AVISON YOUNG

Minutes of Meeting

Purpose of Meeting:	Aylesham Centre Consultee Response Meeting				
Location of Meeting:	London Borough of Southwark – 160 Tooley St, London SE1 2QH				
Date:	19 November 2024	**Ref:**	02C102578	**Meeting No:**	

Details:			
Attendees present			
Vikki Lewis	VL	Team Leader – Strategic Applications, LB Southwark	LBS
Michael Tsoukaris (part)	MT	Design and Conservation Manager, LB Southwark	LBS
Matt Redman	MR	London Borough of Southwark	LBS
Tom Oluade	TO	Berkeley Homes North East London	BH
Edward George	EG	Berkeley Homes North East London	BH
Mark Knibbs	MK	Avison Young	AY
Nick Alston	NA	Avison Young	AY

Meeting Items		**Action**
1.0	**Design Comments**	
1.1	LBS's design response to the Rye Lane frontage similar is to Historic England's. 7 storeys on Rye Lane is too tall.	
1.2	LBS noted the townscape views from the top of the car park. LBS's preference is to maintain views of St Pauls. The top floor of Rye Lane blocks out St Paul's. LBS is aware it's not a protected view but views of St Paul's from the multi storey car park should be maintained.	
1.3	LBS suggested the top floors of the Rye Lane block is quite 'boxy'	
1.4	Relationship with the Rye Lane block and the bank should be reconsidered	
1.5	Views from Peckham High Street – backdrop of the THI buildings – where the views open up by the bus station. Block L Massing needs to come down to height of Purdon House.	dRMM/BH
1.6	Block D and E the narrow route between the two. Open space to the south of Block E slightly bigger.	dRMM/BH

Meeting Items		Action
1.7	LBS noted Rye Lane and Block L are the most crucial to address but that the issues with Blocks D and E should also be addressed.	
1.8	LBS to issue pre-app response letter following this meeting.	
2.0	**Planning Policy**	
2.1	LBS want to see policy compliant split between social v. intermediate housing	
2.2	CLT – Berkeley are aware this is unresolved and will be difficult to resolve quickly. It was agreed the best way to tackle this is through a S106 obligation VL – noted as part of the planning application further details should be provided with regards to discussions taking place with CLT e.g. 'x' amount of CLT units, where they are; any conversations that have been had with the CLT. VL – further suggested supporting letter from Peckham Citizens and London CLT to demonstrate conversations that have taken place and potential funding issues.	
2.3	N/A –clarified the quantum of existing / proposed floorspace including proposed town centre uses.	
2.4	Principle of development, land use / quantum of development, agreed with LBS.	
2.5	LBS comments on design align with GLA and HE's and need to be resolved	
3.0	**AOB**	
3.1	LBS chasing colleague for further transport comments	
3.2	Arup are chasing TfL to arrange a meeting to discuss TfL comments	
3.2	Further meeting to be schedule with LBS once further transport comments are received.	

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