

**CUMULATIVE**

- 10.186 The yellow wireline depicts the Aylesbury Estate FDS scheme which appears prominently on the left side of the frame and fronts Burgess Park. Part of the FDS scheme is under construction in the view. Beyond the yellow wireline the pink outline of the OPP (reference 14/AP/3844) is visible stepping down in height towards Plot 4A of the Site. The Site would almost be occluded from view in the cumulative scenario.
- 10.187 The change would be beneficial with the northern edge of Burgess Park being enclosed and lined with residential buildings.
- 10.188 The magnitude of impact would be High
- 10.189 Cumulative development would give rise to a Moderate Likely effect. The alignment marks the route through the park and defines the park's edge in a positive manner. The effect is significant.
- 10.190 The overall Scale of Effect would be Moderate. The effect would be Beneficial.





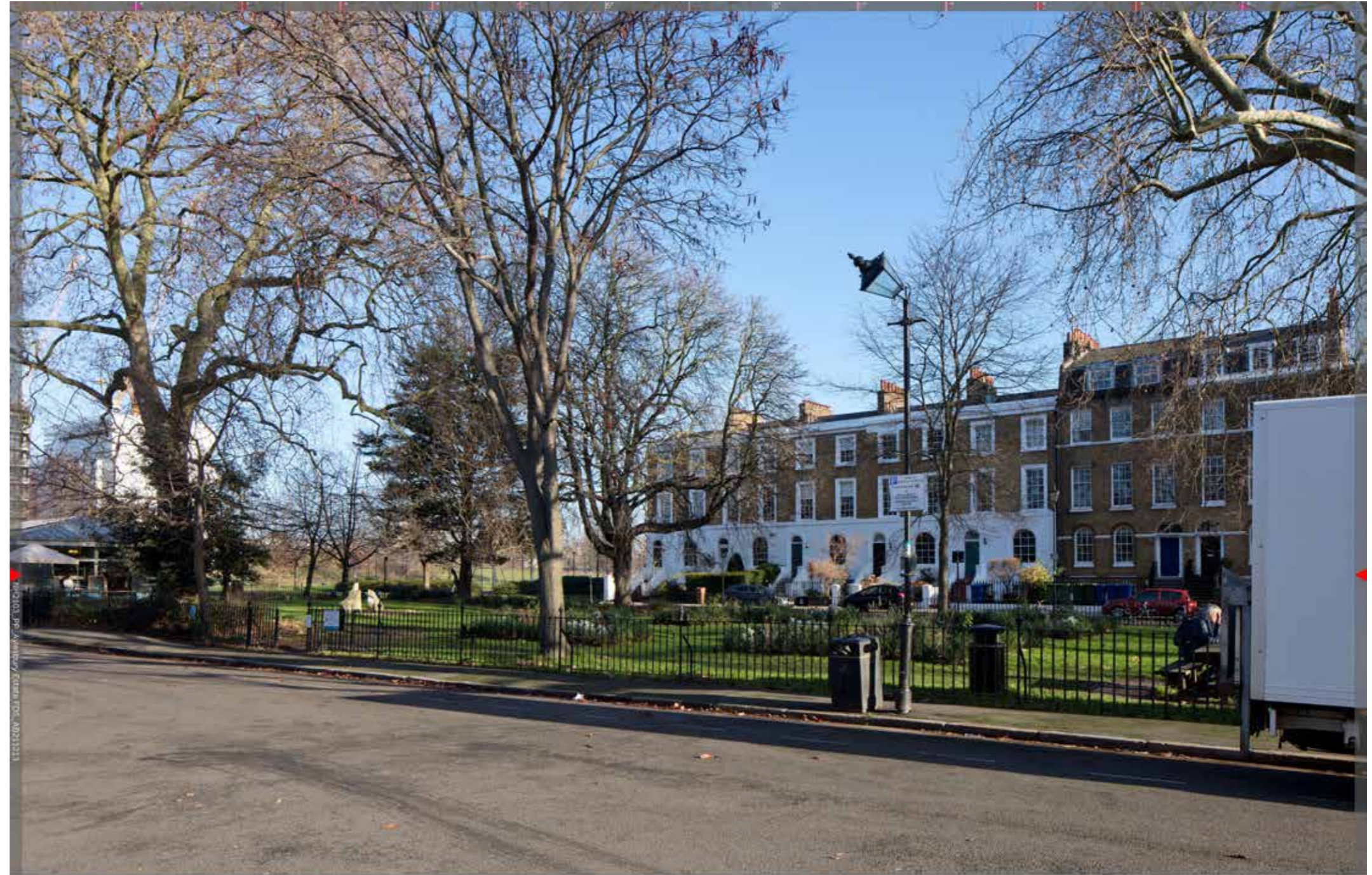




**VIEW 12: ADDINGTON SQUARE**

**EXISTING**

- 10.191 The view is orientated eastwards towards the Site from the western end of Addington Square. The viewing position is within the Addington Square Conservation Area.
- 10.192 The view's composition takes in Addington Square in the foreground, which is lined by mature trees around its edges, with a designed landscape at its centre. Addington Square's edges are lined by listed buildings that date from the 19th century. The composition shows a degree of enclosure to the right side of the view, with 38-42 Addington Square (Grade II) being fully visible. The open-ended northern end, to the left of the view, being apparent.
- 10.193 The Grade II listed buildings are constructed from London Stock brick, with stucco ground floors accessed by a flight of stairs. There is a strong roofline afforded by the cornicing of 38-42 Addington Square, which is carried through by the mansard roof of the neighbouring 33-37 Addington Square (Grade II).
- 10.194 The square is partly characterised by contemporary development on its edges, with the FDS of the Aylesbury Estate regeneration on the left of the frame. In its immediate foreground, there is a contemporary structure that houses a café.
- 10.195 This is a view that is partly representative of the Addington Square Conservation Area, but lacks a specific focus. There are good townscape elements within the view and the listed buildings, open space of Addington Square and views through to Burgess Park beyond are positive and root the square within the landscape beyond that was constructed as a result of the razing of the surrounding area in the war.
- 10.196 Within the dense foliage of the park, the Aylesbury Estate's existing buildings are partially visible but cannot be understood from this distance and with the trees in the midground.



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11:23 05 January 2022

10.197 The value attached to the view is Low.

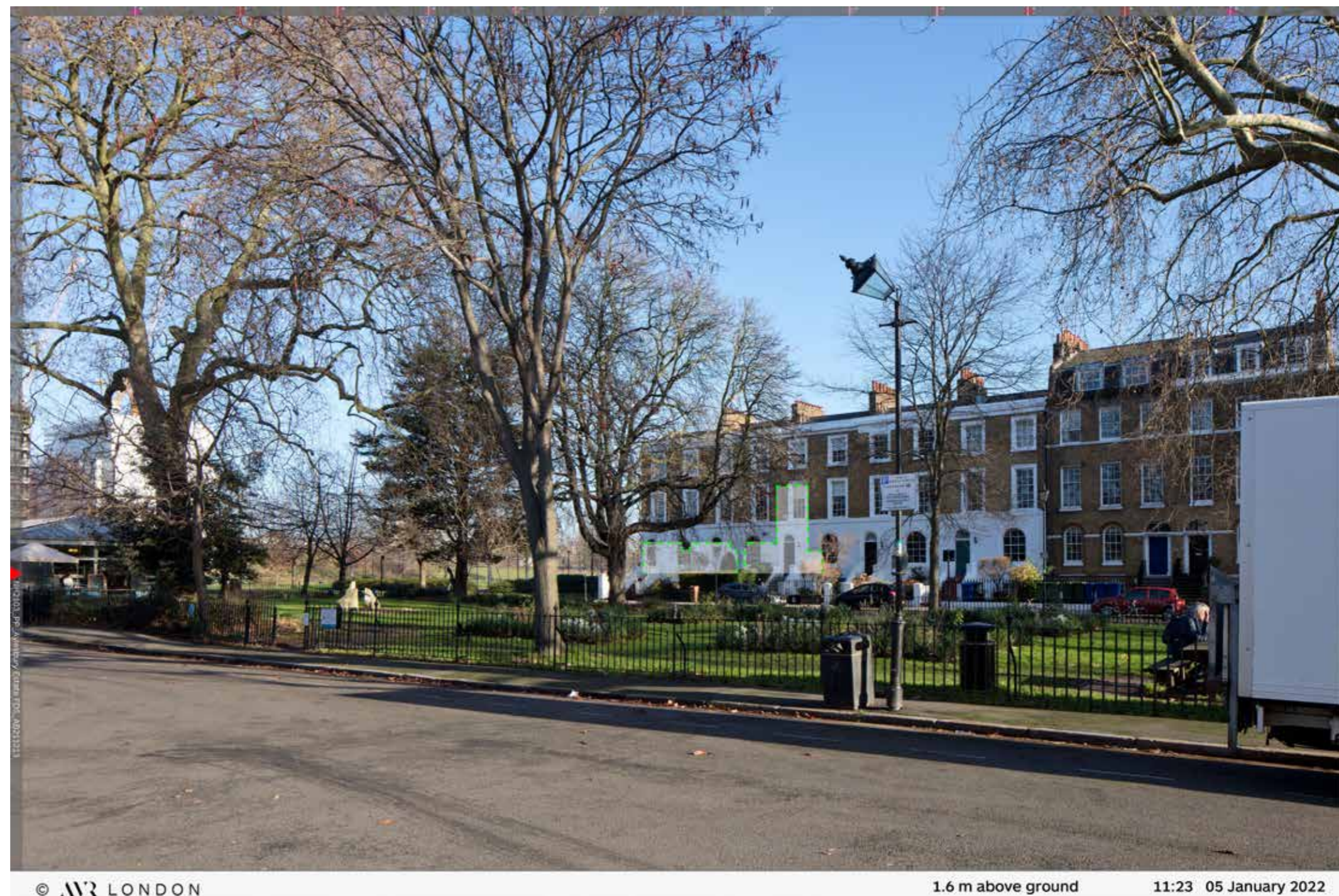
10.198 The view would primarily be experienced by a high number of park users, a high number of which will be using it for leisure and recreation from the immediate area. Other receptors in the area include residents

who live in Addington Square, though the square is not densely built up like other residential areas to the north.



## PROPOSED

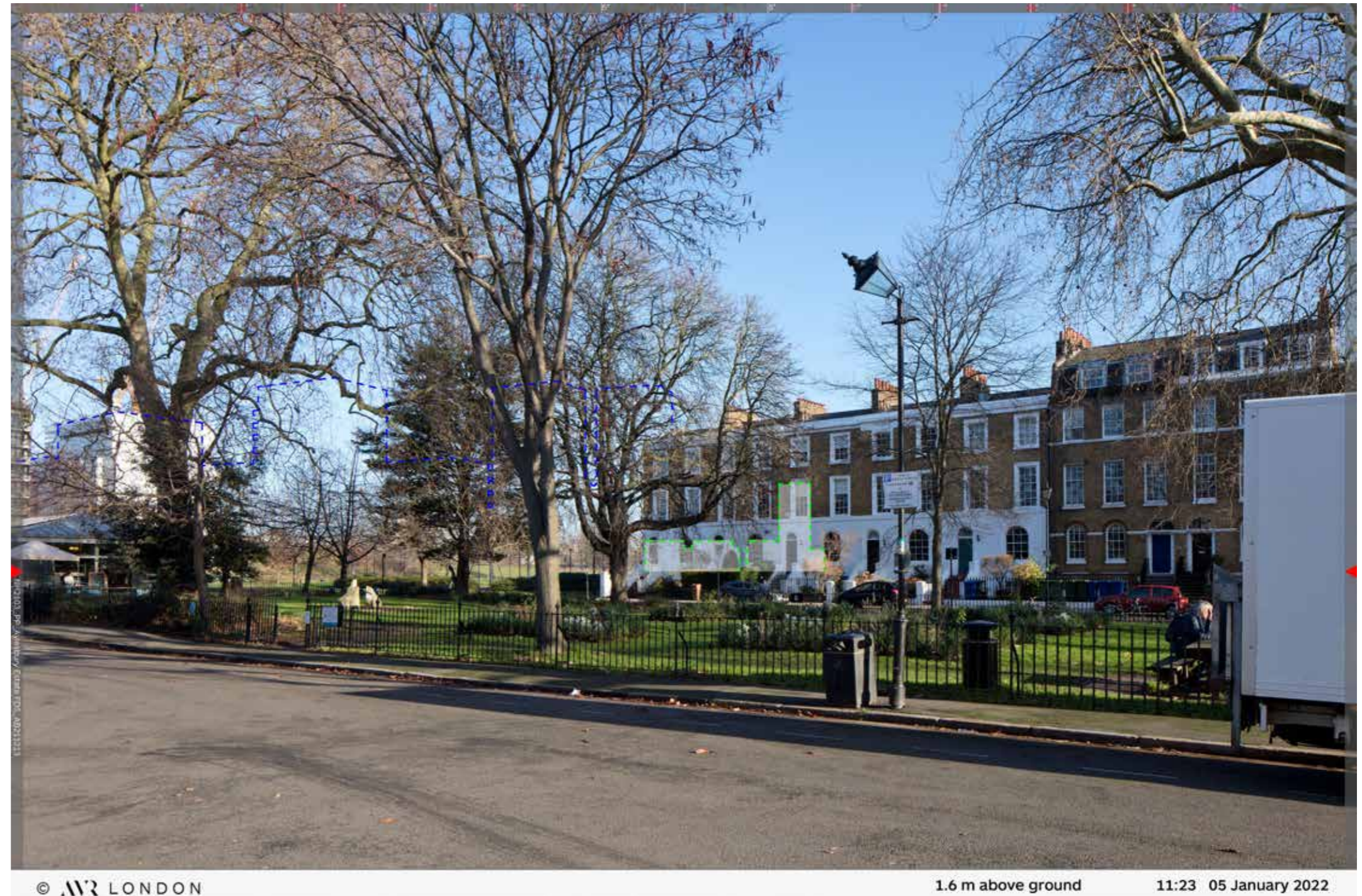
- 10.199 None of the Project will be visible from this position; the green wireline that represents the scheme is clearly situated behind the terraces in the midground of the view.
- 10.200 The view location is approximately 850m from the Site. The receptors of the view would be mostly focused away from the Site and the Project. Residents will have a Medium susceptibility to change as they are located in an area undergoing substantial change. Road users will have a Low susceptibility to change as their focus is not on the townscape. Using professional judgement, the susceptibility is Low; it has a Low sensitivity.
- 10.201 The magnitude of impact would be Nil.
- 10.202 The Project would give rise to a 'None' effect. The effect is not significant; the Scale of an Effect is None. The Nature of the effect is Neutral.





**CUMULATIVE**

- 10.203 The yellow wireline shows the Aylesbury FDS on the left of the frame. The baseline photograph was taken in winter with the leaves off the trees. In summer, the FDS would be occluded from view by dense foliage in this position.
- 10.204 The Aylesbury FDS would be prominent in winter months to the left of the terraces. Where visible it would create a solid base to view through the trees, and signify the edge of Burgess Park and the important route of Albany Road from Walworth Road towards Old Kent Road; the definition to the edge of Burgess Park is understood to be a positive addition to the townscape.
- 10.205 The magnitude of impact would be High
- 10.206 Cumulative development would give rise to a Moderate Likely effect. The effect is significant.
- 10.207 The overall Scale of Effect would be Moderate. The effect would be Beneficial.







**VIEW 13: ALBANY ROAD****EXISTING**

- 10.208 The view is orientated eastwards looking along Albany Road. The composition of the view is open to the right of the frame, with Burgess Park beyond, partially screened by the landscaped edges with mature trees and dense planting characterising the edges.
- 10.209 The left side of the frame is characterised by late 20th century residential development with mature trees and fencing enclosing its boundaries. It further consists of the recently built (2013), 7 to 10 storey buildings of the Phase 1A development of the Aylesbury Estate, Arments Court, with the existing horizontal concrete balconies of the Bradenham building on the Aylesbury Estate behind. A number of trees either within the highway boundary or the Estate screen the other buildings in the Estate. The rise in height to the new buildings on the edge of the estate mark the beginning of the new Aylesbury Estate and its regeneration.
- 10.210 The value attached to the view is Low.
- 10.211 The view would primarily be experienced by a high number of park users, a high number of which will be using it for leisure and recreation from the immediate area.





**PROPOSED**

- 10.212 None of the Project will be visible from this position; the green wireline that represents the scheme is clearly situated behind the terraces in the midground of the view.
- 10.213 The view location is approximately 750m from the Site. The receptors of the view would be mostly focused away from the Site and the Project. Residents will have a Medium susceptibility to change as they are located in an area undergoing substantial change. Road users will have a Low susceptibility to change as their focus is not on the townscape. Using professional judgement, the susceptibility is Low; it has a Low sensitivity.
- 10.214 The magnitude of impact would be Nil.
- 10.215 The Project would give rise to a 'None' effect. The effect is not significant; the Scale of an Effect is None. The Nature of the effect is Neutral.





### CUMULATIVE

- 10.216 The yellow wireline shows the Aylesbury FDS sited to the west of the Site. Only a slender element of the frontage will be visible in this view with much of it occluded from view due to the trees in the mid ground along Albany Road. There would be a barely discernible change to the composition of the view.
- 10.217 The magnitude of impact would be Very Low
- 10.218 The Project would give rise to a 'Negligible' effect. The effect is not significant; the Scale of an Effect is Negligible. The Nature of the effect is Neutral.









**VIEW 14: LIVERPOOL STREET****EXISTING**

- 10.219 The view is orientated eastwards from the west. It is a good composition and shows the principle frontage of the Grade I listed Church of St Peter. The viewing position is within the Liverpool Grove Conservation Area and is a good representation of what gives the area significance.
- 10.220 The composition of the view focuses on the church, with its classical features clearly understood, with the classical spire acting as a clear, legible, local landmark and identifying the townscape hierarchy in the immediate area. To the right of the church, the open space of its yard with mature trees adding further to the importance of the building. Lining the open space are the low-rise 28-52 Liverpool Grove, which are listed terraced houses that front the church yard, which are Grade II listed and a very good representation of 19th century suburban development in the area. Soane House, on Portland Street, breaks the roofline of this terrace of houses.
- 10.221 The church has high townscape value, but also great historical significance being designed by Sir John Soane and built between 1823-5. It is a very good example of his work, which has had a significant impact upon architecture and architectural history. In terms of London's development, this demonstrates further importance as it shows the importance of the area in the 19th century and the polite manner in which London was suburbanising towards the south.
- 10.222 There is no intervisibility between the Site and this viewing position currently.
- 10.223 The value attached to the view is Medium.
- 10.224 The view would primarily be experienced by a high number of residents and a small number of those visiting the historically significant church.





## PROPOSED

- 10.225 The green wireline depicts the Project to the centre right of the view. The baseline photograph for the view is taken in winter; there would be a dense covering of foliage in the summer months screening much of the Project from view.
- 10.226 The Project will form a new part of the roofline beyond the terraced houses which is currently characterised by Soane House, which penetrates the established ridgeline formed by the parapet line along the street. Plot 4A will not detract from the experience of viewing the frontage of the Church of St Peter (Grade I) as its visibility is secondary to the view and would be occluded for most of the year. It is also positioned discreetly beyond Soane House, which is situated above the ridgeline of the terrace of houses. The change in the view is barely discernible from this distance and the Project coalesce with the existing brick structures on the skyline beyond the terrace in the mid ground.
- 10.227 The view location is approximately 800m from the Site. Residents will have a High susceptibility to change as they are located in an area of good townscape quality, in front of Grade I listed church and within the Liverpool Grove Conservation Area. Road users will have a Low susceptibility to change as their focus is not on the townscape. The susceptibility is High. The sensitivity of the view is Moderate/High; using professional judgement and gauging the distance from the Site, the sensitivity is considered to be Moderate.
- 10.228 The magnitude of impact would be Very Low.
- 10.229 The Project would give rise to a 'Negligible' effect. The effect is not significant; the Scale of an Effect is Negligible. The Nature of the effect is Neutral.





### CUMULATIVE

- 10.230 The pink wireline shows the OPP (reference 14/AP/3844) which would be seen in the same context as the Project in the view. The height steps down from Plot 4A on the Site and the building would coalesce with its foreground of Soane House. Much of the development would be occluded by the foliage in the foreground that surrounds the churchyard.
- 10.231 The magnitude of impact would be Very Low.
- 10.232 The Project would give rise to a 'Negligible' effect. The effect is not significant; the Scale of an Effect is Negligible. The Nature of the effect is Neutral.



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11:54 05 January 2022







## VIEW 15: AYLESBURY ROAD

### EXISTING

- 10.233 The view is orientated eastwards from the west of the Site. The viewing position is in the eastern part of the Liverpool Grove Conservation Area, with the built elements of the foreground and midground being representative of the townscape of the conservation area.
- 10.234 The composition of the view is typical of the low-rise residential character that defines the Liverpool Grove Conservation Area. Terminating the composition at the end of the street is the FDS of the Aylesbury Estate regeneration, which is shown as being under construction.
- 10.235 Rising above the roofline in the middle of the view is the Thurlow Street chimney, adding a degree of verticality to the composition of the view.
- 10.236 The view is not identified as being significant in the Liverpool Grove Conservation Area, but is a good quality representation of the townscape within the area.
- 10.237 The value attached to the view is Low.
- 10.238 The view would primarily be experienced by a high number of residents.



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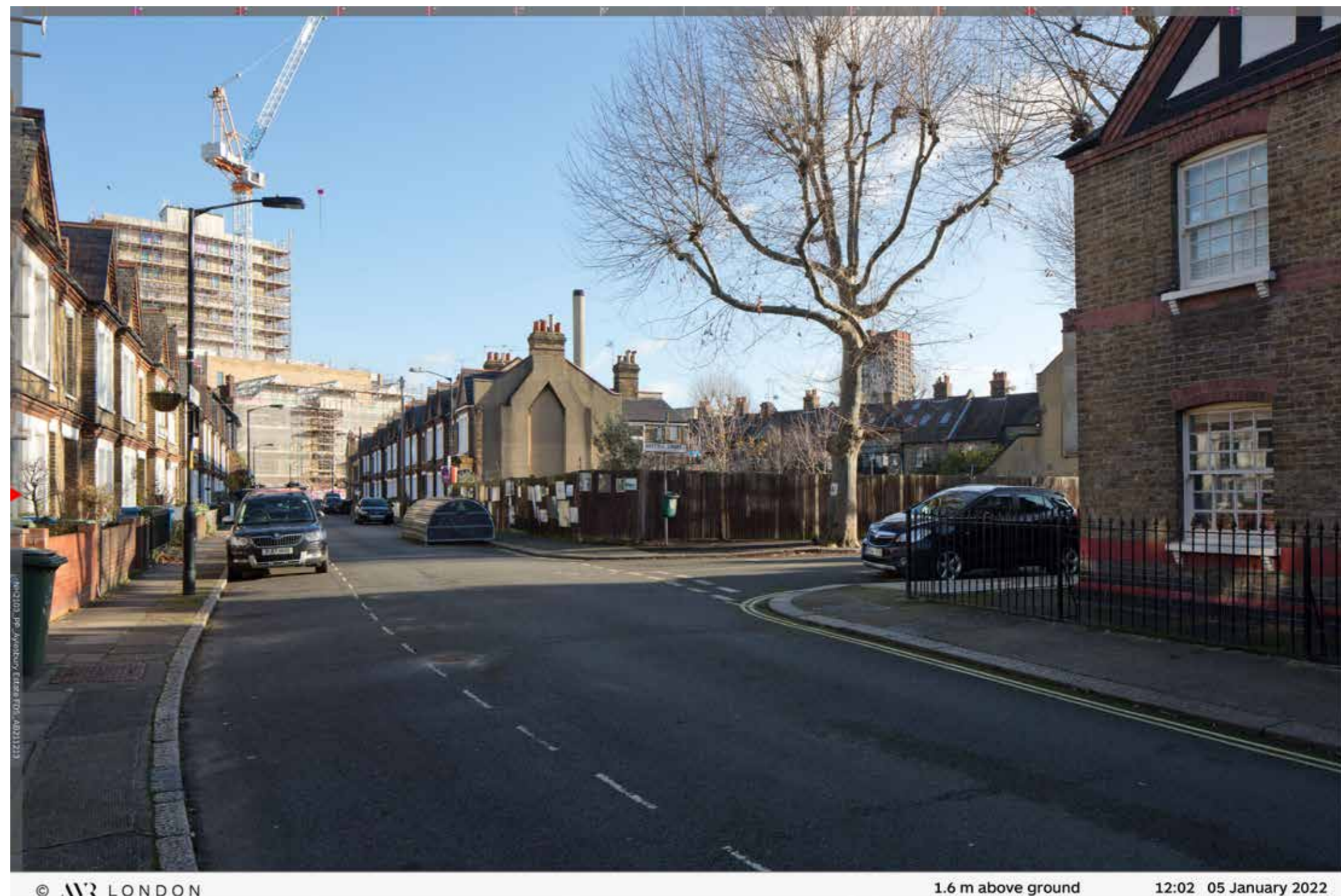
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## PROPOSED

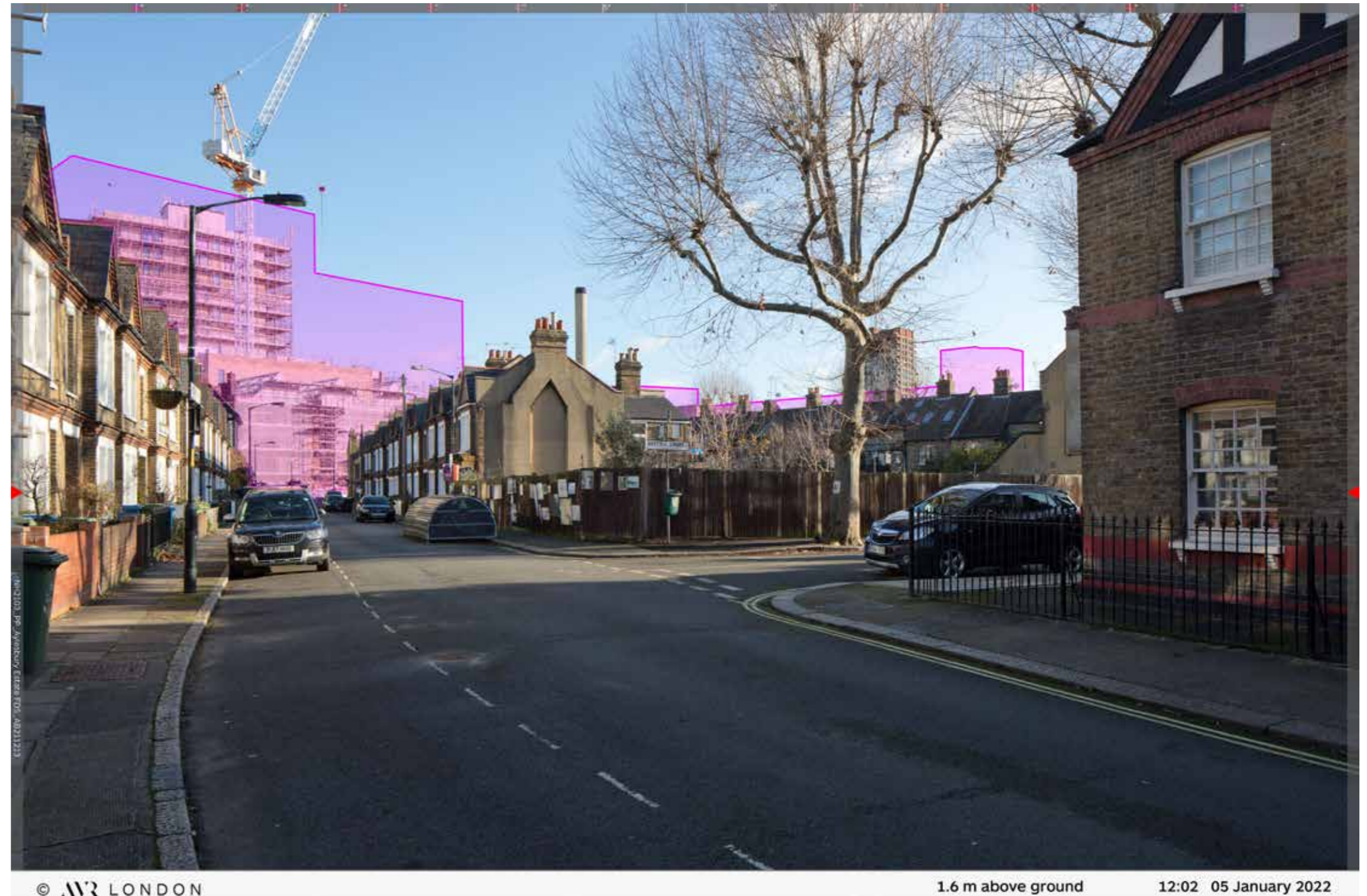
- 10.239 The Project is shown in render to the centre right of the frame. The Project sits comfortably above the roofline of the low-rise residential townscape that characterises the fore and mid ground of the view. The overall composition is not noticeably different with the introduction of a new, tall slender element beyond the roofline.
- 10.240 The roofline in the foreground is not sensitive in its character but is a good representation of the area. The area is undergoing significant change as shown by the construction sites within the view.
- 10.241 The forms of the tower are distinct and provide clear legibility for the Site and its location fronting Burgess Park. The crown element, with a faceted brick detail, is clearly understood from this position.
- 10.242 The view location is approximately 520m from the Site. Residents will have a Medium susceptibility to change as they are located in an area of good townscape quality, though its setting is undergoing significant change. Road users will have a Low susceptibility to change as their focus is not on the townscape. The susceptibility is Low. The sensitivity of the view is Low.
- 10.243 The magnitude of impact would be Low.
- 10.244 The Project would give rise to a 'Minor' effect. The effect is not significant; the Scale of an Effect is Minor. The Nature of the effect is Neutral.





### CUMULATIVE

- 10.245 The OPP is well understood from this position. The northern elements of the scheme are shown to the left of the frame, with a drop in height to the south before rising up again at the southern end of the Site where the taller corner element will mark the important junction of Albany Road with Thurlow Street.
- 10.246 The magnitude of impact would be High
- 10.247 Cumulative development would give rise to a Moderate Likely effect. The effect is significant.
- 10.248 The overall Scale of Effect would be Moderate. The effect would be Neutral.









**VIEW 16: NURSERY ROW PARK****EXISTING**

- 10.249 The view is orientated southwards towards the Site from within Nursery Row Park, a small green space to the west of the Mission Conservation Area. The viewing position is slightly elevated on a pathway looking through the small open park. In summer months, most of the visibility would be occluded by the dense foliage of the mature trees.
- 10.250 Nursery Row Park is a local designated open space. The southern half of the park consists of regular lines of Plane trees in grass with paths connecting to different entrances. A pergola structure and planting is located on the western edge, leading to a small, paved square on East Street, as can be seen on the right edge of the view. Informal play elements and seating are located under the trees. A railing fence surrounds the park.
- 10.251 The composition of the view is characterised by the densely planted mature trees that sit within the small park. Its edges are bound by five-storey post-war buildings that make up the East Street Estate. In the distance, beyond the roofline, the prominent and horizontal emphases of the Wendover building on the Aylesbury Estate is visible.
- 10.252 The value attached to the view is Low.
- 10.253 The view would primarily be experienced by a high number of residents and park users.





## PROPOSED

- 10.254 None of the Project will be visible from this position; the green wireline that represents the scheme is clearly situated behind beyond the dense foliage of the trees in the foreground. The baseline photograph was taken in winter when there would be the most likelihood of an impact. Understood kinetically, the Project might be visible at points through the trees and foliage where there is no significant overlap of branches.
- 10.255 The view location is approximately 420m from the Site. The receptors of the view would be mostly focused away from the Site and the Project. Residents will have a Medium susceptibility to change as they are located in an area undergoing substantial change. Park users will have a Low susceptibility to change as their focus is not on the townscape. Using professional judgement, the susceptibility is Low; it has a Low sensitivity.
- 10.256 The magnitude of impact would be Nil.
- 10.257 The Project would give rise to a 'None' effect. The effect is not significant; the Scale of an Effect is None. The Nature of the effect is Neutral.





### CUMULATIVE

10.258 The OPP is visible across the park through the lighter areas of foliage and beyond the roofscape to the right of the frame. The composition of the view has not altered significantly and the change would be barely discernible.

10.259 The magnitude of impact would be Very Low.

10.260 The Cumulative would give rise to a 'Negligible' effect. The effect is not significant; the Scale of an Effect is Negligible. The Nature of the effect is Neutral.









**VIEW 17: DUNTON ROAD****EXISTING**

- 10.261 The view is orientated south west towards Old Kent Road, with 276–280 Old Kent Road (locally listed) terminating the view. The view's composition is hemmed in on the left of the frame by a railed fence with brick piers, allowing visibility through the dense foliage of the mature vegetation that lines the edges of the Tesco superstore car park. Visibility is partial of the continuing route of Old Kent Road, with its varied heights, forms and treatments of buildings being discerned.
- 10.262 On the right side of the frame, the street scene is characterised by the secondary and tertiary routes that span off Old Kent Road, with the linearity of Dunton Road leading the eye towards Old Kent Road. Buildings on the right of the frame are generally smaller in scale and more residential in character.
- 10.263 276–280 Old Kent Road in the distance forms part of the newly designated Thomas A Becket and High Street Conservation Area; it is locally listed. The building itself is representative of the character of the area, forming part of the varied appearance of the conservation area, through its ornate appearance typical of the late Victorian period, with stucco banding and red brick and gabled frontage.
- 10.264 The view itself is not within a conservation area and features no designated buildings. 276–280 Old Kent Road contributes positive architectural value to the view.
- 10.265 The value attached to the view is Low.
- 10.266 The view would primarily be experienced by a high number of residents. In addition, the view would be experienced by a high number of people travelling between two points, with the location not being a terminal point.



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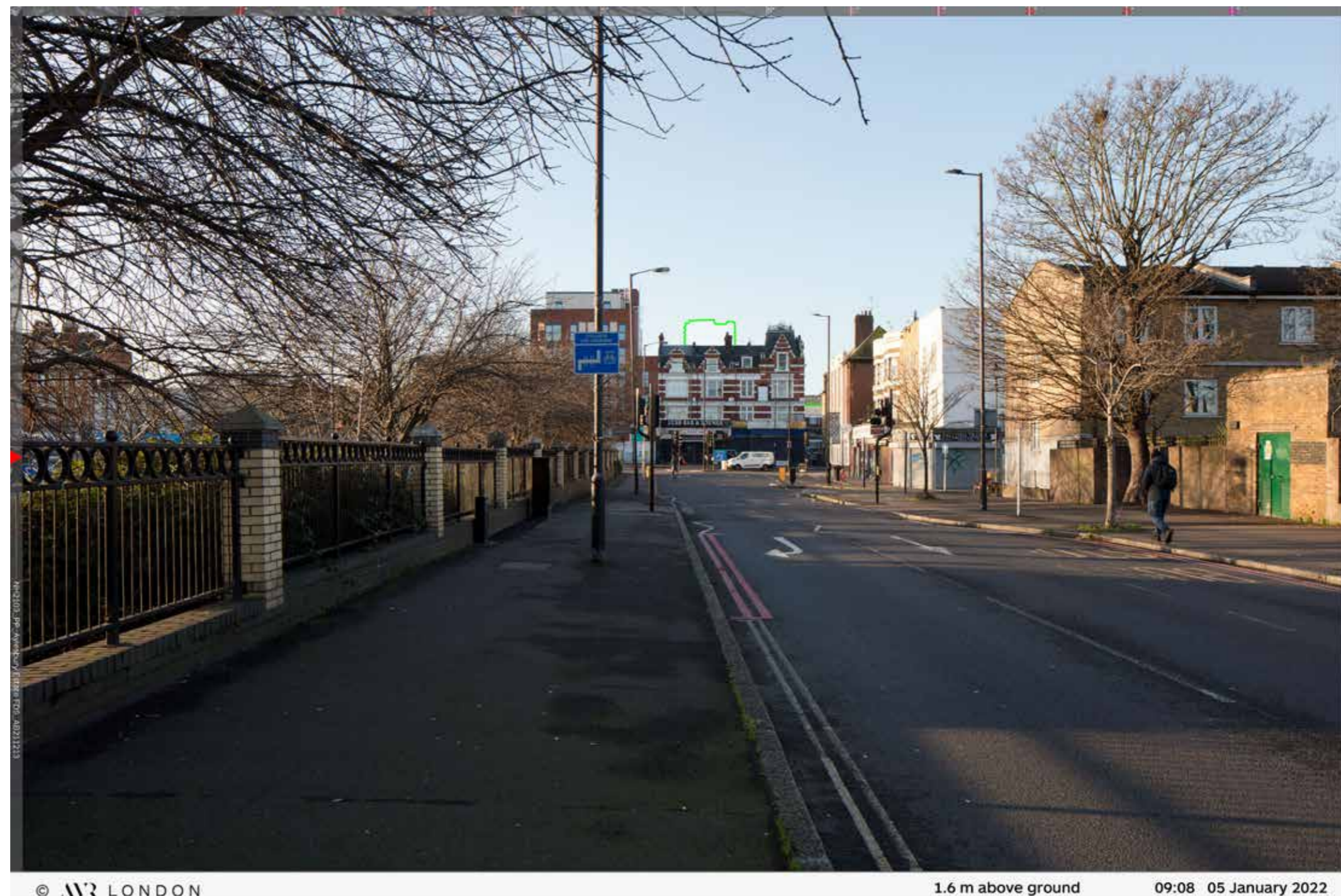
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## PROPOSED

- 10.267 The Project is shown in a green wireline in the centre of the view. The view is from a good position to understand 276–280 Old Kent Road (locally listed) in the centre of the view. The Project adds a further layer to the complex roofscape proffered by the adjacent contemporary development and the ornament shown on 276–280 Old Kent Road.
- 10.268 The tall element visible on Plot 4A would be a legible marker for the Aylesbury Estate regeneration, which is situated between the two main thoroughfares of Walworth Road and Old Kent Road.
- 10.269 276–280 Old Kent Road is locally listed for its architectural qualities, with its plaster banding mimicking the architectural moves made by significant architects, such as Richard Norman Shaw, at the time of construction. Its setting is a complex mix of townscape, forms and mass. It can therefore accommodate significant change.
- 10.270 The magnitude of impact would be Low
- 10.271 The view has a Low susceptibility as the majority of park users are focused on the park; Old Kent Road is an area undergoing significant change. The view has a Low Sensitivity. The Project would give rise to a Minor Likely effect. The effects is not significant.
- 10.272 The overall Scale of Effect would be Minor. The effect would be Neutral.





CUMULATIVE

10.273 No cumulative development is visible; the effects would be as assessed in the Proposed condition.



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**VIEW 18: OLD KENT ROAD****EXISTING**

- 10.274 The view is orientated towards the south, aiming at the junction of East Street with Old Kent Road. To the left, out of frame, is the junction with Hendre Road. The viewing position is within the Thomas A Becket and High Street Conservation Area.
- 10.275 The view's composition is mostly characterised by traffic infrastructure with four separate lanes for cars taking up much of the foreground. Lining Old Kent Road are numerous buildings which characterise the built character of Old Kent Road and are representative of the mixed character and forms of the Thomas A Becket and High Street Conservation Area.
- 10.276 The mix of buildings is shown through the differences in plot sizes, building widths, building heights and roof forms. From there, each building is characterised by a different materiality, with brick and stone predominating, but also uses of render and metals for cladding. Fenestrations broadly vary too, and are generally quite irregular, providing a staccato rhythm to the street scene.
- 10.277 While the view is within a conservation area and the built elements being representative of that, it is not a designated view and does not incorporate any designated buildings.
- 10.278 The value attached to the view is Low.
- 10.279 The view would primarily be experienced by a high number of residents. In addition, the view would be experienced by a high number of people travelling through, going to work and in their work places.





## PROPOSED

- 10.280 None of the Project will be visible from this position; the green wireline that represents the scheme is clearly situated behind beyond the dense foliage of the trees in the foreground. The baseline photograph was taken in winter when there would be the most likelihood of an impact. Understood kinetically, the Project might be visible at points through the trees and foliage where there is no significant overlap of branches.
- 10.281 The view location is approximately 450m from the Site. The receptors of the view would be mostly focused away from the Site and the Project. Residents will have a Medium susceptibility to change as they are located in an area undergoing substantial change. Park users will have a Low susceptibility to change as their focus is not on the townscape. Using professional judgement, the susceptibility is Low; it has a Low sensitivity.
- 10.282 The magnitude of impact would be Nil.
- 10.283 The Project would give rise to a 'None' effect. The effect is not significant; the Scale of an Effect is None. The Nature of the effect is Neutral.





CUMULATIVE

10.284 No cumulative development is visible; the effects would be as assessed in the Proposed condition.









**VIEW 19: GLENGALL ROAD****EXISTING**

- 10.285 The view is orientated westwards across a piece of green space to the northern end of Glengall Road. The view is within the Glengall Road Conservation Area.
- 10.286 The composition of the view is dominated in the foreground by the open green space, enclosed to the left of the frame by a dense hedge, with dense greenery enclosing the western edge of the open space. To the right of the frame, the branches of a mature, dense tree make up much of the composition.
- 10.287 In the distance, the view takes in the backs of the listed buildings along Trafalgar Avenue, occupying numbers 25–43, which are predominantly listed for their principal frontages and their historic interest. Beyond these, the tops of mature trees in Burgess Park are visible, rising above the slate roofline of hipped and pitched roofs occupying Trafalgar Avenue.
- 10.288 While the view incorporates listed buildings, and two conservation areas, it is not a good representation of these heritage assets, with little understanding of the character and appearance of the conservation areas achieved as well as the limited discernibility of the listed buildings.
- 10.289 The value attached to the view is Low.
- 10.290 The view would primarily be experienced by a high number of residents moving around the area.





## PROPOSED

- 10.291 The Project is shown in green wireline in the centre of the frame. The baseline photograph was taken in winter. The tallest part of Plot 4A is visible across the roofline that is formed in the midground of the view with foliage screening the tower from view in the summer months. Understanding the view kinetically, there might be visibility from around the area across the open space.
- 10.292 Any visibility of Plot 4A will not compromise the character and appearance of the Glengall Road Conservation Area as what makes it special is the coherent architectural appearance of the buildings within the CA. Its setting is urban, with Old Kent Road, out of frame, to the right which is a mixed townscape of differing scales and forms.
- 10.293 The view location is approximately 630m from the Site. Residents will have a Medium susceptibility to change as they are located in an area of good townscape quality, though its setting is undergoing significant change. The susceptibility is High. The sensitivity of the view is Moderate/High; using professional judgement and gauging the distance from the Site, the sensitivity is considered to be Moderate.
- 10.294 The magnitude of impact would be Very Low.
- 10.295 The Project would give rise to a 'Negligible' effect. The effect is not significant; the Scale of Effect is Negligible. The Nature of the effect is Neutral.





**CUMULATIVE**

10.296 No cumulative development is visible; the effects would be as assessed in the Proposed condition.









**VIEW 20: JUNCTION OF GLENGALL ROAD AND GLENGALL TERRACE****EXISTING**

- 10.297 The view is orientated westwards towards the New Peckham Mosque (former Church of St Marks) (Grade II) from the junction of Glengall Road with Glengall Terrace. The viewing position is taken to the west of the Glengall Road Conservation Area and looks towards the Cobour Conservation Area. The composition of the view shows Waite Street in the foreground, with the leading lines of the road drawing the eye towards the centre of the nave and the towers of the church and Cobourg Primary School beyond.
- 10.298 The church, school and spaces to the right of the view are within the Cobour Conservation Area. To the right of the former church is 1–20 Cobourg Road, a series of low-rise late 20th century residential buildings. To the right of these, 1–5 Pepler Mews, and its arched roofs are also legible. In front of these residential buildings, dense foliage of mature trees screens them from view.
- 10.299 While the view is of elements that make up the Cobour Conservation Area and includes a prominent listed building, the overarching setting does not contribute positively to the character and appearance of the heritage assets, owing to this being an incidental view of them.
- 10.300 The value attached to the view is Low.
- 10.301 The view would primarily be experienced by a medium number of residents and those using the green spaces for leisure.



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10:03 05 January 2022



## PROPOSED

- 10.302 The Project is shown in render in the centre of the view. The tallest building, Plot 4A, is the only visible piece of PH2B in the view.
- 10.303 The slender appearance of the tall building is benefitted by the strong vertical proportions which characterise its façade. The brick materiality draws on its historic surroundings; the hues of the building are shown to draw on their surroundings in this view, through the coalescing of colouration between Plot 4A and the New Peckham Mosque (Grade II), the rear of which is the focus of this view.
- 10.304 Its visibility adds a degree of legibility to the view through the signifying of the important junction of Albany Road and Thurlow Street. While Burgess Park cannot be discerned from this viewing position, its creation impacted streetscapes like this through its razing to create the park.
- 10.305 The view location is approximately 570m from the Site. The Residents live in area that is undergoing substantial change. These visual receptors have a Medium susceptibility to change. Park users have a Low susceptibility to change as their focus is on the park. Using professional judgement, the overall susceptibility is Low due to the area undergoing substantial change. It has a Low sensitivity.
- 10.306 The magnitude of impact would be Medium.
- 10.307 The Project would give rise to a Minor Likely effect. The effect is not significant.
- 10.308 The overall Scale of Effect would be Minor. The effect would be Neutral.





**CUMULATIVE**

- 10.309 The tallest element of the OPP (reference 14/AP/3844) is seen adjacent to Plot 4A. In this view it steps away in height but creates a clearly legible gateway on the skyline. Seen together, the two tall buildings signify the estate's regeneration. Their forms and materiality coalesce in the view and do not distract the viewer as to any significance derived from setting for the Grade II listed Peckham Mosque.
- 10.310 The effects would be as assessed in the Proposed condition.



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## VIEW 21: CHANDLER WAY

### EXISTING

- 10.311 The view is orientated to the north along Chandler Way, which is aligned with the Site. The composition is of a north-south route which is enclosed by three storey residential buildings mostly constructed in the late 20th century.
- 10.312 The townscape character is improved with the mature trees that line the axial route north. Chandler Way is a tertiary route that links Commercial Way to Burgess Park. Commercial Way itself links Southampton Way to Old Kent Road in the east.
- 10.313 The view includes no designated heritage assets and is not within a conservation area. Out of the frame, behind the viewing position to the right, is the Grade II listed St Luke's Church.
- 10.314 The value attached to the view is Low.
- 10.315 The view would primarily be experienced by a high number of residents.



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10:37 05 January 2022



**PROPOSED**

- 10.316 The Project will be seen in the centre of the frame. The baseline photograph for the view is taken in winter; there would be a dense covering of foliage in the summer months screening much of the Project from view.
- 10.317 Plot 4A sits centrally in the view and marks the northern edge of Burgess Park, acting as a significant landmark in the streetscape. In terms of legibility, Plot 4A is a positive contribution to the wider townscape as shown in this longer distance view. Its height matches the datum of the street and contributes a new, positive addition to the linear view.
- 10.318 The view location is approximately 900m from the Site. Residents will have a Medium susceptibility as its setting is undergoing significant change. The susceptibility is Low. The sensitivity of the view is Low; using professional judgement and gauging the distance from the Site, the sensitivity is considered to be Low.
- 10.319 The magnitude of impact would be Very Low.
- 10.320 The Project would give rise to a 'Negligible' effect. The effect is not significant; the Scale of Effect is Negligible. The Nature of the effect is Beneficial.

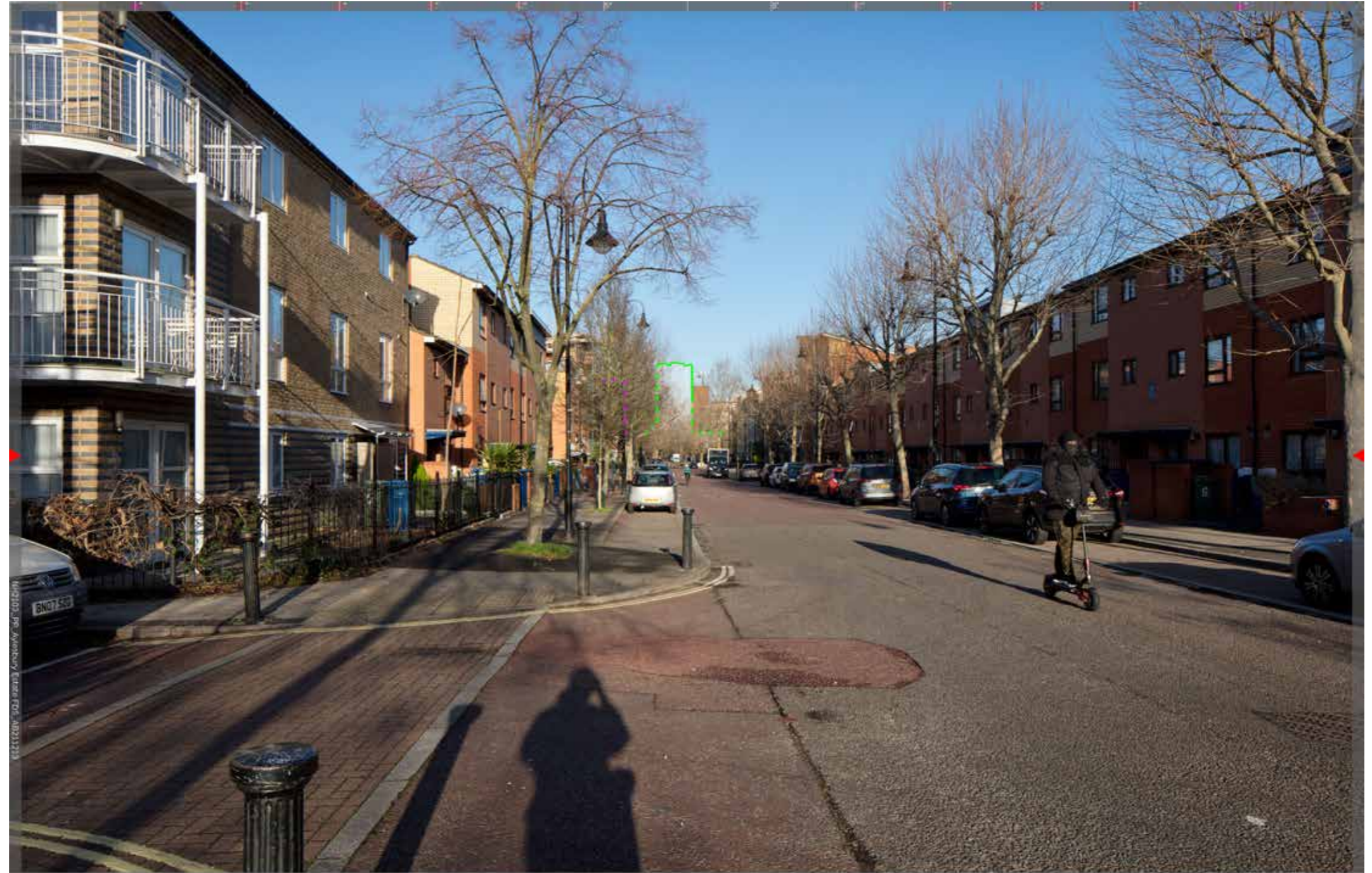




**CUMULATIVE**

10.321 OPP (reference 14/AP/3844) would be theoretically visible to the left of the channelled view. The foliage is too dense for it to be understood.

10.322 The effects would be as assessed in the Proposed condition.



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10:37 05 January 2022







**VIEW 22: PECKHAM GROVE****EXISTING**

- 10.323 The view is orientated northwards. The composition of the view is made up on late 20th century residential buildings which are predominantly low-rise in their scale and of ordinary architectural quality.
- 10.324 In the distance, but to the right of the view, is a terrace of residential buildings (6-22 Newent Close) which are Grade II listed. It is difficult to understand them or their character from this viewing position owing to the oblique angle. The view is terminated by a two storey, mono-pitched residential building. The townscape is improved by the amenity provided by the mature trees along Peckham Grove. In the distance, beyond the roofline of 6-22 Newent Close, the top of the Shard at London Bridge projects into the sky.
- 10.325 The view is taken from a quiet residential street sited between busy, densely built up areas.
- 10.326 The value attached to the view is Low.
- 10.327 The view would primarily be experienced by a high number of residents.





## PROPOSED

- 10.328 The Project would be visible above the row of late 20th century houses in the foreground. In this view it is shown in green wireline. Plot 4A's form and crown would be understood from here, showing that it is a legible contribution to the townscape. Its materiality would coalesce with the dark coloured tiles in the foreground of the view.
- 10.329 The view location is approximately 800m from the Site. Residents will have a Medium susceptibility to change being in an urban area undergoing change. The susceptibility is Low. The sensitivity of the view is Low.
- 10.330 The magnitude of impact would be Very Low.
- 10.331 The Project would give rise to a 'Negligible' effect. The effect is not significant; the Scale of Effect is Negligible. The Nature of the effect is Neutral.





**CUMULATIVE**

- 10.332 The OPP (reference 14/AP/3844) would be visible to the left of the Site Plot 4A in the centre of the view. Viewed as a gateway to the Aylesbury Estate regeneration site, the taller element of OPP (reference 14/AP/3844) and Plot 4B will legibly mark the edge of Burgess Park and the key junction of Albany Road and Thurlow Street.
- 10.333 The effects would be as assessed in the Proposed condition.









**VIEW 23: LVMF 1A.1 ALEXANDRA PALACE****EXISTING**

- 10.334 The view is one of six view panoramas identified in the London View Management Framework SPG. The view is from the viewing terrace at Alexandra Palace and provides a panoramic view to the south. Alexandra Palace is set in 196 acres of parkland on the rising ground of Muswell Hill in North London. The view is identified as Assessment Point 1A.1 within the SPG as it is the best position to see the wider panorama. The view is shot using a 50mm lens.
- 10.335 Landmarks in the view include: St Paul's Cathedral, The London Eye, BT Tower and the Shard. The view also include: Caledonian Market Clock Tower, Canary Wharf, Broadgate Tower, City cluster of tall buildings, London Bridge cluster of tall buildings, St Pancras Station, and Euston Tower.
- 10.336 The SPG identifies the view as follows:
- 10.337 "The trees in Alexandra Park, which slope into the valley below, dominate the foreground of the view. Views of the panorama are limited, in some places, to glimpses through these trees.
- 10.338 The middle ground rises from the park to a ridge running east west across the panorama. This part of the view has a broadly residential character dominated by red brick terrace houses, pitched roofs and mature vegetation interspersed by church spires and public buildings.
- 10.339 The wide background of the panorama includes a number of focal points. These include a cluster of taller buildings in the City of London, incorporating St Paul's Cathedral, Euston Tower, BT Tower, Centre Point and the Shard. From some positions, a second cluster of tall buildings at the Docklands is visible, beyond an open middle ground. The peristyle, dome and lantern of St Paul's Cathedral are particularly visible from the eastern entry to the terrace, owing to a dip in the east west ridgeline."



- 10.340 The receptors for this view are people doing leisure activities in the open spaces of Alexandra Palace park and those specifically visiting the viewpoint for its wide panorama of London.

- 10.341 The Value of the View is High.



## PROPOSED - 50MM LENS

- 10.342 The Project is shown in green wireline in the centre of the view. It is seen between Lauderdale Tower at the Barbican Estate and 200 Aldersgate. The visibility from this distance, and considering the materiality of Plot 4A, is only theoretical.
- 10.343 The view location is approximately 13,000m from the Site. Residents will have a High susceptibility to change being in an urban area undergoing change. The susceptibility is High. The sensitivity of the view is High.
- 10.344 The magnitude of impact would be Very Low.
- 10.345 The Project would give rise to a 'Negligible' effect. The effect is not significant; the Scale of Effect is Negligible. The Nature of the effect is Neutral.





### CUMULATIVE - 50MM LENS

10.346 The OPP (reference 14/AP/3844) is theoretically visible to the west of the Project. Further to the west of this, the Aylesbury FDS is also be theoretically visible. Neither would impact the understanding of the view.

10.347 The effects would be as assessed in the Proposed condition.









## VIEW 24: LVMF 1A.2

### EXISTING - 50MM LENS

- 10.348 This viewpoint is located at Alexandra Palace approximately 13km north-west of the Site. This view was chosen as the Protected Vista at 1A.2 was occluded by trees in the foreground; notwithstanding, the LVMF is clear that there should be a management strategy for trees. This view is of high susceptibility and therefore High sensitivity.
- 10.349 The new London Plan encourages applicants to look beyond the Landmark Viewing Corridor and Wider Setting Consultation Area, which is where the Site is located.
- 10.350 Paragraph 90 of LVMF which states: "Development in the Wider Setting consultation area should preserve or enhance the viewer's ability to recognise and appreciate the peristyle, drum, dome and western towers of St Paul's cathedral when viewed from the Viewing Place".
- 10.351 The primary visual receptors are visitors of Alexandra Palace and those travelling through the area. The strategic designation of the viewpoint and its heritage context means that it is a view of High value.





## PROPOSED - 50MM LENS

- 10.352 There would be theoretical visibility in the centre of the view, with the green wireline of the scheme shown adjacent to the outer edge of the Lauderdale Tower at the Barbican Estate. This theoretical visibility will not have any impact upon the viewer's ability to appreciate the special nature of the panoramic view.
- 10.353 The view location is approximately 13,000m from the Site. Residents will have a High susceptibility to change being in an urban area undergoing change. The susceptibility is High. The sensitivity of the view is High.
- 10.354 The magnitude of impact would be Very Low.
- 10.355 The Project would give rise to a 'Negligible' effect. The effect is not significant; the Scale of Effect is Negligible. The Nature of the effect is Neutral.





### CUMULATIVE – 50MM LENS

- 10.356 A tall element of the OPP would be theoretically visible in the view (shown in purple wire line), located between the dome of St Paul's and the western towers. Visibility would be limited due to the separating distance of the Outline Masterplan site from the Viewing Place. The depth within the view, including the 3.5km between the Outline Masterplan and the Strategically Important Landmark would be perceptible by virtue of atmospheric haze and, as the observer moves through the area, motion parallax, the OPP (reference 14/AP/3844) is located with sufficient separating distance to not impact upon the skyline silhouette of St Paul's. The OPP would sit below the ridge line in the backdrop of the view and, subject to architectural detailing, would form a neutral part of the backdrop. It would not impact the viewer's ability to recognise and appreciate the peristyle, drum, dome and western towers of St Paul's cathedral when viewed from the Viewing Place.
- 10.357 The OPP is theoretically visible to the west of the Project. Further to the west of this, the Aylesbury FDS is also be theoretically visible. Neither would impact the understanding of the view.
- 10.358 The effects would be as assessed in the Proposed condition.









**EXISTING - 400MM LENS**

- 10.359 The 400mm lens shows a zoomed in version of the above view, with the foreground and background appearing flattened.
- 10.360 The foreground of the view shows the undulating topography of the suburban residential streets of north London. The central foreground is punctuated by the tower of Hornsey Town Hall (1935, Grade II\*) designed by Reginald Uren. The gabled frontages of Crouch End's high street are seen in front of this. St Paul's is the focus of the view in the centre with the dome and drum rising in the centre. The western towers are seen to the right, above the residential streets of the foreground.
- 10.361 To the left of the frame, 200 Aldersgate appears as a marker of London Wall with the Barbican towers further to the left of the frame.
- 10.362 The backdrop of the view is characterised by the rising hills of south London, with the Crystal Palace phone mast to the right of the frame.
- 10.363 This is a designated viewpoint and the value of the view is therefore High.
- 10.364 Receptors remain as they are for the 50mm lens.





## PROPOSED - 400MM LENS

- 10.365 The Project is theoretically visible to the right of Lauderdale Tower in the left side of the view. This theoretical visibility will not have any impact upon the viewer's ability to appreciate the special nature of the panoramic view.
- 10.366 The view location is approximately 13,000m from the Site. Residents will have a High susceptibility to change being in an urban area undergoing change. The susceptibility is High. The sensitivity of the view is High.
- 10.367 The magnitude of impact would be Very Low.
- 10.368 The Project would give rise to a 'Negligible' effect. The effect is not significant; the Scale of Effect is Negligible. The Nature of the effect is Neutral.



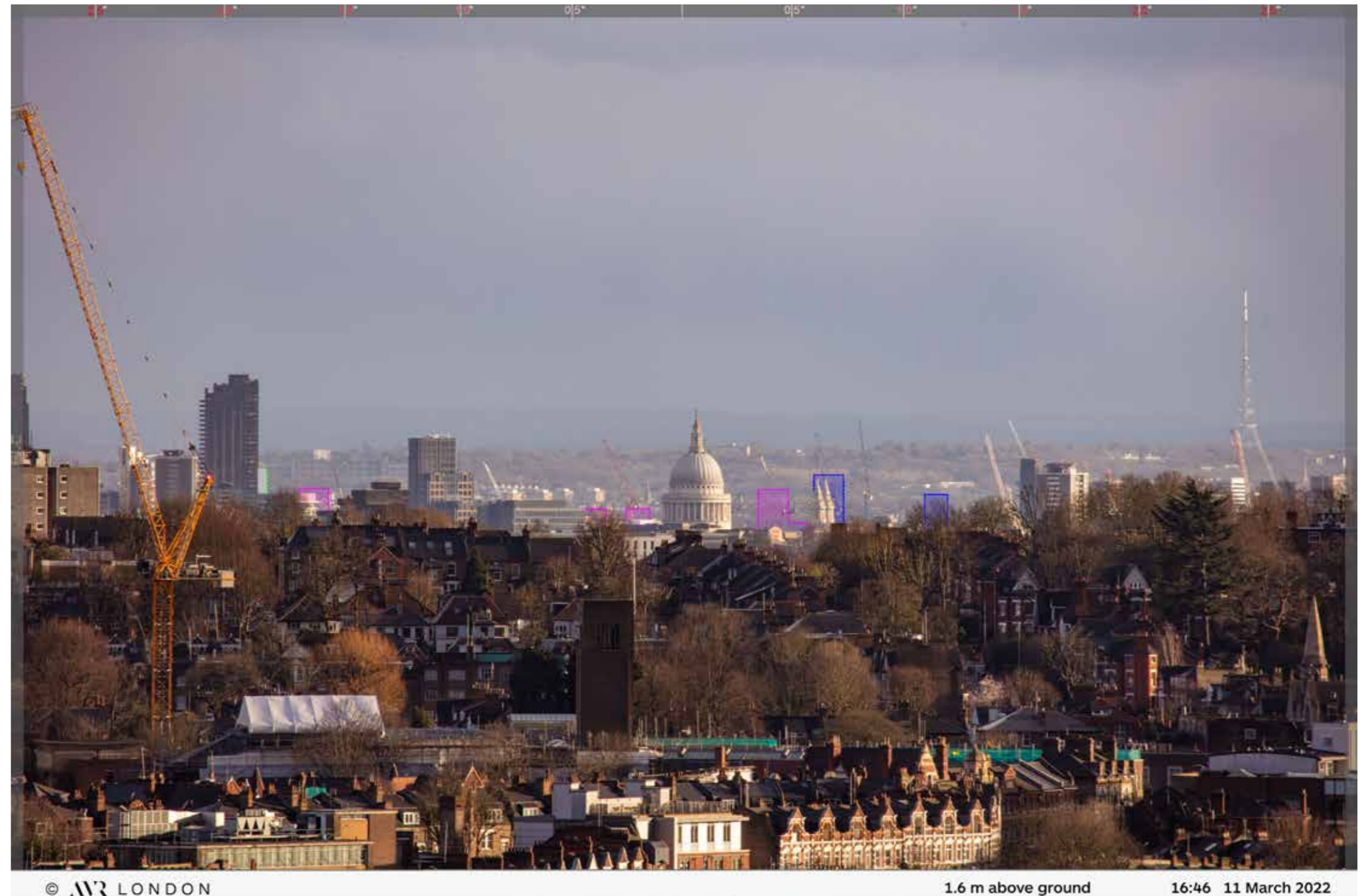


### CUMULATIVE - 400MM LENS

10.369 The OPP is seen centrally to the view with the Aylesbury FDS scheme shown in yellow beyond the western towers of St Paul's Cathedral and further to the right of the view. The Site is seen to the right of the Barbican tower and is partially screened by its mass.

10.370 The magnitude of impact would be Very Low.

10.371 The Project would give rise to a 'Negligible' effect. The effect is not significant; the Scale of Effect is Negligible. The Nature of the effect is Neutral.









**VIEW 25: ONE TREE HILL TO ST PAULS (LB SOUTHWARK VIEW 1)**

**EXISTING**

10.372 The view is a broad panorama taken from the densely wooded One Tree Hill. It is designated by LB Southwark as a strategic view. St Paul's Cathedral is located in the centre left of the frame, with a good understanding achieved of south London's urban development in the foreground. The City of London's Eastern Cluster is clearly visible to the centre right of the frame with the Shard at London Bridge punctuating the skyline in the centre of the view.

10.373 The value of the view is medium

10.374 Receptors of the view are people specifically seeking the view to gain a good understanding of the urban form of London. Other receptors are there for leisure.





## PROPOSED

- 10.375 The baseline photograph for the view is taken in winter; there would be a dense covering of foliage in the summer months screening the Project from view. This foliage is dense in winter and visibility, from this distance, and given the scheme's materiality, would only be theoretical.
- 10.376 The view location is approximately 4500m from the Site. The receptors of the view would be mostly focused away from the Site and the Project. Those visiting specifically for the view would have a High susceptibility to change. Those using One Tree Hill for leisure will have a Low susceptibility to change as their focus is not on the townscape. Using professional judgement, the susceptibility is Low owing to the constant state of change in the long distance view; it has a Low sensitivity.
- 10.377 The magnitude of impact would be Nil.
- 10.378 The Project would give rise to a 'None' effect. The effect is not significant; the Scale of an Effect is None. The Nature of the effect is Neutral.





CUMULATIVE

10.379 The effects would be as assessed in the Proposed condition.





VIEW	LOCATION	VISUAL AMENITY VALUE	VISUAL RECEPTORS	SUSCEPTIBILITY TO CHANGE	SENSITIVITY	MAGNITUDE OF IMPACT (DEMOLITION AND CONSTRUCTION)	LIKELY EFFECT (DEMOLITION AND CONSTRUCTION)	MAGNITUDE OF IMPACT (COMPLETED DEVELOPMENT)	LIKELY EFFECT/NATURE OF EFFECT (OPERATION)	LIKELY EFFECT/NATURE OF EFFECT(CUMULATIVE)
1	Flint Street	Low	Residents; Road Users	Low	Low	Nil	None	Nil	None	Moderate/Beneficial
2	Surrey Square	Low	Residents	Medium	Low	Low	Minor	Low	Minor/Beneficial	Minor/Beneficial
3	Smyrks Road	Low	Residents	Medium	Low	Medium	Moderate	Medium	Moderate/Beneficial	Moderate/Beneficial
4	Albany Road	Low	Residents; and park users	Low	Low	Medium	Minor	Medium	Minor/Beneficial	Minor/Beneficial
5	Cobourg Road	Low	Residents; and park users	Low	Low	Medium	Minor	Medium	Minor/Beneficial	Minor/Beneficial
6	Bridge Across the Lake	Low	Park Users	Low	Low	High	Moderate	High	Moderate/Beneficial	Moderate/Beneficial
7	Burgess Park	Low	Park Users	Low	Low	High	Moderate	High	Moderate/Beneficial	Moderate/Beneficial
8	Almshouses	Low	Park Users	Low	Low	Low	Minor	Low	Minor/Beneficial	Minor/Beneficial
9	Wells Way	Low	Park Users	Low	Low	Low	Minor	Low	Minor/Beneficial	Moderate/Beneficial
10	Burgess Park (2)	Low	Park users	Low	Low	Low	Minor	Low	Minor/Beneficial	Moderate/Beneficial
11	Burgess Park (3)	Low	Park users	Low	Low	Low	Minor	Low	Minor/Beneficial	Moderate/Beneficial
12	Addington Square	Low	Park users; residents	Low	Low	Nil	None	Nil	None	Moderate/Beneficial
13	Albany Road	Low	Residents	Low	Low	Nil	None	Nil	None	Negligible/Neutral
14	Liverpool Street	Medium	Residents; people visiting the Grade I listed church	High	Moderate	Very Low	Negligible	Very Low	Negligible/Neutral	Negligible/Neutral
15	Aylesbury Road	Low	Residents	Medium	Low	Low	Minor	Low	Minor/Neutral	Moderate/Neutral
16	Nursery Row Park	Low	Park users and residents	Low	Low	Nil	None	Nil	None/Neutral	Negligible/Neutral
17	Dunton Road	Low	Residents	Low	Low	Low	Minor	Low	Minor/Neutral	Minor/Neutral
18	Old Kent Road	Low	Residents	Low	Low	Nil	None	Nil	None/Neutral	None/Neutral
19	Glengall Road	Low	Residents	High	Moderate	Very Low	Negligible	Very Low	Negligible/Neutral	Negligible/Neutral
20	Junction of Glengall Road and Glengall Terrace	Low	Residents and park users	Medium	Low	Medium	Minor	Medium	Minor/Beneficial	Minor/Beneficial
21	Chandler Way	Low	Low	Low	Very Low	Very Low	Negligible	Very Low	Negligible/Beneficial	Negligible/Beneficial
22	Peckham Grove	Low	Low	Low	Low	Very Low	Negligible	Very Low	Negligible/Neutral	Negligible/Neutral
23	LVMF 1A.1 Alexandra Palace	High	Leisure and those visiting specifically for the view	High	High	Very Low	Negligible	Very Low	Negligible/Neutral	Negligible/Neutral
24	LVMF 1A.2 Alexandra Palace	High	Leisure and those visiting specifically for the view	High	High	50mm: Very Low	50mm: Negligible	50mm: Very Low	50mm: Negligible/Neutral	50mm: Negligible/Neutral
						400mm: Very Low	400mm: Negligible	400mm: Very Low	400mm: Negligible/Neutral	400mm: Negligible/Neutral
25	One Tree Hill	Medium	Those visiting specifically for the view	Low	Low	Nil	None	Nil	None/Neutral	None/Neutral

Table 10.1 Summary of likely effects on visual receptors.







# 11.0 CONCLUSION

**AYLESBURY ESTATE PHASE 2B**



# CONCLUSION

11.1 This HTVIA has provided an assessment of the impact of the Project on heritage, townscape and visual receptors.

## TOWNSCAPE

11.2 The townscape assessment has considered the Project within its urban context, including the buildings, the relationships between them, the different types of urban open spaces, including green spaces and the relationship between buildings and open spaces.

11.3 The TCAs used were identified in the original OPP; these are within a 500m radius of the Site. The TCAs comprise the townscape receptors for the purposes of the HTVIA. The TCA in which the Site is located is broadly characterised by an extensive area that is largely made up of residential areas, which comprise various forms, scales and materials.

11.4 Of the 23 TCAs identified in the OPP, 15 have been assessed as part of this HTVIA; character area 1 has been considered separately as the existing condition of the Site. The impacts found in the assessment range from 'None/Neutral' to Moderate/Beneficial.

## VISUAL

11.5 The visual assessment has considered the impact of the Development upon visual receptors, ie. people experiencing a change in views and visual amenity at different places, including publicly accessible locations.

11.6 25 AVRs for each view iteration have been commissioned to illustrate the visual impact from strategically important viewpoints, such as those identified in the LVMF, the Southwark Local Plan and conservation areas. The number of viewpoints and their location were agreed with the LB Southwark, as well as from an analysis of the Site and surrounding area.

11.7 A ZTV of the Project has also been produced using VuCity to demonstrate the extent of visibility up to a 2km radius from the Project, across the local area.

11.8 The verified views, and ZTV have informed the assessment of impacts to the townscape and visual receptors.

11.9 Visual impacts in the views range from 'None/Neutral' to 'Moderate/Beneficial'.

## HERITAGE

11.10 A radius of 500m has been used to assess potential impacts to all heritage receptors. Receptors within the study area comprise listed buildings, conservation areas and locally listed buildings.

## LISTED BUILDINGS

11.11 Owing to the nature of the Site, the high quality design and the proposed forms, scale and materiality, there will be no impacts on the significance of any listed buildings within the study area.

## CONSERVATION AREAS

11.12 Owing to the nature of the Site, the high quality design and the proposed forms, scale and materiality, there will be no impacts on the special nature of any conservation areas within the study area.

## LOCALLY LISTED BUILDINGS

11.13 Owing to the nature of the Site, the high quality design and the proposed forms, scale and materiality, there will be no impacts on the significance of any locally listed buildings within the study area.

## SUMMARY

11.14 The Project has evolved through a detailed understanding of the Site, its surrounding context and the aspirations of the development plan. It has benefitted from extensive design development through the pre-application process, including input from the LBS, the GLA and the Design Review Panel.

11.15 The Project represents an opportunity for optimisation of land that would contribute to the delivery of a residential-led scheme with complementary mixed-uses including flexible commercial spaces, new open public space and landscaping. The HTVIA demonstrates the proposals would not give rise to any unacceptable impacts to townscape or visual receptors.

11.16 It is also material consideration to consider the planning designations for the Site which identified for transformative change

11.17 As a whole, the Project would give rise to significant urban design and townscape improvements to the area, including its character and function. It would help deliver the policy aspirations for the Site and the wider area. Furthermore, the HTVIA demonstrates the architectural qualities of the Project would demonstrably improve the appearance of the townscape.







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