

Response to formal design comments (26.03.25)

This document provides detailed responses to the post submission formal design comments issued 26.03.25 by officers from the London Borough of Southwark (LBS). Each section addresses specific points raised in the comments, presenting a clear and structured response that outlines the rationale, supporting information, and any design revisions made in response to the feedback received.

The format of the document largely mirrors the original comment structure, with some similar points grouped together to ensure clarity and ease of reference.

Response Sections

- Landscape Interface
- Character areas
- Bus station and Purdon House interface
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- Building F – Architectural design
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- Building D – relationship with public realm
- Scale, massing and architecture – Rye Lane
- Ground Floor experience – Rye Lane
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- Ground Floor experience – Building P and Q
- Impact on Heritage Assets : Jones and Higgins facade
- Impact on Heritage Assets



Ground floor masterplan

Landscape interface

LBS Comment

Concern is raised on the reliance on green landscaped areas in the areas where there will also be service access, and the realistic prospect that these areas will not be as “green” and planted as indicated in reality. (1)

Response 1

Segregation

- The design was completed by Gillespies Landscape Architects, an experienced landscape designer.
- The landscape strategy intentionally segregates land required for servicing from soft (green) landscape areas.
- Key characteristics from successful precedents have been used to influence and inspire the feel for Peckham Yards;
 - **Floral Court, Covent Garden** – Showcases the high-quality integration of large planters featuring trees and perennial planting within a hard-surfaced public space.
 - **Mixed-Use Public Realm, Hackney Bridge** – A vibrant, community-focused destination known for supporting small businesses, food vendors, and hosting events. This hard-standing space encourages gathering for both locals and visitors, while actively engaging with the surrounding mixed-use buildings.
 - **Superkilen Park, Copenhagen** – Ground graphics create intuitive desire lines, aid wayfinding, and add visual interest for users of the space

Materials Pallet

- Hard and soft landscaping materials and palettes have specifically been chosen as appropriate for the specific functions of the areas.
- Planting in the Peckham Yards area is robust and low-maintenance, chosen to thrive in the urban environment and unique microclimate.
- Within harder areas with more foot traffic and servicing, robust planting species including Camassia, Autumn moor grass and Wild Thyme are proposed as they are resilient against climate conditions and thrive next to hard standing areas.
- Seasonal interest and longevity has been considered in the planting design for each area so that the planting remains as green as intended across all seasons throughout the life of the development.
- The detailed landscape plans submitted as part of the application set out the materiality of hard and soft landscaping surfaces. If permitted the development will be delivered in accordance with these plans. Further information / detail will be secured by condition.
- The trees chosen within the Urban Orchard, including Crab Apple trees, are hardy and thrive in urban conditions.
- Planting species in high-access areas here are predominately within planters to be protected from vehicles.



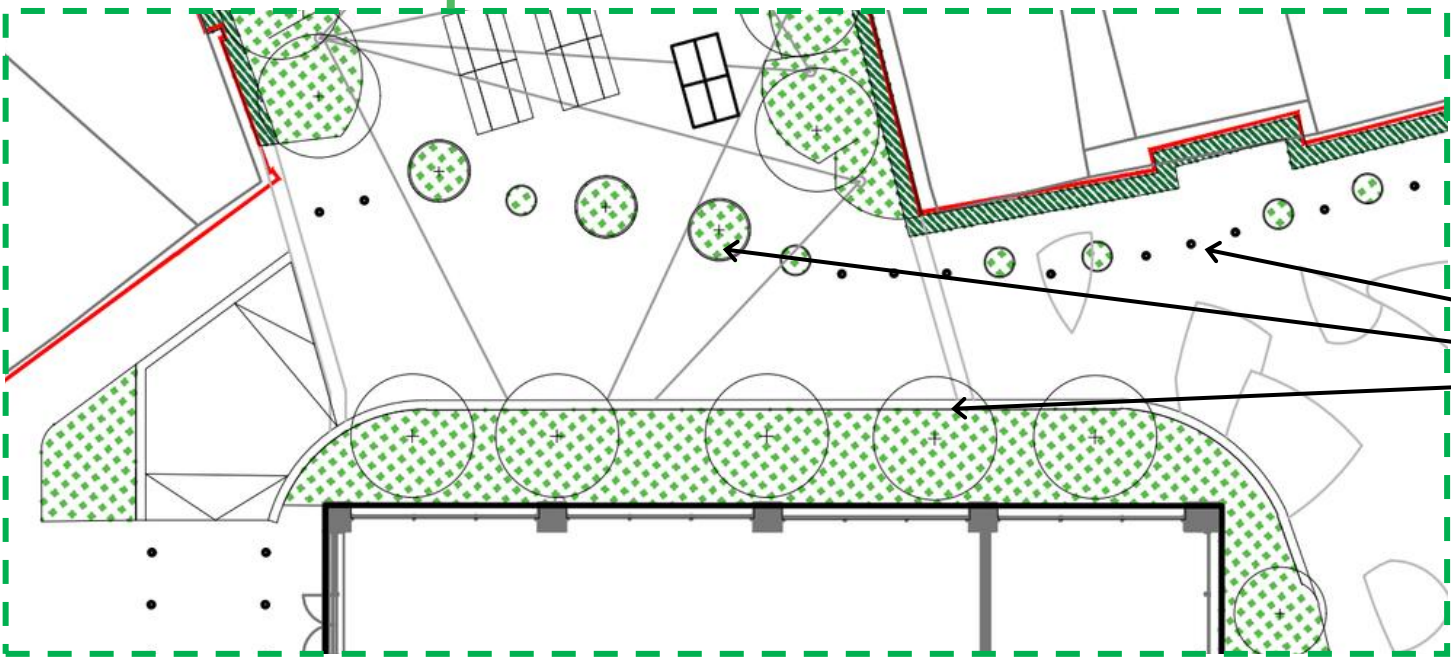
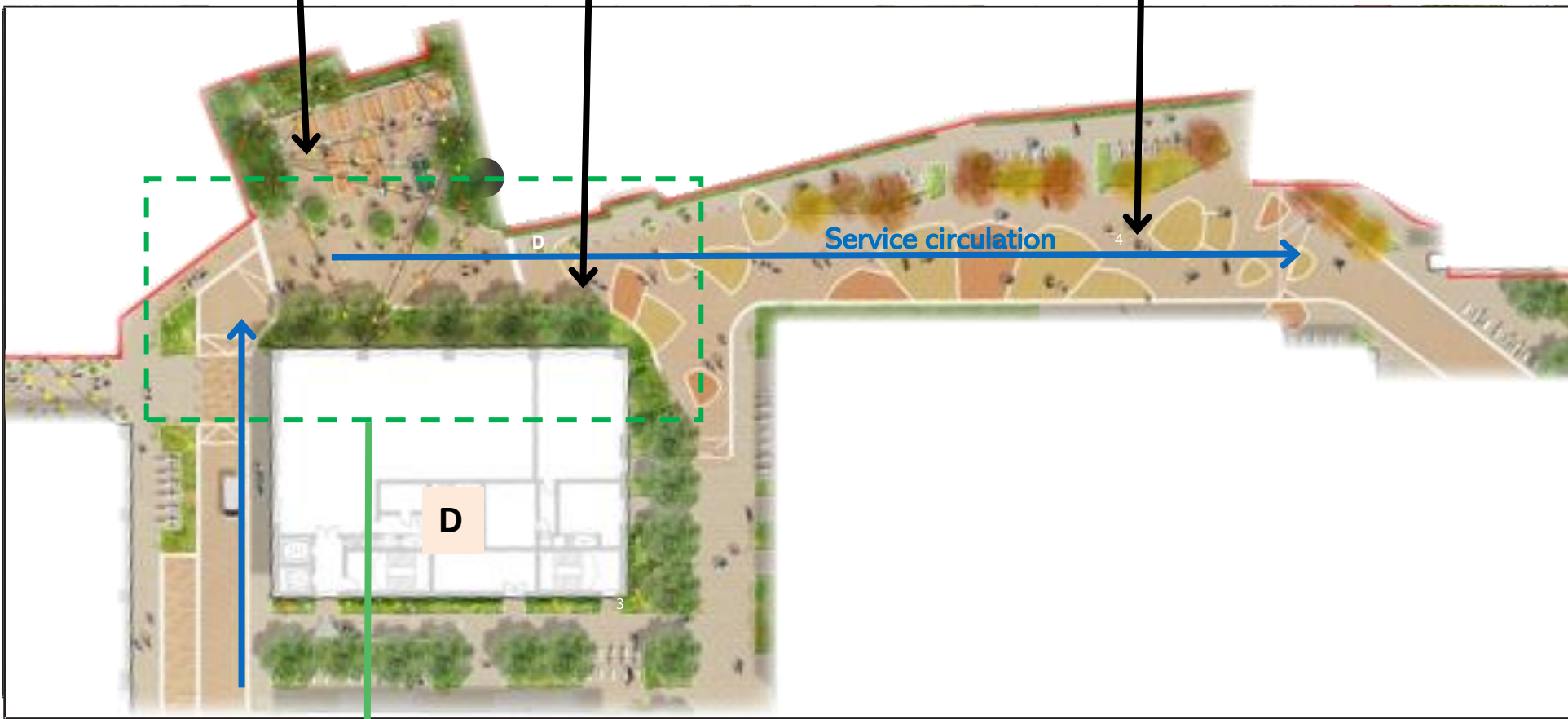
Planters in Floral Court, Covent Garden



Mixed use public realm, Hackney Bridge



Superkilen park in Copenhagen



Servicing is separated from green spaces, with clear edges between circulation areas, planted zones, and pedestrian circulation, using the following features:

- Steel bollards,
- Raised planters and;
- High curbs.

This will ensure that service vehicles will not encroach into the green landscaped areas.

Shrub and perennial planting

Detailed plan of Peckham yard space adjacent to building D

Character Areas

LBS Comment

"The masterplan also broadly utilises three linear blocks; to the east; a podium block, with taller buildings and the supermarket in the base and ground floor (blocks L, M, N,. P & Q); a central block with both individual and a smaller podium block with F&B and retail uses facing the Floral Walk and Aylesham Gardens (blocks G, H, J & K), and a western block that includes Aylesham Gardens, the workspace building and the Rye Lane frontage (A, B, C, D, E & F). This simple layout is permeable and creates routes and connections through the site, with a hierarchy of spaces and character areas informed by existing spaces in the Peckham area.

Further efforts to reinforce these characters should be concentrated on the following areas:

- "Peckham Yards" area to North;
- Mckerrell Road interface/pavement including adjacent to Purdon House;
- To the rear of block A & B;
- To the North of block L and in face with the bus station (2)

Response 2

Feedback received from the DRP Panel in March 2024 expressed concerns regarding the lack of clearly defined character areas and how the proposed development would respond to these distinctions. In response, we concentrated on the four character areas identified and developed a distinct vision for each. Through a series of design team workshops, we made targeted refinements to strengthen the unique identity and experience of the following four key areas of the development. These are explored in detail on the following pages:

- Peckham Yards (to the north)
- Mckerrell Road interface and pavement (including the area adjacent to Purdon House)
- Rear of Blocks A & B
- North of Block L, facing the bus station

These character areas have been designed to respond to the unique character of Peckham while maintaining coherence across the masterplan.



Character Areas

1. Peckham Yards

The vision for Peckham Yards is;

- to create a vibrant and inclusive public realm where the local community can gather, connect, and thrive.
- to celebrate Peckham's unique culture and entrepreneurial spirit through curated spaces for independent vendors, food carts, and pop-up experiences.
- to create an open and adaptable landscape, which provides a generous outdoor spill-out area for Building D, blurring the boundaries between work, leisure, and community life.

Peckham Yards has evolved into a vibrant, multi-functional destination, balancing urban greening with functionality. With primary focus on activating the space for both work and leisure, using:

- a central urban orchard to anchor the space;
- bold, colourful planting schemes and vertical greening to the perimeter;
- flexible street furniture supporting social gathering and informal use.

This is intended to give the area a distinct character and strong sense of place, distinguishing it from quieter residential streets like Mckerrell Road.

The design draws inspiration from the vibrant, community-focused environments of established yard spaces such as Copeland Park, Eccleston Yards and Deptford Market Yard, which have successfully fostered lively, mixed-use destinations through public spaces designed to offer different experiences across various zones creating a richer, more active environment.



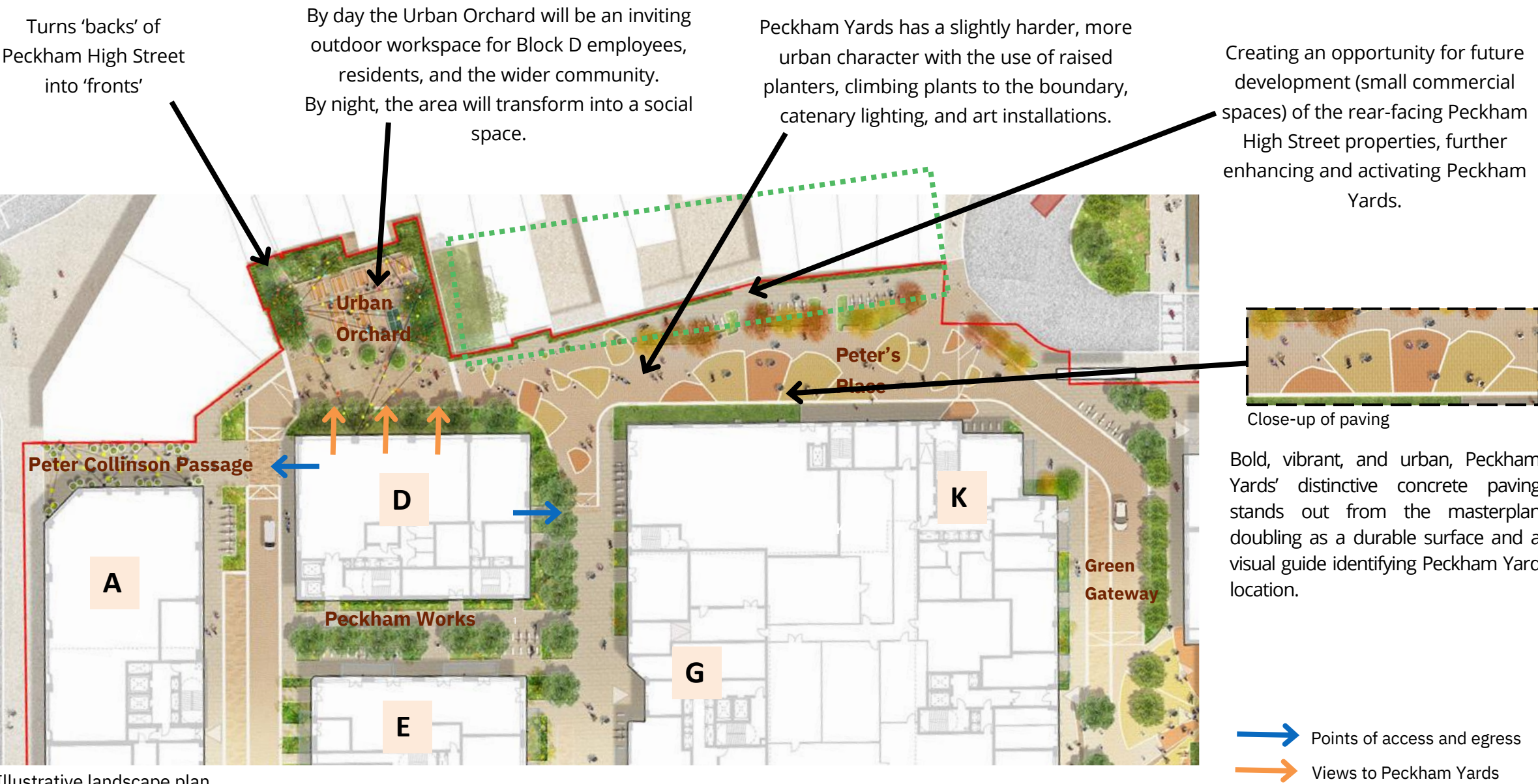
Deptford Market Yard, Deptford



Copeland Park, Peckham



Eccleston Yards, Victoria



Illustrative landscape plan

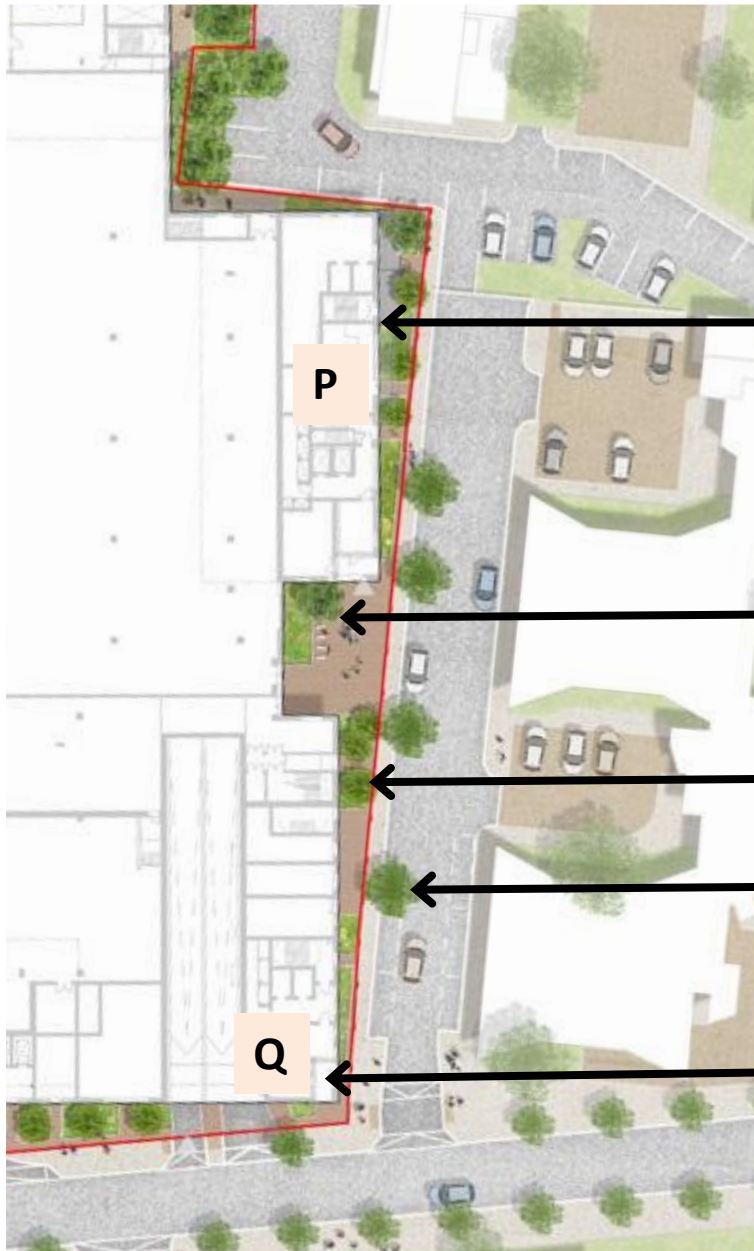
Character Areas

2. Mckerrell Road Interface (including Purdon House)

A quieter residential street given its setting between existing residential buildings (Purdon House and 81 Hanover Park) and our proposed buildings (P and Q).

The Mckerrell Road character area is more deliberately quieter than elsewhere on site, with less bright colours, and more lush, green planting.

The elements that shape the character of this area reflect those found in the context of Peckham’s residential streets, precedents of those street are shown below.



* Rain gardens capture runoff from adjacent hard surfaces, supporting sustainable drainage. Planting is designed for both wet and dry conditions, enhancing biodiversity and offering decorative and ecological value.

Lush, raingarden* planting within defensible zones to soften the pavement edge

Setbacks particularly in front of building P widen the pavement and offer a public space activated by planting and short-stay cycle parking

Permeable concrete paving tying into the wider green links across the site.

Street trees (including Tilia cordata, Acer campestre) to bring human scale and continuity with local streets

Double-height entrances, corner lobbies, and visible cycle stores create strong architectural expression and activation to the street.

Illustrative landscape plan of Mckerrell road



Frontage of building Q



Residential street in Peckham showing greener and small public spaces



Frontage of building P



Residential street in Peckham showcasing planting along the street and green frontages

Character Areas

3. Rear of Blocks A & B

Acknowledging the functional needs of service access, the Aylesham Gardens side of Blocks A & B has been designed as a hybrid commercial and social space with a distinctive character in the structural building form, bold use of colour and art, and layered use of space .

The following elements have been implemented in the design, following feedback received at DRP and from LBS officers:

- Small-format commercial units fronting both Rye Lane and Aylesham Gardens;
- Rear-facing facades enhanced with integrated public artwork (to be secured by condition);
- Hardy raingarden planting used, including Red bistort and Carex remota, are strategically placed to buffer pedestrian routes from service zones;
- Improved pedestrian connections linking Rye Lane and Peckham Yards reinforce permeability and animation.
- Pedestrian routes designed to comfortably accommodate movement, gathering, and conversation.

These measures ensure that the area enhances the wider experience and supports the wider masterplan placemaking goals which are;

- Establishing a distinct and recognisable identity rooted in Peckham's character; and
- Promoting and sustaining the growth of local businesses and the surrounding economy



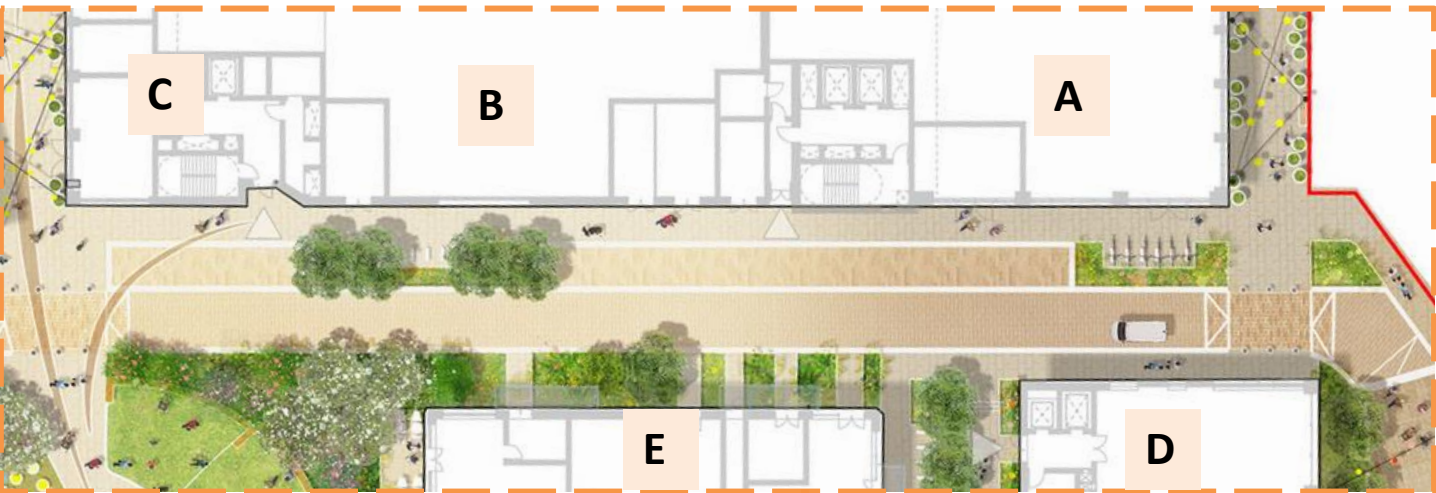
Precedent – mixed use frontage and public realm with residential access and soft landscaping



Precedent – public art on the facades.



Buildings ABC frontage to the gardens.



Landscape plan to the area at the back of buildings ABC.



Character Areas

4. North of Block L (Bus Station and Purdon House Interface)

Building L forms a deliberately strong transitional edge, framing the bus station. The building signals entry to the site from the north with a clear and defined presence. In feedback from TFL dated 23 December 2022, concerns were raised about the interface with the bus station, highlighting the need to maintain the efficient operation of the bus network therefore we;

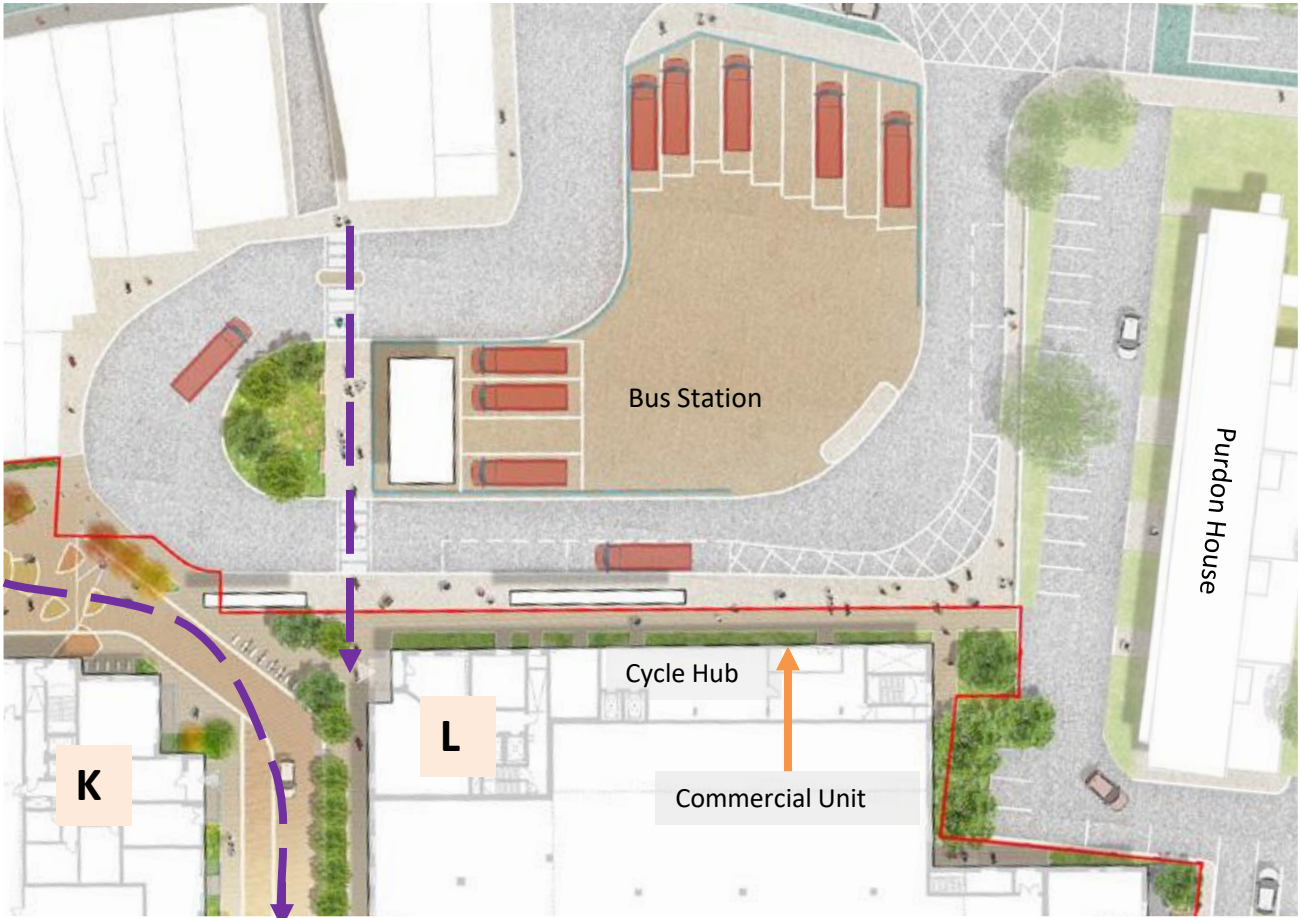
- Maintained the existing wall between the development and the bus station to ensure safe movement,
- proposing enhancements solely to the footpaths without altering the bus station carriageway

Building L prioritises natural surveillance and active ground-floor use, with no amenity spaces facing the bus station up to level 5. Its expressive façade features bold arches, coloured glazing, and red tones that reflect the visual language of public infrastructure.

Key design principles include:

- A non-monolithic design enriched by a range of varied and responsive architectural intervention.
- Clear delineation between bus, pedestrian, and cycle routes which link into the site;
- Articulated façade detailing to add interest and visual rhythm;
- Suitably placed walkways and lighting reinforcing passive surveillance;
- A commercial unit to activate the ground floor and serve as a link to Peckham High Street from the N-S pedestrian route.
- Cycle hub access from the north façade to encourage resident engagement with this elevation;
- Robust raingarden planting softening the boundary and providing a greener E-W pedestrian route.

These design elements ensure that, while this edge clearly reflects its transport-oriented character, it also feels welcoming and enhances the safety of the bus station experience.



Landscape plan and context of the Bus Station demonstrating route into the site.



Building L North frontage to the Bus Station

Bus Station and Purdon house interface

LBS Comment

"In general, a distribution of scale and massing across the site is acceptable. 1) Concern is raised regarding the articulation of the massing of blocks M and L, particularly with the height and massing of the east/west section of block L, facing the bus station. A reduction in height of at least 2 storeys to bring the building closer to the height and massing of nearby Purdon House and leaving a corner tower is encouraged. 2) This will align it more closely with the established approach to massing of Block K nearby. 3) The reduction is also required to reduce the harsh impact the scale of the building would have on the experience of the bus station, soften this important outer edge of the development and 4) could help improve the amenity and outlook of Purdon House.

Response 3

1) Articulation

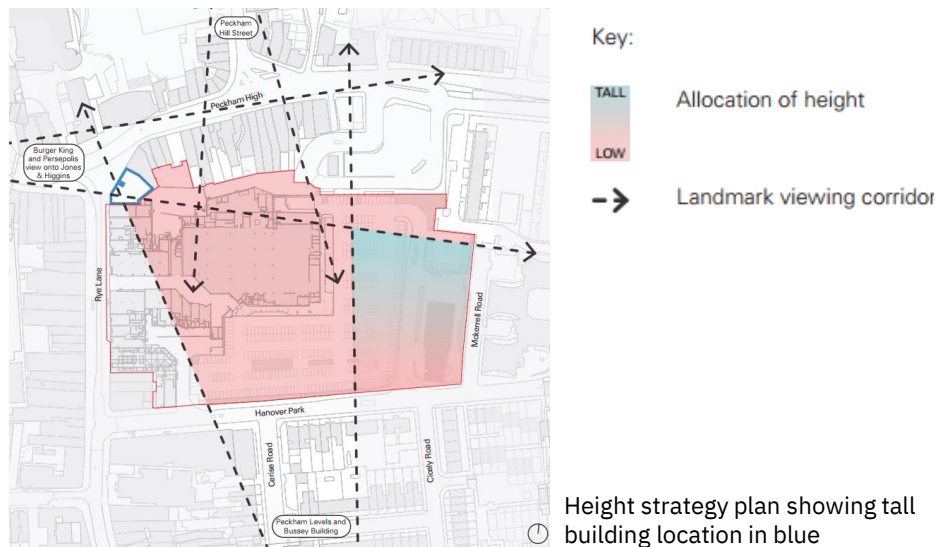
The site's height strategy purposefully steps up from low-rise edges to taller buildings at the centre, in line with pre-application advice from LBS officers. Building L acts as the northern entrance marker to the N-S Green link through the site.

Its location is appropriate for additional height being close to key infrastructure and framing an open space within a dense urban context. The adjacent bus station's low profile supports this scale shift, while Building L adds definition to the public realm through active frontages.

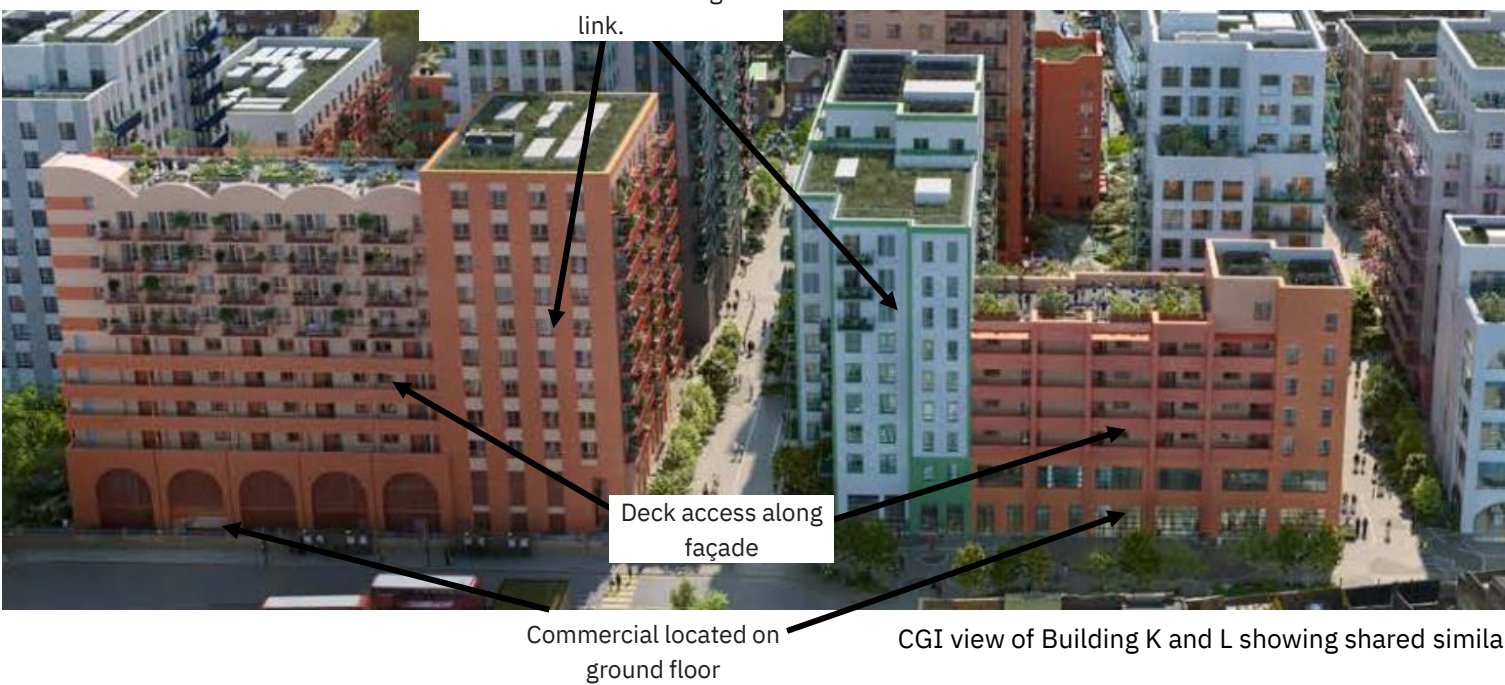
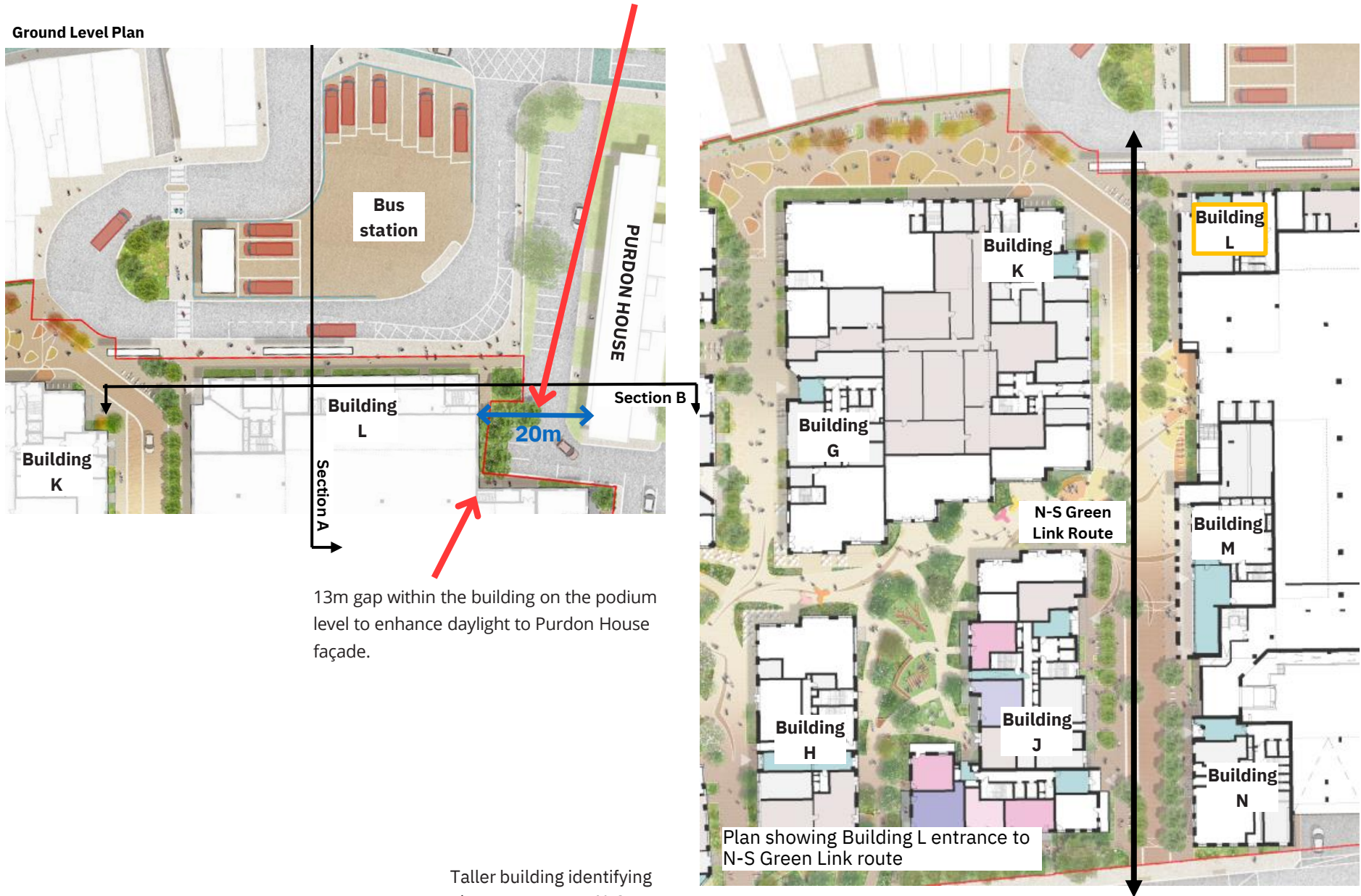
2) Shared design principles

Building L shares similar design principles as Building K ;

- Marker building element
- Deck access along the façade, responding to surrounding context
- Use of similar bolder colours within the façade
- Change of floorplate at certain points within the building



Relationship between building L and Purdon House, both facing the bus station, and 20m separation distance at the narrowest point.



Bus Station and Purdon house interface

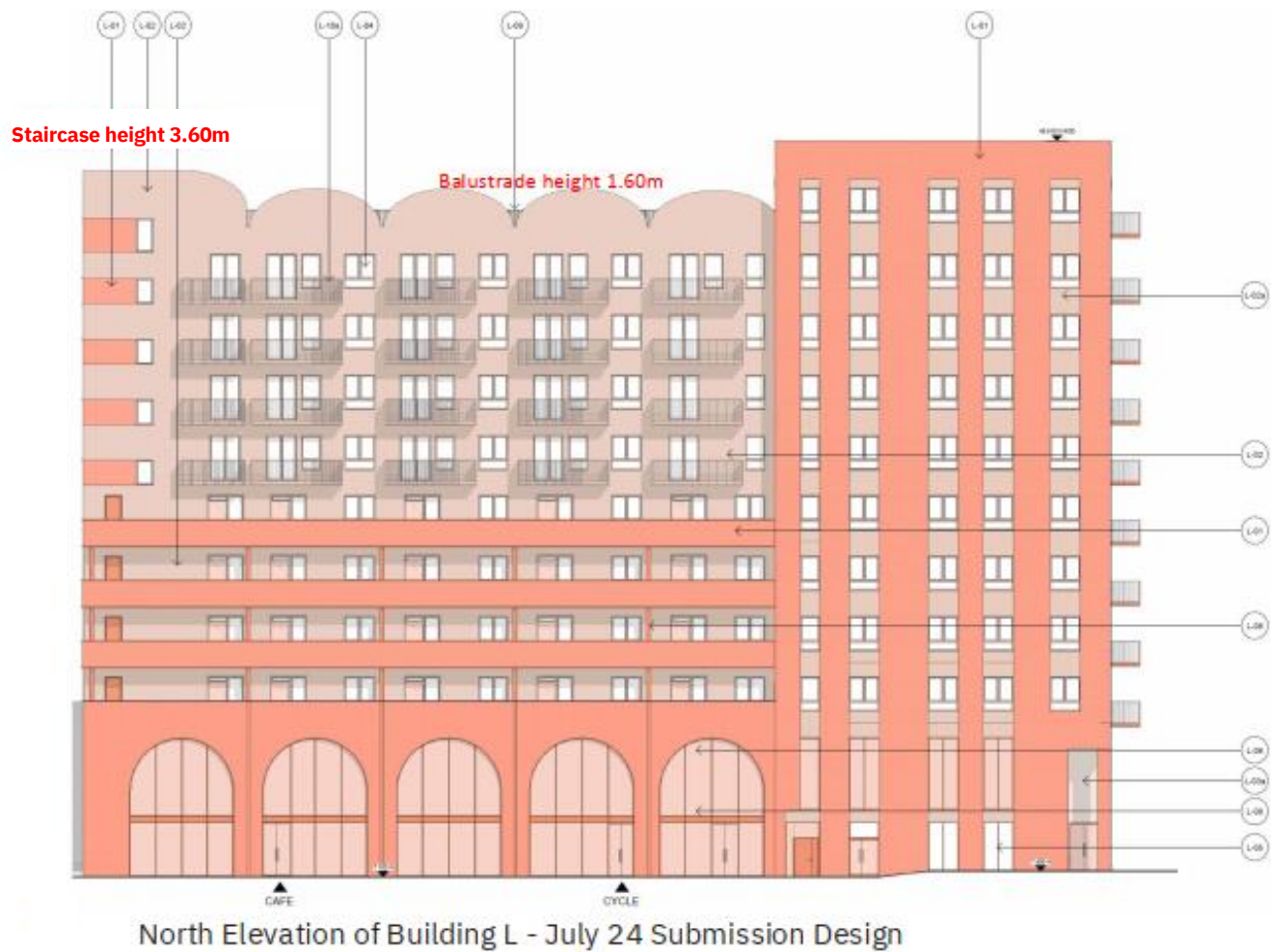
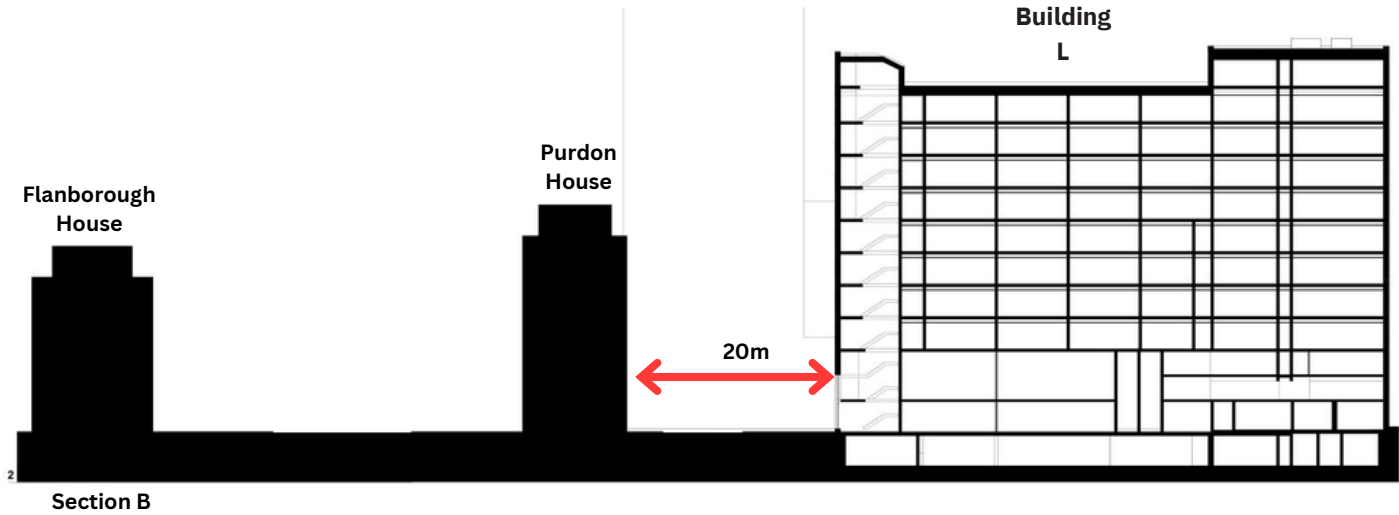
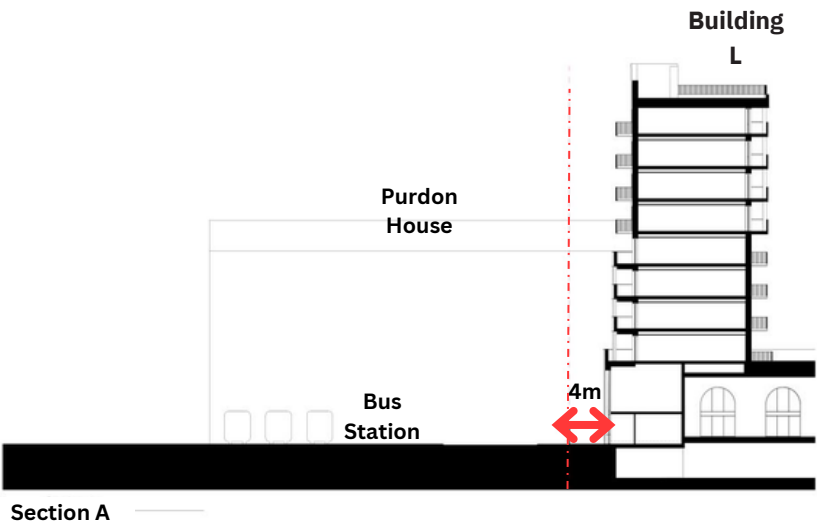
3) Scale and Experience of Bus Station

A 20m separation, enhanced by mature tree planting, sits between Building L and Purdon House, creating a clear separation distance. The majority of properties within Purdon House will still look out onto the bus station (with the remainder of homes looking out to existing mature trees) and is therefore unchanged from the current position.

The homes in Purdon House are dual aspect. The internal arrangement positions kitchens and bathrooms on the west-facing elevation toward the bus station, with primary living spaces oriented toward the shared garden to the east.

LBS officer comments regarding the height of the building has been addressed by reducing the height of the parapet from 1.6m to 1.25m and the eastern staircase overrun has been reduced in height by 0.35m.

Due to the current fire strategy, further reduction of height to the building's East wing would not be possible, as the second staircase needs to also provide an escape route for the building's West wing from all floors.



Building M – Building profile

LBS Comment

Block M, the tallest tower, would benefit from a more slender profile; this could be achieved by the inclusion of a crown top and distribution of balconies to the facades.

Response 4

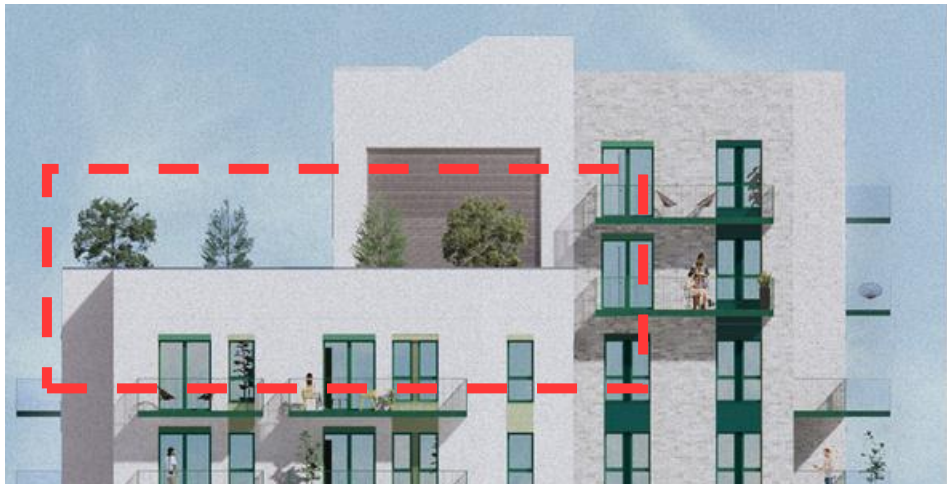
Building M serves as the pinnacle of the scheme, not only as a prominent landmark but also as a building that works intelligently within its parameters.

Its placement is carefully informed by the structural grid of the Morrisons columns beneath and strategically positioned to avoid impacting key view corridors identified by LBS officers, such as views 11 and 12b (keeping shoulder heights of the Jones and Higgins clock tower clear of building form). Furthermore, re-distributing the floorspace elsewhere, to make the building appear more slender would negatively affect key views.

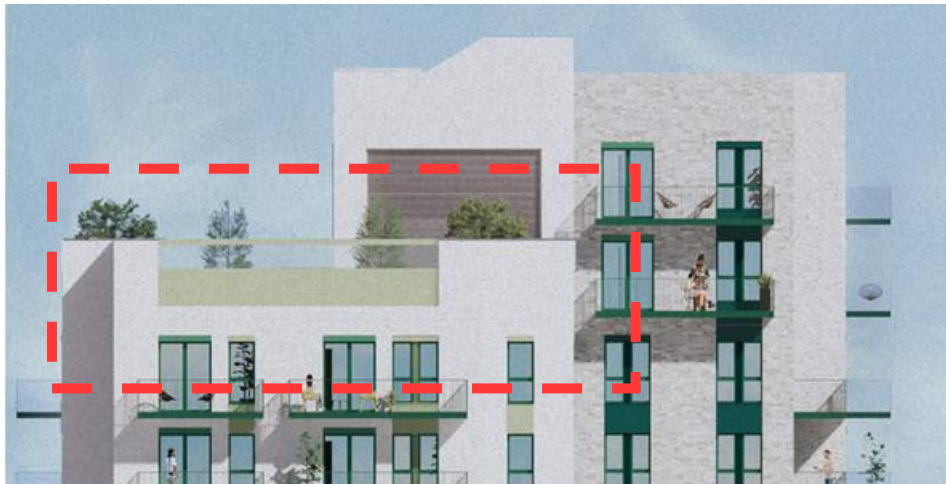
The design proposal for Building M has been developed following consultation with the LBS officers at pre- application meetings and the parameters noted above. The 18/20-storey tower has an inherently slender due to the building steps from 18 storeys on the west to 20 storeys on the east, creating a visual break in the massing and preventing the façade from appearing wide.



Illustrative southern view of buildings J,N and M



Building M Parapet - July 2024



Building M Crown Parapet - December 2024

At the 08 May 2024 pre-app meeting, LBS officers noted the proposal had improved significantly but felt the top remained abrupt and could benefit from a crown or colonnade. dRMM highlighted that the design responded to previous pre-app and that the addition of a crown on the top of the building would be too prominent in height and make the building stand out too much in the local context.

The articulation of the parapet was updated in December 2024 and now aligns with the vertical pier to create a gradient expression at the rooftop level, which forms a light crown (on the western tower) made of brickwork and lightweight glazed panels.

At the DRP (12 March 2024) feedback, including the Panel's concern that Building M appeared "heavy" and needed a more broken-down scale.

This comment has been addressed by using the balconies to emphasise the vertically slender profile, alongside a feathered brickwork pattern that reinforces this slender form as shown in the elevation on the right.



South Elevation to block M showing the slender profile enhanced by balconies distribution on the facade

Variation in brickwork in a vertical feathered pattern from the base to the roof to break the form of the building down

West: darker at bottom, lighter as taller, less imposing.

East: Light to mid to provide illusion of separate buildings

Vertical stack of windows with subtle change in proportion in their aspect ratio to strengthen the vertical expression

Elevation - Building M

Hanover Park – Shoulder Height

LBS Comment

"The combination of taller elements of blocks N and P, and the shorter areas of Q and above the service entrance would translate to an acceptable juxtaposition of the massing, and easily identifiable features of the street. The height of Q relates well to the outer edges of the site and book ends Hanover Park appropriately.

The view along Hanover Park would be successfully articulated with a general shoulder height to the street frontage of block F, H, J and N, with the taller elements behind; please ensure that the balcony style on these frontages are integrated and not overhanging (5)."

Response 5

The design of the southern edge of the development is successfully articulated in depth and height along the length of Hanover Park as it stretches from Rye Lane to Mckerrell Road with a shoulder height of 6 storeys.

The shoulder height is designed to complement the surrounding building heights along Hanover Park, taking its height cues from 47–49 Rye Lane and the apartments at 81 Hanover Park.

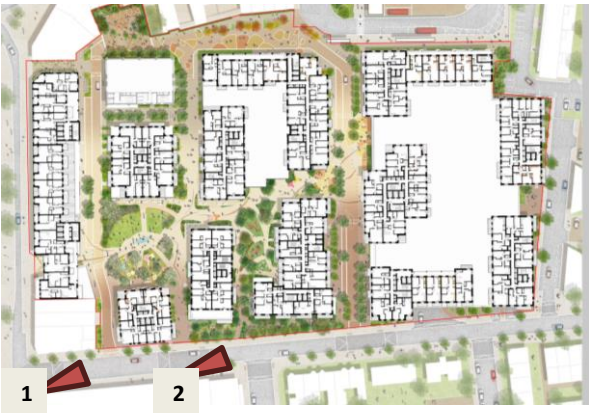
It varies in response to two key factors:

- Building type: Reflecting the function and character of the structure whether residential or serving as a vehicle entrance to the basement.
- Street context: Responding to the scale and positioning of buildings on the opposite side of the street to ensure a cohesive streetscape.

Balconies have been thoughtfully integrated into the building forms to ensure they do not oversail the planning application site boundary or compromise neighbouring residential amenity, particularly in Buildings F and N.

Where façades are recessed from the public realm as seen in Buildings H and J, balconies are positioned to project into landscaped areas without encroaching over footpaths.

At lower levels, existing mature trees retained as part of the landscape strategy provide natural screening and privacy.



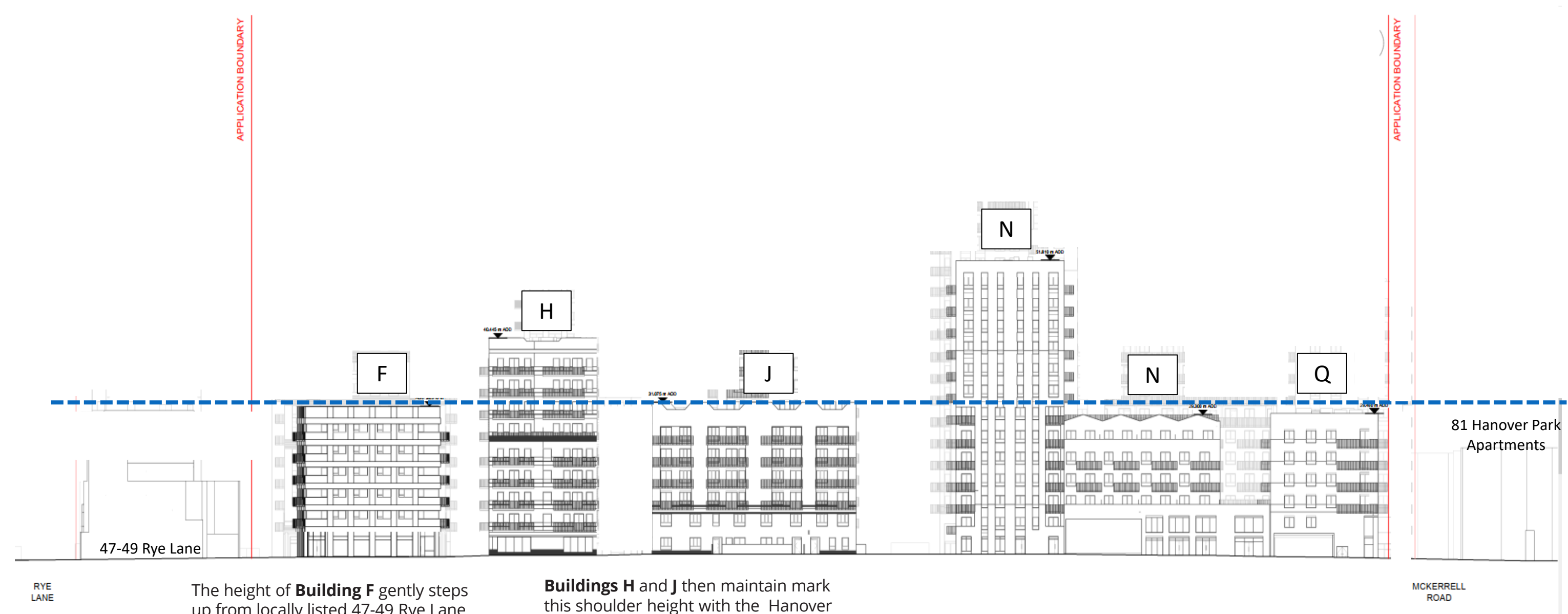
1. Hanover Park: Shoulder height and perspective perception



2. Hanover Park: Balconies treatment

Hanover Park – Shoulder Height

Below plan shows the shoulder height of buildings along Hanover Park



The height of **Building F** gently steps up from locally listed 47-49 Rye Lane and then sets the shoulder height along Hanover Park at six storeys.

Buildings H and J then maintain mark this shoulder height with the Hanover Park facing elements of the buildings.

Building N anchors the corner of Phase 1, with its taller element marking an increase in height to mark the entry to the N-S link to the bus station and Morrisons as well as Morrisons parking entry.

The lower wing, aligned with Hanover Park’s 6 storey shoulder height, adopts a domestic aesthetic that softens the more utilitarian ground floor uses beneath.

The East wing of **building N** and the gable of **building Q** help define a gentler transition at the outer edge of the development through reduced building heights responding to neighbouring buildings on the other side of Mckerrell Road.

Together they strengthen the reading of the shoulder height and bookend the elevation to Hanover Park.

Building P - Facade

LBS Comment

"Generally the architecture is welcome with a combination of brick and tile led mansion block style, with detailing around the base, shopfront fronts, fenestration and balconies; There are some stand out buildings in this part of the site that reflect the lively character of Peckham; the pink and green elements" of building N and the wash of colour of building Q, **but concern is still raised to the vertical stripes of building P, and its dark colours (6).**



Precedent of vertical striped brick façade at 72 Rye Lane

Response 6

The façade for Building P is the result of an iterative design process which included thorough consultation with LBS officers. The design approach for this building directly draws from buildings found along Rye lane (as seen on 72 Rye Lane)

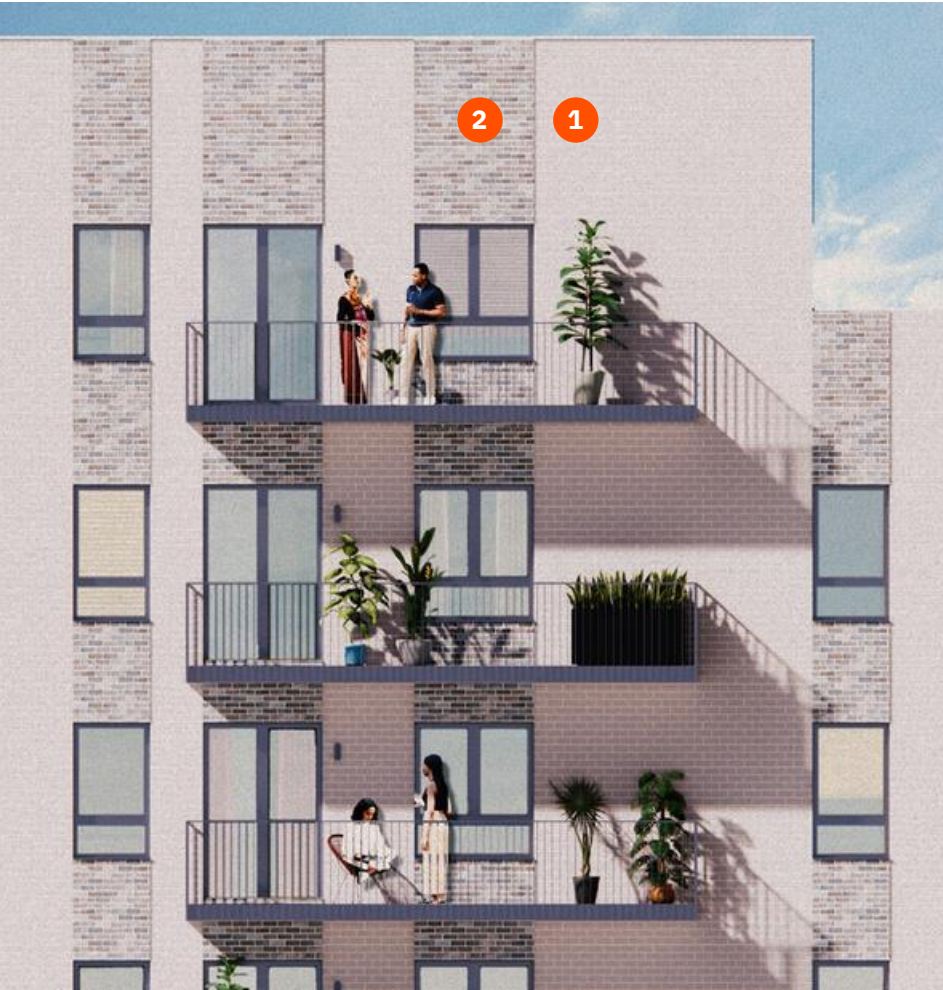
The vertical brickwork variation adds slenderness and vertical emphasis to the façade, a move supported by LBS officers at the pre-app on 15 May 2024.

At this pre-app, LBS officers raised minor concerns about the contrast between the darker and lighter bricks, possibly due to the depth of the grey tone. The material palette outlined in the DAS aims for a more subtle variation between white and blue-grey bricks both in lighter tones in order to respond to this pre-app comment. A light mortar will further soften the overall appearance of the building

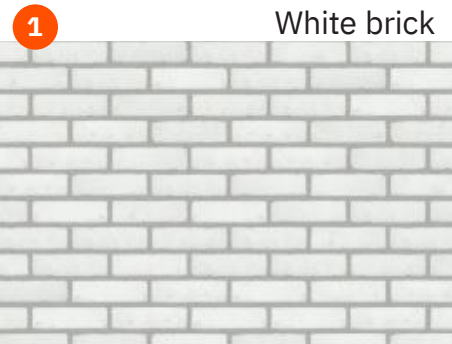
Further details of the materials can be requested by condition.



Building P in context from North-East



Detail of building P facade as shown in the DAS



White brick



Blue / grey brick

Two-tone brickwork and mortar palette

Building J – Articulation to Ground floor

LBS Comment

"This central block with both individual and a smaller podium block with F&B and retail uses facing the Floral Walk and Aylesham Gardens includes residential and retail blocks, with active ground floors and maisonettes to the southern edge. The height and massing is generally successful and recent moves to create a more coherent building line to block J is welcomed.

Further articulation to the ground floor maisonettes and balconies have been discussed with officers (7a), as also to the Floral Walk facades of the buildings (7b)."

Response 7a

Articulation

Ground floor façades have been designed holistically responding to the specific uses they serve (residential, ancillary, commercial, and workspace) as well as their immediate context, whether facing streets, playspace, or service areas.

The ground floor maisonettes are defined by a simplified façade, articulated through carefully placed openings and the balconies above which references the St. Andrews Block B precedent, but also taking cues from neighbouring buildings along Hanover Park and Cicely Road.

Each maisonette has its own defensible entrance space, clearly separate from main building access, with balconies from the floor above providing additional cover and further emphasizing the visual ground floor plinth line.

This approach aligns with 15 May 2024 pre-application guidance, ensuring maisonettes read as distinct homes while reinforcing a clear and consistent ground floor plinth.



Building J Elevations – The uniform façade of the maisonettes is visually framed by the long balconies above.



Precedent image: St Andrews Block B, London (by Maccreanor Lavington) shows ground floor maisonettes framed by balconies above and including defensible private space.

Building J – Articulation to Ground floor

Response 7b

Floral Wal Facades

The ground floor facades along Floral Walk are purposely designed as vibrant shopfronts, featuring glazed elements and coloured brickwork, linking to Peckham’s retail history as shown in the visuals provided.

These active frontages create a dynamic, engaging experience at street level, bringing life and character to the pedestrian realm.

The Floral Walk aligns with the key desire line leading through the site from Rye Lane to the Morrisons entrance. It establishes a strong, articulated base for the buildings visually framing clear sightlines.



Detailed articulated facades onto Floral Walk, which frames the desire line to Morrisons.



Deptford Market: Space activation through commercial uses



Rye Lane: colourful facades and retail frontages along Rye Lane



Deptford Market: narrow pedestrian lane with lighting, café, & Class E uses.

Building F - Height

LBS Comment

"The distribution of massing of this area of the masterplan is generally lower and quieter in character than the east of the site, responding well to the townscape and conservation area. Raising the height of the ground floor frontage to block F, would help integrate better into the townscape of Rye Lane. (8a)

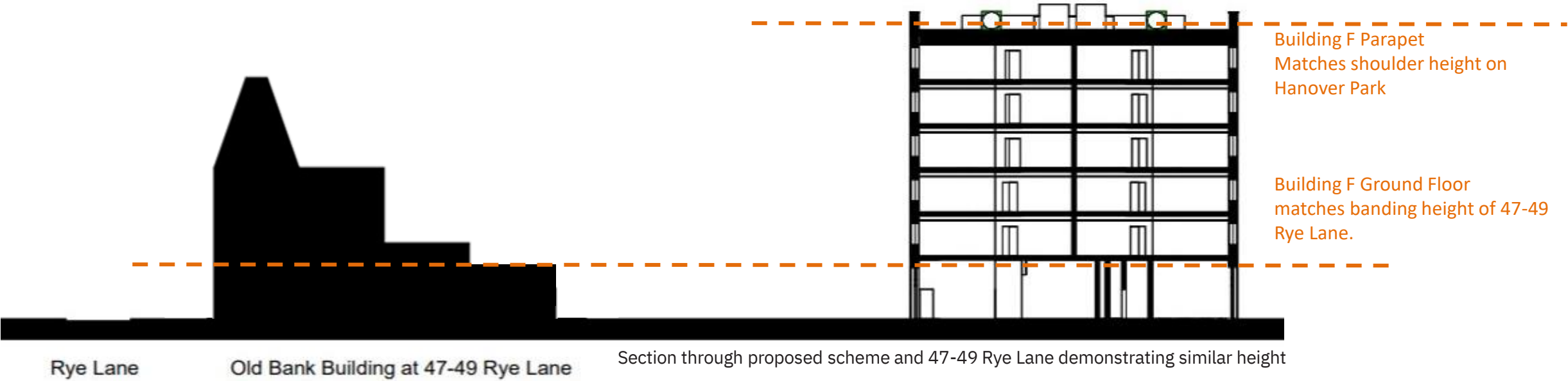
Response 8a

Building F sits at the southern edge of the masterplan, fronting Hanover Park between the locally listed 47-49 Rye Lane and the proposed Building H. It plays a key mediating role bridging the finer grain of historic Rye Lane with the new development:

- The request to increase the height of the ground floor has not been incorporated as the ground floor height carries on from the ground floor height from 47-49 Rye Lane.
- The ground floor height is carefully calibrated to balance streetscape quality, appropriate massing along Hanover Park, and daylight to Aylesham Gardens.
- This transitional building takes a subservient role, complementing rather than competing with the neighbouring local heritage asset.
- The overall height supports this symmetry, delivering a cohesive and well-scaled form.



Building F axonometric from Northeast corner



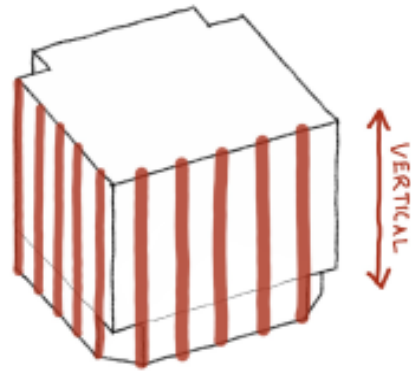
Building F – Architectural Design

LBS Comment

Officers remain concerned regarding the architectural composition of Building F; a slight height increase to accommodate a double height ground floor may help to emphasise the building's verticality; its cube shape appears squat in the townscape and a hierarchical approach to the facades would assist this design; primarily however the architecture of this building is likely to require a general rethink. (8b)"

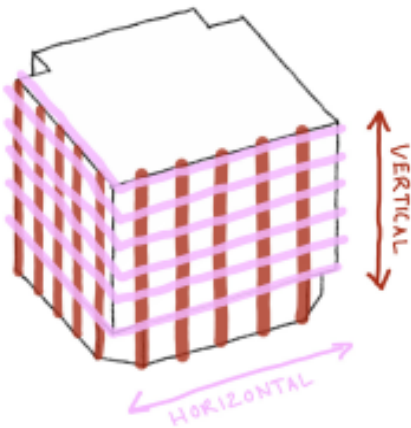
Verticality

Examples of strong vertical architectural expression are found along Rye Lane and Peckham, such as this example close to Peckham Rye station.



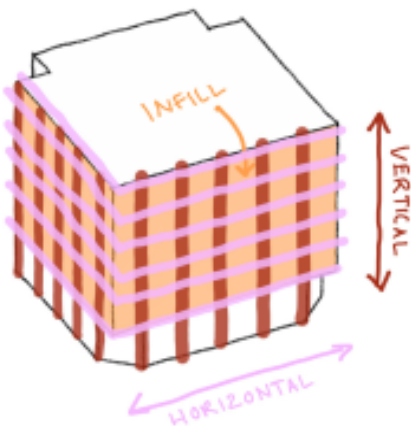
Horizontality

Similarly, there are several examples of strong horizontal architectural expression, such as the former C&A building.



Infill

Also noted were examples of materials forming the 'infills' between these elements, often contrasting to allow the vertical / horizontal elements to stand out



Response 8b

The architectural composition of Building F, has been heavily influenced on the local architecture found along Rye Lane, with buildings that are also experienced around all sides.

- The design purposefully references Rye Lane precedents specifically the vertical and horizontal design expressions enhancing its overall presence within the townscape
- Design principles inspired by local architecture, its subtle, grounded character marks the shift from historic Rye Lane to the broader development.
- Its square plan informs a balanced composition, with proportions in brick piers, parapets, and balconies.
- Surrounded by public realm on all sides, Building F is designed to be experienced in the round.
- The massing shifts from vertical to horizontal emphasis and aligns with the roads angle, anchoring it within its context.

Building D – Architectural details

LBS Comment

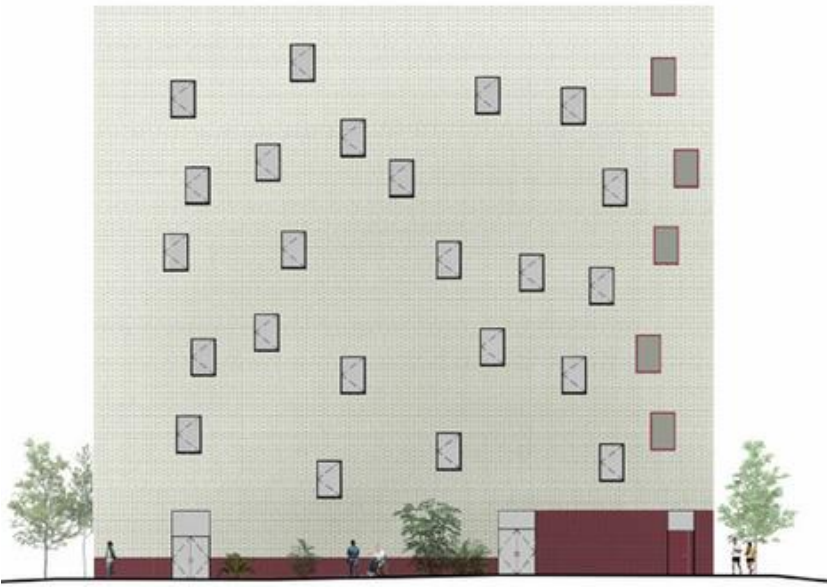
"The architectural details of building D, with arched windows at ground floor is acceptable but the south elevations needs more articulation. (9a) Further information on the relationship of building D to the "yards" landscaping and service route is needed. (9b)

Response 9a

Building D features a clear hierarchy of façade expression, with large openings on three sides that respond to active frontages and surrounding public spaces. These elevations help define the building's orientation, creating a clear distinction and understanding between front (northern elevation) and back (southern elevation).

The key design principles of this building's legibility are;

- Primary northern façade serves as the main interface, actively engaging residents, building users and the wider community. The northern façade is purposefully the most interesting and dominant.
- The south façade faces a quieter, more sensitive residential context and adopts an architectural language and fenestration that reduces visual impact and improves the privacy of neighbours in Building E.
- Window placement along the south elevation is staggered and playful, balancing privacy and visual interest, while reflecting the internal functional layout.
- Articulation of the southern façade was amended in the December 2024 submission following early LBS officer feedback to introduce coloured brick piers to strengthen the connection with the ground floor and provide more interest.



Building D - South Elevation - July 2024



Building D - South Elevation - December 2024

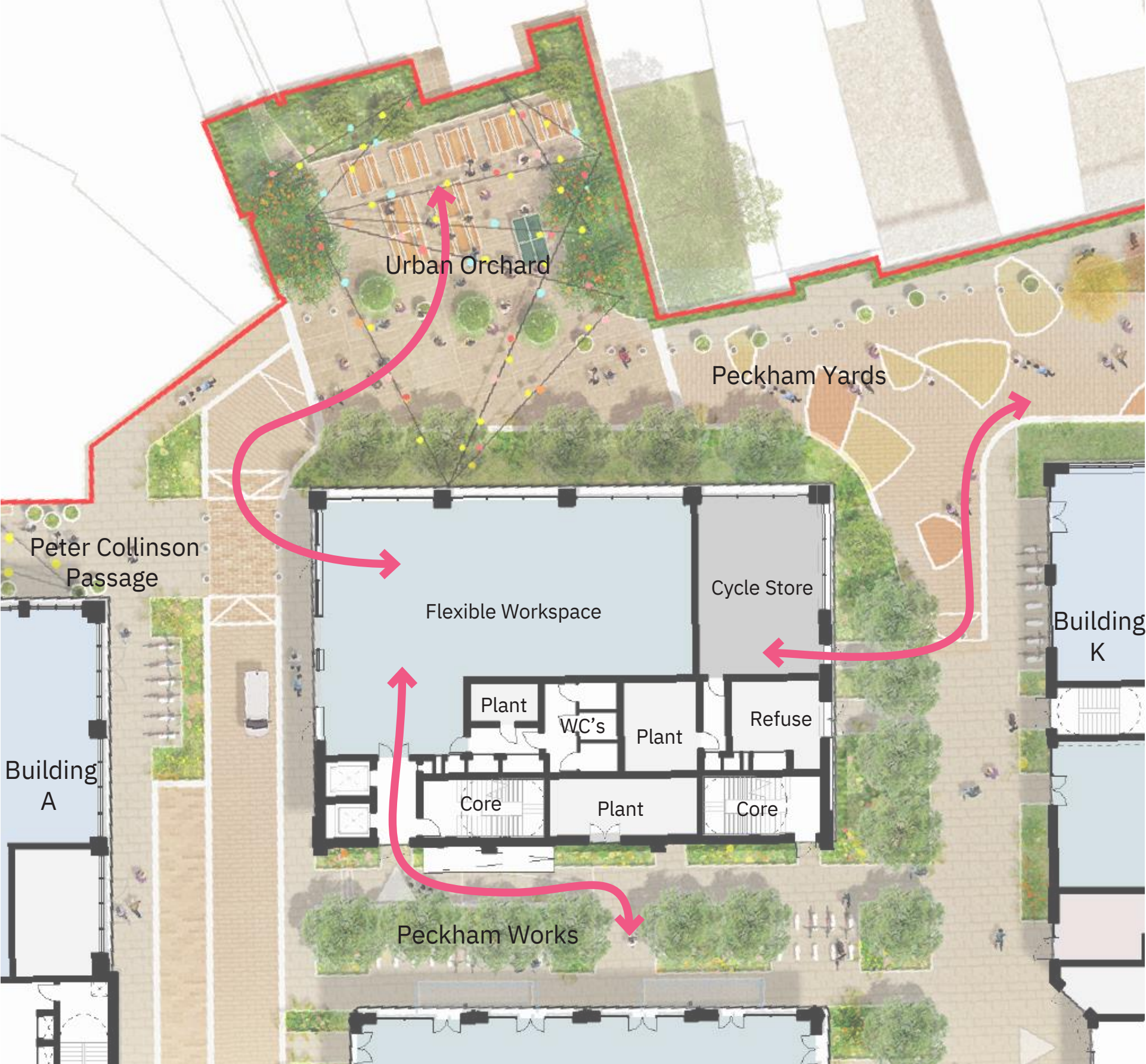


Building D - North Elevation - December 2024



Building D – Material examples

Building D – Relationship with Public realm



Building D and surrounding landscape ground floor plan

Response 9a

Building D has been designed to establish seamless dialogue with Peckham Yards, with both hard and soft landscape elements responding directly to the anticipated uses of the workspace.

The Urban Orchard offers a flexible amenity for workspaces ideal for breakout sessions, informal meetings, or wellness-focused working.

Nearby, Peckham Works Parade adds further opportunities for casual interaction and social connection:

- Materiality, scale, and spatial configuration reinforce this connection.
- The hard landscape employs a robust, low-maintenance palette that aligns with the building's architecture, while accommodating a diverse range of uses (including mall carts).
- The openness of the yard facing facades prioritises permeability and strong visual connections, blurring the boundary between interior and exterior to encourage active socialising throughout the day.

This integrated approach makes the building a collaborative, connected hub, while providing a high-quality, flexible landscape that supports both function and community.



Illustrative sketch of passage leading to Peckham Yards and Building D showing movement around Building D and carts and socialising within Peckham Yards.

Scale, massing and architecture – Rye Lane

LBS Comment

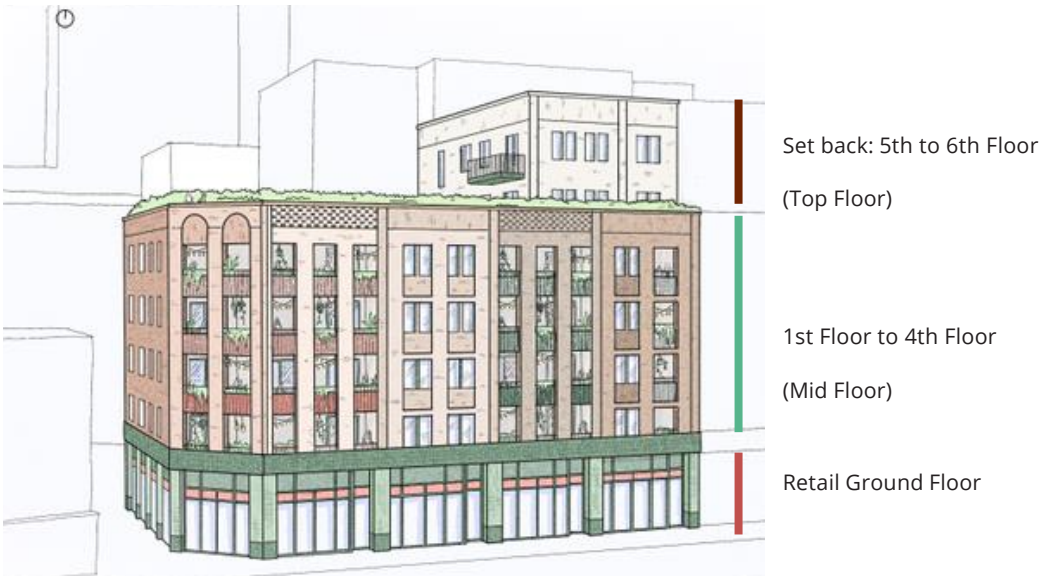
Blocks A, B and C, the Rye Lane frontage block is within the conservation area and has been successfully articulated as a vertical framework with tall ground floor shopfronts facing the street, with a coherent style taking its cues from the historic shopfronts found in the Higgins and Jones department store.

The locations of the alleys, a large double height cut through to the south, and a smaller more intimate alley to the north is welcomed; successful elements of these include glazing lining the passageways presenting opportunities for overlooking and activity. **The overall height of this block – set at 7-storeys – rising sheer on the Rye Lane frontage with a limited set-back proposed is still considered a concern. (9a)**

"The applicant team have worked with officers to minimise the impact on the Rye Lane conservation area, of which the site is partially within. A new infill building (A,B,C) has been designed to be of an appropriate scale, although further articulation of the upper storeys could make the building more successful in the wider townscape. A strong shopfront presence and vertical emphasis within a wider framework is largely successful, as is the transition between the adjacent buildings, both the former bank and the Higgins and Jones.

There is some concern regarding the massing of the building, both the depth and the height would be out of character with the prevailing massing of the other buildings in the conservation area (9b).

Whilst there is room for a larger building within the historic context that existing, a medium to high level of "Less than Substantial" harm to the conservation area has been identified in respect of Blocks A, B and C."



Illustrative view of Building A, highlighting the articulation and legibility of its varying plinth levels.



Rye Lane street elevations for buildings A, B, and C ; showing the 5th storey setback.

Response 9a

The principle of a 7-storey building with a 5th floor recess on Rye Lane and a stepdown at either end where it meets the neighbours was established in the 15 May 2024 pre-app process as the best way to deliver much needed housing and a high-quality façade.

To alleviate concerns about the impact of the building on Rye Lane and on neighbours to the West of Rye Lane, the top two storeys were setback to create a consistent shoulder height which further drops down to offer a relief to the historical building to the South of the site.

The scale of the Rye Lane building ensures the locally listed old bank at 47–49 Rye Lane remains legible in views from the south. From the west, the buildings step down toward the north, remaining below the shoulder height of the Jones & Higgins Clock Tower to preserve its prominence as a landmark.



Historical photo of Jones & Higgins showing strong ground floor plinth and the arched windows feature which has inspired the proposed building façade.

The Rye Lane building has been designed in 3 parts;

Ground Floor

- The ground floor draws on the character of the original Jones & Higgins retail frontage, creating a strong plinth to frame the ground floor commercial use.

Mid Floors

- The 1st to 4th floor is read as one band, showing a different internal use than the ground floor with inset balconies, to break the sheerness of the façade from ground floor.

Top Floors

- The 5th and 6th floor are purposefully set back by 1.5m from the lower façade line, done to mitigate their visual impact from the ground floor.



Illustrative view of Building B demonstrating key principles from the Jones & Higgins design (e.g. colour used on ground floor, strong GF plinth, set back top storeys and arch motifs)

Scale, massing and architecture – Rye Lane

Response 9b

The existing buildings on the site, while located within the Rye Lane Peckham Conservation Area, are neither Listed nor locally listed and hold no significant architectural or historic merit. Far from enhancing the character of the area, they detract from it, with the Council's own Conservation Area Appraisal highlighting (Policy 4.4.3) their negative impact.

They are also incapable of being viably reused to meet the strategic goals outlined in the Local Plan. In this context, their removal is not only justified but necessary. The principle of change has already been established through the site's allocation, and any meaningful implementation of this allocation will inevitably alter how the heritage assets are perceived yet this is a managed, considered, and ultimately beneficial transformation.

The proposed development positively contributes to the conservation area rather than simply replacing what is there. Drawing on a comprehensive Townscape Heritage and Visual Impact Assessment and shaped by input from statutory consultees, the new scheme is demonstrably more respectful of the area's historical significance. It seeks to repair and enhance the character and experience of Rye Lane through high-quality architecture and sensitive urban design.

In long views where the recess at 5th and 6th storey becomes partially visible, the façade is treated with articulated brickwork in a lighter colour to the rest of the façade to, and with proposed artworks to animate the side elevations.

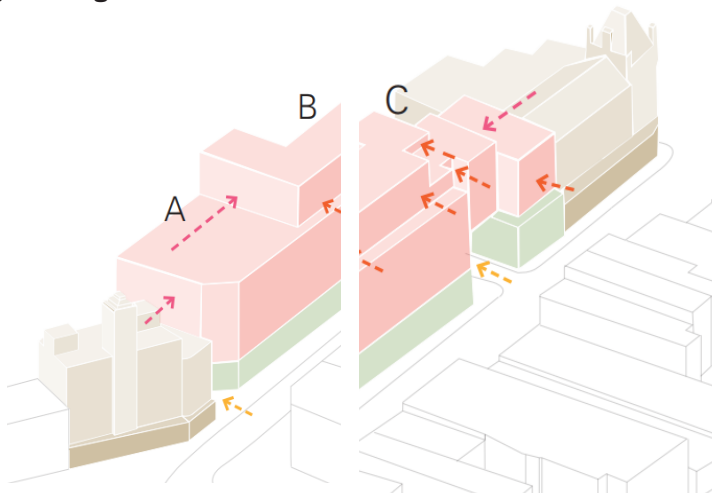
- The additional setbacks on the North side of building A and the South side of building C ensure the 5th and 6th storey do not appear in conflict with the neighbouring historical buildings. (Jones and Higgins Clocktower and 47-49 Rye Lane)
- The depth of the building itself will not be perceived from the ground within the conservation area.
- Recessed balconies on the main façade of Buildings A, B, and C, paired with projecting balconies on the set-back upper levels, add depth, texture, and animation to the façades along Rye Lane restoring what the historic Jones and Higgins department store brought to the area.
- Within the conservation area context, the balconies enhance the building's vertical rhythm echoing the narrow, upright buildings on the surrounding townscape.



Key view from Peckham High Street (corner with Rye Lane) showing how the top floors is read differently from the rest of the building in the long views



Key view from Peckham High Street (corner with Rye Lane) showing the existing building



Sketches of building A and C illustrating upper floor setbacks.



Building B is perceived as primarily five storeys along Rye Lane, with only partial visibility of the upper floors from street level.



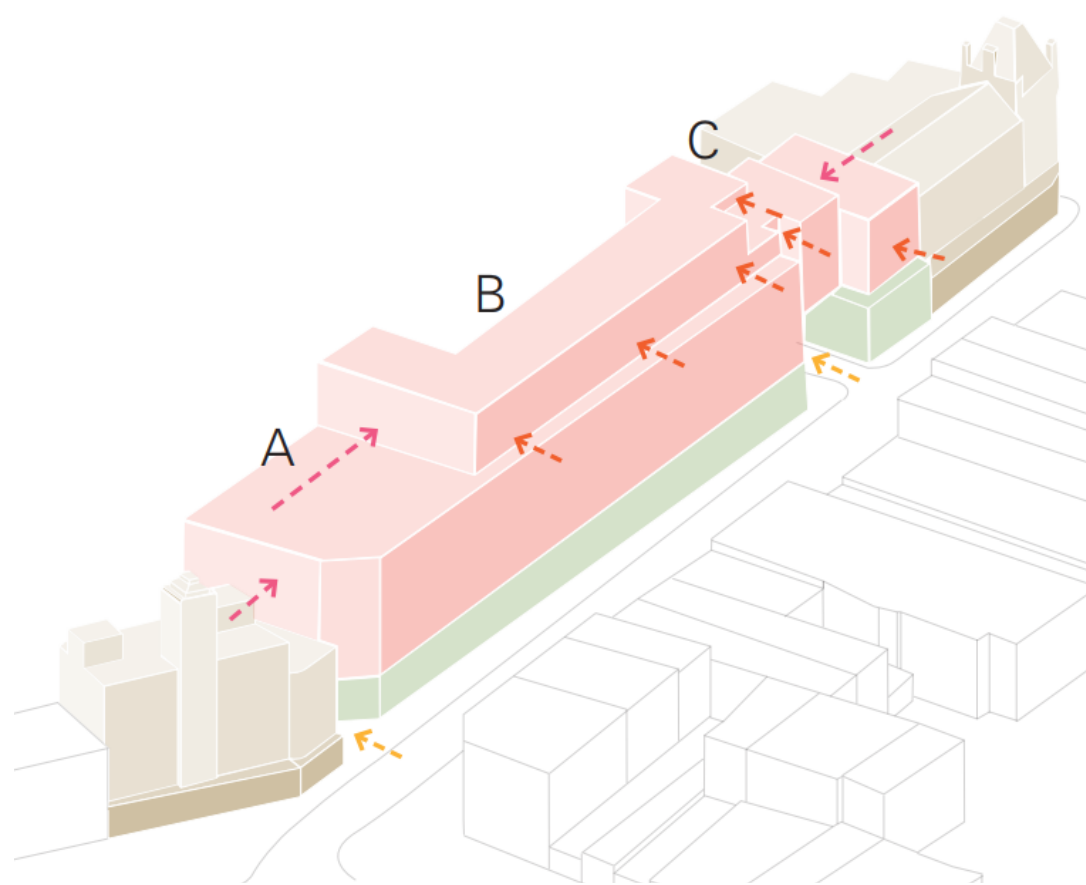
Key view from Peckham High Street (Persepolis) ; Building ABC is setback from the Jones & Higgins building, and the profile of the clocktower is safeguarded in its background

Scale, massing and architecture – Rye Lane

LBS Comment

"The TVIA includes local views View 9 and View 30 that have raised concerns about the height, massing and alignment of Blocks A, B and C which will have a direct and enduring impact on the significance of heritage assets (10a).

View 9 is a strong linear view of the conservation area taking in both the bank building and the historic landmark of the Jones and Higgins clock tower. **The views demonstrate that Blocks A, B and C block out views of the clock tower and how dominant the upper-most floors will appear in what is essentially a 4-5 storey historic townscape (10b)."**



Rye Lane image showing massing setbacks rationale

Response 10a

- Discussions with LB Southwark during the pre-application process focused on the most important views of the locally listed Jones & Higgins clock tower, which are experienced from the west on Peckham High Street.
- These are included in the HTVIA as Views 13, 12a, 12b, 10, 11, with the viewer moving east and ending at view 6, taking in the kinetic visual experience when approaching the Site. LBS officers specifically chose View 12b, at the 'Persepolis Café', as the most critical view of the C20th clock tower within this sequence, because it is experienced front on, with the whole of the building including its late C19th 'shoulders' visible, with its clock as a local landmark and its tower as a way finder.
- The design of the masterplan – including Block A, B, C to the south, and K and L to the east – has been designed with the principle view 12b prioritised, to make sure the massing steps away from the locally listed building and sits lower than its 'shoulders', such that the space around the tower is preserved, thus maintaining its hierarchy in the views.
- Broadly an open/low rise site currently.
- Somewhat inevitable that some views will be changed in the delivery of a site allocation of c.850 homes.
- We prioritised key views (e.g. 12b) in direct response to LBS officer feedback.



View 12b – key view of J&H clocktower building from Persepolis café.

- The principal volume of Buildings A, B, C, located to the south on Rye Lane, is expressed as a ground plus four storey building, reflecting and responding to the local four to five storey historic townscape referenced by LB Southwark. It is a volumetrically consistent element, with a brick colour that speaks to the materiality and tonality of the surrounding conservation area.
- At street level, the addition of a more active ground floor reflects the original Jones & Higgins building's retail frontage, now lost, further highlighting the prominence of Rye Lane as a town centre destination and contributing positively to the character and appearance of the conservation area.
- The upper storeys of Buildings A, B, and C are deliberately set back and articulated with lighter materials to reduce visual mass and clearly mark their position above the historic parapet line. This sensitive design integrates the additional height into the conservation area, ensuring the new elements remain visually subordinate to their historic surroundings.
- As a result, Buildings A, B, and C provide a considered transition between the taller built form to the east and the finer grain, lower-scale character of the conservation area.
- To the north and south, the proposals respond sympathetically to the scale and rhythm of the adjoining townscape along Rye Lane, incorporating appropriate articulation and stepping in massing to maintain visual harmony with neighbouring heritage assets.
- The southern flank elevation, as illustrated in View 9, presents an opportunity for a mural within the framework of the public art strategy. This intervention would celebrate local cultural identity and enhance the visual interest of the streetscape, thereby contributing positively to the character and appearance of the conservation area.
- Importantly, the historic bank building at 47–49 Rye Lane is retained and its defining features, including its distinctive roofline, are preserved, ensuring continuity of the historic townscape and its architectural narrative.

Scale, massing and architecture – Rye Lane

existing

- Views from the south on Rye Lane are also of value in the context of the Rye Lane, Peckham Conservation Area, however, the clock tower is less prominent and experienced with much less clarity in these views. View 9 in the HTVIA is representative of these and shows a single moment in a kinetic sequence of views walking north along Rye Lane. It currently allows only a partial view of the south wall of the clock tower, not its principal elevation including the clock itself.
- Roof clutter associated with the existing Site building occludes the lower parts of the clock tower and its older base building below, leaving only the top of the tower discernible and clear against the sky. The roofscape of the existing Site building detracts from an appreciation of the locally listed structure when approached from this direction, while a more complete view of the building is only available further north close to the junction with Peckham High Street.
- Assessment has determined, therefore, that View 9 is of lesser importance in explaining the role of the Jones & Higgins building and clock tower in the townscape, than the views from the west on Peckham High Street - where the principal elevation of the locally listed building is appreciated in the streetscape at the junction with Rye Lane.



View 9 (Rye Lane, looking North)

proposed

Scale, massing and architecture – Rye Lane

LBS Comment

View 30 is not a protected view but is nonetheless a characterful view of Peckham with the World City in the backdrop. **From this elevated location the view takes in a clear view of St Paul's Cathedral. The proposed View 30 demonstrates that the upper-most floor off Blocks B and C blocks out this strategic landmark from the viewer (10b).** The harm arising as a consequence of A, B and C to the conservation area is considered to be medium to high "Less than Substantial" harm as defined by para 208 of the NPPF."

Response 10b

- As LB Southwark note, View 30 (from Peckham Levels) is not a protected view, but rather represents the local viewing experience from the roof of the temporary Peckham Levels building, a former multi-storey car park, converted for temporary cultural, food and drink uses. It currently allows views of the City skyline to the north – including St Paul's Cathedral - across an unusually low density existing site given its town centre location, allocated for higher density residential development of up to 20 storeys in height. Any modest scale development on the site changes the northward view from this elevated position.
- It is important to note that LB Southwark does explicitly protect some Borough views northward towards St Paul's Cathedral through the Southwark Local Plan, including Views 1 and 2 in the HTVIA (from One Tree Hill, Honor Oak and Nunhead Cemetery respectively). The Proposed Development does not affect the visibility of St Paul's Cathedral in these designated views, or the ability to recognise and appreciate it.
- From Peckham Levels (View 30) it is acknowledged that the upper-most floor of Buildings B and C would obscure views of St Paul's Cathedral from this viewpoint, but it should be noted that a viewer moving around the viewing platform would be able to see glimpses of the central London skyline between the new buildings of the Proposed Development, or to the east and west of it, including major landmarks such as the Canary Wharf cluster of tall buildings to the east.
- In addition, from other raised locations to the south on the Bussey Building (see View 32 in the HTVIA) the lantern and dome of St Paul's Cathedral would still be visible, as would other skyline elements of central London to the north, such as the upper elements of the Shard, at London Bridge.
- While the Proposed Development would change views looking north from either the raised viewpoint positions at Peckham Levels or the Bussey Building, the design team has understood this from the beginning of the project and has sought to produce a composition of buildings, with views through to the north, that is appropriate and would itself be appreciated in those views. In addition, these elevated views have only been possible due to the highly unusual nature of, the Aylesham Centre site, an expansive low-rise building with open parking, rare in a dense, well-connected inner London town centre, and
- The temporary use of the roof of an old multi-storey car park as a bar and viewing platform.

existing



View 30 (Peckham Levels)

proposed

Scale, massing and architecture – Rye Lane

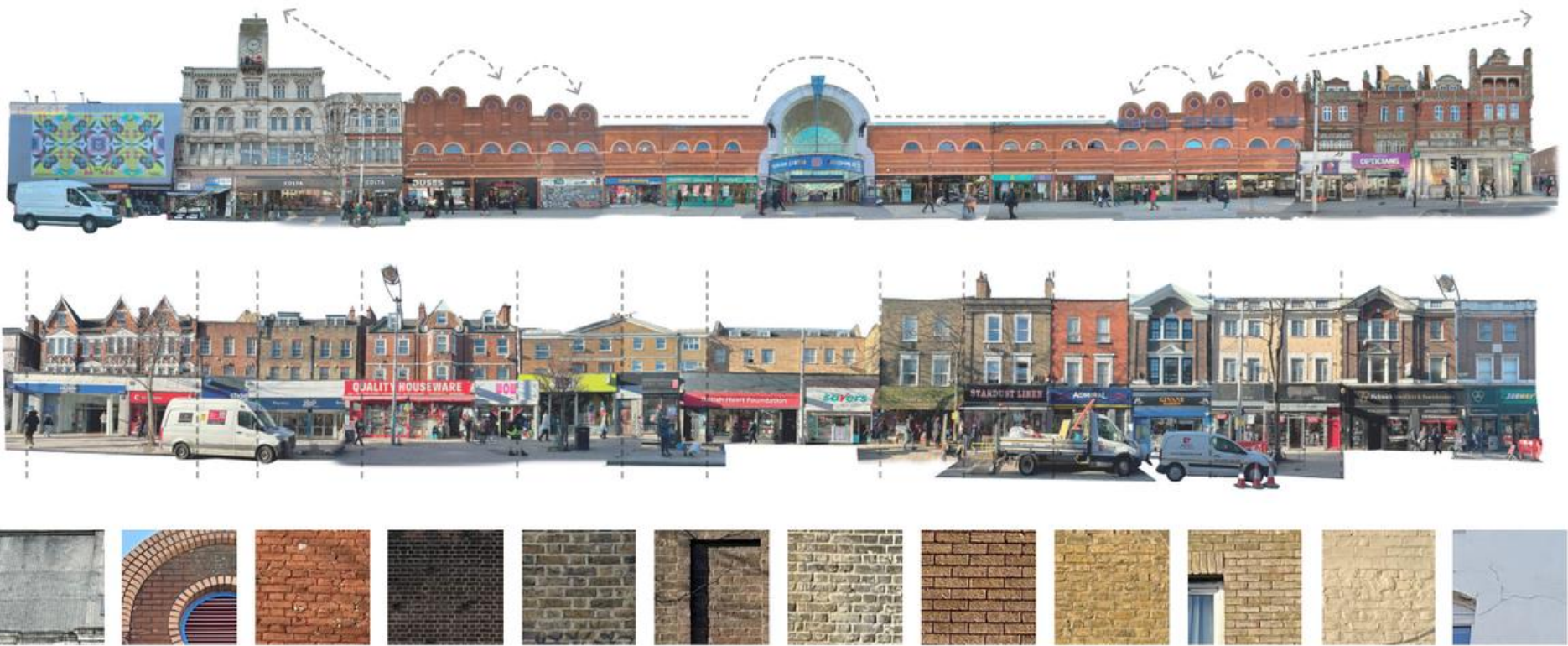
LBS Comment

There also remains some concern regarding the massing at roof top (11a); the top two floors lack flair and articulation worthy of such a prominent location; the conservation area is dotted with characterful rooflines and gables, and more of a sculptural element would be welcome (11b).

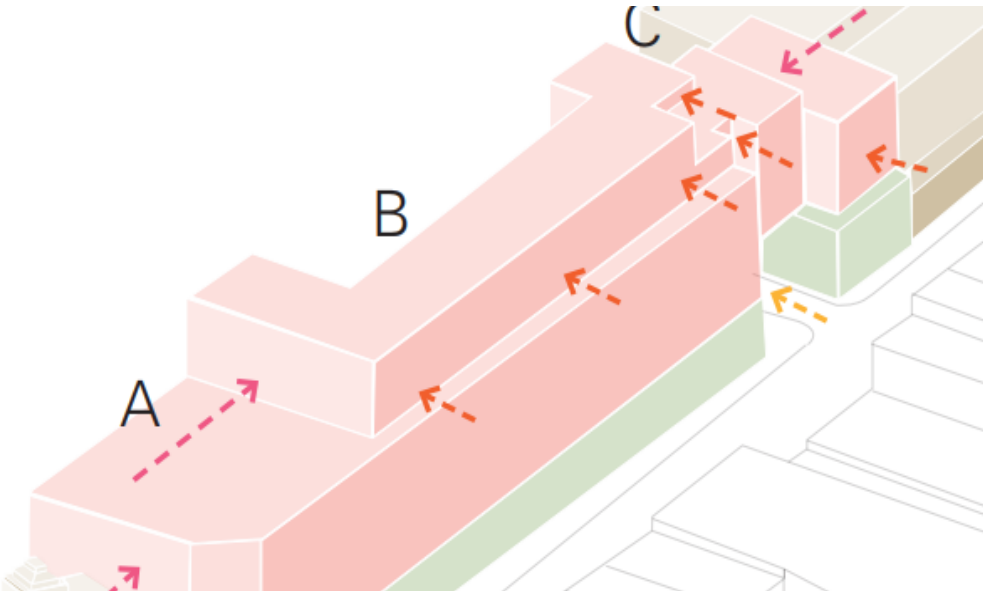
Response 11a

In response to the LBS officers concern regarding rooftop massing, we believe the deliberate setback of the upper two floors has significantly reduced their visual impact at street level. This design approach ensures the upper levels sit more discreetly within the layered urban context, helping the building integrate more sensitively with its surroundings.

The architectural intent here is one of contrast: a calm, recessive crown to the building that frames, rather than competes with, the rich detailing of the parapet below.



Existing Rye Lane character and material study used to influence design of the proposed Rye Lane elevation



Rye Lane massing rationale diagram illustrating the locations of various setbacks within the building's form.

Former Jones & Higgins Clock Tower

47-49 Rye Lane



Rye Lane street elevations for buildings A, B, and C ; showing intricate details on the 5th storey parapet, and modest expression to the setback

Scale, massing and architecture – Rye Lane

Response 11b

At the pre-app on 15 May 2024 LBS officers suggested the upper 2 storeys or the parapets need to include a structural design to break up the strong horizontality of the building.

In direct response, we feel that introducing additional sculptural elements above this articulated parapet would risk visual competition and dilute the carefully balanced composition.

This comment has been addressed by introducing variation in texture and tonal contrast to enrich the top floors, while maintaining alignment with the overall design strategy.

The fifth-storey parapet has been carefully designed to contribute to the streetscape with;

- refined detailing articulated brickwork,
- arched elements, and
- colourful metalwork (balconies and windows),

Which all directly reference local precedents.

A softer colour palette and minimalist detailing in the façade, windows, and metalwork were chosen to help the upper floors recede, allowing the main façade and its distinctive fifth-storey arched detailing to take visual precedence.



CGI of Rye Lane street elevations for buildings A, B, and C showing how colour is represented within the façade and how it contributes to the streetscape



Illustrative view of Rye Lane street elevations for Jones and Higgins clock tower and how the top two floors of the proposed Rye Lane building step back into the background due to the muted colour and the refined brickwork.



Rye Lane sketch elevation details for buildings A, B, and C ; highlighting the sculptural brickwork on the fifth storey parapet.

Ground Floor Experience – Rye Lane

LBS Comment

The deck access to the rear aid activity fronting the Aylesham Gardens, **but the ground floor with its residential entrance alongside a sparsely landscaped street with service access could be improved (11c).**

It is unlikely that the retail units will use both the street and rear access making for missed opportunity. An art scheme or other interactive façade in these locations would help. The vertical emphasis has evolved over a series of meetings with officers and we are encouraged with the general attention to detail of the materials and their arrangement. We encourage further discussion on these elements although in principle the themes are heading in the right direction."



Facade of building A,B and C to Aylesham Gardens



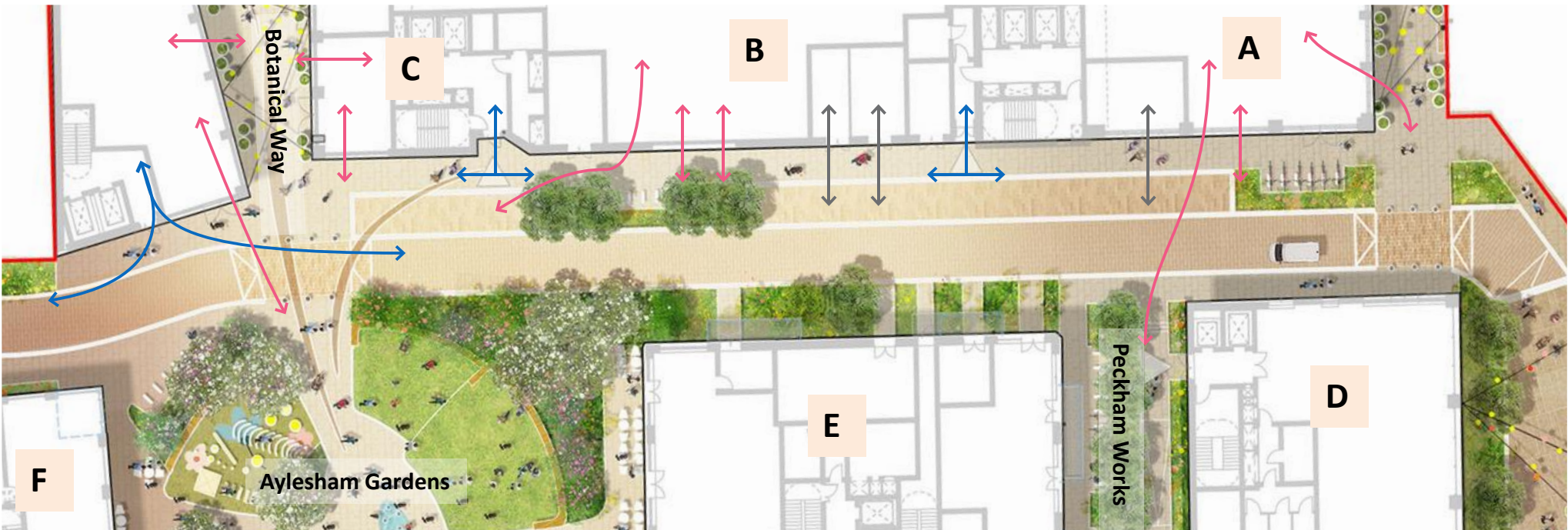
Facade of building C to Aylesham Gardens

Response 11c

We recognise the importance of ensuring the rear elevation of Building A,B,C contributes positively to the public realm along Aylesham Gardens and have designed the ground floor with multiple layers of activity to support this.

- Retail units along this edge benefit from a unique dual-aspect opportunity with visibility and access both from Rye Lane and Aylesham Gardens.
- Retail units are deliberately located along key pedestrian routes and will be supported by a management and tenancy strategy that prioritises active, community-facing uses.
- Transparency and permeability are prioritised, particularly where retail wraps around the corners, and the layout enables a through-view from Rye Lane into Aylesham Gardens or Rye Lane into Peckham yards, enhancing the sense of openness and connectivity.
- To address concerns about a potentially inactive or service-dominated ground floor, residential entrances have been incorporated with carefully integrated service access, and meaningful landscape interventions.
- Buildings B and C benefit from a generous landscaped buffer along Aylesham Gardens, including lawns, trees, and play space. While the rear of Building A has a more modest treatment due to site constraints, it still includes planting and a strong pedestrian connection through the site.
- Public art is proposed for the Aylesham Gardens elevation in the form of integrated detailing at residential entrances and stair cores. Examples of these artworks are illustrated in the Design and Access Statement and can be secured by condition.

— Pedestrian movement into retail — Pedestrian Movement into residential — Movement into residential ancillary/plant



Landscape plan showing the rear of Rye Lane building: connection to Aylesham Gardens, open retail units, connection to Peckham Works and Peckham Yards.

Ground Floor Experience – East to West

LBS Comment

"Generally, the ground floor experience throughout the site is welcome, with entrances to residential units, plus F&B and retail units facing the street, with the principal routes, especially the Floral Walk and around Aylesham Gardens in commercial use, with a wayfinding emphasis towards the primary supermarket entrance in the East of the site. The extension of the architectural facades of the podium blocks to the ground is also welcome, grounding them properly in the streetscape.

Further work regarding the ground floor experience of block D, K and L, especially in relation to the Yards and the bus station is required however to reinforce these aspects of the street experience (12)

Building L – Bus Station/ Purdon House Interface

- A small commercial unit (highlighted in orange on plan below) intended as a coffee kiosk has been added adjacent to the hub, encouraging footfall and contributing to a sense of arrival, in response to LBS officer feedback.
- Changing the metal grill façade to large colour glazing in response to feedback regarding enhancing the ground floor experience.
- Distinct surface treatments and layered planting including shrubs, trees, and varied heights clearly define the transition between soft and hard landscaping, providing clear pedestrian routes and marking entrances to Building L.

Response 12

We recognise the importance of the ground floor experience across Blocks D, K, and L, particularly along the northern edge where the route connects the bus station with Peckham Yards.

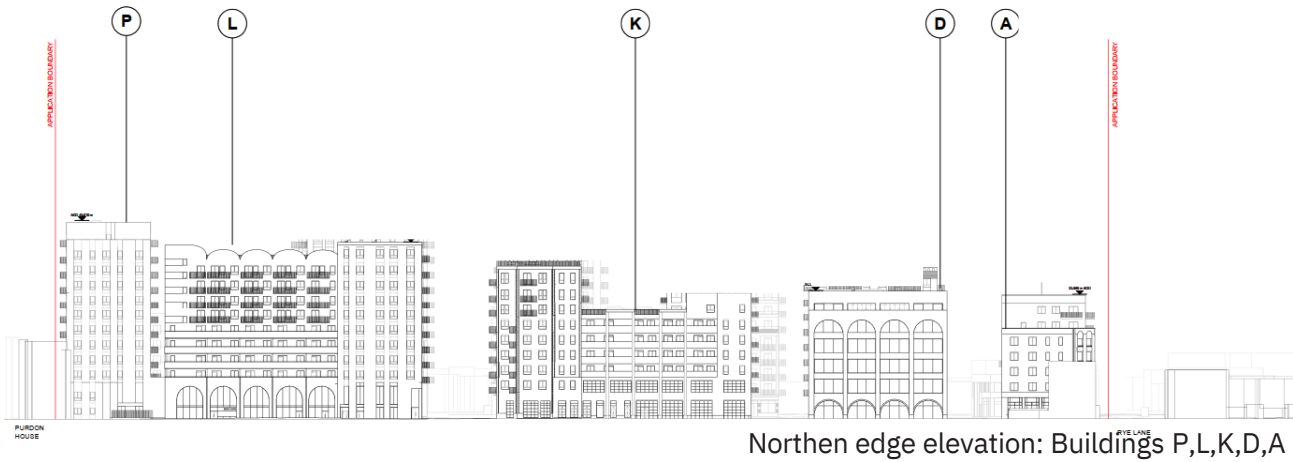
In response, the ground floor design has been carefully evolved to strengthen activation, improve public realm quality, and create a varied and engaging pedestrian experience.

Building K – Transition to Peckham Yards

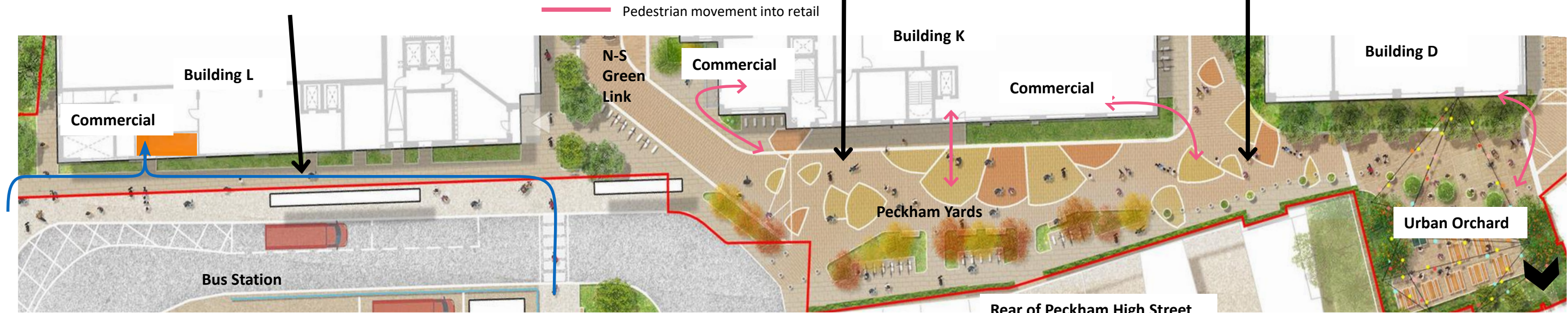
- The north-eastern corner is anchored by a commercial unit, providing an active frontage along the green link.
- A double-height commercial space for sport or leisure opens onto Peckham Yards, activating the external space with informal spill-out and serving as a vibrant destination anchor.

Building D – Interface with Peckham Yards

- This area of Peckham Yards must balance between providing a safe pedestrian route, allow service access to the building, and provide generous planting buffers.
- Ground floor workspaces within Block D brings potential for active and creative uses that engage with the shared yard.
- The adjacent Urban Orchard acts as a social and nature led breakout space, making it accessible for both workers, residents and visitors.
- The landscape has been designed to allow future activation of the small properties between Peckham Yards and Peckham High Street, enabling a layered streetscape to emerge over time



Northern edge elevation: Buildings P,L,K,D,A



Landscape plan showing access and circulation in relation to the ground floor North elevation of the development

Ground Floor Experience – East to West

Sketched visual demonstrating aspirational street level experience



View to building L from Bus Station shows clear separation between the development and Bus station, ensuring controlled and safe movement between the spaces. The ground floor façade and commercial unit of Building L provides some interesting



Space North of building K: The proposal illustrates active movement through Peckham Yards. It also highlights the commercial potential for rear-facing units along Peckham High Street to open onto Peckham Yards, creating vibrant, frontages that activate both sides of the space.



Northwest corner of building D: The pedestrian journey from Rye Lane into Peckham Yards highlights the active interface with Building D and Urban Orchards area, animated by people and market carts,



North Façade to Ground Floor of buildings L, K, D showing the transition of spaces from Bus station to Peckham Yards.

Ground Floor Experience - Building P and Q

LBS Comment

"The ground floor experience of blocks Q and P facing Mckerrell Road lacks architectural flair and particular with block Q, is harshly against the back edge of the pavement (13) "

Response 13

The design of buildings P and Q has been designed to respond to the residential scale and rhythm of Mckerrell Road. While the buildings follow a square grid aligned with Rye Lane, their footprints are staggered in response to the angled geometry of Mckerrell Road and Hanover Park, resulting in varied setbacks, relieving the sense of uniformity along the pavement edge.

Contrary to the concern raised, building Q does not sit harshly on the back edge of the pavement (4m). A defensible zone with soft landscaping and small trees separates the building from the footpath, creating a clear buffer that contributes to a more comfortable and human-scale environment.

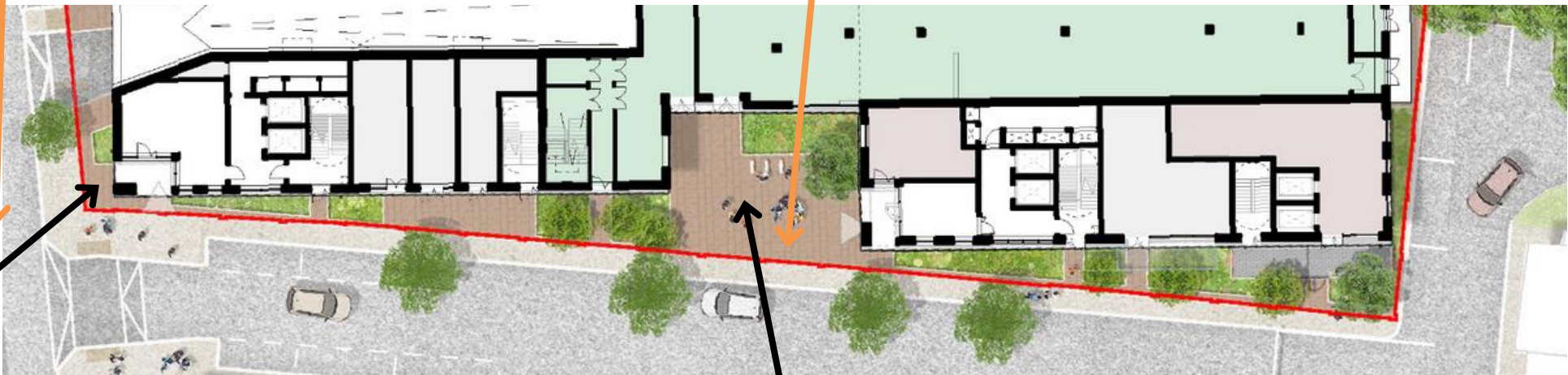
Architectural expression at ground floor includes recessed entrances at both lobbies, offering shelter and a sense of arrival while stretching the public realm into the building. In front of building P's lobby, a generous square-shaped setback widens the pavement and introduces a pocket space enhanced with planting and short-stay cycle parking. This space also functions as a secondary access for supermarket employees, further contributing to street activity.



Sketch View from Hanover Park to Building Q entrance



CGI View: Interest created with double height set back entrances and use of bold colours



Defensible space around Building Q which is set back from all sides

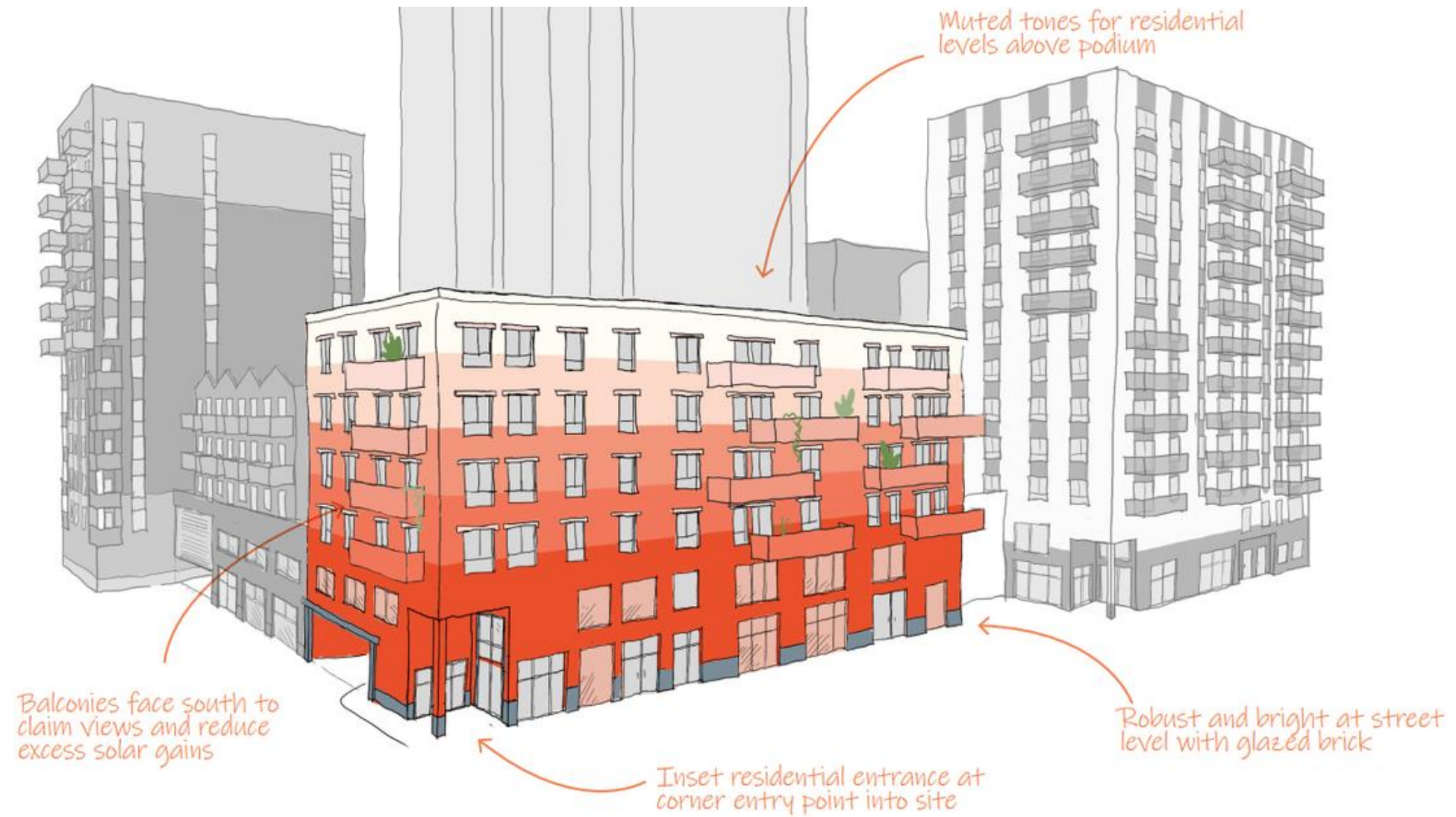
Illustrative landscape plan - Public realm around Buildings Q and P

Generous sized square set back from the main road creating a suitably sized buffer between the development and the back edge of pavement.

Ground Floor Experience - Building P and Q

The façades of both buildings incorporate material detailing, variation, and articulation that draw from local residential typologies, ensuring they sit comfortably within their context and enhance the pedestrian experience along Mckerrell Road.

Building Q is a key corner marker, visible from Hanover Park to the west. Its façades feature a playful tonal gradient brickwork lightens as the building rises creating visual interest. The bold ground and first floors respond to the continuation of the plinth height with touches of glazed brick for added vibrancy.



Building Q: 3D sketch

Impact on Heritage Assets - Jones and Higgins facade

LBS Comment

"This important local landmark of townscape value sits pride of place at the junction with the High Street. While it has been altered historically, it still has architectural detail and a cultural impact on the locality and is a positive reminder of the area's town centre prosperity. The taller buildings in the site have been clustered away from the "head and shoulders" of the clock tower, and in views from Peckham Road, the top of the clocktower outline remains free from clutter behind when viewed in the more important views along Peckham High Street from the west.

The taller buildings would come into view in some townscape views, but there are many other uncluttered views available within the street, mostly from the southern side of Peckham High Street. In closer experiences of the H&J building, the development would be visible as a new piece of townscape, replacing the out of character and dated current Aylesham Centre facade on Rye Lane. The proposals would therefore preserve the significance of the H&J building.

However, details of the south facade of the building adjacent to the proposed smaller alleyway are required as part of the application (15)"

Response 15

The South facade of the Jones and Higgins building, adjacent to the proposed alleyway, forms part of the context and is a party wall to the development site. There are no proposed works to this facade, as it does not fall within the application boundary.

However, public artwork to this facade would contribute to the streetscape, as illustrated in the image below. The public art strategy, for this location and elsewhere, can be secured by planning condition.



Illustrative view through the passage North of building A

Impact on Heritage Assets

98-104 High Street (local list)

"The taller buildings would be visible in the background context of the buildings to the south side of the High Street. Townscape layering can have wide impacts on well established street patterns and scale, and the applicant have worked positively with officers to achieve a suitable size of buildings (blocks D & K) in the rear of 98-104 High Street, as well as a positive architectural language – warehouse aesthetic to block D and a point block to the corner of block K in an art deco style, and a simpler warehouse adjacent. The scale and architectural development of these buildings is heading in a positive direction with regards to minimising impact on the Rye Lane conservation area and locally listed buildings of 98-104 High Street. These buildings also create a ground of buildings facing north, with the Peckham Yards space at ground floor, improving the immediate rear setting of this group of buildings."

58 High Street – grade II

"This 18th century house is nestled in the middle of a terrace and the upper storeys are glimpsed over a Victorian shop build-out and modern shopfront. Its primary significance lies in its materiality, and it has lost its original neighbours. It contributes positively to the conservation area by adding to the tapestry of ages and designs of the buildings surrounding. The proposals would be visible in the setting of the building, but they would preserve the buildings significance."

Peckham Hill Street CA

"The significance of Peckham Hill Street conservation area is as a good example of speculative suburban development in the early 19th century, of terraces and villas fronting a principal street, largely built in London stock brick to 3-4 storeys. The former Peckham branch of the Surrey Canal ran to the western side of the street. The north/south linear street frames the view of the site from the north. The taller elements of the development would be visible in longer views, but primarily impact the Rye Lane CA, rather than the suburban significance of Peckham Hill Street CA. This significance would remain preserved."

Baptist Chapel – grade II

"Rye Lane Baptist chapel is a grade II listed Victorian chapel, with stucco front and pilasters imposing onto the street. It is a recognisable anomaly in the wider townscape of Rye Lane due to its set back from the pavement, community and religious use, form and materials, however it greatly contributes to the townscape and is a well-known building within Peckham. The setting is the immediately Victorian and Georgian townscape, with residential to the rear and the setting contributes to the significance of the building through this clear historic link. The taller elements of the development, and the ABC building would be visible within the same context as the chapel, however, they would be visible within a wider townscape, and not impinge on views or the experience of the chapel from Rye Lane or from the rear. The proposals would preserve the significance of the grade II listed building."

Holly Grove CA

"Holly Grove Conservation Area is situated to the west of Peckham town centre to the south of Peckham Road. A railway line runs east-west through the conservation area with Rye Lane forming a boundary to the east. The Holly Grove Conservation Area, essentially a 19th century planned suburban development with a strong landscape element, contrasts with its immediate surroundings of the town centre and former industrial areas associated with the canal and railway. The taller elements of the scheme would be visible in glimpses from Highshore Road, Holy Grove and Lyndhurst Way; but other elements of the townscape are also visible in these views including the school buildings of Harris Academy in Lyndhurst Way, and the rear elevations and roof tops of buildings on Rye Lane when viewed from Highshore Road and Holly Grove. The buildings would be far enough away as to not impact the Holly Grove conservation area in a negative manner, as the suburban townscape would overall be preserved."

Response 16

We acknowledge that there is no area of significant concern informed by these listed assets.

Although the Proposed Development would be visible within the setting of locally listed buildings, statutorily listed buildings and surrounding conservation areas, as noted here, the findings of the HTVIA submitted with the scheme (Volume 2 of the ES) are in agreement that there would be ‘no area of significant concern’ in respect of these heritage assets.