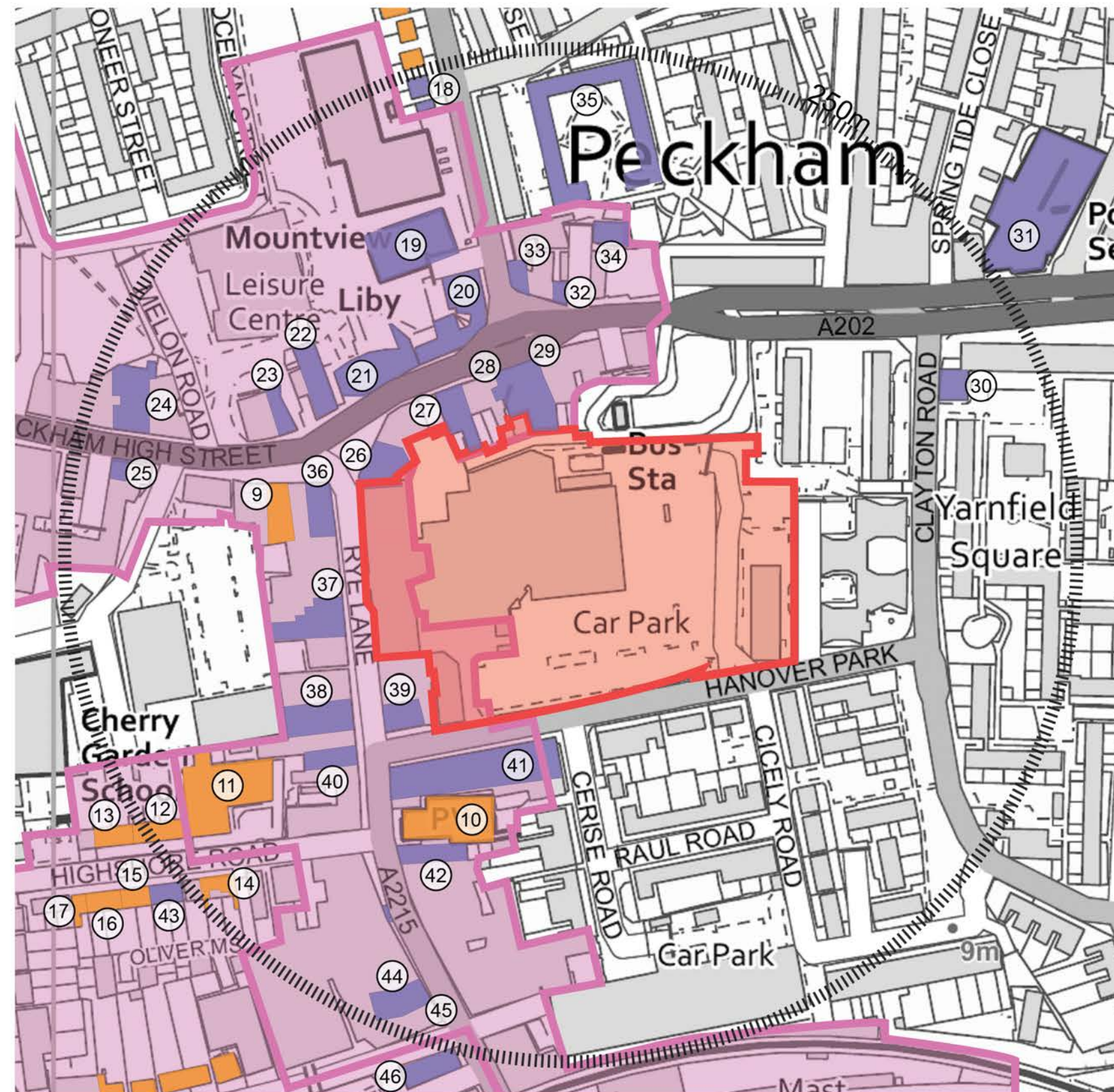




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Approximate Site boundary marked in red for indicative purposes only. An approximate 250m radius are marked on the map. All heritage assets within the 250m radius are identified.

Listed buildings:

- Grade II listed building
- Locally listed building
- Conservation areas

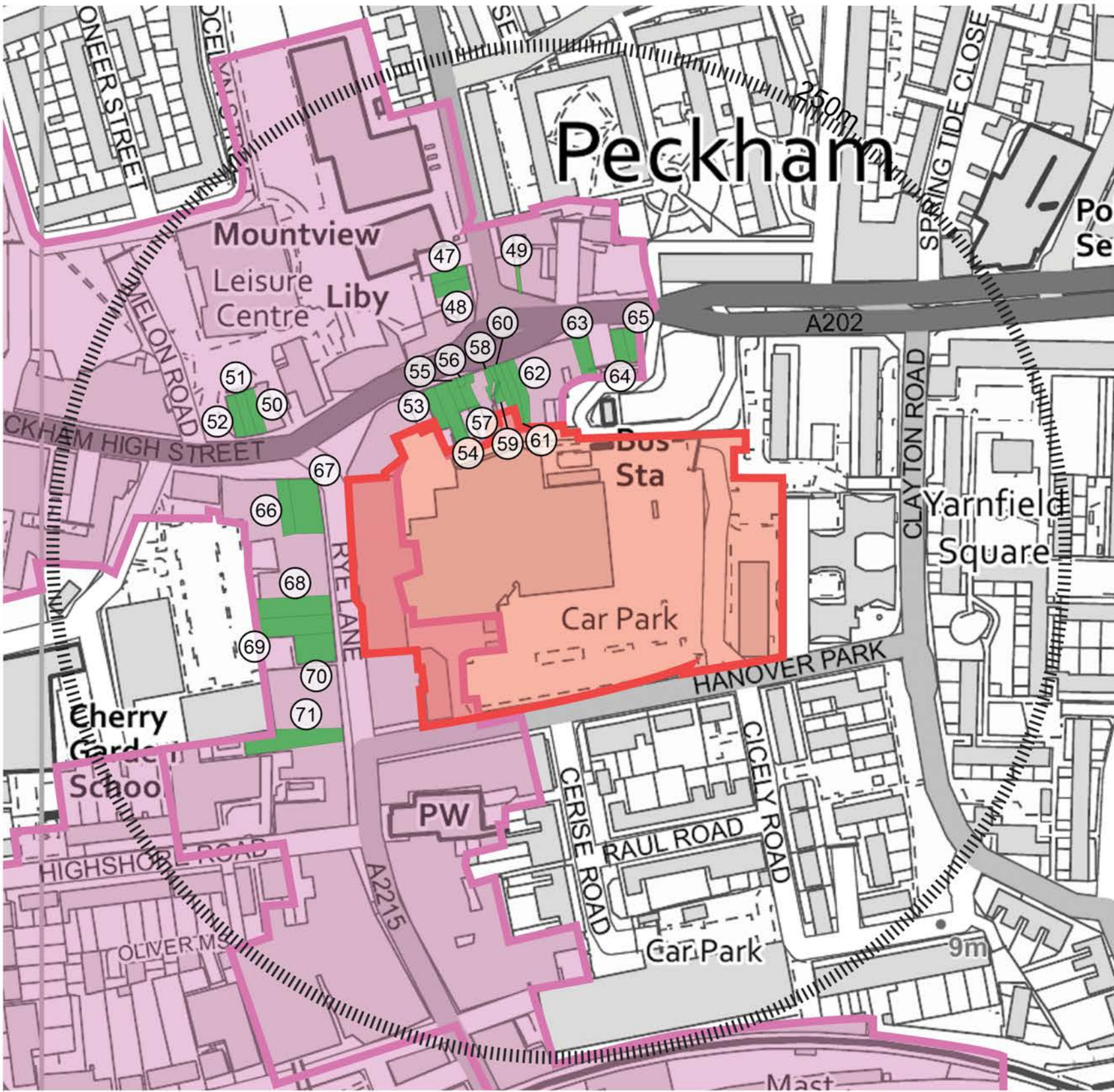
Listed buildings:

- |                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>9 58 Peckham High Street</li> <li>10 Baptist Chapel, Rye Lane</li> <li>11 Post Office Depot</li> <li>12 8-14 Highshore Road</li> <li>13 16 and 18 Highshore Road</li> <li>14 7, 9 and 11 Highshore Road</li> <li>15 17 and 19 Highshore Road</li> <li>16 21 and 23 Highshore Road</li> <li>17 25 Highshore Road</li> </ul> | <ul style="list-style-type: none"> <li>32 119 Peckham High Street</li> <li>33 109 Peckham High Street</li> <li>34 Orchard Place Mission Hall</li> <li>35 Wakefield House</li> <li>36 Central Buildings, Rye Lane</li> <li>37 12-16 Rye Lane</li> <li>38 22A-24 Rye Lane</li> <li>39 47, 49 Rye Lane</li> <li>40 28 Rye Lane</li> </ul> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Locally listed buildings:

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>18 110-114 Peckham Hill Street</li> <li>19 Peckham Library</li> <li>20 Shard's Terrace</li> <li>21 Peckham Arch</li> <li>22 71-77 Peckham High Street</li> <li>23 65, 67 Peckham High Street</li> <li>24 41-43 Peckham High Street</li> <li>25 32 Peckham High Street</li> <li>26 The former Jones &amp; Higgins Department Store</li> <li>27 86-88 Peckham High Street</li> <li>28 The Bun House</li> <li>29 98-104 Peckham High Street</li> <li>30 Public House 1 Clayon Road</li> <li>31 Peckham Police Station</li> </ul> | <ul style="list-style-type: none"> <li>41 51-57 Rye Lane (odd)</li> <li>42 61-63 Rye Lane</li> <li>43 13, 15 Highshore Road</li> <li>44 64 Rye Lane</li> <li>45 66 Rye Lane</li> <li>46 72-76 Rye Lane</li> </ul> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Figure 7.2: TTC heritage map.



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Approximate Site boundary marked in red for indicative purposes only. An approximate 250m radius are marked on the map. Townscape Heritage Initiative buildings within the 250m radius are identified.

Townscape Heritage Initiative buildings:

- Peckham Townscape Heritage Initiative Buildings
- Conservation areas

- 47 126 Peckham Hill Street
- 48 128 Peckham Hill Street
- 49 111 Peckham High Street
- 50 63 Peckham High Street
- 51 61 Peckham High Street
- 52 59 Peckham High Street
- 53 86 Peckham High Street
- 54 88 Peckham High Street
- 55 90 Peckham High Street
- 56 92 Peckham High Street
- 57 94 Peckham High Street
- 58 98 Peckham High Street
- 59 100 Peckham High Street
- 60 102 Peckham High Street
- 61 104 Peckham High Street
- 62 106 Peckham High Street
- 63 116 Peckham High Street
- 64 118-120 Peckham High Street
- 65 122 Peckham High Street
- 66 62 Peckham High Street
- 67 Central Buildings, Rye Lane
- 68 12 Rye Lane
- 69 14, 16 Rye Lane
- 70 18, 18a & 18b Rye Lane
- 71 26 Rye Lane

Figure 7.3: Peckham Townscape Heritage Initiative Buildings



| <b>Effect of the proposed development on the significance identified (narrative NPPF impact assessment)</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Peckham Hill Street Conservation Area (Map Ref: 2)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7.22                                                                                                        | The Proposed Development would introduce greater volume into the east setting of the conservation area at the north end of Rye Lane, and within the boundary on the Rye Lane frontage. Design iterations undertaken by the architects, in discussion with LB Southwark officers and other consultees over a series of pre-application meetings, have sought to respond to the setting of the conservation area, particularly where visual conjunctions are known to arise, including looking east towards the Jones and Higgins building from Peckham High Street (Views 10, 11, 12a, 12b); looking across the low buildings on the south side of Peckham High Street east of Rye Lane, from the north pavement of the high street and close to Peckham Library and the southern part of Peckham Hill Street (Views 5, 7, 17, 35); and looking north and south on Rye Lane where the frontage of the new development (Buildings A, B and C) will replace the existing Rye Lane frontage (Views 6, 7, 8, 9).                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 7.23                                                                                                        | The individual buildings of the Proposed Development have been designed to step down towards the conservation area, being lower towards the north-west corner. They have also been placed within the site area to avoid, as far as possible, visible conjunctions with the locally listed tower of the Jones and Higgins building, and to provide 'edges' to the development that are in scale with the conservation area buildings. This includes developing an architectural language and sense of variety for the element of the Proposed Development within the conservation area (Buildings A, B and C), which responds to the scale, variety and enclosure of Rye Lane and steps up and away from the Jones and Higgins building to the north, while providing an appropriate companion building to the former bank building to the south, at the junction with Hanover Park (Nos 47 and 49 Rye Lane), allowing its skyline elements to continue to be appreciated. On the northern boundary of the site, where it is located behind the non-designated and architecturally varied low scale buildings on the south side of Peckham High Street, the intention has been to layer the forms of the Proposed Development sufficiently to ensure that the conservation area buildings receive |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                                             | an immediate backdrop that relates appropriately to them and is not overbearing. The taller elements of the scheme are set back further east into the site area, allowing greater space between them and the conservation area itself, and meaning that the viewer, in motion, will understand them as elements separate from the historic core of Peckham and located at greater distance. The tops of these taller buildings, such as Building E for example, have been carefully and individually articulated to reduce their sense of volume in relation to the conservation area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 7.26                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Designated: October, 2011                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                                                                                             | 7.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Taking into account the low level of contribution to significance arising from the setting of the Peckham Rye Conservation Area; the poor setting provided by the existing Aylesham Shopping Centre and its associated car parks; the work undertaken by the architects to locate the principal volumes of the Proposed Development further east, while meeting the edge of the conservation area with appropriate architecture and a sense of 'layering' behind lower existing buildings, it is considered that the final scheme avoids harm to the significance of the conservation area, in accordance with the NPPF. The new Buildings A, B and C replace a detracting element within the boundary of the conservation area with a taller, but much more thoughtfully designed new building which references the existing character and appearance of the conservation area, allowing routes through into the new spaces of the Proposed Development behind and is more active at ground level, reflecting the materiality and character of the original Jones & Higgins frontage. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                                             | 7.25                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | In NPPF terms, the Proposed Development is considered not to result in harm to the heritage significance of the conservation area as a whole or the ability to appreciate that significance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 7.27                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | This conservation area was designated in 2011. It is located approximately 175m north of the Site at its closest point. The conservation area is characterised by the prominence of yellow stock brick terraces and semi-detached houses. The area formed part of the 19th century suburban development of the area and varies in height from two and three storeys (with attics) and one, two or three bays in width. There are several common features across buildings within the conservation area, including round arched windows, some recessed, segmental-headed windows, blind panels and high parapets. With generous front gardens and relatively low rise housing, the conservation area retains much of its 19th and early 20th century character.                                                                   |
|                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 7.28                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | In respect of views, the CAA notes in general terms that long views within the conservation area are mainly north-south, and the best views into the conservation area are from the eastern boundary towards the front elevations of the Peckham Hill Street buildings. More specifically, the CAA notes views south along Surrey Canal Walk (which are in the direction of the site) as being framed by the Peckham Arch. Further, uninterrupted views of green spaces such as Surrey Canal Walk, Commercial Way Recreation Ground and Bonar Road Allotment Gardens make an important contribution to the character of the conservation area.                                                                                                                                                                                   |
|                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Significance of heritage asset</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 7.29                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Peckham Hill Street Conservation Area's architectural interest derives from its cohesive residential character, which is typical of low-density 19th century development. The area has retained much of its yellow stock brick houses, which contrasts the neighbouring Rye Lane Peckham Conservation Area, where the former houses have been heavily altered by the insertion of front extensions and shops.                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 7.30                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | The historic interest of the conservation area derives from its representation of the remnants of a 19th century planned suburban development, with a strong landscape element. This historic interest is heightened by its connection to the old course of the Grand Surrey Canal, constructed in the early 19th century.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Contribution of setting to heritage significance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 7.31                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | The immediate and wider setting of the conservation area is varied in terms of scale, form and architectural language. To the east of the conservation area there are a number of 1970s and 1980s housing developments, comprising maisonettes and tower blocks. There are also well preserved 19th century residential streets, whose linearity and materials are comparable to Peckham Hill Street. For example, Fenham and Furley Road has long stretches of late Victorian and Edwardian terraces built in London stock brick, with white painted details. To the north and west of Peckham Hill Street Conservation Area, are groups of modern housing which have a slightly lower density and simple design. These areas broadly detract from the heritage significance of Peckham Hill Street due to their lower quality. |
|                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 7.32                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Rye Lane Peckham Conservation Area abuts Peckham Hill Street Conservation Area to the south. As a high quality piece of townscape which provides further evidence of the historic development of Peckham, the element of the conservation area's setting provided by the Rye Lane Peckham Conservation Area, and its constituent parts, is beneficial to its significance. Rye Lane Peckham Conservation Area comprises more varied building types which are of a greater scale to those in the Peckham Hill Street Conservation Area, in addition to a number of Victorian, Edwardian, and ornate postwar buildings (all in commercial use). This results in a varied yet coherent commercial counterpart to the more leafy and residential surrounds of Peckham Hill Street Conservation Area.                                 |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><i>Sensitivity to change</i></p> <p>7.33 Given its location and its character, the sensitivity to change of the conservation area as a result of change to its setting is considered to be <b>medium</b>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>parts, such that a layering is achieved with the lower buildings of the development sitting behind the low Peckham High Street frontage, and taller buildings behind to the south and east, rising to heights set out in the LB Southwark's Sites Allocations DPD.</p>                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p><i>Magnitude of change</i></p> <p>7.34 The Proposed Development could only result in a <b>small</b> magnitude of change to the heritage significance of the Conservation Area.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>7.39 The layering of the buildings, and the heights of those behind the Peckham High Street frontage, have been determined through design development in order to avoid any harm to the significance of the Peckham Hill Street Conservation Area further north. In NPPF terms, the Proposed Development would result in no harm to the heritage significance of the conservation area at some distance to the north or the ability to appreciate it.</p>                                                                                                                                                                                                                     | <p><b>Significance of heritage asset</b></p> <p>7.44 The historic interest of the Holly Grove Conservation Area derives from the predominance of 19th and early 20th century architecture. It is a good and well maintained example of 19th century growth Peckham by speculative builders encouraged by the improvement in road links through Southwark to the Thames bridges. In addition, the Holly Grove area contains some of the oldest parts of the original hamlet of Peckham and, whilst the intended street pattern has been somewhat eroded, vestiges do remain.</p> | <p>7.48 The area to the north and south of Holly Grove Conservation Area is predominantly residential yet varied in character. The linear terraced streets and relatively consistent two to three storey building scale both contribute to the conservation area's significance, however the overwhelming mix of housing styles and ages, means that it has a neutral contribution to the heritage significance of Holly Grove Conservation Area.</p> |
| <p><i>Significance of effect</i></p> <p>7.35 The significance of effect on the significance of the conservation area as a result of the Proposed Development would be <b>minor, neutral, and not significant</b> in EIA terms.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p><b>Holly Grove Conservation Area (Map Ref: 4)</b></p> <p>7.40 Designated: October, 1973.</p> <p>7.41 Extended: November 1984, January 1990, and September 2008.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>7.45 The architectural interest of the conservation derives from its ordered and rhythmic appearance, as well its relative leafiness which results in a suburban character to the area.</p> <p><b>Contribution of setting to heritage significance</b></p>                                                                                                                                                                                                                                                                                                                   | <p><i>Sensitivity to change</i></p> <p>7.49 Given its location and its character, the sensitivity to change of the conservation area as a result of change to its setting is considered to be <b>medium</b>.</p>                                                                                                                                                                                                                                      |
| <p><i>Significance of cumulative effect</i></p> <p>7.36 There would be no cumulative effect with other consented schemes on this conservation area. <b>No effect.</b></p> <p><b>7.37 Effect of the proposed development on the significance identified (narrative NPPF impact assessment)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>7.42 The Holly Grove Conservation Area is predominantly made up of early 19th century residential development set out in a grid pattern of planned residential streets. Generally, the houses within the area have been constructed in the early 19th century in a classical style, with some revivalist styles buildings constructed in the mid and late 19th century, and some later 20th century development. Most of the conservation area was constructed using a relatively limited range of materials, including yellow London stock brick; brickwork decorated with coloured banding in blue, buff and red engineering bricks; stucco dressings; and slate roofs.</p> | <p>7.46 To the east of Holly Grove Conservation Area sits Rye Lane Peckham Conservation Area. Rye Lane Peckham Conservation Area has buildings that are, on average, of a more recent date, and of a greater scale to those in the Peckham Hill Street Conservation Area. They include a large number of Victorian, Edwardian, and ornate post-war buildings, generally in commercial use, which help to create a varied and coherent commercial counterpoint to the more leafy and residential surrounds of Peckham Hill Street Conservation Area.</p>                         | <p><i>Magnitude of change</i></p> <p>7.50 The Proposed Development could only result in a <b>very small</b> magnitude of change to heritage significance of the Conservation Area.</p>                                                                                                                                                                                                                                                                |
| <p>7.38 The Proposed Development is at some distance from the conservation area and the only material effects on the significance of the heritage asset arise potentially from the change in setting to the south, as illustrated in Views 5, 15 and 16 in this HTVIA, looking south on Peckham Hill Street or on the Surrey Canal Walk. The fabric of the conservation area would not be affected, meaning that all the effects arising in this case would be indirect setting effects. The Proposed Development will be experienced as a taller background development in the relatively distant setting of the conservation area in these views looking out of it to the south. The design intention has been to break the Proposed Development into a series of</p> | <p>7.43 A conservation area appraisal (CAA), issued by LBS (undated), divides the CA into three sub-areas. Sub-area 1, which is closest to Rye Lane and the Site, takes in Holly Grove, Elm Grove and Highshore Road and covers what is described as '...the core of the original 1820's-1840's development'. Holly Grove is described as '...the most distinctive part of the conservation area, characterised by the rigorous building line of paired and terraced villas that face onto the green strip of "The Shrubbery".'</p>                                                                                                                                              | <p>7.47 To the west of the Holly Grove Conservation Area, Camberwell Grove Conservation Area is similarly leafy and residential. It has a large number of late Georgian and early Victorian Villas, many are even grander than those found in Holly Grove Conservation Area. Also, like Holly Grove Conservation Area, the streets are broadly laid out in a linear form adding continuity between the areas. It can be said that Camberwell Grove Conservation Area, contributes positively to the heritage significance of Holly Grove Conservation Area.</p>                 | <p><i>Significance of effect</i></p> <p>7.51 The significance of effect on the conservation area as a result of the Proposed Development would be <b>negligible to minor, neutral, and not significant</b> in EIA terms.</p> <p><i>Significance of cumulative effect</i></p> <p>7.52 There would be no cumulative effect with other consented schemes on this conservation area. <b>No effect.</b></p>                                                |

***Effect of the proposed development on the significance identified (narrative NPPF impact assessment)***

7.53 The Proposed Development would be to the north-east of the Holly Grove Conservation Area, and as such has the potential to affect its norther-eastern setting. The ZTV in the appendices of this HTVIA illustrates that there would be some visibility of the upper levels of the tallest elements of the Proposed Development from within the conservation area, and this is shown in more detail in Views 18 (Lyndhurst Square), 19 (Highshore Road), and 20 (Holly Grove) of this HTVIA, where the Proposed Development would be seen to the east or north east, rising above the foreground setting of two or three storey houses set in tree lined streets. The development would be experienced as a new element within the prevailing roofscape, but tending to reinforce the character of the centre of Peckham further east, where larger and more varied buildings are more prominent.

7.54 Given the Holly Grove Conservation Area derives little significance from the sky space to its east, and it is clear to those within the conservation area that the more urban centre of Peckham is located there, with its larger and more prominent buildings, it is unlikely that some additional visibility of taller buildings to the east will lead to harm to the significance of the asset or affect the ability to appreciate that significance. The Proposed Development is some distance away and would be a new skyline element understood as separate to the more intimate character of the conservation area. In NPPF terms, this would result in no harm to the heritage significance of the conservation area or the ability to appreciate it.

### Caroline Gardens Conservation Area (Map Ref: 4)

7.55 Designated: July, 1978.

7.56 The Caroline Gardens Conservation Area is situated in North Peckham, on the west side of Asylum Road. Asylum Road leads off the southern side of the Old Kent Road and forms the eastern boundary of the Conservation Area. The southern and western

boundaries respectively are formed by the rear of properties facing onto Studholme Street and Naylor Road. These are relatively quiet residential streets in comparison to the Old Kent Road (A2), which provides one of the main routes through South East London. The conservation area boundary is tightly drawn around the complete almshouse development, which began construction in 1834 to the designs of Henry Rose, which is physically defined, by its enclosing railings and walls. It is in many respects an architectural set piece and is referred to as 'the only grand composition amongst the many almshouses of Camberwell' in Pevsner's guide to South London. It has a consistent architecture, comprised of yellow London stock brick, stucco dressings, painted timber sash windows and double doors.

### Significance of heritage asset

7.57 The significance of the Caroline Gardens Conservation Area derives from its historical interest as a well maintained communal housing scheme which was constructed in the early 19th century to provide accommodation and support for members of the licensed victuallers trade.

7.58 The architectural interest of the Conservation Area is largely derived from its set piece quality. Many buildings appear relatively unchanged from their original construction and have a grand and imposing feel, which is provided through their substantial size and its coherent appearance as dictated by quality of materials, built form and architectural detailing. Its significance is related to its form as a complete designed scheme, with other consistent additions, and the relatively intact nature of its constituent parts.

7.59 The significance of the conservation area is further derived for the number of listed and locally listed buildings within it.

### ***Contribution of setting to heritage significance***

7.60 The setting of the conservation area is primarily defined by a mix of two and three storey terrace buildings and apartment blocks, and a number of big box retail units, focused along Old Kent Road to the east. The Kentish Drovers and Bird in Bush Conservation Area abuts the conservation area to the north west. The area, and more immediate setting of both these conservation areas, has also undergone a significance amount of change, particularly along Old Kent Road.

7.61 Due to the inward focus of the conservation area, its setting provides little contribution to its significance.

### Sensitivity to change

7.62 Given its location and its character, the sensitivity to change of the conservation area as a result of change to its setting is considered to be **medium**.

*Magnitude of change*

7.63 The Proposed Development would result in **no change** to the heritage significance of the Conservation Area.

## Significance of effect

7.64 There would be **no effect** in heritage terms.

### Significance of cumulative effect

7.65 The Proposed Development would not contribute to a cumulative heritage effect. **No effect.**

**Effect of the proposed development on the significance identified ((narrative NPPF impact assessment)**

7.66 The conservation area derives little of its significance from its setting. In addition, its location in relation to the Proposed Development is such that there is unlikely to be any significant visual conjunctions between them, as confirmed by the ZTV included in this HTVIA. In NPPF terms, this would result in no harm to the heritage significance of the conservation area or the ability to appreciate it.

### Nunhead Green Conservation Area (Map Ref: 5)

7.67 Designated: January, 2007.

7.68 Nunhead Green is located in the south east of the borough, and to the south-east of the Site. The conservation area includes the Green itself, the buildings surrounding it, and some of the streets leading away from it, including parts of Gordon and Consort Roads to the north and Nunhead and Linden Groves to the south. The principal open spaces in the area are the Green itself, together with the garden in front of the Beer and Wine Trade Homes; the green space in front of Beeston's Gift Almshouses and; the open space recently created between Consort Road and Gordon Road between Sturdy Road and Ellery Road.

**Significance of heritage asset**

7.69 The significance of Nunhead Green Conservation Area predominantly arises from its historic, landscape and architectural aspects. Historically, the area's leafy and suburban state arose from the several local park conservation movements in the late 19th century. The Conservation Area's various listed buildings (which include 19th and early-20th century almshouses, public houses, and terraces rows) were preserved following the relatively light bombing of the area during WWII.

| Contribution of setting to heritage significance |                                                                                                                                                                                                                                       | Effect of the proposed development on the significance identified (narrative NPPF impact assessment) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Contribution of setting to heritage significance                                                     | Camberwell Grove Conservation Area (Map Ref: 7)                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7.70                                             | The area around the conservation area is predominantly residential, comprising terraces houses at 2 to 3 storeys of various styles and ages. Nunhead Cemetery lies to the south east and railway tracks run north west to south east. | 7.76                                                                                                 | The conservation area derives little of its significance from its setting. In addition, the relatively tight street pattern within the conservation area and its distance from the Site, means that only very limited visibility of the Proposed Development could occur, as the ZTV in the appendices of this HTVIA illustrates. In NPPF terms, this would result in no harm to the heritage significance of the conservation area or the ability to appreciate it.                                                                                                                                                                                                                 | 7.81                                                                                                 | The immediate setting of the conservation area is primarily defined by a mix of post war housing, comprising 4 storey masionette buildings and apartments up to 14 storeys. A number of big box retail units, focused along Old Kent Road, are located to the north east. Caroline Gardens Conservation Area is abutting the conservation area to the south east.                               |
| 7.71                                             | Due to the low quality of architecture and variation within the immediate vicinity of the conservation area, its setting provides little contribution to its significance.                                                            |                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 7.82                                                                                                 | Due to the variation within the vicinity and amount of change over time, the setting of the conservation area provides little contribution to its significance.                                                                                                                                                                                                                                 |
| Sensitivity to change                            |                                                                                                                                                                                                                                       | Kentish Drovers and Bird in Bush Conservation Area (Map Ref: 6)                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Sensitivity to change                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                 |
| 7.72                                             | Given its location and its character, the sensitivity to change of the conservation area as a result of change to its setting is considered to be <b>medium</b> .                                                                     | 7.77                                                                                                 | Designated: November, 2021.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 7.83                                                                                                 | Given its location and its character, the sensitivity to change of the conservation area as a result of change to its setting is considered to be <b>medium</b> .                                                                                                                                                                                                                               |
| Magnitude of change                              |                                                                                                                                                                                                                                       | 7.78                                                                                                 | The Kentish Drovers and Bird in Bush Conservation Area is situated to the south side of the Old Kent Road. It is focused upon the line of Commercial Way and surrounding Bird in Bush Park but includes buildings to the north side of the Old Kent Road. Kentish Drovers and Bird in Bush Conservation Area is located on, and extends south-west of, the Old Kent Road and along Commercial Way. The boundary of Bird in Bush Park marks the locations of former housing and preserves the historic streetscape whilst adding landscaped space which contributes to the conservation area. Kentish Drovers and Bird in Bush Conservation Area was designated on 2nd November 2021. | Magnitude of change                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                 |
| 7.73                                             | The Proposed Development would result in <b>no change</b> to the heritage significance of the Conservation Area.                                                                                                                      |                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 7.84                                                                                                 | The Proposed Development would result in <b>no change</b> to the heritage significance of the Conservation Area.                                                                                                                                                                                                                                                                                |
| Significance of effect                           |                                                                                                                                                                                                                                       | Significance of heritage asset                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Significance of effect                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                 |
| 7.74                                             | There would be <b>no effect</b> in EIA terms.                                                                                                                                                                                         | 7.79                                                                                                 | The significance of this conservation area derives from its historic and architectural interest. Its historic interest drawn from it being an good and well maintained example of an early residential development that typifies that of this area to the south west of Old Kent Road. It includes a mix of intact early and mid-19th century terrace and semi-detached houses, set out along historic streetscapes.                                                                                                                                                                                                                                                                 | 7.85                                                                                                 | There would be <b>no effect</b> in EIA terms.                                                                                                                                                                                                                                                                                                                                                   |
| Significance of cumulative effect                |                                                                                                                                                                                                                                       | 7.80                                                                                                 | The Site lies at a considerable distance south west of the conservation area and there is currently no intervisibility between them.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Significance of cumulative effect                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                 |
| 7.75                                             | The Proposed Development would not contribute to a cumulative heritage effect. <b>No effect.</b>                                                                                                                                      |                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 7.86                                                                                                 | The Proposed Development would not contribute to a cumulative heritage effect. <b>No effect.</b>                                                                                                                                                                                                                                                                                                |
|                                                  |                                                                                                                                                                                                                                       |                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Effect of the proposed development on the significance identified (narrative NPPF impact assessment) |                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                                  |                                                                                                                                                                                                                                       |                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 7.87                                                                                                 | The conservation area derives little of its significance from its setting. In addition, its location in relation to the Proposed Development is such that there is unlikely to be any significant visual conjunctions between them, as confirmed by the ZTV. In NPPF terms, this would result in no harm to the heritage significance of the conservation area or the ability to appreciate it. |



Figure 7.1: 58 Peckham High Street

| Significance of heritage asset                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Sensitivity to change                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7.92                                             | Most of the Camberwell Grove Conservation Area's Heritage Significance arises from its consistent and historic architecture. Stylistically, the conservation area was constructed between the late 18th century and early 20th century, using a relatively limited range of materials to classical and, later, revivalist architectural styles. The commonest facing material for the earlier buildings is yellow London stock brick, or occasional red facing bricks, frequently with Portland/artificial stone or stucco dressings. The conservation area's predominate classical architectural details share a strongly ordered form based on the structural components of the building, that creates regular rhythms of window and door openings in façades, and a careful proportion of window area to wall area. The heights of elements often reduce in upper storeys to give a slightly enhanced vertical perspective. | 7.95                                                                                                 | Given its location and its character, the sensitivity to change of the conservation area as a result of change to its setting is considered to be <b>medium</b> .                                                                                                                                                                                                                                                                                                                                                  |
| Contribution of setting to heritage significance |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Magnitude of change                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 7.93                                             | The setting of the conservation area is principally residential in character, comprising a series of two to three storey terraces mostly developed in the 19th and 20th centuries and a number of taller 20th century mansion blocks.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 7.96                                                                                                 | The Proposed Development would result in a <b>no change</b> to the heritage significance of the conservation area.                                                                                                                                                                                                                                                                                                                                                                                                 |
| Contribution of setting to heritage significance |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Significance of effect                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 7.94                                             | Overall, the setting of the conservation area contributes little to the significance of the conservation area due to its varied form and limited intervisibility.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 7.97                                                                                                 | There would be <b>no effect</b> in EIA terms.                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Contribution of setting to heritage significance |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Significance of cumulative effect                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 7.95                                             | The setting of the conservation area is principally residential in character, comprising a series of two to three storey terraces mostly developed in the 19th and 20th centuries and a number of taller 20th century mansion blocks.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 7.98                                                                                                 | The Proposed Development would not contribute to a cumulative heritage effect. <b>No effect.</b>                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Contribution of setting to heritage significance |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Effect of the proposed development on the significance identified (narrative NPPF impact assessment) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 7.96                                             | Overall, the setting of the conservation area contributes little to the significance of the conservation area due to its varied form and limited intervisibility.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 7.99                                                                                                 | The change in setting of the heritage asset on its east side arising from the Proposed Development will be very small, and perceptible only in a small number of views as illustrated by the ZTV and shown in more detail, as an example, from Grove Park (View 21 in this HTVIA). It will sit low on the skyline at some distance away and would be occluded in part by trees. In NPPF terms, this would result in no harm to the heritage significance of the conservation area or the ability to appreciate it. |
| Contribution of setting to heritage significance |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Sensitivity to change                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 7.101                                            | The Sceaux Gardens Conservation Area is located to the east of Camberwell Green. It is centred on the group of late 18th century buildings around the Town Hall in Peckham Road, with further Victorian, Edwardian and post-war buildings leading up to the junction with Southampton Way. The conservation area extends southwards along Vestry Road to encompass Lucas Gardens, a public park to the rear of the offices formerly occupied by Southwark Council in Peckham Road, and northwards along Havil Road and Southampton Way to include the 1950's social housing of the Sceaux Gardens Estate. Within this area there are three major land uses: the residential estate, Council offices and the educational use of the primary school and the art college. In addition, there is a mixture of small shops, offices and commercial uses on Peckham Road as well as evidence of past manufacturing works.            | 7.102                                                                                                | There is currently no intervisibility between the conservation area and the Site due to their relative distance, existing heights, and layout of streets.                                                                                                                                                                                                                                                                                                                                                          |
| Contribution of setting to heritage significance |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Significance of heritage asset                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 7.103                                            | The historic significance on Sceaux Gardens Conservation Area comes from its high quality architecture which spread across three distinct stages. These are: the late Georgian Villas, late 19th century housing and art gallery, early 20th century public buildings and post-war public housing. The predominance of brick construction, whose pigmentation varies with the age of the buildings within the conservation area are also an important aspect of the conservation area's. Brown bricks are widely used for Georgian villas, yellow stock brick is used for 19th century houses, and a vibrant red brick is used for the late 19th and early 20th century public buildings. The attractive landscaping and the high application of trees also add to the area's character.                                                                                                                                       | 7.104                                                                                                | The setting of the conservation area is principally defined by residential houses and flats of a varying quality, with a significant amount of variation in terms of typology, age and height. The setting of the conservation area contributes little to its significance.                                                                                                                                                                                                                                        |
| Contribution of setting to heritage significance |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Sensitivity to change                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 7.105                                            | Given its location and its character, the sensitivity to change of the conservation area as a result of change to its setting is considered to be <b>medium</b> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 7.106                                                                                                | Given its location and its character, the sensitivity to change of the conservation area as a result of change to its setting is considered to be <b>medium</b> .                                                                                                                                                                                                                                                                                                                                                  |



Figure 7.2: Baptist Chapel



Figure 7.3: Post Office Depot



### Magnitude of change

- 7.106 The Proposed Development would result in a **no change** to the significance of the Conservation Area.

### Significance of effect

- 7.107 There would be **no effect** in EIA terms.

### Significance of cumulative effect

- 7.108 The proposed development would not contribute to a cumulative heritage effect. **No effect.**

### Effect of the proposed development on the significance identified (narrative NPPF impact assessment)

- 7.109 In addition to the conservation area deriving little of its significance from its setting, its location in relation to the Proposed Development is such that there is unlikely to be any significant visual conjunctions between them, as illustrated in View 13, and confirmed by the ZTV in this HTVIA. In NPPF terms, this would result in no harm to the heritage significance of the conservation area or the ability to appreciate it.

### 58 Peckham High Street (Map Ref: 9; Fig. 7.1)

- 7.110 Status: Grade II listed; Designated: October, 2009; List Entry Number: 1393491

- 7.111 This a three storey house dating from the 1720s, with later alterations including a Victorian shop built out in front, entirely renewed in the 20th century. It was potentially funded and built by Isaac Bennett as part of a local speculation.

### Significance of heritage asset

- 7.112 The principal elements of 58 Peckham High Street's heritage significance are its age and the extent of its surviving fabric (which includes an original timber-frame, twin-newel stair, mantleshef, fireplace surround, and some architraves); the unusual plan

above ground floor level is a rare survival in a small house of this date; and, its position as a rare instance of a house that combines vernacular and polite idioms, gentility and smallness of scale, classicism and timber-framed construction, showing such characteristics were not mutually exclusive in the early 18th century.

### Contribution of setting to heritage significance

- 7.113 58 Peckham High Street sits within the Rye Lane Peckham Conservation Area, fitting well into the context of the conservation area where many of the buildings were constructed between the early 19th century and the 20th century. Despite 58 Peckham High Street being significantly older than most of the other buildings in the conservation area, its similar scale allows the general historicity of these other buildings, often locally listed or invested in through the Peckham Townscape Heritage Initiative, to add somewhat to the listed building's significance, despite the separation between them and their setting relationships being somewhat difficult to read.

- 7.114 The sense of separation is exacerbated by the immediate setting of the listed building, which is affected by the later, one storey, flat-roofed development surrounding it to its north and south, providing shop and workshop accommodation, which makes it difficult to see or appreciate the heritage asset in full from open spaces in the surrounding area.

### Sensitivity to change

- 7.115 Given its location and its character, the sensitivity to change of the heritage asset as a result of change to its setting is considered to be **low**.



Figure 7.4: 7, 9, 11 Highshore Road



Figure 7.5: 17 and 19 Highshore Road



Figure 7.6: 21 and 23 Highshore Road



Figure 7.7: 25 Highshore Road



Figure 7.8: 16 and 18 Highshore Road



Figure 7.9: 8-14 Highshore Road

*Magnitude of change*

7.116 The Proposed Development could only result in a **very small** magnitude of change to the heritage significance of the heritage asset.

*Significance of effect*

7.117 The significance of effect on the heritage asset as a result of the Proposed Development would be **negligible, adverse, and not significant** in EIA terms.

*Significance of cumulative effect*

7.118 The only other large development close to this listed building is on the Open Land Rear of 1-51 Peckham High Street (also referred to as Summerhouse and Flaxyard site), to its north-west. Against the new future baseline produced by this cumulative scheme, the additional effect of the Proposed Development on the significance of the conservation area will continue to be **negligible, adverse, and not significant** in EIA terms.

***Effect of the proposed development on the significance identified (narrative NPPF impact assessment)***

7.119 The Proposed Development will be located to the east of the listed building and will be separated from it by the buildings on Rye Lane close to the junction with Peckham High Street. These larger and later buildings in the Peckham Rye have represented the context of the listed building since the 19<sup>th</sup> C and contribute to its varied setting which illustrates the development of Peckham over time. Photography from the north side of Peckham High Street/Peckham Road (View 10) shows how the listed building is experienced against the backs of the Rye Lane buildings. The Proposed Development would rise into the sky space behind without affecting the visibility of the listed building in the foreground. The intention of the architects has been to meet the west edge of the site on Rye Lane with appropriate scale, while the taller elements are set back into the site further east, layered away from the setting of the 58 Peckham High Street. In so

doing, the Proposed Development will be sensitive to the setting of this and other heritage assets on this side of the site. The fragmented relationship of the listed building to the other periods of Peckham's commercial development through the 19<sup>th</sup>C and early 20<sup>th</sup>C would remain, while its principal elements of significance would be maintained in its fabric, however its prominence on the skyline would be slightly diminished, and overall this is considered to give rise to a very low level of 'less than substantial harm' to the heritage significance of the heritage asset in its context.

**Baptist Chapel, Rye Lane (Map Ref: 10 ; Fig. 7.2)**

7.120 Status: Grade II listed; Designated: September, 2005; List Entry Number: 1391981

7.121 This is a Baptist Chapel built in 1863 to the designs of Bland. It is two storeys in brick with a stucco front with cornice and blocking course above frieze. There is a projecting giant Tuscan portico under a pediment to the central bay.

***Significance of heritage asset***

7.122 The building is of heritage significance due to its historic interest as a grand Baptist chapel, unusually built in a grand but relatively plain classical revival style. Instead of having bare stone in its façade as many classical revival buildings of a similar age have, it is painted in white. Architecturally, the building is quite striking and is reminiscent of the American Colonial Revival Style. It sits back from the road and contributes to the character of Rye Lane.

***Contribution of setting to heritage significance***

7.123 The Baptist Chapel sits within the Rye Lane Peckham Conservation Area. It fits well into the context of Rye Lane, and the conservation area more widely, where many of the buildings were constructed between the 19<sup>th</sup> and early 20<sup>th</sup> centuries.



Figure 7.10: 114 Peckham Hill Street



Figure 7.11: 110-112 Peckham Hill Street

7.124 The various, similarly aged, locally listed and THl buildings in the Rye Lane Conservation area contribute to the heritage significance of a wider, though somewhat fragmented, group of buildings including the Baptist Chapel. The immediate setting of the listed building includes a variety of building types and forms, including more substantial and later 20<sup>th</sup>C examples, on Rye Lane and nearby junctions onto Highshore Road opposite to the west and Hanover Park, to the north and running east along the southern edge of the Site. This immediate context adds relatively little to the significance of the listed building, which arises principally from its built fabric, although its set back from Rye Lane reflects the more contemplative nature of its use, while its pedimented central bay allows it with a skyline presence on Rye Lane that contributes to an appreciation of its significance. This is illustrated in photography in this HTVIA, including View 9.

*Sensitivity to change*

7.125 Given its location and its character, the sensitivity to change of the heritage asset as a result of change to its setting is considered to be **medium**.

*Magnitude of change*

7.126 The Proposed Development would result in **no change** to significance of the heritage asset.

*Significance of effect*

7.127 The would be **no effect** in EIA terms.

*Significance of cumulative effect*

7.128 The Proposed Development would not contribute to a cumulative heritage effect. **No effect.**



**Effect of the proposed development on the significance identified (narrative NPPF impact assessment)**

- 7.129 The Proposed Development would provide a new frontage onto Rye Lane, replacing the shopping centre's elevation, somewhat to the north of the chapel but seen together with it in long views looking north (View 9). The chapel will remain set back from Rye Lane and separated from the visible new elements of the Proposed Development on Rye Lane. The new frontage to the north will enhance the setting of Rye Lane as a whole and to an extent that of the chapel, providing an improved context within which to appreciate the significance of the heritage asset.
- 7.130 Other taller elements of the Proposed Development will be set back from the Rye Lane and Hanover Park edges of the Site, rising towards its centre and east. These will not be visible in relation to the chapel on Rye Lane. Lower new blocks on Hanover Park will also not be visible in relation to the listed chapel, at least in any direct way, because of intervening townscape, but they are likely to improve the wider setting and street edge into Hanover Park close to its junction with Rye Lane.
- 7.131 In NPPF terms, this heritage significance of the heritage asset would be unchanged, but the context within which to appreciate the significance of the heritage asset would be slightly improved.

**Post Office Depot (Map Ref: 11; Fig. 7.3)**

- 7.132 Status: Grade II listed; Designated: September, 1972; List Entry Number: 1385607
- 7.133 This is a two storey stock brick building, constructed originally as a Friends' meeting house and latterly in use as a post office depot. It was built in 1826 and enlarged in 1843. It has a pedimented central section flanked by projecting one bay wings to Highshore Road. Elements of its east wing were rebuilt in the 20<sup>th</sup> C when it was extended to allow the post office depot use. The principal part of the extended element is located immediately north of the listed building and is experienced as a 20<sup>th</sup>C industrial building of 2 storeys meeting the shoulders of the listed building. Behind the 20<sup>th</sup> century building and part of the same post office site is a car park.

**Significance of heritage asset**

- 7.134 This building's significance arises from its historic interest as a local place of worship dating from the early part of the 19<sup>th</sup>C, and it being a well-designed and elegant early Victorian example of this building typology. To an extent the building's interest, and an appreciation of its significance, is also augmented by its continued public use by the Post Office. The additions to it, however, including the later extensions and car park, do not contribute to its significance.

**Contribution of setting to heritage significance**

- 7.135 The Post Office Depot is located at the junction between the commercial and civic uses within Peckham town centre to the east, and the more suburban domestic character of the residential area to the west. This is reflected in the listed building being located at the boundary of the Rye Lane Peckham Conservation Area, while the houses to its immediate west are located in the Holly Grove Conservation Area. Despite this observation, it is the domestic houses to the immediate south and west of the listed building that contribute most to its significance, the terrace to the immediate south (7-11 Highshore Road, also with the Rye Lane Peckham Conservation Area) being noted as forming a group with the Post Office Depot in the latter's listed building description. The low scale of these domestic properties and their 19<sup>th</sup>C date is reflective of a shared history with the Post Office Depot which contributes to an appreciation of its significance, while to the east of the listed building the blank flank wall of recent (21<sup>st</sup>C) development on Highshore Road does not contribute to its significance.

**Sensitivity to change**

- 7.136 Given its location and its character, the sensitivity to change of the heritage asset as a result of change to its setting is considered to be **medium**.

**Magnitude of change**

- 7.137 The Proposed Development would result in **no change** to the significance of the heritage asset.

**Significance of effect**

- 7.138 There would be **no effect** in EIA terms.

**Significance of cumulative effect**

- 7.139 The proposed development would not contribute to a cumulative heritage effect. **No effect.**

**Effect of the proposed development on the significance identified (narrative NPPF impact assessment)**

- 7.140 ZTV assessment shows that there would be some visibility of the Proposed Development from close to the listed Post Office Depot on Highshore Road. This would likely include some of the buildings of the Proposed Development set back behind Rye Lane, seen over the top of the back of the existing west elevation of Rye Lane. Since these are views quite close to Post Office Depot, it would hold primacy in the view, while the Proposed Development would be experienced as a relatively distant backdrop element that would not affect the significance of the heritage asset or its appreciation. In NPPF terms, this would result in no harm to the heritage significance of the heritage asset or the ability to appreciate it.



Figure 7.12: Peckham Library

**Group: Highshore Road listed houses (Map Ref: 12-17; Figs. 7.4-7.9)**

7.141 Heritage assets:

- a) 8-14 Highshore Road
- b) 16 and 18 Highshore Road
- c) 7, 9 and 11 Highshore Road
- d) 17 and 19 Highshore Road
- e) 21 and 23 Highshore Road
- f) 25 Highshore Road

7.142 Status: all Grade II listed.

7.143 List Entry Numbers: 1385602; 1385603; 1385601; 1385604; 1385605; 1385606

7.144 Nos. 8-14 Highshore Road are four early 19th century houses, two storeys tall, in stucco to ground floor and brick to the first floor (No. 14 stucco scored to imitate ashlar). Nos. 16 and 18 Highshore Road are a pair of houses dating from 1836, two storeys tall and stuccoed with banded rustication to ground floor, hipped slate roof with projecting eaves. Nos. 7, 9, 11 Highshore Road is a terrace of three houses dating from c. 1836, two storeys tall in multicoloured stock brick (No. 11 stuccoed), low pitched, hipped slate roof with deep eaves soffit. These are noted to form a group with the listed Post Office Depot considered above. Nos. 17 and 19 Highshore Road is a pair of houses dating from c. 1836, two storeys tall in stock brick with red brick dressing, stucco to ground floor. 21 and 23 Highshore Road is a pair of semi-detached houses, early 19th century, stucco faced. They are two storeys over basement. 25 Highshore Road is an early 19th century house, stucco with brick to returns, two storeys tall.

7.145 These listed houses have been considered as a group in this HTVIA for reasons of proportionality, given they are located close together, are of similar date, form and use, and are relatively separated from the Site by way of distance and intervening built development on Rye Lane.

**Significance of heritage assets**

7.146 These listed buildings were developed in the early 19<sup>th</sup>C are a result of speculative building and are amongst the oldest remaining and complete buildings in the one-time hamlet of Peckham. Their leafy front gardens, formal layout, London stock brick and ground floor render construction, along with their generous proportions speak of the late Regency and early Victorian villa building that took place across London. Their consistency on Highshore Road provides additional group value. They are located within the Holly Grove Conservation Area, excepting Nos 7, 9 and 11 which are adjacent and part of the residential group, but within the Rye Lane Peckham Conservation Area.

**Contribution of setting to heritage significance**

7.147 The buildings together form a group of similar character, relationship to the street and setting, which contributes to their collective significance and the appreciation of significance derived from principally from their fabric and shared history. The wider setting, including the commercial development to their east on Rye Lane and beyond, contributes much less, if at all, to their significance as heritage assets.



Figure 7.14: 111 Peckham High Street



Figure 7.15: 109 Peckham High Street



Figure 7.13: 119 Peckham High Street



Figure 7.16: 97-107 Peckham High Street, and 126 and 128 Peckham Hill Street



### Sensitivity to change

- 7.148 Given its location and its character, the sensitivity to change of the heritage asset as a result of change to its setting is considered to be **medium**.

### Magnitude of change

- 7.149 The Proposed Development could only result in a **small** magnitude of change to the significance of the heritage asset.

### Significance of effect

- 7.150 The significance of effect on the heritage asset as a result of the Proposed Development would be **minor, adverse, and not significant** in EIA terms.

### Significance of cumulative effect

- 7.151 There would be no cumulative heritage effect in respect of this group of listed houses. **No effect.**

### Effect of the proposed development on the significance identified (narrative NPPF impact assessment)

- 7.152 The Proposed Development will be located to the east of these heritage assets. ZTV assessment shows that there would be some visibility of the proposed development from the south side of Highshore Road, looking over the north terrace of listed houses (i.e. Nos. 8-18). This has been illustrated in more detail in View 19 in this HTVIA using AVRs produced by specialists Millerhare. View 19 illustrates how the tallest elements of the Proposed Development, including Building M towards the centre and east of the Site, would likely be visible above the centre of the north of the terrace, with a lower building to the south also being visible though in combination with the 21<sup>st</sup> C building recently developed at the east end of Highshore Road. Building M would be experienced as about a third taller than the apparent height of the listed houses in the foreground to their ridgelines and

exceeding the height of their chimneys. While it is the immediate and group setting of these listed buildings that contributes to their significance, and their wider setting has long included visible commercial and taller development close to Rye Lane, there would be a small diminution of the appreciation of Nos. 8-18 in one view owing to the tall new buildings introduced into the wider skyline setting. This is addressed, in part, through detailed architecture and materiality of the visible element.

- 7.153 In NPPF terms, and in the context of the heritage significance of the listed houses as a whole, this would result in a very low level of less than substantial harm to the heritage significance of the heritage assets and the ability to appreciate this significance.

### 110-114 Peckham Hill Street (Map Ref: 18; Figs. 7.10-7.11)

- 7.154 Status: Locally Listed

- 7.155 Nos. 110-114 Peckham Hill Street are three slim early 19th century houses (with 112 and 114 being conjoined) built in London Stock Brick. Their proportions, their flat roofing, their white banding and prominent sash windows are reminiscent of regency architecture. They are located to the north of the Site, and immediately north and east of the much larger Mountview building.

### Significance of heritage asset

- 7.156 The heritage significance of these houses arises from their well preserved fabric, their date, and their pleasant proportionate design. Their design is also somewhat unusual when compared to the regular Regency or early Victorian townhouse; each semi-detached house is accessed at the building's side with specially built entrances, and they are also relatively narrow, adding additional elegance to the street. Their significance is also appreciated in the context of other similar housing on Peckham Hill Street. They were likely built by or heavily influenced by those responsible for nos. 76, 86, 88, 106, 108 Peckham Hill Street. In addition, the nearby 104 Peckham Hill Street shares a similar overall character.



Figure 7.17: 71-77 Peckham High Street



Figure 7.18: 65, 67 Peckham High Street



Figure 7.19: 59-63 Peckham High Street



Figure 7.20: 62 Peckham High Street



Figure 7.21: Central Buildings. Rye Lane

**Contribution of setting to heritage significance**

7.157 The setting of 110-114 Peckham Hill Street to the north contributes to the appreciation of these locally listed houses. The neighbouring townhouses to the north, and the mature trees that surround them, enhance 110-114 Peckham Hill Street's heritage value by providing it with a historical context. To some extent more modern attempts at social and student housing, on both sides of the road, have reflected the 3-4 storey scale of the Victorian buildings, and have been built in matching London Stock Brick or in other light coloured bricks. The Mountview building to the immediate south and west partially surrounds these locally listed buildings, while leaving space around them. It makes a neutral contribution to their setting.

*Sensitivity to change*

7.158 Given its location and its character, the sensitivity to change of the locally listed building as a result of change to its setting is considered to be **low**.

*Magnitude of change*

7.159 The Proposed Development would result in **no change** to the significance of the locally listed building.



Figure 7.22: 32 Peckham High Street

*Significance of effect*

7.160 There would be no heritage effect in EIA terms. **No effect.**

*Significance of cumulative effect*

7.161 There would be no cumulative heritage effect in respect of this group of listed houses. **No effect.**

**Effect of the proposed development on the significance identified (narrative heritage impact assessment)**

7.162 The Proposed Development would be located to the south, and would be separated from this short terrace of locally listed buildings by the presence of the Mountview building, and Peckham Library beyond it, as well as the street edges further south including the south elevation of the Peckham High Street, and significant street trees and foliage, particularly in summer. Views 4 and 5 in this HTVIA provide a representation of the change in setting, with the Proposed Development rising behind the south elevation of Peckham High Street in a layered form of individual buildings which step up towards the centre and east of the site. Given that the south setting of the locally listed buildings does not contribute to their significance, the acute angle of the views in which there could be a visual conjunction, and the layered approach taken by the architects in designing the scheme, it is considered likely that any harm to significance will be avoided.

7.163 In NPPF terms, this would result in no harm to the heritage significance of the locally listed building or the ability to appreciate it.

**Peckham Library and Peckham Arch (Map Ref: 19 & 21; Fig.7.12)**

7.164 Status: Locally Listed

7.165 Peckham Library is a purpose-built postmodern Library building designed by Alsop and Störmer and opened in 2000. It occupies the north side of Peckham Square, while to the south the entrance to the square is occupied by Peckham Arch, a slightly earlier structure built in 1994 to catalyse regeneration in the area.

**Significance of heritage assets**

7.166 The Library's unusual "inverted L" form, set on piloti, its multi-coloured material palette, and its generous covered public space all help contribute to the building's striking and unusual design. It was awarded a RIBA Stirling prize in for architecture in 2000, and in many ways it epitomises the beginning of Peckham's ongoing regeneration. More than that, it could be seen as one of the most memorable landmark buildings in the turn-of-the century government's plans to rejuvenate town centres across the UK through architectural interventions. The earlier Peckham Arch is of local interest in a structure that spans the entrance into the square occupied by the library.



Figure 7.23: The Former Jones & Higgins Department Store

**Contribution of setting to heritage significance**

7.167 The Library's placement behind Peckham Arch arguably enhances the architectural qualities of both, providing a level plateau and enclosed space from which both can be appreciated. The wider setting of these late 20<sup>th</sup>C buildings contributes little to their significance, although the relationship between the construction of these new elements in a largely 19<sup>th</sup> C setting in need of regeneration is acknowledged.

*Sensitivity to change*

7.168 Given their location and character, the sensitivity to change of the locally listed buildings/structures as a result of change to their setting is considered to be **low**.

*Magnitude of change*

7.169 The Proposed Development could only result in a **very small** magnitude of change to the heritage significance of the locally listed buildings or appreciation of that significance.

*Significance of effect*

7.170 The significance of effect on the locally listed building as a result of the Proposed Development would be **negligible, neutral, and not significant** in EIA terms.

*Significance of cumulative effect*

7.171 There would be no cumulative heritage effect in respect of these two locally listed buildings/structures. The development on the Open Land Rear of 1-51 Peckham High Street (also referred to as Summerhouse and Flaxyard site) is located beyond the Peckham Pulse Leisure Centre to the west, and would not create a discernible cumulative effect. **No effect.**



**Effect of the proposed development on the significance identified (narrative NPPF impact assessment)**

7.172 It is not considered that the Proposed Development would affect the significance of these locally listed buildings/structures in any material way. While it would change their setting beyond the High Street to the south, it is the 19<sup>th</sup> century development close to the Rye Lane and Peckham Hill Street junctions which has a (limited) connection to the significance of these assets.

7.173 In NPPF terms, this would result in no harm to the heritage significance of the locally listed building or the ability to appreciate it.

**Group: Junction of Peckham High Street and Peckham Hill Street (Map Refs: 20, 32, 33 & 34; 47, 48, 49; Figs.7.13-7.16)**

**Heritage assets: Shard's Terrace (including 126-128 Peckham Hill Street [THI]), 119 Peckham High Street, 111 Peckham High Street [THI], 109 Peckham High Street, Orchard Place Mission Hall**

7.174 Status: Locally Listed (several also considered as part of the Townscape Heritage Initiative, as set out above).

7.175 This group of buildings are located on the east and west sides of the junction of Peckham High Street and Peckham Hill Street. They are predominantly built in London stock brick, range in height from 3 to 5 storeys and can all be dated to the 19<sup>th</sup> C.

**Significance of heritage assets**

7.176 These buildings are of local heritage significance owing to their mid-late 19<sup>th</sup>C provenance and their connection to the commercial development of Peckham at that time. The most prominent amongst them include Shard's Terrace, which wraps the corner of the junction on its west side, and 109 Peckham High Street and 119 Peckham High Street on the east side. These buildings effectively mark and highlight the corners that they sit on. Shard's Terrace is visually

striking owing to its group value. Several of the buildings retain elements of their original Victorian shopfronts, while No. 105 was restored through the THI. No.109 Peckham High Street (the Greyhound Pub) is a 4 storey (including a mansard storey) purpose built Victorian public house, also restored under the THI. It has notable ornamental features which include its pedimental sculpture of a greyhound that crowns its corner elevation, the dark-red and buff glazed brick ground floor, and its floral Morris-style stucco ornaments. 119 Peckham High Street is a five storey (including a mansard storey) building. It has several Palladian elements and its grand stature, is highlighted by its bright white painted surface. Its most notable features are its stylized quoins and its balustrade sheltered mansard.

**Contribution of setting to heritage significance**

7.177 The group sits within the Rye Lane Peckham Conservation Area, marking the junction into Peckham Hill Street. They contribute, as a group, to significance of the individual elements that are read and appreciated together in the immediate townscape of the junction. Other nearby development of similar date, including 19<sup>th</sup> C buildings on the south side of Peckham High Street, contributes to an understanding of their collective local significance.



Figure 7.24: 98-106 Peckham High Street



Figure 7.25: 90-94 Peckham High Street



Figure 7.28: 118-122 Peckham High Street



Figure 7.26: 116 Peckham High Street



Figure 7.27: 86-90 Peckham High Street

*Sensitivity to change*

7.178 Given their location and character, the sensitivity to change of the locally listed buildings as a result of change to its more distant background setting is considered to be **low**.

*Magnitude of change*

7.179 The Proposed Development could only result in a **very small** magnitude of change to the heritage significance of the locally listed buildings or appreciation of that significance.

*Significance of effect*

7.180 The significance of effect on the locally listed building as a result of the Proposed Development would be **minor, neutral, and not significant** in EIA terms.

*Significance of cumulative effect*

7.181 There would be no cumulative heritage effect in respect of these locally listed and THI buildings. The development on the Open Land Rear of 1-51 Peckham High Street (also referred to as Summerhouse and Flaxyard site) is located beyond the Peckham Pulse Leisure Centre to the west, and would not create a discernible cumulative effect. **No effect.**

***Effect of the proposed development on the significance identified (narrative NPPF impact assessment)***

7.182 The Proposed Development would be located to the south, beyond the low buildings on the south side of Peckham High Street. Because of the layout and topography, these locally listed buildings are unlikely to be seen in conjunction with the Proposed Development, but Views 7 and 35 in this HTVIA provide a representation of the change to their setting, when looking away from them towards the south side of Peckham High Street. While in View 7 the Proposed Development may be partly obscured behind the

frontage, it is clear from View 35, that it would be experienced rising behind the south elevation of Peckham High Street in a layered form of individual blocks which step up towards the centre and east of the site. Given the lack of direct visual conjunction and it is considered likely that any harm to significance will be avoided.

7.183 In NPPF terms, this would result in no harm to the heritage significance of the locally listed buildings or the ability to appreciate them.

**Group: Junction of Peckham High Street and Rye Lane (Map Refs: 22, 23, 50, 51, 52, 66, 67)**

7.184 Heritage assets: 71-77 Peckham High Street; 65, 67 Peckham High Street; 59-63 Peckham High Street [THI]; 62 Peckham High Street; Central Buildings, Rye Lane

7.185 Status: Locally Listed (and Townscape Heritage Initiative as indicated above).

7.186 This is a group of largely 19<sup>th</sup> C commercial buildings that are located on the north and west sides of the junction of Peckham High Street and Rye Lane. They range in height from between 1 to 4 storeys. They are built in various materials, including stone, red brick and brown brick. They have been grouped together here because of their proximity, non-designated status and for the purposes of proportionality in assessment.



Figure 7.29: 47, 49 Rye Lane

***Significance of heritage assets***

7.187 The locally listed buildings in this location represent a period in which Peckham was transitioning from being an early modern semi-rural satellite of London, to a more integral trading area within an expanded 19<sup>th</sup> and early 20<sup>th</sup> C South London. Nos. 71-77 Peckham High Street (the Kentish Drovers) and nos. 59-67 (odd) Peckham High Street embrace their location opposite Rye Lane. The sturdy brown granite engaged columns of the public house help frame the public house entrance, and pleasantly contrast with the white painted upper floors, which ornately incorporate a variety of pilasters, cornicing and decorative pediments. 65 Peckham High Street, which currently houses a NatWest branch, appears as a sturdy purpose-built single floor neoclassical banking building. It incorporates a full range of neoclassical design motifs and is well proportioned despite modern interventions that added ATM machines to the façade. Nos. 59, 61 and 63 Peckham High Street are a row of 3 redbrick terraces, which are all 4 storeys in height. Their most defining feature in an otherwise unassuming design is their highly decorative 2nd floor window lintels, which along with the white banding which runs between them, helps unite the terrace.

***Contribution of setting to heritage significance***

7.188 The group sits within the Rye Lane Peckham Conservation Area, marking the junction into Rye Lane. They contribute, as a group, to the significance of the individual elements that are read and appreciated together. Other nearby development of similar date, including 19<sup>th</sup> C buildings on the south side of Peckham High Street on the opposite side of the junction with Rye Lane, contributes to an understanding of their collective local significance.

*Sensitivity to change*

7.189 Given its location and its character, the sensitivity to change of the locally listed building as a result of change to its setting is considered to be **low**.

*Magnitude of change*

7.190 The Proposed Development could only result in a **very small** magnitude of change to significance of the locally listed building.

*Significance of effect*

7.191 The significance of effect on the locally listed building as a result of the Proposed Development would be **negligible, neutral, and not significant** in EIA terms.



Figure 7.30: 51-57 Rye Lane (odd)



Figure 7.31: 51-57 Rye Lane (odd)



### Significance of cumulative effect

7.192 There would potentially be a cumulative effect with the development on the Open Land Rear of 1-51 Peckham High Street (also referred to as Summerhouse and Flaxyard site), which is being built immediately to the west of No. 59 Peckham High Street. This scheme will improve the setting of the locally listed group, providing a new future baseline condition. The additional contribution of the Proposed Development would continue to be **negligible, neutral, and not significant** in EIA terms.

### Effect of the proposed development on the significance identified (narrative NPPF impact assessment)

7.193 The Proposed Development would be located to the south-east, beyond the opposite (south-eastern) group of buildings at the north end of Rye Lane. Because of the street layout, most of these locally listed buildings are unlikely to be seen in conjunction with the Proposed Development, although View 10 captures the flank elevations of some of them and provides a representation of the change to their setting, when looking east. The Proposed Development would be experienced rising behind the east elevation of Rye Lane in this view in a layered form of individual buildings which step up towards the centre and east of the site, and away from this group of locally listed buildings. Given the lack of direct visual conjunction, the location and character of the buildings, and it is considered that any harm to their local significance will be avoided.

7.194 In NPPF terms, this would result in **no harm** to the heritage significance of the locally listed buildings or the ability to appreciate them.

### 32 Peckham High Street and 41-43 Peckham High Street (Map Refs: 24 and 25; Fig. 7.22)

7.195 Status: Locally Listed

7.196 32 Peckham High Street is a mid to late 19<sup>th</sup> C shop with a two-bay front and chamfered corner to Collyer Place. It includes a high quality shop front. 41-43 Peckham High Street is located directly opposite to the north. It is a later Victorian 4-storey building built in 1894 in a Renaissance revival style to the designs of Robert Whellock. It has a symmetrical frontage centred with raised gabled dormer. The building contains a large galleried hall with an arched ceiling.

### Significance of heritage assets

7.197 These locally listed buildings are of local heritage significance. They add historic value to Peckham High Street, as an original part of its early Victorian shopping-street heritage.



Figure 7.32: 61-63 Rye Lane

### Contribution of setting to heritage significance

7.198 These two locally listed building are located within the Rye Lane Peckham Conservation Area, though on terraces separated from the heart of the conservation area further east by later development east of Melon Road (to the north) and Bellenden Road (to the south). They contribute to the significance of the commercial terraces to the west, while the terraces in turn also contribute to their significance.

### Sensitivity to change

7.199 Given its location and its character, the sensitivity to change of the locally listed building as a result of change to its setting is considered to be **low**.

### Magnitude of change

7.200 The Proposed Development could result in a **small** magnitude of change to the heritage significance of the locally listed building, or the ability to appreciate that significance.

### Significance of effect

7.201 The significance of effect on the locally listed building as a result of the Proposed Development would be **minor, neutral, and not significant** in nature.

### Significance of cumulative effect

7.202 The significance of cumulative effect on the locally listed building as a result of the Proposed Development would be **minor, neutral, and not significant** in EIA terms.



Figure 7.33: 12-16 Rye Lane



Figure 7.34: 18, 18a & 18b Rye Lane



Figure 7.35: 26-28 Rye Lane

7.203 There would be a cumulative effect with the development on the Open Land Rear of 1-51 Peckham High Street (also referred to as Summerhouse and Flaxyard site), which is being built on the north side of Peckham High Street, and would also fall within eastward views (such as view 12b), where the locally listed buildings would also be seen in conjunction with the Proposed Development. The additional contribution of the Proposed Development to this future baseline would continue to be **minor, neutral,** and **not significant** in EIA terms.

***Effect of the proposed development on the significance identified (narrative NPPF impact assessment)***

7.204 The Proposed Development will be seen to the east of these locally listed buildings from a number of positions on Peckham High Street, as illustrated in the ZTV and shown in more detail in Views 12a and 12b, prepared by specialists Millerhare for this HTVIA. In both views the Proposed Development interacts most significantly with buildings in the streetscape close to the junction with Rye Lane. The focus of both views is on this part of the townscape and not on the locally listed buildings in the foreground/ middleground which are not orientated in a way that could give rise to a significant interaction with the Proposed Development. Its visibility at some distance to the east of the locally listed buildings, in a part of their distant setting that does not contribute to their significance in any meaningful way, means that any harm to their significance would be avoided.

7.205 In NPPF terms, this would result in no harm to the heritage significance of the locally listed building or the ability to appreciate it.

**The former Jones & Higgins Department Store (Map Ref: 26; Fig. 7.23)**

7.206 Status: Locally Listed

7.207 This is an 1890s stone faced former department store with grand, eclectically styled elevations and idiosyncratic detailing. Its original, and more elaborate, clock tower dated from 1894, but its upper stages have been lost and the existing, and well-known, tower is a remodelling dating from the 20<sup>th</sup> C.

***Significance of heritage asset***

7.208 The significance of the former Jones & Higgins Department Store building, arises from it being a remnant of the important Jones & Higgins enterprise that began in 1867 and at its height extended south on Rye Lane to Hanover Park, as well as further east into the Site. After closing its doors in 1980, much of its area was replaced by the Aylesham Shopping Centre. The remaining element also derives significance from its landmark townscape qualities, architectural design, and its local historic resonance. In townscape terms, it strongly marks the corner of Rye Lane and Peckham High Street, providing a well considered and grand face for Peckham's main shopping district. Architecturally, it retains some of its original late Victorian flamboyance at the lower levels, although the rebuilt clock tower is much more austere and less well detailed than the 1894 original, which was modelled in turn on the clocktower at St. Mark's Square, Venice. The architect responsible, Henry Jarvis & Sons, is of local historic significance to South London having also designed Dulwich Hospital and the Walworth Town Hall.

***Contribution of setting to heritage significance***

7.209 The former Jones & Higgins Department Store fits appropriately well into the context of the Rye Lane Peckham Conservation Area where most of the buildings were constructed between the 19th and early 20th centuries and where it stands in a prominent location. Due to the fairly regular scale of 2 to 4 storeys in the conservation area, the landmark quality of the clock tower is emphasised.

7.210 In its immediate vicinity, the terraces of nos. 97-107 Peckham High Street, 65 and 67 Peckham High Street, 71-77 Peckham High Street, and the Central Buildings Rye Lane all contribute to an appreciation of the heritage significance of the former Jones & Higgins Department Store, by creating an understated historical commercial backdrop for its landmark architectural qualities.

7.211 The current Aylesham Centre, which immediately neighbours the locally listed building, contributes negatively to the setting and, to an extent, the ability to appreciate the significance of the heritage asset. Its singular, relatively bland design style is at odds to the ornate and smaller footprint buildings found throughout the Rye Lane Peckham Conservation Area.

***Sensitivity to change***

7.212 Given its location and its character, the sensitivity to change of the locally listed building as a result of change to its setting is considered to be **medium**.

***Magnitude of change***

7.213 The Proposed Development would result in a **small** magnitude of change to the heritage significance of the locally listed building and the ability to appreciate that significance.

***Significance of effect***

7.214 The significance of effect on the locally listed building as a result of the Proposed Development would be **minor, adverse,** and **not significant** in EIA terms.

***Significance of cumulative effect***

7.215 There would be a cumulative effect with the development on the Open Land Rear of 1-51 Peckham High Street (also referred to as Summerhouse and Flaxyard site), which is being built on the north side of Peckham High Street, and would also fall within eastward views (such as view 12b), where the locally listed Jones & Higgins building would be seen in conjunction with the Proposed Development. The additional contribution of the Proposed Development to this future baseline would continue to be **minor, adverse,** and **not significant** in EIA terms.

***Effect of the proposed development on the significance identified (narrative NPPF impact assessment)***

7.216 The individual buildings of the Proposed Development have been designed to step down towards the Jones & Higgins building, and the conservation area more generally, being lower towards the north-west corner. They have also been placed within the site area to avoid, as far as possible, visible conjunctions with the clock tower element and allow it sufficient skyspace to allow its significance to continue to be appreciated. The design approach in respect of the Jones & Higgins building has been discussed at length with LB Southwark officers, who suggested the view from the Persepolis Café (View 12b in this HTVIA), as the key view from which to consider the effect of the Proposed Development on the setting and significance of the non-designated heritage asset. Within the context of this key view harm to the significance of the non-designated heritage asset has been reduced minimum, if not avoided. There is a greater effect on the setting of the locally listed building in View 12a, although this is a less good view of the asset. In other respects the Proposed Development will improve the setting of the asset, providing an integrated pattern of development to the east of the clock tower from which it will also be appreciated by its residents, including from raised positions.

7.217 In NPPF terms, and on balance, the Proposed Development would cause some low level harm to the heritage significance of the locally listed building (a non-designated heritage asset) and the ability to appreciate it.

**Group: Terrace of commercial properties on the south side of Peckham High Street, east of Rye Lane (Map Refs: 27, 28, 29; and 53-65 [THI]; Figs: 7.24-7.27)**

7.218 Heritage assets: 86-88 Peckham High Street; The Bun House, 96 Peckham High Street; 98-104 Peckham High Street; 86-94 Peckham High Street(THI); 98-106 Peckham High Street (THI); 116 Peckham High Street (THI); 118-120 Peckham High Street; 122 Peckham High Street (THI).



7.219 Status: Locally listed with some also identified as part of THI, or separately being THI identified buildings on the basis of their architectural merit in 2016, as set out above. Some have been restored.

7.220 This group represents a variety of largely 19<sup>th</sup> C buildings of various characters, ranging from between 2 and 4 storeys in height. This group almost lines the entirety of southern side of Peckham High Street between the Rye Lane junction and the Peckham Bus depot, and while varied in form, contributes to a near continuous building frontage. Many of the buildings are in poor condition, and have been subjected to inappropriate extension over time. Some contain the vestiges of older buildings, though presenting on the street edge as 19<sup>th</sup>C in origin, as established by an RCHME study of 1998. Nos 86, 88, 100, 102 and 116 Peckham High Street have been restored since 2016 with funds secured through the THI.

**Significance of heritage assets**

7.221 This side of Peckham High Street is relatively vernacular in character with a variety of building forms, generally of a small scale. No. 86 Peckham High Street is a late Victorian red brick building with two storeys over a ground floor shopfront unit and a slate hung mansard attic storey; 88 Peckham High Street is of early 19<sup>th</sup> C origins, though considerably rebuilt and altered during the Edwardian period; the group formed by 98-104 Peckham High Street is a survival of Peckham's past as a rural village, and was considered by the RCHME in their 1998 report. No. 98 includes vestiges of an earlier, c1700 building, while 100 was built around 1830 with a first floor extension built in the 1950s and now removed; 102 Peckham High Street is a two-storey Victorian cottage with a rendered upper façade and shopfront below; like its neighbour 104 is a cottage with a tall, pitched, clay-tiled roof, likely initially built as housing for artisans and labourers; further east, The Red Bull at No. 116 is a public house probably built as a consequence of road widening in 1880-82, recently restored under the THI initiative; 118-122 Peckham High Street is a late 19<sup>th</sup>C terrace of 4 storeys in stock brick with a prominent cornice, quoins and window surrounds.

7.222 The significance of these non-designated assets is derived principally from their relationship to each other and their representation of the development of Peckham over time, from its origins as a rural village, to a more integrated commercial centre by the end of the 19<sup>th</sup> C.

**Contribution of setting to heritage significance**

7.223 This run of relatively varied buildings on the south side of Peckham High Street derives its heritage significance principally from its fabric, and from its historic interest, given its representation of the earliest remaining section of the rural village of Peckham through to the late 19<sup>th</sup> C urbanisation of the High Street. The variety of the terraced buildings here is also complemented by the varied architectural styles and materials of other 19<sup>th</sup> C buildings in the surrounding area, which provide the wider setting.

7.224 In the immediate vicinity, the former Jones & Higgins Department Store to the west, and the group of heritage assets on the junction of Peckham High Street and Peckham Hill Street to the north all contribute to an appreciation of the heritage significance of this varied terrace on the south side of Peckham High Street. Overall, the fragmented and largely 19<sup>th</sup> C setting of the terrace on the south side of Peckham High Street contributes to its significance.

7.225 The current Aylesham Centre contributes negatively to the heritage significance of the terrace to the south. Its singular and bland design style, and preponderance of car parking, is at odds with the smaller footprint buildings found in this terrace to north, though it is not visible above the roofline of the 19<sup>th</sup> C buildings.

**Sensitivity to change**

7.226 Given its location and its character, the sensitivity to change of the locally listed buildings as a result of change to their background setting is considered to be **low**.

**Magnitude of change**

7.227 The Proposed Development could only result in a **very small** change to the heritage significance of the locally listed buildings.

**Significance of effect**

7.228 The significance of effect on the locally listed buildings as a result of the Proposed Development would be **negligible, neutral, and not significant** in EIA terms.

**Significance of cumulative effect**

7.229 There would be no cumulative heritage effect in respect of these locally listed and THI buildings. The development on the Open Land Rear of 1-51 Peckham High Street (also referred to as Summerhouse and Flaxyard site) is located beyond the Peckham Pulse Leisure Centre to the west, and would not create a discernible cumulative effect. **No effect.**

**Effect of the proposed development on the significance identified (narrative NPPF impact assessment)**

7.230 The ZTV included in this HTVIA shows that there would be visibility of the Proposed Development above this terrace of locally listed and THI buildings from the north pavement of Peckham High Street. This is illustrated in more detail in Views 7, 35 and 37 in this HTVIA. The AVRs illustrate how the Proposed Development would be broken into a series of forms which are experienced as layers behind the locally listed terrace. In effect the Proposed Development sets down at its edges to form a backdrop to the lower 19<sup>th</sup> C streetscape that is proportionate in scale and does not overpower them as individual buildings. While the existing backdrop of sky would be lost, it is considered that this adds little to their significance as heritage assets, and the well-designed new backdrop works to avoid harm.

7.231 In NPPF terms, this would result in no harm to the heritage significance of the locally listed building or the ability to appreciate it.

**47, 49 Rye Lane (Map Ref: 39; Fig. 7.27)**

7.232 Status: Locally Listed

7.233 Nos. 47 and 49 Rye Lane is a five storey red brick bank building dating from the late 19<sup>th</sup> C, with elaborate stone detailing to upper floors, and ground floor with rusticated banding and columns. It addresses the junction of Rye Lane and Hanover Park.

**Significance of heritage asset**

7.234 This building's heritage significance is primarily owing to its architectural interest, including its stone-faced ground floor with half columns supporting an entablature with a balustrade parapet; red brick upper floors with richly eclectic detailing; bracketed open pediments to the 1st floor openings 3-bay loggias on the 3rd floor and octagonal corner turrets with steep pitched chateau roof and Corinthian pilastered Dutch gabled dormer.

7.235 The building also defines the junction between Hanover Park and Rye Lane and is the neighbour of the existing Aylesham shopping centre. It was in fact effectively truncated by the development of the Aylesham Centre, with historical research showing (see Chater 4 of this HTVIA) that previously it was a symmetrical building extending further north on Rye Lane. This truncation leaves it as a fragment and reduces its significance as a heritage asset.

**Contribution of setting to heritage significance**

7.236 Nos. 47, 49 Rye Lane holds a corner position in the streetscape, and as such its setting includes both elements of Rye Lane, with its enclosure and varied, though largely 19<sup>th</sup> C streetscape, and elements of the more open, more recent, Hanover Park. It is considered that of its immediate context, only the 19<sup>th</sup> C buildings on the west side of Rye Lane, and a small number of buildings to the immediate south, including the Baptist Chapel, make any real contribution to the significance of the heritage asset. These buildings create a high quality historic backdrop which help set off the locally listed building's landmark architectural qualities. The current Aylesham Centre to the immediate north contributes negatively to the heritage significance of the asset and its appreciation in the streetscape.

*Sensitivity to change*

7.237 Given its location and its character, the sensitivity to change of the locally listed building as a result of change to its setting is considered to be **medium**.

*Magnitude of change*

7.238 The Proposed Development would result in a **no change** to the heritage significance of the locally listed building.

*Significance of effect*

7.239 There would be no heritage effect in EIA terms on the locally listed building as a result of the Proposed Development. **No effect.**

*Significance of cumulative effect*

7.240 There would be no cumulative heritage effect in respect of the locally listed building. **No effect.**

***Effect of the proposed development on the significance identified (narrative NPPF impact assessment)***

7.241 The AVR for View 8, prepared for Chapter 9 of this HTVIA, illustrates how the Proposed Development would interact with the locally listed building, providing a more appropriate enclosure on Hanover Park, with an articulated residential building, and a commercial frontage on Rye Lane to replace the existing Aylesham Centre, which would generously meet the sky. The emerging scheme would avoid harm to the significance of this locally listed through its architectural response, including articulation, detailed design, materiality and stepping down to the south.

7.242 In NPPF terms, this would result in no harm to the heritage significance of the locally listed building or the ability to appreciate it.

**51-57 Rye Lane (Map Ref: 41; Figs. 7.30-7.31)**

7.243 Status: Locally Listed

7.244 Nos. 51-57 Rye Lane (odd) is a post-war retail building, two storeys with tile clad first floor to Rye Lane with five punched windows in a row.

***Significance of heritage asset***

7.245 This building's heritage significance comes from its unusual architecture, that defines the entry of modernist retail design on Peckham's High Street. It was built in the late 1950s and mixes brown brick construction, with white tile cladding and green framing around the edges of the building and regularly across the side of the building. Its unusual and bold design add visual interest to an otherwise late Victorian, Edwardian and interwar high street.

***Contribution of setting to heritage significance***

7.246 The setting of this building is largely a neutral contributor to its heritage significance, though it does benefit from some interesting surrounding buildings of a variety of eras, typical of the Rye Lane Peckham Conservation Area.

*Sensitivity to change*

7.247 Given its location and its character, the sensitivity to change of the locally listed building as a result of change to its setting is considered to be **very low**.

*Magnitude of change*

7.248 The Proposed Development would result in **no change** to the heritage significance of the locally listed building.

*Significance of effect*

7.249 There would be no heritage effect in EIA terms. **No effect.**

*Significance of cumulative effect*

7.250 There would be no cumulative heritage effect in respect of the locally listed building. **No effect.**

***Effect of the proposed development on the significance identified (narrative NPPF impact assessment)***

7.251 Given the nature of the architecture of this locally listed building and the role of its existing setting in its significance, the Proposed Development will not cause any harm to the significance of the asset. Indeed, the proposed development is likely to improve the relatively tight setting the building experiences on both Rye Lane, and immediately opposite on Hanover Park.

7.252 In NPPF terms, this would result in **no harm** to the heritage significance of the conservation area or the ability to appreciate it.

**61-63 Rye Lane (Map Ref: 42; Fig. 7.32)**

7.253 Status: Locally Listed

7.254 This is a two storey red brick retail building purpose built for Sainsbury's in c1931.

***Significance of heritage asset***

7.255 This building's heritage significance arises from its role as one of Rye Lane's most interesting surviving interwar buildings, and the fact that it was purpose built for a major supermarket. It is in red brick, of two storeys, and was designed in a neo-Georgian architectural style. It includes brick quoins, decorative lintels and brick banding above the first storey.

***Contribution of setting to heritage significance***

7.256 The setting of this building is largely a neutral contributor to its heritage significance, though it does benefit from some interesting surrounding buildings of a variety of eras, typical of the Rye Lane Peckham Conservation Area.

*Sensitivity to change*

7.257 Given its location and its character, the sensitivity to change of the locally listed building as a result of change to its setting is considered to be **low**.

*Magnitude of change*

7.258 The Proposed Development would result in **no change** to the significance of the locally listed building.

*Significance of effect*

7.259 There would be no heritage effect in respect of this locally listed building in EIA terms. **No effect.**

*Significance of cumulative effect*

7.260 There would be no cumulative heritage effect in respect of the locally listed building. **No effect.**

***7.261 Effect of the proposed development on the significance identified (narrative NPPF impact assessment)***

7.262 Given the nature of the architecture of this locally listed building and the role of its existing setting in its significance, the Proposed Development will not cause any harm to the significance of the asset.

7.263 In NPPF terms, this would result in no harm to the heritage significance of the conservation area or the ability to appreciate it.

***Group: Other locally listed and THI buildings on the west side of Rye Lane (Map Ref: 37, 38, 40, 44, 45, and 68-71 THI buildings; Figs: 7.33-7.35)***

7.264 Heritage assets: 12-16 Rye Lane; 22A-24 Rye Lane; 28 Rye Lane; 64-66 Rye Lane; and 18, 18a & 18b Rye Lane (THI); 26 Rye Lane (THI).

7.265 Status: Locally listed with some also identified as THI buildings, or separately being THI identified buildings on the basis of their architectural merit in 2016, as set out above.



7.266 Nos. 12, 14 and 16 Rye Lane are early 19<sup>th</sup> C three-storey houses with 20<sup>th</sup> C shop extensions occupying the former front gardens. They are 2 bays wide, and faced with yellow and brown stock brick with stucco details. Nos. 26 and 28 Rye Lane are early 19<sup>th</sup> C neo-Classical houses, with modern shop extensions on the ground floor which obscure them somewhat from ground level. Nos. 18, 18a & 18b Rye Lane is a handsome Edwardian three storey, redbrick building, which an additional attic storey. It has elements of Queen Anne Revivalism however it is mostly unadorned. Nos 64 and 66 Rye Lane are considerably further south, and include (No. 64) a late 19<sup>th</sup> C neo-Jacobean commercial building, in red brick and, (66) the former Hope public house, with modern shop front at ground floor level.

#### ***Significance of heritage assets***

7.267 These buildings are of local heritage significance. They add architectural and historic interest to the street, as examples of Rye Lane's early 19<sup>th</sup> C and later growth into a significant commercial destination, that followed the extension of the railway into the area in the middle part of the century. The coherent built frontage on the west side of Rye Lane is of some interest, although there is often obscurity behind later shopfronts at ground level. The varied ornamentation and character of these locally listed and THI buildings also adds to the interest of the street.

#### ***Contribution of setting to heritage significance***

7.268 This loose group of locally listed and THI buildings is located within the Rye Lane Peckham Conservation Area, delineating the west side of Rye Lane itself. The buildings contribute, as a group, to significance of the individual elements that are read and appreciated together.

7.269 The current Aylesham Centre opposite, on the east side of Rye Lane, tends to contribute negatively to the local heritage significance of these assets. Its singular and bland design style is at odds with these more ornate and more finely grained 19<sup>th</sup> C buildings.

#### ***Sensitivity to change***

7.270 Given its location and its character, the sensitivity to change of the locally listed building as a result of change to its setting is considered to be **low**.

#### ***Magnitude of change***

7.271 The Proposed Development would result in a **small** level of change to significance of the locally listed buildings on the street and the ability to appreciate them.

#### ***Significance of effect***

7.272 The significance of effect on the locally listed building as a result of the Proposed Development would be **minor, beneficial, and not significant** in nature.

#### ***Significance of cumulative effect***

7.273 There would be no cumulative effect in respect of in nature. **No effect.**

#### ***Effect of the proposed development on the significance identified (narrative NPPF impact assessment)***

7.274 The setting of the locally listed and THI buildings on the west side of Rye Lane, is likely to be improved by a new and appropriately composed architecture on the east frontage opposite, which includes variety, depth and ground level activation. It is this frontage that will provide the direct setting for buildings opposite. There is unlikely to be any visibility of the Proposed Development as far south as 64-66 Rye Lane, while the taller elements will be set back into the site to the centre and east, meaning that they are unlikely to be visible at all in relation to the locally listed buildings. The proposals are unlikely to harm the significance of the assets.

7.275 In NPPF terms, this would result in no harm to the heritage significance of the conservation area and would tend to enable the viewer to better appreciate them in an improved context.

7.276 The full narrative assessment is summarised below in these ES tables, which shows the significance of the environmental impact.

# 8. Townscape Assessment

- 8.1 This chapter presents an independent evaluation of how the Proposed Development relates or responds to the existing townscape context, and townscape receptors, through its form and character. For reference, a description of the existing baseline context, its character, and an overview of the Proposed Development can be found in the earlier chapters of this report.
- 8.2 Consideration of existing LBS documents has included:
  - Peckham and Nunhead Characterisation Study (March 2012);
  - Camberwell Area Character Study (August 2023); and
  - Peckham Area Character Study (December 2023).
- 8.3 Using these, alongside professional judgement, has helped to define the appropriate TCA's for consideration in this HTVIA.

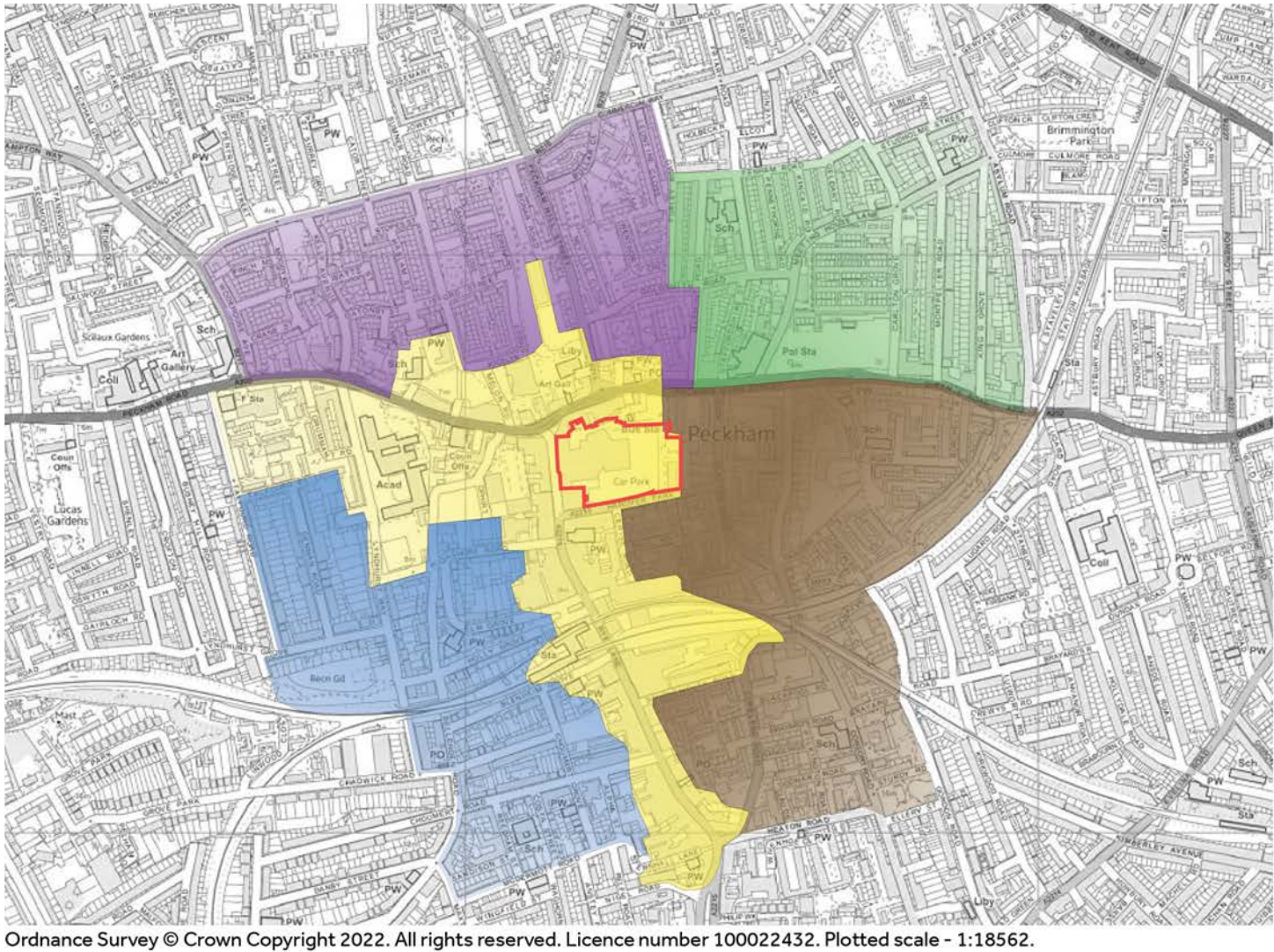


Fig. 8.1: TCA Map

Notes:

Approximate Site boundary marked in red for indicative purposes only.

Townscape Character Areas:

|             |                                                   |
|-------------|---------------------------------------------------|
| <div></div> | TCA A: Central Peckham, retail, civic and leisure |
| <div></div> | TCA B: Historic residential Peckham               |
| <div></div> | TCA C: Central Peckham housing, east of Site      |
| <div></div> | TCA D: Central Peckham housing, north of Site     |
| <div></div> | TCA E: Terraced streets, north of Queen's Road    |



### The Immediate Townscape

- 8.4 The streets surrounding the Site present differing townscape conditions which can be grouped into relatively coherent character areas, based on type, age, form and scale of development within them, whilst acknowledging some variety. These distinct areas are shown in figure 4.20 and an overview description is provided below.

### Townscape Character Areas

#### Townscape Character Area A - central Peckham, retail, civic and leisure (Figs. 8.2-8.4)

- 8.5 This TCA is located to either side of Rye Lane, which runs north-south through it, and takes in sites to the north and south of Peckham Road/ Peckham High Street. It is dominated by retail, leisure and educational activities. The Site lies within this TCA. Much of the TCA falls within the Rye Lane Conservation Area.
- 8.6 Rye Lane is lined by a variety of buildings, most at three-four storeys in height. Many are historic, dating from the 19th or early 20th century, although they tend to be isolated or in small groups, and located adjacent to later buildings in most cases. A small number are earlier in origin, dating back to the 18<sup>th</sup> century. Ground floor units are occupied by shops, often projecting significantly beyond floors above, which are typically occupied by office or residential accommodation. There is typically a fine urban grain along Rye Lane, with relatively narrow plots along the street. A number of larger buildings are present along Rye Lane, such as low but large footprint supermarkets, and some medium scale office buildings, such as that on the corner of Rye Lane and Highshore Road, close to the Site.
- 8.7 Rye Lane has an enclosed character for most of its length, due to the continuous nature of the development, the relatively narrow width of the road compared to the development lining it, and the curved nature of the road, such that longer views are typically terminated by buildings further along the street.



Fig. 8.2: TCA A - Rye Lane, junction with Peckham High Street. Aylesham Centre occupying long stretch of Rye Lane amongst finer grain, 19th century buildings to the western side of the road.



Fig. 8.3: TCA A - Peckham High Street, junction with Sumner Road. Stretch of retail at ground floor. Newly constructed terrace at No. 29 Peckham High Street, which mimics 19th century character found elsewhere along Peckham High Street. Clock Tower of No. 1 Rye Lane is visible to the background.



Fig. 8.4: TCA A - Peckham High Street, junction with Lyndhurst Way. Leafy character of the area, though dominated by heavily trafficked road.

- 8.8 The area around the junction of Rye Lane and Peckham High Street is the location for a number of larger footprint uses, set within a coarser urban grain. This includes the supermarket use within the Site, and Peckham Square and the buildings within it. The Harris Academy Secondary School and another supermarket also lie here, in the area south-west of the junction.

- 8.9 The overall visual quality of the TCA is mixed; although there are individual buildings of good quality, and a general coherence in the part of the TCA along Rye Lane which arises from a broad similarity in scale and continuous building frontages. There is considerable variety in the form and appearance of development even in this part of the TCA, and projecting shop fronts are often of low visual quality. Many of the larger uses in the TCA, including the supermarket and car park on the site, relate poorly to their surroundings and detract from them in visual terms.

#### Sensitivity to change

- 8.10 Given its location and its character, the sensitivity to change of the TCA is considered to be **medium**.

#### Magnitude of change

- 8.11 The Proposed Development would result in a **large** magnitude of change to the TCA, within which it is located.



Fig. 8.5: TCA B - Denmam Road. Residential terraces with building heights between two and three storeys, set behind front gardens.



Fig. 8.6: TCA B - Lyndhurst Way. Residential Character of TCA broken up by light industrial uses along railway viaduct which runs through.



Fig. 8.7: TCA B - Lyndhurst Way / Warwick Gardens. Variation in 19th century residential houses. Leafy character of area reinforced by Warwick Gardens.

*Significance of effect*

8.12 The significance of effect on the TCA as a result of the Proposed Development would be **moderate to major, beneficial, and significant** in nature. The Proposed Development would integrate a new community, including a group of buildings and associated landscape spaces, into the existing fabric of Peckham, in a way that the existing uses and configuration of the Aylesham Shopping Centre site do not allow. Routes into and through the Site would be created, with buildings positioned within the masterplan to facilitate and support this movement. The additional height of the Proposed Development, which is considerably greater than the existing shopping centre on Site, would mean that its visibility in views across the TCA would be much greater, including in east-west views Peckham Road and Peckham High Street. The articulation of the buildings, their architectural detailing, and their 'layering' as a group has been designed to respond to the townscape receptors within the TCA that are sensitive, including local landmarks, the lower edges of the Site and particularly characteristic aspects of this part of Peckham such as the materials palette.

*Significance of cumulative effect*

8.13 The cumulative effect of the Proposed Development in respect of this TCA would continue to be **moderate to major, beneficial, and significant** in EIA terms. The future baseline against which this is measured includes the nearby consented development on the Open Land Rear of 1-51 Peckham High Street (also referred to as Summerhouse and Flaxyard site) to the north-west of the Site that also falls within the TCA.

**Townscape Character Area B - historic residential Peckham (Figs. 8.5-8.7)**

8.14 This TCA, located to the west of Peckham Rye and south of Highshore Road/ Talfourd Place, is occupied by 19th century development, much of it of good visual quality. Bellenden Road is a significant north-south route through it, lined by retail and restaurant uses, and it has been the focus of regeneration efforts in recent decades.



Fig. 8.8: TCA C - Clayton Road, junction with Hanover Park. Modern apartment buildings up to 7 storeys lining Hanover Park.



Fig. 8.9: TCA C - Peckham High Street, opposite Bus Station entrance. Post War apartment blocks set around open green space: tower block at 20 storeys, plus plant; deck access slab blocks at 6 storeys.



Fig. 8.10: TCAC - Raul Road. Residential terraces with some modern infill, all red brick. Some newly planted street trees.

8.15 The housing is a mixture of terraced and semi-detached housing, with some larger individual houses. There are particularly attractive groupings around Holly Grove, where houses face a narrow green space known as the Shrubbery, and Highshore Road/ Elm Grove.

8.16 The TCA has a relatively self-contained and 'village' like quality, and a notably quieter character than Rye Lane. Large scale post-war and modern development is visible in the middle distance from some parts of the TCA, such as Witcombe Point from Highshore Road.

*Sensitivity to change*

8.17 Given its location and its character, the sensitivity to change of the TCA as a result of change to its setting is considered to be **high**.

*Magnitude of impact*

8.18 The Proposed Development would result in a **small** magnitude of change to the TCA.

*Significance of effect*

8.19 The significance of effect on the TCA as a result of the Proposed Development would be **minor to moderate, neutral, and not significant** in EIA terms.

*Significance of cumulative effect*

8.20 There are no other schemes considered to contribute to a cumulative effect with the Proposed Development on this TCA, so there will be no cumulative effect. **No effect.**



Fig. 8.11: TCA D - Peckham Hill Street. Residential street lined with mature street trees. Terrace buildings along Peckham High Street are glimpsed to the background.



Fig. 8.12: TCA D - Copeland Road, junction with Bournemouth Road. Two storey post war housing and large plan office building of relatively low quality.



Fig. 8.13: TCA D - Goldsmith Road, outside Bells Gardens. 6 storey apartment block backing onto courtyard entrance to Bells Gardens, comprising a mix of new and mature street trees.



**Townscape Character Area C - central Peckham housing, east of Site (Figs. 8.8-8.10)**

- 8.21 The TCA encompasses areas of mainly post-war and more recent housing, with fragments of historic housing interspersed within it, located east of the Site and south of Queen's Road. The post-war and more modern housing is largely two to four storeys in height, with occasional mid-rise slab blocks and high-rise towers.
- 8.22 The Clifton Estate lies west of the Site. This largely comprises low and medium scale linear buildings defining garden spaces, and includes the aforementioned twenty storey Witcombe Point tower. A recently constructed residential development up to six storeys in height lies further west, adjacent to Cossall Park, together with a series of red brick post-war houses and apartment buildings of three to four storeys in height. Historic housing along Consort Road lies between these two areas, including some listed buildings.
- 8.23 Residential development of two or three storeys lies immediately south of the Site, much of it post-war or later 20th century, but also including some Victorian housing, particularly along Cerise Road and Moncrieff Street.
- 8.24 The area to the south of TCA A, to either side of Copeland Road, is largely occupied by low scale housing from the post-war era and late 20th century. A seven storey apartment block built in relatively recent years occupies the corner of Copeland Road and Rye Lane.
- 8.25 The housing in this TCA is often set within open spaces and many buildings are set back from roads, such that they provide little definition of streets. There are a range of styles among the post-war and modern housing, and there is a general lack of coherence within the TCA. Most of the post-war housing is of no particular quality.

*Sensitivity to change*

- 8.26 Given its location and its character, the sensitivity to change of the TCA as a result of change to its setting is considered to be **low**.

*Magnitude of impact*

- 8.27 The Proposed Development would result in a **medium** magnitude of change to the TCA, owing to the greater height and volume of the scheme adjacent to the boundary of the TCA.

*Significance of effect*

- 8.28 The significance of effect on the TCA as a result of the Proposed Development would be **minor, beneficial, and not significant**. The Proposed Development would improve the townscape, landscape, permeability and legibility of the major Site immediately to the west of the TCA.

*Significance of cumulative effect*

- 8.29 There are no other schemes considered to contribute to a cumulative effect with the Proposed Development on this TCA, so there will be no cumulative effect. **No effect.**

**Townscape Character Area D - central Peckham housing, north of Site (Figs. 8.11-8.13)**

- 8.30 This TCA to the north of Peckham Square, Peckham Road and Peckham High Street, takes in a large area of low scale housing built in relatively recent decades, to the west of the Surrey Canal Walk, and larger post-war housing blocks to the east of Peckham Hill Street.



Fig. 8.14: TCA E - Peckham High Street. Peckham Place development along Peckham High Street, up to nine storeys in height. Peckham High Street comprises a busy thoroughfare, dominated by traffic.

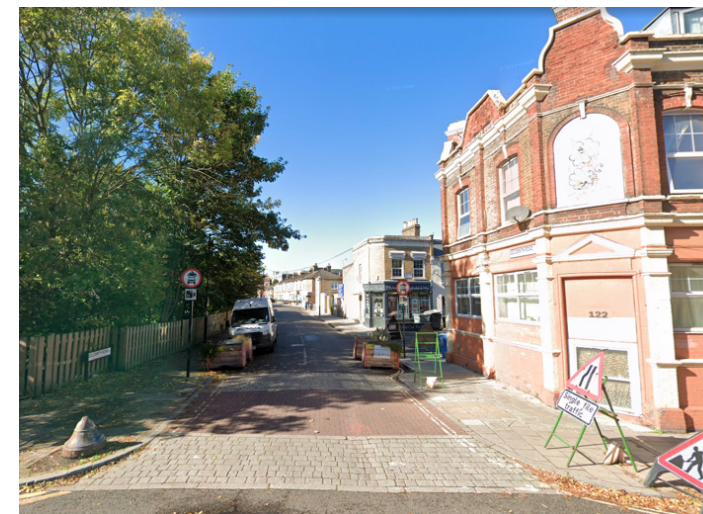


Fig. 8.15: TCA E - Meeting House Lane, junction with Goldsmith Road. Goldsmith Nature Garden located to the left (south), bounded by mature trees. 19th century residential and conserved residential buildings along right edge of the street (north).



Fig. 8.16: TCA E - Carlton Grove, junction with Eaton Walk. Carlton Grove Estate comprises a large estate, occupying a substantial part of the TCA, up to four storeys in height.

- 8.31 The housing to the west of the Surrey Canal Walk is a mixture of terraces of two or three storey housing, and three or four storey apartment buildings, the latter often set on the corners of junctions. A series of open spaces are located within the area. This part of the TCA has a pleasant, relatively suburban character, albeit the buildings are of no particular architectural interest.

- 8.32 The Bells Gardens Estate lies east of Peckham Hill Street. This largely comprises a series of linear apartment buildings, between three and eight storeys in height, arranged around a central open space. The buildings within this estate are of no particular architectural interest or visual quality, and their arrangement leads to poor definition of some surrounding streets.

- 8.33 An older estate comprising buff and red brick apartment blocks at Wakefield House and Primrose House lies south of the Bells Gardens Estate, close to the junction of Peckham Hill Street and Peckham High Street.

*Sensitivity to change*

- 8.34 Given its location and its character, the sensitivity to change of the TCA as a result of change to its setting is considered to be **medium**.

*Magnitude of impact*

- 8.35 The Proposed Development would result in a **small** magnitude of change to the TCA.

*Significance of effect*

- 8.36 The significance of effect on the TCA as a result of the Proposed Development would be **minor, neutral, and not significant** in EIA terms.

| <i>Significance of cumulative effect</i>                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <i>Magnitude of impact</i>               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8.37                                                                                          | The cumulative effect of the Proposed Development in respect of this TCA would continue to be <b>minor</b> , <b>neutral</b> , and <b>not significant</b> in EIA terms. The future baseline against which this is measured includes only the Bells Gardens Community Centre site to the north of TCA D.                                                                                                                                                                                                                                                                                                                                                     | 8.42                                     | The Proposed Development would result in a <b>very small</b> magnitude of change to the TCA.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Townscape Character Area E - terraced streets, north of Queen's Road (Figs. 8.14-8.16)</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <i>Significance of effect</i>            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 8.38                                                                                          | This TCA is dominated by streets of terraced housing built in the 19th century. The major exception to this is an urban block between Queen's Road and Meeting House Lane, which is occupied by mainly two-three storey post-war housing and an under-construction development known as the Wood Dene Estate.                                                                                                                                                                                                                                                                                                                                              | 8.43                                     | The significance of effect on the TCA as a result of the Proposed Development would be <b>negligible to minor</b> , <b>neutral</b> , and <b>not significant</b> in EIA terms.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 8.39                                                                                          | The 19th century housing in this TCA is generally two storeys, terraced, and set on an irregular grid of streets, mostly running north-south and with a few longer east-west routes cutting through the TCA.                                                                                                                                                                                                                                                                                                                                                                                                                                               | <i>Significance of cumulative effect</i> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 8.40                                                                                          | The post-war housing between Meeting House Lane, Carlton Grove and Queen's Road is two-three storeys, tile-hung and arranged in terraces. The under-construction housing to its south includes buildings of up to eight storeys in height. The eastern side of Carlton Grove is lined by four-storey post-war brick buildings, and a modern residential development with ground level supermarket on the corner with Queen's Road, which is up to six storeys tall (including a set-back top floor). A seven storey modern building occupies the southern end of the urban block between the Marmont Road and Staffordshire Street, facing Queen's Street. | 8.44                                     | There are no other schemes considered to contribute to a cumulative effect with the Proposed Development on this TCA, so there will be no cumulative effect. <b>No effect.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Existing townscape - conclusions</b>  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 8.45                                     | The Site is located in central Peckham and is largely occupied by a late 20th century shopping centre, supermarket and associated parking areas, and a bus layover. The buildings within the Site are not of high visual quality and the principal frontage to Rye Lane appears as a long and relatively unarticulated elevation, in notable contrast to the varied nature and finer urban grain of the building frontages along Rye Lane generally. The location of the parking areas and bus layover are such that the Site fails to define and animate a number of streets that surround it, most notably Hanover Park.                                                                                                                                                                                                                                                                      |
|                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 8.46                                     | The Site is substantial in size and its position within Peckham town centre - fronting the main retail hub of Rye Lane, close to the junction of Rye Lane with the significant east-west route of Peckham High Street, and directly south of the public space and civic and leisure uses at Peckham Square - is an important one within the urban framework and townscape of the local area. The Site in its existing state is a considerable disappointment, visually and in urban design terms, for such a significant town centre location. The somewhat out-of-town character of the Site when experienced from Hanover Park, a result of the dominance of parking, is notably incongruous.                                                                                                                                                                                                 |
|                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 8.47                                     | The area around the Site is mixed in character. The Site falls within TCA A, Central Peckham. This is characterised by extensive retail, leisure, and educational activities. Rye Lane runs north-south through the TCA, forming the centre of activity in the TCA and acting as an important route. Rye Lane is lined by a variety of buildings, most at three-four storeys in height, and many of them dating from the 19th or early 20th century, although they tend to be fragmentary and located adjacent to buildings of a later age in most cases. Rye Lane has an enclosed character for most of its length. Much of the TCA falls within the Rye Lane Conservation Area. The effect of the Proposed Development on the TCA within which it is located will be significant in EIA terms for the reasons set out above.                                                                  |
|                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 8.48                                     | The other TCAs are largely residential in character. TCA B, Historic residential Peckham, is dominated by 18th and 19th century housing, most of it covered by the Holly Grove Conservation Area. TCAs C and D (Central Peckham housing, east and north of Site respectively) include larger areas of post-war and modern development, together with fragments of historic development. TCA E includes streets of terraced historic housing, with larger modern developments along Queen's Road. The effect of the Proposed Development on the TCAs at greater distance will not be significant in EIA terms, also for the reasons set out above. In these TCAs the only interaction with the Proposed Development will be as a relatively distant new skyline element. Views that fall within individual TCA's are considered in more detail in the visual assessment Chapter 9 of this HTVIA. |
|                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 8.49                                     | The full narrative assessment is summarised below in these ES tables, which shows the significance of the environmental impact.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <i>Sensitivity to change</i>                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 8.41                                                                                          | Given its location and its character, the sensitivity to change of the TCA as a result of change to its setting is considered to be <b>medium</b> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |



## 9. Visual Impact Assessment

- 9.1 This chapter focuses on the visual effects of the Proposed Development on visual amenity and the surrounding townscape. In order to assess the visual effects, viewpoints from 37 locations have been selected in consultation with LBS planning officers based on the methodology set out in Chapter 2 of this HTVIA.
- 9.2 The views assessed in the following pages are not the only views which are likely to be affected by the Proposed Development, they represent a general spread of views which illustrate the urban relationships likely to arise between the Proposed Development, the surrounding townscape and its constituent elements, including heritage assets.
- 9.3 TTC have assessed the visual effects of the Proposed Development on the local environment, making use of quantitative and the qualitative material provided in the Architects' DAS and drawings, as well as through Accurate Visual Representations (AVRs) presented in this chapter. The written assessments, found in the following pages, include both objective and subjective commentary based on professional judgement.
- 9.4 Each of the views is presented and assessed, comparing an 'existing view' illustrated by a photograph of the baseline condition to a 'proposed view' illustrated by an AVR showing either a 'wireline' or a phot-realistic 'rendered' representation of the Proposed Development within the existing condition. As set out in the Methodology in Chapter 2, the wireline is a solid blue line where the Proposed Development would be clearly visible in the view, and dashed where the scheme would be occluded by foreground development or trees. Cumulative schemes that are likely to come forward and produce a new future baseline condition, are shown on the baseline photography as either orange or yellow wirelines. Cumulative schemes shown in orange benefit from a granted planning consent, while those in yellow have been submitted for planning, but are not yet determined.

| TTC view no. | Location                                                            | Render / Wireline |
|--------------|---------------------------------------------------------------------|-------------------|
| 1            | One Tree Hill, Honor Oak Park (LBS view)                            | W                 |
| 2            | Nunhead Cemetery (LBS view)                                         | W                 |
| 3            | Peckham Rye Park                                                    | W                 |
| 4            | Peckham Hill Street                                                 | R                 |
| 5            | Peckham Hill Street, opposite Mountview Academy                     | R                 |
| 6            | Peckham High Street, opposite Rye Lane junction                     | R                 |
| 7            | Peckham High Street, west of junction with Peckham Hill Street      | W                 |
| 8            | Rye Lane / Hanover Park                                             | R                 |
| 9            | Rye Lane/ Highshore Road                                            | R                 |
| 10           | Peckham High Street (north side, at Melon Road)                     | R                 |
| 11           | Peckham High Street (south side, close to Bellenden Road)           | R                 |
| 12a          | Peckham High Street (south side, west of Summer Road)               | W                 |
| 12b          | Peckham High Street (south side, at Collyer Place/ Persepolis Cafe) | R                 |
| 13           | Peckham Road (north side, opposite Walmer Castle Court)             | R                 |
| 14           | Surrey Canal Walk, from Hill Street bridge                          | W                 |
| 15           | Surrey Canal Walk, from Commercial Way bridge                       | W                 |
| 16           | Surrey Canal Walk, near Lisford Street                              | W                 |
| 17           | Peckham Square                                                      | R                 |
| 18           | Lyndhurst Square                                                    | W                 |
| 19           | Highshore Road                                                      | W                 |
| 20           | Holly Grove                                                         | W                 |
| 21           | Grove Park                                                          | W                 |
| 22           | Consort Road                                                        | W                 |
| 23           | Cossal Park                                                         | W                 |
| 24           | Queen's Road, opposite Wood's Road                                  | W                 |
| 25           | Meeting House Lane, Kincaid Road                                    | W                 |
| 26           | Friary Road/ Fenham Road                                            | W                 |
| 27           | Peckham High Street, outside Police Station                         | R                 |
| 28           | Peckham High Street, junction with Marmot Street                    | R                 |
| 29           | Clayton Road, looking along Hanover Park                            | R                 |
| 30           | Peckham Levels - viewing platform                                   | R                 |
| 31           | Peckham Levels - centre                                             | R                 |
| 32           | Bussey building - west                                              | R                 |
| 33           | Bussey building - east                                              | R                 |
| 34           | Copeland Road/ Brayards Road                                        | W                 |
| 35           | Peckham Hill Street, outside M.Manze                                | W                 |
| 36           | Cerise Road                                                         | R                 |
| 37           | Peckham High Street (north side, opposite bus station)              | R                 |

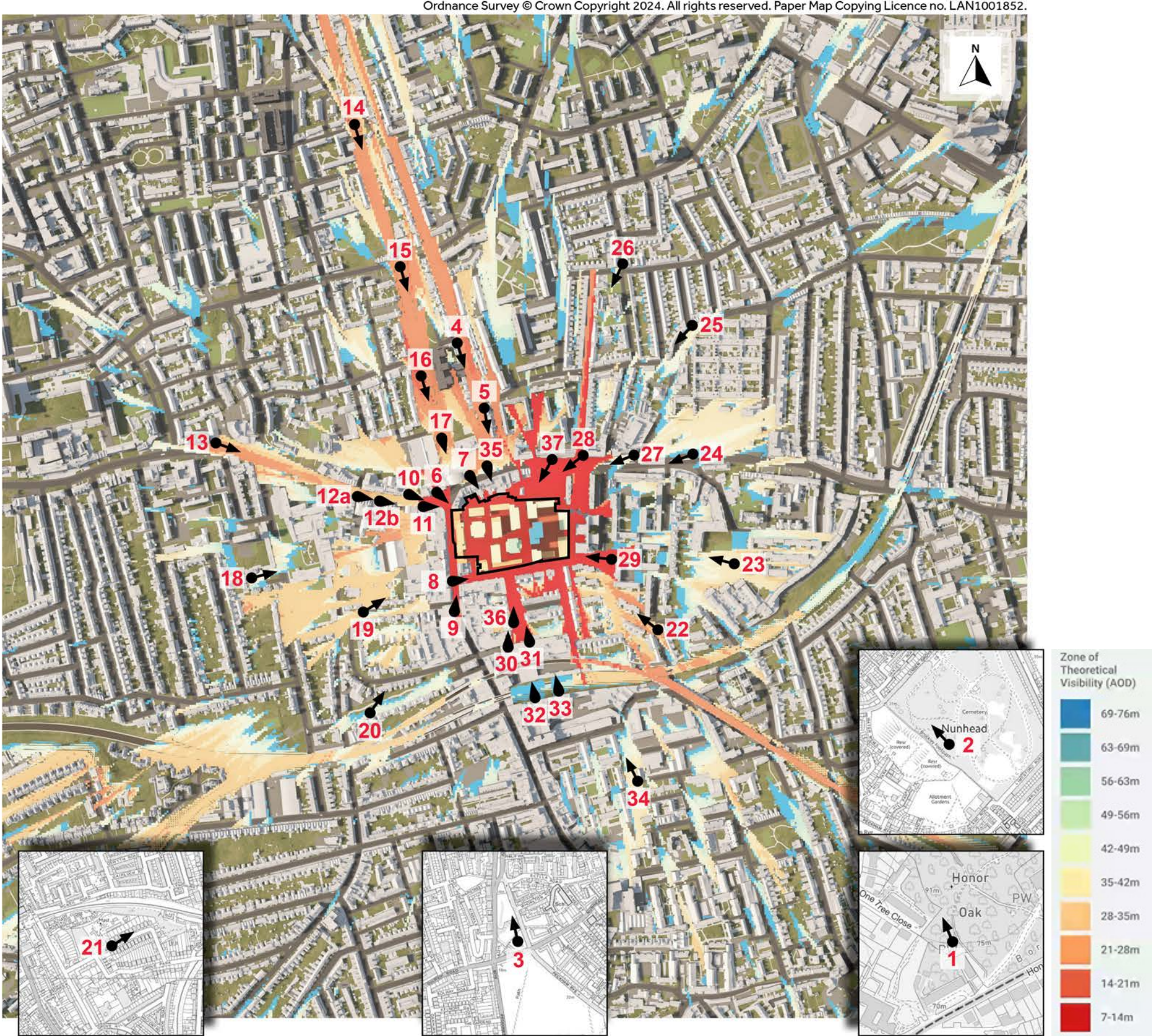


Figure 9.1: TTC Viewpoint Map with Zone of Theoretical Visibility (ZTV). Use of ZTV is explained in Chapter 2: Methodology.

# View 1: One Tree Hill, Honor Oak Park (LBS)

## *View 1 Existing: One Tree Hill, Honor Oak Park (LBS view)*

9.5 This viewpoint is located on One Tree Hill in Honor Oak Park, and the view is looking north-west towards central London. It is likely that many people in this location would be here in their leisure time, and many with the specific expectation of enjoying the view. The view from One Tree Hill is identified as a Borough view in the Southwark Local Plan; the Site lies partly below the Landmark Viewing Corridor and Wider Setting Consultation Areas (WSCAs) identified in the Local Plan. The threshold height of the landmark viewing corridor and WSCA are presented on the image as red and yellow horizontal lines respectively. The Local Plan states that "Development that exceeds the Threshold Plane of the view's Landmark Viewing Corridor will be refused" and further states that development in the foreground and middle ground of the view should "...provide an appropriate setting by not crowding in too close to the Cathedral and by not contributing to a canyon effect either side of the Landmark Viewing Corridor or Wider Setting Consultation Areas."

9.6 Trees on One Tree Hill occlude the foreground of the view towards central London, seen in the background of the view. St. Paul's Cathedral is visible to the west of the Shard (towards the centre of this image), its profile almost entirely uninterrupted by development in its foreground (albeit occluded by trees in this winter view). The tall buildings of central London, including the Shard and towers in the City of London, appear mainly further east (right). A range of development in south London, including post-war residential tall buildings, appears closer to the viewpoint, in the middle ground of the view.

### *Sensitivity to change*

9.7 This view presents a **high** sensitivity to change, given the identification of the viewpoint by the LBS, the quality of the public viewing place and the presence of St Paul's Cathedral close to the centre of the view.



# Viewpoint 1 - Proposed: One Tree Hill, Honor Oak Park (LBS)

## View 1 Proposed:

- 9.8 The Proposed Development is shown as a blue wireline within this view, which can be seen rising above the surrounding townscape. The tallest buildings to the east of the Site sit below the horizon line. The trees in the foreground would mostly occlude any clear view of the Proposed Development but allow glimpses of the easterly buildings to the right hand side. The Proposed Development would not break the threshold of the landmark viewing corridor (the red horizontal line) or the WSCA areas (yellow horizontal lines) of the Borough view identified by LBS from this viewing location. In addition, they would not crowd in too close to the Cathedral in the background or contribute to a canyon effect. They would be read as part of the foreground, while the visibility of the Cathedral, and the ability to recognise and appreciate it, would be retained.

## Magnitude of change

- 9.9 There would be a **small** magnitude of change in the view as a whole.

## Significance of effect

- 9.10 The effect would be: **minor to moderate, neutral and not significant.**



# Viewpoint 1 - Cumulative: One Tree Hill, Honor Oak Park (LBS)

## View 1 Cumulative:

- 9.11 The future baseline includes a number of new tall elements in the middle ground, several of which are situated to the north-east of the Site on Old Kent Road.
- 9.12 The Proposed Development would continue to produce a small magnitude of change in the context of this future baseline.
- 9.13 The effect would be **minor to moderate, neutral and not significant**.



# View 2: Nunhead Cemetery (LBS view)

**View 2 Existing: Nunhead Cemetery (LBS view)**

- 9.14 This viewpoint is located in Nunhead Cemetery, within the Nunhead Cemetery Conservation Area. It is likely that most people in this location would be visiting graves, with some people otherwise here in their leisure time. The view from Nunhead Cemetery is identified as a Borough view by LBS in its Local Plan.
- 9.15 The view is towards St. Paul's Cathedral, and Highgate West Hill beyond it in the distance; this is the location of Highgate Cemetery, which is historically linked with Nunhead Cemetery. The view is framed by trees, specifically maintained to ensure the view is visible. The dome and western towers of the Cathedral are seen clearly in this winter view. A variety of development is visible in the foreground of St. Paul's and the Guy's Cancer Centre near London Bridge, constructed in recent years, obscures a small part of the eastern end of the Cathedral.
- 9.16 As with the previous view, this view is identified in LBS's Local Plan as a Borough view. The threshold height of the landmark viewing corridor and wider setting consultation areas (WSCAs) of the borough view are presented on the image as red and yellow horizontal lines respectively. The Local Plan states that "Development that exceeds the Threshold Plane of the view's Landmark Viewing Corridor will be refused" and further states that development in the foreground and middle ground of the view should "...provide an appropriate setting by not crowding in too close to the Cathedral and by not contributing to a canyon effect either side of the Landmark Viewing Corridor or Wider Setting Consultation Areas."

*Sensitivity to change*

- 9.17 This view presents a **high** sensitivity to change.



## View 2 - Proposed: Nunhead Cemetery (LBS view)

### **View 2 Proposed:**

- 9.18 The Proposed Development is shown as a blue dashed wireline within this view frame. It would be fully occluded by the surrounding dense trees to the left-hand side. It is far to the west (left) of the landmark viewing corridor (the red horizontal line) and the WSCA areas (yellow horizontal lines) of the Borough view identified by LBS from this viewing location, and would not affect it in any way.

### *Magnitude of change*

- 9.19 There would be **no change** in this view owing to the Proposed Development.

### *Significance of effect*

- 9.20 There would be **no effect**.



## View 2 - Cumulative: Nunhead Cemetery (LBS view)

### **View 2 Cumulative:**

- 9.21 The Proposed Development would not contribute to any cumulative effect in this view. **No effect.**



## View 3: Peckham Rye Park

### *View 3 Existing: Peckham Rye Park*

- 9.22 This viewpoint is located on Nunhead Lane, looking north across part of Peckham Rye Park in the direction of the Site. It is likely that most people in this location would be local residents and others here in their leisure time.
- 9.23 The view is looking across the northern part of a much larger area occupied by Peckham Rye. The foreground of the view is occupied by grassed areas, with trees screening views beyond the park to a significant extent, even in this winter view.

### *Sensitivity to change*

- 9.24 This view presents a **medium** sensitivity to change.

Viewpoint Map

