

View 3 - Proposed: Peckham Rye Park

View 3 Proposed:

- 9.25 The Proposed Development is shown as a blue dashed wireline within this view. It would be fully occluded by the surrounding dense trees to the right-hand side.

Magnitude of change

- 9.26 There would be **no change**.

Significance of effect

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



View 3 - Cumulative: Peckham Rye Park

View 3 Cumulative:

9.28 There would be no cumulative effect. **No effect.**



View 4: Peckham Hill Street

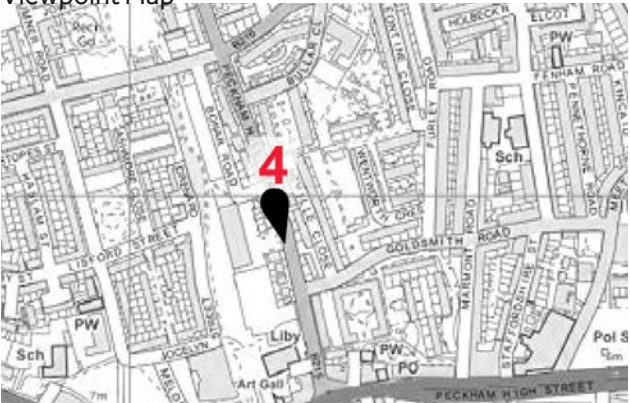
View 4 Existing: Peckham Hill Street

- 9.29 This viewpoint is located on Peckham Hill Street, looking south in the direction of the Site. It is likely that most people in this location would be local residents.
- 9.30 Post-war housing lies on the eastern side of the street (left in the image), while early 19th century housing lies on the western side of the street (right in the image), within the Peckham Hill Street Conservation Area. Most of the buildings along the street are set-back from it, such that it lacks strong definition and enclosure. Peckham town centre is visible in the middle distance in the centre of the view but is not seen clearly.

Sensitivity to change

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

Viewpoint Map



View 4 - Proposed: Peckham Hill Street

View 4 Proposed:

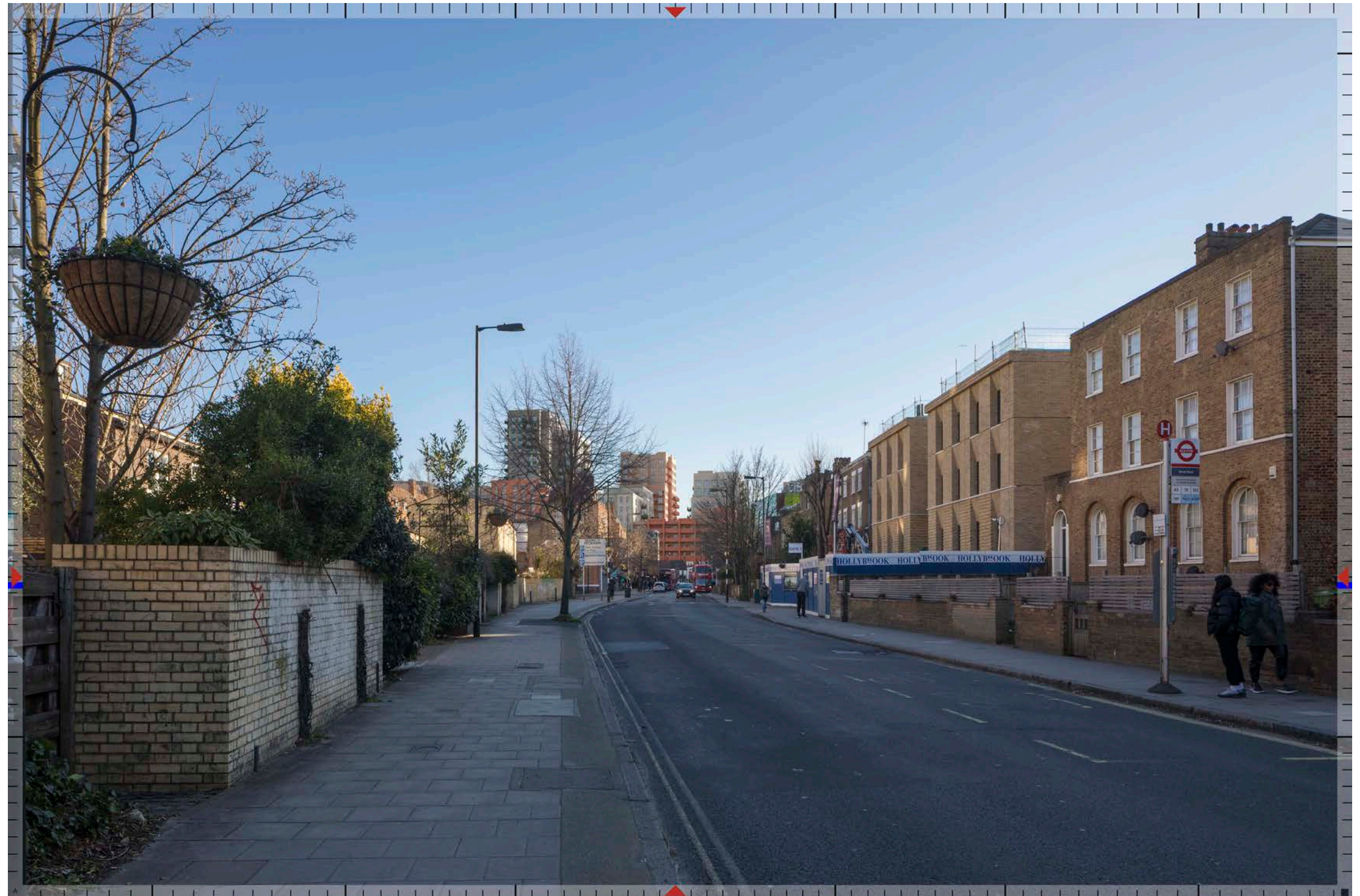
- 9.32 The Proposed Development is represented as a photorealistic render within this view, forming a new backdrop to Peckham town centre. The new buildings would terminate the view, with Building K sitting directly behind the smaller scale buildings lining the southern side of Peckham High Street.
- 9.33 There is a large increase in scale from the surrounding townscape, with the new buildings rising well above the roof lines of the residential buildings down Peckham Hill Street. The tonality of the buildings is eye catching but sensitive to the more homogeneous brick colours in the immediate surroundings, highlighting the new.
- 9.34 The materiality and layered massing work well together to create visual interest on the skyline and depth within the view, with sky space being maintained between the taller buildings, reducing the overall visual impact.

Magnitude of change

- 9.35 There would be a **large** magnitude of change.

Significance of effect

- 9.36 Combining the judgements made about sensitivity and magnitude of change, this would be a moderate to major effect. It would also be beneficial, as the Proposed Development is well composed in the context of the view, with the layout and detailed design of its individual buildings designed to respond to elements within the townscape setting and to create a more interesting skyline. The overall effect, therefore, would be **moderate to major beneficial** and **significant**.



View 4 - Cumulative: Peckham Hill Street

View 4 Cumulative:

- 9.37 There would be no interaction with other schemes coming forward as part of a future baseline. In consequence, there would be no cumulative effect.
No effect.



View 5: Peckham Hill Street, opposite Mountview Academy

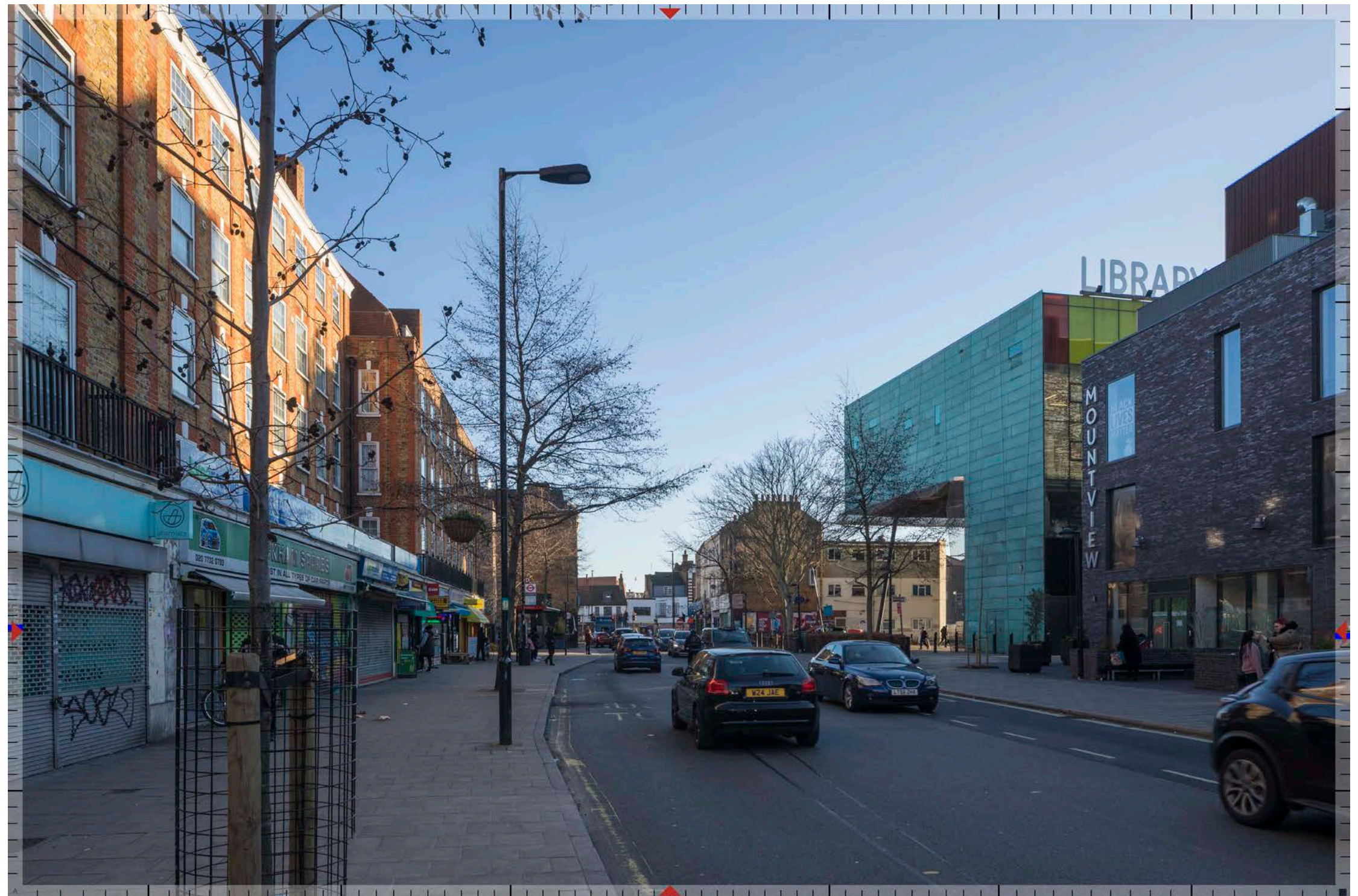
View 5 Existing: Peckham Hill Street opposite Mountview Academy

- 9.38 This viewpoint is located on Peckham Hill Street, opposite Mountview Academy, and looking south in the direction of the Site. It is likely that most people in this location would be local residents and other users of local shops and businesses.
- 9.39 An early 20th century apartment block with ground floor retail units lies on the eastern side of the street (left in the image). The western side of the street, which lies within the Rye Lane Conservation Area, is dominated by Peckham Library (locally listed). Lower scale historic development on Peckham Hill Street, in a range of styles and varying in height, appears in the middle distance (also in Rye Lane Conservation Area). Overall, although it includes conservation area buildings, the view lacks any notably coherent townscape qualities and includes a mix of old and newer development.

Sensitivity to change

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

Viewpoint Map



View 5 – Proposed: Peckham Hill Street, opposite Mountview Academy

View 5 Proposed:

- 9.41 The Proposed Development is seen as a photorealistic render within this view, with Building K again terminating the view, sitting closely behind the fine grain Peckham High Street buildings at the end of the road. It creates a new, large-scale backdrop to the view, but maintains gaps and sky space between buildings, allowing for visual relief.
- 9.42 The scale of the development sits comfortably within the existing fore and middle ground buildings of mixed scale, with the varied brick tones directly responding to the surrounding palette. The quality of the facades, introducing depth and texture through articulation and expression, adds to the interest and helps mitigate the additional height.

Magnitude of change

- 9.43 There would be a **large** magnitude of change.

Significance of effect

- 9.44 Combining judgements about sensitivity and magnitude of change, this would be a moderate to major effect. It would also be beneficial, as the Proposed Development is well composed in the context of the view, with an appropriate 'layering' of forms, such that the lower building K interacts most directly with the smallest existing building on the High Street, and the tallest buildings are set on the skyline behind. The overall effect would be **moderate to major, beneficial and significant**.



View 5 - Cumulative: Peckham Hill Street, opposite Mountview Academy

9.45 View 5 Cumulative:

- 9.46 There would be no interaction with other schemes coming forward as part of a future baseline. In consequence, there would be no cumulative effect. No effect.



View 6: Peckham High Street, opposite Rye Lane junction

9.47 **View 6 Existing: Peckham High Street, opposite Rye Lane junction.**

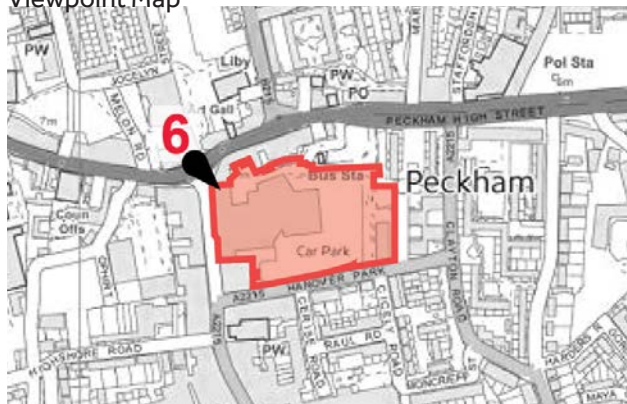
9.48 This viewpoint is located on Peckham High Street, opposite the junction with Rye Lane, and is looking south in the direction of the Site. It is likely that most people in this location would be local residents and other users of local shops and businesses. The viewpoint and everything within the view lie within the Rye Lane Conservation Area.

9.49 Beyond the road junction in the foreground, the view is dominated by the locally listed Jones and Higgins building, with its prominent, but later, clock tower. Part of the Site, comprising the Rye Lane frontage to the Aylesham Shopping Centre, lies immediately south of the Jones and Higgins building. It has a relatively flat and uninspiring appearance overall, relieved only slightly by its use of semi-circular motifs and barrel roofs, and with an arched entrance which is overly dominant and jarring in the street scene.

Sensitivity to change

9.50 This view presents a **medium** sensitivity to change.

Viewpoint Map



View 6 – Proposed: Peckham High Street, opposite Rye Lane junction

View 6 Proposed:

9.51 The Proposed Development can be seen as a photorealistic render within this view, stretching south along Rye Lane to the right within the boundary of the Rye Lane Conservation Area. The new building comprising parts A, B & C fronting onto Rye Lane are taller than the existing building they would replace, but have a uniform 5 storey parapet line, which steps up south of the Jones and Higgins building before stepping down again where the Proposed Development meets the locally listed former bank building at 47-49 Rye Lane, being read as one building within the streetscape. By stepping back from the clock tower, as well as creating physical space with a gap between the buildings – which becomes pedestrian access into the Site – the Proposed Development is shown to be responsive to its context within the Rye Lane Conservation Area. The addition of the arched motifs and inset balconies, works to break down the scale of this relatively long elevation and adds visual interest to the view, with the chamfered corner and activated ground floor creating an uplift in the quality of the public realm.

9.52 Building M can be seen just behind the clock tower to the east. It is subservient to the locally listed building, sitting below its shoulders, and is located outside of the conservation area boundary. Its muted tonality with elements of colour, alongside the articulation of its elevations allows for clear distinction between its background element and the foreground locally listed building. The green accents of Building M help to identify it as part of the masterplan, with the shared language linking the new buildings within the view.

Magnitude of change

9.53 There would be a **medium** magnitude of change.

Significance of effect

9.54 The effect would be **moderate and beneficial** in the view, and **significant** in EIA terms.



View 6 - Cumulative: Peckham High Street, opposite Rye Lane junction

9.55 View 6 Cumulative:

- 9.56 There would be no interaction with other schemes coming forward as part of a future baseline. In consequence, there would be no cumulative effect. No effect.



View 7: Peckham High Street, west of junction with Peckham Hill Street

9.57 View 7 Existing: Peckham High Street

9.58 This viewpoint is located on the northern side of Peckham High Street, north of the Site, and the view is looking east. It is likely that most people in this location would be local residents and other users of local shops and businesses. The viewpoint and the buildings on the southern side of the street lie within the Rye Lane Conservation Area.

9.59 The buildings on the southern side of the street appear as a varied collection of mostly historic properties, of different ages, styles and height, some with more modern accretions. Taller apartment blocks appear in the middle distance, towards the left side of the image, on the north side of the street.

Sensitivity to change

9.60 This view presents a **medium** sensitivity to change.

Viewpoint Map



View 7 - Proposed: Peckham High Street, west of junction with Peckham Hill Street

View 7 Proposed:

- 9.61 The Proposed Development is shown as a blue wireline, a very small part of which would appear above the roofline, with most of the Proposed Development completely occluded by the buildings lining Peckham High Street to the south. With only the very top corner of the new buildings on Site being discernible from this viewpoint, most visual receptors within the immediate area are unlikely to notice any change.

Magnitude of change

- 9.62 There would be a **very small change**.

Significance of effect

- 9.63 There would be a **negligible effect**, verging on **no effect**.



View 7 - Cumulative: Peckham High Street, west of junction with Peckham Hill Street

View 7 Cumulative:

9.64 There would be no cumulative effect. No effect.



View 8: Rye Lane / Hanover Park

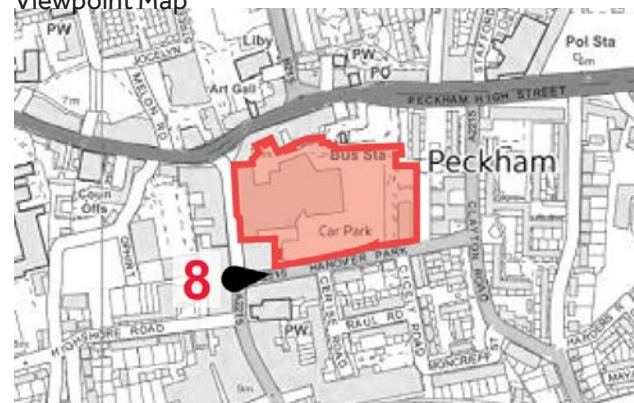
View 8 Existing: Junction of Hanover Park

- 9.65 This viewpoint is located on the eastern side of Rye Lane, south-west of the Site, and the view is looking north-east. It is likely that most people in this location would be local residents and other users of local shops and businesses. The viewpoint is within the Rye Lane Conservation Area.
- 9.66 The corner of the junction between Hanover Park and Rye Lane is occupied by Nos. 43-49 Rye Lane, locally listed buildings within the Rye Lane Conservation Area. These are robust stone and red brick former Midland Bank buildings with attractive detailing. Part of the Site's Rye Lane frontage appears to their north, at the left edge of the view. Part of the Site can also be seen along the northern side of Hanover Park, towards the right edge of the image. As this is occupied largely by the supermarket car park, beyond a small two storey building, it offers little definition or animation to the street, though includes a number of mature trees.

Sensitivity to change

- 9.67 This view presents a **medium** sensitivity to change, given the elements within it.

Viewpoint Map



View 8 - Proposed: Rye Lane / Hanover Park

View 8 Proposed:

9.68 The Proposed Development is shown as a photorealistic render in this view, looking north-east directly towards the locally listed building on the corner. To the left, the new Building C can be seen stepping up and away from the LLB, with a mix of brick types and tones. Its stepped massing and setbacks at roof level creates a layered effect which helps to settle its additional height within the setting of the former bank. The green glazed lower floors align with the architectural building lines of its neighbour and help to continue the activated commercial offering. At high level, the Proposed Development maintains the sky space behind much of Nos. 43-49 Rye Lane roof, allowing its form to be appreciated.

9.69 To the right of the view, Buildings F, H, J2 and N can be seen creating a new edge to Hanover Park, forming a more coherent and complete streetscape. Their varied heights, designs and step backs from the road help to create variation in the street scene and the inclusion of street trees emphasises Hanover Park's leafy character in comparison to the surrounding townscape. Permeability and spaced buildings allow for the public to easily way find and enter the Site.

Magnitude of change

9.70 There would be a **medium** magnitude of change.

Significance of effect

9.71 The effect would be **moderate, beneficial** and **significant**.



View 8 - Cumulative: Rye Lane / Hanover Park

View 8 Cumulative:

9.72 No other committed schemes forming a Future Baseline would be visible in combination with the Proposed Development. There would be no cumulative effect. **No effect.**



View 9: Rye Lane / Highshore Road

View 9 Existing: Junction of Rye Lane and Highshore Road

- 9.73 This viewpoint is located on the western side of Rye Lane, just south of the junction with Highshore Road, and the view is looking north-east in the direction of the Site. It is likely that most people in this location would be local residents and other users of local shops and businesses. The viewpoint is within the Rye Lane Conservation Area.
- 9.74 The foreground of the view is dominated by a relatively new refurbishment development on the western side of the road (left in this image) and the grade II listed Baptist Chapel set back from the frontage on the eastern side of the road (right in the image). A series of locally listed buildings run north from the chapel, including the prominent former bank buildings at Nos. 43-49 Rye Lane close to the centre of the view. The Rye Lane frontage of the Site building lies north of this, appearing as a somewhat drab element on the street frontage, though with its upper arched elements creating some animation on the skyline. Its over scaled entrance partly obscures the Jones and Higgins clock tower towards the background of the view.

Sensitivity to change

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

Viewpoint Map



View 9 - Proposed: Rye Lane / Highshore Road

View 9 Proposed:

9.76 The Proposed Development is seen as a photorealistic render within this view, with Buildings A, B & C visible as one building fronting onto Rye Lane. They are, indeed, the only building visible within this view. Their increased height and improved architecture would work to highlight prominence of Rye Lane as a town centre destination. The activated street frontages create a positive presence on the pavement, with the eye catching green glazed bricks adding to this and reflecting the character of the now lost original Jones and Higgins department store.

9.77 The roofscape and specifically the recognisable corner of Nos. 43-49 Rye Lane remains discernible onto Hanover Park, with the materiality of the Proposed Development's upper floors on these buildings being read as a lighter element, contrasting and providing a lighter background to the roof elements. The increased height of the development would mean that the view of the Jones and Higgins clock tower would be lost.

Magnitude of change

9.78 There would be a **medium** magnitude of change.

Significance of effect

9.79 The effect on visual receptors and their visual amenity would include beneficial elements arising from the improved architecture of Buildings A, B and C and their positive contribution to the Rye Lane frontage, but also an adverse element in the loss of the view of the clock tower. Overall, therefore, the effect is assessed to be **moderate, neutral** and **significant**.



View 9 - Cumulative: Rye Lane / Highshore Road

View 9 Cumulative:

9.80 No other committed schemes forming a Future Baseline would be visible in combination with the Proposed Development. There would be no cumulative effect. **No effect.**



View 10: Peckham High Street (north side, at Melon Road)

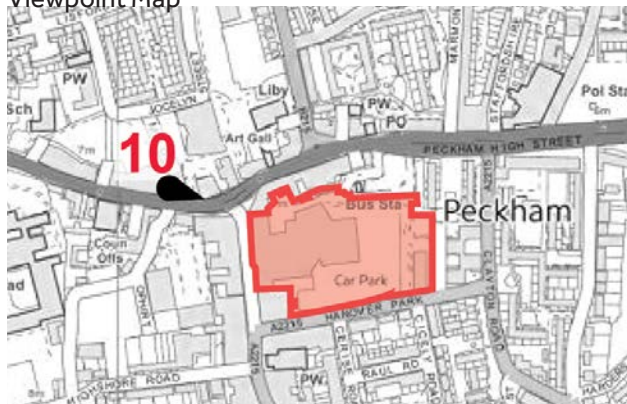
View 10 Existing: Peckham Road (north side of road)

- 9.81 This viewpoint is located on the north side of Peckham Road, at the junction with Melon Road, and the view is looking south-east in the direction of the Site. It is likely that most people in this location would be local residents and other users of local shops and businesses. The viewpoint is within the Rye Lane Conservation Area.
- 9.82 The foreground of the view is occupied by the road junction. The flank wall of No. 59 Peckham High Street dominates the northern side of the road (left side of view), while a mixture of historic and modern low scale buildings line the southern side of the road, though appreciation of the former is affected by modern shopfronts on the street edge which partly occlude them.
- 9.83 The Jones and Higgins clocktower appears in the middle ground of the view, though it is obscured by street signage. A sliver of the Rye Lane frontage of the Site appears to its south, although it is largely obscured by the backs of buildings on the west side of Rye Lane. Overall, despite being in a conservation area, this view has a generally incoherent quality.

Sensitivity to change

- 9.84 On balance, this view presents a **medium** sensitivity to change, though on the low side of the medium category.

Viewpoint Map



View 10 - Proposed: Peckham High Street (north side, at Melon Road)

View 10 Proposed:

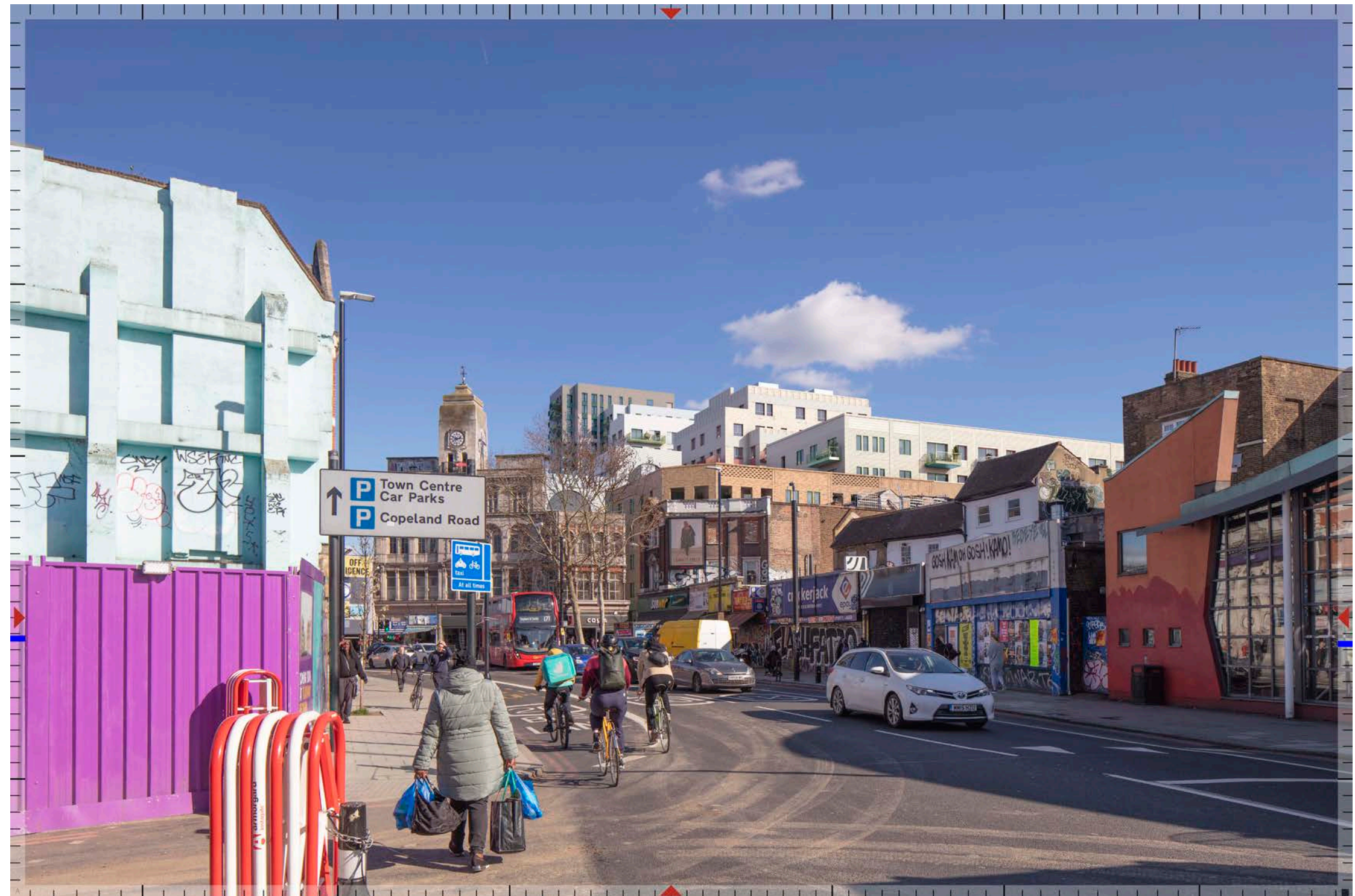
- 9.85 The Proposed Development can be seen as a photorealistic render in this view, creating a new layer of townscape behind Rye Lane and a well considered composition of buildings. The new buildings on Site form a new backdrop to the view, with the taller of the buildings stepping up and away from the view location and towards the centre of the Site. All the existing elements within the view would continue to be seen and can be appreciated.
- 9.86 To the right of the clock tower, building incorporating parts A to C can be seen above the buildings on the western side of Rye Lane. From this viewpoint, this is the only building that has the warm toned brick materiality, with Buildings E, G, J1 & M stepping up in lighter toned brickwork helping give the appearance of a lighter development. The tallest building visible, part of Building M, re-introduces the softer buff toned bricks in order to ground the composition.
- 9.87 The Proposed Development respects the shoulder height of the clock tower, stepping away to the south and east, maintaining the sky space behind the locally listed building.

Magnitude of change

- 9.88 There would be a **large** magnitude of change.

Significance of effect

- 9.89 The effect would be **moderate to major, beneficial** and **significant**.



View 10 - Cumulative: Peckham High Street (north side, at Melon Road)

View 10 Cumulative:

- 9.90 The view includes part of the closest cumulative consent to the Site, that of the consented development on the Open Land Rear of 1-51 Peckham High Street (also referred to as Summerhouse and Flaxyard site), which is visible as an orange 'wireline' to the left of the photo frame. In relation to this future baseline element the cumulative effect of the Proposed Development remains **moderate to major, beneficial** and **significant**.



View 11: Peckham High Street (south side, close to Bellenden Road)

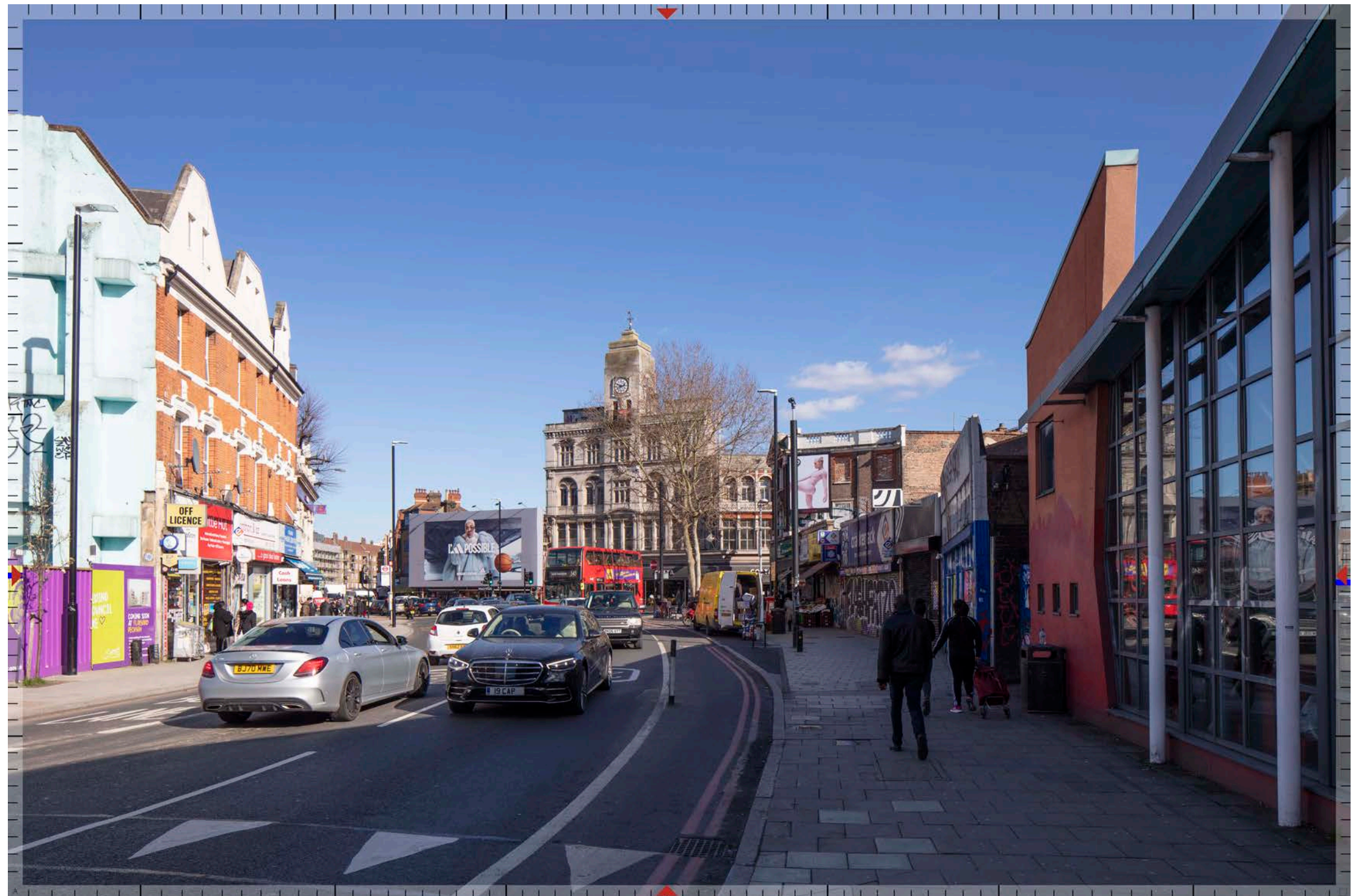
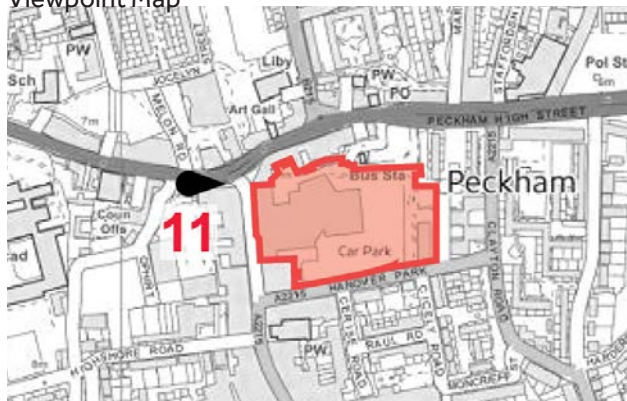
View 11 Existing: Peckham Road (south side of road, west of 10)

- 9.91 This viewpoint is located on the southern side of Peckham Road, opposite the junction with Melon Road, and the view is looking east in the direction of the Site. It is likely that most people in this location would be local residents and other users of local shops and businesses. The viewpoint is within the Rye Lane Conservation Area, and on the opposite side of the road to the previous view.
- 9.92 The gabled buildings at Nos. 59-63 Peckham Road, including the flank wall to No. 59, are prominent on the northern side of the road (left side of view), while a mixture of historic and modern low scale buildings line the southern side of the road. The Jones and Higgins clocktower is prominent in the middle ground of the view, providing a focal point though behind a mature tree.
- 9.93 Overall, despite being in a conservation area, this view has a generally incoherent quality.

Sensitivity to change

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

Viewpoint Map



View 11 - Proposed: Peckham High Street (south side, close to Bellenden Road)

View 11 Proposed:

9.95 The Proposed Development is again seen as a photorealistic render in this view, from the other side of the road to view 10. It is located in a narrow part of the view between the modern foreground development on the right and the Jones & Higgins department store to the centre. The Proposed Development steps up towards the south and out of the view. From this viewpoint, the steps in massing and consideration of the LLB can be further appreciated, with Buildings D and G sitting below its shoulder height at their closest point and maintaining sky space near the clock tower itself.

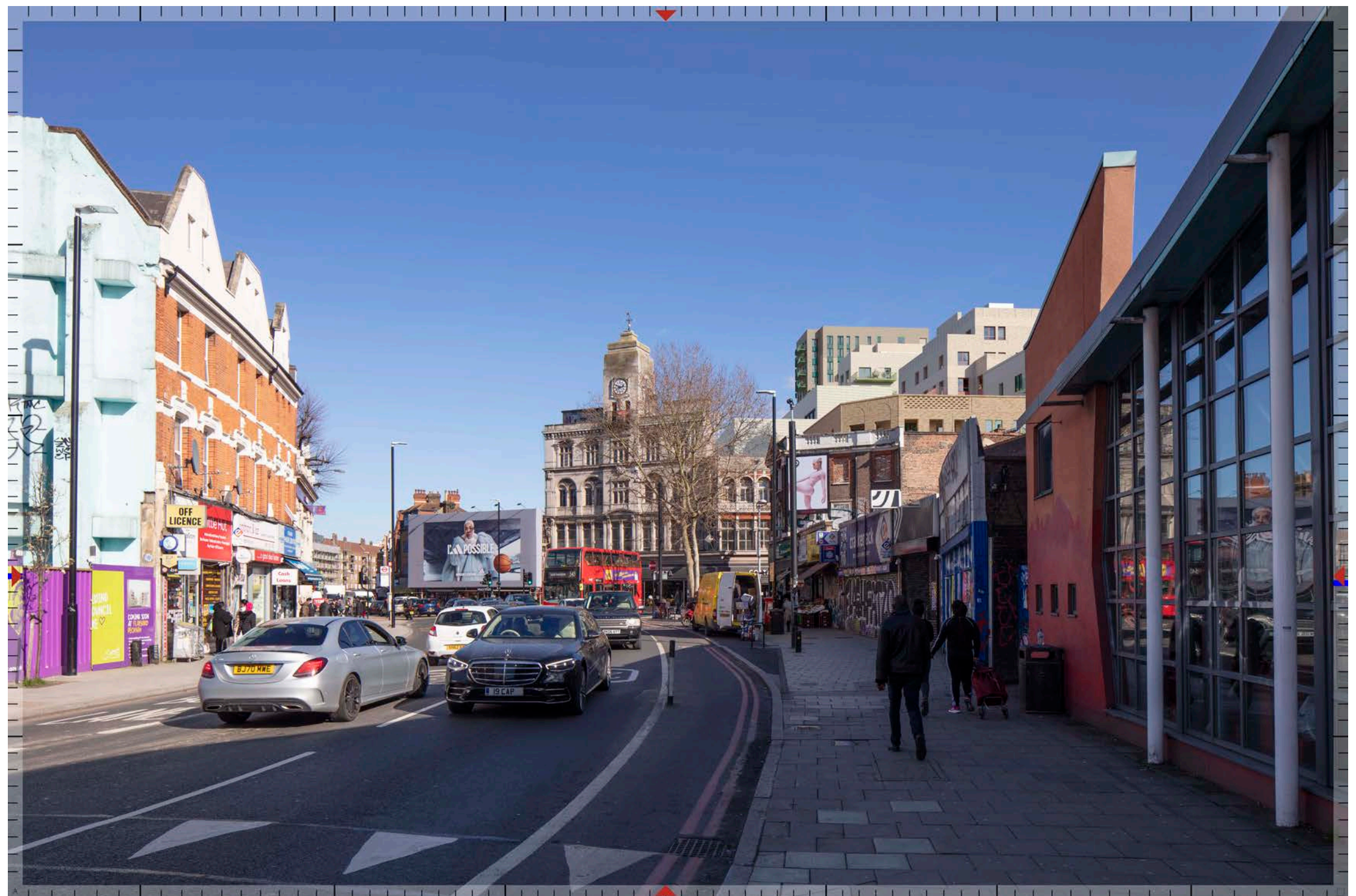
9.96 The materiality blends well with its surroundings, maintaining the mixed palette of brickwork that is synonymous with this area of Peckham and allowing for an interesting, layered composition. The increase in massing helps to denote the town centre while responding to its surroundings from this viewpoint.

Magnitude of change

9.97 There would be a **medium** magnitude of change.

Significance of effect

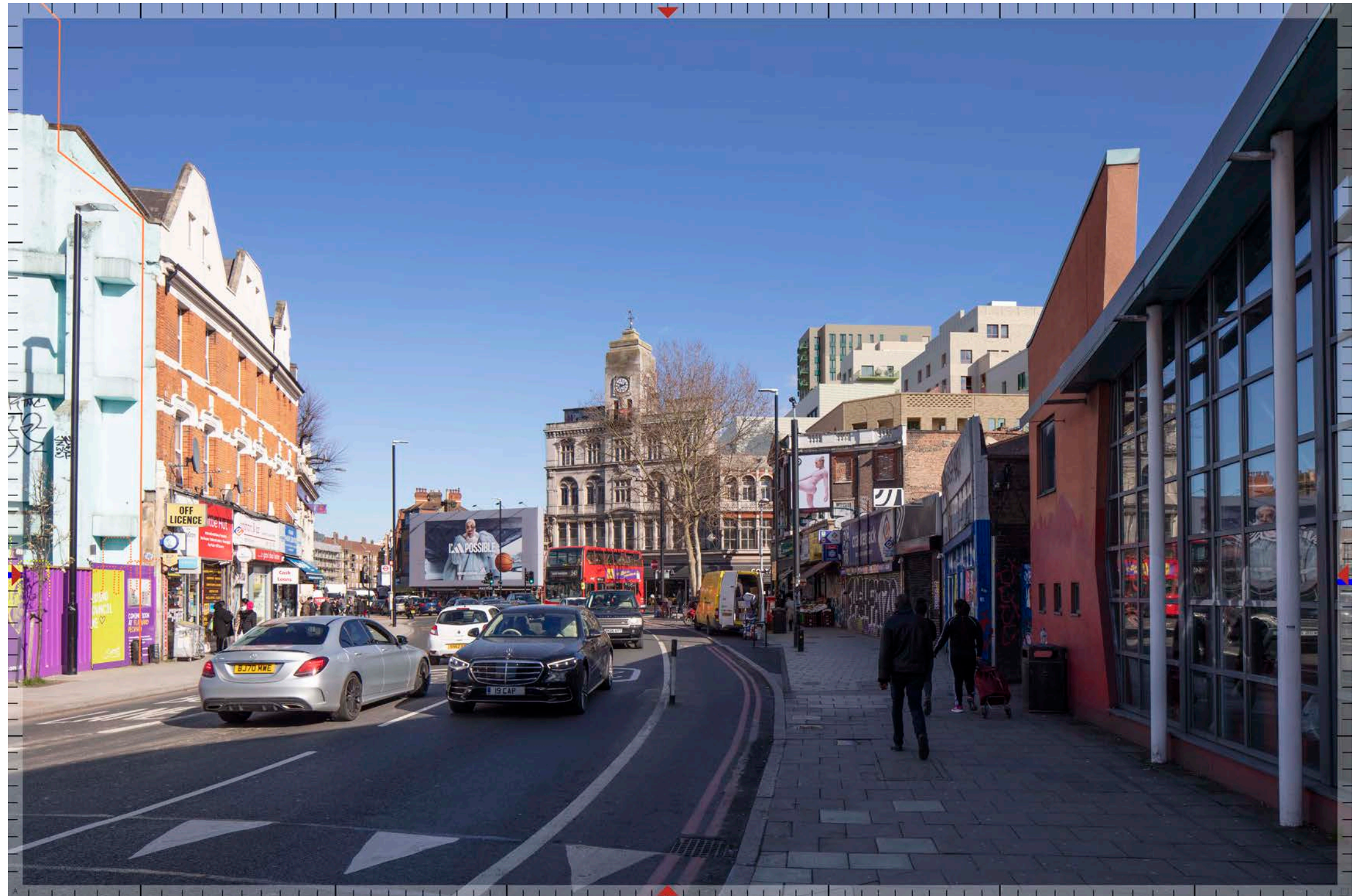
9.98 The effect would be **moderate**, **beneficial** and **significant**.



View 11 - Cumulative: Peckham High Street (south side, close to Bellenden Road)

9.99 View 11 Cumulative:

9.100 This view includes more of the consented scheme on the Open Land Rear of 1-51 Peckham High Street (also referred to as Summerhouse and Flaxyard site) than the previous view, again denoted by the orange 'wireline' to the left. In relation to this future baseline element the cumulative effect of the Proposed Development would remain moderate, beneficial and significant.



View 12a: Peckham High Street (south side, west of Summer Road)

View 12a Existing: Peckham Road (south side of road, west of view 11)

- 9.101 This viewpoint is located on the south side of Peckham Road, opposite the junction with Sumner Road, and the view is looking east in the direction of the Site. It is likely that most people in this location would be local residents and other users of local shops and businesses. The viewpoint is within the Rye Lane Conservation Area.
- 9.102 The northern side of the road is lined by terraced properties, generally of three storeys with an attic floor, which present a coherent frontage to the street. The building closest to the viewpoint and turning the corner to Sumner Road is a relatively recently constructed replica block. A mixture of historic and modern low scale buildings line the southern side of the road.
- 9.103 The Jones and Higgins clocktower appears in the middle ground of the view, albeit not directly on axis with the view and partly occluded by the buildings on the north side of the road. A small part of the Rye Lane frontage of the Site is visible to its south.
- 9.104 Overall, despite being in a conservation area, this view has a mixed quality and the focus provided by the clock tower is diminished here.

Sensitivity to change

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



View 12a - Proposed: Peckham High Street (south side, west of Summer Road)

View 12a Proposed:

9.106 The Proposed Development is shown as a detailed blue wireline in this view, sitting in the backdrop to the view. Parts are dashed due to the streetscape in the foreground occluding much of the Site.

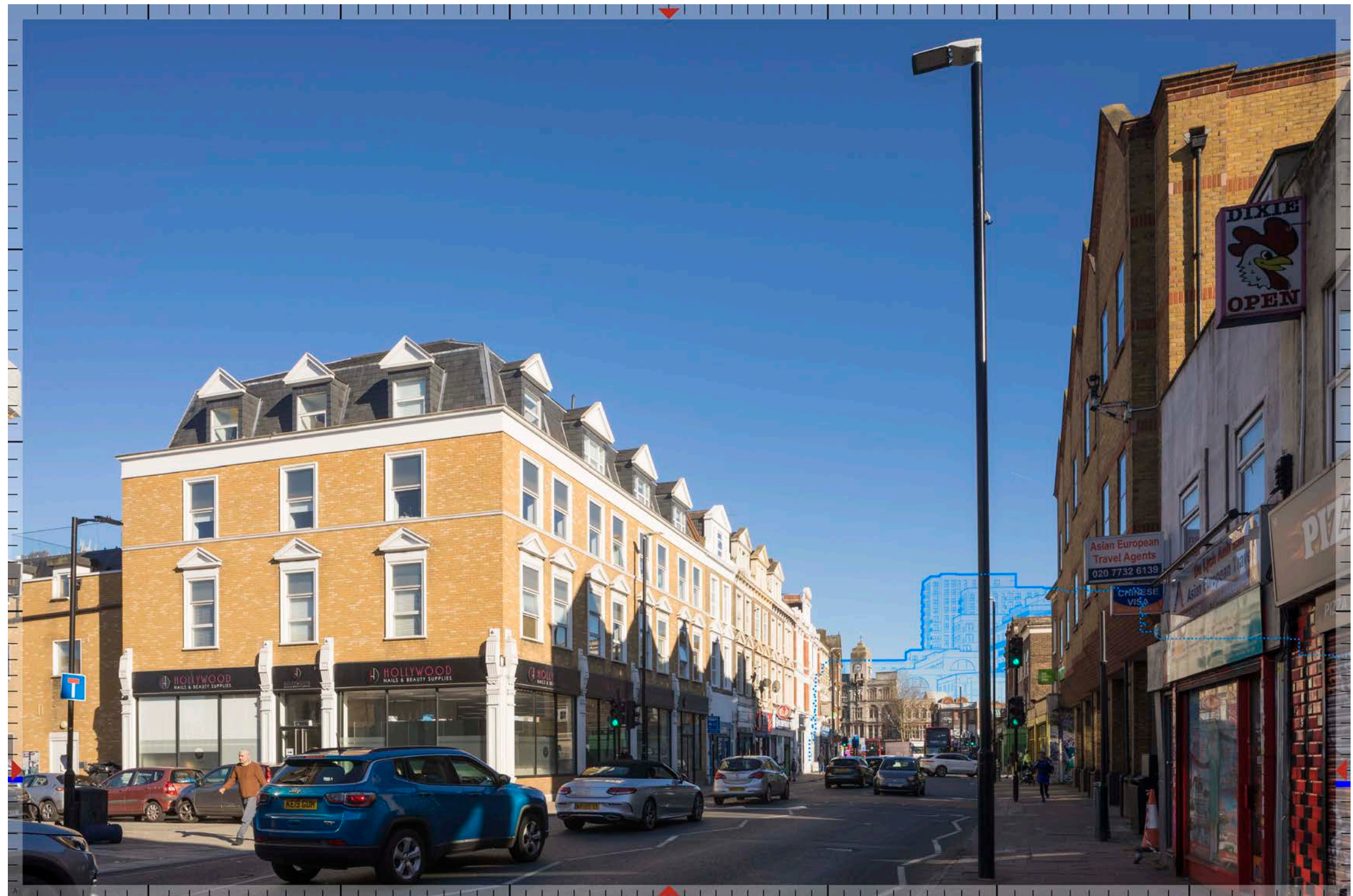
9.107 The locally listed former Jones & Higgins clocktower would receive a new backdrop rising above its shoulders and creating a more layered termination to the view, with new buildings rising behind. The Site introduces a significant increase in built scale from this viewpoint, with the proposals siting behind the clock tower and potentially reducing the viewer's ability to discern this local landmark.

Magnitude of change

9.108 There would be a **medium** magnitude of change in the view as a whole.

Significance of effect

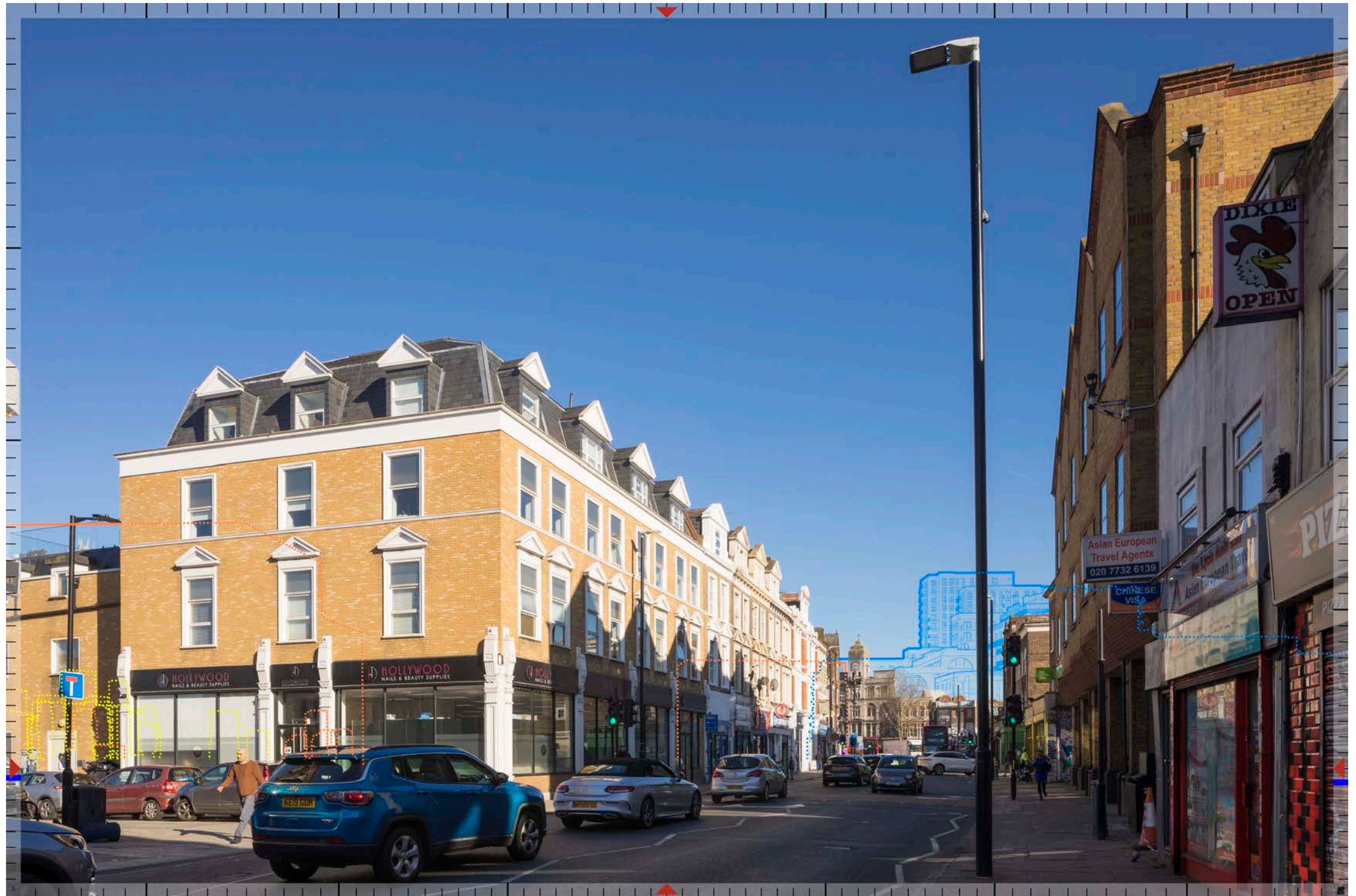
9.109 On balance, the effect would be **moderate, adverse** and **significant**.



View 12a - Cumulative: Peckham High Street (south side, west of Summer Road)

View 12a Cumulative:

9.110 Small parts of the consented scheme on the Open Land Rear of 1-51 Peckham High Street (also referred to as Summerhouse and Flaxyard site) would be visible on the left side of the view, again denoted by the orange 'wireline' to the left. In relation to this future baseline element the cumulative effect of the Proposed Development would remain **moderate, adverse and significant**.



View 12b: Peckham High Street (south side, at Collyer Place/Persepolis Cafe)

View 12b Existing: Peckham Road (south side of road, east of 12a)

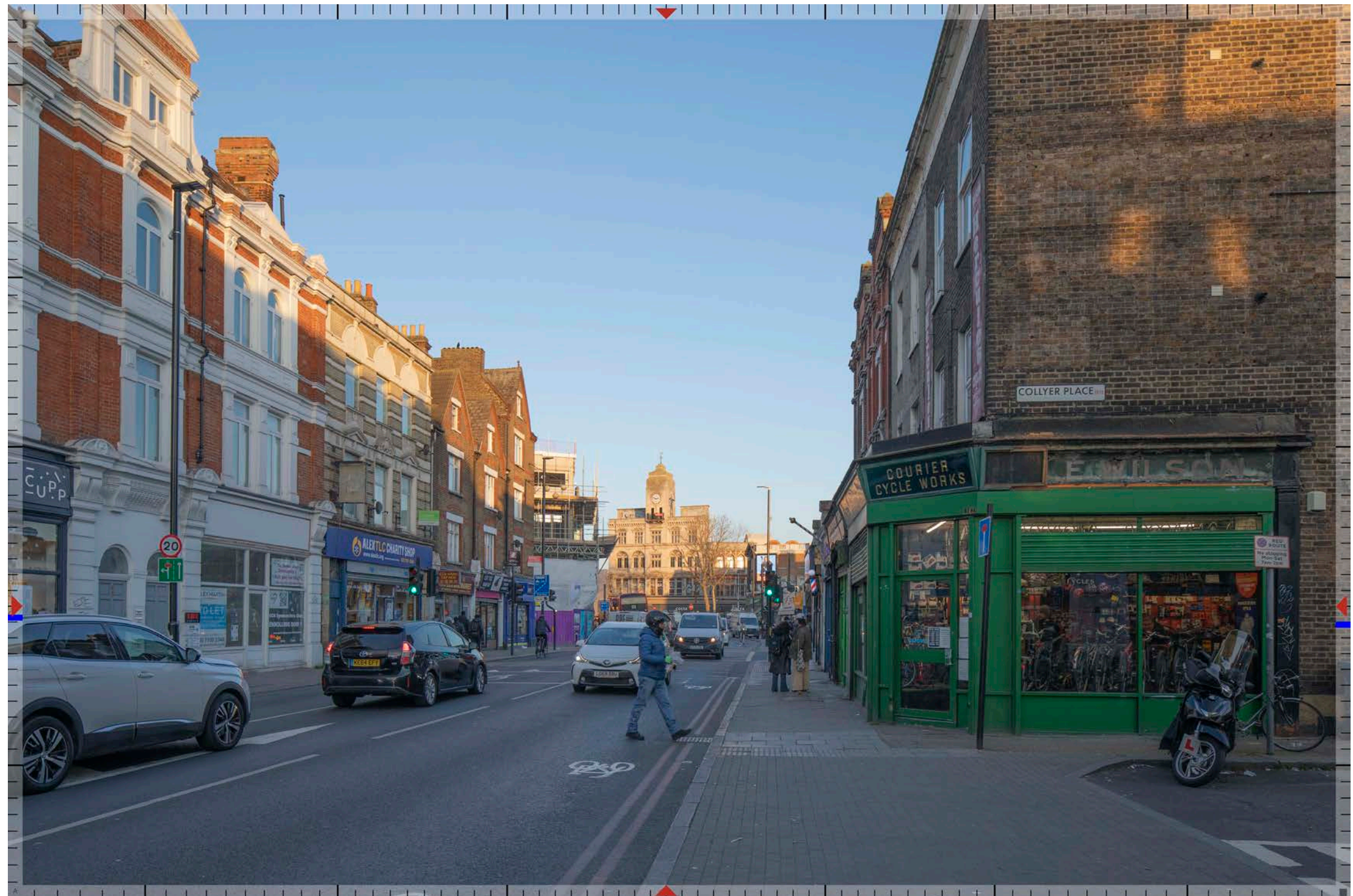
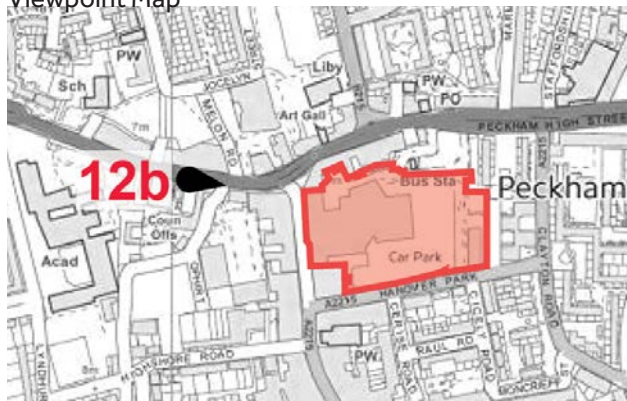
9.111 This viewpoint is located on the southern side of Peckham Road, outside of No. 28-30 Peckham Road and at its junction with Collyer Place. It is likely that most people in this location would be local residents and other users of local shops and businesses. The viewpoint is within the Rye Lane Conservation Area.

9.112 Along the northern and southern sides of the road are a mixture of historic and modern low scale retail buildings. The flank wall of No. 32 Peckham Road dominates the middle ground in this view. The Jones and Higgins clocktower is prominent in the background, and this is one of the best eastward views of it.

Sensitivity to change

9.113 This view presents a **medium** sensitivity to change.

Viewpoint Map



View 12b - Proposed: Peckham High Street (south side, at Collyer Place/Persepolis Cafe)

View 12b Proposed:

9.114 The Proposed Development is seen as a photorealistic render in this view. The buildings to the north side of the Site (Building K, with Building L behind) can just be seen behind the Jones & Higgins clocktower, though the 'shoulders' of the locally listed buildings can still be read, allowing its prominence as a local landmark to remain. As the viewer moves forward from this viewpoint, the visibility of the top of Buildings K and L would quickly recede. To the south on the site, the massing steps of the Proposed Development steps up and away from the clock tower, maintaining sky space and the ability to recognise and appreciate this local landmark.

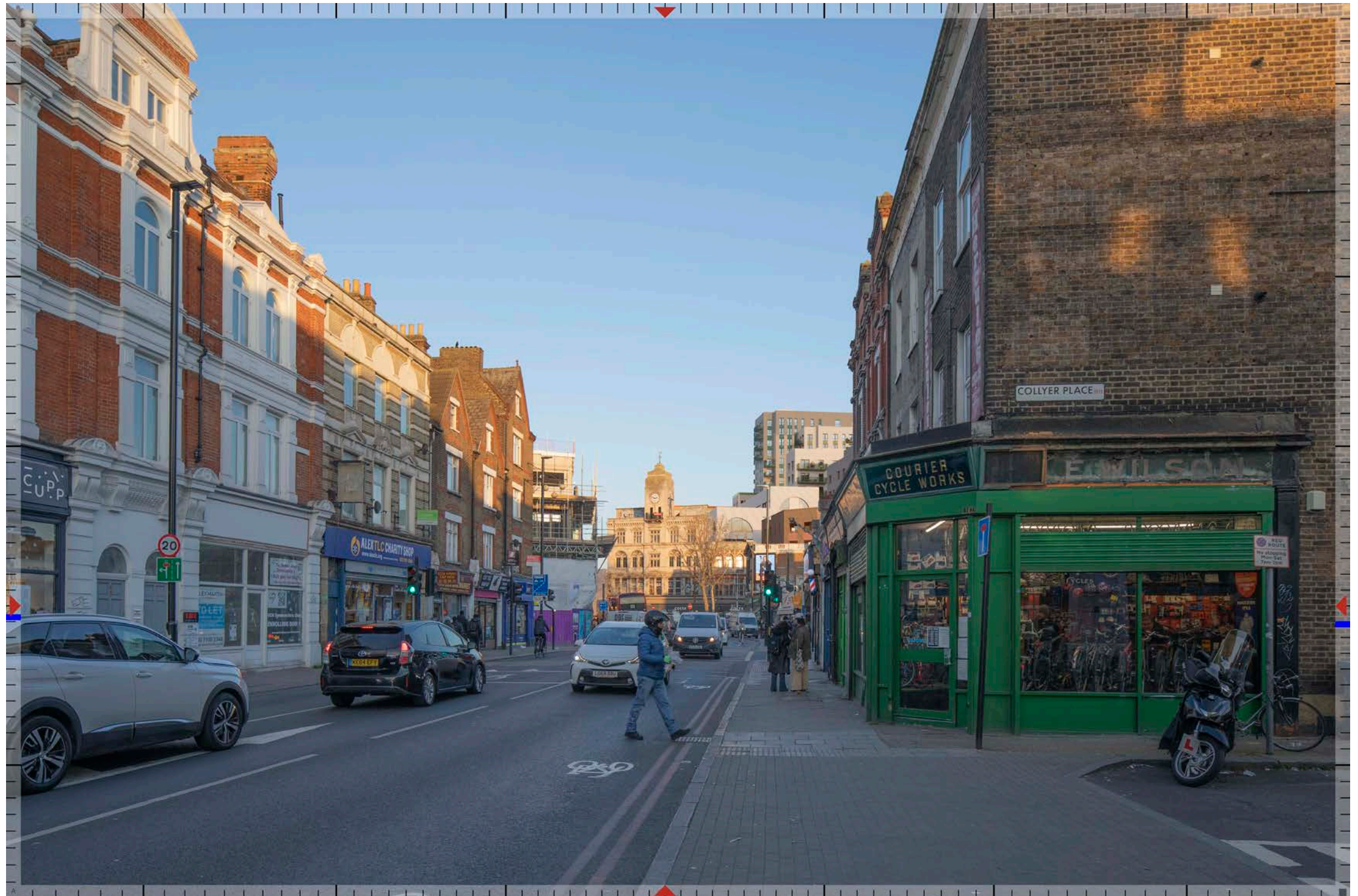
9.115 Again, the coherent materiality strategy across the Site successfully integrates the Proposed Development with the surrounding existing townscape and maintains the tonal brickwork patterns seen in the surrounding context. Coupled with its proposed form, the Site befits its town centre location, highlighting and strengthening the sense of a busy shopping street to the south on Rye Lane.

Magnitude of change

9.116 There would be a **medium** magnitude of change.

Significance of effect

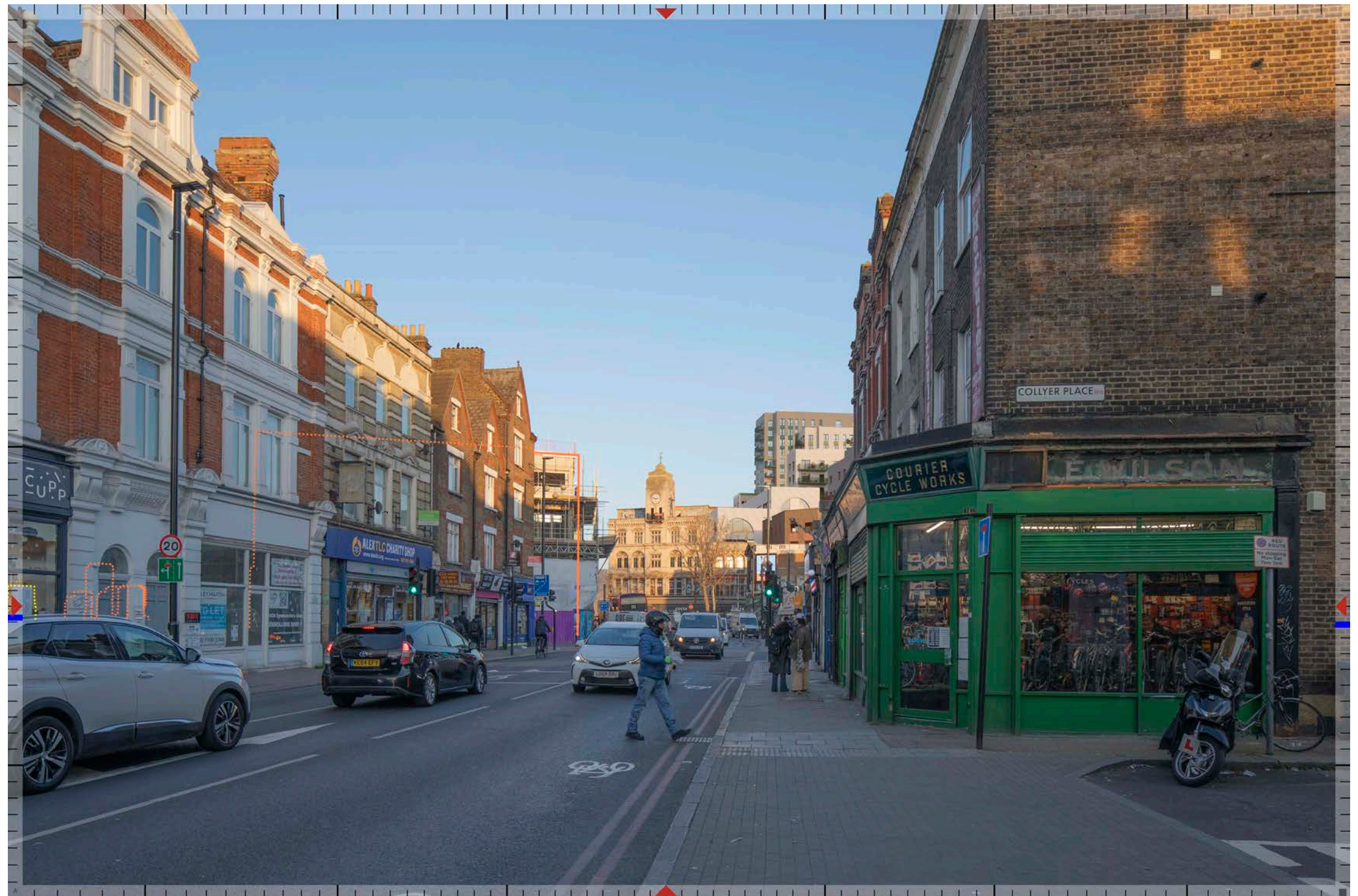
9.117 While the local landmark would continue to be understood and appreciated in the streetscape, the new tall elements in the view would, to some extent, be a competing element on the skyline. This needs to be considered alongside their compositional value, architectural quality, and the layering in the townscape that has been achieved. On balance the visual effect is considered to be **moderate, neutral** and **significant**.



View 12b - Cumulative: Peckham High Street (south side, at Collyer Place/Persepolis Cafe)

View 12b Cumulative:

9.118 To the left of the view, the consented scheme on the Open Land Rear of 1-51 Peckham High Street (also referred to as Summerhouse and Flaxyard site consent) would be visible at the junction with Melon Road, again denoted by the orange 'wireline'. In relation to this future baseline element the cumulative effect of the Proposed Development would remain **moderate, neutral and significant**.



View 13: Peckham Road (north side, opposite Walmer Castle Court)

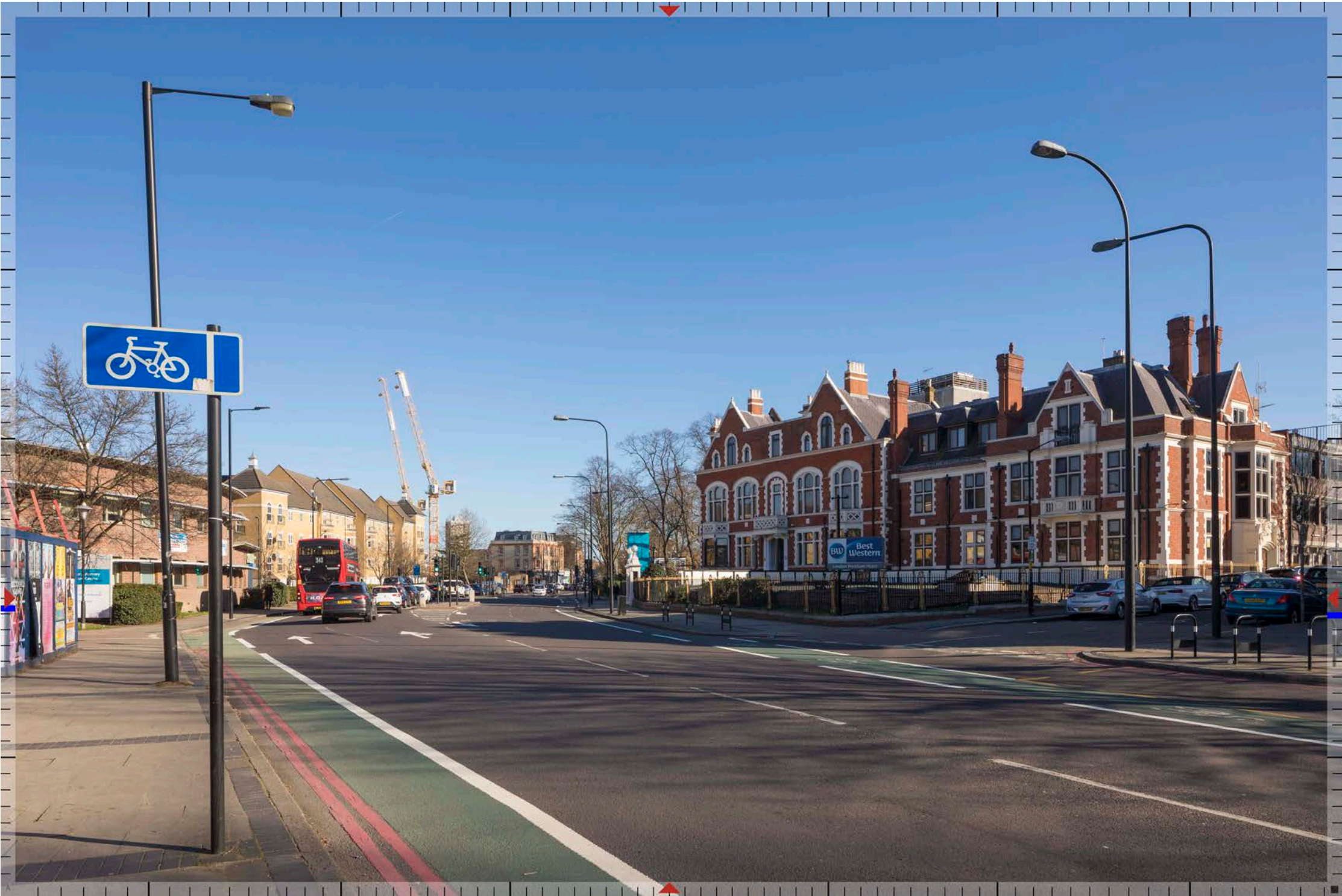
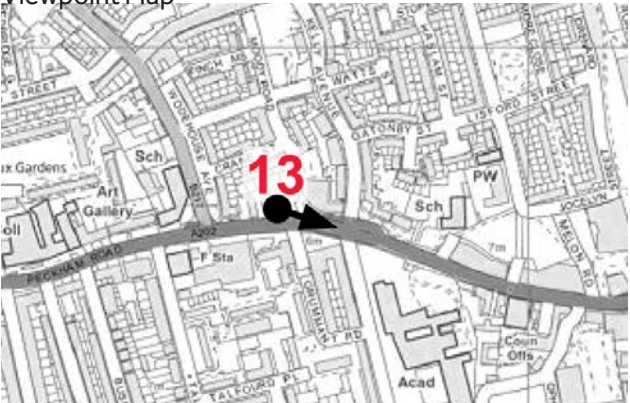
View 13 Existing: Peckham Road (north side)

- 9.119 This viewpoint is located on the northern side of Peckham Road, opposite the junction with Walmer Castle Court, and the view is looking east in the direction of the Site. It is likely that most people in this location would be local residents and other users of local shops and businesses.
- 9.120 The foreground of the view is dominated by the wide road, which is relatively unenclosed at this point. A hotel with ornate red brick elevation, stone detailing and an animated roofline is prominent on the southern side of the road, while modern apartment blocks of 3-5 storeys are the most visible elements on the northern side of the road. Street trees screen views further into the distance and towards the town centre, while some construction can be seen to be taking place towards the background of the view.

Sensitivity to change

- 9.121 This view presents a **low** sensitivity to change.

Viewpoint Map



View 13 - Proposed: Peckham Road (north side, opposite Walmer Castle Court)

View 13 Proposed:

9.122 The Proposed Development is shown as a photorealistic render in this view, forming a new backdrop. The foreground still dominates the view, with the buildings on Site rising above the smaller scale high street buildings in the town centre to the east. Street trees occlude much of the proposals, even in their winter condition. What can be seen sits comfortably as a backdrop and introduces scale and interest towards the more commercial hub of Peckham.

Magnitude of change

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

Significance of effect

9.124 The visual effect would be **minor, beneficial** and **not significant**.

