party to submit it to the World Heritage Centre for review by the Advisory Bodies prior to adoption;
5. Also welcomes the revisions made to the new London Plan and Westminster City Plan, in line with Committee decisions, and also requests the State Party to submit the new framework for Annual Monitoring Reports (AMR) and the first new AMR to the World Heritage Centre for review by the Advisory Bodies;
6. Notes with concern the findings of ICOMOS technical reviews of the Evelina Children's Hospital extension of Saint Thomas' Hospital and the Royal Street Site planning applications, as well as the objections by Historic England to both applications, and urges the State Party not to grant planning permissions and to conduct a detailed study of the assets of the area south of the property in its immediate setting and how these assets relate to the Outstanding Universal Value (OUV) of the property, as a basis for development of a Master Plan and to inform site allocations under the Lambeth Local Plan;

Decision Code

45 COM 7B.205

Themes

Conservation

States Parties **1**

United Kingdom of Great Britain and Northern Ireland

Properties **1**

Palace of Westminster and Westminster Abbey including Saint Margaret's Church

Session

Extended 45th session of the World Heritage Committee (45.COM)

Year

2023

State of conservation reports

2023 Palace of Westminster and Westminster Abbey including Saint Margaret's Church

← Prev.

Next →

7. Further welcomes the information provided on the data sharing platform, the database for tall buildings, and the use of this data for 3D models and also encourages the State Party to actively use the digital data and 3D modelling for long-term planning and management of development, such as in the area south of the property in its immediate setting, to effectively safeguard the OUV of the property and in particular its integrity from any visual impacts;
8. Takes note of the updates provided by the State Party regarding the Restoration and Renewal (R&R) project for the completion of the Palace of Westminster and the Conservation Management Plans, as well as the ongoing restoration and repair works, and the need for an ongoing Heritage Impact Assessment (HIA), further requests the State Party to submit to the World Heritage Centre the details of the proposed Parliament Square Streetscape project, at an early stage, if the project proceeds beyond the concept stage, and reiterates its request to the State Party to submit the details, including HIAs, of the R&R project to the World Heritage Centre for review by the Advisory Bodies, as soon as they are available and prior to any decision or approval;
9. Further notes with concern that the State Party has introduced legislation to remove the obstacle that led the High Court to quash the decision to build the Holocaust Memorial and Learning Centre in Victoria Tower Gardens, reiterates its serious concerns that the proposed location of the Holocaust Memorial and Learning Centre in Victoria Tower Gardens would have a significant adverse impact on the OUV of the property, and therefore requests the State Party to refrain from any action which would allow the current proposal to proceed, and to seek alternative locations and/or designs;
10. Finally requests the State Party to submit to the World Heritage Centre, by **1 December 2024**, an updated report on the state of conservation of the property and the implementation of the above, for examination by the World Heritage Committee at its 47th session.

United Kingdom Holocaust Memorial Foundation

Board Meeting

**State Dining Room, 10 Downing Street
23 July 2015**

Chair

Sir Peter Bazalgette

Board Attendees

Dame Julia Cleverdon DCVO CBE
Peter Freeman
Baroness Harding of Winscombe
Natasha Kaplinsky
Chief Rabbi Ephraim Mirvis
Gerald Ronson CBE

Apologies

Lord Alliance CBE
Rt Hon. Ed Balls
Lord Feldman of Elstree
Alice Greenwald
Rt Hon. Alex Salmond MP

Prime Minister's Office

Tim Kiddell

UKHMF Secretariat



1. Introduction and Terms of Reference

The Chair opened the meeting, making introductions, noting apologies and thanking those members of the Board who have already contributed to UKHMF's work. He explained that the Board had been charged by the Prime Minister to take forward this vital task to secure Holocaust education and commemoration for generations to come.

Tim Kiddell noted that the Board represents a cross-party advisory body, which will make recommendations to the Department for Communities and Local Government and the Prime Minister on delivering the recommendations of the Prime Minister's Holocaust Commission. These include the location and design of the new National Memorial, the world-class Learning Centre, the endowment fund, the development and promotion of Holocaust education and the recording of survivor and liberator testimony. The Board has no fiduciary responsibility but will set up a charitable arm in

due course. The vision is that the Foundation will move away from government over time.

Chief Rabbi Ephraim Mirvis offered his congratulations and thanks, stating that the work is hugely appreciated by the Jewish community and that it is a national rather than solely Jewish initiative. It is a sacred task and he will assist in whichever ways are possible on behalf of the community.

2. Projects

The Secretariat gave an update on the progress of the Foundation's projects thus far, including:

- Urgent Testimony Capture
- Main Testimony Capture
- National Holocaust Centre Interactive Testimony Capture
- Wiener Library Written Testimony Translation and Digitisation
- Bergen Belsen 3D Digital Model

Natasha Kaplinsky, who is dedicating hundreds of hours pro bono to conduct the testimony project interviews, added that a huge amount of work and support underpinned the testimony capture process. She invited Board members to attend future filming days.¹

Points raised in discussion:

- The Secretariat's audit has identified more than 4000 recordings of survivors who settled in Britain and 600 survivors who have never, to our knowledge, recorded their testimony orally. There may be many more.
- It is vital that the after care for interviewees is properly managed. This should also be offered for all those present at the filming. The Secretariat confirmed it is working with suitable care providers to establish a thorough support structure for all involved in the process.
- The testimony should be, as far as possible, free from factual inaccuracies. The Secretariat assured the Board that researchers are going through interviewees' stories in detail beforehand and, as much as possible, fact-checking to ensure accuracy. However 100% accuracy is difficult to guarantee with testimony.
- Having youth witnesses attending the testimonies is a good idea - young people need to be enabled to draw on the lessons and capture the message of the Holocaust. The number of youth witnesses at each filming day should be increased.
- The priority is to complete the 100 testimonies, however long it takes. Editing and disseminating the testimonies will be the important next stage.
- This project provides future-proof, flexible testimonies, but does not replace equally valuable testimony existing in other formats. Digitising the existing analogue testimony recordings would be a valuable project for the future.

3. Forward Look

¹ Please contact [REDACTED] in the UKHMF Secretariat if you would like to arrange this.

- #### **4. Property Sites: Progress to Date**

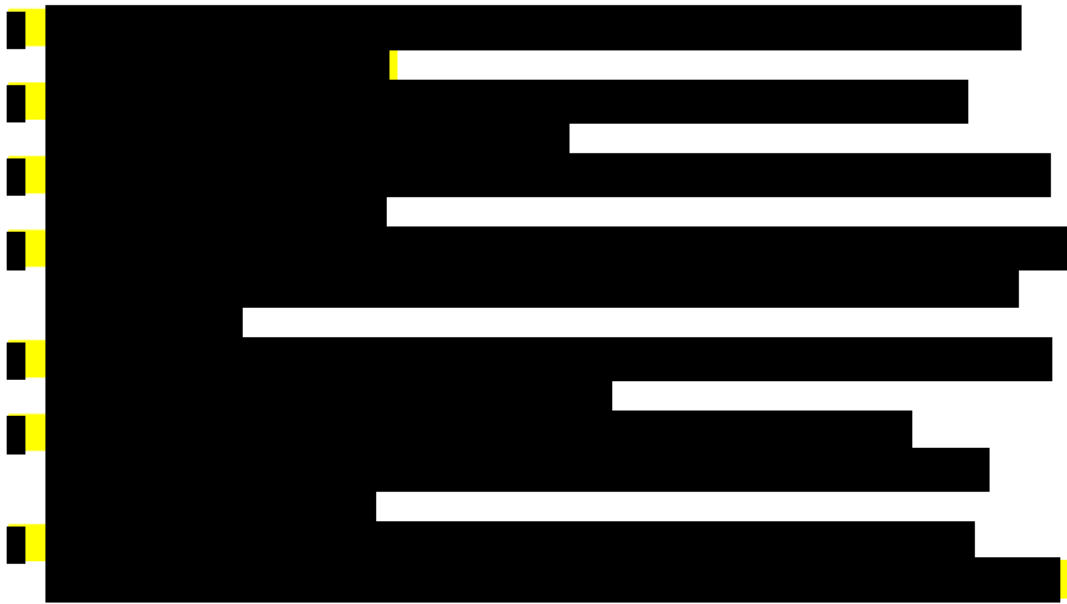
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[REDACTED]

[REDACTED]

[REDACTED]

[illegible]



5. Meeting Close

The Chair noted thanks to the Secretariat and the Board and that the date of the next meeting in October is being sorted.



Ministry of Housing,
Communities &
Local Government



United Kingdom
Holocaust Memorial
Foundation

UK HOLOCAUST MEMORIAL FOUNDATION BOARD MEETING
18 November 2019

Conference Room 6
2 Marsham Street, London, SW1P 4DF

Chair

Rt Hon Lord Pickles

Attending

Chief Rabbi Ephraim Mirvis

[REDACTED]

Baroness Dido Harding

Trevor Pears

Gerald Ronson CBE

Sir Lloyd Dorfman CBE

Karen Pollock MBE

Natasha Kaplinsky OBE

[REDACTED]

Alice Greenwald

Peter Freeman

Catherine Frances (MHCLG)

[REDACTED]

Paul Downie (MHCLG)

[REDACTED]

Apologies

Rt Hon Ed Balls (Co-Chair)

Lord Alliance

Lord Feldman

Alex Powell (MHCLG)

Jillian Kay (MHCLG)

Welcome and apologies

The Chair, the Rt Hon Lord Eric Pickles, welcomed those present and passed on the apologies of Co-Chair, the Rt Hon Ed Balls, who was not able to attend this meeting due to an unforeseen appointment.

Note of the last Meeting (Chair)

The note of the meeting held on 12 September was agreed to be accurate.

Co-Chairs' update

[REDACTED]

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The Chair also highlighted the successful Foundation Stones project (covered later in the communications update).

[REDACTED]

[REDACTED]

- [REDACTED]
- [REDACTED]
- [REDACTED]

[REDACTED]

[REDACTED]

Update on budget for design and build ([REDACTED])

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Update on content ([REDACTED]

[REDACTED]

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Update on communications (

[REDACTED]

Natasha Kaplinsky briefly talked about her radio interviews publicising the foundation stones project. She reported that the interviewers were engaged and were keen to know how the stones will be collected and what will happen to them.

Update on fundraising (Gerald Ronson)

[REDACTED]

AOB

No other business was raised.

From Hansard Wednesday 27 January 2016

Engagements

Peter Aldous (Waveney) (Con)

Q1. If he will list his official engagements for Wednesday 27 January.

The Prime Minister (Mr David Cameron)

I know the whole House will want to join me in marking Holocaust Memorial Day. It is right that our whole country should stand together to remember the darkest hour of humanity.

Last year, on the 70th anniversary of the liberation of Auschwitz, I said we would build a striking national memorial in London to show the importance Britain places on preserving the memory of the holocaust. Today, I can tell the House that this memorial will be built in Victoria Tower Gardens. It will stand beside Parliament as a permanent statement of our values as a nation, and it will be something for our children to visit for generations to come. I am grateful to all those who have made this possible, and who have given this work the cross-party status that it so profoundly deserves.

This morning, I had meetings with ministerial colleagues and others, and in addition to my duties in this House, I shall have further such meetings later today.

.....

Jeremy Corbyn (Islington North) (Lab)

On behalf of the Opposition, I welcome the remarks the Prime Minister made about Holocaust Memorial Day. It is the 71st anniversary of the liberation of Auschwitz-Birkenau. We have to remember the deepest, darkest days of inhumanity that happened then and the genocides that have sadly happened since. We must educate another generation to avoid those for all time.

....

Angus Robertson (Moray) (SNP)

I begin by associating the Scottish National party with the comments of the Prime Minister in relation to Holocaust Memorial Day, and commend Governments across the United Kingdom for supporting the Holocaust Educational Trust for the important work it does.

.....

The Prime Minister

First of all, I welcome what the right hon. Gentleman says about the Holocaust Educational Trust. I remember as a new constituency MP meeting people from the trust and seeing the incredible work they do in my constituency. They work extremely hard around the clock but this day is particularly important for them. I urge colleagues who have not visited Auschwitz to do so: it is something they will never forget, no matter what they have read, films they have seen or books they have interrogated. There is nothing like seeing for yourself what happened in the darkest hour for humanity.

.....

Bob Blackman (Harrow East) (Con)

Q8. I warmly welcome the Prime Minister's words on creating a national memorial to the victims of the holocaust. Tonight in Harrow, representatives of the whole community will come together to listen to the people who survived the holocaust. This is the only way we can preserve their memory. My right hon. Friend rightly alluded to the wonderful work of the Holocaust Educational Trust in allowing literally thousands of young people to visit Auschwitz-Birkenau and to see it at first hand. Will he commit the Government to continue funding the Holocaust Educational Trust, so that many thousands more can see the horrors of the holocaust?

The Prime Minister

I can certainly make that commitment. We have funded the trust with over £10 million since I became Prime Minister. As I said in answer to an earlier question, it does excellent work. I also think there is a real need now as, tragically, the remaining holocaust survivors are coming to the end of their lives. Many of them—I will be spending some time today with some of them—are now speaking up in the most moving and powerful way. Recording their testimonies, which must be part of our memorial, is absolutely vital. Their description of what they went through and the friends and family they lost, is so powerful and moving we must capture it for generations to come.

....

Commons PQ answers relating to the proposed Holocaust Memorial and Learning Centre
(compiled by Dorian Gerhold)

(Questions asked by Sir Edward Leigh)

1.

Question: To ask the Secretary of State for Communities and Local Government, on what dates the Royal Parks agency was informed that Victoria Tower Gardens (a) was being considered and (b) had been chosen as a site for the Holocaust Memorial; and on what date the Royal Parks agency was informed that the Holocaust Learning Centre would also be located in those gardens. (106181)

Answer, 17 Oct 2017: Mr Marcus Jones: The Royal Parks was first consulted in December 2015 and they were advised of the decision to locate the Memorial in Victoria Tower Gardens in January 2016. The Royal Parks was subsequently consulted on locating the Learning Centre in Victoria Tower Gardens in May 2016.

2.

Question: To ask the Secretary of State for Communities and Local Government, what discussions the Government has had with Westminster City Council on the proposal to locate the Holocaust Memorial in Victoria Tower Gardens (a) before the site was announced and (b) subsequently; and on what dates those discussions were held. (106184)

Answer, 19 Oct 2017: Mr Marcus Jones: Westminster City Council was first engaged in the early stages of this project, when the Holocaust Commission began exploring potential sites in 2014. In January 2016, Westminster City Council was first informed of the proposal to locate the Holocaust Memorial in Victoria Tower Gardens. DCLG subsequently met planners in July 2016 to seek advice on the design competition's planning brief; met a number of councillors in September 2016 to inform them about the launch of the design competition; and met the Council's planners in March 2017 to seek advice on potential planning issues for the proposed development.

3.

Question: To ask the Secretary of State for Communities and Local Government, pursuant to the Answer of 16 October 2017 to Question 106036, on the United Kingdom Holocaust Memorial Foundation, whether the £50 million allocated from public funds is the full contribution from the public purse towards the capital and running costs of the Holocaust Memorial and Learning Centre. (111731)

This question was grouped with the following question(s) for answer: To ask the Secretary of State for Communities and Local Government, what estimate the Government has made of the total cost to the public purse of the proposed Holocaust Memorial and Learning Centre. (111708)

Answer, 22 Nov 2017: Mr Marcus Jones: With cross-party support, the Government has committed £50 million as its contribution to kick-start a society-wide fundraising effort to deliver the National Memorial and Learning Centre and its wider educational objectives.

4.

Question: To ask the Secretary of State for Communities and Local Government, pursuant to the Answer of 16 October 2017 to Question 106036, on the United Kingdom Holocaust Memorial Foundation, for what reasons that Answer did not provide the date of the Government's decision on the learning centre's location in Victoria Tower Gardens. (111730)

Answer, 22 Nov 2017: Mr Marcus Jones: The Secretary of State for Communities and Local Government took the decision to co-locate the learning centre with the memorial in Victoria Tower Gardens, subject to technical, financial, planning or other constraints, in September 2016, prior to announcing the start of the architectural design competition.

5.

Question: To ask the Secretary of State for Communities and Local Government, for what reasons no public announcement was made of his decision to co-locate the Holocaust Learning Centre with the Memorial in Victoria Tower Gardens. (117270)

Tabled on: 04 December 2017

Answer, 12 Dec 2017: Mr Marcus Jones:

In September 2016, the UK Government announced that designers and architects were being invited to enter an international design competition for a striking new national Memorial commemorating the Holocaust to be constructed in Victoria Tower Gardens.

The announcement made clear that competition entrants were also being invited to incorporate designs for a possible accompanying below-ground learning centre, which would be taken forward subject to technical, financial, planning or other constraints.

6.

Question: To ask the Secretary of State for Housing, Communities and Local Government, if he will place in the Library the minutes of UK Holocaust Memorial Foundation meetings; and for what reason those minutes have not been published to date. (203300)

Answer, 21 Dec 2018: Jake Berry: The minutes are the property of the Foundation which is an independent advisory body.

7.

Question: To ask the Secretary of State for Housing, Communities and Local Government, what the property was in Millbank that was offered to the UK Holocaust Memorial Foundation as a site for the Holocaust Learning Centre in late 2016; and for what reasons the offer was not taken up. (203298)

Answer, 21 Dec 2018: Jake Berry: Millbank Tower was considered as a possible site for the Memorial and Learning Centre. The proposal was tied to the development of the wider site: to date, there is no evidence of redevelopment coming forward and occupational office leases have now been extended to 2022. Victoria Tower Gardens was preferred by the UKHMF Board as the outstanding candidate site for the following reasons:

- its relevance as a commemorative garden of Britain's national conscience, already containing significant memorial sculptures, marking momentous

historic events, with significance for the struggle for human rights, that remain relevant today and will do so in the future;

- it provides an iconic location adjoining Parliament, sitting along the riverfront immediately next to the House of Lords;
- it is visually prominent and adjacent to one of the most visited parts of London, within easy reach of a major tube station and many bus routes;
- the resonance of being next to Parliament and on the timeless banks of the Thames is exceptional; and
- under the shadow of Victoria Tower, the Holocaust Memorial and Learning Centre would question the impacts of the Holocaust and subsequent genocides on our own Parliament.

8.

Question: To ask the Secretary of State for Housing, Communities and Local Government, pursuant to the Answer of 16 October 2017 to Question 106036, how many of the sites considered for the UK Holocaust Memorial were first brought to the attention of the UK Holocaust Memorial Foundation (a) before 7 September 2015, (b) between 7 September and 30 October 2015 inclusive and (c) after 30 October 2015. (229625)

Answer, 14 March 2019: Mrs Heather Wheeler: Prior to publishing the site specification and criteria for the location on 7 September, the sites under consideration were those referred to in *Britain's Promise to Remember*. Between 7 September and 30 October 2015, a search was conducted and almost 50 sites were identified none of which were deemed to meet the published criteria. In light of this, the Foundation suggested Victoria Tower Gardens as a potential location. Following investigations into the feasibility of this site, the Foundation recommended Victoria Tower Gardens to the Government in January 2016 as the best choice of site. The then Prime Minister accepted this recommendation and announced Victoria Tower Gardens as the chosen site on Holocaust Memorial Day 2016.

9.

Question: To ask the Secretary of State for Housing, Communities and Local Government, pursuant to the Answer of 21 December 2018 to Question 203298, on what date the UK Holocaust Memorial Foundation made the decision that (a) Millbank Tower should no longer be considered as a possible site for the Holocaust Learning Centre and (b) the preferred site for the Learning Centre was Victoria Tower Gardens. (229626)

Answer, 14 March 2019: Mrs Heather Wheeler: The Foundation ruled out Millbank Tower as a feasible location in November 2015. The Foundation subsequently suggested Victoria Tower Gardens as a potential location and following investigations into the feasibility of this site, recommended the site in January 2016 as the best choice of site to the Government.

10.

Question: To ask the Secretary of State for Housing, Communities and Local Government, pursuant to the Answer of 21 December 2018 to Question 203301, on what date (a) the Government and (b) the UK Holocaust Memorial Foundation decided that the constraints on locating the Holocaust Learning Centre in Victoria

Tower Gardens could be overcome and that the proposed location should be confirmed. (229629)

Answer, 14 March 2019: Mrs Heather Wheeler: The Foundation's advice has consistently been that the Memorial and Learning Centre should be co-located. Information obtained through the design competition allowed Ministers to conclude that co-location would be feasible and they announced on 24 October 2017 their decision to proceed with an integrated design.

11.

Question: To ask the Secretary of State for Housing, Communities and Local Government, on what date (a) the Government and (b) the UK Holocaust Memorial Foundation were first informed about the potential application of section 8 (1) of the London County Council (Improvements) Act 1900 to the proposed location of the Holocaust Learning Centre. (229633)

Answer, 14 March 2019: Mrs Heather Wheeler: The Environmental Statement (Volume 3) submitted with the planning documents in December 2018 identifies that proposals for enlarging Victoria Tower Gardens were adopted under the London County Council (Improvements) Act 1900.

12.

Question: To ask the Secretary of State for Housing, Communities and Local Government, pursuant to the Answer of 14 March 2019 to Question 229629 on National Holocaust Memorial Centre and Learning Service, whether the UK Holocaust Memorial Foundation's recommendation in January 2016 was that both the Memorial and the Learning Centre should be in Victoria Tower Gardens. (239872)

Answer, 10 Apr 2019: Mrs Heather Wheeler: The Foundation's advice has consistently been that the Memorial and Learning Centre should be co-located. Information obtained through the design competition allowed Ministers to conclude that co-location would be feasible and they announced on 24 October 2017 their decision to proceed with an integrated design.

13.

Question: To ask the Secretary of State for Housing, Communities and Local Government, pursuant to the Answer of 14 March 2019 to Question 229625 on National Holocaust Memorial Centre and Learning Service, who made the assessment of the almost 50 sites against the published criteria; and what expertise external to the UK Holocaust Memorial Foundation was used. (239867)

Answer, 10 Apr 2019: Mrs Heather Wheeler: The assessment was carried out by members of the Foundation assisted by property experts CBRE.

14.

Question: To ask the Secretary of State for Housing, Communities and Local Government, pursuant to the Answer of 14 March 2019 to Question 229625, whether the criteria for the site of the Holocaust Memorial and Learning Centre were altered after the almost 50 sites were deemed not to meet the criteria. (239868)

Answer, 10 Apr 2019: Mrs Heather Wheeler: The objective throughout has been to build a striking new national memorial co-located with a world class learning centre.

15.

Question: To ask the Secretary of State for Housing, Communities and Local Government, pursuant to the Answer of 14 March 2019 to Question 229625 on National Holocaust Memorial Centre and Learning Service, which of the published criteria for the UK Holocaust Memorial and Learning Centre the proposed site in Victoria Tower Gardens was deemed by the Foundation (a) to meet and (b) not to meet. (239869)

Answer, 10 Apr 2019: Mrs Heather Wheeler: The UK Holocaust Memorial Foundation recommended Victoria Tower Gardens for the reasons set out in the my answer of 18 December 2018 to the Hon Member in Question UIN 203298.

16.

Question: To ask the Secretary of State for Housing, Communities and Local Government, pursuant to the Answers of 7 March 2019 to Question 229626 and 10 April 2019 to Question 239872, on what date in January 2016 the Government received from the UK Holocaust Memorial Foundation its recommendation that the Holocaust Memorial and the Holocaust Learning Centre should be located in Victoria Tower Gardens. (248582)

Answer, 08 May 2019: Mrs Heather Wheeler: 13 January 2016.

17.

Question: To ask the Secretary of State for Housing, Communities and Local Government, pursuant to the Answer of 10 April 2019 to Question 239868 on the Holocaust Memorial and Learning Centre, for what reason the answer did not indicate whether the criteria for the site were altered. (248583)

Answer, 08 May 2019: Mrs Heather Wheeler: The objective throughout has been to build a striking new national memorial co-located with a world class learning centre.

18.

Question: To ask the Secretary of State for Housing, Communities and Local Government, pursuant to the Answer of 10 April 2019 to Question 239872, for what reason the Prime Minister's announcement on 27 January 2016 on locating the Holocaust Memorial in Victoria Tower Gardens did not refer to the UK Holocaust Memorial Foundation's recommendation that the Memorial and the Learning Centre should be co-located. (248580)

Answer, 08 May 2019: Mrs Heather Wheeler: Co-location was recommended by the Prime Minister's Commission in January 2015 and reflected in the Foundation's document on the search for a site published in September 2015. The Government press release on 27 January 2016, following the PM announcement, also noted that plans for the learning centre would be announced in the coming months.

19.

Question: To ask the Secretary of State for Housing, Communities and Local Government, pursuant to the Answer of 14 March 2019 to Question 229625, on what date the UK Holocaust Memorial Foundation decided that none of the almost

50 possible sites identified for the Holocaust Memorial and Learning Centre between 7 September and 30 October 2015 met the criteria. (263700)
Answer, 19 Jun 2019: Mrs Heather Wheeler: 13 January 2016.

20.

Question: To ask the Secretary of State for Housing, Communities and Local Government, on what date the board of the UK Holocaust Memorial Foundation first discussed the possible use of Victoria Tower Gardens for the Holocaust Memorial and Learning Centre. (263702)

Answer, 19 Jun 2019: Mrs Heather Wheeler: 13 January 2016.

21.

Question: To ask the Secretary of State for Housing, Communities and Local Government, on what date in January 2016 a list of 24 possible sites for the Holocaust Memorial and Learning Centre was communicated by the CBRE to the UK Holocaust Memorial Foundation. (263704)

Answer, 21 Jun 2019: Mrs Heather Wheeler: CBRE submitted their report on 11 January 2016.

22.

Question: To ask the Secretary of State for Housing, Communities and Local Government, what criteria the UK Holocaust Memorial Foundation used to assess what was cost-prohibitive in respect of possible sites for the Holocaust Memorial and Learning Centre in January 2016. (263705)

Answer, 21 Jun 2019: Mrs Heather Wheeler: The Foundation considered the likely purchase cost of possible sites.

23.

Question: To ask the Secretary of State for Housing, Communities and Local Government, what will be the proportion reduction in the lawn area of Victoria Tower Gardens as a result of the proposed construction of the Holocaust Memorial and Learning Centre. (270274)

Answer, 04 Jul 2019: Mrs Heather Wheeler: The Holocaust Memorial will require seven and a half percent of Victoria Tower Gardens. Around eighty five percent green space being retained, with improved drainage and planting. Existing paths will be replaced with water permeable ones to increase the health of vegetation, including trees.

24.

Question: To ask the Secretary of State for Housing, Communities and Local Government, pursuant to the Answers of 16 June 2017 and 19 June 2019 to Questions 106178 and 263702 on the National Holocaust Memorial Centre and Learning Service, who raised the possibility of Victoria Tower Gardens as a location for the Holocaust Memorial and Learning Centre in early autumn 2015 on behalf of the UK Holocaust Memorial Foundation; and for what reason that possibility was not discussed first by that Foundation's board. (274442)

Answer, 15 Jul 2019: Mrs Heather Wheeler: In November 2015 the property sub-committee of the UK Holocaust Memorial Foundation was asked to undertake a

search of Government sites. The property sub-committee raised Victoria Tower Gardens as a possible site at the Foundation meeting on 13 January 2016.

25.

Question: To ask the Secretary of State for Housing, Communities and Local Government, pursuant to the Answer of 4 July 2019 to Question 270274 on the National Holocaust Memorial Centre and Learning Service, if he will define the green space referred to in the calculation that around 85 per cent of the green space in Victoria Tower Gardens will be retained after the construction of the Holocaust Memorial and Learning Centre. (280916)

Answer, 31 Jul 2019: Luke Hall: The green space refers to all soft landscaping, including grass, planting and trees.

26.

Question: To ask the Secretary of State for Housing, Communities and Local Government, for what reason Royal Parks was not informed in January 2016 that the Government planned to build the Holocaust Learning Centre and the Memorial in Victoria Tower Gardens subject to constraints being overcome. (280920)

Answer, 31 Jul 2019: Luke Hall: In January 2016 the then Prime Minister announced that the national memorial to the Holocaust would be built in Victoria Tower Gardens. The UK Holocaust Memorial Foundation's advice has consistently been that the Memorial and Learning Centre should be co-located. Information obtained through the design competition allowed Ministers to conclude that co-location would be feasible and they announced on 24 October 2017 their decision to proceed with an integrated design.

27.

Question: To ask the Secretary of State for Housing, Communities and Local Government, pursuant to the Answer of 31 July to Question 280917 on National Holocaust Memorial Centre and Learning Service, how many sites in addition to the 24 identified by the CBRE were considered by the board of the UK Holocaust Memorial Foundation for the first time on 13 January 2016. (293458)

Answer, 08 Oct 2019: Jake Berry: At its meeting on 13 January 2016 the Foundation reviewed the progress of the site search and concluded that there could be no better site than Victoria Tower Gardens to place the Holocaust Memorial.

(Questions asked by Sir Peter Bottomley)

28.

Question: To ask the Secretary of State for Housing, Communities and Local Government, what the wording was of the recommendation of 13 January 2016 by the UK Holocaust Memorial Foundation relating to the location of the proposed Holocaust Memorial and Learning Centre; and if he will place the minutes of the relevant part of that meeting in the Library. (41613)

Answer, 13 Sept 2021: Luke Hall: The UK Holocaust Memorial Foundation recommendation of 13 January 2016 was “*in principle to siting a memorial in the Gardens (without prejudice to the site of a learning centre)*”.

29.

Question: To ask the Secretary of State for Levelling Up, Housing and Communities, what estimate the UK Holocaust Memorial Foundation made of the costs of creating the Holocaust Memorial and Learning Centre on each of the three sites shortlisted in January 2016 by CBRE. (56727)

Answer, 25 Oct 2021: Kemi Badenoch: The sites shortlisted by CBRE were not assessed by the Foundation as suitable and no detailed cost estimates were made.

30.

Question: To ask the Secretary of State for Levelling Up, Housing and Communities, pursuant to the Answer of 25 October 2021 to Question 56726 on the cost of the National Holocaust Memorial Centre and Learning Service, for what reason that answer did not provide the information requested about the (a) category of project, (b) mitigation factor and (c) optimism bias factor used. (65351)

Answer, 4 Nov 2021: Kemi Badenoch: Separately identifying elements of the project appraisal would risk a misleading answer. The HMT Green Book is the Government’s comprehensive guidance on project appraisal.

31.

Question: To ask the Secretary of State for Levelling Up, Housing and Communities, pursuant to the Answer of 27 October 2021 to Question 56730 on the National Holocaust Memorial Centre and Learning Service, in what form the commitment to provide £25 million of private funding for that centre was made; and if he will publish the wording used. (65354)

Answer, 4 Nov 2021: Kemi Badenoch: Foundation member, Gerald Ronson CBE, has set up an independent charity to raise the funding and has committed to securing pledges of at least £25 million.

32.

Question: To ask the Secretary of State for Levelling Up, Housing and Communities, pursuant to the Answer of 25 October 2021 to Question 56731 on the Holocaust Commission, what progress has been made to date in implementing the recommendation of the Holocaust Commission relating to an endowment fund to secure the long-term future of Holocaust education. (65356)

Answer, 4 Nov 2021: Kemi Badenoch: The UK Holocaust Memorial Foundation has been established to advise the Government on all the recommendations made by the Holocaust Commission in their 2015 report. Good progress is being made with the implementation of that report and updates on specific elements will be provided at the appropriate time.

33.

Question: To ask the Secretary of State for Levelling Up, Housing and Communities, pursuant to the Answer of 4 November 2021 to Question 65356 on the proposed endowment fund for Holocaust education, for what reason no information has been published on progress in setting up the endowment fund. (85175)

Answer, 8 Dec 2021: Kemi Badenoch: Information will be published at the appropriate time.

34.

Question: To ask the Secretary of State for Levelling Up, Housing and Communities, what estimate the (a) UK Holocaust Memorial Foundation and (b) Government made of the cost of building the Holocaust Memorial in Victoria Tower Gardens (i) before the Foundation's recommendation about the location on 13 January 2016 and (ii) before the announcement of the location on 27 January 2016. (85179)

Answer, 8 Dec 2021: Kemi Badenoch: In January 2015, the Government committed £50 million as its contribution to kick-starting a society-wide fundraising effort to deliver the National Memorial and Learning Centre and its wider educational objectives.

35.

Question: To ask the Secretary of State for Levelling Up, Housing and Communities, what new information the Government obtained on the proposal to locate the Holocaust Memorial in Victoria Tower Gardens between the UK Holocaust Memorial Foundation's recommendation in principle on 13 January 2016 and the announcement of the decision on 27 January 2016. (85180)

Answer, 8 Dec 2021: Kemi Badenoch: The UK Holocaust Memorial Foundation conducted a very extensive comparison of possible sites before recommending that Victoria Tower Gardens as the most fitting site for the Holocaust Memorial in terms of its historical, emotional and political significance and its ability to offer the greatest potential impact and visibility for the project. The Government accepted the Foundation's advice and announced on 27 January 2016 that Victoria Tower Gardens was the chosen location.

36.

Question: To ask the Secretary of State for Levelling Up, Housing and Communities, on what date the UK Holocaust Memorial Foundation decided that the criteria for the site of the proposed Holocaust Memorial and Learning Centre set out in September 2015, including relating to number of square metres, should no longer apply; and how were those decisions recorded. (85181)

Answer, 8 Dec 2021: Kemi Badenoch: The objective throughout has been to build a striking new national memorial co-located with a world class learning centre.

GIA

GIA Learning Centre

Level	Area
L0 EntranceLevel	133 m²
B2 MezzanineLevel	691 m²
B2 MezzanineLevel	34 m²
B3 BasementLevel	2400 m²
Total GIA	3258 m²

Note: GIA Learning Centre excludes the entrance Pavilion and the Cafe / Kiosk

GIA Entrance Pavilion

Level	Area
L0 EntranceLevel	95 m²
Total GIA	95 m²

Note: GIA has been calculated following RICS "Code of measuring practice, effective from September 2007"

GIA Café / Kiosk

Level	Area
L0 EntranceLevel	41 m²
Total GIA	41 m²

Building Area Breakdown

Schedule of accomodation for habitable spaces

Entrance Level

Entrance Pavilion

Name	Area
L0 EntranceLevel	
Electric Cupboard	2 m²
Lockers	29 m²
Security	60 m²
Storage	0 m²
Toilet	4 m²
Total	96 m²

Cafe / Kiosk

Name	Area
L0 EntranceLevel	
Backup Generator	14 m²
Bike Storage	6 m²
Bin Store	3 m²
Café Kiosk	15 m²
Total	38 m²

Learning Centre

Name	Area
L0 EntranceLevel	
Bin Store	6 m²
Loading Bay / Goods Entrance	28 m²
Back of House	34 m²
Exit Stair	28 m²
Circulation	28 m²
Total	62 m²

Mezzanine Level

Learning Centre

Name	Area
B2 MezzanineLevel	
Loading Bay / Goods Entrance	23 m²
Back of House	23 m²
BOH Circulation	29 m²
Exit Stair	23 m²
Lobby	10 m²
Circulation	63 m²

Cloakroom	10 m²
Lobby	103 m²
Lobby	7 m²
Toilets	41 m²
Front of House	161 m²

Flexible meeting space	61 m²
Learning Centre / Feature Stair	287 m²
Learning Centre	349 m²

Storage Cleaners Cupboard	3 m²
Storage Reception	22 m²
Storage Visitors Equipment	6 m²
Storage	30 m²
Total	625 m²

Basement Level

Learning Centre

Name	Area
B3 BasementLevel	
Bin Store	5 m²
Loading Bay / Goods Entrance	23 m²
Kitchen	20 m²
CCTV	7 m²
Interview Room	7 m²
Back of House	60 m²

BOH Circulation	89 m²
Service Lift	24 m²
Exit Stair	10 m²
Lobby	10 m²
Exit Stair	9 m²
Lift	6 m²
BOH Circulation	15 m²
BOH Circulation	15 m²
Lift	6 m²
Memorial Lift	6 m²
Lift	6 m²
Circulation	197 m²

Cloakroom	10 m²
Lobby	102 m²
Threshold	314 m²
Info Desk	7 m²
Toilets	41 m²
Lobby	7 m²
Front of House	482 m²

Learning Centre / Feature Stair	956 m²
Learning Centre	956 m²

HVAC Plantroom	168 m²
Server Room	9 m²
Public Health Plantroom	63 m²
Water Intake Cupboard	6 m²
Comms / IT Intake Cupboard	4 m²
Electrical Intake Cupboard	5 m²
Landlord LV Switchroom	13 m²
Life Safety Switchroom & Central Battery Room	12 m²
Server Room	13 m²
Lift Machine Room	12 m²
Plant	304 m²

Learning Centre

Name	Area
Changing Room with shower	16 m²
Toilets	17 m²
Office	63 m²
Locker Room	6 m²
Office Resource Room	5 m²
Office Private	7 m²
Office Meeting Room	11 m²
Staff Room / Kitchenette	10 m²
Staff	136 m²

Storage Cleaners Room	3 m²
Storage Cleaners Cupboard	3 m²
Storage Exhibition	33 m²
Storage Kitchen	8 m²
Office Storage	4 m²
Info Desk Storage	12 m²
Storage	63 m²
Total	2198 m²

Total Entrance Level	62 m²
Total Mezzanine Level	625 m²
Total Basement Level	2198 m²

Total Learning Centre Areas 2885 m²

Unusable Spaces

Void	24 m²
Lift above basement level	90 m²
Area with limited headroom	34 m²
Riser	70 m²
Internal partition wall	155 m²
Total	373 m²

Total GIA Learning Centre 3258 m²*

** Internal partition areas may be subject to alteration following further detail development in accordance with Acoustic, Fire and Structural / Service requirements.*

General Notes:

Drawing to be read in conjunction with the specification and all relevant drawings.

Do not scale from this drawing.

Contractor to check all dimensions on site. Adjaye Associates to be advised of any discrepancies between this drawing and site conditions immediately.

Adjaye Associates

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223-231 Old Marylebone Rd.
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**Gustafson
Porter +
Bowman**

Landscape Architect:

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wsp

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P0.5	22.11.19	Stage 4
P0.4	19.02.20	Issue for Information
P0.3	19.01.28	Stage 3 Plus
P0.2	18.12.18	Issue for Information
P0.1	05/11/2018	Issued to QS
Rev.	Date	Description

Status:

Stage 4

Rev.:

P0.5

Client:

**United Kingdom
Holocaust Memorial
Foundation
National Holocaust
Memorial**

Drawing Title:

**GIA & Building Area
Breakdown Schedule**

Drawing No.:

UKHM-AA-XX-ZX-SH-A-90-000

Scale: @ A3

Date: 22.11.19

Drawn By: GC

Checked By: JN

RUTH DEECH QUESTION on 28/3/23

To ask His Majesty's Government what is the floor area in square metres of the proposed underground construction of the UK Holocaust Memorial and Learning Centre; and what percentage of this underground area will be used for exhibitions and public space as part of the Learning Centre.

Answered by BARONESS SCOTT OF BYBROOK on

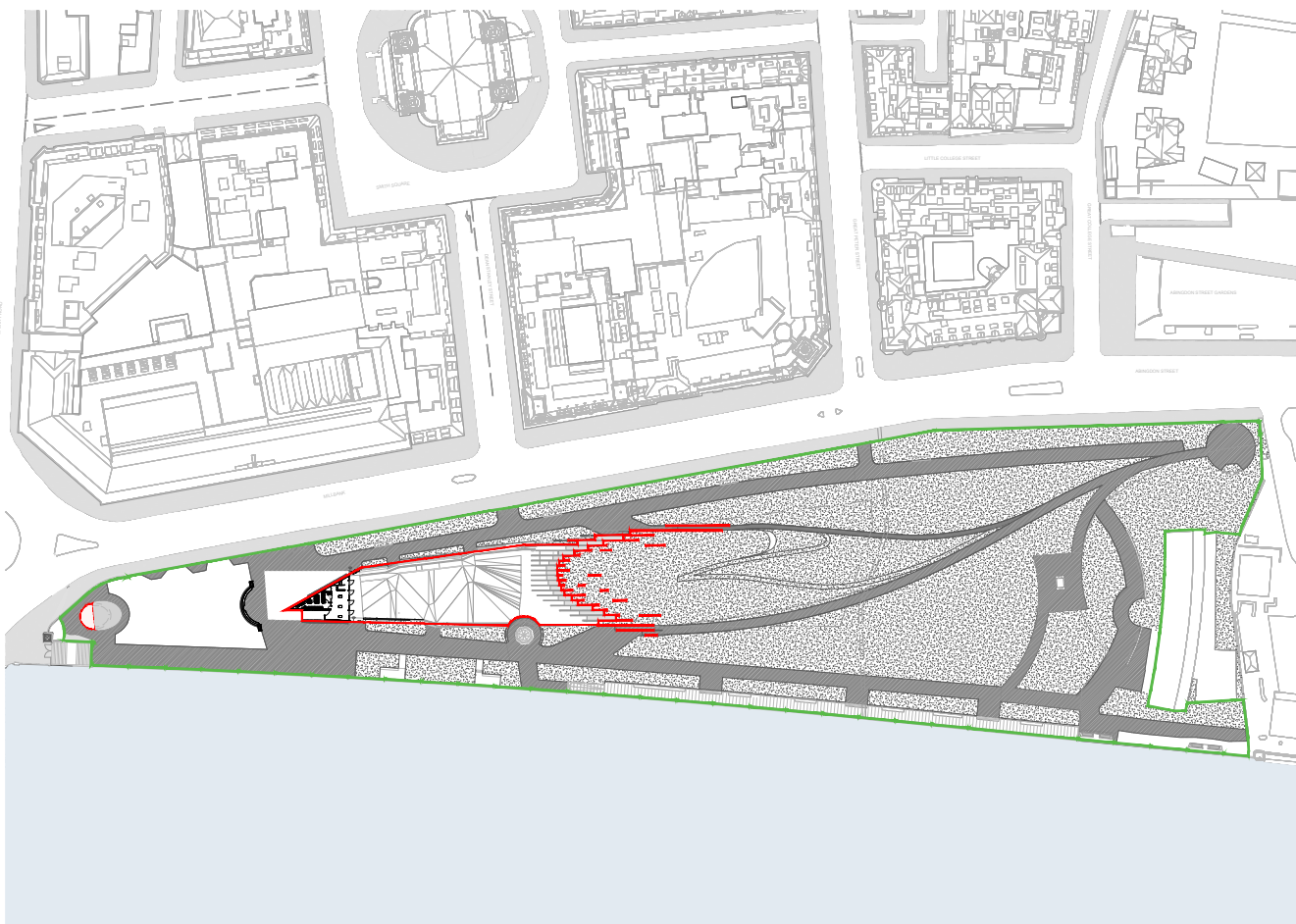
12 April 2023

Extensive information about the design of the proposed Holocaust Memorial and Learning Centre was considered at the Planning Inquiry in October 2020 and remains publicly available on Westminster City Council's website. The additional detail requested is set out in the table below and to provide further assistance and to illustrate the answers I am placing the three source documents in the Library:

- *Gross Internal Area (GIA) & Building Area Breakdown Schedule* which shows the area in square metres of every internal space within the proposed Learning Centre, the Entrance Pavilion and the Café/Kiosk.
- *Park Area Diagram rev 2* which shows both the size of Victoria Tower Gardens and the area taken by the Holocaust Memorial above ground within the park.
- *Playground Area Adjustment* which shows the boundaries and areas of the current playground and proposed reconfigured playground. It also shows the area between the Spicer Memorial in its proposed new location and the Holocaust Memorial's entrance pavilion. This area would provide circulation space for all park users between the boundary of the reconfigured playground and the Memorial's Entrance Pavilion.

	Question	Answer	Source
1	The floor area in square metres of the proposed underground construction of the UK Holocaust Memorial and Learning Centre.	3258 m2 * (includes 373m2 of unusable spaces such as voids, risers and areas with limited headroom) * all areas are gross internal floor area (GIFA) i.e. excluding external walls.	<i>GIA & Building Area Breakdown Schedule</i>
2	Percentage of the underground area that will be used for exhibitions and	52.85% Mezzanine Level Lobby (103m2)	<i>GIA and Building Area Breakdown Schedule</i>

	public space as part of the Learning Centre.	Learning Centre (349 m2) Basement Level Threshold (314m2) Learning Centre (956 m2) Total = 1722 m2	
3	Area in square metres of Victoria Tower Gardens as a whole, that will be enclosed to guarantee security around the UK Holocaust Memorial and Learning Centre in addition to the area occupied by the UK Holocaust Memorial and Learning Centre itself.	Zero as an addition to the 1429 m2 occupied by the Holocaust Memorial and Learning Centre.	<i>NHM Park Area Diagram rev 2</i>
4	Proportion of (3)	Zero	<i>NHM Park Area Diagram rev 2</i>
5	Size in sqm of the current playground in Victoria Tower Gardens	1010 m2	<i>Playground Area Adjustment</i>
6	Size in sqm of the intended new playground	945 m2	<i>Playground Area Adjustment</i>
7	Size in sqm of the intended new café	15 m2 Café/Kiosk 38 m2 including generator and storage	<i>GIA and Building Area Breakdown Schedule</i>
8	Size in sqm of the part of the current playground to be occupied by UK Holocaust Memorial and Learning Centre ticketing and associated works	23m2 Café/Kiosk generator and storage. Zero occupied by ticketing operations in the Entrance Pavilion. Footfall area 155 m2	<i>GIA and Building Area Breakdown Schedule Playground Area Adjustment</i>
9	Area in square metres of Victoria Tower Gardens as a whole that will be occupied by the intended UK Holocaust Memorial and Learning Centre, including (a) the entrance pavilion, (b) courtyard and ramp into the Learning Centre, (c) associated hard standing, (d) service access, (e) new access paths, (f) the parts of the mound not accessible to the public, and (g) areas to be enclosed to ensure the security of the Centre.	1429 m2	<i>NHM Park Area Diagram rev 2</i>
10	Proportion of (9)	7.58%	<i>NHM Park Area Diagram rev 2</i>



Green Line
park area = 18,848sqm

criteria:

- inside of boundary wall line
- excludes parliamentary education centre, stairs, existing toilet building
- includes existing green space, paths, playground and kiosk

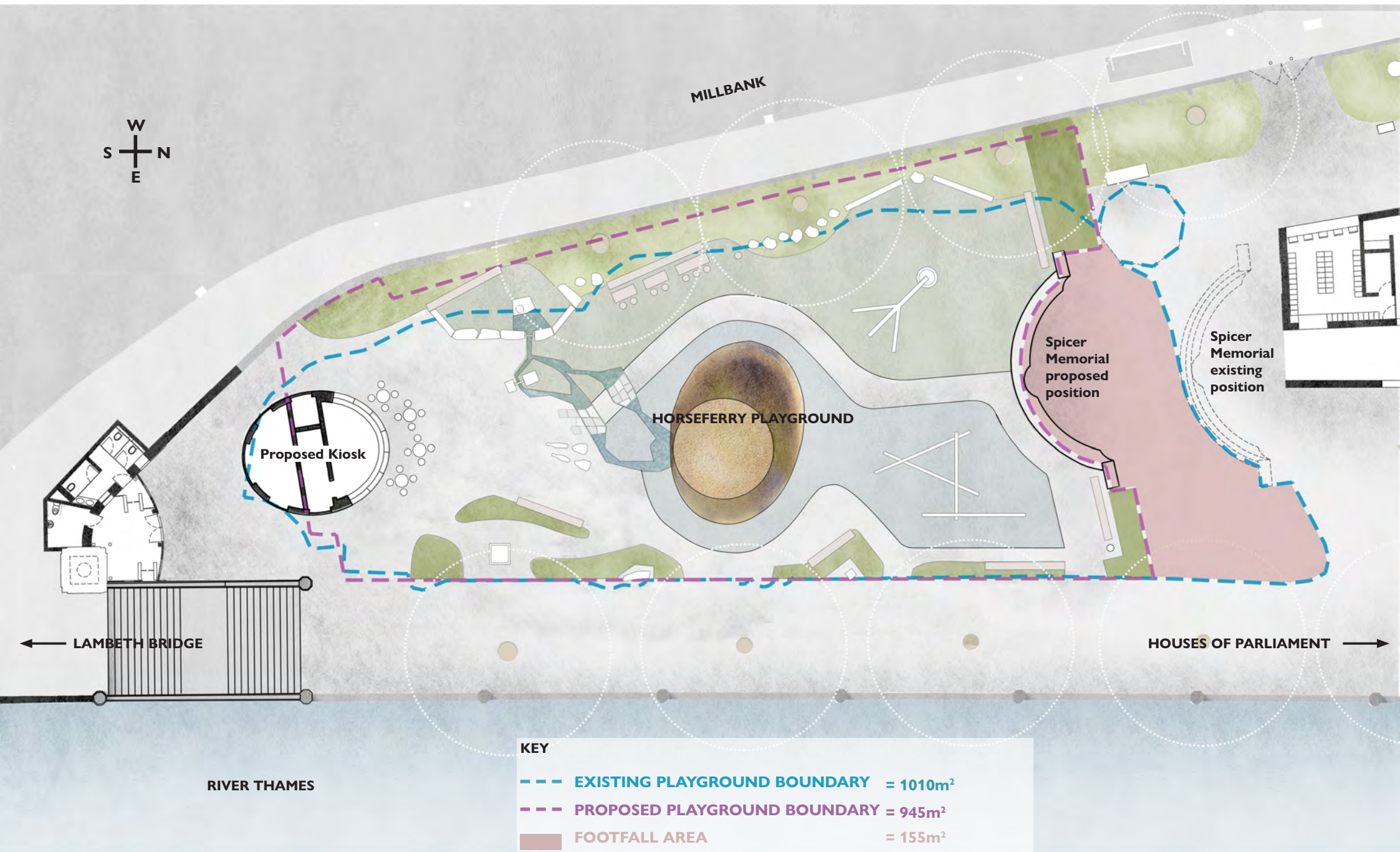
Red Line
NHM area above ground = 1429sqm (excludes entrance pavilion canopy, includes new boundary)

criteria:

- includes fins, courtyard, security hedge, entrance pavilion & NHM equipment

Park Area
green line - 100%
red line - 7.58%

HORSEFERRY PLAYGROUND EXISTING & PROPOSED



EXTRACTS

HANSARD 28 June 2023 – second reading and subsequent issues

Holocaust Memorial Bill

Second Reading

Madam Deputy Speaker (Dame Eleanor Laing)

The reasoned amendment in the name of Sir Peter Bottomley has been selected.

14:50:00

The Secretary of State for Levelling Up, Housing and Communities (Michael Gove)

I beg to move, That the Bill be now read a Second time.

This short Bill serves a vital purpose. It ensures that the undertaking that this Government have given, supported by the official Opposition and all parties in this House, is honoured, and that a fitting, Government-led national memorial and learning centre to honour the 6 million who died in the holocaust is established in a suitable, prominent centre at the heart of our capital city.

I know that everyone in this House recognises that the holocaust was a unique evil. Genocide—the greatest crime that humanity can inflict on other human beings—has been a dark feature of our shared history since the dawn of time, but the holocaust stands out in scale and in horror. It was a unique desire on the part of a nation to wipe out an entire people. Mechanised cruelty executed on a scale that could never have been imagined beforehand meant that, from the Pyrenees to the Urals, the Nazi war machine was bent on the elimination of an entire race. I think all of us, whatever our views on the Bill and all of the inevitable details that follow in making sure that an appropriate memorial is sited, will share a desire to ensure that the commitment “Never again” is in all our hearts.

Mr John Baron (Basildon and Billericay) (Con)

I fully concur with what my right hon. Friend has just said, and I am fully supportive of a national holocaust memorial, but the reason I will not be supporting the Government in the passing of this Bill this evening—if it is passed—is that there appears to have been a complete lack of public consultation. Westminster City Council was against it, and it seems to me as though this has been imposed from above by Government. That is not what we do in this country: we need a much wider consultation. That is why many prominent Jews, including Malcolm Rifkind, former rabbis and so forth, have signed the open letter arguing against the siting of the memorial in Victoria Tower gardens.

Michael Gove

My hon. Friend makes an important point. There has been controversy and there has been opposition to the site of the memorial, but it is only fair to say that the decision to site it in Victoria Tower gardens has followed consultation. There was extensive consultation on this project, starting with Prime Minister David Cameron's holocaust commission in 2014, which received almost 2,500 responses. Following the announcement in January 2016 that Victoria Tower gardens had been identified as the most fitting site, an international design competition was then held to select a suitable design team.

Sir Peter Bottomley (Worthing West) (Con)

I do not put this as a point of argument, but as something that I hope my right hon. Friend is aware of: when the UK Holocaust Memorial Foundation put out its specification in September 2015—a copy of which, I think, is available to my right hon. Friend—it said that it wanted various criteria to be taken into account, including a possible location in central London, which on page 10 of the specification is illustrated as west of Regent's Park, east of Spitalfields and down from the Imperial War Museum. In the four or five months between September 2015 and January 2016, there was no public consultation about the site at all. I do not want my right hon. Friend to feel that he needs to answer that point now, but if he could say before the end of the debate what consultation there was between September 2015 and January 2016, that might be helpful to the House.

Michael Gove

The consultation was undertaken after the announcement of the winning design, and from January to September 2017 the public were invited to comment on the shortlisted designs, which were exhibited in Parliament and across the United Kingdom. Of course, as the Father of the House will know, there was a planning inquiry, and during that inquiry extensive material about the memorial and the learning centre was published and shared. Interested parties were given an opportunity to raise concerns and objections, and objectors had the opportunity to make their case to the independent planning inspector at that point.

However, I stress that the decision on the site was not taken by Government Ministers, and—in respect of the understandable concerns raised by my hon. Friend the Member for Basildon and

Billericay (Mr Baron)—it was not imposed by the Government themselves. The decision was arrived at by the independent Holocaust Memorial Foundation, with representations from different political traditions, including the right hon. Ed Balls and the right hon. Lord Pickles; the Chief Rabbi; the very distinguished president of the Community Security Trust, Gerald Ronson; and a host of others from civil society. While my hon. Friend is right to say that some people within the Jewish community have expressed concerns, the overwhelming view of the Jewish community and its representative organisations is that this is the right memorial in the right location, and that we must press on.

Jonathan Edwards (Carmarthen East and Dinefwr) (Ind)

I am extremely grateful to the Secretary of State for giving way. On the location, what assurances can he give that the Bill does not undermine the environmental protections that Victoria Tower gardens currently enjoy?

Michael Gove

Victoria Tower gardens will continue to be a park with public access—only some 7.5% of the location of the park will be occupied by the memorial. Of course, when David Cameron initiated the commission, it was made clear that any memorial should be suitably striking, suitably prominent, and in a location that has political, cultural, emotional and historical resonance, which it will be.

Dame Andrea Leadsom (South Northamptonshire) (Con)

When I was Leader of the House of Commons, between 2017 and 2019, I received so many representations personally from people who made the case that there are now so few Holocaust survivors still living that we simply have to get on with this. As my right hon. Friend said, that consultation began under David Cameron's leadership, which is now a long time in the past. If we are going to do this, and it needs to be in a prominent place to show our respect and commitment to remembering that horrific time, we must get on with it.

Michael Gove

I am very grateful to my right hon. Friend, who was a brilliant Leader of the House, for making that point so clearly. As she reminds us, the Holocaust is moving from living history to history. The voices of those who are survivors and witnesses are fading, and we must ensure that their example endures.

Just a fortnight ago, Ben Helfgott, an ambassador for the Holocaust Educational Trust, sadly passed away. Ben was a Holocaust survivor who went on to represent this country in weightlifting at the Olympics. Thanks to the Holocaust Educational Trust, I had the privilege of meeting Ben and hearing his testimony. I do not think any of us who have heard the testimony

of any of the witnesses and survivors for whom the Holocaust Educational Trust has provided a platform will forget that—there is nothing as powerful as hearing from those who lived through and survived the hell of the holocaust. As Ben and other survivors pass on, it is our duty and our responsibility to move as quickly as we can to ensure that the memorial they fought for and wished to see is established suitably.

Of course, one of the other reasons why it is so important that we move quickly and show resolution is that not only are voices fading, but antisemitism is rising. In 2022, the last year for which we have figures, the Community Security Trust recorded 1,652 antisemitic incidents. In the year before that, the number of antisemitic incidents in this country had reached a record high. As Jonathan Sacks reminded us, antisemitism is a virus that mutates. We need to be vigilant, always and everywhere, against hate and prejudice, and the memorial and learning centre will establish a means of doing so for generations to come.

Jonathan Edwards

I agree with everything that the Secretary of State has just said. He will be aware that the Jewish Museum in Camden is due to close because of a lack of funds—that is my understanding. What consideration have the Government given to providing some funds to keep that recognition of the holocaust alive?

Michael Gove

The hon. Gentleman makes an important point. Of course, the Government stand behind the memorial, but there will also be philanthropic funding. Here again, Gerald Ronson CBE is one of the figures at the forefront in supporting this cause, as he has so many good causes. The Government also support the work of the Holocaust Educational Trust. Indeed, I was proud as the Education Secretary to carry on the great work of Ed Balls in making sure that holocaust education was a critical part of the history that every child learns in our schools.

As the former Leader of the House, my right hon. Friend the Member for South Northamptonshire (Dame Andrea Leadsom), pointed out, David Cameron established a commission with cross-party support in 2014, and it is that commission's work that we seek to honour today. Again, the commission was clear that the most important thing is to make sure that we have a striking new memorial in a prominent central London location and accompanied by a world-class education centre. That is what the holocaust memorial commission is charged with delivering, and the detail of its proposals have commanded respect and approval from historians and from within the Jewish community.

This Bill seeks specifically to change the London County Council (Improvements) Act 1900, which governs public parks. All we seek to do is to make sure that those parts of the 1900 Act that Mrs Justice Thornton rightly invoked in the case that was heard before her are altered. We

wish to ensure that it is the clear will of Parliament—both the Commons and the Lords, across parties and across political traditions—that the memorial goes ahead, while also continuing to respect free access to Victoria Tower gardens, respecting its position as a public park, and making sure that those green spaces are accessible to all and that the existing memorials there are respected as well.

As I have mentioned, the choice of venue has attracted some controversy, but I can put it no better than the Chief Rabbi himself. When questioned about why, he said that this

“is an inspirational choice of venue... this is a most wonderful location because it is in a prime place of great prominence and it is at the heart of our democracy... we don’t want to tuck the Holocaust away somewhere—similar to...a tiny monument in Hyde Park, that most people have never heard of. We want all of British society to be aware...for the sake of the whole country and its future.”

We are all privileged to be parliamentarians, and we all know that when people think of this country, the symbol they associate with it is this House. We all know that this nation—the mother of Parliaments, the home of Parliamentary democracy—has a proud tradition. It is only appropriate that, when we reflect on the greatest evil that humanity has ever been responsible for, it is here in the home of parliamentary democracy that we find the space, the time and the common endeavour to make sure that a fitting memorial can be established, and that is what this Bill seeks to do.

Stephen Crabb (Preseli Pembrokeshire) (Con)

My right hon. Friend is making a very effective and powerful speech in support of the Bill. The point he has just made about the proximity of the memorial and learning centre to this institution is exactly right. Does he agree with me that, when we talk about the holocaust and the horrors of the past, it is not just something that happened to other people over there; it is actually part of our story and our history as well? So Westminster, close to Parliament, is the ideal location for this memorial.

Michael Gove

I could not agree more. There are representatives in this House and in the other place who are the relatives of those who died or survived the holocaust. Lord Austin, a distinguished Cross Bencher in the other place, is the adopted son of a holocaust survivor. This is about recognising the intimate links between this country and that crime, and the fact that distinguished figures such as those responsible for the Kindertransport played an heroic role in helping people fleeing persecution to come to this country. However, it is also the case that all history is complex, and there are mistakes that this nation and some of its leaders or leading politicians made at that time

that we also need to remember, if we are to ensure that “never again” is a phrase that resonates with meaning rather than being simply an empty repeated platitude.

Jonathan Edwards

My interest in this Bill is primarily driven by constituents of mine who are related to Thomas Fowell Buxton, and there is a very important monument to his memory and the campaign he waged against slavery on this site. If this Bill proceeds, what can we do to ensure that this memorial complements that memorial?

Michael Gove

Again, the hon. Gentleman makes a very important point. The whole design by David Adjaye and his team is designed to complement the Buxton memorial. Indeed, the hon. Gentleman is quite right that it is fitting that a memorial intended to ensure that we remember those who fought against the evil of slavery is located alongside a memorial to ensure that we remember the victims of the greatest crime that humanity was ever responsible for.

Bob Blackman (Harrow East) (Con)

My right hon. Friend has been right in talking about the site for the memorial, and colleagues have raised the issue of opposition to it. Does he agree with me that the principal reason why some Jewish people and Jewish leaders are raising objections is the sheer length of time this whole process is taking? Actually, they do not object to where it is sited, but just want to make sure we get on with the job and get it done.

Michael Gove

My hon. Friend is absolutely right. From the meetings I have had with the commission and the conversations I have had with people in the Jewish community and beyond, I know they want us to proceed. They understand that we are a country governed by laws and they understand why the court came to the decision it did on the 1900 Act, but they also want the Government, as well as this House and the other place, to proceed at the fastest possible pace—giving due consideration to all the arguments that are and have been made, but at the fastest possible pace—to ensure that an appropriate memorial is established.

I would like to close by reflecting on the words of Mala Tribich MBE, who is now 92 years old, and a holocaust survivor herself. As she says:

“As the Holocaust moves further into history and we survivors become less able to share our testimonies this Memorial and Learning Centre will be a lasting legacy so that future generations will understand why it is important for people to remember the Holocaust, to learn from the past

and stand up against injustice. The memory of the Holocaust cannot be left to fade when us eyewitnesses are no longer able to share our memories.”

I believe we owe it to Mala and to all survivors to pass this Bill, and I commend it to the House.

++++ Material between above and below removed for this bundle +++++

17:18:00

Matthew Pennycook (Greenwich and Woolwich) (Lab)

It is a pleasure to follow the hon. Member for Harrow East (Bob Blackman) and a privilege to wind-up this Second Reading debate for the Opposition.

I start by thanking all the hon. and right hon. Members who have taken part in this debate: the Father of the House; the right hon. Members for Witham (Priti Patel), for Gainsborough (Sir Edward Leigh) and for Preseli Pembrokeshire (Stephen Crabb); the hon. Members for East Renfrewshire (Kirsten Oswald), for Cities of London and Westminster (Nickie Aiken), for West Bromwich East (Nicola Richards) and for Harrow East; and my hon. Friends the Members for Hemsworth (Jon Trickett) and for Canterbury (Rosie Duffield). Each made their respective case with both force and clarity.

The Bill concerns a matter that arouses strong emotions, and the debate has understandably reflected that fact, but everyone who has contributed this afternoon has done so in a considered and respectful way that has done justice to the significance of the issue at hand. Whatever differences might exist about precisely how we do so, we are united as a House in our commitment to remembering and learning from the holocaust.

The Opposition’s position on the Bill is clear and unambiguous. As my hon. Friend the shadow Secretary of State made clear at the outset of the debate, we support the construction of a national holocaust memorial and learning centre in Victoria Tower gardens, and we therefore welcome the Bill as a means to facilitate its establishment. Many who have spoken in the debate have touched upon the rationale for creating a national holocaust memorial and learning centre. As we have heard, the idea was first proposed in 2015, and it has enjoyed cross-party support from its inception. In the eight years that have passed since the idea was first mooted, the case for such a monument and institution has only grown. That is not only because of the alarming rise of anti-Jewish hate in recent years, but because as the number of those who survived the shoah dwindles and those who still remain with us grow ever frailer, it is essential that we as a country do more to preserve the memory of this unique act of evil and those who perished in it.

It is also imperative that we continue to educate future generations about what happened, both as a mark of respect to those who were lost and those who survived, and as a warning about what happens when antisemitism, prejudice and hatred are allowed to flourish unchecked. Once constructed, the memorial will stand as a permanent reminder of the horrors of the past, and the need for a democratic citizenry to remain ever vigilant and willing to act when the values that underpin a free and tolerant society are undermined or threatened.

We on the Opposition Benches believe it is particularly important that the thematic exhibition that the proposed learning centre will house is not only engaging and reflective, but honest about Britain's complicated relationship with the holocaust. The proximity of the proposed memorial and learning centre to this House cannot and should not be taken to imply that the United Kingdom and its Parliament have an unimpeachable record when it comes to the knowledge of, and response to, the systematic mass killing of Jews by the Nazi regime.

Sir Edward Leigh

Let us put it on the record that, as Winston Churchill said, only one nation in the entire world fought Nazism and fascism from day one of the war to the last day of the war—it was this country and this Parliament.

Matthew Pennycook

I thank the right hon. Gentleman for that intervention. I agree with him, although he will know of the many voices of dissent both at the time of and in the years leading up to the moment in which we took that stand. As I was going to say, the proximity of the proposed site renders it all the more important to confront openly the ambiguous and varied responses—and there were some—of our country's Parliament, Government and society to the still unsurpassed crimes that were carried out by Nazi Germany and its collaborators. We have heard about those examples today.

As the debate winds up, I want to take the opportunity, once again, to put on record our thanks to all those who have been involved in advancing this project, and holocaust education more generally, in recent years. The full list is far too extensive to read into the record, but they include the past and present members of the UK Holocaust Memorial Foundation, including the right honourable Ed Balls, the right honourable Lord Eric Pickles and Chief Rabbi Ephraim Mirvis; all those involved in developing the exhibition's narrative, particularly Yehudit Shendar, who is providing the curatorial lead; all the organisations that have striven to embed holocaust and genocide education and commemoration in our national life, particularly the Holocaust Memorial Day Trust and the Holocaust Educational Trust; and finally, all the holocaust survivors who have campaigned for holocaust education and personally championed the project, including a number who will sadly not now see it come to fruition. In that regard, those of us on the

Opposition side of the House think in particular of Sir Ben Helfgott, and convey our thoughts and sincere condolences to his family and friends.

I have felt it necessary to dwell again at some length on the rationale for establishing a national holocaust memorial and learning centre, given the Bill's ultimate purpose, but as has been mentioned, the principle of doing so is almost entirely uncontested and not an issue that arises directly from the Bill. Instead, the Bill is concerned with making provision for, and in connection with, significant expenditure related to the establishment of the proposed memorial and centre, and removing pre-existing legislative impediments that exist to the siting of it in Victoria Tower gardens, namely sections of the London County Council (Improvements) Act 1900, so that progress towards construction can be made.

I want to make it clear once again that the Opposition appreciate fully that the selection of Victoria Tower gardens as the chosen location for the memorial and centre has attracted robust and principled criticism and, in some cases, outright opposition, including from prominent members of the Jewish community and holocaust survivors. Several of those who contributed to the debate today have articulated some of the criticisms and objections that have been made in that regard. The reasoned amendment in the name of the Father of the House sets out a number of them.

As we have heard, concerns about the proposed location include the impact on the construction process; rising build costs; the potential generation of additional traffic in the area; security risks; environmental protections; the loss of public green space and amenity; and the impact on existing monuments and memorials.

Sir Peter Bottomley

When the National Audit Office carried out its report last year, it thought the cost had gone up to £102 million. Since then, we will probably need to add an extra 15%, because of inflation in construction. The expansion at Yad Vashem, which was referred to by hon. Members, was completed for \$100 million, so we will be spending much more for much less. I am not saying this to change the hon. Gentleman's argument—I am grateful for the way he is summarising the debate, and he is doing it very fairly.

Matthew Pennycook

I thank the Father of the House. Build cost inflation is a serious issue, not just in relation to this project but across the country. That would be the case wherever the chosen location was if we are to move ahead with the memorial, as we must, but I take his point, which is a good one.

We know the concerns that have been raised about the adequacy of historical consultation. While the planning inquiry that took place in October 2022 enabled all interested parties to express their views and to raise these and other concerns and suggestions, the Opposition believe it is important that those with outstanding criticisms and objections have a chance to express them fully and be heard. The hybrid nature of the Bill and the resulting petitioning window that will be provided as a result of its designation will ensure that they are.

We hope that the Government will reflect carefully on the specific points that have been raised in the debate today. However, it is the considered view of Labour Members that this Bill needs to progress and that, amended or otherwise, it must receive Royal Assent as soon as is practically possible. There really can be no further delay if we are to have any chance whatsoever of having this vitally important project finally completed while at least some of those who survived the holocaust and made Britain their home are still with us. I think that would be the sincere wish of the whole House.

17:27:00

The Parliamentary Under-Secretary of State for Levelling Up, Housing and Communities
(Felicity Buchan)

It is a real pleasure to conclude the debate. I sincerely thank Members from across the House for their thoughtful, powerful and often very personal contributions to the debate. I was moved to hear such support for the principles of this Bill from all sides of the House. Together we can put our personal politics to one side and get the holocaust memorial built, while there are still holocaust survivors alive to see it.

Regrettably, it is a sombre truth that holocaust survivors who found solace in the United Kingdom are passing away, so we cannot let this opportunity pass us by. We must pass this Bill. We must ensure that future generations remember tomorrow. As my right hon. Friend the Secretary of State said, the Bill will enable us to keep that solemn promise. Through it, we are pursuing our manifesto commitment and a moral commitment.

It is encouraging to know that there is broad agreement about the need for a prominent national holocaust memorial and learning centre, even among those few dissenting voices who have expressed concerns about the site in Victoria Tower gardens. What is not in dispute is that its location at the heart of our democracy has an unmatched historical, emotional and political significance.

I wish to spend a few moments replying to some of the concerns that have been mentioned, first, in the reasoned amendment, and, secondly, in some of the speeches. We are opposing the amendment. Many of these issues were examined in depth at the six-week public inquiry in 2020.

In his overall conclusion, the planning inspector was clear that the significant range of truly civic, educative, social and even moral public benefits that the proposals offer would demonstrably outweigh the identified harms that the proposals have been found to cause. A number of Members, including my hon. Friend and neighbour the Member for Cities of London and Westminster (Nickie Aiken), raised concerns about the park and the environment. I stress that our proposal is to take only 7.5% of the area of the gardens, with the structure of our learning centre placed underground.

Nickie Aiken

I appreciate what the Minister is saying about the 7.5%. However, does she agree that placing the memorial and the learning centre in Victoria Tower gardens will change the whole atmosphere of the area, which is currently a neighbourhood park to a civic area.

Felicity Buchan

It is our full intention that all activities that, at the moment, occur in the park can continue to do so, and we are being very sensitive in our design of the memorial and the learning centre. On the 7.5% point, I wish to note that the planning inspector, in his decision, recorded that the figure was agreed by all the main parties to the inquiry. I also want to say that the gardens will be enhanced in many ways with new planting, better drainage and more accessible seating. It is important also to note that the Holocaust Memorial Bill itself cannot and will not do anything to alter environmental and green space protections. The Bill will remove the statutory obstacle to building the memorial and learning centre in Victoria Tower gardens, it does not provide any sort of planning permission and other necessary consents. These are contingent on an entirely separate planning permission.

I wish to pick up on a few other points that were raised. On trees, I want to reassure everyone that all the mature London plane trees will be protected, and additional planting will increase the overall attractiveness. We are taking measures to minimise the risk of damage to tree roots. Flooding was also mentioned. A detailed flood-risk assessment prepared as part of the planning application has concluded that Victoria Tower gardens is heavily protected. However, we take the risk of flooding very seriously, The Environment Agency has sought planning conditions relating to the condition of the river wall, which we are happy to comply with.

The Buxton Memorial and the concerns about it being overshadowed were mentioned. I want to stress that the design of the memorial means that the Buxton Memorial will be kept in its current position and, with the addition of new landscaping and seating, its setting will be improved. The

memorial will be no higher than the top of the Buxton Memorial and the fins will step down progressively.

Concerns were raised about the interaction with the restoration and renewal programme. I just want to stress that the memorial site is at the southern end of Victoria Tower gardens and need not prevent the use of the gardens as required by the R&R project for site offices.

There was mention of having the memorial at the Imperial War Museum. I reiterate that the Imperial War Museum is very supportive of our proposals and, indeed, the chair sits on the foundation board. There was also mention of the fact that the learning centre was too small, but it is of a comparable size to that of the exhibition space underground in Berlin. In the reasoned amendment there was mention of the fact that there should be an endowment fund for education, but nothing that we are doing precludes that. There was also mention of the fact that there is opposition from members of the Jewish community. As my hon. Friend the Member for Harrow East (Bob Blackman) said, we are never going to get unanimity among any group of people, but we are delighted that we have the support of the Chief Rabbi and of every living Prime Minister, and broad representation from the Jewish community.

Consultation has been mentioned, and the Secretary of State addressed many of those issues, but we have over the years carried out extensive consultation. We looked at around 50 possible sites in central London, and there was a public inquiry as part of the planning process. We conducted a very thorough search of possible alternative suitable sites. All sites were assessed against the same published criteria, which included visibility, accessibility, availability and affordability. Almost all the criteria in the 2015 site selection document can be met at Victoria Tower gardens. I thank Members across the House for their contributions in this important debate and for their support to deliver this long-overdue memorial.

17:36:00

Sir Peter Bottomley

I am not going to continue with the reasoned amendment on obvious grounds, which I spoke about earlier. I beg to ask leave to withdraw the amendment.

Amendment, by leave, withdrawn.

A.D. 1900.

2. As from the day next succeeding the expiration of one calendar month from the passing of the said Bill or the day of completion of the said assurance whichever shall first happen the Vestry shall be entitled to possession or receipt of the rents and profits of the said lands and from that day all outgoings shall be paid by the Vestry and such rents profits and outgoings shall be apportioned if necessary.
3. The Vestry shall not disturb any of the persons holding allotments of the said lands until the expiration of the period during which their respective holdings extend.
4. This agreement is subject to the said Bill passing during the present session of Parliament and if the said Bill do not pass this agreement shall be void.

As witness the seal of the said Vestry and the hands and seals of the said other parties hereto.

Signed sealed and delivered by
the above-named Peter Proctor
Haythornthwaite Charles Joiner
William James May William
Raymond William Watts and
William James West in the
presence of

W. MARCUS WILKINS.

PETER PROCTOR
HAYTHORNTHWAITE.

(L.S.)

CHARLES JOINER.

(L.S.)

W. J. MAY.

(L.S.)

WILLIAM RAYMOND.

(L.S.)

WILLIAM WATT'S.

(L.S.)

WILL. J. WEST.

(L.S.)

The Common Seal of the Vestry of the
parish of Saint Mary Battersea was
affixed hereto by order of the said
Vestry in the presence of

W. MARCUS WILKINS
Clerk to the Vestry.Seal of the
Vestry.Printed by EYRE and SPOTTISWOODE,
FOR

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CHAPTER cclxix.

An Act to empower the London County Council to make an extension of the Thames Embankment and a new street and improvements at Westminster to widen Mare Street Hackney and to make other street improvements and works in the administrative county of London and for other purposes. [6th August 1900.]

A.D. 1900.

WHEREAS it is expedient to confer on the London County Council (herein-after called "the Council") powers to make the improvements and works herein-after described and it is also expedient to confer on the Council such powers as are herein-after set forth with regard to the raising of money for the purposes of this Act:

And whereas it is also expedient to confer upon the Council in connexion with and for the purposes of the improvements by this Act authorised the powers herein-after set forth:

And whereas it is expedient that provisions should be made with regard to contributions by the Council of the city or borough of Westminster constituted or to be constituted under the London Government Act 1899 towards the Thames Embankment extension and improvements at Westminster by this Act authorised and that such provisions as are herein-after set forth should be made with reference thereto:

And whereas it is expedient that provisions should be made with regard to contributions by the vestries of certain parishes and by the Wandsworth District Board of Works as in this Act specified towards the improvements by this Act authorised within their respective parishes and district and that other provisions relative thereto should be made as herein-after set forth:

And whereas the Council have caused to be deposited with the clerk of the peace for the county of London plans and sections describing the lines and levels of the works by this Act authorised

[Price 3s. 9d.]

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A.D. 1900.

and the lands which may be taken for the purposes thereof and also plans of the lands liable to have a special charge imposed upon them under this Act and also a book of reference to such plans containing the names of the owners and lessees or reputed owners and lessees and of the occupiers of those lands and such plans sections and book of reference are respectively referred to in this Act as the deposited plans sections and book of reference:

And whereas estimates have been prepared by the Council as to the amount which they will require to expend on capital accounts for the purposes of this Act and such estimates (being in each case calculated to cover the original cost of purchasing lands and executing the works without any allowance in respect of returns from re-sale or letting of lands which will be ultimately available for that purpose) are as follows:—

	£
Thames Embankment extension and improvements at Westminster - -	1,319,000
Mare Street Hackney Widening - -	660,750
Goswell Road Widening - -	227,800
Saint John Street (Clerkenwell) Widening - -	92,400
Blackstock Road (Islington) Widening - -	5,200
Archway Road (Islington) Widening - -	6,000
Kentish Town Road Widening - -	10,450
Nine Elms Lane Widening - -	171,300
Widenings at Battersea Rise - -	46,900
Widenings at Blackheath Road Blackheath Hill and New Road - -	41,200
High Street and Gardener's Lane Putney Widening - -	45,030
	£2,626,030

And whereas the objects aforesaid cannot be effected without the authority of Parliament:

May it therefore please Your Majesty that it may be enacted and be it enacted by the Queen's most Excellent Majesty by and with the advice and consent of the Lords Spiritual and Temporal and Commons in this present Parliament assembled and by the authority of the same as follows (that is to say):—

PART I.—INTRODUCTORY.

1. This Act may be cited as the London County Council (Improvements) Act 1900.

Short title.

2. In this Act the following words and expressions have the several meanings hereby assigned to them unless there be something in the subject or context repugnant to such construction (that is to say):—

“The Council” means the London County Council;

“The improvements” means the improvements and works by this Act authorised;

“Street” has the meaning assigned to that term in the Metropolis Management Acts 1855 to 1893;

And the several words and expressions to which by the Acts wholly or partly incorporated herewith meanings are assigned have in this Act the same respective meanings unless there be in the subject or context something repugnant to or inconsistent with such construction:

Provided that for the purposes of this Act the expressions “the promoters of the undertaking” and “the company” in the Lands Clauses Acts shall be construed to mean the Council.

3. The Lands Clauses Acts are (except section 133 of the Lands Clauses Consolidation Act 1845 (land tax and poor's rate to be made good) and except where expressly varied by this Act) incorporated with and form part of this Act.

PART II.—IMPROVEMENTS.

4. Subject to the provisions of this Act in the lines or situation and within the limits of deviation shown on the deposited plans and according to the levels shown on the deposited sections the Council may execute the works in the county of London herein-after described viz.:—

(1) *Thames Embankment Extension and Improvements at Westminster.*

An embankment wall and an embankment on the foreshore of the River Thames in continuation of the existing river embankment south of the Houses of Parliament commencing at the present termination of the existing embankment at the south-eastern corner of the Victoria Tower Gardens and terminating at the northern side of Lambeth Bridge:

A new street consisting in parts of widenings of Abingdon Street and Millbank Street commencing in Abingdon Street opposite or nearly opposite the entrance to the Peers Office Court of the House of Lords and terminating at the western end of Lambeth Bridge:

A.D. 1900.

A widening of Horseferry Road on the northern side thereof from Lambeth Bridge to Carpenter Street :
 A widening of Wood Street on the southern side thereof from its junction with Millbank Street to its junction with Saint John Street :
 Alterations of Smith Square and the approaches thereto comprising—

- (i) Widening of the roadway of the same on all four sides ;
- (ii) The widening of North Street from Wood Street as proposed to be widened to Smith Square ;
- (iii) Widening of Church Street at its junction with the roadway of Smith Square ;
- (iv) A new street commencing in Horseferry Road as proposed to be widened at about $1\frac{1}{2}$ chains eastward of Carpenter Street and terminating in Smith Square opposite the southern entrance to Saint John's Church ;
- (v) A new street commencing in Tufton Street about 1 chain northward of Little Tufton Street and terminating in Smith Square opposite the western side of Saint John's Church :

The said works will be situate in the parish of Saint John the Evangelist Westminster.

(2) Mare Street Hackney Widening.

- (i) A widening of Mare Street (Hackney) on the east side thereof commencing at the point where the North London Railway crosses Mare Street Hackney and terminating at the junction of Mare Street with Darnley Road :
- (ii) A widening of Morning Lane partly on the southern and partly on the northern or north-western side thereof commencing about a chain from the junction of Morning Lane with Mare Street and terminating near the southern end of Chalgrove Road :
- (iii) A new street commencing in Morning Lane at a point about $1\frac{1}{2}$ chains eastward of the junction thereof with Mare Street and terminating in Paragon Road at or near the entrance therefrom to Jerusalem Passage :
- (iv) A widening of Mare Street on the western side thereof commencing about $2\frac{1}{2}$ chains southward of the junction of the Grove with Mare Street and terminating at a point opposite Pemberton Place :
- (v) A widening of Mare Street on the eastern side thereof commencing between the Congregational Chapel and the

Catholic Apostolic Church and terminating at the junction of Well Street and Mare Street including a widening of Well Street on the northern side extending from Mare Street to Weston Place :

- (vi) A widening of Mare Street on the western side opposite the junction therewith of Well Street commencing at the northern-most corner of the "Dolphin" public-house and terminating at a point 1 chain or thereabouts northward of the said corner :
- (vii) A widening of Mare Street on the eastern side commencing at a point in Well Street about half a chain to the eastward of coach yard and terminating near the junction of Tudor Road with Mare Street including a widening of Tudor Road on the north side thereof between Mare Street and a point about 2 chains east of Mare Street :
- (viii) A widening of Mare Street on the eastern side commencing near the junction therewith of Tudor Road and terminating at a point 1 chain or thereabouts northward of the junction therewith of King Edward Road :

The said works will be situate in the parish of Saint John Hackney.

(3) Goswell Road Widening.

A widening of Goswell Road in the parish of Saint James and Saint John Clerkenwell on the western side of the said road commencing at the junction of Upper Ashby Street with the Goswell Road and terminating at the junction therewith of Great Sutton Street.

(4) Saint John Street (Clerkenwell) Widening.

A widening of Saint John Street on the western side thereof in the parish of Saint James and Saint John Clerkenwell commencing at the junction therewith of Aylesbury Street and terminating at the junction therewith of Albemarle Street.

(5) Blackstock Road (Islington) Widening.

A widening of Blackstock Road on the south-western side thereof in the parish of Saint Mary Islington commencing $4\frac{1}{2}$ chains to the southward of Ambler Road and extending therefrom southward for a distance of 3 chains or thereabouts.

(6) Archway Road (Islington) Widening.

A widening of Archway Road in the parish of Saint Mary Islington on the eastern or north-eastern side thereof com-

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mening at a point in the Archway Road 2 chains or thereabouts northward of the junction therewith of Whitehall Park terminating at a point $7\frac{1}{2}$ chains northward of the junction.

(7) *Kentish Town Road Widening.*

A widening of Kentish Town Road in the parish of Pancras on the eastern side thereof commencing at the junction therewith of Patshull Road and terminating at a point 2 chains or thereabouts northward of the junction therewith of Grafton Street.

(8) *Nine Elms Lane Widening.*

A widening of Nine Elms Lane (partly in the parish of Saint Mary Battersea and partly in the parish of Lambeth) partly on the north and partly on the south side of the said Nine Elms Lane commencing at the junction of Nine Elms Lane with Battersea Park Road in the parish of Saint Mary Battersea and terminating at the junction of Nine Elms Lane with Wandsworth Road in the parish of Lambeth.

(9) *Widenings at Battersea Rise.*

A widening and improvement of the road known as Battersea Rise in the parish of Saint Mary Battersea—

(a) *On the north side—*

Between a point $\frac{1}{2}$ a chain or thereabouts westward of the junction therewith of Webb's Road and Saint John's Road;

(b) *On the south side—*

Between a point $1\frac{1}{2}$ chains or thereabouts westward of Almeric Road and a point 1 chain or thereabouts eastward of Saint John's Road;

Between Saint John's Road and Middleton Road.

(10) *Widenings at Blackheath Road Blackheath Hill and New Road.*

A widening and improvement of the following streets between the points herein-after mentioned—

Blackheath Road in the parish of Greenwich on the south side between Ditch Alley and a point $2\frac{1}{2}$ chains or thereabouts west of the junction of Blackheath Road with Lewisham Road;

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Blackheath Hill in the parish of Greenwich on the north side between a point opposite the junction therewith of Merton Place and Maidenstone Hill:

New Road in the parish of Woolwich—

On the east side between points respectively 1 chain and 4 chains or thereabouts southward of the bridge carrying the said road over the South Eastern Railway;

On the west side at the premises of the Royal Engineers barracks and the Post Office adjoining the same between a point opposite Anglesea Road, and the junction of Thomas Street and New Road aforesaid including a widening of Thomas Street between the eastern corner of the Post Office building and New Road.

Provided that the powers conferred on the Council by this Act with respect to the works authorised by this section under the heading "Thames Embankment Extension and Improvements at Westminster" shall not be exercised by the Council unless a sum of one hundred thousand pounds as a contribution towards the costs and expenses thereof is agreed to be paid by the Council of the city or borough of Westminster constituted or to be constituted under the London Government Act 1899.

5. Subject to the provisions of this Act in the lines or situation and within the limits of deviation shown on the deposited plans and according to the levels shown on the deposited sections the Council may execute the following works in the parish of Putney in the county of London viz. :—

Widening
of High
Street and
Gardener's
Lane
Putney.

(a) A widening of High Street on the western side thereof such widening to commence at the junction of Gardener's Lane therewith and to terminate at a point in High Street about 3 chains northward of the said junction :

(b) A widening of Gardener's Lane partly on the north and partly on the south side thereof such widening to commence at High Street and terminate at a point about $5\frac{1}{2}$ chains north-west of High Street.

6.—(1) Subject to the provisions of this Act the Council may enter upon take and use all or any of the lands shown on the deposited plans and described in the deposited book of reference as intended to be taken for the purposes of this Act which they may require for the purposes of the improvements and for providing space for the erection of houses and buildings adjoining or near to the improvements.

Power to
take lands.

A.D. 1900.

(2) The powers of the Council for the purchase of lands by agreement shall be deemed to extend to and to authorise the purchase by the Council by agreement of any other lands which they may think it desirable to purchase in order to provide substituted sites or facilities for any persons whose lands may be required by them for the purposes of or in connexion with the improvements.

Provided that the powers of this section shall not apply to any of the lands numbered 283 to 295 inclusive on the deposited plans of the Thames Embankment extension and improvements at Westminster.

Various
provisions
as to
embankment
works &c.

7.—(1) In constructing the embankment wall and embankment herein-before described the Council may with the previous consent in writing of the First Commissioner of Works construct such steps, piers, landing-stages and other works in connexion with the said embankment as they may deem necessary or convenient.

(2) The Council may for the purposes of the said embankment and embankment wall take and use so much of the foreshore of the River Thames as is within the limits of deviation shown on the deposited plans and which may be required for such purposes and they may also for purposes of making temporary works and conveniences in connexion with the said embankment and embankment wall occupy and use temporarily so much of the bed or foreshore of the River Thames within the limits of deviation shown on the deposited plans as may be required for those purposes or any of them.

(3) Subject to the provisions of this Act for the purposes of constructing the said embankment wall and embankment the Council and for the purposes of maintaining renewing and repairing the same the Commissioners of Works may alter or interfere with the banks, bed or foreshore of the River Thames at or near the said embankment wall and may place temporarily coffer dams and piles and may erect such temporary staging and other works in upon or over the river or the bed or foreshore thereof as may be necessary or convenient for any of the purposes aforesaid.

For protection of the
Commissioners of
Works.

8. Whereas the works authorised by this Act under the heading "Thames Embankment Extension and Improvements at Westminster" (herein-after referred to as "the Westminster improvement") will involve the occupation of certain lands vested in Her Majesty or vested in or under the control of the Commissioners of Works and will also necessitate some interference with the garden adjoining the Houses of Parliament known as the Victoria Tower Garden:

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[63 & 64 Vict.]

London County Council
(Improvements) Act, 1900.

[Ch. cclxix.]

A.D. 1900.

And whereas by the Crown Estate Paving Act 1851 the management of certain streets and places in the neighbourhood of the Houses of Parliament which include Abingdon Street or part thereof was transferred to and vested in the Commissioners of Works:

And whereas it has been agreed between the Commissioners of Works and the Council that the said works shall only be executed subject to and in accordance with the provisions herein-after set forth:

And whereas for the purposes of this Act a plan has been prepared (in this section referred to as "the signed plan") which for purposes of identification has been signed by the Right Honourable Lord Brougham and Vaux the Chairman of the Committee of the House of Lords to whom the Bill for this Act was referred a copy of which plan has been deposited in the Office of the Clerk of the Parliaments:

Therefore—

- (1) The lands lying to the eastward of the new street described in this Act as consisting in part of widenings of Abingdon Street and Millbank Street which is in this section called "the new street" and between the said street and the new embankment wall shall be laid out and maintained in manner herein-after provided for use as a garden open to the public and as an integral part of the existing Victoria Tower Garden subject to such byelaws and regulations as the Commissioners of Works may determine:
- (2) The Council shall construct the new embankment wall to the satisfaction of and in accordance with plans approved by the First Commissioner of Works:
- (3) The Council shall to the satisfaction of the First Commissioner of Works clear and make up to a level suitable to the laying out of the garden the surface of the land between the new street and the new embankment wall to be laid out as a garden (which land is hereafter referred to as "the new garden land") and in default of their doing so the Commissioners of Works may do all work necessary for that purpose and all costs incurred by the Commissioners in relation thereto shall be repaid to the Commissioners by the Council. But nothing in this section shall authorise the Council to remove any trees now standing within the garden:
- (4) The Council shall do all things necessary to vest the new garden land in the Commissioners:

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A.D. 1900.

- (5) As soon as that land is so vested in the Commissioners of Works the Commissioners shall remove the existing railings and kerb on the west side of Victoria Tower Garden southward of a point thirty yards southward of the centre of the existing entrance to the Victoria Tower Garden opposite Great College Street and shall erect along the eastern side of the new street southward of the said point from which the existing railings and kerb are to be removed a kerb and railings of a suitable pattern and for that purpose may if they think fit use the existing kerb and railings :
- (6) The Commissioners of Works shall lay out as a garden the new garden land so vested in them and may also make such alterations in the paths bedding and turfing of the existing Victoria Tower Garden (in so far as any portion of it is not thrown into the new street) as they may think necessary to secure uniformity of design in the Victoria Tower Garden as extended under the provisions of this section :
- (7) The Council shall pay to the Commissioners of Works the cost of the works to be executed by the Commissioners in respect of the removal and erection of railings and kerb and of altering and laying out the garden as before in this section mentioned Provided that the sum so payable shall not exceed five thousand pounds :
- (8) The Commissioners shall maintain the garden so laid out and the embankment wall and kerb and railings enclosing it :
- (9) The Council shall purchase the house and premises numbered 297 on the deposited plan :
- (10) There shall be thrown into and form part of the new street—
- So much of the land forming part of the Victoria Tower Garden as lies to the westward of the line marked A B on the signed plan and is coloured brown thereon ;
 - So much of the piece of land now occupied as a storeyard and numbered 329 on the deposited plan and coloured brown on the signed plan as is situate to the westward of the line marked B C on the signed plan ;
 - So much of the properties numbered 296 297 298 299 and 300 on the deposited plan as lies to the eastward of the curved line marked D E on the signed plan and as is coloured red on the signed plan :

A.D. 1900.

- (11) The Commissioners of Works shall give vacant possession of the part of the said properties numbered 296 298 299 and 300 on the deposited plan which is to be thrown into the new street but shall not be required to do so before the expiration of six months after notice in writing has been served on the Commissioners by the Council that the other parts of the Westminster Improvement have been completed :
- Provided that nothing in this Act shall prejudice or affect any right title or interest of Her Majesty or the Commissioners in to or over so much of the said properties numbered 296 298 299 and 300 on the deposited plan as is situate to the westward of the curved line marked D E on the signed plan :
- (12) The Council shall convey to the Commissioners of Works the fee simple in possession of so much of the property numbered 297 on the deposited plan as lies to the westward of the curved line marked D E on the signed plan but the Council shall not be required to complete such conveyance earlier than the date upon which the Commissioners of Works are to give vacant possession of so much of the properties numbered 296 298 299 and 300 as are situate to the eastward of the said line marked D E :
- The sum receivable by the Council in consideration of the said conveyance including all costs and charges thereof shall not exceed ten thousand pounds :
- (13) Before the Council enter upon the said piece of land used as a storeyard for the purpose of clearing the new garden land or of making the new street they shall provide to the satisfaction of the First Commissioner of Works a substituted piece of land to be used for the purposes for which the said storeyard is at present used :
- (14) As soon as the new street has been paved and lighted to the satisfaction of the First Commissioner of Works all the powers duties and authorities vested in and exercisable by the Commissioners of Works in respect of Abingdon Street under and by virtue of the Crown Estate Paving Act 1851 shall be or continue to be vested in and exercisable by the Commissioners in respect of the new street from the commencement thereof at Old Palace Yard as shown on the signed plan to the line marked F G on the signed plan :

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- (15) The Council shall not under the powers of this Act alter the level of any streets or places which are under the charge management or control of the Commissioners of Works without having previously obtained the consent in writing of the First Commissioner to such alteration and the Council shall bear the expense of adapting or adjusting the said streets or places to the requirements of the improvements:
- (16) No building fronting the new street at the junction therewith of Great College Street shall be so erected that the main front wall at the north-east corner thereof shall be placed nearer than 80 feet to the line of the existing railings on the west side of the Victoria Tower Garden:
- (17) Subject to the provisions of any future Act of Parliament with reference to the reconstruction of Lambeth Bridge and the approaches thereto the frontage of the buildings at the termination of the new street on the western side shall not project in front of the line marked H I on the signed plan:
- (18) No new or additional building (including any addition to the height of a building) shall be erected on the west side of the new street other than buildings on the property of Her Majesty or the Commissioners of Works until the elevations and exterior design of such buildings have been approved by the Council and as regards buildings lying to the north of the line marked F G on the signed plan also by the First Commissioner of Works:
- (19) The Council shall at their cost if required in writing by the First Commissioner of Works construct vaults to the satisfaction of the First Commissioner under the footway on the west side of the new street so far as the said properties numbered 296 to 300 will abut on the new street:
- (20) No subway shall be constructed under the powers of this Act within a distance of one hundred feet from the Victoria Tower:
- (21) Nothing contained in this Act shall authorise the Council without the consent of the First Commissioner to obstruct or interfere with the free access to the Houses of Parliament during such time as the Houses of Parliament or either of them shall be in session:
- (22) The Council shall not under the powers of this Act interrupt the supply of electric current to the Houses of Parliament.

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9. For the protection of the conservators of the River Thames (in this section called "the conservators") the following provisions shall have effect (that is to say):—

For protection of
Conservators
of River
Thames.

- (1) The line of the Thames Embankment extension at Westminster by this Act authorised as shown upon the deposited plans shall not be deviated from without the consent of the conservators and all or any temporary or permanent works connected therewith or incidental thereto so far as the same affect the River Thames shall if constructed be executed according to plans elevations and sections to be approved in writing by the conservators and deposited at their office and the works in the River Thames shall be executed and performed to the reasonable satisfaction of the engineer for the time being of the conservators and the traffic of the said river shall not be interfered with more than may be absolutely necessary in the construction of the embankment and river wall and the works connected therewith:
- (2) The works when commenced shall be proceeded with and completed as early as practicable and the Council shall after completion of the permanent works upon reasonable notice in writing from the conservators so to do remove any temporary works and materials for temporary works which may have been placed in the river by the Council and on their failing so to do the conservators may remove the same charging the Council with the expense of so doing and the Council shall forthwith repay to the conservators all expenses so incurred:
- (3) The Council shall not make or commence any work on the shore or bed of the River Thames until the plans elevations and sections referred to in subsection 1 of this section have been approved by the conservators:
- (4) The Council shall during the construction of the embankment wall and embankment by this Act authorised hang out and exhibit at or near to the said works every night from sunset to sunrise lights to be kept burning by and at the expense of the Council and proper and sufficient for the navigation and safe guidance of vessels and the lights shall from time to time be altered by the Council in such manner and be of such kind and number and be so placed and used as the conservators by writing under the hand of their secretary or other authorised officer shall approve or direct and in case the Council fail so to exhibit and keep burning the lights they shall for every such offence forfeit to the conservators a daily penalty of ten pounds:

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(5) Nothing in this Act contained shall authorise or empower the Council without the previous consent of the conservators under the hand of their secretary to embank encroach upon or interfere with any part of the soil or bed of the River Thames or the shore thereof except according to the deposited plans and the plans elevations and sections approved by the conservators:

(6) The Council shall not (except so far as shall be necessary in the construction of the said embankment wall and embankment and the works connected therewith or incidental thereto) take any gravel soil or other material from the bed or shore of the river without the previous consent of the conservators signified in writing under the hand of their secretary:

(7) The compensation payable to the conservators in respect of the lands occupied by the works and the works by this Act authorised shall be the sum of two thousand eight hundred and eighty pounds and in the event of the execution of the works by this Act authorised causing or being the occasion of the partial or entire cessation of the payment by the London Hydraulic Power Company to the conservators of one hundred pounds per annum now paid by that company under the provisions of the Wharves and Warehouses Steam Power and Hydraulic Pressure Company's Act 1871 the Council shall pay to the conservators an additional sum of money calculated at thirty years' purchase of the amount which shall so cease to be paid with the addition of ten pounds per centum upon the amount of such thirty years' purchase.

For protection of
London
Hydraulic
Power
Company.

10.—(1) The Council shall before they shall enter upon take or use for the purposes of this Act any lands or property belonging to the London Hydraulic Power Company provide for and vest in that company (in this section called "the power company") an area of land reasonably equivalent to that which the Council shall acquire from the power company and for the purposes of this section the term equivalent shall apply not only to the area of land so to be provided but also (1) to the facilities to be secured to the power company for obtaining water from the River Thames and from the gravel beds underlying the foreshores thereof (2) to the facilities for carrying on the power company's operations and the creation and distribution of hydraulic energy (3) to the facilities for landing and dealing with coal and other stores required by the power company (4) to the position of the site within the Company's area

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of supply as defined by the London Hydraulic Power Act 1884 and (5) to the capability for extension.

(2) The Council shall not enter upon any portion of the lands now belonging to the power company until the new pumping station and works to be constructed on the said equivalent site are completed and in working order.

(3) Any dispute as to (1) whether the land to be provided by the Council under this section is reasonably equivalent to the land acquired by the Council from the power company or (2) the amount of compensation payable by the Council to the company for any loss or expense incurred by the company in consequence of the exercise by the Council of the powers of this Act or the acquisition by the Council of the company's land shall be determined by an arbitrator agreed upon by the Council and the company or appointed in default of such agreement by the president for the time being of the Surveyors' Institution. The land so to be provided by the Council together with the compensation so payable as aforesaid shall be taken by the power company in lieu of any right of the company to compensation under the Lands Clauses Acts.

11. Whereas the Westminster Electric Supply Corporation Limited (herein-after called "the company") are supplying electric energy under the Westminster Electric Lighting Order 1889 scheduled to and confirmed by the Electric Lighting Orders Confirmation (No. 2) Act 1889 and the Westminster Electric Lighting Order 1891 scheduled to and confirmed by the Electric Lighting Orders Confirmation (No. 9) Act 1891 within a district which includes the whole of the area which may be taken under the powers of this Act for the Thames Embankment extension and improvements at Westminster and the company have a station buildings machinery and works on a site partly freehold and partly leasehold at Millbank Street (herein-after called "the existing site") the whole of which is required to be taken for the purposes of this Act and it is expedient that provision be made for reinstating such station buildings machinery and works on a site equivalent in all respects to the existing site:—

(1) The Council shall not enter upon take or use any part of the existing site until the expiration of two years or such other period as may be agreed between the Council and the company after they shall have provided at their own expense and vested in the company as hereafter provided a new site cleared for building and available for the erection of a generating station which site shall be equivalent in all respects to the existing site:

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- (2) The Council shall acquire the freehold and all other interests in the whole of the new site and shall convey to the company free from incumbrances the freehold interest in so much of the new site as shall be equal in area to the freehold portion of the existing site free of expense to the company and shall grant to the company free of expense a lease or leases of the remaining portion of the new site upon terms equivalent to those of the lease or leases under which the company hold the leasehold portion of the existing site and the Council shall also if and when required by the company convey to them the freehold interest in the said remaining portion of the new site free from incumbrances within three years from the passing of this Act free of expense to the company except that the company shall pay to the Council the amount actually paid by the Council for and in connexion with the acquisition by the Council of the freehold interest of the leasehold portion of the existing site together with interest thereon at four per centum from the dates of the several payments :
- (3) On the vesting of the new site in the company as provided by the preceding subsection the company shall at the cost of the Council convey and assign the existing site to the Council together with all the buildings and machinery thereon in exchange for the new site but the company shall nevertheless be entitled to remain in undisturbed possession of the existing site and the buildings and machinery thereon for the period of two years or such other period as may be agreed as aforesaid from the date of the vesting in them of the new site :
- (4) It shall be lawful for the company on the site so provided to erect maintain work and use a station for generating transforming transmitting and conveying electrical energy with dynamos batteries accumulators engines plant machinery and appliances and to generate transform and transmit such energy accordingly and the Council will hold the company harmless and indemnified against the consequences of any actions or claims whatsoever for nuisance arising from the carrying out of their undertaking or business unless the same shall arise from neglect or from want of proper care or precaution on the part of the company their workmen or servants :
- (5) The plans for the generating station as submitted by the company shall be approved by the Council subject to any reasonable modifications that may be necessary :
- (6) The Council shall on or before the date of the conveyance and lease or the conveyance (as the case may be) to the

company of the new site pay or secure to the satisfaction of A.D. 1900, the company—

A sum equal to the costs and expenses of erecting and fitting up a new generating station upon the new site with new plant of a capacity to generate and supply electrical energy to an output equivalent to that of the existing station at the time of the removal to the new site and all expenses in connexion with taking up replacing and relaying and altering mains and lines and laying any additional mains and lines that may be necessary owing to the carrying out of the provisions of this Act :

- (7) The Council shall either provide the company with equal facilities to those they now possess for obtaining water and disposing of same for condensation purposes whether such facilities be actually in full operation or in progress or they shall pay to the company a lump sum by way of compensation for the loss of the facilities as aforesaid :
- (8) The Council shall pay to the company compensation for any additional cost in which the company may be involved in respect of carriage of coal and materials in consequence of the removal of the company's works from their existing site :
- (9) The Council shall pay to the company compensation for any damages costs or expenses which may be incurred by the company if notwithstanding the provision for reinstatement herein-before secured any failure to supply energy by the company occurs which results from the carrying out of the provisions of this Act and not from default of the company :
- The compensation to be paid under this and the last preceding subsections shall be settled by arbitration under the Lands Clauses Consolidation Act 1845 :
- (10) Any differences arising under or in respect of any of the provisions of subsection (1) of this section shall be determined by arbitration under the Arbitration Act 1889.

12. For the protection of the North London Railway Company the following provisions shall have effect (that is to say):—

- (1) Nothing in this Act shall authorise the Council (without the consent of the North London Railway Company) to acquire any greater portion of the house and lands numbered on the deposited plans 1 in the parish of Saint John Hackney than is situate to the westward of the line on the deposited plan indicating the widening on the east side of Mare Street Hackney :

For protection of
North
London
Railway
Company.

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- (2) If the Council take any part of the house and buildings now situate on the said lands they shall reconstruct the house and buildings with a proper frontage to and access from the amended frontage line of Mare Street Hackney to the reasonable satisfaction of the engineer-in-chief of the company:
- (3) Nothing in this Act shall authorise the Council to alter, injure or interfere with the bridge carrying the North London Railway over Mare Street Hackney or the supports or abutments thereof.

For protection of
Cannon
Brewery
Company
Limited.

13. The following provisions shall unless otherwise agreed apply and have effect for the protection of the Cannon Brewery Company Limited (in this section referred to as "the company") (that is to say):—

- (1) If the Council enter upon purchase or take the premises known as the "Nag's Head" public-house numbered on the deposited plan 162 in the parish of Saint John Hackney they shall if so required by the company also purchase and take all the estate and interest of the company in the premises numbered on the deposited plan 159 160 161 and 163 and also in the premises known as No. 7 London Lane in the same parish:
- (2) If the Council hereafter determine to continue the use as licensed premises either of any portion of the existing premises of the King's Head public-house numbered on the deposited plans 10 in the parish of Saint John Hackney or of the before-mentioned Nag's Head public-house they shall give to the company an option of taking a lease of the sites set apart for the new public-houses or either of them as the case may be:
- (3) Such leases shall be granted for the term of eighty years in such form and upon such terms as to premium rent and rebuilding as shall failing agreement be determined by an arbitrator to be appointed on the application of either party by the President of the Surveyors' Institution or him failing to be appointed pursuant to the Arbitration Act 1889:
- (4) Unless the licences now held in respect of the existing public-houses are duly removed to the new public-houses respectively or provisional removals of the existing licences to the new public-houses respectively be granted and confirmed or similar licences in all respects be granted or provisionally granted and confirmed in respect of the new public-houses the provisions of subsections (2) and (3) of this section shall except as to anything done or which ought to have been done have no effect and the company shall be released from the

obligation to take the said leases which if granted shall be cancelled and any moneys paid thereunder shall be returned:

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- (5) The provisions of the last immediately preceding subsection shall be applicable mutatis mutandis to the contingency of the licences now in force in respect of one only of the existing public-houses not being duly removed to the new public-house or a provisional removal of the existing licences to the new public-house not being granted and confirmed or similar licences not being granted or provisionally granted and confirmed in respect of the new public-house.

14. For the protection of the governors of Sutton's Hospital in Charterhouse (in this section called "the governors") the following provisions shall have effect with respect to the widening of Goswell Road by this Act authorised (that is to say):—

For protection of
Sutton's
Hospital in
Charter-
house.

- (1) Nothing contained in this Act or shown on the deposited plans shall empower the Council to purchase and take otherwise than by agreement with the governors any part of the properties respectively numbered on the deposited plans 62 63 64 74 75 and 76 in the parish of Saint James and Saint John Clerkenwell:
- (2) If the Council proceed under the powers of this Act with the widening of Goswell Road the governors shall sell and the Council shall purchase the fee simple free from encumbrances of and in the whole of any premises being the property of the governors shown on the deposited plans (except as aforesaid) required by the Council for the purposes of this Act and the price to be paid by the Council to the governors for the said purchase of the said lands shall be settled by the surveyors of the Council and the governors or failing agreement between them shall be determined by arbitration as a question of disputed compensation under the Lands Clauses Acts:
- (3) The Council shall reconvey and the governors shall re-purchase at the fair market value the freehold of all the lands acquired by the Council from the governors (except the portion thereof required for the widening of the said road) subject to any leases which may have been granted by the Council for the purpose of the reinstatement of any existing tenants and the amount of such market value shall be settled by the surveyors of the Council and the governors or failing agreement between them by arbitration:
- (4) If on the sale of the said lands to the Council any additional allowance is claimed by the governors in respect of compulsory sale the Council shall on the resale to the governors of the portion of the same land which is to be reconveyed as aforesaid

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be entitled to make a similar claim in respect of such portion and the reasonable costs and expenses of the governors of and incident to such resale shall be paid by the Council :

- (5) The Council shall in no case except with the previous consent in writing of the governors grant or agree to grant any lease for any other purpose than reinstatement in accordance with the provisions of this section or any lease to any reinstated tenant for a term expiring at a later date than the date at which the existing lease under which such tenant holds would expire. All leases or agreements so granted or entered into by the Council shall be in the form of and shall contain the conditions and covenants contained in the leases granted by the governors on their Clerkenwell Estate and no provision which shall in any way be likely to prove detrimental to the adjacent property of the governors shall be inserted therein.

For protection of
Marquess of Northampton.

15. For the protection of the Most Honourable William George Spencer Scott Maclean Douglas-Compton Marquess of Northampton and the trustees of his family settlements or other the owner or owners for the time being of the lands in this section mentioned or referred to (all of whom are in this section included in the expression "the Marquess") the following provisions shall unless otherwise agreed between the Marquess and the Council be observed and have effect with respect to the powers by this Act conferred upon the Council in relation to the Goswell Road widening by this Act authorised (that is to say) :—

- (1) The Council shall purchase from the Marquess and the Marquess shall sell to the Council so much of the lands delineated and coloured red yellow green and blue respectively on the plan (in this section called "the plan") signed in duplicate by Robert Hamilton Few on behalf of the Marquess and by Andrew Young on behalf of the Council as the Council may require to purchase for the purposes of this Act subject to the leases thereof from the Marquess or his predecessors in title existing at the date of such sale and purchase and if the Council take part of a property comprised in a lease the rent reserved by such lease shall so far as necessary for the purposes of this section be apportioned between the Marquess and the Council in manner provided by the Lands Clauses Acts :
- (2) The purchase-money and compensation to be paid by the Council to the Marquess in respect of the purchase and taking of the said lands shall failing agreement be determined by arbitration as a question of disputed compensation under the Lands Clauses Acts :

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- (3) Nothing in this Act shall empower the Council to purchase or acquire from the Marquess except by agreement any lands other than the lands coloured red yellow green and blue respectively on the plan and if the Council acquire that portion of the land coloured red which forms the way or access from Goswell Road to Goswell Place there shall be reserved to the Marquess and persons claiming under him out of the conveyance thereof full right of footway and carriageway between Goswell Road and Goswell Place over the site of the said existing way or access :
- (4) After the Council shall have completed the widening by this Act authorised of that part of Goswell Road which adjoins the said lands coloured red yellow green and blue respectively upon the plan they shall sell to the Marquess and the Marquess shall purchase from the Council so much of the said lands as lies to the westward of the line on the plan marked "Extent of Widening" subject only to any leases or agreements of tenancy which may have been granted by the Council for the purpose of the re-instatement of any existing tenants in accordance with the provisions of this section and the property to be so sold to the Marquess shall be conveyed to him or as he shall direct :
- (5) The purchase-money to be paid by the Marquess for the lands to be purchased by him as aforesaid shall unless otherwise agreed be settled by arbitration at the cost of the Council and shall be assessed at the fair market value of the lands purchased. If on the sale of the said lands to the Council any additional allowance is claimed by the Marquess in respect of compulsory sale the Council shall on the re-sale to the Marquess of the portion of the same land which is to be re-conveyed as aforesaid be entitled to make a similar claim in respect of such portion and the reasonable costs and expenses of the Marquess of and incident to such re-sale shall be paid by the Council :
- (6) The Council shall in no case except with the previous consent in writing of the Marquess grant or agree to grant any lease or create or agree to create any tenancy of any part of the lands coloured green upon the plan and the Marquess shall not during the period of three years from the passing of this Act grant or agree to grant any new lease or create or agree to create any new tenancy of any part thereof for a longer term than one year. The Council shall not except with the like consent grant or agree to grant any lease of or create or agree to create any tenancy in any part of the lands coloured red and

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yellow respectively upon the plan for any other purpose than re-instatement and subject to and in accordance with the following provisions (that is to say):—

- (a) No tenant of any part of the lands coloured red upon the plan shall be reinstated by the Council on any lands of the Marquess other than the said lands coloured red and no tenant of any part of the lands coloured yellow upon the plan shall be reinstated by the Council on any lands of the Marquess other than the said lands coloured yellow;
- (b) No lease to or agreement of tenancy in favour of any tenant shall be granted or agreed to be granted by the Council for any term expiring at any other date than the date at which the existing lease under which such tenant now holds would expire;
- (c) No premium or other consideration other than an annual rent shall be reserved or made payable by or under any such lease or agreement of tenancy granted or agreed to be granted by the Council and the rent reserved under any lease or agreement of tenancy executed by the Council by way of reinstatement shall not without the consent in writing of the Marquess exceed the rent payable by the reinstated tenant under his existing lease or agreement;
- (d) Every lease or agreement granted or entered into by the Council under this section shall be as nearly as may be in the form of the lease under which the lessee or tenant (as the case may be) now holds and shall contain such of the conditions and covenants contained in the existing lease as may be applicable and no provision which shall in any way be detrimental to the adjacent property of the Marquess shall be inserted therein;
- (7) Nothing in this Act or shown on the deposited plans shall empower the Council:—
 - (a) To acquire stop up or divert any part of Upper Ashby Street Upper Charles Street Mulberry Place Percival Street Cyrus Street or Compton Street;
 - (b) To stop up Goswell Place or the existing access thereto from Goswell Road except with the consent in writing of the Marquess;
 - (c) To alter the level of or otherwise interfere with any of such streets to a greater extent than is necessary for the purpose of making the same communicate conveniently with Goswell Road as widened or (in the case of Mulberry

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Place) for the purpose of making the same communicate conveniently with Upper Charles Street:

- (8) Notwithstanding anything in this Act or shown on the deposited plans the Council shall not without the consent in writing of the Marquess take any portion of the pavement belonging to the Marquess situate within four feet of the elevation of the shops in Goswell Road which pavement is numbered 39 on the deposited plans or any portion of the areas or property beneath such portion of pavement but the Council may acquire and the Marquess shall sell to the Council the right for the public to pass and repass over so much of such pavement as belongs to the Marquess and the acquisition of such right shall be deemed an acquisition of lands within the meaning of the Lands Clauses Acts and thereafter such portion of pavement shall be repaired and maintained at the expense of the authority for the time being liable to repair the Goswell Road the existing pavement lights being retained and the Marquess shall continue to have and may exercise after the passing of this Act all such and the like rights powers and privileges in respect of such portion of pavement as he now has or may exercise so far as they are not inconsistent with the public right of passage.

16. For the protection of the Improved Industrial Dwellings Company Limited and their assigns (herein-after called "the owners") the following provisions shall unless otherwise agreed between the Council and the owners have effect (that is to say):—

- (1) Notwithstanding anything in this Act or shown on the deposited plans the Council shall not take any portion of the pavement belonging to the owners situate within four feet of the elevation of the shops in Goswell Road which pavement is numbered 39 on the deposited plans or any portion of the areas or property beneath such portion of pavement but the Council may acquire and the owners shall sell to the Council the right for the public to pass and repass over so much of such pavement as belongs to the owners and the acquisition of such right shall be deemed an acquisition of lands within the meaning of the Lands Clauses Acts and thereafter such portion of pavement shall be repaired and maintained at the expense of the authority for the time being liable to repair the Goswell Road the existing pavement lights being retained:
- (2) The owners shall continue to have and may exercise after the passing of this Act all such and the like rights powers and privileges in respect of such portion of pavement as they now

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have or may exercise so far as they are not inconsistent with the public right of passage.

For protection of
Dean and
Chapter
of Christ
Church
Oxford.

17. For the protection of the Dean and Chapter of the Cathedral Church of Christ in Oxford and assigns owners for the time being (herein-after referred to as "the owners") of the Christ Church Estate in Kentish Town Road (Wolsey Terrace) their lessees and tenants the following provisions shall apply:—

Nothing in this Act shall authorise the Council to require the removal or closing of any pavement lights gratings or cellar flaps used at the time of the passing of this Act for lighting ventilating or otherwise for the accommodation of the basement and cellars belonging to the premises forming part of the Christ Church Estate in Kentish Town Road (Wolsey Terrace) the forecourts of which are delineated on the deposited plans and may be required for the purposes of this Act and in the event of such forecourts being acquired and thrown into the public pavement the owners shall be entitled to retain the pavement lights gratings and cellar flaps therein together with the cellars thereunder in the same way as if this Act had not been passed. Provided that the Council may make such alterations of the position and level thereof as may be necessary.

For protection of
London and South
Western
Railway
Company.

18. For the protection of the London and South Western Railway Company (in this section referred to as "the South Western Company") the following provisions shall unless otherwise agreed between the Council and the South Western Company apply and have effect:—

- (1) The South Western Company shall convey to the Council all their interest in a strip of land (part of the lands numbered on the deposited plans 32 and 33 in the parish of Saint Mary Battersea) sufficient to enable Nine Elms Lane to be widened to the extent shown on the deposited plans and so as to give a width of not less than sixty feet where it adjoins the lands so numbered and the purchase money to be paid by the Council for such strip shall be agreed or failing agreement determined by arbitration as herein-after provided:
- (2) The Council shall at their own cost erect on the new boundary between Nine Elms Lane and the South Western Company's property walls and gates of similar character and equal in all respects to those in existence at the date when such widening shall be commenced and the Company shall not be at any cost or expense in the making up of the widened portion of the road

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pavement kerbing and channelling on which their property will front:

- (3) The Council shall carry out the said works after they shall have been commenced with all possible despatch to avoid as far as possible interference with the traffic of the South Western Company:
- (4) The Council shall pay to the South Western Company all costs charges and expenses to which they may be put in reference to the removal alteration and reinstatement of the existing sidings turntables buildings and other works in any way interfered with by the widening and also any additional works found necessary to enable the South Western Company to carry on their business with equal facility and convenience to that existing before the said widening:
- (5) All works executed by the Council with reference to the property of the South Western Company shall be under the supervision and to the reasonable satisfaction of the engineer of the South Western Company and the Council shall bear and on demand recoup to the South Western Company any expenses which they may reasonably incur in reference to such supervision:
- (6) Nothing contained in this Act shall in any way prejudice or abridge the rights now enjoyed by the South Western Company with reference to the rails crossing Nine Elms Lane on the level and the passage of vehicles thereover:
- (7) Any difference which may arise between the Council and the South Western Company touching any of the matters referred to in this section shall be decided by a single arbitrator to be agreed upon or failing agreement to be appointed on the application of either party by the Board of Trade.

19. Nothing in this Act contained shall authorise the Council to enter upon use or interfere with any land soil or water or any right in respect thereof vested in or exercised by the Principal Secretary of State for the War Department or to take away lessen prejudice or alter any of the rights privileges or powers vested in or exercised by the said Principal Secretary without his previous consent signified in writing under his hand and which consent the said Principal Secretary is hereby authorised to give subject to such special or other conditions as he shall see fit to impose on the Council.

20. Persons empowered by the Lands Clauses Acts to sell and convey or release lands may (if they think fit) subject to the

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Power to
certain
persons to

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grant ease-
ments &c. by
agreement.

provisions of the Lands Clauses Acts and of this Act grant to the Council any easement right or privilege (not being an easement right or privilege of water in which persons other than the grantors have an interest) required for the purposes of this Act in or over or affecting any such lands and for the purposes of this Act the provisions of the said Acts with respect to lands and rentcharges so far as the same are applicable in this behalf shall extend and apply to such easements rights and privileges as aforesaid and to any grant of the same respectively.

Correction
of errors &c.
in deposited
plans and
book of
reference.

21. If any omission mis-statement or erroneous description shall have been made of any lands or of the owners lessees or occupiers of any lands on the deposited plans or in the deposited book of reference the Council may after ten days' notice to the owners lessees and occupiers of the lands affected by the proposed correction apply to a metropolitan police magistrate for the correction thereof and if it shall appear to such magistrate that such omission mis-statement or erroneous description arose from mistake he shall certify the same accordingly and he shall in such certificate state the particulars of any such omission and in what respect any such matter shall have been mis-stated or erroneously described and such certificate shall be deposited with the clerk of the peace for the county of London and shall be kept by such clerk of the peace along with the other documents to which it relates and thereupon such plans or book of reference shall be deemed to be corrected according to such certificate and the Council may take the lands in accordance with such certificate.

Power to
Council to
enter upon
property for
survey and
valuation.

22. The Council and their surveyors officers and workmen and any person duly authorised in writing under the hand of the clerk of the Council may from time to time at all reasonable times in the day upon giving in writing for the first time twenty-four hours and afterwards from time to time twelve hours previous notice enter upon and into the lands and buildings by this Act authorised to be taken and used as aforesaid or within the improvement area hereafter defined or any of them for the purpose of surveying and valuing the said lands and buildings without being deemed trespassers and without being subject or liable to any fine penalty or punishment on account of entering or continuing upon any part of the said lands and buildings.

Costs of
arbitration
&c. in certain
cases.

23. The court or person to whom any question of disputed purchase-money or compensation under this Act is referred shall if so required by the Council award and declare whether a statement in writing of the amount of compensation claimed has

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been delivered to the Council by the claimant giving sufficient particulars and in sufficient time to enable the Council to make a proper offer and if they or he shall be of opinion that no such statement giving sufficient particulars shall have been delivered one half of the costs of the arbitration or as the case may be one half of the costs of the proceedings before the sheriff (including the costs of summoning empannelling and returning the jury and of taking the inquiry and in recording the verdict and judgment therein) shall be defrayed by the person with whom the Council shall have such question and the remaining half shall be defrayed by the Council anything in the Lands Clauses Consolidation Act 1845 to the contrary notwithstanding Provided that it shall be lawful for any judge of the High Court to permit any claimant after seven days' notice to the Council to amend the statement in writing of the claim delivered by him to the Council in case of discovery of any error or mistake therein or for any other reasonable cause such error mistake or cause to be established to the satisfaction of the judge after hearing the Council if they object to the amendment and such amendment shall be subject to such terms enabling the Council to investigate the amended claim and to make an offer de novo and as to postponing the hearing of the claim and as to costs of the inquiry and otherwise as to such judge may seem just and proper under all the circumstances of the case Provided also that this section shall be applicable only in cases where the notice to treat under the Lands Clauses Consolidation Act 1845 either contained or was endorsed with a notice of the effect of this section.

24. In settling any question of disputed purchase-money or compensation under this Act the court or person settling the same shall not award any sum of money for or in respect of any improvement alteration or building made or for or in respect of any interest in the lands created after the twelfth day of June one thousand eight hundred and ninety-nine if in the opinion of such court or person the improvement alteration or building or the creation of the interest in respect of which the claim is made was not reasonably necessary and was made or created with a view to obtaining or increasing compensation under this Act.

Compensa-
tion in case
of recently
altered
buildings.

25. Whereas in the construction of the works hereby authorised or otherwise in exercise of the powers of this Act it may happen that portions only of houses buildings or manufactories shown on the deposited plans may be sufficient for the purposes of this Act and that such portions may be severed from the remainder

As to taking
of parts of
certain
properties.

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of the said properties without material detriment thereto. Therefore notwithstanding anything contained in section 92 of the Land Clauses Consolidation Act 1845—

(1) The Council may take the part of the several houses buildings or manufactories shown on the deposited plans and described in the deposited book of reference under the numbers stated in Part I. of the schedule to this Act which is described in the said part of the said schedule or such part thereof as they may require without being required or compellable to purchase the whole or any greater part of any such house building or manufactory :

(2) The owners of and other persons interested in the properties numbered on the deposited plans as specified in Part II. of the schedule to this Act may (if such portions respectively can in the judgment of the arbitrator arbitrators umpire or jury assessing or determining the compensation under that Act be severed from the remainder of the properties without material detriment thereto) be required to sell and convey to the Council the portions only of the premises so required without the Council being obliged or compellable to purchase the whole or any greater portion thereof the Council paying for the portions required by them and making compensation for any damage sustained by the owners thereof or other parties interested therein by severance or otherwise :

If for twenty-one days after the service of notice to sell and convey any portions of the said properties any owner or other person shall fail to notify to the Council his contention that such portions cannot be severed from the remainder of the property without causing material detriment thereto then the Council may proceed to take such portions only :

But if within such twenty-one days he shall by notice to the Council allege that such portions cannot be severed from the remainder without causing such material detriment as aforesaid then the arbitrator arbitrators umpire or jury shall determine the matter of the said allegation in addition to the other questions required to be determined by them :

Provided that if in the opinion of the arbitrator arbitrators umpire or jury any such portion cannot be severed from the remainder of such property without material detriment thereto the Council may withdraw their notice to treat for the portion of the property required by them and thereupon they shall pay to the owners of and other persons interested in the property in respect of which they have given notice to treat all costs

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charges and expenses reasonably and properly incurred by them in consequence of such notice and may if they think fit proceed de novo to take the whole or any other portion of the property :

Provided also that if in the opinion of the arbitrator arbitrators umpire or jury any such portions can notwithstanding the allegation of such owner or other person be severed from the remainder without such material detriment then they may in their absolute discretion determine and order that the costs charges and expenses incurred by such owner or person incident to the arbitration or inquiry shall be borne and paid by such owner or person.

The provisions of this section shall be stated in every notice given thereunder by the Council to sell and convey any premises.

26. Subject to the provisions of this Act the Council for the purposes and during the making of the improvements may in or upon the lands shown in connexion therewith upon the deposited plans stop up or cause to be stopped up temporarily all or any part of any carriageway or footway which they shall think necessary for such purposes to be stopped up and may put or cause to be put up sufficient palisades hoardings bars posts and other erections and may construct temporary works for keeping any such carriageway and footway open for traffic and may make from time to time such orders for regulating the traffic as to them shall seem proper and they may remove and alter any drinking troughs lamp-posts and other erections upon the said lands.

Power to
stop up ways
temporarily.

27. Subject to the provisions of this Act the Council may for the purposes of and in connexion with the improvements alter the line or level of any of the streets and places described on the deposited plans or sections as intended to be diverted raised or lowered in the manner shown on such plans or sections.

Streets may
be raised or
lowered.

28. In making any of the works for or connected with the improvements the Council may subject to the provisions of this Act deviate to any extent from the line thereof within the limits of deviation defined on the deposited plans and the Council may subject to the provisions of this Act deviate to any extent from the levels thereof defined on the deposited sections not exceeding three feet from the levels thereof as defined on the said sections.

Deviation
from line and
levels.

29. Subject to the provisions of this Act and within the limits of deviation defined on the deposited plans the Council in connexion with and for the purposes of this Act and as part of the works to

Power to
make sub-
sidiary works
stop up
streets &c.

A.D. 1900. be executed under the powers of this Act may execute or do any of the following works or things viz. :—

They may—

- (a) Make junctions and communications with any existing streets intersected or interfered with by or contiguous to the improvements or any of them and may divert widen or alter the line or alter the level of any existing street for the purpose of connecting the same with the improvements;
- (b) Relay and alter the line or alter the level of any tramways in or along any street to be widened raised or lowered under the powers of this Act and provide during such relaying and alteration any temporary line or lines of tramway which may be necessary for continuing the traffic on any tramway to be so relaid or altered;
- (c) Stop up any street passage or place within the limits of deviation shown on the deposited plans which they may consider unnecessary to retain or to throw into the improvements and may alter and divert any street passage or place within the same limits;
- (d) Appropriate the site and soil of any street passage or place so stopped up or diverted;
- (e) Execute any works for the protection of any adjoining land or buildings;
- (f) Execute any works and do any things necessary for the strengthening and supporting of any walls of adjoining buildings; and
- (g) Raise lower alter and interfere with any drain or sewer providing a proper substitute before interrupting the flow of sewage in any such drain or sewer.

The site and soil of any street passage or place or any part of any street passage or place stopped up or diverted and appropriated by the Council under this Act shall vest in the Council and all rights of way or other rights over the same shall thereupon be extinguished and the lamp-posts paving metalling or materials in on or under any street so altered diverted or stopped up and any materials of any drain or sewer so altered shall vest in the Council and all substituted drains and sewers shall be under the same jurisdiction care management and direction as the existing drains and sewers for which they may be so substituted.

Compensation in case of insanitary property.

30. The Council may with the approval of the Secretary of State for the Home Department claim in any notice to treat for

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the purchase of any lands intended to be taken for the purposes of this Act—

That the lands to which the notice refers are or comprise any houses courts or alleys unfit for human habitation;

That the narrowness closeness and bad arrangement or the bad condition of the streets and houses or groups of houses upon any such lands or the want of light air ventilation or proper conveniences or any other sanitary defects or one or more of such causes renders any such lands or any buildings thereon prejudicial to the health of the inhabitants either of the buildings on the said lands or of the neighbouring buildings:

And in the event of any such claim then on the occasion of assessing the amount of compensation payable in respect of such lands the court or person settling the same shall determine whether such lands fall wholly or in part within any of the descriptions herein-before mentioned and if they shall so decide then in assessing the compensation payable under this Act in respect of any such lands evidence shall be receivable by such court or person to prove—

- (1st) That the rental of any house or premises was enhanced by reason of the same being used for illegal purposes or being so overcrowded as to be dangerous or injurious to the health of the inmates;
- (2ndly) That any house or premises are in a state of defective sanitation or are not in reasonably good repair; or
- (3rdly) That any buildings on any such lands are unfit and not reasonably capable of being made fit for human habitation:

And if such court or person be satisfied by such evidence then the purchase-money and compensation in respect thereof shall be assessed and determined according to the principles indicated in section 21 of the Housing of the Working Classes Act 1890.

The Council shall pay to the Secretary of State a reasonable sum to be fixed by him in respect of any expenses which he may incur in making such inquiries as he may deem necessary in relation to any claim submitted for his approval under this section.

31. The Council may for any purpose in connexion with the improvements upon the lands acquired by them under the powers of this Act and also in any street within the limits of deviation defined on the deposited plans raise sink or otherwise alter the position of any watercourse water pipe or gas pipe belonging to or connected with any house or building and also any main pipe or apparatus laid down or used by any company or person for carrying a supply of water or water for hydraulic power or gas and also

Alteration of position of water gas and other pipes.

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A.D. 1900. any pipe tube wire or apparatus laid down or placed for telegraphic or other purposes and any pipe tube wire or apparatus laid down or placed for supplying electricity and may remove any other obstruction making proper substituted works during any alteration and causing as little detriment and inconvenience as circumstances admit to any company or person and making reasonable compensation to any company or person for any damage caused by any such alteration. Provided always that before the Council alter the position of any main pipe or apparatus laid down or used by any such company or person they shall (except in cases of emergency) give to the company or person to whom the same belongs notice of their intention to do so specifying the time at which they will begin to do so such notice to be given seven days at least before the commencement of the work for effecting such alteration and such work shall be done under the superintendence (at the expense of the Council) of the company or person to whom such pipe or apparatus belongs unless such company or person refuses or neglects to give such superintendence at the time specified in the notice for the commencement of such work or discontinues the same during the execution of such work and the Council shall execute such work to the reasonable satisfaction of the engineer of such company or person. Provided also that the Council shall not cause any street to be lowered or raised nor the position of any water or gas main or other pipe to be altered so as to leave over such main pipe or apparatus in any part a covering of less than two feet where the covering now existing is not less than two feet unless the Council shall in such case protect the same pipes from frost or injury by artificial covering to the satisfaction of the engineer of such company or person or more than six feet where the covering now existing does not exceed six feet or more than such existing covering where the same exceeds six feet unless the Council in such case provide special means of access to the same to the satisfaction of the engineer of such company or person :

If any difference arise between the Council or their engineer and any such company or person or their or his engineer touching the amount of any costs expenses or charges under the provisions of this Act to be paid by the Council to any such company or person or touching any work matter or thing with reference to such mains or other pipes under such provisions to be done or executed by the Council or the mode of doing or executing the same such difference shall be settled by an engineer to be agreed upon by the engineer of the Council and of any such company or person respectively or

A.D. 1900. failing agreement by such engineer as shall on the application of the engineer either of the Council or of any such company or person be named by the president for the time being of the Institution of Civil Engineers whose decision shall be final and binding and the expenses of the reference shall be borne as the referee may direct :

Provided also that the Council shall not raise sink or otherwise alter the position of any pipe tube wire or apparatus laid down for telegraphic or other purposes and belonging to the Postmaster-General except in accordance with and subject to the provisions of the Telegraph Act 1878 :

Provided always that nothing in this section shall extend to prejudice or affect any of the provisions for the protection of any undertakers authorised to supply electrical energy contained in any special Act or any Provisional Order confirmed by Act of Parliament.

32. If within seven days after a notice under the preceding section of this Act shall have been served upon any gas or water company that company so elect such company shall themselves execute all such alterations to their mains and pipes as may from time to time be necessary and the reasonable costs of executing such alterations shall be repaid by the Council to such company. Provided always that such alterations shall be carried out in accordance with the directions and to the reasonable satisfaction of the chief engineer of the Council.

For protection of gas and water companies.

33. Subject to the provisions of this Act the Council may cause such parts of the improvements to be laid out for carriageway and such parts thereof for footway as they may think proper and may upon the lands acquired by or vested in them under the powers of this Act and within the limits of deviation defined on the deposited plans construct erect and provide such vaults cellars arches sewers drains subways and other works and conveniences as they may think proper for the purposes of the improvements and in laying out or forming such carriageway and footway and works the Council may in addition to the powers by this Act conferred exercise the same powers and authorities as are vested in and shall be subject to the same liabilities only in respect thereof as are imposed upon any vestry or district board of works in the county of London when they stop up temporarily any thoroughfare or any part thereof in the repairing or repaving of any street.

Carriageway footway sewers and other works.

34. The Council shall for the purposes of and in connexion with the improvements in a substantial and workmanlike manner fill or cause to be filled in all and every the vaults cellars and open places

Directing how the pavement shall be laid and made.

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over which it may be necessary to new pave (except such as are capable of being used as cellars vaults or areas) with good sound hard brick or other rubbish to be well rammed down to prevent the ground from giving way and shall well and effectually pave over all the said ground with a sufficient quantity of materials of proper quality and dimensions and shall in like manner erect and build any underground arches which they may think necessary and shall relay and repair the streets which they may disturb or alter in carrying the purposes of this Act into execution. Provided always that nothing herein contained shall extend or be construed to extend to charge the Council with the liability or expense of repairing or making good such pavement or arches in future but when the same shall have been in the first instance so paved or relaid erected built and repaired as aforesaid the same shall for ever thereafter be kept in repair by the authority in whom the management and repair of the street are vested or by any other parties or persons liable to repair the same.

Sewers or
drains to
be arched
over or
filled up.

35. The Council may cause to be removed arched over or filled up all such sewers or drains or parts thereof which shall be in or near the streets to be interfered with for the purposes of the improvements as shall appear necessary for executing the purposes of this Act so as that no public sewer or drain (unless the same become unnecessary by reason of the purchase of the property entitled to the use thereof) shall be in any wise disturbed injured or prejudiced without another sewer or drain being made in lieu thereof equally serviceable and convenient. Provided always that before removing or filling up any sewer or drain or part thereof as aforesaid the Council shall (where necessary) cause to be made and built other good and sufficient sewers and drains in substitution for the sewers or drains which shall be filled up and when made and completed the said sewers and drains shall be under the same jurisdiction and management and direction as the existing sewers or drains.

Power to
alter steps
sewer pipes
&c.

36. The Council within the limits of deviation defined on the deposited plans may for the purposes of and in connexion with the improvements raise sink or otherwise alter or cause to be altered the position of any of the steps areas cellars cellar-flaps gratings fences windows and watercourses pipes or spouts belonging to any house or building and may remove all other obstructions so as the same be done with as little delay and inconvenience to the inhabitants as the circumstances of the case will admit and the Council shall make reasonable compensation to any person who suffers damage by any such alteration.

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37. The provisions of the London County Council (Subways) Act 1893 shall apply to any subway to be constructed under the powers of this Act as if such subway or part thereof had been included in the expression "subway" in the said Act of 1893 and the provisions of section 3 of the said Act shall apply during the actual construction of any such subway. Provided that for the purposes of the application of the said Act of 1893 to any subway to be constructed under the powers of this Act the London Hydraulic Power Company shall be deemed to be a water company.

Applying
provisions of
London
County
Council
(Subways)
Act 1893.

38. The powers of the Council for the compulsory purchase or taking of lands for the purposes of the improvements shall cease after the expiration of three years from the passing of this Act.

Limitation of
time for
purchase of
lands.

39. If the improvements be not completed within the period of seven years from the passing of this Act then on the expiration of that period the powers of the Council under this Act for the execution of the said improvements shall cease (except so far as the same shall then have been completed).

Period for
completion of
improvements.

40. When and as each of the improvements or any part thereof is completed a certificate thereof shall be issued under the seal of the Council and any copy of such certificate certified under the hand of the clerk of the Council shall in all proceedings and for all purposes be admissible and received as evidence that such certificate has been duly made and from the date of such certificate so much of the improvement to which it relates as shall have been laid out for carriageway or footway shall form part of the street and may be used by the public accordingly. Subject to the provisions of this Act so much of the land acquired by the Council for the widening of any street as is thrown into and used for the carriageway or footway of any street widened under this Act shall on the completion of such widening become vested in the authority in whom the management and control of the existing street is vested and the land acquired by the Council for the new streets shall remain and be vested in the Council and subject to the provisions of this Act the maintenance repair paving cleansing and lighting of each of the improvements shall be under the care management control and jurisdiction of the authority in whom the management and repair of streets is vested in the same manner as other streets in their district.

Improvements to
form public
street.
Repair &c.

Provided that any subways constructed by the Council in connection with any such improvements and any sewers already maintained by the Council shall be and continue under the care management control and jurisdiction of the Council.

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Power to sell
materials.

41. The Council may sell or dispose of all building and other materials of any houses and buildings acquired by them under the powers of this Act and all lamp-posts paving metalling and materials in under or upon any road street or other place altered by them for the purposes of this Act and any materials obtained in the alteration of or interference with any drain or sewer which are vested in the Council under the powers of this Act.

Power to
lease surplus
lands.

42. The Council may when and as they shall think fit so to do demise and lease any lands acquired by them under this Act and not required for the purposes of the improvements or such parts thereof as the Council shall think it expedient to let on building leases either altogether or in parcels to any person or persons who shall erect and build or covenant and agree to erect and build thereon or on any part thereof houses erections or buildings of such size or class of building and upon such plan and elevation and of such height and with such storeys as the Council shall think proper for such term or number of years as they may think fit so as there be reserved in every such demise or lease such peppercorn or other yearly rent to be incident to the immediate reversion of the premises therein comprised as to the Council shall seem reasonable and so that in every such demise or lease there be contained a covenant for the payment of the rent thereby to be reserved and such other covenants on the part of the tenant or lessee to be therein named as the Council shall reasonably be advised or require and also a clause in the nature of a condition of re-entry on non-payment of the rent thereby to be reserved or on non-observance or non-performance of the covenants therein to be contained on the part of the tenant or lessee to be observed and performed and every such tenant or lessee shall give such good and sufficient security for the erecting finishing and completing of every such house erection and building which he shall covenant or agree to erect within the time in which he shall have contracted to finish the same as the Council shall order and direct and the Council may if they think fit accept and take any fine or premium for the granting of any lease and may enter into any agreement for the granting of any lease of such lands or such parts thereof and may in any such lease or agreement for a lease give to the lessee or intended lessee an option or right to purchase the fee simple in reversion in the premises leased or agreed to be leased together with all houses erections or buildings thereon at the time of the exercise of such option at such time and on such terms and conditions as they may think fit and on granting leases in pursuance of such agreements may alter the amount of the rents agreed to be reserved in such leases and may apportion the same and grant separate leases of any part of the hereditaments by

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any such agreement agreed to be leased as the Council think fit and may also alter or rescind any agreement as aforesaid and may accept any surrender of any lease in all respects as the Council shall think fit and any part of the said lands may be appropriated for and left as yards or courts to be attached to any houses agreed to be leased as the Council shall think fit.

As to sale
of ground
rents.

43. Subject to the provisions of this Act the Council may sell and dispose of or cause to be sold and disposed of the ground rents to be reserved by the leases or demises or agreed to be reserved by any agreements for leases of any lands made under the authority of this Act and also the fee simple in reversion in such lands and in the houses erections or buildings thereon either altogether or in parcels by public auction or by private contract for such price or prices or sum or sums of money as the Council shall think reasonable and subject to such stipulations and provisions for the enjoyment thereof and as to the nature of the buildings which are to be at all times erected and built thereon and also subject to such stipulations as to the title to be produced to the hereditaments to be sold as the Council shall think fit and as regards any stipulations or provisions which may be contained in any conveyance under this enactment the same may at all times thereafter be enforced by the Council by re-entry on such lands on breach of any such stipulation or provision or otherwise in such manner in all respects as the Council shall think fit.

Council may
sell land in
the first
instance
without
having
previously
granted a
lease thereof.

44. Subject to the provisions of this Act the Council may if they think it expedient so to do sell and dispose of in the manner hereinbefore directed all or any lands acquired under the powers of this Act and not required for the purposes of the improvements without having previously granted or agreed to grant any lease thereof for such price or prices or sum or sums of money as the Council shall think reasonable and subject to such stipulations and provisions for the enjoyment thereof and as to the nature of the buildings which are to be at all times erected and built thereon and also subject to such stipulations as to the title to be produced to the hereditaments to be sold as the Council shall think fit.

Council may
let or ex-
change lands.

45. The Council may let either from year to year or for a less period or for a term at rackrent or exchange or otherwise dispose of any building or lands or any part thereof acquired by them under the powers of this Act and not required for the purposes of the improvements and may execute and do any deed act or thing requisite or proper for effectuating any such lease exchange or other disposition.

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Council to dispose of lands within a certain period.

46. Any lands acquired by the Council under the powers of this Act except such as are required to form part of any improvement or to be retained for the purposes thereof and except lands on which buildings shall have been erected by the Council in pursuance of the section of this Act of which the marginal note is "Scheme as to accommodation for persons of labouring class displaced" shall subject to the provisions of any future Act of Parliament be sold or disposed of by the Council within a period of sixty years from the first day of September next after the passing of this Act and section 127 of the Lands Clauses Consolidation Act 1845 shall not apply to any lands acquired by the Council under the powers of this Act.

Receipts of Council to be effectual discharges.

47. The receipt of the Council or of any person duly authorised by the Council for any purchase-money rent or money payable to the Council by virtue of this Act shall be a sufficient and effectual discharge for the money in such receipt expressed or acknowledged to be received and the person to whom the receipt shall be given shall not afterwards be answerable or accountable for the misapplication or non-application of the money in such receipt expressed or acknowledged to be received.

Power to Council to make agreements with owners of property &c.

48. The Council may subject to the provisions of this Act enter into and carry into effect agreements with any person being the owner of or interested in any lands houses or property abutting on any portion of the improvements with respect to the sale by the Council to such person of any lands or property (including any street or thoroughfare or any part of a street or thoroughfare appropriated by the Council under the powers of this Act and not required for the improvements) for such consideration as may be agreed upon between the Council and such person and the Council may accept as satisfaction of the whole or any part of such consideration the grant by such person of any lands or other property required by the Council for the purposes of this Act.

Scheme as to accommodation for persons of labouring class displaced.

49.—(1) The Council shall not under the powers of this Act purchase or acquire in any district in the administrative county of London twenty or more houses which on the fifteenth day of December last were or have been since that day or shall hereafter be occupied either wholly or partly by persons belonging to the labouring class as tenants or lodgers unless and until they shall have obtained the approval of the Secretary of State for the Home Department to a scheme for providing new dwellings for such number of persons as were residing in such houses on the fifteenth day of December last or for such number of persons as the Secretary

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of State shall after inquiry deem necessary having regard to the number of persons on or after that date residing in such houses and working within one mile therefrom and to the amount of vacant suitable accommodation in the immediate neighbourhood of such houses or to the place of employment of such persons and to all the circumstances of the case.

(2) The approval of the Secretary of State to any scheme under this section may be given either absolutely or conditionally and after the Secretary of State has approved of any such scheme he may from time to time approve either absolutely or conditionally of any modifications in the scheme.

(3) Every scheme under this section shall contain provisions prescribing the time within which it shall be carried out and shall require the new dwellings proposed to be provided under the scheme to be completed fit for occupation before the persons residing in the houses in respect of which the scheme is made are displaced. Provided that the Secretary of State may dispense with the last-mentioned requirement subject to such conditions (if any) as he may see fit.

(4) Any provisions of any scheme under this section or any conditions subject to which the Secretary of State may have approved of any scheme or of any modifications of any scheme or subject to which he may have dispensed with the above-mentioned requirement shall be enforceable by a writ of mandamus to be obtained by the Secretary of State out of the High Court.

(5) If the Council acquire or appropriate any house or houses for the purposes of this Act in contravention of the foregoing provisions or in contravention of the requirements of the scheme displace or cause to be displaced the persons residing in any house or houses they shall be liable to a penalty of five hundred pounds in respect of every such house which penalty shall be recoverable by the Secretary of State by action in the High Court and shall be carried to and form part of the Consolidated Fund of the United Kingdom. Provided that the Court may if it think fit reduce such penalty.

(6) For the purpose of carrying out any scheme under this section the Council may appropriate any lands for the time being belonging to them or which they have power to acquire and may purchase such further lands as they may require.

(7) The Council may on any lands belonging to them or purchased or acquired under this section provide such dwellings for persons of the labouring class as may be necessary for the purpose of any scheme under this section and such dwellings may be in

A.D. 1900. buildings exclusively devoted to dwellings or in buildings partly designed for use for shops warehouses offices or other purposes and the Council may sell demise or let or otherwise dispose of such buildings and any lands purchased or acquired as aforesaid :

Provided that all lands on which any buildings have been erected or provided by the Council in pursuance of any scheme under this section shall for a period of twenty-five years from the date of the scheme be appropriated either wholly or partly as the case may be in accordance with the scheme for the purpose of such dwellings and every conveyance demise or lease of such lands and buildings shall be endorsed with notice of this enactment :

Provided also that the Secretary of State may at any time dispense with all or any of the requirements of this subsection subject to such conditions (if any) as he may see fit.

(8) All buildings erected or provided for the purpose of any scheme under this section shall be subject to the provisions of the London Building Act 1894 and any Act or Acts relating to buildings in the county of London.

(9) The Secretary of State may direct any inquiries to be held by any persons appointed by him as inspectors which he may deem necessary in relation to any scheme under this section or to the carrying out of any such scheme and may appoint or employ inspectors for the purposes of any such inquiry and the inspectors so appointed or employed shall for the purposes of any such inquiry have all such powers as the inspectors of the Local Government Board have for the purposes of inquiries directed by the Local Government Board under the Public Health Act 1875.

(10) The Council shall pay to the Secretary of State a sum to be fixed by him in respect of any expenses incurred by him in relation to any inquiries under this section including the expenses of any witnesses summoned by the inspector and a sum to be fixed by the Secretary of State for the services of such inspector.

(11) Any houses purchased or acquired by the Council for or in connection with any of the purposes of this Act whether purchased or acquired in exercise of the powers conferred by this Act or otherwise and whether before or after the passing of this Act which may have been occupied by persons of the labouring class within five years before the passing of this Act and for which houses no substitutes have been or are directed to be provided by any scheme approved by the Secretary of State under any previous Act relating to the Council shall for the purposes of this section be deemed to have been acquired under the powers of this Act and to have been occupied on the fifteenth day of December last by the

same number of persons belonging to the labouring class as were occupying the said houses at the date of their acquisition. Provided that if the Secretary of State is unable to ascertain the number of such persons who were then occupying the said houses the said houses shall be deemed to have been occupied by such number of such persons as in the opinion of the Secretary of State they might have been sufficient to accommodate.

(12) For the purposes of this section—

The expression "labouring class" means mechanics artisans labourers and others working for wages hawkers costermongers persons not working for wages but working at some trade or handicraft without employing others (except members of their own family) and persons other than domestic servants whose income does not exceed an average of thirty shillings a week and the families of any such persons who may be residing with them ;

The expression "house" means any tenement separately occupied by any person or persons ;

The expression "district" means the district of a sanitary authority for the purposes of the Public Health (London) Act 1891.

50. If the Council with the consent of the Secretary of State for the Home Department utilise any lands forming any part of the site of Millbank Prison (which lands were acquired by the Council under the provisions of Part III. of the Housing of the Working Classes Act 1890) for the purpose of rehousing persons of the labouring class displaced in connexion with the said Thames Embankment extension and improvements at Westminster then such sum as the Council shall determine in respect of the cost of acquiring such lands shall be charged to and deemed to be part of the costs and expenses of the said Thames Embankment extension and improvements at Westminster and shall be applied towards the cost of the acquisition by the Council of other lands for the purposes of Part III. of the Housing of the Working Classes Act 1890.

Utilisation of certain lands at Millbank for rehousing in connexion with Westminster improvements.

51. If the Council take for the purposes of this Act any land forming part of a churchyard or burial ground the following provisions shall apply and have effect (namely) :—

Removal of bodies.

(a) All human remains being interred or deposited in or on any part of such churchyard or burial ground so taken shall be removed and interred by the Council to and in such other graveyard or cemetery in which human remains may be

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lawfully interred as the Council may appoint provided that human remains removed from consecrated ground shall be re-interred in consecrated ground:

- (b) Before proceeding to remove any such human remains the Council shall publish a notice once in each of two successive weeks in two newspapers circulating in the county of London to the effect that it is intended to remove such remains and such notice shall have embodied in it the substance of the conditions of this section:
- (c) At any time within two months after the last publication of such notice any person who is an heir executor or administrator or relative of any deceased person whose remains are to be removed may give notice in writing to the Council of his intention to undertake the removal of the remains of such deceased person and thereupon he shall be at liberty to undertake the same subject as herein-after mentioned:
- (d) The heir executor or relative of any such deceased person giving such notice as aforesaid may remove any tablets or monuments erected to the memory of such deceased person on such portion of ground and the expenses of such removal not exceeding twenty pounds for each vault containing a coffin or coffins and not exceeding five pounds for each separate coffin not contained in a vault and not exceeding ten pounds for each tablet or monument shall be borne and paid by the Council:
- (e) Provided that the removal of any such remains tablets or monuments from consecrated ground to consecrated ground shall be subject to such regulations (if any) as may be made with respect thereto by the Lord Bishop of the Diocese but no faculty shall be required for the purpose:
- (f) The removal of the remains of any deceased person shall be carried out under the supervision and to the satisfaction of the medical officer of health of the county of London.

PART III.—IMPROVEMENT AREA AND CHARGE.

Improvement charge.

52. And whereas the Thames Embankment extension and improvements at Westminster and the High Street and Gardener's Lane Putney widening by this Act authorised will or may substantially and permanently increase in value lands in the neighbourhood of those improvements respectively which will not be acquired for the purpose thereof and it is reasonable that provision should be made under which in respect or in consideration of such increased value

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a charge should be placed on such lands Therefore the following provisions shall have effect viz. :—

- (1) In and for the purposes of this Part of this Act—
The expression—

Definitions
in this Part
of this Act.

“The improvement area” means the areas shown on the deposited plans within the line thereon indicating the limits within which an improvement charge may be imposed exclusive of the lands shown on the deposited plans of the Westminster improvements within the said limits northward of Great College Street;

“The improvement” means the Thames Embankment extension and improvements at Westminster and the High Street and Gardener's Lane Putney widening by this Act authorised or either of those improvements as the case may be;

“Owner” means where the hereditament is copyhold the person or persons entered on the roll of the manor and entitled to enfranchise the same;

“Lands” shall extend to messuages lands tenements and hereditaments but shall not include any main pipe or apparatus of any company supplying gas or water under the powers of any Act of Parliament or any culvert pipe tube apparatus or wire of any electric lighting or hydraulic company authorised by any Act of Parliament or telephone company acting under a licence from the Postmaster-General or any estate or interest in land of or belonging to any such company in respect of any such main pipe apparatus culvert tube or wire:

- (2) All lands within the improvement area but which shall not be purchased and taken by the Council under the powers of this Act shall be liable to have an improvement charge placed on such lands or some of them (in accordance with the provisions herein-after set forth) in respect or in consideration of any substantial and permanent increase in value which it is clearly shown has been derived from the improvement:
- (3) Two months at least before the commencement of any part of the improvement and as soon after the passing of this Act as the Council think fit the Council shall make under their seal a specification of all the lands within the improvement area upon which they propose to place a charge and which they desire to include in the assessment hereafter mentioned:

Lands
liable to be
charged.Specification
of lands
proposed to
be charged.

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They shall give notice by registered letter addressed to each owner lessee or occupier of any such lands as the Council include in such specification :

Thereupon any such owner lessee or occupier may apply to the Local Government Board to appoint some independent person to make a valuation of the several lands within the improvement area which the Council have included in the specification :

A copy of the specification shall be delivered to the person so appointed within twenty-one days after his appointment and the person so appointed shall thereupon after giving such notice or notices as the Local Government Board may direct and hearing any parties interested and applying to be heard proceed to make a valuation of all such lands which valuation is hereafter referred to as "the initial valuation". The proper cost of making the initial valuation including the reasonable costs charges and expenses of all or any of the parties interested (to be taxed in case of difference by a Master of the Supreme Court attached to the Queen's Bench Division) shall be paid by the Council :

Provided that if within one month after the service of the said notices no application be made for the appointment of a person to make the initial valuation the Council shall make such application and the valuation shall be made accordingly :

In making such valuation the valuer shall separately distinguish and assess in each case the value of the land apart from that of any existing buildings thereon and shall also value the land and buildings as a whole and shall not take into consideration any increased value accruing or supposed to accrue to such land or buildings from or in consequence of the improvement but shall only take into consideration the value independently of the improvement and as if the improvement had not been contemplated :

The valuer shall also separately value the interest of the owner of any such lands and the interest of every lessee of any such lands for a term having not less than twenty-one years unexpired at the date of the valuation (excluding from each such valuation any trade interest) and shall not take into consideration any increased value accruing or supposed to accrue to such lands from or in consequence of the improvement but shall only take into consideration the value of the

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said lands independently of the improvement and as if the improvement had not been contemplated :

The initial valuation when made shall be deposited with the clerk of the Council and shall be kept deposited at the county hall and shall be open to inspection at all reasonable times by any persons and their duly authorised agents interested in any lands comprised in the said valuation :

- (4) The Council shall not sooner than twelve months nor later than three years after the issue by them of their certificate of the completion of the improvement cause to be framed an assessment describing the lands situate within the improvement area and comprised in the said valuation which the Council allege ought to bear and pay the said improvement charge and the Council shall in such assessment state and specify—

Assessment
for proposed
charge.

(a) The names of the owners lessees and occupiers of the lands described in the said assessment respectively so far as they can be ascertained ;

(b) The amounts by way of charge which the Council allege ought to be charged upon such lands respectively :

The assessment shall contain a statement of the amount which the Council allege is the enhanced market value derived by the lands respectively from the improvement :

The amount to be proposed in the assessment as the charge to be placed on any lands under the provisions of this section shall be equal to three per centum per annum upon one half of the amount which the Council allege is the enhanced market value derived by the said lands from the improvement after making all fair and proper deductions for rates taxes assessments and impositions on the said lands according to such increased value :

- (5) The assessment shall be submitted to and considered by the Council at a meeting or meetings and the Council may by resolution approve the same either with or without modification or addition as they think fit :

Approval of
assessment
by Council.

- (6) The resolution approving an assessment shall be published once in each of two successive weeks in two or more London daily newspapers with an interval of at least six clear days between the two publications and copies of such resolution shall be publicly posted on the site of the improvement and within seven days of the date of the first publication of the resolution copies thereof shall also be served on the owners lessees and occupiers of the lands described in the assessment :

Notice of
assessment.

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The notices served on the owners lessees and occupiers under this section shall state shortly the effect of the resolution and assessment upon the lands in respect of which they are served and also of the provisions of this Part of this Act with respect to the time and mode of objecting to the assessment and the grounds on which the assessment may be objected to and shall also state shortly the provisions of this Part of this Act with respect to claims for decrease in value the right to have the matter decided by an arbitrator and the payment of costs:

Copies to be deposited.

Objection to assessment.

Purchase of estate or term in certain cases.

(7) From and after the date of the first publication of the resolution and until the expiration of three months from the date of the last publication thereof the assessment or copies thereof certified by the clerk or some other officer of the Council shall be kept deposited at the office of the Council and shall be open to inspection at all reasonable times by any person interested:

(8) During the said period of three months the owner or lessee of any lands described in the assessment or the occupier thereof for the time being may by written notice served on the Council object to the assessment on any of the grounds following:—

(i) That any lands in which he is interested included in the assessment ought to be excluded by reason that it has not been or cannot be clearly shown that the market value of the lands to which the notice relates is substantially and permanently increased by the improvement;

(ii) That the amount of any charge proposed to be placed upon any lands in which he is interested ought to be varied;

(iii) That the assessment is incorrect in respect of some matter of fact (to be specified in the objection):

(9) If (a) any owner or owners of any lands comprised in the initial valuation upon which a charge is proposed to be placed who alone or together have power to sell the fee simple of such lands subject to any lease or leases thereof or (b) any lessee or lessees of any such lands for a term having not less than twenty-one years unexpired at the date of the initial valuation are of opinion that such charge is greater than it should be in reference to the enhancement or supposed enhancement of the value of such lands by reason of the improvement they may at any time within the said period of three months (instead of giving any notice of objection under the preceding

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paragraph of this section) by notice in writing served upon the Council require the Council to purchase their estate and interest in such lands and the Council shall thereupon purchase and take the same accordingly at the value specified in the initial valuation:

If within one month after the receipt of any such notice by any owners or by any such lessees requiring the Council to purchase their estate and interest in any lands in manner aforesaid the Council shall elect to abandon the proposed charge to which such notice relates the Council may give notice by registered letter addressed to such owners or to such lessees as the case may be of their intention to abandon the same and thereupon the Council shall be relieved from any liability to purchase such lands or the estate or interest therein to which the notice relates and the charge so far as relates to such lands or any estate or interest therein of such owners or such lessees as the case may be shall be extinguished and the Council shall give a certificate under their common seal that such charge is extinguished which shall be sufficient evidence thereof. Provided that the Council shall pay to the owners or to such lessees as the case may be all costs charges and expenses reasonably and properly incurred by them in consequence of the said lands having been included in the assessment such costs falling agreement to be settled by a master of the Supreme Court attached to the Queen's Bench Division:

Council may abandon improvement charge after notice given by owners or lessees to purchase.

(10) At any time during the said period of three months after the last publication of the assessment the owner or lessee of any lands upon which a charge under this section is proposed to be placed who may be the owner or lessee of other lands within the limits of the improvement area may give written notice to the Council that substantial and permanent decrease in the value of such other lands to an amount to be stated in the notice has been caused by the improvement and that he claims that such alleged decrease shall be considered by the arbitrator and if it be clearly shown that any substantial and permanent decrease in the value of such other lands as aforesaid has been caused by the improvement the arbitrator shall deduct the same in determining the amount of the charge in respect of such first-mentioned lands:

Lands decreased in value.

For the purposes of this Part of this Act joint tenants or tenants in common may give any such notice as aforesaid through one of their number authorised in writing under the

Notices by joint tenants.

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If no objection or claim assessment final.

Arbitrator to settle objections and claims.

Amendment of assessment.

Procedure of arbitrator.

hands of the majority of such joint tenants or tenants in common and any lessees may combine in a notice:

(11) If at the expiration of the said period of three months notice of objection or of alleged decrease in value shall have been served on the Council then the Council may publish notice to that effect in the London Gazette and as from the date of such notice such assessment shall become final:

(12) If any such notice of objection or of alleged decrease in value be served on the Council within the said period of three months then the Council may apply to the Local Government Board to appoint an arbitrator for the purposes of this Part of this Act and the Local Government Board shall appoint an arbitrator accordingly and as often as any such arbitrator shall die or resign or become incapable of acting (previous to the making of an award as herein-after provided) the Council may in like manner apply to the said Board and the said Board shall from time to time appoint another arbitrator in his stead and every such arbitrator shall be entitled to such fees or remuneration as may be fixed by the Local Government Board:

(13) The Council may at any time before the appointment of the arbitrator but subject to the provisions of this Part of this Act by resolution amend the assessment so as to include in the assessment as amended any lands by this Act made liable to have an improvement charge placed upon them and comprised in the initial valuation but not in the original assessment and may fix the sums proposed to be charged upon any such lands but any such resolution shall be published and copies thereof shall be served and copies of the amended assessment deposited for public inspection in the manner herein-before prescribed with respect to the original resolution and assessment and notices of objection and of alleged decrease in value in respect of the amended assessment may be given in like manner and if given shall be dealt with and determined in like manner as objections to or claims in respect of the original assessment:

(14)—(i) The Council at any time after the appointment of the arbitrator may apply to the arbitrator to appoint a time for determining the matter of all objections and alleged decrease in value made as in this Part of this Act mentioned and for making an award and shall publish a notice of the time and place appointed and copies of such notice shall be served upon the objectors and claimants and also upon the owners lessees and occupiers of any lands inserted or which it may be proposed

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to insert in the award (being in all cases lands by this Part of this Act made liable to have an improvement charge placed upon them and comprised in the initial valuation) and at the time and place so appointed the arbitrator may proceed to hear and determine the matter of all such objections and allegations. The arbitrator may amend the assessment on the application either of any objector or claimant or of the Council. Provided that if he insert in the award any lands or the name of any person not included in the original assessment or increase the amount of the charge on any lands such notice as the arbitrator may think sufficient shall be given to the persons affected to enable them to object to such insertion or increase:

(ii) The arbitrator may also if he think fit adjourn the hearing and direct any further notices to be given:

(iii) No objection to any assessment or award which could be made under this Act shall be otherwise made or allowed in any court proceeding or manner whatsoever:

(iv) All the reasonable and proper costs of any such arbitration and incident thereto shall be borne by the Council unless the arbitrator shall award the same amount of charge as shall have been proposed in the assessment or a greater amount or (in the case of alleged decrease in value) a less amount than the amount claimed in which case each party shall bear his own costs incident to the inquiry or arbitration and the costs of the arbitrator shall be borne in equal proportions. Provided that if it shall appear to the arbitrator that any objection to the amount proposed to be assessed or that any claim was frivolous and vexatious the arbitrator may make such order concerning the costs of the person making such objection as to him may seem meet. Where such costs are ordered to be paid or become payable by an objector or objectors the arbitrator may if he think fit add such costs to the charge apportioned on the estate or interest of the objector or objectors:

(15) When and so soon as the assessment and any amendments thereof and all objections thereto and all such allegations as aforesaid (if any) shall have been disposed of as by this Part of this Act directed the arbitrator shall issue an award under his hand which shall be final and conclusive for all purposes:

A copy of the award shall be published once in the London Gazette and notice of such award shall be served upon the owners or reputed owners lessees or reputed lessees and occupiers of the lands affected thereby:

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Effect of
charge.

(16) If no objection as herein-before provided be made to the assessment the amount defined by the assessment or the amended assessment (and if an award be made as herein-before provided then the amount defined by the award) as the charge in respect of any lands shall be a charge and incumbrance thereon and the Council shall cause the same to be registered as a land charge under the Land Charges Registration and Searches Act 1888:

Incidence of
charge.

(17) The charge in respect of any lands as fixed by the award shall (subject to the following provision) begin to be payable on the first day of April or October as the case may be next ensuing after the date of the award and shall be payable thereafter half-yearly until redeemed and satisfied:

The arbitrator in making the award shall take into consideration all the circumstances of the case and in particular shall consider the several interests in such lands and the time at which they severally expire and may make the commencement of any charge dependent on the expiration of any term of years or other period or on the happening of any event as he shall deem fair and equitable:

The improvement charge charged upon any lands shall be apportioned between the several parties having any estate or interest in such lands as they shall agree or as in the event of no agreement being made or so far as any such agreement shall not extend shall be determined by the arbitrator who may apportion the incidence of such charge as between the freehold and any other estate or interest in the lands during the period of any existing term of years for which the same is held at the date of the award:

Collection of
charge.

(18) The charge due in respect of any lands shall be payable to the Council on demand and may be collected on behalf of the Council by such persons as they may appoint for that purpose:

Where any lands in respect of which a charge is payable are occupied by any person the Council may collect the annual payments due in respect of the charge from such person. But if he be not the person for the time being liable to the payment of the charge or any part thereof then he may deduct from any rent payable by him the charge or any part thereof payable by any other person and any person receiving such

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rent (if he be not the person liable to pay the charge or any part thereof) may in like manner deduct from any rent payable by him the charge or such part thereof as is payable by any other person so that the proper deduction may in each case be made from the rent paid to the person or persons by whom the charge or any portion thereof is payable:

In case of default being made in any payment due to the Council in respect of the charge the amount thereof may be recovered in any court of summary jurisdiction and in addition the Council may have and exercise such remedies for recovering the same as are conferred by the Conveyancing Acts 1881 to 1892 with regard to sums payable by way of rentcharge:

(19) Any owner lessee or occupier of any lands subject to the charge or any other person interested therein may from time to time redeem the same by agreement with the Council and shall be entitled from time to time to redeem the charge upon any lands on payment to the Council of any arrears thereof and of a sum equal to thirty-three times the amount of such charge and from and after such redemption the charge shall be deemed to be satisfied and shall be no longer payable in respect of the said lands and the Council shall give a certificate under their common seal that the said charge is redeemed and satisfied which shall be sufficient evidence thereof:

Redemption
of charge.

(20) Where the incidence of the charge as between any persons interested in the lands is regulated or affected by any contract or covenant the arbitrator shall have regard to such contract or covenant and this Act shall not be deemed to alter the effect of any such contract or covenant:

As to
existing
contracts &c.

(21) In any case where the Council are required under this Part of this Act to serve any notice or other document upon any owner or lessee and the Council are unable after diligent inquiry to ascertain the name or address of any owner or lessee on whom such notice or document is to be served it shall be sufficient to serve the same either by delivering the same to the occupier of the lands with a notice that the same is to be given to each immediate or superior landlord or owner or by affixing a copy of the resolution to some conspicuous and convenient place on or near the lands:

Service of
notices &c.

(22) The Arbitration Act 1889 shall subject to the provisions of this Part of this Act apply to the arbitrator and procedure before him except that the award shall be final and binding upon all parties.

Arbitration
Act to apply.

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Contribu-
tions by
local
authorities.

PART IV.—CONTRIBUTIONS BY LOCAL AUTHORITIES.

53. The district board of works for the district and the vestries of the parishes herein-after mentioned respectively shall and they are hereby required from time to time to contribute towards the costs and expenses of the Council in relation to the improvements herein-after respectively stated such sums on account of such costs and expenses as the Council may from time to time require to the extent of but not exceeding in each case the fixed sum or the proportion of such costs and expenses herein-after stated with reference thereto and the said district board and vestries respectively may for the purpose of paying any such contribution or any part thereof borrow the requisite moneys and for the purpose of securing the repayment with interest of any moneys to be borrowed as aforesaid the district board and vestries respectively may mortgage and assign all the moneys or rates authorised to be raised by them under the Metropolis Management Act 1855 and all the provisions of sections 183 to 191 of the last-mentioned Act as amended by any subsequent Act shall apply to any borrowing by such district board and vestries respectively under this section of this Act.

The contributions required by this section are—

Towards the cost of the Mare Street (Hackney) widening—

By the vestry of the parish of Saint John Hackney such sum not exceeding one hundred and twenty-five thousand pounds as will amount to one-fourth of the net cost:

Towards the cost of the Goswell Road widening—

By the vestry of the parish of Saint James and Saint John Clerkenwell fifteen thousand pounds:

By the vestry of the parish of Saint Luke Middlesex fifteen thousand pounds:

Towards the cost of the Kentish Town Road widening—

By the vestry of the parish of Saint Pancras such sum as will amount to the cost of the necessary paving works with the exception of the paving of the space occupied by tramway

Towards the cost of the Nine Elms Lane widening—

By the vestry of the parish of Saint Mary Battersea fifteen thousand pounds:

Towards the cost of the widening at Battersea Rise—

By the vestry of the parish of Saint Mary Battersea five thousand five hundred pounds.

With respect to the contributions towards the cost of the widening of High Street and Gardener's Lane Putney the following provisions shall have effect:—

The Council shall contribute one-half of the net cost of the widening of High Street and one-fourth of the net cost of the widening of Gardener's Lane. Provided that the total contribution by the Council towards such widenings shall not exceed the sum of fifteen thousand pounds:

The residue of the costs and expenses of such widenings after the deduction from the total costs and expenses thereof of such contribution by the Council as aforesaid shall be provided by the Board of Works for the Wandsworth District:

Provided that any sums of money which the Board of Works for the Wandsworth District may from time to time require to raise for the purpose of the widening of High Street and Gardener's Lane and any moneys which they may from time to time require to raise in order to repay moneys borrowed for that purpose and the interest thereon may be ordered to be levied and shall be levied from the parish of Putney (including Roehampton) and all the provisions of the Metropolis Management Acts 1855 to 1893 with regard to the collection and levying by any district board of moneys for defraying expenses which have not been incurred for the equal benefit of the whole of their district shall apply to the collection and levying of any moneys charged under the provisions of this subsection upon the said parish of Putney (including Roehampton).

54. Separate accounts shall (if and so far as may be necessary) be kept in relation to the costs and expenses of each of the improvements referred to in the preceding section of this Act and for the purpose of ascertaining the sums to be paid to the Council under the provisions of the said preceding section by the district board and vestries therein mentioned the Council shall notwithstanding the provisions of the Metropolitan Board of Works (Loans) Act 1869 or any other Act carry to the said accounts respectively all sums of money (if any) which may from time to time be paid to the Council under the provisions of this Act on account of the said improvements respectively whether such sums arise from the sale of materials or the sale or letting of lands or any other sums which recoup the Council part of the expenses incurred by them in carrying this Act into execution with respect to the said improvements and shall furnish to the said district board and vestries copies of the accounts relative to the improvement to

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which they are respectively required under the provisions of the said section to contribute.

Agreements
for closing
accounts in
case of joint
works.

55. Where under the powers of this Act an improvement has been or is to be carried out at the joint cost of the Council and of any district board or vestry it shall be lawful for the Council and such district board or vestry to enter into and carry into effect any agreement for determining the amount of the respective contributions of the Council and such district board or vestry for settling and closing the account between them in relation to the improvement although the improvement may not be at the time completed and although the total cost of the improvement may not have been at the time ascertained and either party may accept from the other of them and the other of them may make a conveyance or assignment of any estate or interest in any surplus lands in connection with such settlement in such manner as may be agreed between them.

Local con-
tribution
towards
improve-
ments at
Westminster.

56. It shall be lawful for the borough council of the city or borough of Westminster to be constituted under the Local Government Act 1899 to make a contribution if they think fit towards the costs and expenses of the Council in connexion with the Thames Embankment extension and improvements at Westminster by the Act authorised.

PART V.—FINANCIAL:

Money to be
raised on
capital
account.

57.—(1) The Council may expend on capital account for the purpose of carrying out the improvements such money as they may from time to time think fit not exceeding two million six hundred and fifty thousand pounds and in order to raise or provide the money required for that purpose the Council may from time to time create and issue consolidated stock or resort to the consolidated loans fund or otherwise raise money in accordance in each case with the provisions of the Acts for the time being in force regulating the raising of money for capital purposes by the Council:

Provided that nothing in this Act shall authorise the borrowing and expenditure of any money on capital account after the thirtieth day of September one thousand nine hundred and one.

(2) The Council in accordance with the provisions in relation to redemption and repayment of the Acts relating to the raising and expenditure of money by the Council on capital account shall make provision for the redemption of stock or the repayment of money borrowed or expended on capital account for the purpose

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of this Act within such term not exceeding in any case sixty years as the Council with the consent of the Treasury may determine:

Provided that the Council shall not be bound to commence making the annual payments to the Consolidated Loans Fund under section 27 (4) of the Metropolitan Board of Works (Loans) Act 1869 in respect of the redemption of stock issued for the purpose of meeting expenditure on the Thames Embankment extension and improvements at Westminster until after the expiration of seven years from the end of the financial year current on the passing of this Act.

58. In any case where the Council carry out any improvement of a street in which a tramway is intended to be laid the Council may if they think fit apportion the costs and expenses in such manner as they may think proper between the improvements account and any separate account which they may keep in relation to tramways:

Apportion-
ment of
expenses
of certain
improve-
ments.

Provided always that nothing contained in this Act shall be deemed to alter prejudice or affect the indenture of lease dated the fourteenth day of October one thousand eight hundred and ninety-seven and made between the Council of the one part and the North Metropolitan Tramways Company of the other part or the respective rights and obligations of the Council and the said company under the said lease.

59. All costs and expenses of the Council in the execution of this Act (except so far as they may be otherwise provided for by this or any other Act) shall be defrayed as payments for general county purposes within the meaning of the Local Government Act 1888 and the costs charges and expenses preliminary to and of and incidental to the preparing applying for obtaining and passing of this Act shall be paid by the Council in like manner.

As to pay-
ments under
this Act.

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The SCHEDULE referred to in the foregoing Act,
(PROPERTIES OF WHICH PORTIONS ONLY MAY BE TAKEN BY THE
COUNCIL.)

PART I.

DESCRIPTION OF PROPERTIES OF WHICH PARTS ONLY MAY BE TAKEN
BY THE COUNCIL.

Name of Improvement.	Parish.	No. on Plan and in Book of Reference.	Description in Book of Reference.	Describing Part to be taken.
Mare Street Hackney Widening.	Saint John Hackney.	181	Forecourt wall and rails -	So much as is within the line marked on the deposited plans as "Extent of Widening" or "Limit of Deviation."
		182	Forecourt area show-case walls and rails.	
		133 134 135 136	Forecourts walls and rails	
		140	Part forecourt roadway walls piers and rails.	
		142 143 144 145 146	Part forecourt rails gates and wall.	
		147	Part forecourt roadways and garden.	
		148 149	Houses offices forecourts areas gardens and out-buildings.	
		180	Part of forecourt - -	
		184	Part of forecourt rails and gates.	
		185 186	Part forecourt walls piers rails and gates.	
		187	Part forecourt passage walls piers rails and gates.	
		188	Part forecourt walls rails and gates.	
		275 277	Forecourts - -	
		278	Part forecourt roadway walls rails and gates.	
		279	Forecourt and gateway -	
		280	Forecourt area wall rails and gates.	
		281	Forecourt roadway walls rails and gates.	

[63 & 64 Vict.]

London County Council
(Improvements) Act, 1900.

[Ch. cclxix.]

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THE SCHEDULE—continued.

Name of Improvement.	Parish.	No. on Plan and in Book of Reference.	Description in Book of Reference.	Describing Part to be taken.
Mare Street Hackney Widening—cont.	Saint John Hackney—cont.	282	Forecourt and part passages.	So much as is within the line marked on the deposited plans as "Extent of Widening" or "Limit of Deviation."
		284	Forecourt - - -	
Goswell Road Widening.	Saint James and Saint John Clerkenwell.	39	Forecourt and areas -	
		68	Roadway and gates -	
Blackstock Road (Islington) Widening.	Saint Mary Islington.	1	Part of playground -	
		23	Forecourts - - -	
Archway Road (Islington) Widening.	Saint Mary Islington.	1	Part of garden and steps	
		3	Private passage - -	
		43	Forecourts - - -	
Widenings at Battersea Rise.	Battersea - -	1 2 3 4 5 6 7 8 9 10 12 13 14 15 16 17 18	Forecourts - - -	
		20 21 22	Part forecourts and gardens.	
		23	Part forecourt yard and steps.	
		25	Forecourt and area -	
		26 27	Forecourts - - -	
		30	Forecourt of "The Northcote Arms."	
		57 58 59 60 61 62	Shops and forecourts -	
		1	Land and buildings -	
		2 3 4 5 6 8 9	Forecourts - - -	
		1	Land wall and gates -	
Widenings at Blackheath Road Blackheath Hill and New Road.	Greenwich - -	3	Forecourt and roadway -	
		4 5 6 7 8 9 10	Forecourts - - -	
		11	Forecourt and gateway -	
	Woolwich - -			

PART II.

A.D. 1900.

DESCRIPTION OF PROPERTIES OF WHICH PORTIONS ONLY MAY BE TAKEN
BY THE COUNCIL SUBJECT TO ARBITRATION.

Name of Improvement.	Parish.	No. on Plan and in Book of Reference.
Mare Street Hackney Widening	Saint John Hackney	139 177.
Goswell Road Widening	Saint James and Saint John Clerkenwell.	50 56.
Saint John Street (Clerkenwell) Widening.	Saint James and Saint John Clerkenwell.	11.
Nine Elms Lane Widening	Saint Mary Battersea	8 9 10 11 12 13 17 18 21 32 33.
	Lambeth	1 2 3 4.

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CHAPTER cclxx.

An Act to enable the London County Council to A.D. 1900.
construct new tramways and to reconstruct and alter
certain tramways in the County of London and to
work certain tramways by electric traction and for
other purposes. [6th August 1900.]

WHEREAS it is expedient that the London County Council
(herein-after referred to as "the Council") be empowered
to construct and maintain the new tramways and alterations
reconstruction and widenings of tramways in this Act described:

And whereas plans and sections showing the lines situation and
levels of the tramways and works by this Act authorised and the
lands which may be taken for the purposes of this Act and also
a book of reference to such plans containing the names of the
owners or reputed owners lessees or reputed lessees and of the
occupiers of those lands have been deposited with the clerk of
the peace for the county of London and are in this Act referred
to as the deposited plans and sections and book of reference:

And whereas it is expedient that provisions should be made with
respect to the use and working of the tramways by this Act authorised
as herein-after set forth and that such further powers should be
conferred upon the Council as are herein-after set forth:

And whereas an estimate has been prepared on behalf of the
Council as to the amount which they will require to expend on
capital account for the purposes of this Act and such estimate
amounts to four hundred and eighty thousand pounds:

And whereas the objects aforesaid cannot be effected without the
authority of Parliament:

May it therefore please Your Majesty that it may be enacted and
be it enacted by the Queen's most Excellent Majesty by and with
the advice and consent of the Lords Spiritual and Temporal and

[Price 1s. 6d.]

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