

Constraints and opportunities

3.

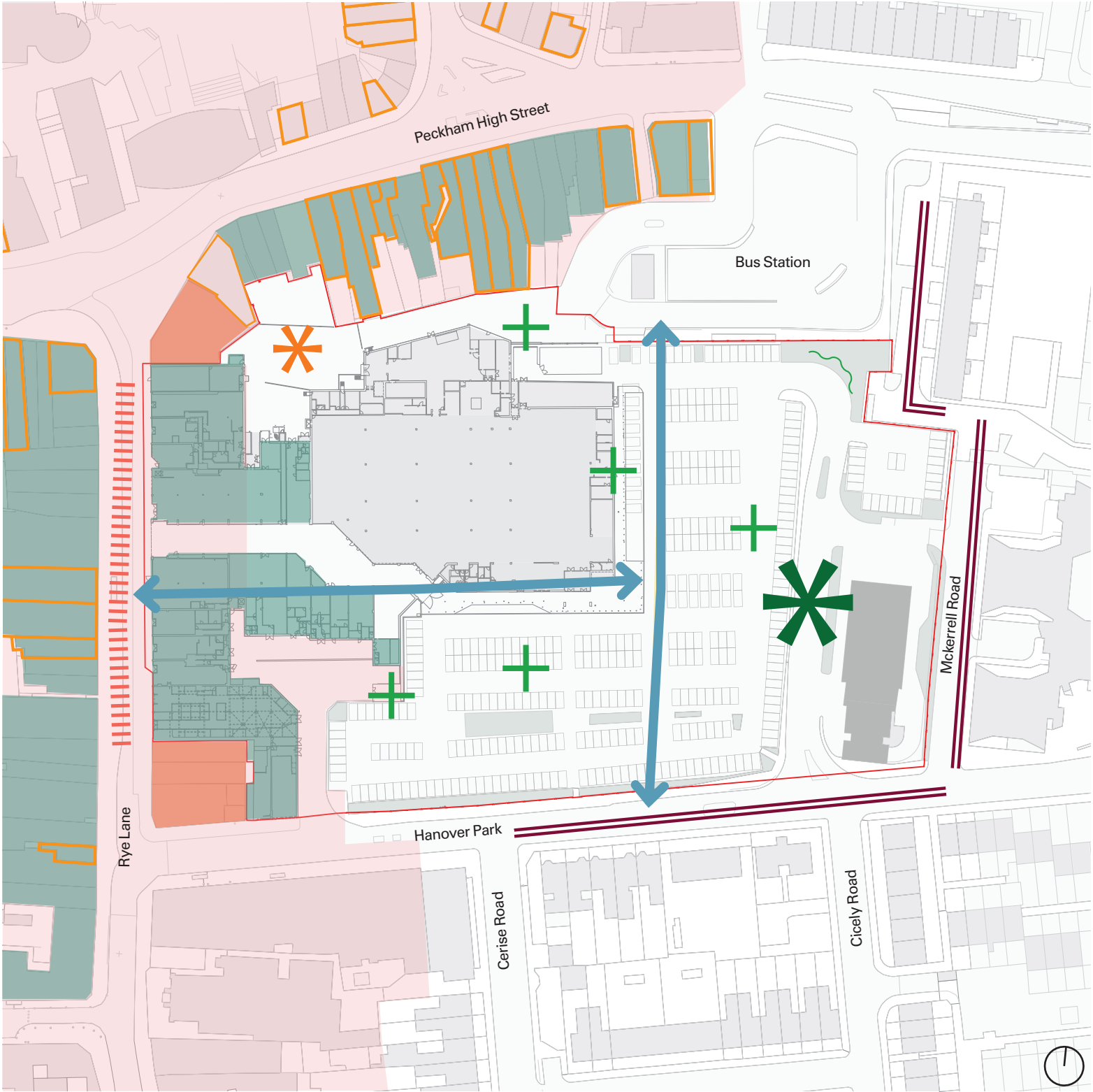
3.1 Opportunities summary

The site hosts many opportunities that can be built upon to provide a dynamic mixed-use scheme to benefit the local community.

The following diagram explores the opportunities of the site, most of which are identified in the project brief.

Opportunities

- |||| Opportunity to continue focus on commercial activity
- == Opportunity to respond to residential streets
- ➡ Opportunities for increased pedestrian permeability
- * Opportunity to activate the yard space
- * Opportunity to improve visibility of Morrisons store
- + Opportunities to create green space
- Opportunity to continue and improve retail
- Opportunity to respond to Conservation Area: Rye Lane
- Opportunity to respond sympathetically to historic buildings
- Opportunity to respond sympathetically to THI buildings



3.2 Constraints summary

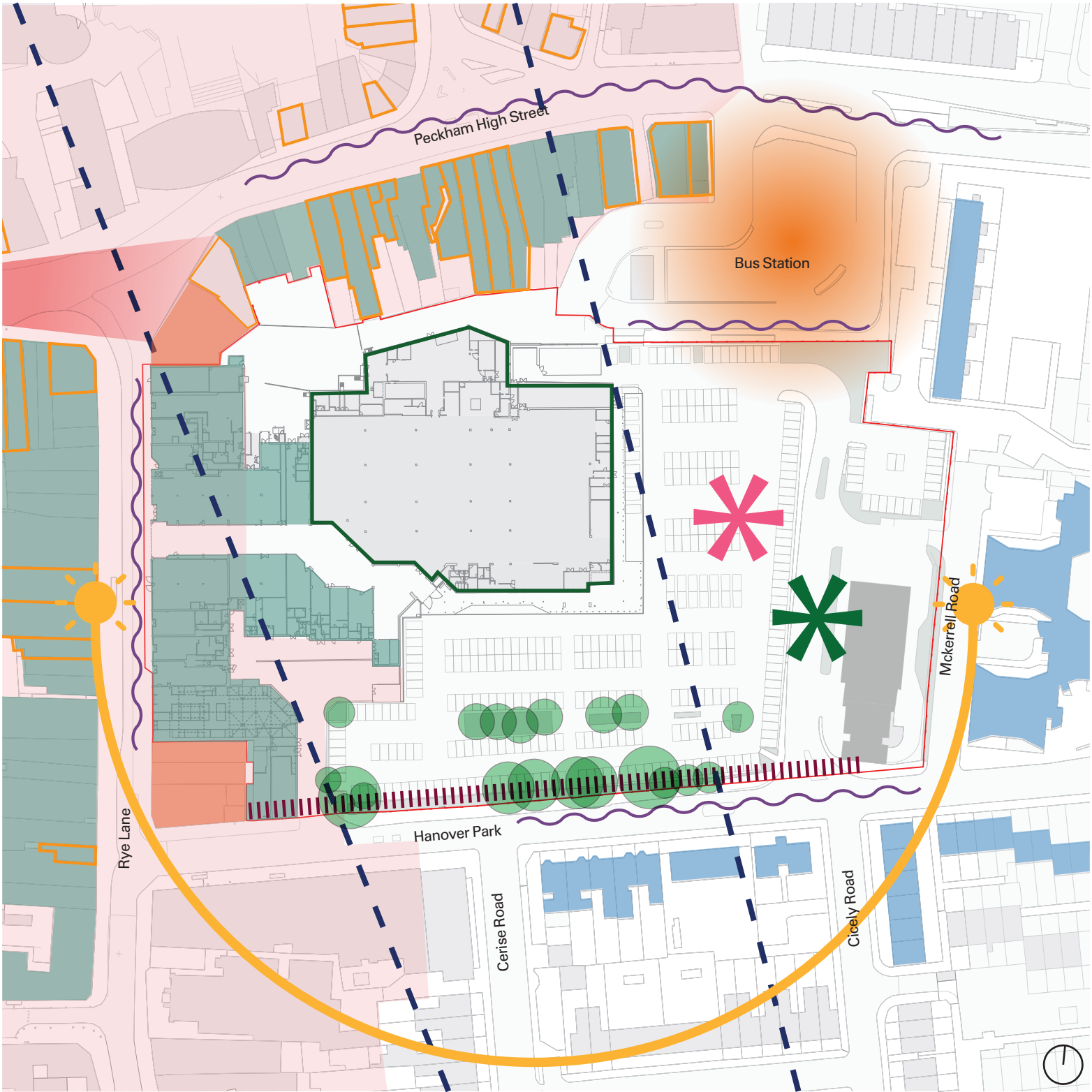
A series of site constraints have been identified. These include, but are not limited to:

- Key townscape views
- Site boundary
- Basement location
- TPO trees
- Phasing
- Existing site levels

The following diagram explores the constraints of the site, most of which are identified in the project brief.

Constraints

- LBS view corridor requires a clear view of St Paul's
- Key townscape views of former Jones & Higgins building clock tower
- ~ Noise from traffic
- Conservation area: Rye Lane
- Historic buildings anchoring site to respect and respond to
- Opportunity to respond sympathetically to THI buildings
- Retail culture to be continued and re-provided where lost
- Residential character and heights
- Existing Morrisons store to remain operational during construction
- ✱ Location suitable for new Morrisons store
- ☀ Sunlight path around the site
- ✱ Taller buildings appropriate to the east of the site
- Bus station in active use
- |||| Limited options for servicing and customer vehicular access
- Existing TPO trees (indicative locations, varying categories)

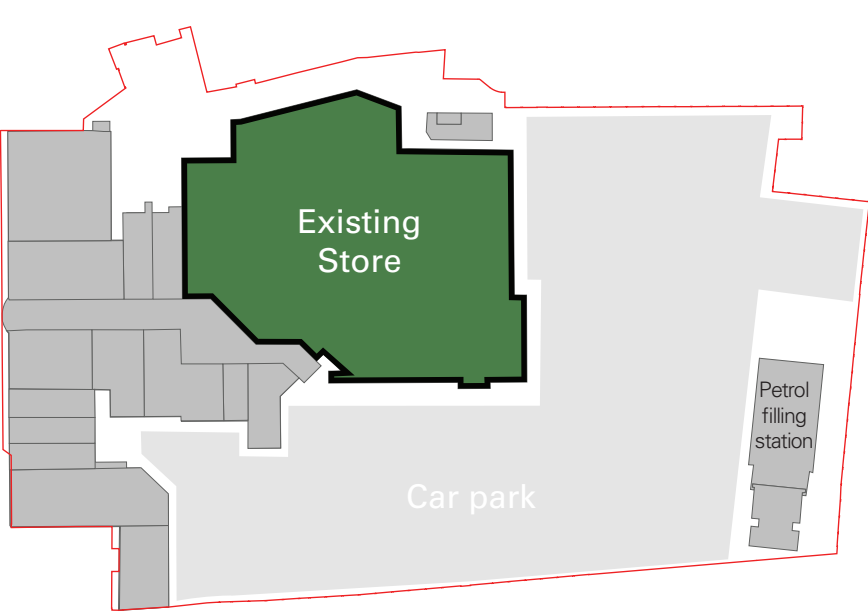


3.3 Continued operation of Morrisons store

The Proposed Development takes the opportunity to relocate the existing supermarket to the east of the site. This would create more visibility, as the existing store is partially hidden at the east of the Aylesham Centre.

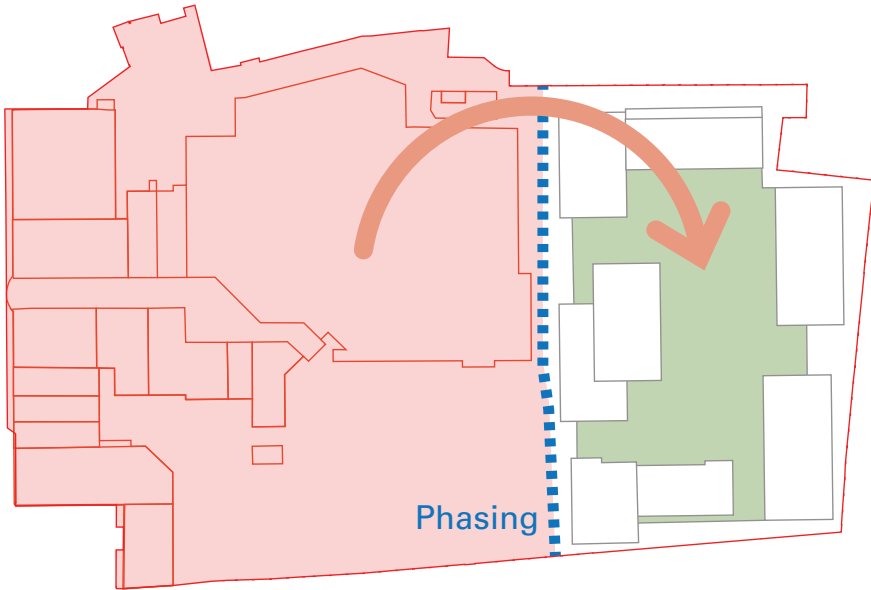
Phasing has been considered carefully to ensure that the existing store can remain operational throughout construction of the new store to the east. Phase 1 will include the new store and a mix of homes above a shared podium garden and play space. The customer car parking will be allocated to a basement below the Phase 1 development.

Once the new store is open, Phase 2 can commence, beginning with the demolition of existing store and the Aylesham Centre.



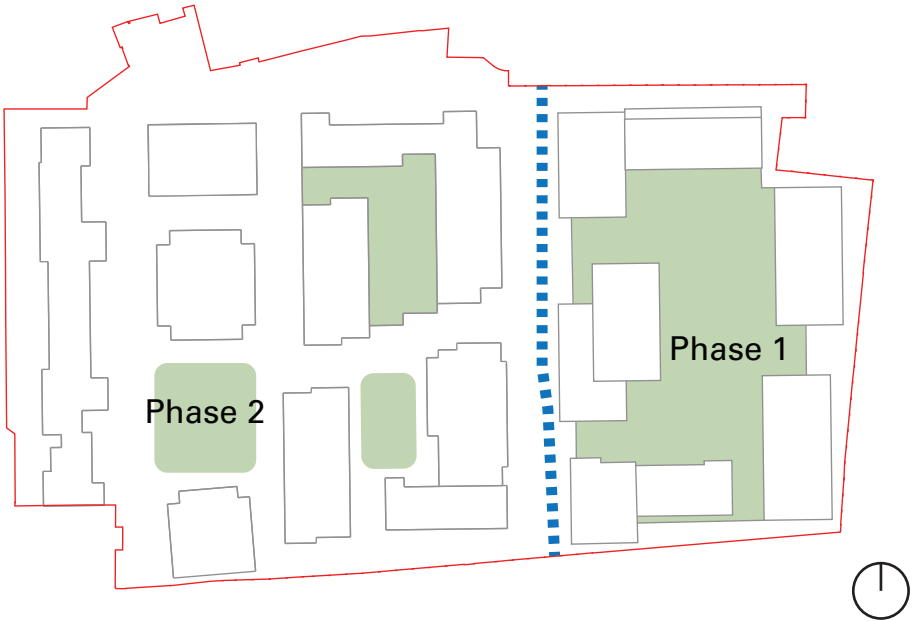
Existing site layout

Car park to the south and east, petrol filling station in the south-east corner of the site.



Site layout during construction of replacement supermarket

The site is divided to allow construction to safely happen whilst the existing supermarket and Aylesham Centre remain operational.



Site layout after construction of Phase 1

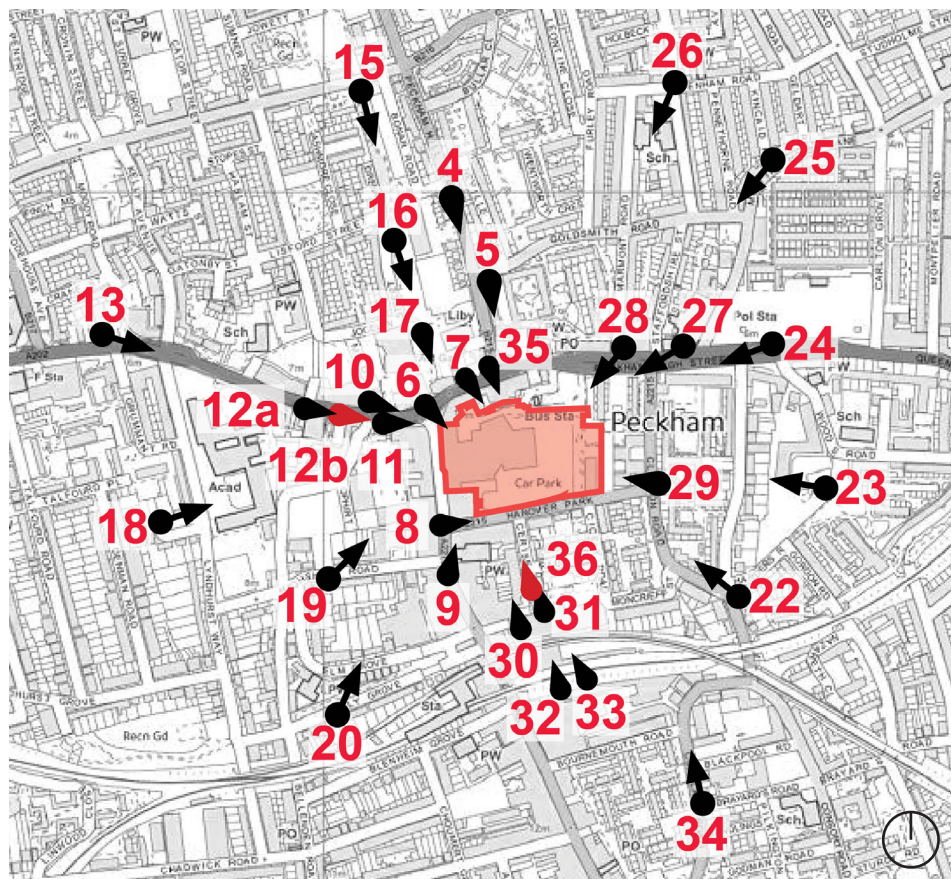
Following completion of the new supermarket, the west of the site is cleared and Phase 2 is constructed.

3.4 Townscape considerations

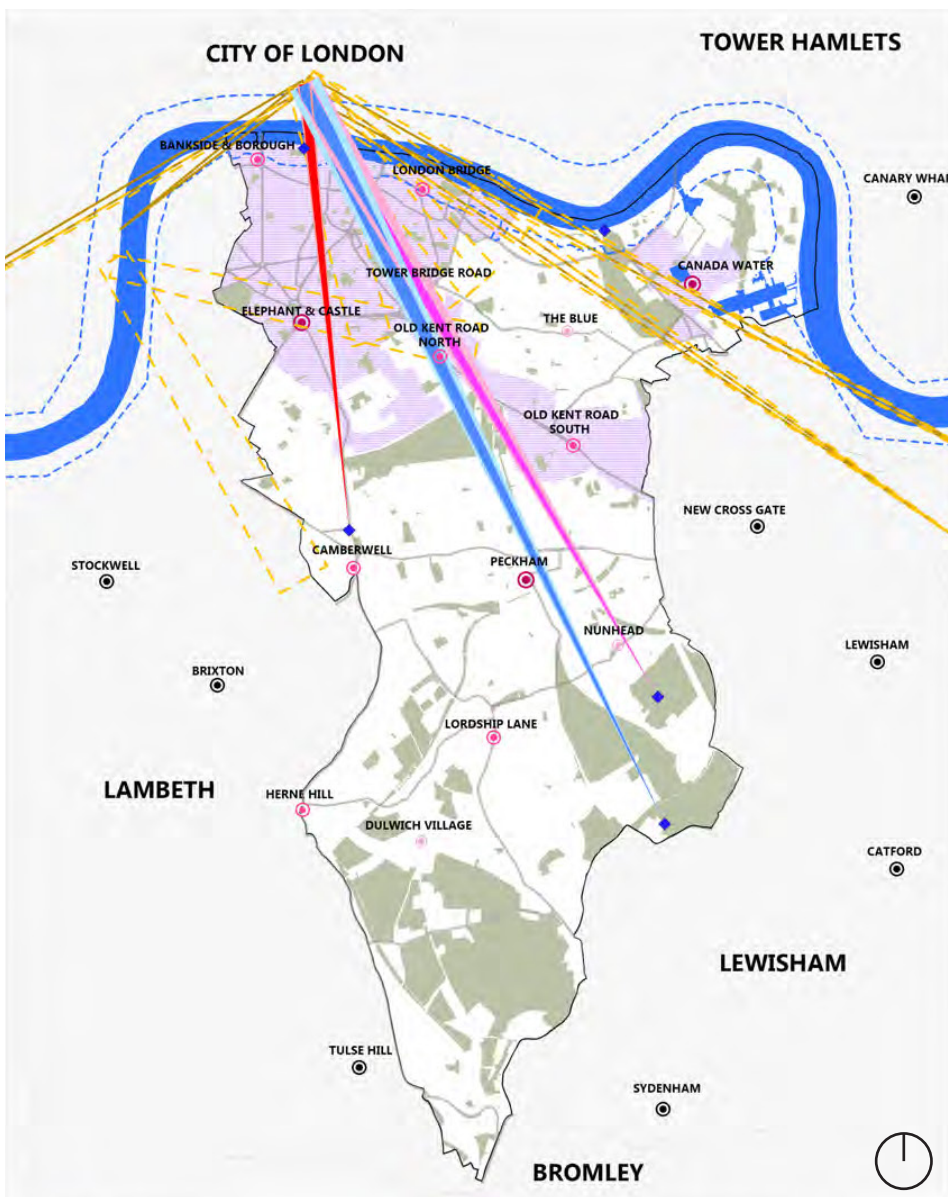
Townscape views

A series of 37 townscape views have been identified and agreed with LBS, which have been taken into account during the design process. These have been used to study the emerging massing and present the scheme through pre-application meetings.

The image to the right is a key plan showing where key views have been identified to be tested within VU City. The image to the right shows an excerpt from the LBS Local Plan 2022 showing protected viewing corridors, protected open spaces and possible locations for tall buildings.



Key plan of views surrounding the site tested using VU City



- Protected Open Space
- Possible locations for Tall buildings
- Borough View Point Locations
- Thames Policy Area
- London View Management Framework Cemetery Landmark Viewing Corridor
- London View Management Framework Wider Setting Consultation Area
- Borough View LVS Camberwell Road Landmark Viewing Corridor
- Borough View WSCA Camberwell Road Wider Setting Consultation Area
- Borough View LVS One Tree Hill Wider Setting Consultation Area
- Borough View WSCA One Tree Hill Wider Setting Consultation Area
- Borough View LVS Nunhead Cemetery Landmark Viewing Corridor
- Borough View WSCA Nunhead Cemetery Landmark Viewing Corridor

Tall buildings and views from LBS Local Plan 2022 document

3.4.1 Key views

The masterplan massing considers all views as agreed with LBS and set out within the Heritage, Townscape and Visual Impact Assessment, but in particular responds to three sensitive views:

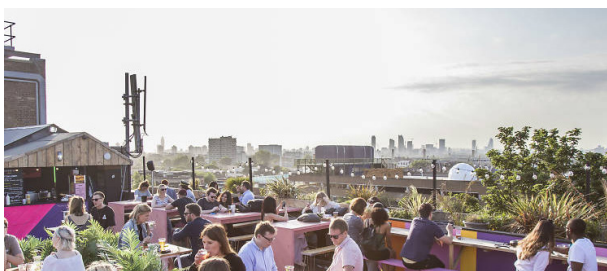
- Looking north from Peckham Levels and Bussey Building
- Looking south from Peckham Hill Street
- Looking east from Burger King to Jones & Higgins

These views have been used to present the masterplan massing to LBS, but also help define the most appropriate area for height within the development to be in the east of the site.

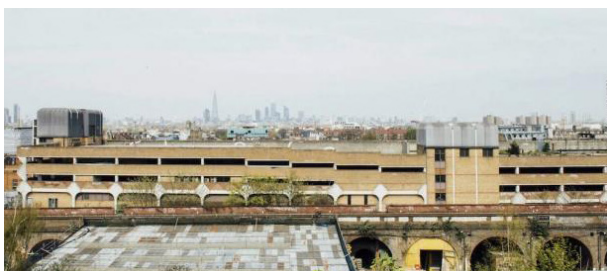
Burger King and Persepolis view onto Jones & Higgins



Bussey Building rooftop view



View of Peckham Levels and beyond



Key:

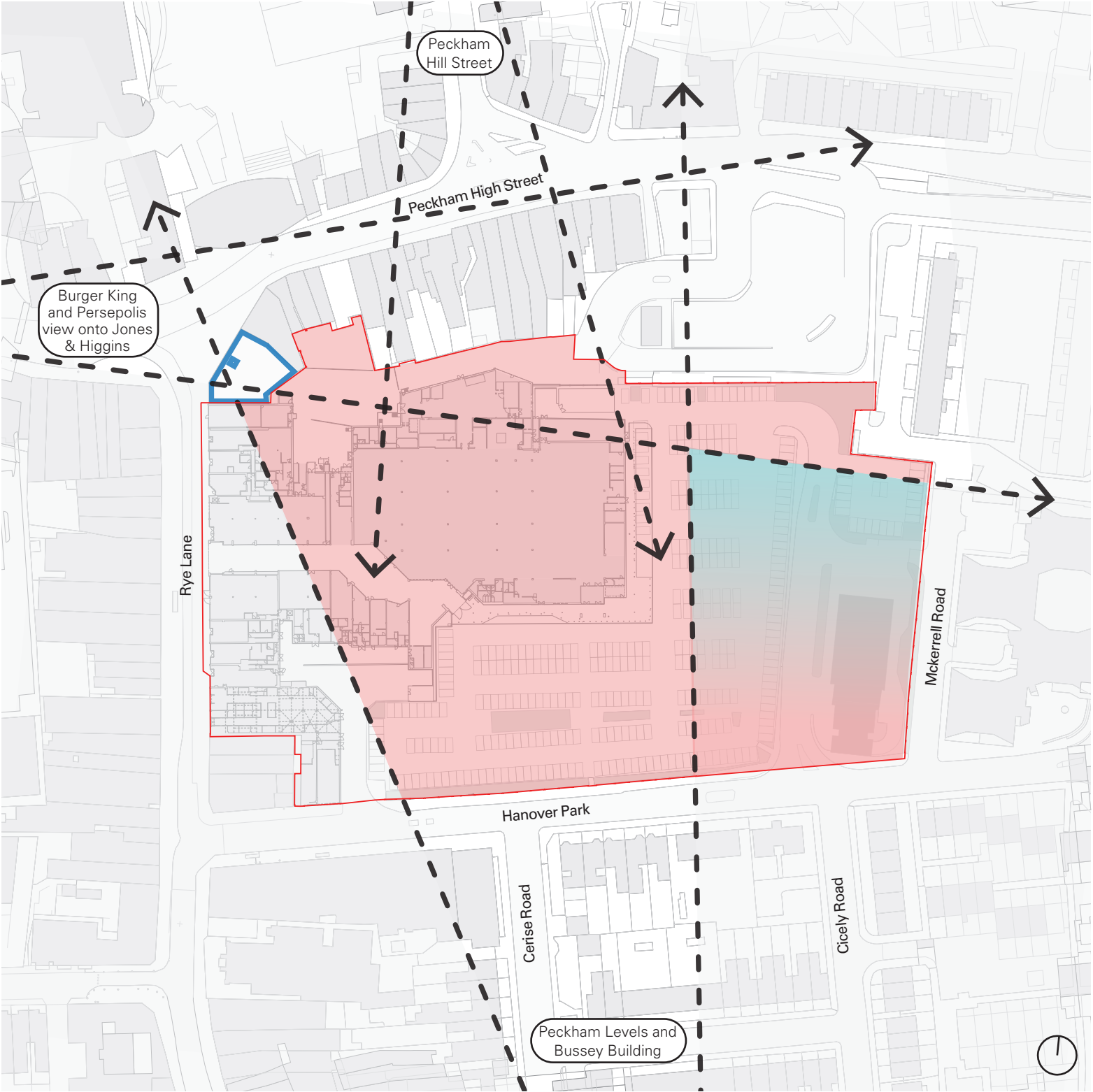
TALL

LOW

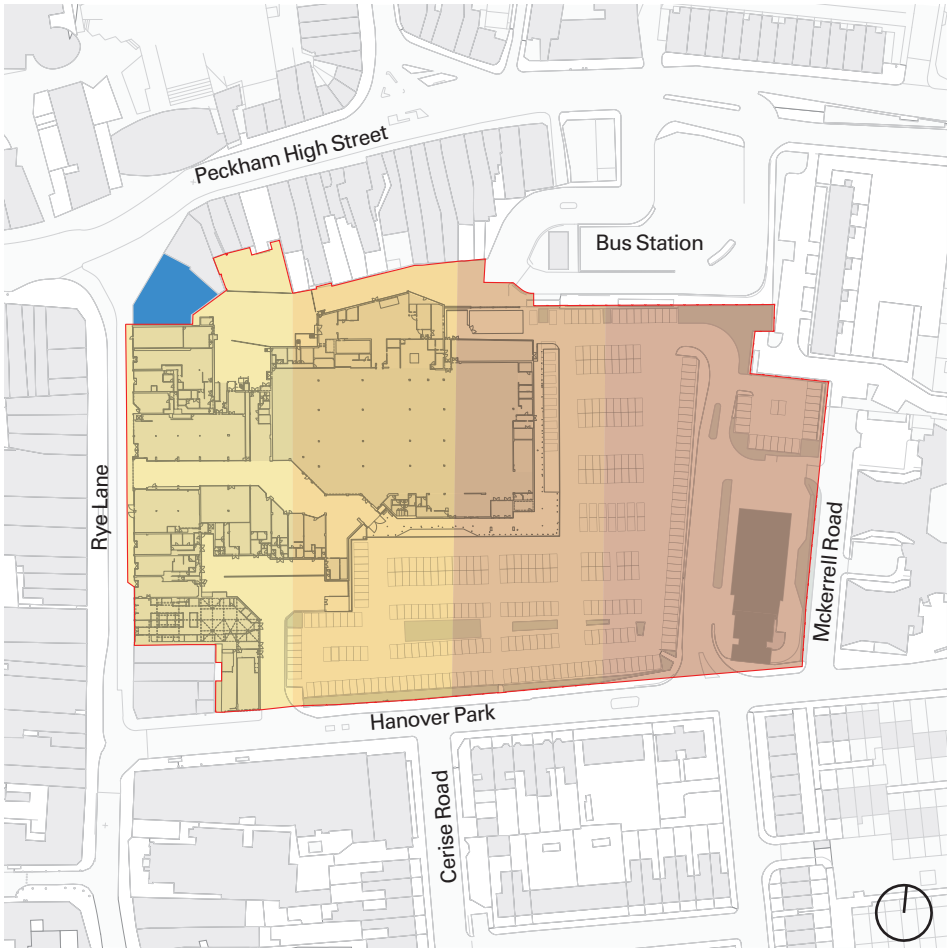
Allocation of height

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Landmark viewing corridor



3.4.2 View considerations - Jones & Higgins



Key:

Blue Jones & Higgins

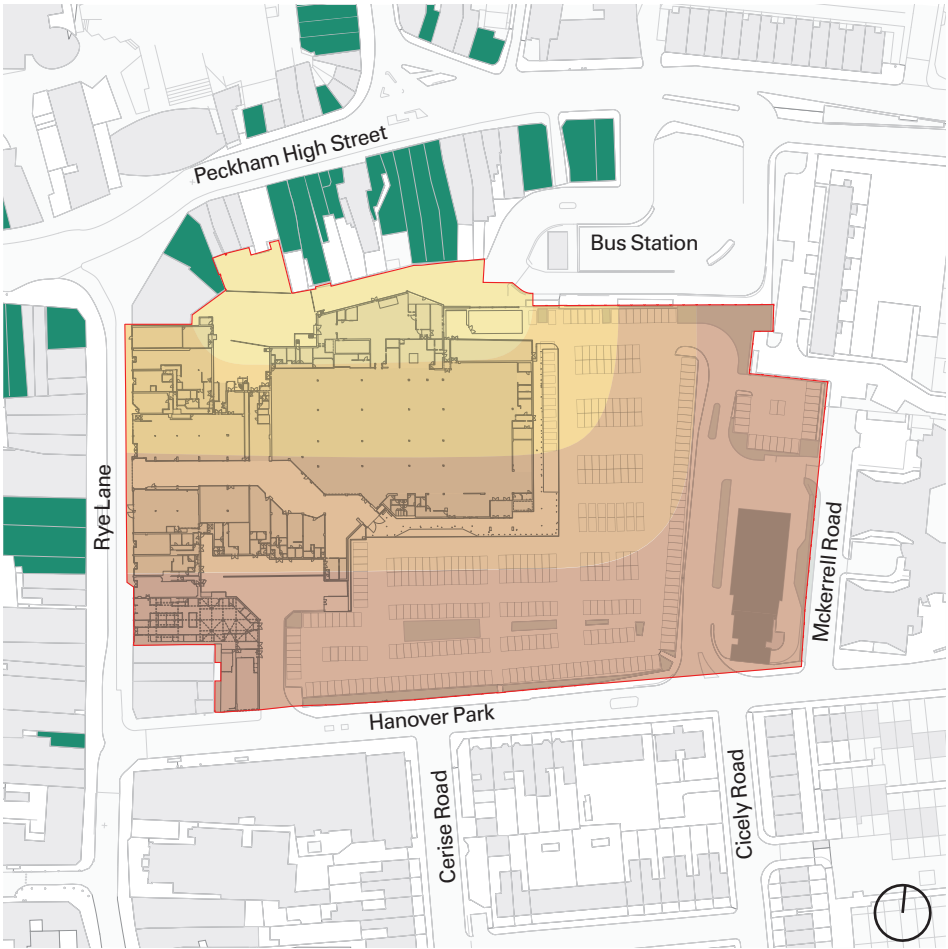
LOW Layering of buildings on site

TALL

Layering of heights

- Positioning of taller building to respect views
- Heights of Rye Lane buildings responding to former Jones & Higgins clock tower

3.4.3 View considerations - Peckham Hill Street



Key:

Green THI buildings

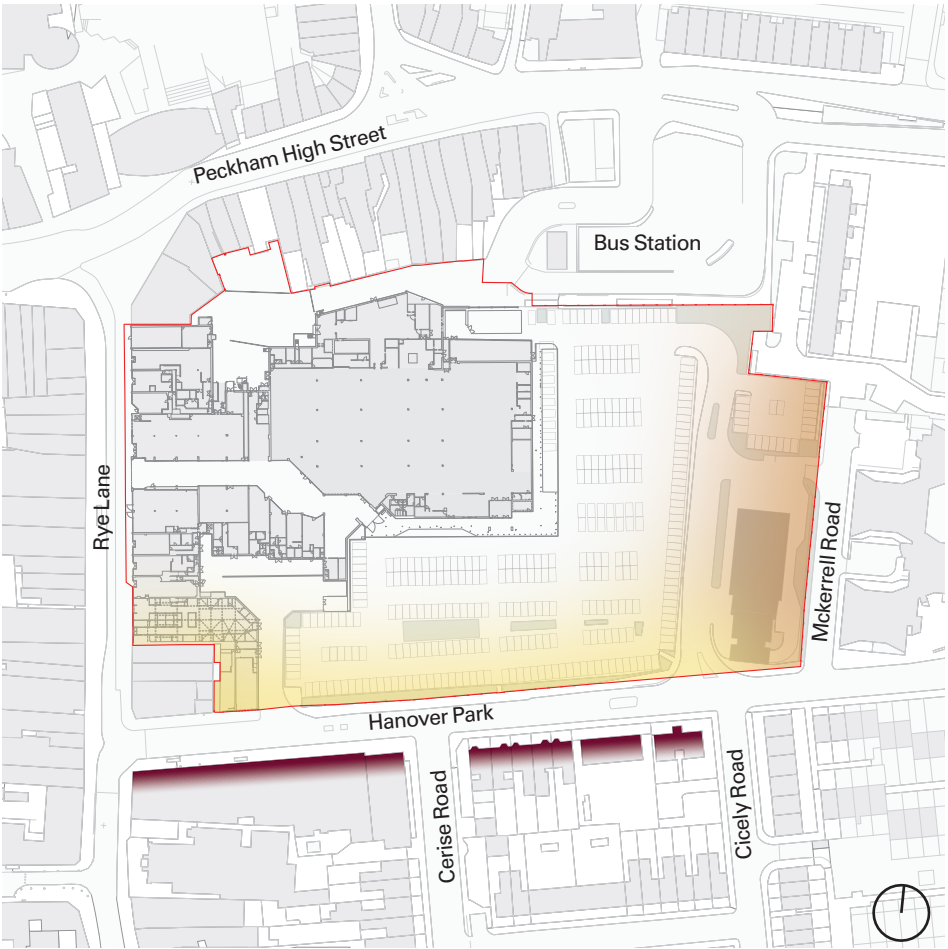
LOW Layering of buildings on site

TALL

Layering of heights

- North / south orientation of buildings to reduce width of the massing from this view and facilitate views of sky
- THI buildings require delicate architecture background

3.4.4 View considerations - Bussey Building



Key:

Dark purple Hanover Park: retail and residences

LOW Layering of buildings on site

TALL

Layering of heights

- North / south orientation of buildings to reduce width of the massing from this view and facilitate views of sky
- Shifting and slimming of taller building to further respect views
- Datum of five-to-six storeys shoulder height to respond to Hanover Park character