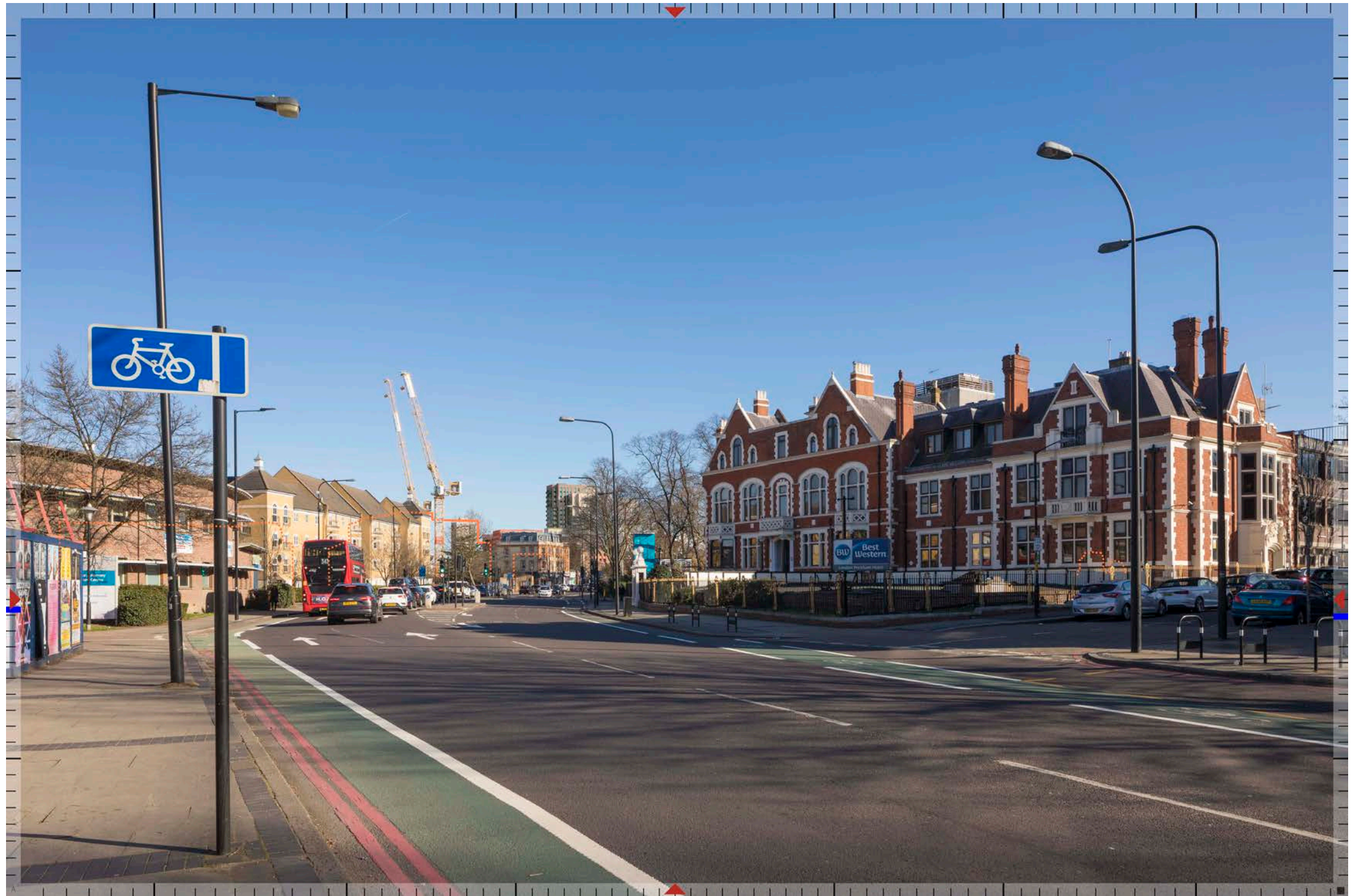


View 13 - Cumulative: Peckham Road (north side, opposite Walmer Castle Court)

View 13 Cumulative:

9.125 The construction in the view is the Open Land Rear of 1-51 Peckham High Street (also referred to as Summerhouse and Flaxyard site), which sits within the prevailing townscape height in this view. It is shown by the orange 'wireline'. In relation to this future baseline element the cumulative effect of the Proposed Development would remain **minor, beneficial** and **not significant**.



View 14: Surrey Canal Walk, from Hill Street bridge

View 14 Existing: Surrey Canal Walk, northern end

9.126 This viewpoint is located at the northern end of Surrey Canal Walk, near its junction with Willowbrook Road, and the view is looking south 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. The viewpoint is within the Peckham Hill Street Conservation Area.

9.127 The grassed areas and paths within the canal walk stretch south from the viewpoint, with post-war housing blocks visible to the west (right in this image). The tree coverage is heavy and significantly screens views into the distance.

Sensitivity to change

9.128 This view is considered to present a **low** sensitivity to change, despite the location within a conservation area.

Viewpoint Map



View 14 - Proposed: Surrey Canal Walk, from Hill Street bridge

View 14 Proposed:

9.129 The Proposed Development is shown as a blue wireline in this view, with much of it dashed and hidden behind the dense trees within the canal walk area. A small glimpse of the top part of the masterplan will be visible from the viewpoint within this winter view. The minimal amount visible will create the subtle understanding of a backdrop.

Magnitude of change

9.130 There would be a **very small** magnitude of change.

Significance of effect

9.131 The effect would be **negligible, neutral and not significant**.



View 14 - Cumulative: Surrey Canal Walk, from Hill Street bridge

View 14 Cumulative:

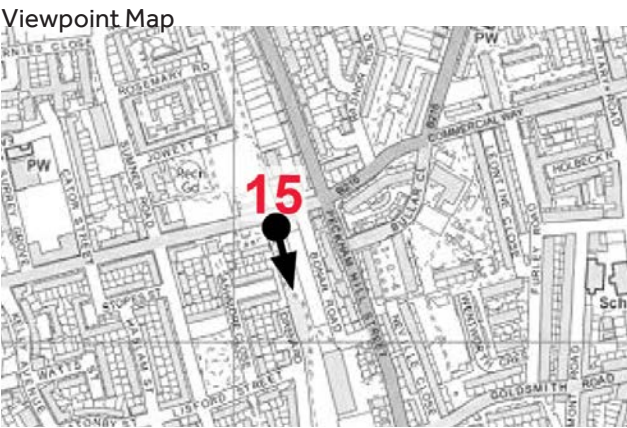
9.132 There would be no cumulative effect as other consented schemes falling in the view frame would be occluded by intervening townscape. **No effect.**



View 15: Surrey Canal Walk, from Commercial Way bridge

View 15 Existing: Surrey Canal Walk, Commercial Way

- 9.133 This viewpoint is located further south of view 14 within Surrey Canal Walk, where it meets Commercial Way, and the view is looking south 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. The viewpoint is within the Peckham Hill Street Conservation Area.
- 9.134 The grassed areas and paths within the canal walk stretch south from the viewpoint, with modern housing blocks glimpsed to the west (right in this image). The tree coverage is heavy and significantly screens views into the distance.
- Sensitivity to change*
- 9.135 This view presents a **low** sensitivity to change.



View 15 - Proposed: Surrey Canal Walk, from Commercial Way bridge

View 15 Proposed:

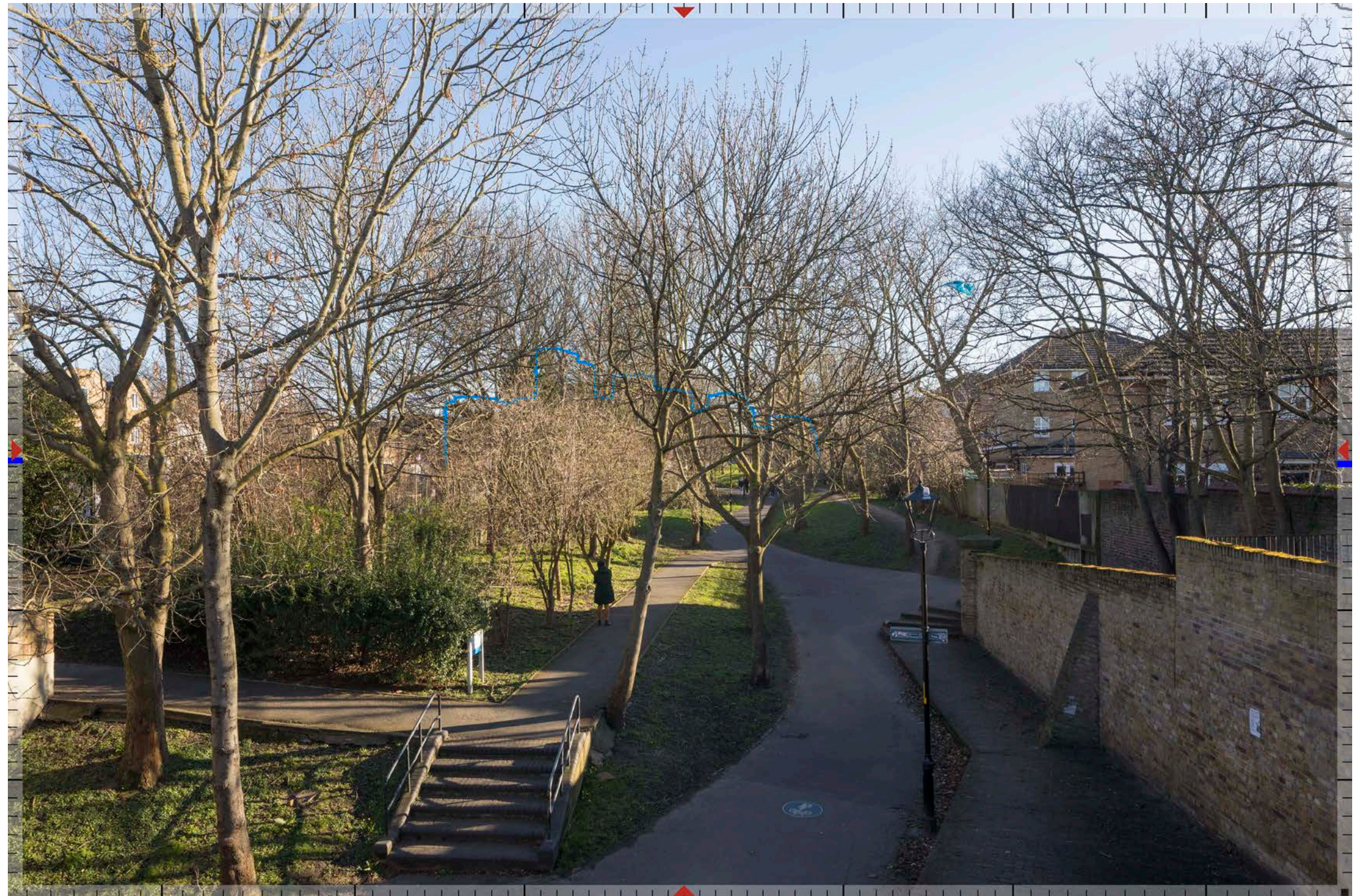
9.136 The Proposed Development can be seen as a blue wireline within this view, mostly dashed and occluded by the heavy tree coverage. Any glimpse will be small, with the limited visibility allowing a slight understanding of a new backdrop from this viewpoint.

Magnitude of change

9.137 The magnitude of change would be **very small**.

Significance of effect

9.138 The effect would be **negligible, neutral** and not **significant**.



View 15 - Cumulative: Surrey Canal Walk, from Commercial Way bridge

View 15 Cumulative:

9.139 There would be no cumulative effect as other consented schemes falling in the view frame would not be visible owing to intervening townscape. **No effect.**



View 16: Surrey Canal Walk, near Lisford Street

View 16 Existing: Surrey Canal Walk, near Lisford Street

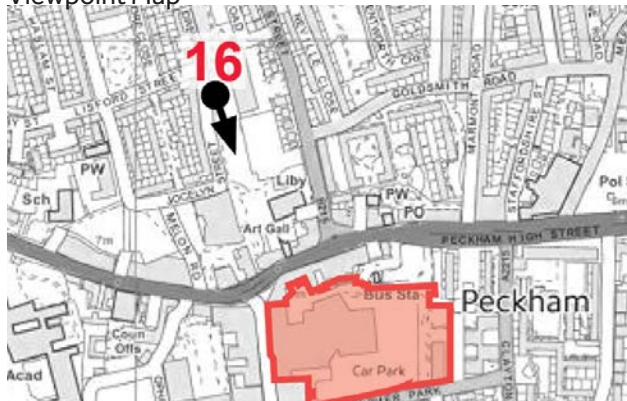
9.140 This viewpoint is located further south of view 15 within Surrey Canal Walk, near Lisford Street, and the view is looking south in the direction of the Site. It is likely that most people in this location would be local residents and others here in their leisure time. The viewpoint is within the Peckham Hill Street Conservation Area.

9.141 The grassed areas and paths within the canal walk stretch south from the viewpoint, with part of the recently constructed Mountview Academy building prominent to the east of the walk. Further in the distance, the Peckham Arch and the Jones and Higgins clock tower are visible, albeit to a limited extent as background elements.

Sensitivity to change

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

Viewpoint Map



View 16 - Proposed: Surrey Canal Walk, near Lisford Street

View 16 Proposed:

9.143 The Proposed Development is seen as a detailed blue wireline in this view. The full scale of the development on Site can be appreciated here, with the new buildings creating a new backdrop to the town centre. Much of the Site is occluded by the Mountview Academy building on the left, but Buildings E, G and K can be seen sitting behind the smaller buildings lining Peckham High Street.

9.144 The Proposed Development sets down to fit comfortably behind the scales of the buildings in the foreground, producing an interesting and varied skyline in its own right. It does also, however, include some backgrounding of the currently clear clocktower element, reducing its presence on the skyline.

Magnitude of change

9.145 There would be a **small** magnitude of change in the view as a whole, though affecting the background skyline elements as described above.

Significance of effect

9.146 While the Proposed Development would include some beneficial elements in the background of the view, it is considered overall to be slightly adverse given the backgrounding of the clock tower. The effect, therefore, would be **minor, adverse** and **not significant**.



View 16 - Cumulative: Surrey Canal Walk, near Lisford Street

View 16 Cumulative:

9.147 There would be no cumulative effect as other consented schemes falling in the view frame would not be visible owing to occlusion by intervening townscape. **No effect.**



View 17: Peckham Square

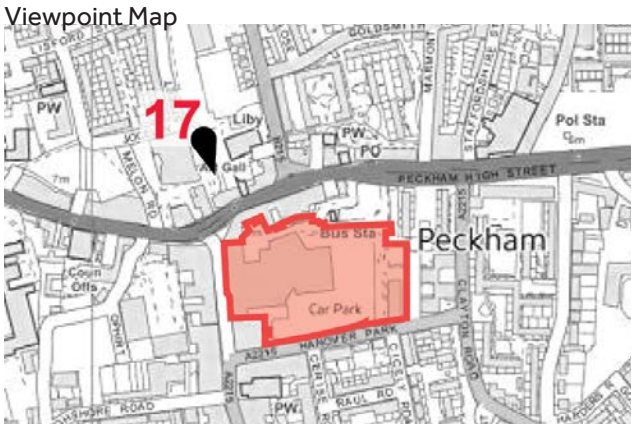
View 17 Existing: Peckham Square

9.148 This viewpoint is located in Peckham Square, and the view is looking south 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. The viewpoint is within the Rye Lane Conservation Area.

9.149 The hard landscaping of the square dominates the foreground of the view and lends it an open quality. The locally listed Peckham Library building is a prominent and distinctive element within the view, on the left side of the image. The Peckham Arch and the Jones and Higgins clocktower, both also locally listed, are visible towards the right side of the image, with the varied buildings along the southern side of Peckham High Street seen beyond the arch. The 20 storey tower at Witcombe Point can be seen further in the distance, beneath the raised library building. Overall, the view contains a varied mix of buildings and lacks a strongly coherent character.

Sensitivity to change

9.150 Despite the compositional weaknesses in the view, its locally listed buildings and central location in the town centre as a meeting place, means that it is considered to have a **medium** sensitivity to change.



View 17 - Proposed: Peckham Square

View 17 Proposed:

9.151 The Proposed Development is shown as a photorealistic render in this view. It would rise above the local townscape in the background, with its visual effect being more noticeable as a complete composition due to the open square that characterises the foreground, allowing a wide view. To the centre of the view, Buildings D, K and L sit behind some of the locally listed buildings on Peckham High Street east of the junction with Rye Lane but work to complete the townscape when experienced from this location, within an appropriate 'layering' of forms to complement the particularly low scale commercial frontages of the existing building.

9.152 The viewer's appreciation of the arch and clock tower would be maintained, with the Proposed Development stepping down towards the west and north into the conservation area, allowing the distinctive profiles of both to remain prominent. The mixed materiality works well to create distinctiveness and character that sits alongside the already mixed palette from this viewpoint, including the locally listed Peckham Library in the foreground.

Magnitude of change

9.153 There would be a **large** magnitude of change.

Significance of effect

9.154 The visual effect would be **moderate to major, beneficial and significant**.



View 17 - Cumulative: Peckham Square

View 17 Cumulative:

9.155 There would be no cumulative effect as other consented schemes falling in the view frame would not be visible owing to occlusion by intervening townscape. **No effect.**



View 18: Lyndhurst Square

View 18 Existing: Lyndhurst Square

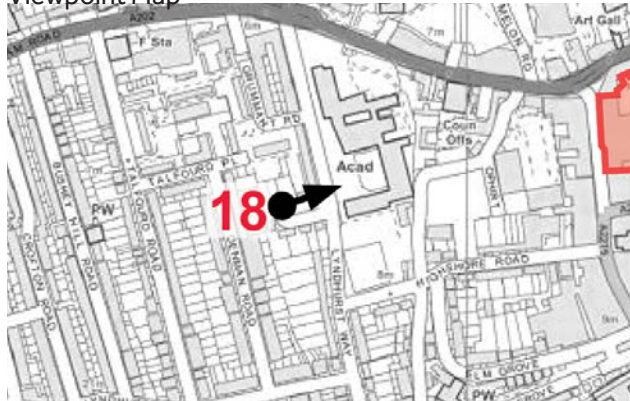
9.156 This viewpoint is located in Lyndhurst Square, and the view is looking east in the direction of the Site. It is likely that most people in this location would be local residents. The viewpoint is within the Holly Grove Conservation Area.

9.157 The house on the northern side of the street, left in this image, is No. 10 Lyndhurst Grove, a grade II listed building which is broadly typical of other listed buildings around the square (not visible in this image). A three storey post-war apartment block lies immediately to its east, but is completely obscured by tree foliage from this point. The central small space around which Lyndhurst Square is arranged can be seen on the right side of the image. The 20 storey tower at Witcombe Point can be seen further in the distance, beyond a modern school building, indicating the urban presence of Peckham town centre.

Sensitivity to change

9.158 Elements of this view of a medium sensitivity, but the east flank of the square, which is the principal focus of the view, presents a **low** sensitivity to change.

Viewpoint Map



View 18 - Proposed: Lyndhurst Square

View 18 Proposed:

9.159 The Proposed Development is shown as a blue detailed wireline in this view, seen in the distance sitting in front of the existing Witcombe Point tower. Much of the lower levels of the new buildings on Site are occluded by the existing buildings to the east of the square, and those seen above are partly occluded by trees.

9.160 The remaining development visible from this viewpoint sits comfortably behind the existing larger scale buildings more modern building on the eastern edge of the square and increases the height of what was already a taller backdrop from this position. It helps to give context to the surrounding area by highlighting the town centre, acting as a wayfinding tool, and is also well composed as a group of related buildings.

Magnitude of change

9.161 There would be a **small** magnitude of change.

Significance of effect

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



View 18 - Cumulative: Lyndhurst Square

View 18 Cumulative:

9.163 There would be no cumulative effect as other consented schemes falling in the view frame would not be visible owing to occlusion by intervening townscape. **No effect.**



View 19: Highshore Road

View 19 Existing: Highshore Road

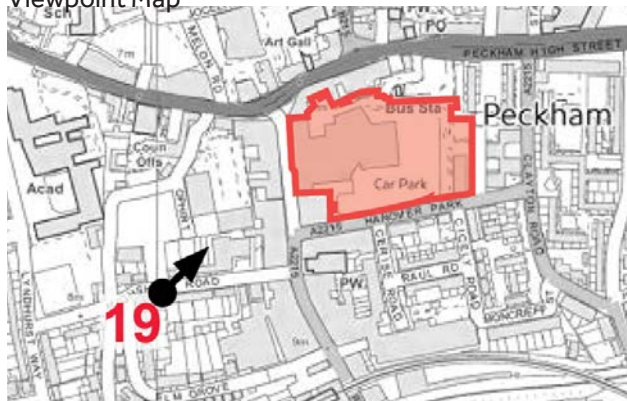
9.164 This viewpoint is located on Highshore Road, and the view is looking north-east in the direction of the Site. It is likely that most people in this location would be local residents. The viewpoint is within the Holly Grove Conservation Area.

9.165 Beyond the playground on the northern side of the street (left in this view) are stuccoed grade II listed houses at Nos. 16 and 18 Holly Grove. Nos. 8 – 14 Holly Grove, brick houses seen further east along the northern side of the street, and Nos. 17– 25 Holly Grove, seen on the southern side of the street, are also grade II listed. A re-clad post-war building on the corner with Rye Lane appears in the middle distance, indicating the urban presence of Peckham Town centre.

Sensitivity to change

9.166 This view presents a **medium** sensitivity to change, although its background is slightly less sensitive.

Viewpoint Map



View 19 - Proposed: Highshore Road

View 19 Proposed:

9.167 The Proposed Development is seen as a detailed blue wireline in this view, sitting behind the larger scale post-war building in the middle ground. Much of the Site is occluded from this angle, but the taller buildings that can be seen rise above the other town centre uses and the local residential vernacular in the foreground. The Proposed Development does not seem incongruous, given other town centre uses in the background of the view.

Magnitude of change

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

Significance of effect

9.169 The visual effect would be **moderate, neutral** and **significant**.



View 19 - Cumulative: Highshore Road

View 19 Cumulative:

9.170 There would be no cumulative effect as other consented schemes falling in the view frame would not be visible owing to occlusion by intervening townscape. **No effect.**



View 20: Holly Grove

View 20 Existing: Holly Grove

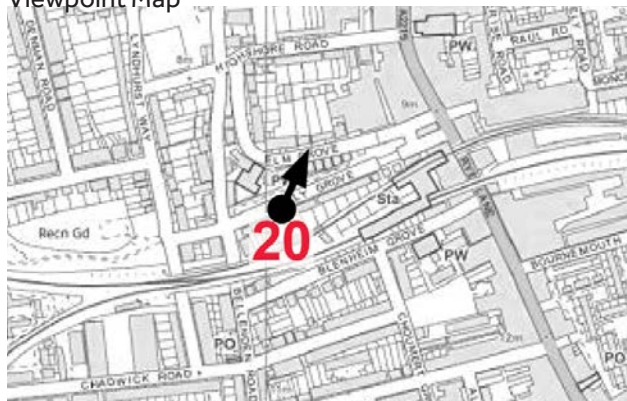
9.171 This viewpoint is located on Holly Grove, and the view is looking north-east in the direction of the Site. It is likely that most people in this location would be local residents. The viewpoint is within the Holly Grove Conservation Area.

9.172 This view is dominated by a narrow open space known as The Shrubbery which runs along Holly Grove. Trees screen views beyond to a considerable extent. The backs of houses on Elm Grove are visible to the north of the space.

Sensitivity to change

9.173 This view presents a **low** sensitivity to change from the point of view of its compositional value.

Viewpoint Map



View 20 - Proposed: Holly Grove

View 20 Proposed:

- 9.174 The Proposed Development is shown as a blue wireline within this view, dashed due to the fact that the great majority of the Site will be occluded by the surrounding houses and large dense trees, even in their winter condition, as shown here.

Magnitude of change

- 9.175 The change in this view would only just be perceptible owing to the treescape. It is considered to be a **very small** change in this assessment.

Significance of effect

- 9.176 The visual effect in this view would be **negligible, neutral and not significant**.



View 20 - Cumulative: Holly Grove

View 20 Cumulative:

9.177 There would be no cumulative effect as other consented schemes falling in the view frame would not be visible owing to occlusion by intervening townscape. **No effect.**



View 21: Grove Park

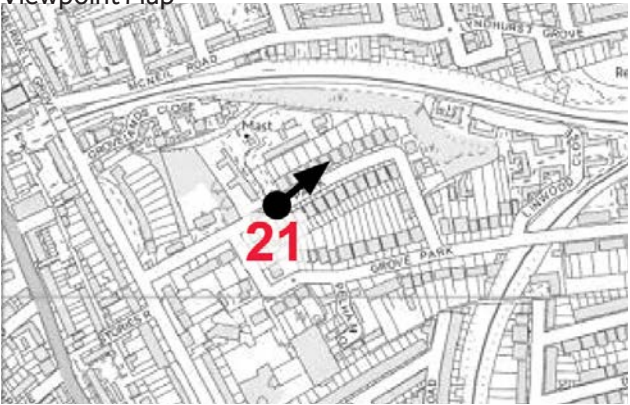
View 21 Existing: Grove Park

- 9.178 This viewpoint is located over 1km west of the centre of the Site, on Grove Park, within the Camberwell Grove Conservation Area, 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.
- 9.179 This view has a notably coherent townscape quality, with three storey houses of a similar age, style and scale lining both sides of the road and create a noticeable sense of perspective. Street trees add to the quality of the view and screen views into the distance to a some extent.

Sensitivity to change

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

Viewpoint Map



View 21 - Proposed: Grove Park

View 21 Proposed:

9.181 The Proposed Development is shown as a blue wireline in this view, with much of it dashed due to it being occluded by surrounding houses and trees. The part of Building M that is partially visible sits comfortably within the more immediate townscape though it is some distance away; it helps to locate, and represent, the more urban centre of Peckham.

Magnitude of change

9.182 There would be a **very small** magnitude of change.

Significance of effect

9.183 The visual effect would be **negligible to minor, beneficial** and **not significant**.



View 21 - Cumulative: Grove Park

View 21 Cumulative:

9.184 There would be no cumulative effect as other consented schemes falling in the view frame would not be visible owing to occlusion by intervening townscape. **No effect.**



View 22: Consort Road

View 22 Existing: Consort Road

9.185 This viewpoint is located on the south-eastern side of the junction of Consort Road and Harders Road, and the view is looking north-west in the direction of the Site. It is likely that most people in this location would be residents.

9.186 The road junction is prominent in the foreground of the view. The view lacks a coherent townscape quality overall, with a four-storey post-war apartment block seen on the southern part of Consort Road (right in this view) and two storey houses on the northern part (left in this view). The road heading north-west from the junction is not well-defined by buildings. Trees screen views in this direction to a considerable extent.

Sensitivity to change

9.187 This view presents a **low** sensitivity to change.

Viewpoint Map



View 22 - Proposed: Consort Road

View 22 Proposed:

9.188 The Proposed Development can be seen as a detailed blue wireline in this view, with the eastern and western extents being occluded by the local townscape and trees. Centrally, the tallest buildings on Site can be appreciated within the gap between the foreground buildings, where Clayton Road runs. Much of the lower levels would still be occluded by the middle ground housing and the upper levels by a large street tree, limiting visibility of Building M even in its winter condition. In summer a great deal of the tallest buildings of the Proposed Development would be hidden behind the tree. The façade articulation and texture will help to add interest to the new backdrop, where visible, and distinguish its massing from the local vernacular. The development would appropriately fill the poorly defined gap in the townscape.

Magnitude of change

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

Significance of effect

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

