

View 22 - Cumulative: Consort Road

View 22 Cumulative:

9.191 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 23: Cossal Park

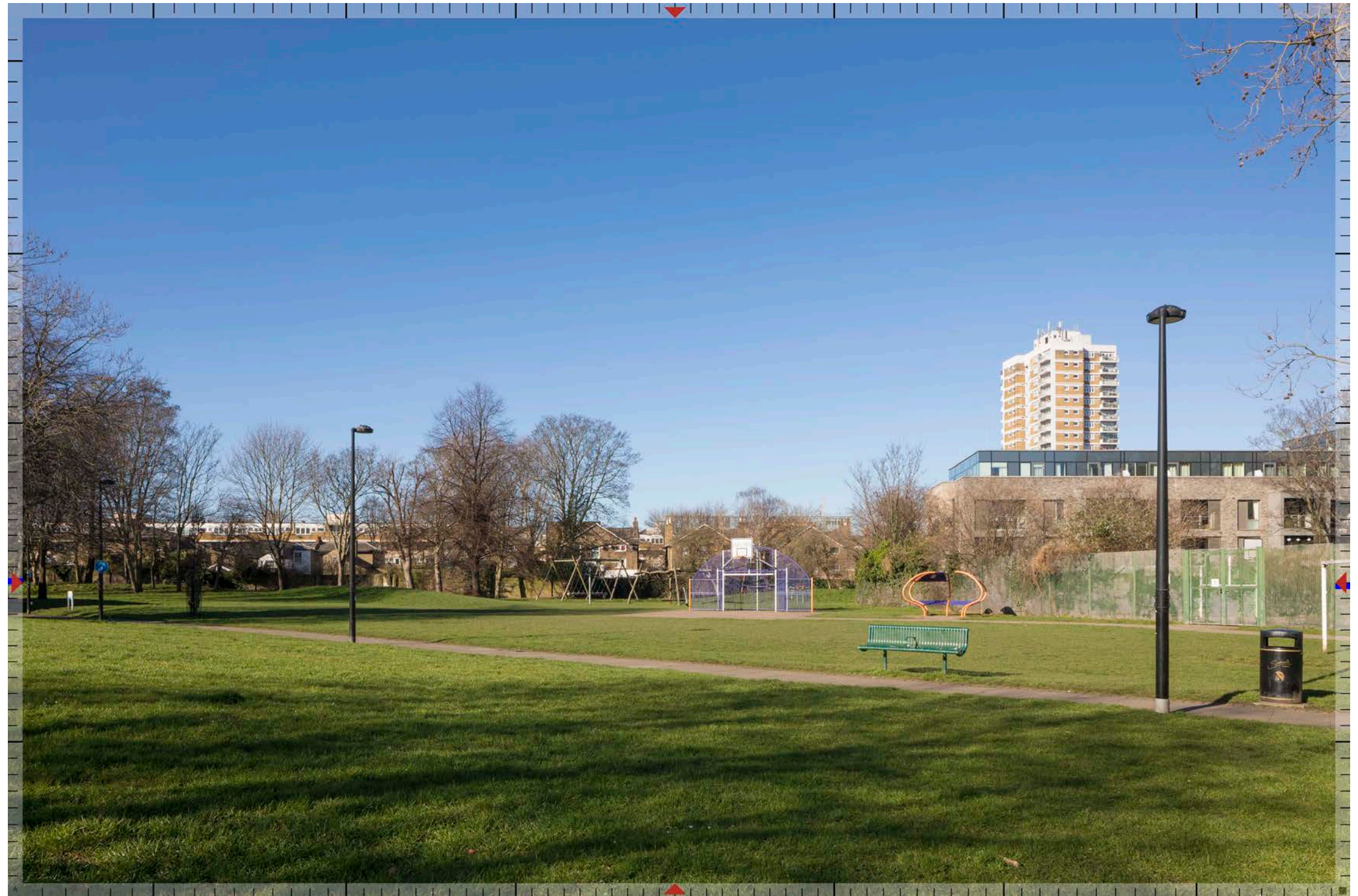
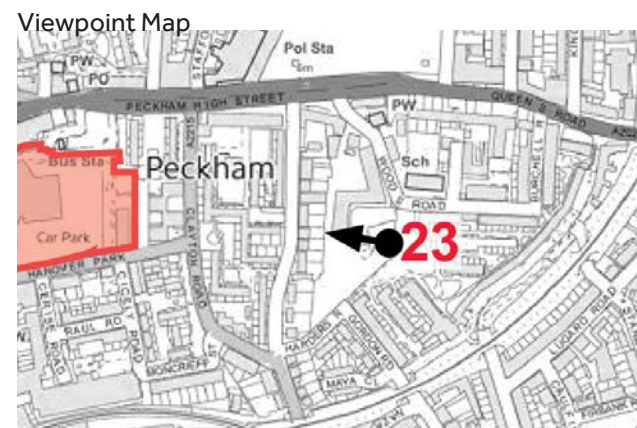
View 23 Existing: Cossall Park

9.192 This viewpoint is located on the eastern side of Cossall Park, and the view is looking west 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.

9.193 A grassed area occupies the foreground of the view, such that it has an open quality. Trees around the perimeter of the park provide a level of enclosure and screen visibility of development beyond, but there is little of value in the compositional quality of the view or the visual amenity that arises from it for residents. A modern apartment block and the post-war tower of Witcombe Point are seen on the right side of the image.

Sensitivity to change

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



View 23 - Proposed: Cossal Park

View 23 Proposed:

9.195 The Proposed Development is shown as a detailed blue wireline within this view. The increase in height and volume from the surrounding open grassed area is clear, although Witcombe Point sets a precedent for taller buildings experienced in the park's background. The buildings would add a new backdrop to the open area, being visible within a gap in the perimeter trees. The elevational design and articulation of the varied buildings of the Proposed Development would add interest and distinction to the background skyline when seen from this location.

Magnitude of change

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

Significance of effect

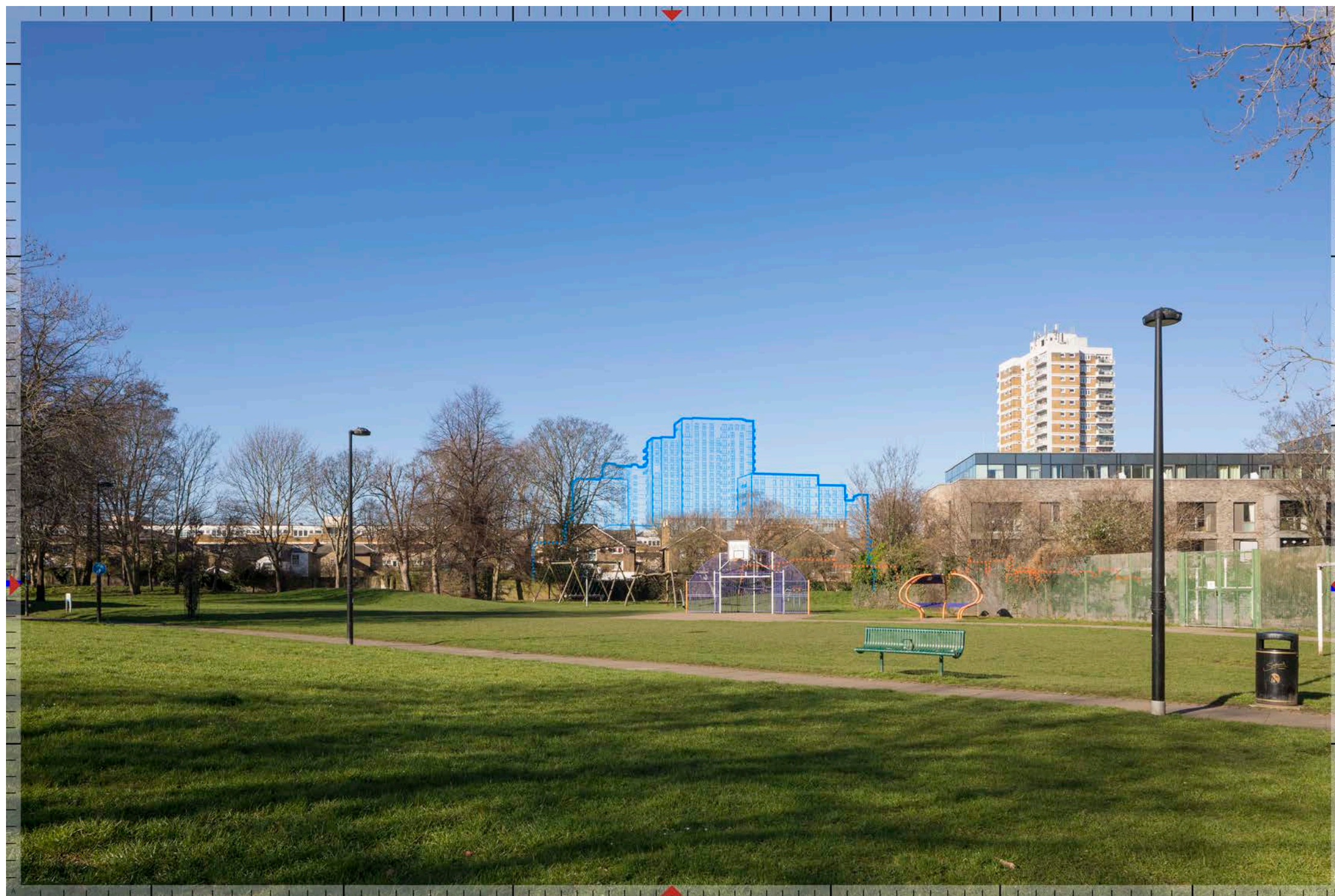
9.197 The effect would be **minor**, **beneficial** and **not significant**.



View 23 - Cumulative: Cossal Park

View 23 Cumulative:

9.198 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 24: Queen's Road, opposite Wood's Road

View 24 Existing: Queen's Road

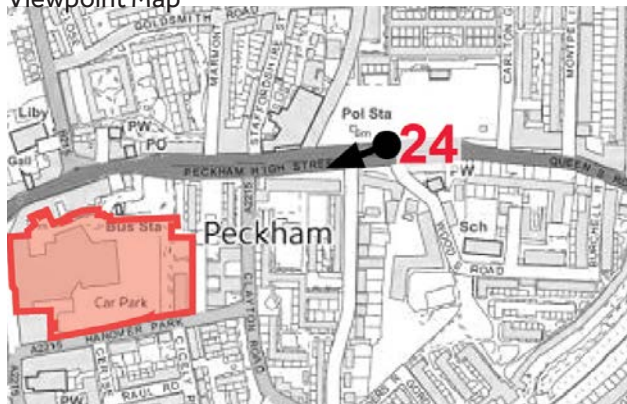
9.199 This viewpoint is located on Queen's Road, and the view is looking west in the direction of the Site. It is likely that most people in this location would be local residents, mostly on the move in their local area along this main road.

9.200 The road and wide pavement on the north of it occupy much of the foreground of the view. Apartment buildings built in recent years are prominent on the northern side of the road. The post-war tower of Witcombe Point and lower post-war apartment block (Lambrook House) are likewise prominent on the southern side of the road, seen behind or adjacent to No. 2 Queens Road, a grade II listed early 19th century house.

Sensitivity to change

9.201 While there is a listed building located in the view, its western setting is entirely post-war and urban, while the Rye Lane Conservation Area is in the distant background. The view within the frame is considered to be of a **low** sensitivity to change.

Viewpoint Map



View 24 - Proposed: Queen's Road, opposite Wood's Road

View 24 Proposed:

9.202 The Proposed Development is seen as a detailed blue wireline in this view, sitting behind and largely occluded by the Lambrook House to the left of the view. Only the top of Building M, the tallest on Site, can be seen just above the top of the apartment building, not quite enough to appreciate the qualities of its architecture.

Magnitude of change

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

Significance of effect

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



View 24 - Cumulative: Queen's Road, opposite Wood's Road

View 24 Cumulative:

9.205 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 25: Meeting House Lane, Kincaid Road

View 25 Existing: Meeting House Lane, Kincaid Road

9.206 This viewpoint is located on the junction of Meeting House Lane and Kincaid 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.

9.207 The road and junction occupy much of the foreground of the view. The western side of Meeting House Lane is lined by Victorian terraced houses with a modern infill towards the southern end of the street, and they provide a strong sense of enclosure to the street. A new development (the Wood Dene cumulative scheme) is under construction on the eastern side of the street.

Sensitivity to change

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

Viewpoint Map



View 25 - Proposed: Meeting House Lane, Kincaid Road

View 25 Proposed:

9.209 The Proposed Development is shown as a detailed blue wireline in this view, with much of it being dashed due to it being almost fully occluded in the background by surrounding townscape and trees. The distinctive top of Building M can be seen rising above the roof of the building at the south of the street, its design adding an interesting addition to the background, hinting at the location of the town centre from this viewpoint.

Magnitude of change

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

Significance of effect

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



View 25 - Cumulative: Meeting House Lane, Kincaid Road

View 25 Cumulative:

9.212 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 26: Friary Road/ Fenham Road

View 26 Existing: Friary Road/ Fenham Road

9.213 This viewpoint is located on the north-western junction of Fenham Road and Friary Road, and the view is looking south-west in the direction of the Site. It is likely that most people in this location would be local residents, including families attending the Peckham Park primary school in the centre of the view.

9.214 The road and junction occupy much of the foreground and the presence of the school yard, to the south-west of the junction, is such that the view has an open quality in this direction. The medium scale, late 19th Century school building is visible to the south of the yard and animates the skyline with its prominent gables and pitched roofs; other buildings at a lower scale surround it in other directions, but none are equally prominent. The houses along the eastern side of the Friary Road, visible at the left edge of the image and seen with a modern apartment block directly behind them, are grade II listed.

Sensitivity to change

9.215 On balance, this view presents a **medium** sensitivity to change.

Viewpoint Map



View 26 - Proposed: Friary Road/ Fenham Road

View 26 Proposed:

9.216 The Proposed Development would largely be occluded in the background by the foreground and middle-ground school buildings. A narrow view of its tallest buildings would be visible to the right of the principal school building, rising to about half of its height and stepping down to the west into the Rye Lane Conservation Area at some distance to the south.

Magnitude of change

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

Significance of effect

9.218 It would be difficult to fully perceive the layering or architectural quality of the Proposed Development in this view, and on balance the visual effect would be **negligible to minor, adverse and not significant**.



View 26 - Cumulative: Friary Road/ Fenham Road

View 26 Cumulative:

9.219 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.**

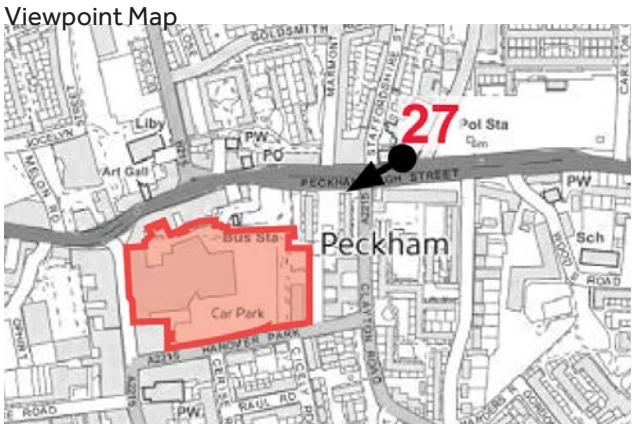


View 27: Peckham High Street, outside Police Station

View 27 Existing: Peckham High Street, outside Police Station

- 9.220 This viewpoint is located on the northern side of Peckham High Street, north-east of the Site. It is likely that most people in this location would be local residents on the move along this main road, and users of local businesses.
- 9.221 The road occupies much of the foreground of the view. Post-war apartment blocks, including Flamborough House and Purdon House which are set perpendicular to the High Street, dominate the area to the south of the road.
- 9.222 Smaller scale historic buildings appear further to the west in the town centre, on the right side of the image, though they are not compositionally interesting from this direction and at the distance. The Site lies between these lower scale buildings and the post-war apartment blocks, although in its current state it has no visual presence in this view. The Jones and Higgins clocktower is visible beyond the Site but is not seen to best effect from this direction.

- Sensitivity to change*
- 9.223 This view presents a **low** sensitivity to change.



View 27 - Proposed: Peckham High Street, outside Police Station

View 27 Proposed:

9.224 The Proposed Development is seen as a photorealistic render in this view, sitting behind the modern housing buildings on the south side of the road. Buildings M, P and L would be visible above the local roofscape, which is flat and spaced out from this viewpoint, though with a backdrop of sky. The new buildings on Site would add a new density and height that otherwise isn't seen within the view, highlighting the commercial centre of Peckham and the new community that would occupy the Site upon completion.

9.225 The Proposed Development's materiality is varied, and the detailed brickwork and balconies can be seen across the existing townscape elements from this viewpoint, distinguishing it from the surrounding existing buildings, but mirroring the local varied brick palette, giving it a sense of belonging to Peckham but with a personality of its own.

Magnitude of change

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

Significance of effect

9.227 The visual effect in this view would be **minor, beneficial** and **not significant**.



View 27 - Cumulative: Peckham High Street, outside Police Station

View 27 Cumulative:

9.228 A very small, almost imperceptible, part of the development on the Open Land Rear of 1-51 Peckham High Street (also referred to as Summerhouse and Flaxyard consent) would be visible in the right background of this view, representing a future baseline scenario (denoted 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 28: Peckham High Street, junction with Marmot Street

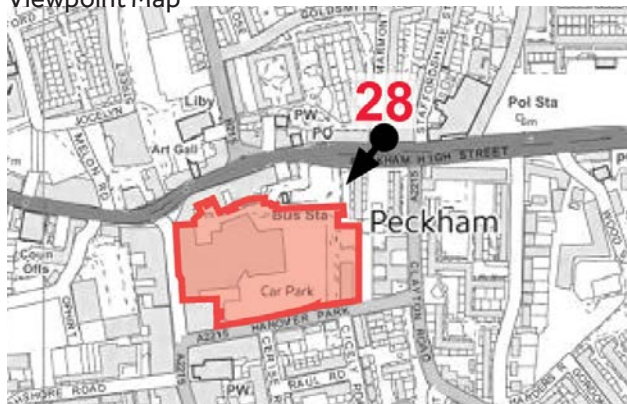
View 28 Existing: Peckham High Street, junction with Marmot Street

- 9.229 This viewpoint is located on the northern side of Peckham High Street, north-east of the Site, at the junction with Marmot Street. It is slightly further west of the previous view. It is likely that most people in this location would be local residents on the move along this main road, and users of local businesses.
- 9.230 The post-war Purdon House, set perpendicular to the High Street, is prominent in the left foreground. Its alignment and the manner in which it is set back behind open green space are such that this part of the High Street has no meaningful definition from built form.
- 9.231 Smaller scale historic buildings appear further to the west in the town centre, on the right side of the image, though the lack of context for them on their east side is evident, and a reflection of WWII bomb damage and clearance in this part of Peckham in the 1940s, including the bus station. The Site lies between these lower scale buildings and Purdon House, though set back behind the open bus station frontage. While the existing shopping centre building is visible to a small extent, the Site in its current state has no significant visual presence in this view.

Sensitivity to change

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

Viewpoint Map



View 28 - Proposed: Peckham High Street, junction with Marmot Street

View 28 Proposed:

9.233 The Proposed Development is seen rising behind Purdon House, creating a new backdrop made up of several distinct parts. Buildings K, L and P can be seen creating a new edge to the city block, whilst Building M rises in the centre of the Site to become the tallest visible building. The volume steps down towards the lower scale more fine-grained historic buildings to the north and west the town centre.

9.234 The materiality and building proportions again sit well within the patchwork of Peckham, with distinct and complementary treatments on each distinct building referencing the material palette of the locality.

Magnitude of change

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

Significance of effect

9.236 The effect would be **minor to moderate, beneficial** and **not significant**.



View 28 - Cumulative: Peckham High Street, junction with Marmot Street

View 28 Cumulative:

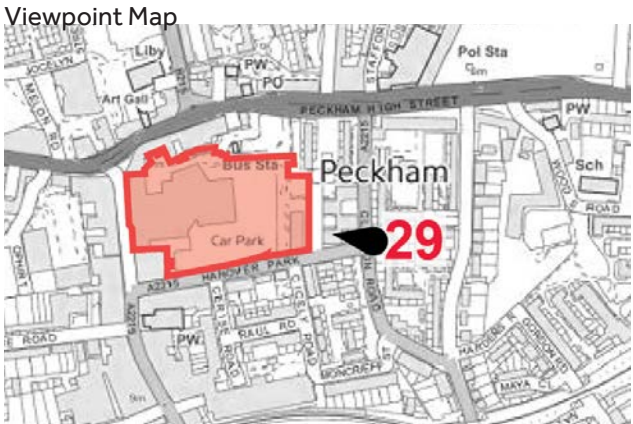
9.237 Two very small, almost imperceptible, parts of the development on the Open Land Rear of 1-51 Peckham High Street (also referred to as Summerhouse and Flaxyard consent) would be visible in the right background of this view, representing a future baseline scenario (denoted by the orange 'wireline'). In relation to this future baseline element the cumulative effect of the Proposed Development would remain **minor to moderate, beneficial and not significant**.



View 29: Clayton Road, looking along Hanover Park

- View 29 Existing: Clayton Road, looking along Hanover Park**
- 9.238 This viewpoint is located at the eastern end of Hanover Park and is looking west in the direction of the Site. It is likely that most people in this location would be local residents.
- 9.239 The modern apartment block at 81 Hanover Park is prominent on the southern side of the road, right in this view. Smaller scale modern housing is located on the southern side of the road.
- 9.240 The Site lies beyond 81 Hanover Park, towards the centre of the image, and in its current state has very little visual presence within the view and does nothing to define or animate Hanover Park.

- Sensitivity to change**
- 9.241 This view presents a **low** sensitivity to change.



View 29 - Proposed: Clayton Road, looking along Hanover Park

View 29 Proposed:

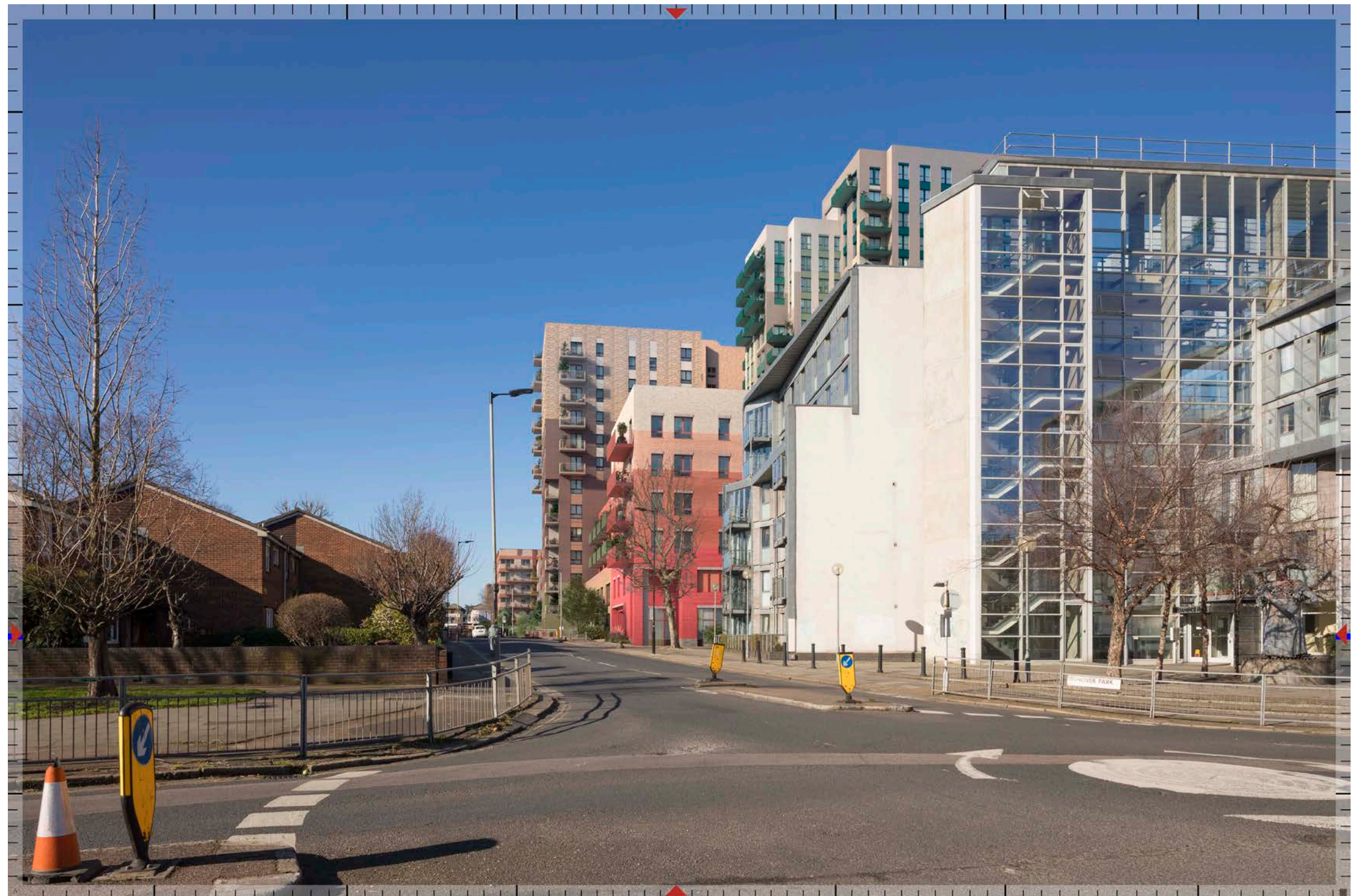
9.242 The Proposed Development is seen as a photorealistic render in this view, sitting behind the modern apartment block in the foreground, matching and exceeding its overall perceived height. Buildings N, J2, H and F are visible, creating an edge to the city block on the southern side of the Site, and adding a more coherent townscape boundary to the road. The variation in height, in combination with the materiality and distinct design of individual buildings, creates layering and interest. Balconies add texture and colour further animates the new buildings, creating a Site wide character to the development.

Magnitude of change

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

Significance of effect

9.244 The visual effect would be **minor to moderate, beneficial and significant.**



View 29 - Cumulative: Clayton Road, looking along Hanover Park

View 29 Cumulative:

9.245 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 30: Peckham Levels - viewing platform

View 30 Existing: Peckham Levels – viewing platform

- 9.246 This viewpoint is part of a viewing place experienced on the roof of the Peckham Levels building, a former multi-storey carpark converted for cultural, and food and drink uses. The view is looking north in the direction of the Site. It is likely that most people in this location would be here in their leisure time and many with the specific expectation of enjoying the view, albeit as part of visiting other uses in the building.
- 9.247 The Peckham Levels building contains a number of uses, including a rooftop bar and art exhibition areas, which are open to the public at specific times of the year and day. This viewpoint location is designed to provide an elevated vantage point from which a 360 degree view of the surroundings is possible. While this image is focused on the direction of the Site, a viewer moving around the viewing platform could see a wide expanse of London, including major landmarks not seen within the scope of this image, such as the Canary Wharf cluster of tall buildings to the east.
- 9.248 This view is largely occupied by low to medium scale housing in the foreground and middle ground of the view. The Site is seen beyond the housing in the foreground of the view. In its existing state, occupied by large areas of car parking and a shopping centre which is drab in appearance, it contributes nothing positive to the view.
- 9.249 Peckham Library and the Jones and Higgins clocktower are seen beyond the Site (although the latter is seen from behind and not to good effect). Further in the distance, the towers of the City of London, the Shard, and at Blackfriars form identifiable landmarks. St. Paul's Cathedral is seen to the west of the Shard, left in this image.

Sensitivity to change

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



View 30 Proposed: Peckham Levels - viewing platform

View 30 Proposed:

9.251 The Proposed Development is seen as a photorealistic render, sitting in the middle ground of the wide-reaching view from this viewing gallery. The masterplan on Site will cut short the views previously experienced towards St Pauls Cathedral and the City of London clusters but maintains a view of the Shard.

9.252 One of the few viewpoints where a complete overarching view of the proposals can be appreciated, it allows for the stepped and articulated designs of each building to be understood, with the tallest buildings sitting to the centre of the Site. The design variation, materiality and distinct volumes allows the Proposed Development to sit in amongst the surrounding smaller scale townscape, while the gaps between the new buildings maintain permeability and sky space and contribute to the distinct character of the development.

Magnitude of change

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

Significance of effect

9.254 The Proposed Development would provide an improved architectural composition in the foreground, while occluding some elements of the City skyline enjoyed in the background. For these reasons, and on balance, the visual effect would be **moderate to major, neutral** and **significant**.



View 30 Cumulative: Peckham Levels - viewing platform

View 30 Cumulative:

9.255 This wide and elevated view to the north reveals a number of consented developments likely to come forward, at New Bermondsey, to the east; off Old Kent Road, more directly to the north; and much closer to the Open Land Rear of 1-51 Peckham High Street (Summerhouse and Flaxyard site) where construction has started to the west of the Rye Lane junction. In relation to this future baseline scenario, shown in orange and yellow wirelines, the contribution of the Proposed Development to the cumulative effect would remain **moderate to major, neutral and significant**.



View 31: Peckham Levels - centre

- View 31 Existing: Peckham Levels – centre**
- 9.256 This viewpoint is located on the roof of the Peckham Levels building. The view is looking north in the direction of the Site. It is likely that most people in this location would be here in their leisure time.
- 9.257 The Peckham Levels building contains a number of uses, including a rooftop bar and art exhibition areas, which are open to the public at specific times of the year and day. The viewpoint location is not a dedicated viewing area and forms part of the space around a bar. While this image is focused on the direction of the Site, a viewer in this location can see a wide expanse of London, including major landmarks not seen within the scope of this image, such as the Palace of Westminster and the Isle of Dogs tall buildings cluster, including Canary Wharf.
- 9.258 This view is largely occupied by low to medium scale housing in the foreground and middle ground of the view. The Site is seen beyond the housing in the foreground; in its existing state, occupied by large areas of car parking and a shopping centre which is drab in appearance, it contributes nothing positive to the view.
- 9.259 Peckham Library and the Jones and Higgins clocktower are seen beyond the Site (although the latter is seen from behind and not to good effect). Further in the distance, the towers of the City of London, the Shard, Blackfriars and Elephant and Castle form identifiable landmarks. St. Paul’s Cathedral is seen to the west of the Shard, left in this image.

- Sensitivity to change*
- 9.260 This view presents a **medium** sensitivity to change.





View 31 Proposed: Peckham Levels - centre

View 31 Proposed:

9.261 The Proposed Development is seen as a photorealistic render in this view, taking up much of the middle ground. Understood as part of a kinetic set of views along the building, this viewpoint again takes in the full southern edge of the Site. The stepped volumes and consciously spaced buildings allow for glimpses through to the roofs of London beyond, views towards the City of London, St Paul's Cathedral and the other buildings of central London would be truncated.

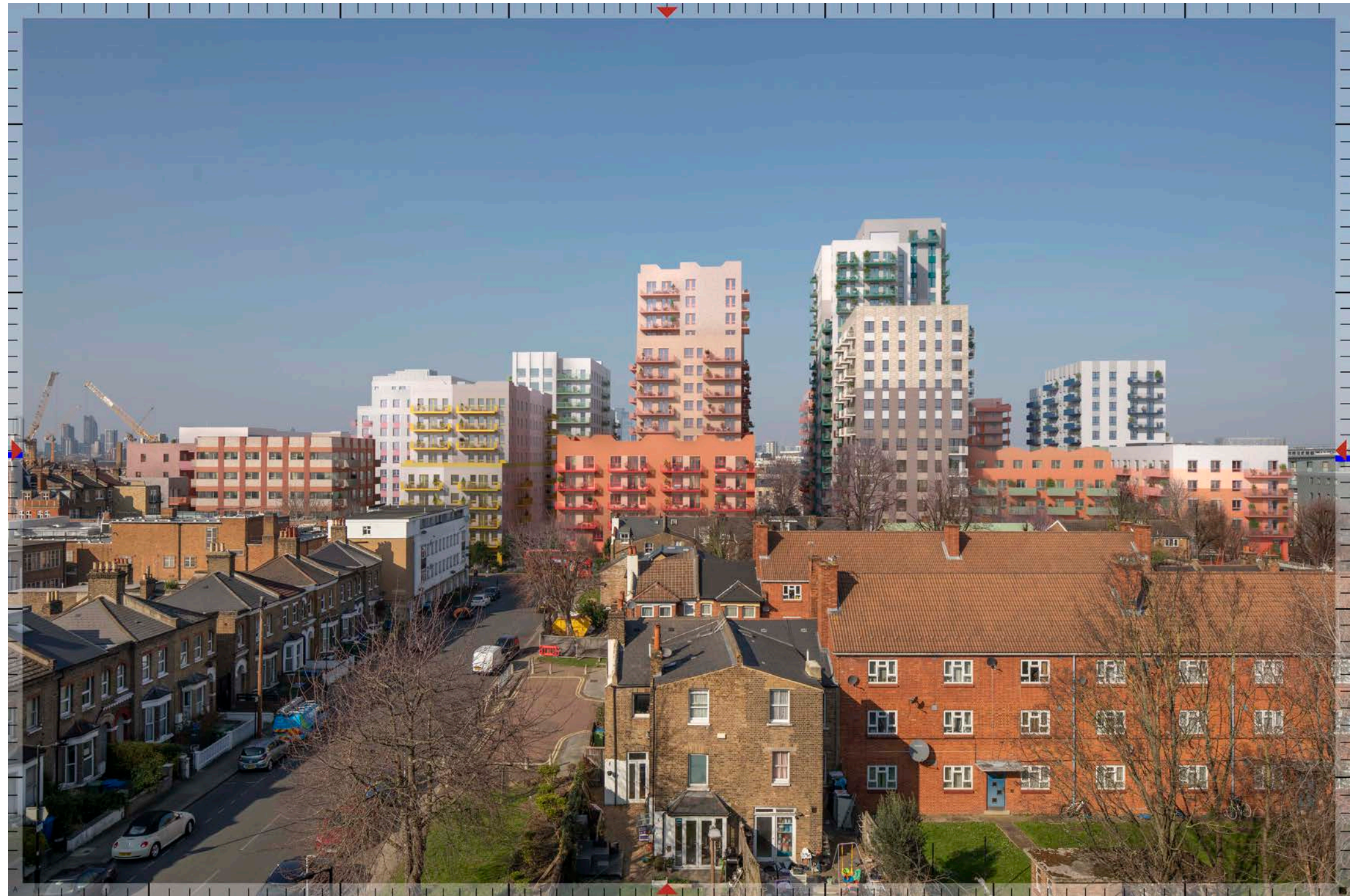
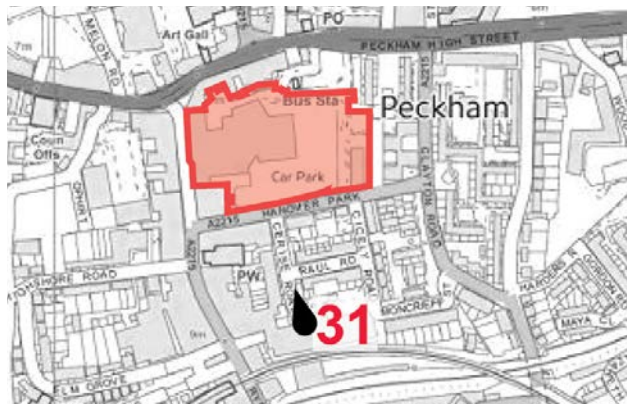
9.262 Similar to the viewpoint from the viewing platform, the materiality and tonal qualities of the brickwork, as well as the added colour from the balconies, are fully appreciable and help create a pleasing composition.

Magnitude of change

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

Significance of effect

9.264 The Proposed Development would provide an improved architectural composition in the foreground, while occluding some elements of the City skyline enjoyed in the background. For these reasons, and on balance, the visual effect would be **moderate to major, neutral** and **significant**.



View 31 Cumulative: Peckham Levels - centre

View 31 Cumulative:

9.265 This wide and elevated view to the north reveals a small number of consented developments likely to come forward beyond the Site and closer to central London. In relation to this future baseline scenario, shown in orange and yellow wirelines, the contribution of the Proposed Development to the cumulative effect would remain **moderate to major, neutral and significant**.



View 32: Bussey building - west

View 32 Existing: Bussey Building - west

- 9.266 This viewpoint is located on the roof of the Bussey Building. The view is looking north in the direction of the Site. It is likely that most people in this location would be here in their leisure time.
- 9.267 The Bussey Building contains a number of uses, including a rooftop cinema and bar, which are open to the public at specific times of the year and day. The viewpoint location is not a dedicated viewing area and forms part of the space around a cinema area, and experiencing the view would typically be ancillary to a viewer's visit to the cinema. It is not of any particular significance and has been chosen as a representative point; a viewer in this location could move to other points along the rooftop area, and the view would change accordingly.
- 9.268 The view is largely occupied by a rail viaduct and the overtly horizontal Peckham Levels building in the foreground and middle ground. The Site lies beyond but in its existing state, occupied by large areas of car parking and a low scale shopping centre, it is not seen to any significant extent in this view.
- 9.269 Peckham Library and the Jones and Higgins clocktower are seen beyond the Site (although only partially, and the latter is seen from behind and not to good effect). The Witcombe Point post-war tower, located east of the Site, appears at the right edge of the image.
- 9.270 Further in the distance, the towers of the City of London, the Shard, Blackfriars and Elephant and Castle form identifiable landmarks. St. Paul's Cathedral is seen to the west of the Shard, left in this image.

Sensitivity to change

- 9.271 This view presents a **medium** sensitivity to change, although it is not strictly within the public realm.



View 32 - Proposed: Bussey building - west

View 32 Proposed:

9.272 The Proposed Development is seen as a photorealistic render in this view, sitting in the middle ground of the view, on a similar east-west line to the Witcombe Point tower. The Proposed Development provides a variation in heights, stepping down at the edges of the Site, and a layering which responds to the sensitivities within the townscape at street level.

9.273 The gaps between the buildings allow for glimpses through to the London roovescape beyond, with views of the City of London tall building cluster maintained. Alongside, the lantern and dome of St Paul's Cathedral can still be seen above buildings A, B and F, with the rear of the Jones and Higgins clock tower also still just discernible. The top of the Shard is visible above Building E.

Magnitude of change

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

Significance of effect

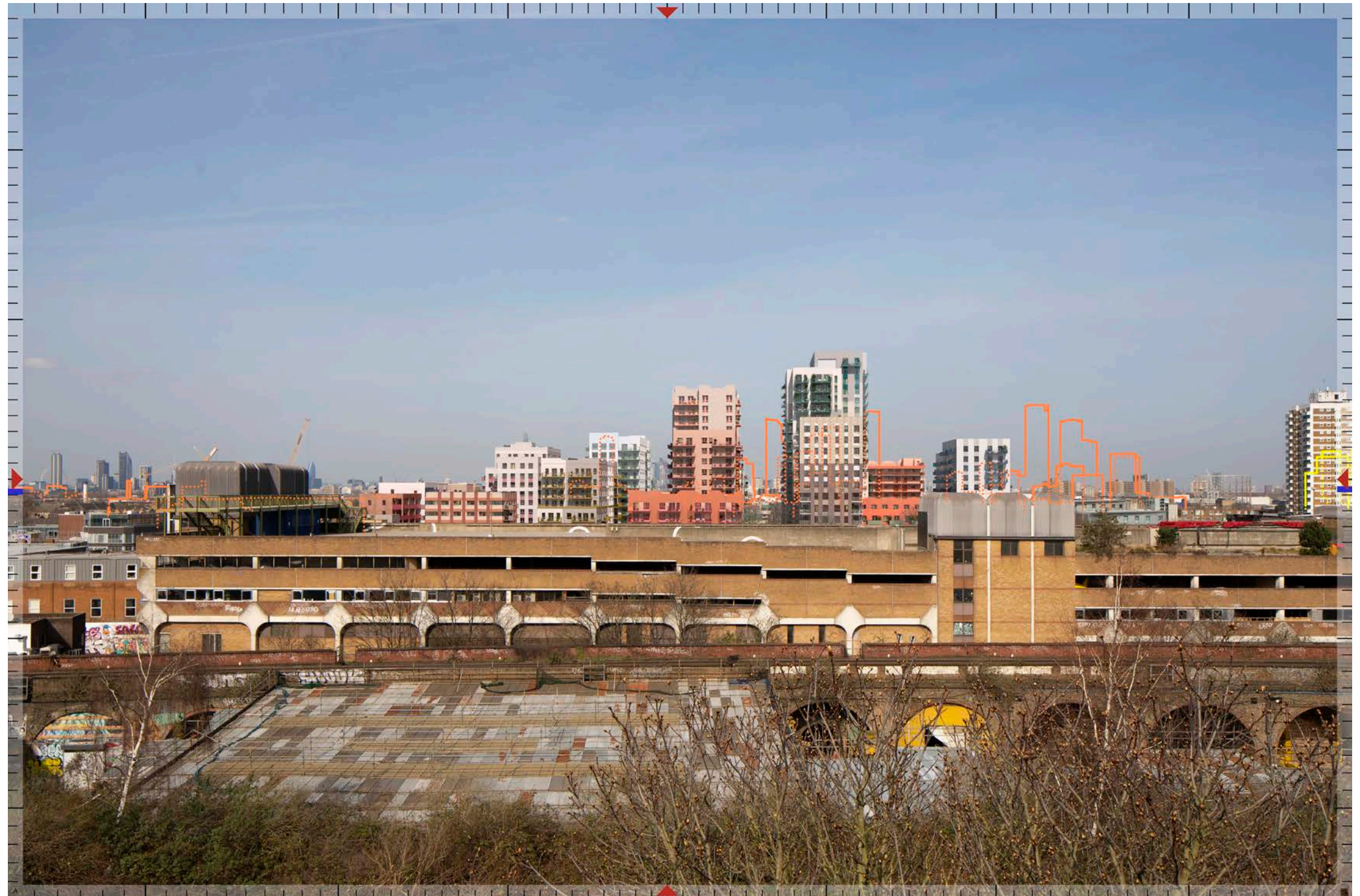
9.275 The Proposed Development would provide an improved architectural composition in the foreground, while occluding some elements of the City skyline enjoyed in the background, although movement along the rooftop would reveal some of these background elements in the gaps through the proposal. For these reasons, and on balance, the visual effect would be **moderate to major, neutral and significant**.



View 32 - Cumulative: Bussey building - west

View 32 Cumulative:

9.276 This wide and elevated view to the north reveals a number of consented developments likely to come forward beyond the Site and closer to central London, particularly those directly north of the Site off Old Kent Road. In relation to this future baseline scenario, shown in orange and yellow wirelines, the contribution of the Proposed Development to the cumulative effect would remain **moderate to major, neutral and significant**.



View 33: Bussey building - east

- View 33 Existing: Bussey Building - east*
- 9.277 This viewpoint is located on the roof of the Bussey Building (a locally listed building), within the Rye Lane Conservation Area. The view is looking north in the direction of the Site. It is likely that most people in this location would be here in their leisure time.
- 9.278 The Bussey Building contains a number of uses, including a rooftop cinema and bar, which are open to the public at specific times of the year and day. The viewpoint location is not a dedicated viewing area and forms part of the space around a bar area, and experiencing the view would typically be ancillary to a viewer's visit to the bar. It is not of any particular significance and has been chosen as a representative point; a viewer in this location could move to other locations along the rooftop area, and the view would change accordingly.
- 9.279 This view is largely occupied by a rail viaduct and the Peckham Levels building in the foreground and middle ground. The Site lies beyond but in its existing state, occupied by large areas of car parking and a low scale shopping centre, it is not seen to any significant extent in this view.
- 9.280 Peckham Library and the Jones and Higgins and Jones clocktower are seen beyond the Site (although only partially, and the latter is seen from behind and not to good effect). The Witcombe Point post-war tower, located east of the Site, appears at the right edge of the image.
- 9.281 Further in the distance, the towers of the City of London, the Shard, Blackfriars and Elephant and Castle form identifiable landmarks. St. Paul's Cathedral is seen to the west of the Shard, left in this image.

- Sensitivity to change*
- 9.282 This view presents a **medium** sensitivity to change, though in strict terms this viewpoint is not from within the public realm.



View 33 - Proposed: Bussey building - east

View 33 Proposed:

9.283 The Proposed Development is seen as a photorealistic render, within the middle ground of the view. Seen from a lightly lower level than the previous Bussey building view, some of the foreground, namely the horizontal car park, starts to encroach into the view of the southern side of the Site.

9.284 An overview of the Proposed Development is experienced from this location, with its stepped massing and tonal material design evident. It would clearly stand out as the largest development on the immediate skyline, with only Witcombe Point as a similar tall reference in the surrounding context.

9.285 Views of all noted London landmarks are no longer visible beyond the Site.

Magnitude of change

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

Significance of effect

9.287 The Proposed Development would provide an improved architectural composition in the foreground, while occluding some elements of the City skyline enjoyed in the background, although movement along the rooftop would reveal some of these background elements in the gaps through the proposal. For these reasons, and on balance, the visual effect would be **moderate to major, neutral and significant**.



View 33 - Cumulative: Bussey building - east

View 33 Cumulative:

9.288 This wide and elevated view to the north reveals a number of consented developments likely to come forward beyond the Site and closer to central London, particularly those directly north of the Site off Old Kent Road. In relation to this future baseline scenario, shown in orange and yellow wirelines, the contribution of the Proposed Development to the cumulative effect would remain **moderate to major, neutral and significant**.

