

Minutes of Meeting

Purpose of Meeting:	Aylesham Centre – Historic England Pre-application Meeting			
Location of Meeting:	Virtual – MS Teams			
Date:	19 March 2024	Ref:	02C102578	Meeting No: 1

Details:			
Attendees present			
Alasdair Young	AY	Historic England	HE
Tom Oluade	TO	Berkeley Homes	BH
Leo Scarfe	LS	Berkeley Homes	BH
Judith Stichtenoth	JS	dRMM	dRMM
Lewis Eldridge	LE	The Townscape Consultancy	TTC
Mark Knibbs	MK	Avison Young	AYo
Tom Matheou	TM	Avison Young	AYo

Note: Read meeting notes in conjunction with the dRMM Presentation Pack (dated 19 March 2024).

Meeting Items		Action
1.0	Introduction	
2.0	Presentation	
2.1	JS presented an overview of the proposed development including the key viewpoints and historic context within which the Site sits.	
3.0	Discussion	
3.1	AY noted he is familiar with the Site, navigating through Rye Lane and the car park. The opportunities to redevelop are welcomed and there are a lot of opportunities to 'reveal and enhance' the significance of surrounding heritage assets.	
3.2	AY has no issues with redeveloping the Site in its entirety. He noted that it is a product of its time and does not contribute towards the Conservation Area.	
3.3	AY noted the importance of the Rye Lane frontage commenting on the proposed height and a consistent parapet line. There are opportunities to tease out the granular nature of Rye Lane. Street level activation is welcomed.	

Meeting Items	Action
3.4 AY supports the plan led approach to the development of the site and welcomed the height of the proposal stepping back into the Site away from the edges. AY further recommended reference to HE's Tall Buildings document, which advocates a plan led approach to tall building location.	
3.5 AY noted that the key views in the local area are important to consider. He felt that it was a shame that the Jones & Higgins building could not be included in the wider masterplan and noted that the Victorian Society consider it a building at risk. TO noted that there is currently a live planning application for the change of use and amendments to J&H.	
3.6 AY queried the ZTV map and whether visibility of the site beyond the 2km radius has been considered. LE noted that the VuCity often limit this to 2km. AY suggested Horniman viewpoint and Telegraph Hill as potential locations where the site could be visible. LE to test visibility of the Site from these views with Millerhare.	<i>LE to test visibility of the Site from these views with Millerhare</i>
3.6 AY noted that the Peckham High Street buildings to the north of the site are some of the oldest in Peckham and should probably have been listed (although they are not). There is therefore an emphasis on views from the north on Peckham Hill Street etc, towards the Site and the articulation of the new buildings immediately behind.	<i>LE to note for application</i>
3.8 AY provided a general comment about Building G looking taller than 11 storeys from the bird's eye view of the masterplan. JS agreed, noting that it's difficult to provide an overview of the masterplan massing, especially from a view that no one will ever see the site from.	
3.9 AY queried whether the team had considered the possibility of a high-level viewing place to allow views from within the development given that some of the view from Peckham Levels and Bussey Building will be lost.	
3.10 AY noted conversations regarding Archaeology. [post meeting note – Trium has confirmed that MOLA has undertaken consultation with Chris Constable (LBS Archaeological Advisor)]	
4.0 AOB and Next Steps	
4.1 HE to provide formal response in 3 weeks	