

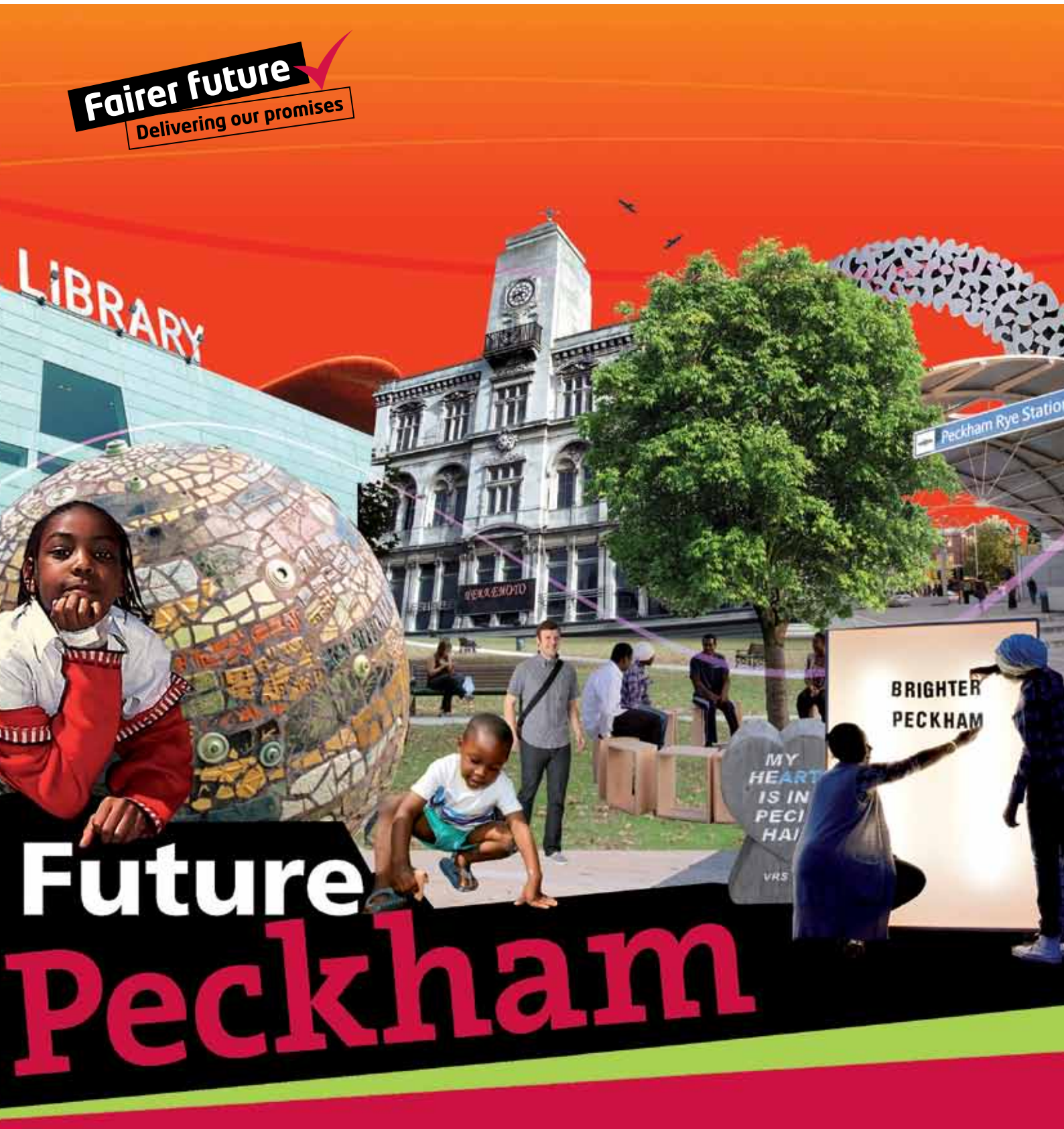
## Peckham and Nunhead Area Action Plan

Development Plan Document

Peckham and Nunhead  
Urban design study

September 2012

**Fairer future** ✓  
Delivering our promises



# Future Peckham



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# Section 1: Introduction

## 1.1 What does this document do

1.1.1 This document sets out our analysis to inform our approach to urban design and building heights in the Peckham and Nunhead action area.

1.1.2 The purpose of the document is to set out:

- Our approach for preparing an urban design study.
- Our understanding of the character of Peckham and Nunhead.
- Our approach to prepare policy and guidance for building heights and taller buildings.

1.1.3 The findings of this document have informed the final urban design policies in the Peckham and Nunhead Area Action Plan (AAP) (CD1):

Policy 23: Public realm  
Policy 24: Heritage  
Policy 25: Built form  
Policy 26: Building heights

1.1.4 Where more detailed design policy is required for the 5 different character areas, more information is set out in Section 5 of the AAP: Character areas in Peckham and Nunhead.

1.1.5 We also set out more information relevant to specific proposal sites in the site specific guidance in Appendix C of the AAP: Schedule of proposal sites.

1.1.6 Further justification for these policies is set out in our Peckham and Nunhead AAP urban design background paper (CD13) which should be read alongside this study.

## 1.2 Area covered

1.2.1 This document covers the Peckham and Nunhead action area as shown in Figure 1.

Figure 1. Peckham and Nunhead action area



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### 1.3 How to find your way around this document

Section	Content
<b>Section 1: Introduction</b>	This section sets out the role and purpose of the study.
<b>Section 2: Peckham and Nunhead evidence base studies and documents</b>	Sets out other documents and evidence based studies which have informed the preparation of this study.
<b>Section 3: Approach to preparing urban design study</b>	This section sets out the approach we have followed to prepare the urban design study.
<b>Section 4: Peckham and Nunhead character and context</b>	This sets out a summary of the context and character of the action area informed by various evidence base documents and studies.
<b>Section 5: Urban design in Peckham and Nunhead</b>	This sets out the approach to the urban design framework, policies and guidance for the wider action area.
<b>Section 6: Building height and tall buildings in Peckham core action area</b>	This is the main section of the study. It provides a detailed analysis to identify the approach to building height and taller buildings in Peckham core action area.
<b>Appendices</b>	Background evidence which has informed this report including: <ul style="list-style-type: none"><li>• Reference list</li><li>• Study of contextual building heights in the Peckham core action area</li><li>• Views assessment</li></ul>

## **Section 2: Policy background and evidence base**

### **2.1 Policy background and development of AAP policies**

2.1.1 A full list of relevant national, regional, local policy and other relevant guidance which has informed the approach to this study is set out in the:

***Peckham and Nunhead AAP Urban design background paper (CD13).***

2.1.2 This background paper also sets out the key evidence, consultation responses, sustainability and equalities appraisal and how they were used to inform our strategic approach to urban design and tall buildings in Peckham and Nunhead.

2.1.3 The paper should be read alongside this study to gain a full understanding of the policy background to our approach.

### **2.2 Peckham and Nunhead evidence based studies**

2.2.1 There are a number of evidence based studies and reports which have informed the urban design analysis, which should also be read alongside this report. This includes:

***Peckham and Nunhead Characterisation Study (2012) (CDD6)***

2.2.2 The characterisation study provides detailed analysis of the character of Peckham and Nunhead and considers future management guidelines.

2.2.3 A summary of the characterisation study is set out in the Peckham and Nunhead AAP urban design background paper (CD13). More information about the character of Peckham and Nunhead is set out in Section 4 and 5 of this study.

***Conservation area appraisals (CDD7 to CDD13)***

2.2.4 There are seven conservation areas located within the action area boundary, the majority of which have an adopted or draft conservation area appraisal. The conservation area appraisals set out a detailed analysis of the area, explain why it is considered to be of special architectural or historic interest, and give principles for managing change by setting out a clear intention of the council's approach to its preservation and enhancement. The appraisals are also used by the council in assessing the design of development proposals.

2.2.5 More information on the conservation appraisals in Peckham and Nunhead is set out in the urban design background paper . More information about the character of Peckham and Nunhead conservation areas is set out in Section 4, 5 and 6 of this study.

***English Heritage Central Peckham Historic Area Assessment (2009)  
(CDD15)***

- 2.2.6 This document sets out an evaluation of the local significance of central Peckham by highlighting the more significant elements in the townscape and cityscape. The document was prepared to guide and inform the management of change.
- 2.2.7 More information on the English Heritage assessment is set out in the urban design background paper . More information about the appraisal of central Peckham heritage which has informed this study is set out in Section 4, 5 and 6 of this study.



## Section 3: Approach to preparing an urban design study

### 3.1 Our approach

3.1.1 This section sets out the approach we have followed to prepare this study..

3.1.2 We have looked at the following analysis:

- Understanding of the local character and historic context through a detailed characterisation study.
- Identifying areas with the capacity to accommodate substantial change and the sensitivities for new development in these locations.
- Assessing the potential impact of new buildings including taller buildings.
- Producing design, conservation and building height guidance in order to manage change.

#### Methodology for an urban design study

3.1.3 CABE and English Heritage Guidance on tall buildings (CDD1) suggests that local authorities conduct a detailed urban design study in order to identify locations where tall buildings are “appropriate, inappropriate and sensitive”.



3.1.4 In accordance with CABE and English Heritage guidance and NPPF framework (CDN1) for conservation of the historic environment, we have conducted a detailed urban design and building height study. Our approach is also informed by other relevant English Heritage best practice guidance on local plan preparation in accordance with NPPF, settings, views, heritage conservation and understanding place.

3.1.5 More detail of these policy and guidance documents and how they have informed the preparation of our study as set out in the Peckham and Nunhead AAP urban design background paper (CD13).

3.1.6 This urban design study consists of two parts :

- Character appraisal and evaluation of the analysis to inform our approach to general built environment policies and guidance in the AAP (CD1). This analysis is set out in Section 4 and 5 of this study.
- Assessment of options for building heights and taller building to inform our approach to building height and taller building policy and guidance in the AAP. This analysis is set out in Section 6 of this study.

#### Section 4: Peckham and Nunhead character and context

3.1.7 It is important to understand the character of an area when preparing urban design and building heights policies. The Peckham and Nunhead

characterisation study sets out analysis that helps us to understand the local context and historic character of Peckham and Nunhead.

- 3.1.8 Section 4 of this paper sets out a summary of the character and context of Peckham and Nunhead in order to identify what is important to sustain, conserve or enhance and set out principles which will guide new development. This summary is informed by the characterisation study, our conservation area appraisals and the English Heritage Central area assessment and our own knowledge of the area.

### **Section 5: Urban design in Peckham and Nunhead**

- 3.1.9 Following on from the characterisation set out in section 4, this section provides an overview of the evidence and justification for the general and character area specific built environment policies and guidance in the AAP (CD1), particularly for public realm, heritage, built form, as well as any site specific urban design guidance.
- 3.1.10 More detail of the development of these policies and guidance as well as the consultation responses, sustainability and equalities appraisal that have informed their development, is set out in the urban design background paper (CD13).

### **Section 6: Building heights and taller buildings in the Peckham core action area**

- 3.1.11 The Core Strategy identified that the Peckham core action area is a location which can support more intense development and is a suitable location for taller buildings. This approach has been developed further through the preparation of the AAP (CD1). Our urban design background paper provides further information on our strategy.
- 3.1.12 The characterisation study has established the local character and the historic context, which had informed our identification of areas where taller buildings could be located, where they would not be suitable and where they would be sensitive.
- 3.1.13 Section 6 of this paper sets out how we have identified and tested strategic options for building heights including taller elements in order to identify potential locations where taller buildings could be located in the action area and understand the potential impact on sensitivities in and around these locations.
- 3.1.14 This analysis has informed our approach to the building height and taller building policy set out in the AAP.
- 3.1.15 More detail of the development of this policy and guidance as well as the consultation responses, sustainability and equalities appraisal that have informed their development, is set out in the urban design background paper.

## Section 4: Peckham and Nunhead context and character

### 4.1 Understanding Peckham and Nunhead's character

4.1.1 A lot of work has been carried out already to ensure a full understanding of Peckham and Nunhead's character which has informed the preparation of this paper. This includes:

- Peckham and Nunhead characterisation study (CDD5)
- Central Peckham London Borough of Southwark, Historic Area Assessment (CDD15)
- Conservation area appraisals (CDD7 to CDD11)
- Core Strategy: Borough-wide strategic tall buildings study (CDD4)

4.1.2 A summary of these evidence base studies is set out in the Peckham and Nunhead AAP urban design background paper (CD13).

4.1.3 Throughout the preparation of the AAP there has continually been a focus on protecting and improving Peckham and Nunhead's unique character. The final version of the AAP (CD1) sets out a lot of detail on the area's character, specifically within the following sections:

- **Section 2** sets out an overview and background to Peckham and Nunhead today. It sets out information on key aspects of character including parks and open spaces, the built environment, pedestrian and cycle movement, housing, town and local centres.
- **Section 4** sets out the area-wide policies and provides some background information on built form, heritage and character as part of the design and heritage policies.
- **Section 5** sets out policies for each of the identified character areas. For each character area we set out a summary of its character and identify future opportunities.
- **Section 6 and appendix C** sets out policies for each of our proposals sites. In some cases, these also refer to the local character and the historic environment.

4.1.4 The following section draws out key information from the studies to summarise Peckham and Nunhead's character to help provide a framework for our approach to urban design and building heights. It should be read alongside the relevant sections of the AAP and the detail in the studies.

## **4.2 Peckham, core action area, the wider area and character areas**

4.2.1 Peckham and Nunhead action area is a large area made up of a number of distinct character areas. Subsequently the AAP (CD1) divides the action area in two ways. Firstly it defines the Peckham core action area boundary and the wider area boundary. Secondly it defines five distinct character areas. The AAP sets specific policies for each of these different areas.

### **The core action area and the wider action area**

4.2.2 The Core Strategy (2011) (CDL1) identified that most growth will take place in the areas identified as growth areas: opportunity areas and action areas. These areas are the focus of change and growth across Southwark. The Core Strategy also identified action area cores for Peckham and Nunhead, and Canada Water, which are tightly defined areas within each action area where the majority of the growth and change will take place.

4.2.3 The Core Strategy borough-wide strategic tall buildings study (2010) (CDD4) sets out evidence on the general character of the borough and highlights the areas where tall buildings could be located, which are generally in areas with the following character:

- Potential for high density development,
- Proximity to major transport hubs which could cater for potential increase on demand,
- Emphasise a point of civic or visual significance,
- Enhance public realm and improve permeability,
- Focus for regeneration and activity,
- Relate to existing scale and character.

4.2.4 The study identified that tall buildings could be located in the action area cores, including that in Peckham and Nunhead action area.

4.2.5 As part of the preparation of the AAP (CD1), we have reviewed and amended the action area core boundary as identified in the Core Strategy to focus on the key area of change, and renamed it Peckham core action area. Figure 2 shows the extent of the Peckham core action area. Section 1.2 of the AAP explains how we have drawn this boundary, focusing on:

- Character
- Public transport accessibility levels
- Opportunity and capacity for growth

**Figure 2. Core action area and town centres**



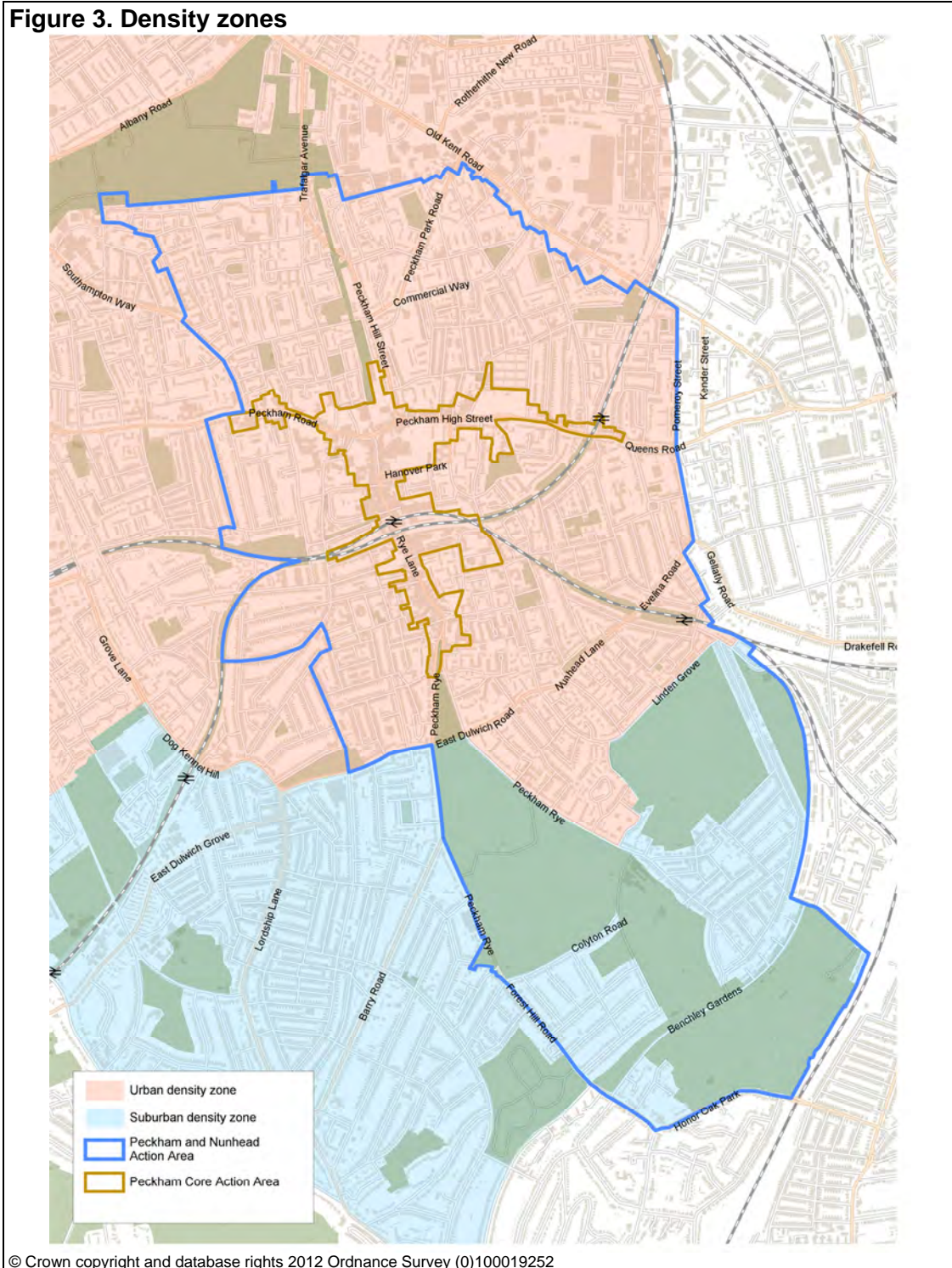
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**Density zones in the action area**

- 4.2.6 The Core Strategy (CDL1) strategic policy 5: Providing new homes sets out density ranges for different areas in the borough to ensure that the right amount of development happens in the right places. We have divided Southwark into central, urban and suburban zones.
- 4.2.7 Peckham and Nunhead action area covers parts of both the urban and suburban (middle) density zones, as shown in figure 3, which reflects the different characteristics of the area. Generally the core action area and the wider area north of Nunhead are recognised as an urban density zone is more suitable for higher levels of density. Furthermore, as set out in the Core

Strategy policy, proposals within the core action area may exceed the maximum densities for the urban density zone designation provided that developments are of an exemplary standard of design.

4.2.8 The wider action area in Nunhead is recognised as a suburban density zone and therefore potential density of development is lower than that of the urban zone.

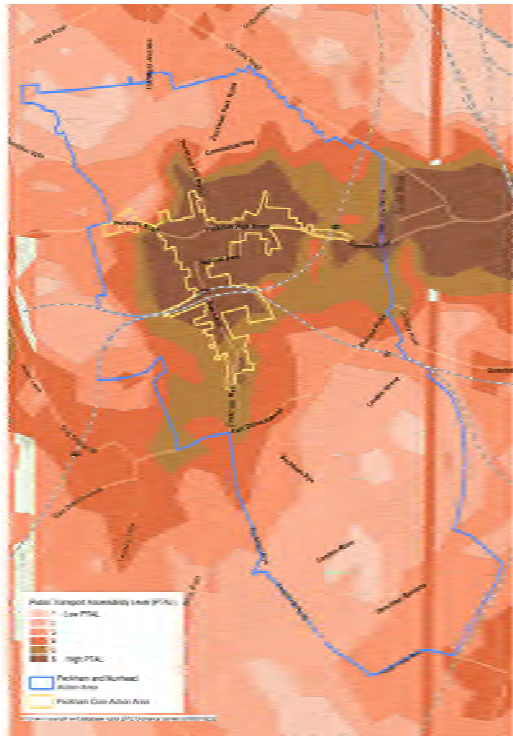


## Overview of wider Peckham and Nunhead action area character

- 4.2.9 The wider action area shares many of the same characteristics, which make it distinct from Peckham core action area. In summary these are:
- 4.2.10 **Relatively low levels of public transport accessibility** - Whilst Peckham core action area has very high levels of public transport accessibility, the wider action area generally has significantly lower levels, as shown on figure 4.
- 4.2.11 **Limited capacity and opportunity for growth** - The vast majority of the proposals sites are located within the core action area, including the majority of the larger sites. Outside the core action area, there is limited opportunity for new development as there are very few potential development sites, as shown in figure 4.
- 4.2.12 **Land use** - The wider area is predominantly residential development, with important local shops and business, many open spaces and local community facilities. In contrast Peckham core action area is predominantly town centre uses: shops, community facilities, a library, a leisure centre, businesses and industries as indicated in figure 4.
- 4.2.13 **Relatively low building heights** - The majority of the wider action area predominantly 2-4 storeys, whilst Peckham core action area is more varied with a number of taller buildings, and a slightly higher prevailing building height, particularly along Queens Road, as indicated in figure 4.
- 4.2.14 **Open spaces** - A lot of the wider area is characterised by open space, particularly to the south of Peckham core action area, whilst the action area core contains no protected open spaces, as shown in figure 4.
- 4.2.15 Figure 4 sets out overview maps of the character of the action area including PTALs, building heights, land use and open spaces.

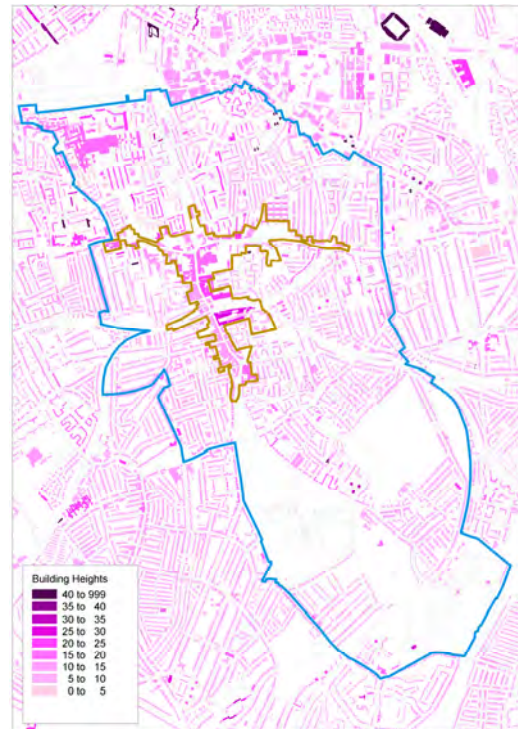
**Figure 4. Overview of the action area**

**PTALs**



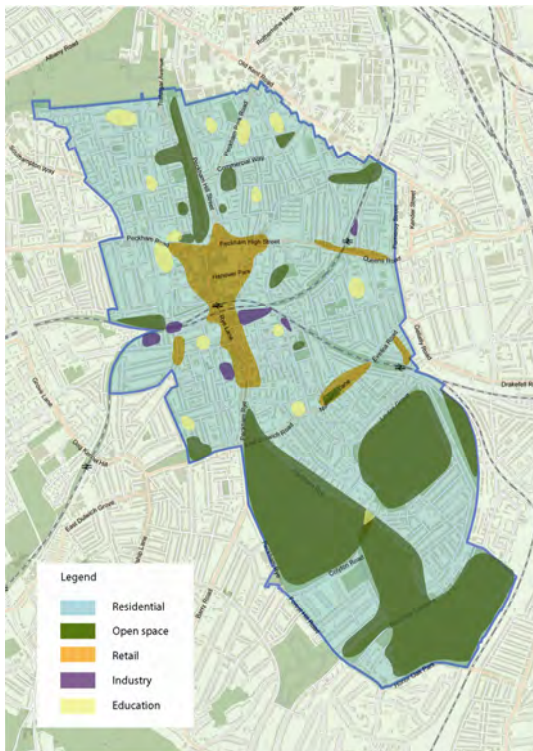
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**Building heights**



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**Land use**



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**Open spaces**



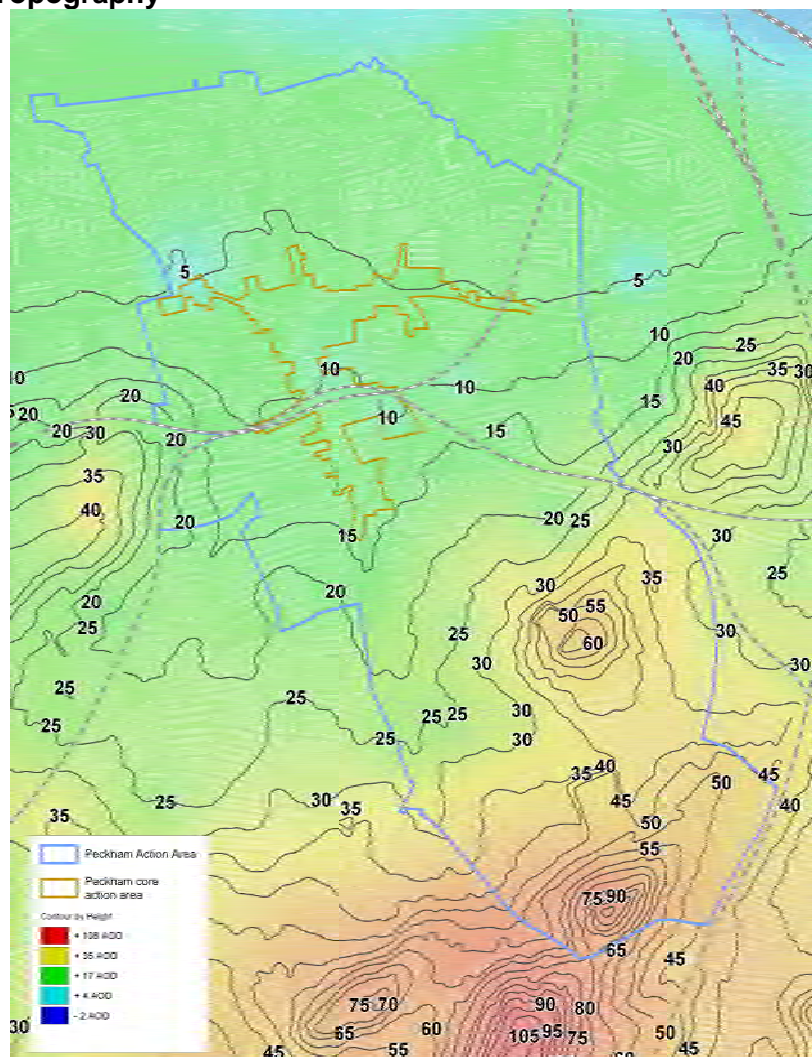
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## Topography of the action area

- 4.2.16 The centre of the borough including Peckham, Nunhead area and further west towards Camberwell, is generally at a consistent level. The topography rises up from the lower areas in the north of the borough, adjacent to the Thames riverfront around London Bridge and Bankside, towards the higher areas along the south east edges of the borough boundary around Dulwich.
- 4.2.17 The topography rises noticeably at a number of points in the action area, particularly to the south from Peckham centre towards Nunhead Cemetery and along Southwark's border at One Tree Hill and Dawson Heights; and to the west towards from Peckham centre towards Denmark Hill. These high points offer the opportunity for elevated views across the borough towards the river and central London.
- 4.2.18 The topography then drops away from these high points, further to the south, east and west into the neighbouring boroughs of Croydon and Bromley.
- 4.2.19 Figure 5 shows out the topography across the action area.

**Figure 5. Topography**



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## **Views**

4.2.20 Views are important for understanding the character of an area. These views may relate to particular routes or views established through history. They may also be views of a specific focal point, such as a landmark or a space, or may be a wider ranging view from a high point in the area. In Peckham and Nunhead a number of views have been identified through site visits, the work on the characterisation study (CDD6) and other area based studies.

4.2.21 Some of the views identified include:

### **a. Panoramic views of London skyline or to strategically important landmarks**

#### ***View from Nunhead Cemetery***

4.2.22 There is a focused view of the dome of St Paul's Cathedral when seen from the eastern edge of the cemetery. The distant view of the dome is a view obtained from a particular location in the cemetery and framed by a gap between the trees and landscaping.

#### ***Views from Dawsons Hill***

4.2.23 There are number of wide panoramic and long distance views to the north from Dawsons Hill between Dunstan's Road and Overhill Road. The dome of St Paul's Cathedral, the London Eye and the Palace of Westminster, Canary Wharf and tall buildings of central London are all visible along the sky line.

#### ***Views from Brenchley Gardens***

4.2.24 There are views to the north from Brenchley Gardens, and includes a view towards central London including the dome of St Paul's Cathedral which is visible above the roofline of buildings within the foreground of the view.

#### ***View from One Tree Hill***

4.2.25 There is a broad panoramic view from One Tree Hill over the north of the borough towards central London, with the dome of St Paul's Cathedral and tall buildings in central London visible on the skyline.

4.2.26 Figure 6 shows indicative photographs of these views.

### **b. Views which inform our understanding of local character**

4.2.27 There are also a number of other views in the area which enable us to understanding the local character, and can aid orientation and way finding. These views can be from inside the opportunity area or from the wider area.

4.2.28 These include:

- Historic views which are axial or focused views to particular heritage assets or landmarks
- Views along main axis or key approaches into the opportunity area
- Views of or from within the setting heritage assets
- Views of or from within open or public spaces

- Views of buildings of local importance

4.2.29 The identification of views has been used to inform the further stages of the building height and tall building analysis in section 4 of this paper.

**Figure 6. Indicative photographs of views**

***Nunhead Cemetery - View of the dome of St. Paul's Cathedral***



***Dawsons Hill - View of central London including dome of St. Paul's Cathedral***



***Dawsons Hill - View of central London including Palace of Westminster***



***One Tree Hill - View of central London including the dome of St. Paul's Cathedral***



**4.3 The character areas**

4.3.1 Whilst there are some clear distinctions between the core action area and the wider area, the wider area is far from homogenous as the character of the area varies greatly. Subsequently the characterisation study (CDD6) and the AAP (CD1) identify a number of character areas across the action area. These areas are based on our knowledge of the character of Peckham and Nunhead. Our characterisation study helped us to define these boundaries by looking at a number of features that characterises each character area:

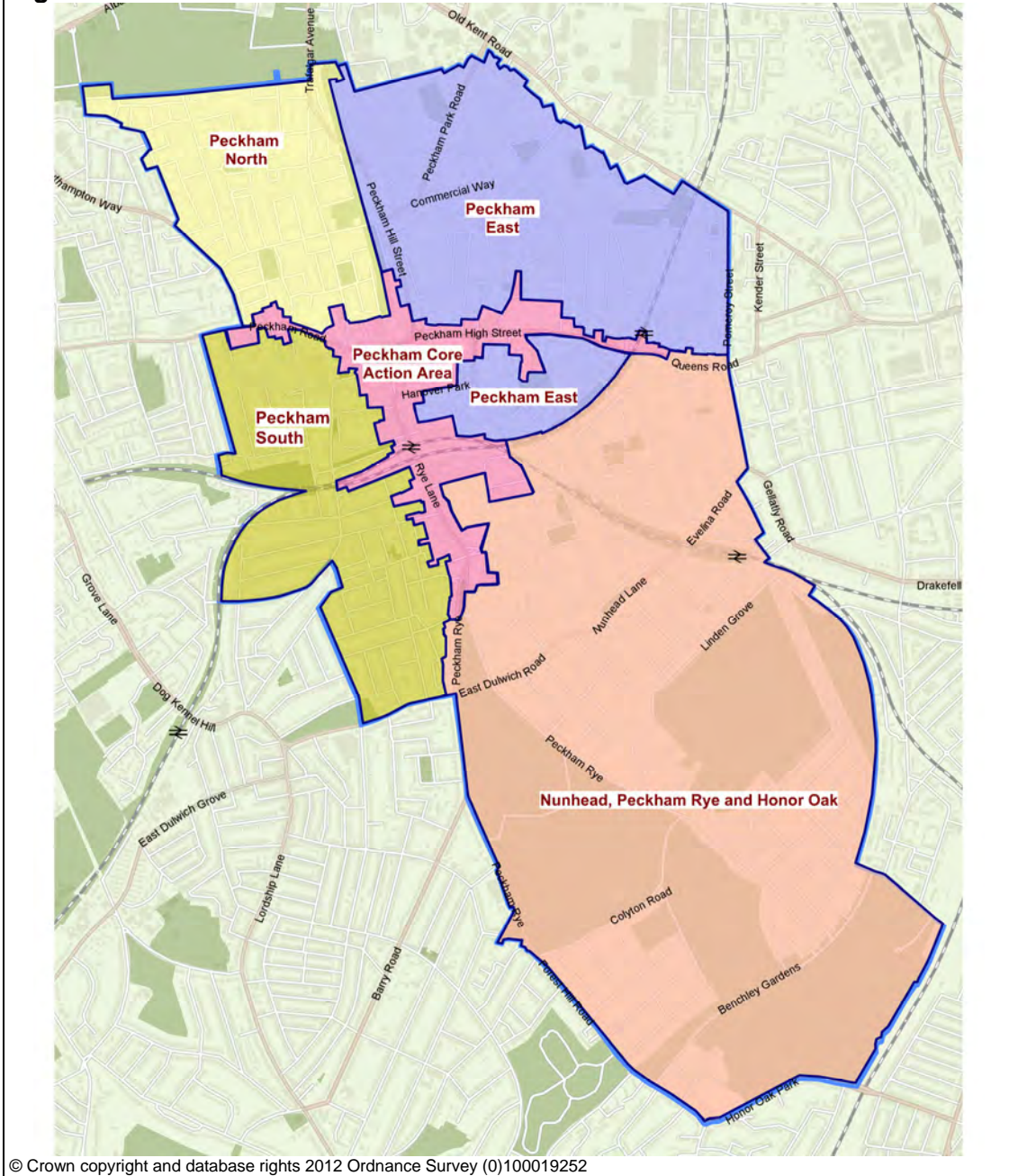
- Summary description
- Location, sitting and setting
- Historical development
- Heritage assets
- Urban structure/layout
- Townscape/built form
- Views and landmarks
- Public realm

4.3.2 The characterisation study identified seven character areas:

- Peckham Town Centre
- Peckham Spine (arterial route)
- Peckham Industrial Area
- Peckham North
- Peckham East
- Peckham Southwark Council Nunhead
- Peckham Rye to Honor Oak

4.3.3 However, when also looking at the criteria we identified for defining the core and wider area, and our knowledge of Peckham and Nunhead, we reduced the character areas to five distinct character areas. Figure 7 shows the boundaries of each character area.

**Figure 7. Character areas**

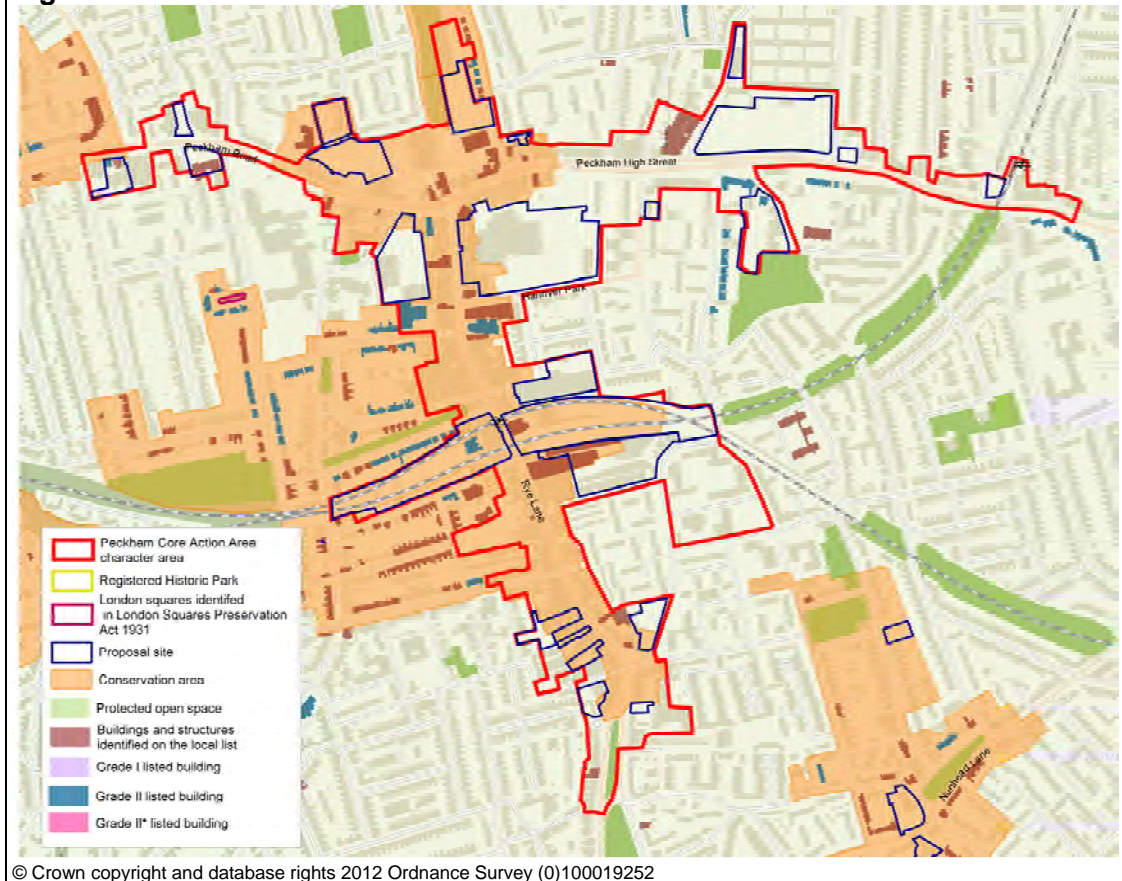


4.3.4 The following section sets out a summary of the character of each character area. It should be read alongside the above summarising the core and wider action area distinctions. More detail is set out in the characterisation study and character management recommendations in the study, conservation area appraisals (CDD7 to CDD13), the English Heritage historical area assessment (CDD15) and the AAP (CD1) itself.

## **Peckham core action area**

- 4.3.5 The AAP (CD1) incorporates 3 of the character areas identified in the characterisation study (CDD6) into one: Peckham Town Centre, Peckham Spine, and Peckham Industrial Area, based on the criteria set out in section 1.2 of the AAP.
- 4.3.6 It contains predominantly town centre uses, with the town centre mostly consisting of shops, and the wider core action area a mixture of community uses such as dental surgeries, health centre, leisure centre, the library and industrial uses within the railway arches and at Copeland Industrial Park. There is a high level of pedestrian activity during the daytime, but due to the current limited evening economy, there are few pedestrians in the evening. The main roads of Peckham High Street/Queens Road and Rye Lane are continually busy with traffic coming in and out of London.
- 4.3.7 Parts of Peckham core action area contains important and significant heritage, with parts of Peckham High Street, Peckham Hill Street and Rye designated as conservation areas. There are also a number of listed buildings such as Peckham Rye Station and the Baptist Chapel in Rye Lane, as well as important buildings identified on our local list such as the Bussey Building.
- 4.3.8 Built form varies across Peckham core action area. Rye Lane is a tightly defined street with a strong sense of enclosure, generally 3 to 5 storeys, whilst Peckham High Street is less well defined and enclosed, with building heights ranging from 1 to 5 storeys. Queens Road and Peckham Road contain more consistent building lines, and there are a range of building heights, with more height towards Queens Road Station. The area in and around Copeland Industrial Estate is also of mixed built form, with the tall, well liked Bussey Building and some lower industrial buildings of poor townscape quality.
- 4.3.9 There is limited variety to the public realm and public spaces which predominantly comprises of the busy street spaces. The only alternative public spaces are the important urban spaces at Peckham Square; the poor quality forecourt of Peckham Station and space outside the cinema / multistory car park on Moncrieff Street; the possibility of a townscape node at the Rye Lane/Heaton Road junction towards the south of the character area; and the private courtyard of Copeland Industrial Estate. There are no protected open spaces.
- 4.3.10 The focus for most of the sites identified as having the potential for development is mainly in the core action area and includes proposal sites of the Aylesham Centre, the area around Peckham Rye Station and the railway viaducts, the Copeland Industrial Estate and site of the former Wooddene Estate. Generally these sites have limited permeability of spaces or the buildings located on these sites, limited active uses along street frontages or large areas of car parking or undeveloped land.
- 4.3.11 Figure 8 shows the heritage assets, protected open spaces and proposal sites in the core action area.

**Figure 8. Peckham core action area**



### **Nunhead, Peckham Rye and Honor Oak character area**

4.3.12 Nunhead, Peckham Rye and Honor Oak character area lies to the south east of Peckham town centre. The area is bound by the South London Railway embankments to the north and east, the former Crystal Palace rail line, Forest Hill Road and Honor Oak Park to the south and the B238 to the west.

4.3.13 It is predominantly residential, with a large amount of open space and a range of community facilities. The focal point of the character area is Nunhead local centre, focused around Nunhead Green, Evelina Road and Gibbon Road. This centre provides a range of shops for the local neighbourhood and its setting gives the local centre a ‘village’ character. Supporting community uses include Nunhead library, a number of schools and churches. Several local shops and parades throughout the character also provide for day-to-day needs.

4.3.14 Much of the area’s Victorian heritage can still be seen today with many listed buildings and buildings identified on our local list. Three conservation areas covers parts of the character area: Nunhead Green, Nunhead Cemetery and Honor Oak.

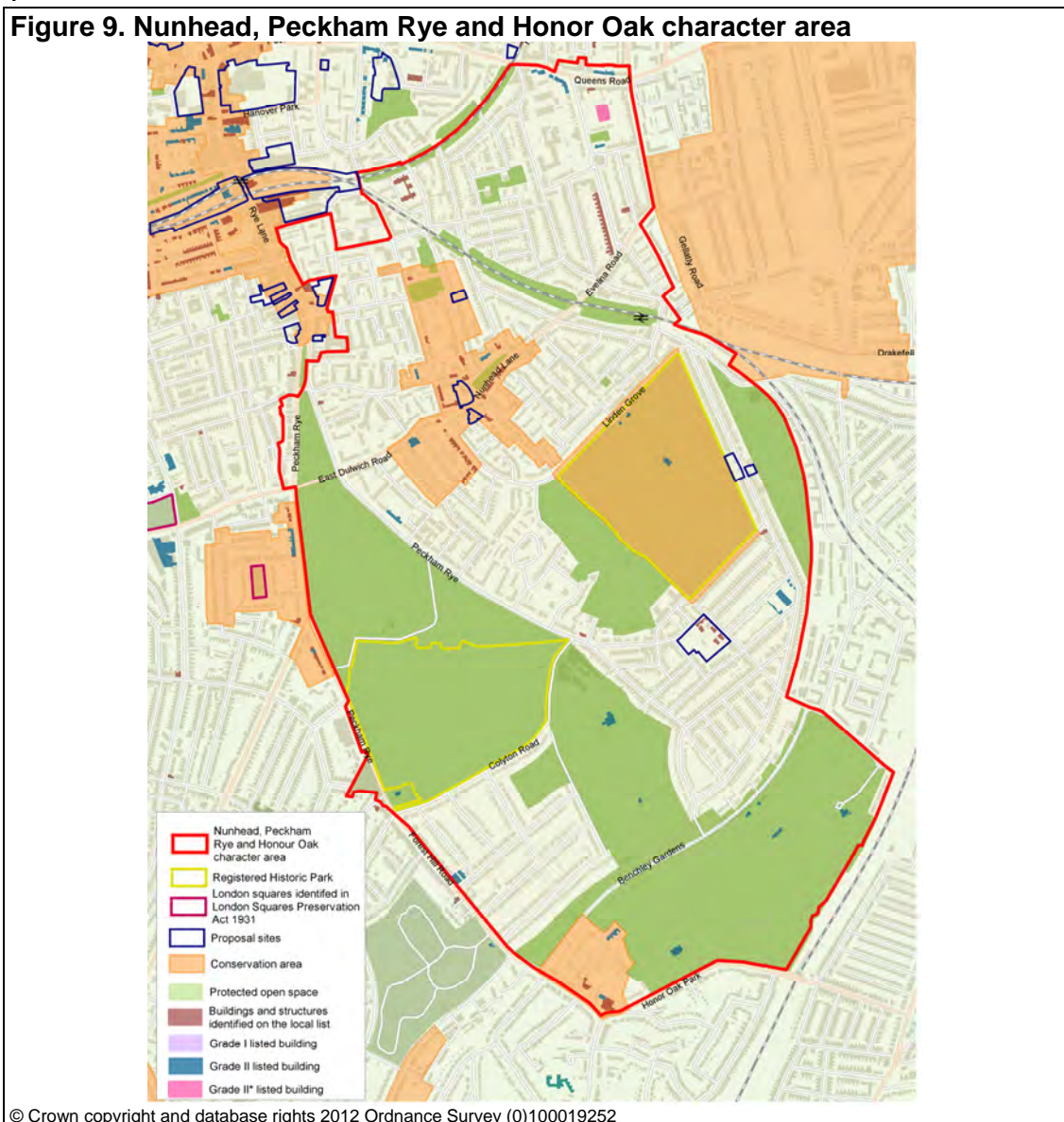
4.3.15 The housing is a mix of predominately Victorian and post world war two homes set amongst a large amount of open space.. The street pattern is varied, with long grid patterns aligned to historic routes and mixed with newer, less formal urban developments. The building heights are predominately 2 to 4 storeys, with terraced streets in most of the character area, large Victorian

villas along Peckham Rye and some larger semi and detached homes in the south. There are some taller buildings scattered throughout such as the tower

4.3.16 The public realm includes the street spaces and the many open spaces. For example the significant and large open spaces Peckham Rye Common and Park, Nunhead Cemetery, Camber well New Cemetery, Honor Oak Rise, Brenchley Gardens, Honor Oak and Nunhead allotments, the Aquarius golf course and playing fields east of Ivydale road. The undulating topography and dense vegetation of Nunhead Cemetery and Honor Oak Rise form a green backdrop and there are important views from Nunhead Cemetery northwards to central London.

4.3.17 There are only a few smaller sites identified as having the potential for development with the larger proposal sites identified in the Nunhead town centre.

4.3.18 Figure 9 shows the heritage assets, protected open spaces and proposal sites in the Nunhead, Peckham Rye and Honor Oak character area.

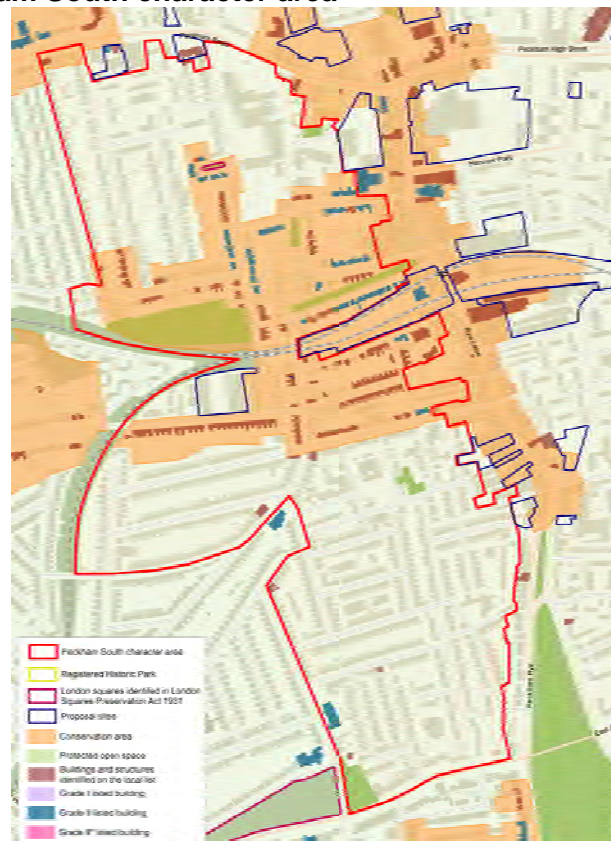




## Peckham South character area

- 4.3.19 Peckham South lies to the west of Peckham core action area, bordering Camberwell to its west. The area is mostly residential with a well-used shopping street along Bellenden Road and an industrial estate on Chadwick Road. There are a number of schools and community facilities within the area.
- 4.3.20 The majority of Peckham South is mostly a mix of late Georgian and early Victorian buildings, with some later Victorian and Edwardian buildings to the south and west. The majority of the houses are Victorian terraced houses, with building heights between 2-4 storeys. Much of Peckham South is protected by Holly Grove conservation area. There are many listed buildings across the area, particularly along Highshore Road, Holly Grove and Elm Grove, as well as many buildings being identified on our local list. However the character has been altered in part by the 20th century developments at Highshore School, Chadwick Road Industrial Estate and some new housing development such as at Talfourd Road and Troy Town.
- 4.3.21 The public realm includes the streets and several small scale open spaces, included Warwick Gardens and Elm Grove shrubbery.
- 4.3.22 There is only one site identified as having the potential for development which is the Print Village Industrial Estate on Chadwick Road.
- 4.3.23 Figure 10 shows the heritage assets, protected open spaces and proposal sites in the Peckham South character area.

**Figure 10. Peckham South character area**

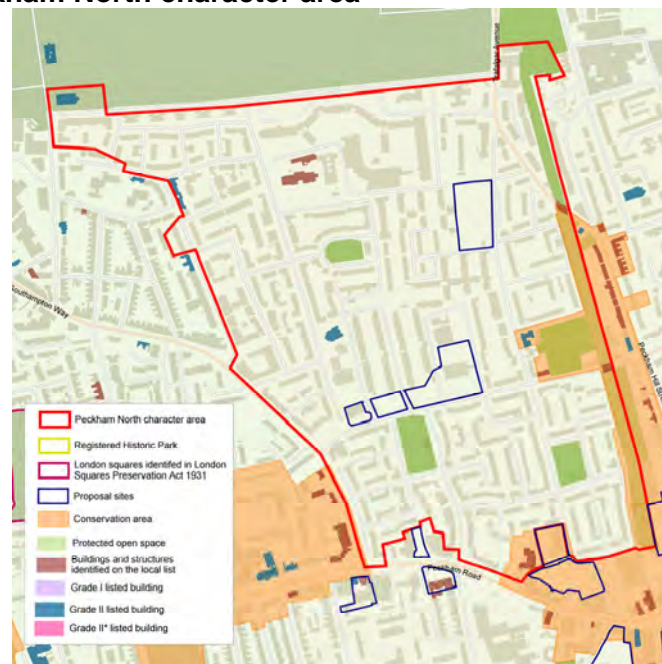


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## Peckham North character area

- 4.3.24 Peckham North is located to the north-west of Peckham core action area, bordering Surrey Canal Walk and Burgess Park. It is predominantly residential, with some important local community uses including schools, the Damiola Taylor Centre and a church.
- 4.3.25 The area suffered considerably from bomb damage during the Second World War and thus much of the area was redeveloped in the 1950s and 1960s with new council housing. Much of this has since been knocked down and redeveloped as part of the Peckham Partnership Programme with provided over 2000 new homes alongside environmental improvements. Little of the historic environment remains, with the exception of Grade II listed St Luke's Church on Chandler Way, Gloucester Primary School (identified on our local list) and Peckham Hill street conservation area to the east of Peckham North.
- 4.3.26 The area is a mixture of residential streets, with houses sets back from the pavements, with buildings heights of generally 2-3 storeys. Other parts of the area are characterised by more traditional "estate" development, with building heights of 4-5 storeys. There are a number of open spaces offering important public realm, the largest at Surrey Canal Walk, running along the eastern boundary and Burgess Park to the north. The three parks created as part of the Peckham Partnership redevelopment (Jowett Street Park, Central Venture Park and Calypso Park) are also well-used open spaces, providing play space and games areas.
- 4.3.27 There are a few large site identified as having the potential for development including Sumner Road Workshops and the site on Cator Street / Commercial Way.
- 4.3.28 Figure 11 shows the heritage assets, protected open spaces and proposal sites in the Peckham North character area.

**Figure 11. Peckham North character area**



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### **Peckham East character area**

- 4.3.29 Peckham East covers the area to the north east of Peckham core action area, and a small section south of Queens Road up to the railway line which divides Peckham East and Nunhead, Peckham Rye and Honor Oak. The land uses are predominantly residential, with some social and community facilities including churches and schools.
- 4.3.30 A substantial amount of 20th century housing development has altered the historic character of Peckham East, however there remains many important heritage assets. Most notably, 19th century terraced housings along Peckham Hill Street (protected by Peckham Hill Street conservation area) and the area to the south of Commercial Way. Caroline Gardens conservation area lies just off Asylum Road. There are a large number of listed buildings (including many along Peckham Hill Street and Peckham Park Road) and important historic buildings identified on our local list.
- 4.3.31 The built form is mixed, with streets of terraced housing and a variety of larger post World War 1 estates. Within the terraced streets buildings are generally 2-3 storeys high and there is a consistent building lines with small front gardens. The estates, mostly to the north of Commercial Way and around Peckham Park Road, are more varied. Some, such as the 1920s estate on Peckham Hill Street define formal edges to streets and spaces, whilst others are mostly tower blocks, and other are low rise mega blocks, such as on Meeting House Lane. Building heights vary, generally between 3-5 storeys.
- 4.3.32 The public realm comprises the streets themselves and the local open spaces including both large areas of protected open spaces at Cossall Park and Brimington Park.
- 4.3.33 There is only one site identified as having the potential for development which is the Woods Road site, adjacent to the core action area.
- 4.3.34 Figure 12 shows the heritage assets, protected open spaces and proposal sites in the Peckham East character area.

Figure 12. Peckham East character area



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## Section 5: Urban design in Peckham and Nunhead

### 5.1 Urban design framework

- 5.1.1 The characterisation study (CDD6) has provided a basis for understanding some of the issues, constraints and opportunities in the built environment. It also sets out more detailed recommendations for the management of new development in each character area, and developed a set of criteria which could be applied to the future management of the area.
- 5.1.2 The purpose of this section is to outline a broad urban design framework and objectives that address the urban design issues and opportunities that have been identified through the preparation of the AAP. These are issues that we need to address to help us achieve the vision for the action area and each of the 5 different character areas. They include the protection of positive aspects of existing character and addressing negative factors as well as other opportunities for development. There is also the potential for existing aspects of character which have a neutral impact or contribution and should also be considered.
- 5.1.3 In general, the urban design framework seeks to ensure good quality design and heritage protection to achieve the vision in the action area, with the following design and heritage objectives set out in the area action plan:
- D1: That new development is built to the highest quality design.
  - D2: That the design, scale and location of new buildings respects the character of places and helps create attractive streets and neighbourhoods.
  - D3: Sustain and enhance the historic environment and use the heritage of places as an asset to promote positive change.
  - D4: Create places where everyone feels safe and secure.

### 5.2 Approach to area wide and character area specific urban design policies and guidance

- 5.2.1 The design and heritage objectives address some of the key urban design issues, constraints and opportunities that have been identified across the action area, and underpin the area-wide built environment policies including local character and historic environment, public realm, built form and building heights. The policies which are informed by the approach are:

Policy 23: Public realm  
Policy 24: Heritage  
Policy 25: Built form  
Policy 26: Building heights

- 5.2.2 The approach to the strategic built environment policies and guidance which has informed the final AAP (CD1) policies. The approach set out here has informed the Peckham and Nunhead AAP urban design background paper

(CD13) which sets out the evolution of the urban design policies and sets out the strategy and justification for our final policies.

- 5.2.3 Our approach to built environment policies and guidance includes the following:

***Public realm***

- 5.2.4 Improving the quality of the public realm by taking into account an area's identity, character and attractiveness to create new, inclusive public spaces with better legibility. New routes and the creation of new public spaces can also help enhance the public realm and create better connections and activate spaces. This is because the public realm is of a poor quality in some areas. The improved streetscape and public realm on Bellenden Road is an example of what we intend to achieve.

- 5.2.5 This approach has informed policy 23: Public realm in the AAP.

***Heritage***

- 5.2.6 Recognising and enhancing the local significance of the area's heritage assets and their settings. Our policies and guidance will need to ensure new development and taller building heights aim to minimise impact on the historic environment, especially with consideration of the larger proposals sites or locations within or around the setting of a heritage asset.

- 5.2.7 This approach has informed policy 24: Heritage in the AAP.

***Built form***

- 5.2.8 Ensuring that new buildings and blocks enhance the character of an area, improve permeability where possible and create active frontages at ground level to encourage better integration with the public realm. Improved shop fronts in areas such as Rye Lane and Nunhead town centre will also help this.

- 5.2.9 This approach has informed policy 25: Built form in the AAP.

***Building heights***

- 5.2.10 Generally the heights in the action area should be consistent to those of the existing height context, generally between 2 and 4 storeys.

- 5.2.11 In the Peckham core action area further work would be required to understand the potential, this is set out in section 6 of this study and informs policy 26: Building heights in the AAP.

***Character area built environment policies***

- 5.2.12 As the action area is sub-divided into five character areas, each area has identifiable urban design issues and opportunities that relate specifically to the area. From the preferred option stage of the AAP, where more detail is required to respond to the issues specific to a character area, relevant policies have been set out that address these opportunities or issues.

- 5.2.13 This approach has informed the built environment policies set out in section 5: Character areas in Peckham and Nunhead in the AAP.

#### ***Site specific guidance***

- 5.2.14 Site specific guidance is also set out for each of the main development sites and highlights specific considerations when developing the sites, including local character, access and layout considerations and heritage assets on or adjacent to the site.
- 5.2.15 This approach has informed the site specific guidance set out in appendix C: Schedule of proposal sites in the AAP.

### **5.3 Capacity for change**

- 5.3.1 Through the exploration of the character of Peckham and Nunhead, it becomes apparent that there is limited opportunity for change within the four character areas which make up the wider action area. As summarised in the above section, and described in detail in the conservation appraisals and the characterisation study, much of the wider area is residential, has many important heritage assets, and has little scope for more development. Therefore due to limited development potential and existing character and scale of heights we would not expect any taller elements outside of the existing context to be proposed in these locations. This reinforces the evidence set out in the Core Strategy borough-wide strategic tall building study.
- 5.3.2 In contrast, Peckham core action area has a much more fragmented character, is of a much more varied land use (mostly town centre uses) and offers huge opportunities for development. As identified, in the Core Strategy borough-wide strategic tall buildings study, the action area core is where we expect most change to take place, and this is supported by the evidence base to-date. At present Peckham core action area offers little in the way of public realm (with the exception of Peckham Square), and new development provides many opportunities to increase the amount and quality of public realm in and around the town centre. The vast majority of the proposals sites, including almost all of the large sites lie with the core action area, making it clear that this is where change should be focused.
- 5.3.3 As identified in the Core Strategy strategic policy 12, we have identified the potential for taller buildings in the Peckham core action area and therefore a more detailed assessment is required to determine the locations where taller buildings could be suitable, the potential heights of these buildings and the potential impact of proposals at those heights, particularly in sensitive locations, such as the setting or view of a heritage asset.
- 5.3.4 Section 7 sets out a detailed assessment which explores the urban design issues, opportunities and constraints to inform the analysis of building heights and taller buildings in the Peckham core action area and the sensitivities in the core action area and the surrounds.

## **Section 6: Building heights and taller buildings in the Peckham core action area**

### **6.1 Preparing building height and taller building policy and guidance**

- 6.1.1 The Core Strategy (CDL1) identified that the Peckham and Nunhead area action core is suitable for more intense development and taller buildings.
- 6.1.2 During the stages of preparation of the AAP (CD1) the action area core has now been named the Peckham core action area.
- 6.1.3 In section 5 of this paper we have set out that more detailed analysis to understand where taller buildings could be located in the Peckham core action area and understand the impacts on sensitivities for taller building development in these locations.
- 6.1.4 This section of the document sets out the further urban design analysis that informs our approach to building heights and potential locations for taller buildings which will inform the policies and guidance in the AAP. A number of criteria will inform this assessment, including relationship to potential opportunities the relationship to transport hubs and potential impact in the wider area. Saved Southwark Plan (CDL2) policy 3.20 sets out criteria regarding the specific location of taller buildings. These include that taller buildings should :
- Have links to public transport
  - Provide a positive contribution to landscape
  - Be located at point of landmark significance
  - Be of the highest architectural quality
  - Relate well to its surroundings, particularly at street level
  - Contribute positively to the skyline as a cluster or key focus within views
- 6.1.5 This section sets out the following analysis for the Peckham core action area to inform the approach to building heights:
- Understanding the strategic vision and urban design strategy for the Peckham core action area.
  - Summary of the building height and tall building opportunities and constraints.
  - Identifying where we would test tall building options, where we would not test and the sensitivities to be assessed through testing.
  - Identifying, testing and assessing strategic building height options.
  - Developing building height policy and guidance.

### **6.2 Strategic vision and urban design strategy**

- 6.2.1 The Core Strategy (CDL1) sets out a strategic vision for the Peckham and Nunhead action area. Through the development of the AAP (CD1), we have expanded on the vision and included more detail for the Peckham core action area. The approach to our urban design study has been informed by the opportunities highlighted in the vision. In turn the outcomes of the characterisation and urban design analysis have also refined the final vision set out in the AAP.



### 6.2.2 The vision set out for Peckham is:

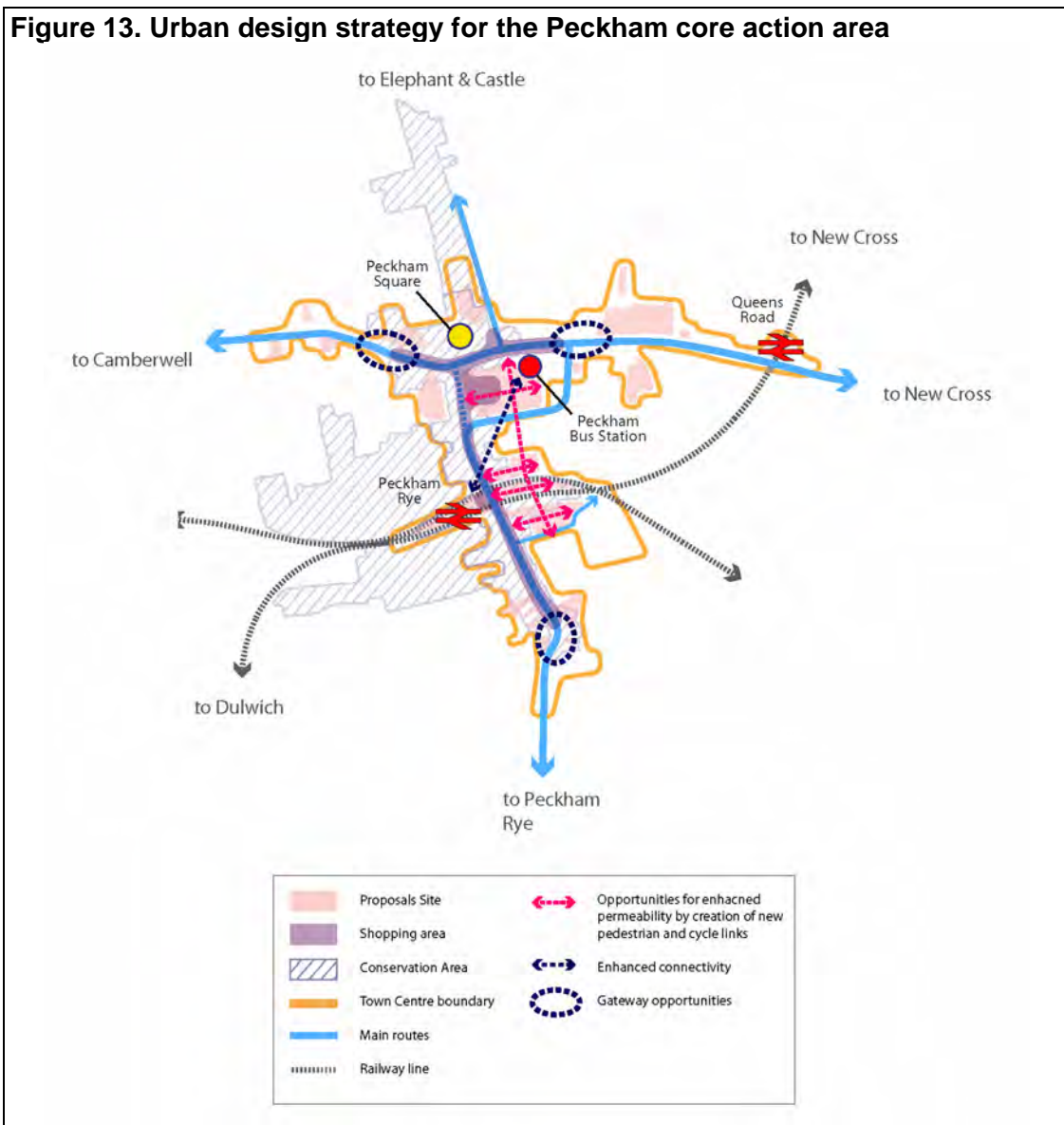
- To create a place with attractive and pleasant neighbourhoods surrounding a lively town centre that meets the needs of a diverse community.
- Most developments will be in and around the town centre, making the most of good public transport links, large number of major development sites and its role as one of the largest town centres.
- Potential for new housing and spaces for retail spaces, cafes and restaurants.
- Peckham will continue to play a major role in Southwark, providing a mix of activities throughout the day for local residents and visitors.
- New development can help bring new improvements to shop fronts and the town centre.
- Ensure that the local character and historic environment are sustained or enhanced through development and regeneration.

### 6.2.3 Through the character management section of the characterisation study (CDD5) and through further urban design analysis we have highlighted some strategic opportunities and constraints to be considered when implementing this vision. This urban design strategy has informed the analysis to prepare strategic building height options. These considerations include:

- The transport hub at Peckham Rye Station transport is a main focal point and destination in the town centre. The proposal to open up the forecourt of the railway station onto Rye Lane provides an opportunity to enhance the setting of the listed station building. There are a number of development sites on the east of Rye Lane that offer the opportunity for new development which can also highlight this location and the proximity to the station.
- There is also potential to enhance the connections between main destinations in the town centre such as the Peckham Rye Station transport hub and the Peckham bus station. Currently there are limited landmarks or features highlighting these locations or the destinations are hidden off of Rye Lane with limited access through large building sites. Taller landmark elements could enhance orientation by providing more legibility and wayfinding markers on the skyline in the local and wider area. A high quality landmark feature could make a positive contribution by creating a focal point highlighting the centre of Peckham.
- The characterisation study identifies that the quality of public realm is poor. A number of the large proposal sites which connect to Rye Lane, Peckham High Street and Queens Road have large frontages with little active uses or large amounts of car parking. By enhancing the permeability on these sites and breaking up large frontages provides the opportunity to provide better links and routes for pedestrians and cyclists as well as potential for the creation of new public spaces and more active uses at ground level frontages.
- The main north/south route of Rye Lane is heavily congested, particularly for pedestrian and cyclists with limited permeability to town centre destinations which are located along Rye Lane, Peckham High Street and Queens Road. By creating more permeability across the larger sites offers the opportunity to provide new connections east / west off of Rye Lane and potential to enhance north/ south routes parallel to Rye Lane. New development can enhance these routes, provide new destinations in the town centre and more activity.

- Streetscape improvements to the wider Rye Lane, Peckham Hill Street shopping area alongside the potential redevelopment of the larger opportunity sites, such as the Aylesham centre, Copeland Industrial Park, Cinema / multi-storey car park will also expand the focus of the town centre, particularly around new routes off Rye Lane.
- There are opportunities to highlight the gateway locations leading into the town centre on major routes such as the entrance to the Rye Lane and Peckham High Street shopping area when approaching from the south or when approaching along the main east / west connector of Queens Road and Peckham High Street . There are also opportunities to highlight the gateway location along the main routes leading into Peckham and highlight the local significance of the junction of routes which define the Peckham High Street historic town centre, particularly around Meeting House Lane and Queens Road.

6.2.4 Figure 13 sets out the urban design strategy for the Peckham core action area.



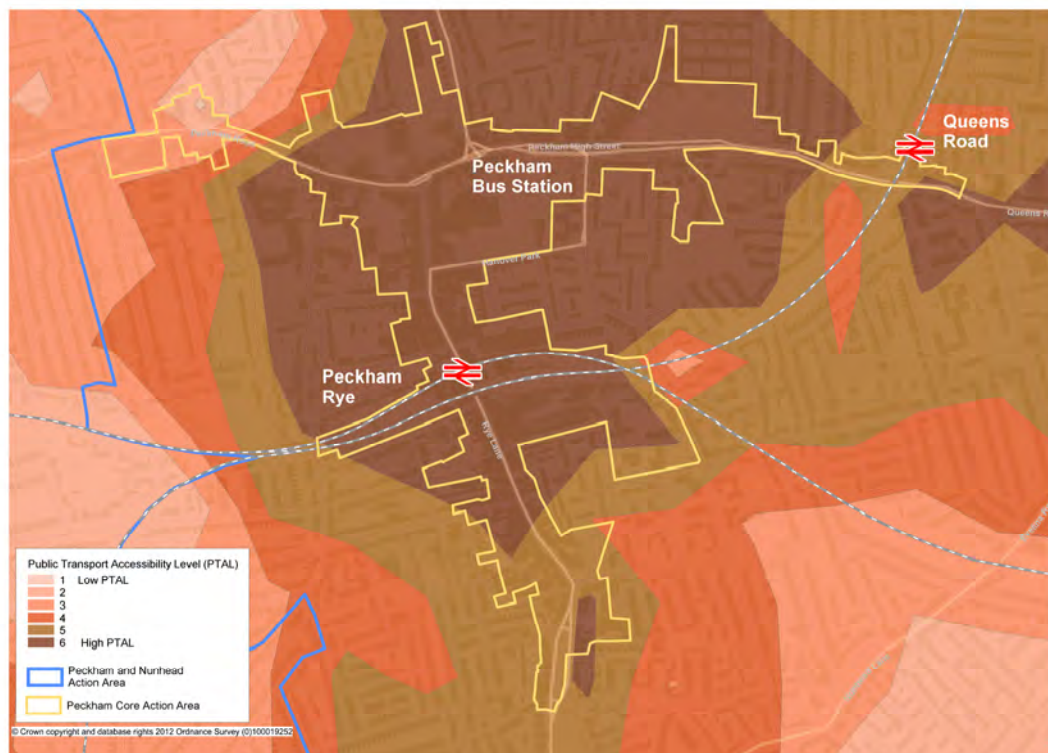
### **6.3 Summary of building height and taller building opportunities and constraints**

- 6.3.1 The vision for the Peckham core action area identifies the potential for new development which can enhance the town centre and encourage additional regeneration and improvements in the area.
- 6.3.2 As set out in section 5 of this study, the characterisation has established that there is potential for change in the core area which may inform where taller buildings may be more suitable. There are also policy constraints and other areas where tall buildings are likely to be sensitive.
- 6.3.3 The analysis of constraints and opportunities has considered the following:
- Public Transport Accessibility Levels and public transport network
  - Locations with the capacity to support intense development
  - Opportunity for new links and public realm
  - Contextual building heights
  - Conservation areas and their settings
  - Listed buildings and structures and their settings
  - Buildings and structures identified on the local list
  - Archaeology and Archaeological Priority Zones
  - Open spaces
- 6.3.4 The following sections set out a summary of the findings of our analysis which has informed the locations where we would test strategic options for building heights and taller buildings:

#### **Public Transport Accessibility Levels and public transport network**

- 6.3.5 The majority of the Peckham core action area has a high Public Transport Accessibility Level (PTAL). The main focus for transport is around Peckham Rye Station at the centre of Rye Lane and the Peckham Bus Station located near the corner of Rye Lane and Peckham High Street adjacent to the Aylesham Centre. Queens Road Station provides a main transport connection in the east end of the core area.
- 6.3.6 Peckham Rye and Queens Road Station provide access to central London and the rail network to the south and southeast. Major public transport improvements along these routes will further enhance the connectivity to central and wider London with the East London line extension phase 2 to be completed in late 2012.
- 6.3.7 The Peckham Bus station is a central hub for bus routes across the action area. Large parts of the wider area are reliant on bus routes that pass through the town centre, linking the area within Southwark and the rest of London.
- 6.3.8 It would generally be more appropriate to locate tall buildings in a location of high PTAL and close to a main public transport hub.
- 6.3.9 Figure 14 sets out the PTALs in the Peckham core action area.

**Figure 14. PTALs**



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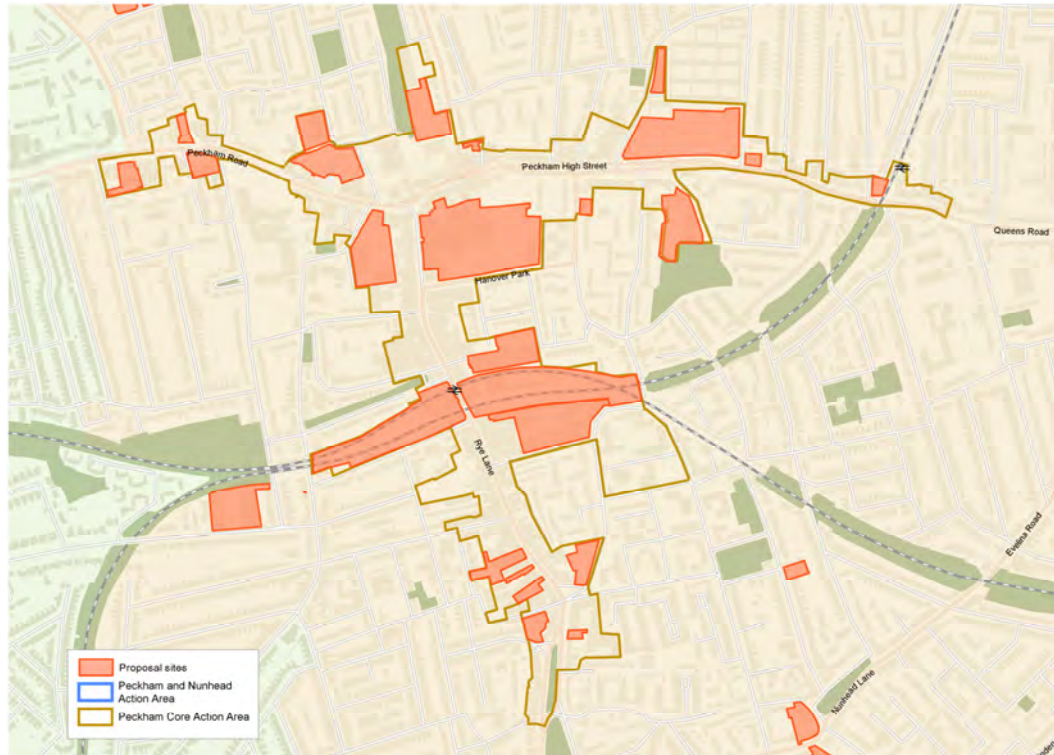
### **Locations with capacity to support intense development**

- 6.3.10 The characterisation study has identified that there are a number of large development sites in the Peckham core action area, some of which are located in the centre of the Peckham shopping area on or adjacent to Rye Lane and Queens Road and in proximity to the main transport hub of Peckham Rye Station and the Peckham Bus Station. A number are located on the gateways leading into the shopping area along Rye Lane and from Peckham High Street and Queens Road.
- 6.3.11 A number of the larger sites also offer the potential for more intense development due to the site currently not being efficiently used and covered with either large blocks of development, car parks or single storey light industrial uses or storage sheds. These sites also offer potential for public realm improvements including the creation of new links to enhance permeability and the creation of new public space.
- 6.3.12 Therefore these sites are likely to provide more capacity to support intense development and potential as locations for a taller element to be appropriate. A number of criteria will inform this assessment, and will consider
- 6.3.13 This is explored further in the following sections.
- 6.3.14 In locations which are on the periphery of the shopping area, not located in close proximity to the transport hub or and located in a context which is more suited to less intense development, a tall building would not be appropriate. This includes the smaller sites located at the periphery of the Peckham core

action area, the sites along the south end of Rye Lane, sites around Peckham Square and Surrey Canal Walk and Sumner Road / Jocelyn Street residential area.

6.3.15 Figure 15 sets out the location of proposal sites in the Peckham core action area.

**Figure 15. Proposal sites**

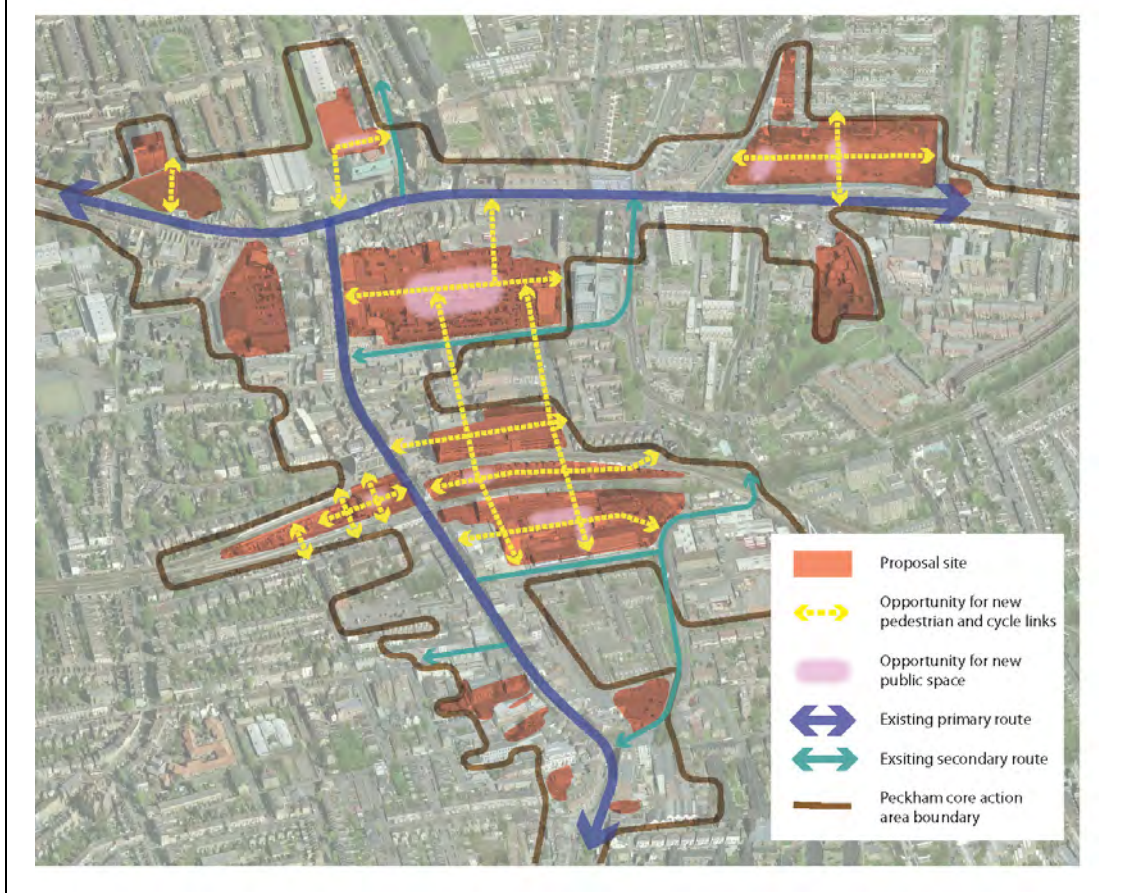


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## **Opportunity for new links and public realm**

- 6.3.16 The characterisation study has identified that there are a number of areas in the town centre and surrounds with the potential for improvements to the public realm and creation of new links and public spaces.
- 6.3.17 There are a number of large proposals sites that provide poor frontages to the street, due to existing buildings being large impermeable blocks or sites having large areas of car parking. Development of the site offers the potential to create new links to enhance permeability into the wider area for pedestrians and cyclists as well as provide more opportunities to improve the existing public realm as well as encourage activity in these new spaces. In particular new links across the larger sites leading off of the main routes through the town centre and can enhance permeability and visual connections to the main town centre destinations, particularly around the main transport hubs of Peckham Rye Station and Peckham Bus Station, the shopping centre of Rye Lane, Peckham High Street, Queens Road and to Peckham Square.
- 6.3.18 A number of the larger sites which are located off of the main roads of Rye Lane, Peckham High Street, Queens Road offer the potential for the creation of new public spaces which can create focal points for activity and create new places to linger.
- 6.3.19 The locations identified as having opportunities for creation new public space and/or improved public realm are:
- Peckham Rye Station (site PNAAP 6)
  - Copeland Industrial Park and 1-27 Bournemouth Road (site PNAAP 4),
  - Eagle Wharf site (PNAAP 10)
  - Cinema and multi-storey carpark (site PNAAP 2)
  - Aylesham Centre (site PNAAP 1)
  - Land between the railway arches (site PNAAP 3)
  - Site of the former Wooddene estate (site PNAAP 5)
- 6.3.20 Figure 16 sets out the opportunities for new links and public realm opportunities in the Peckham core action area.
- 6.3.21 Sites which offer the opportunity to create new meaningful public space provide additional potential as locations suitable for a taller building. The creation of a new public space can provide a sufficiently sized space which can ensure that a proposal for a taller building can develop a considered relationship with any adjoining existing or proposed development as well as providing space at ground level to ensure that entrance and access are well considered. The amount of new public space created on a site can also be maximised by a more efficient use of land, and taller element may offer the opportunity for a larger public space where a lower height building may take up more space on the site.

**Figure 16. Opportunity for new links and public realm**

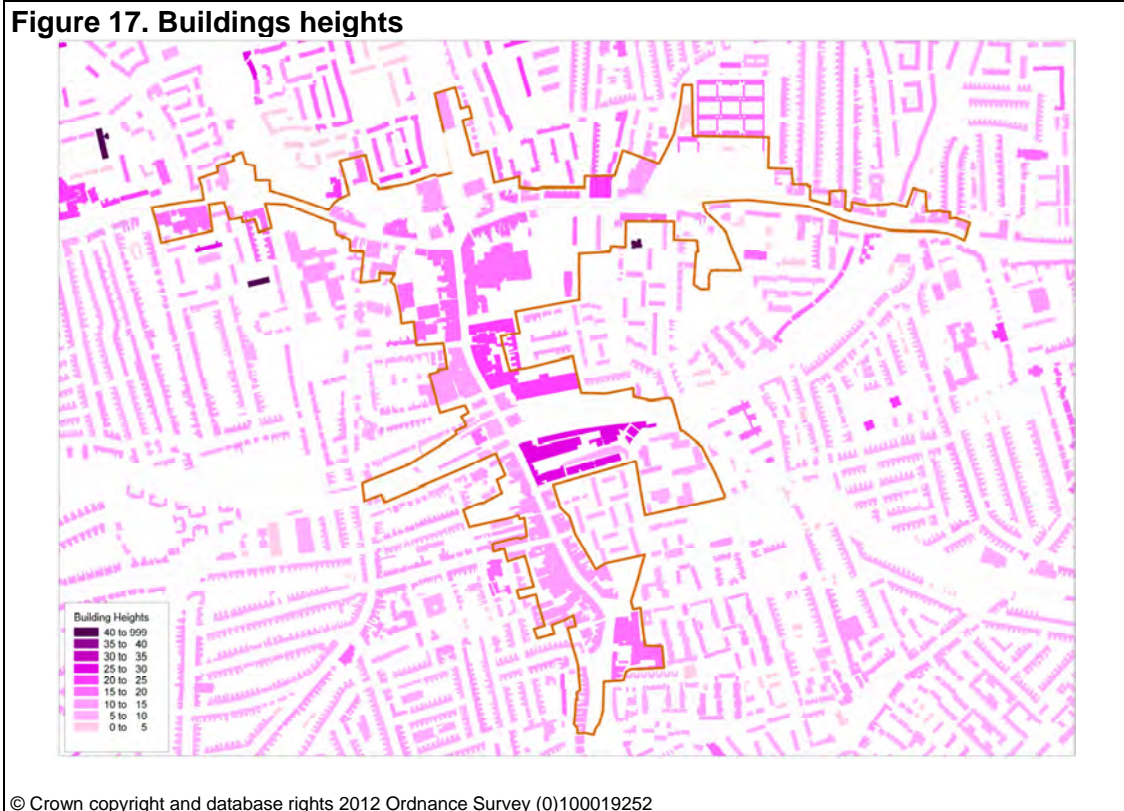


### Contextual building heights

- 6.3.22 Around the surrounds of the Peckham core action area and into the wider area building heights are generally between 2 to 4 storeys.
- 6.3.23 Within the Peckham core action area, particularly along the main routes through the Peckham shopping area, building heights are generally 3 to 6 storeys. This includes the frontages along Rye Lane, Peckham High Street and Queens Road.
- 6.3.24 Appendix 2 sets out more information on the building height context. As illustrated on figure 17 there are a number of taller landmark buildings in the Peckham core action area and highlight focal points along main routes into the Peckham town centre or located as a prominent building fronting a large area of public realm. These buildings include Peckham Library, the tower of the former Jones and Higgins building, and Co-Operative House.
- 6.3.25 A number of proposal sites have existing buildings which are large and tall in scale which do not currently contribute positively to enhancing the local character of Peckham due to the scale, massing and design of the building as well as lack of usable public realm or poor relationship to the street at ground level. These examples include the Cinema / multi-Storey car park on Moncrieff Street, the Bussey Building on the Copeland Industrial Park site which are of a height equivalent to 8 storeys. The former housing blocks on the Wooddene site, which have since been demolished, also had a similar quality in the streetscape and were also of a height around 7 to 8 storeys.

There is also the prominent 22 storey residential tower at Witcombe Point, located on the edge of the core just off Queens Road. Due to the height and design of the tower, the building is prominent on the skyline and when seen in local views. The scale, massing and design of the building as well as the lack of usable public realm make this an example of a feature which does not contribute positively to enhancing the local character.

6.3.26 This analysis of the existing context of heights establishes a range of heights which exist in and around the core area and informs the identification of the strategic building height options.



### Conservation areas and their settings

6.3.27 Two conservation areas fall within the Peckham core action area, Rye Lane Peckham and Peckham Hill Street conservation areas. The Holly Grove conservation area directly abuts the western edge of the Rye Lane Peckham conservation area, just outside of the core. Appraisals or draft appraisals have been prepared for these conservation areas which provide more detail on the setting and significance of the asset and set out how change in the conservation area and its setting can be managed.

6.3.28 The Rye Lane conservation area is defined by its location along the three main routes of Rye Lane, Peckham High Street and Peckham Hill Street which highlight the historic stages of commercial and retail growth. There is no predominant architectural style or palette of materials but an eclectic architectural styles and materials. There are also a number of tall buildings and features located in the conservation area or within its setting through the

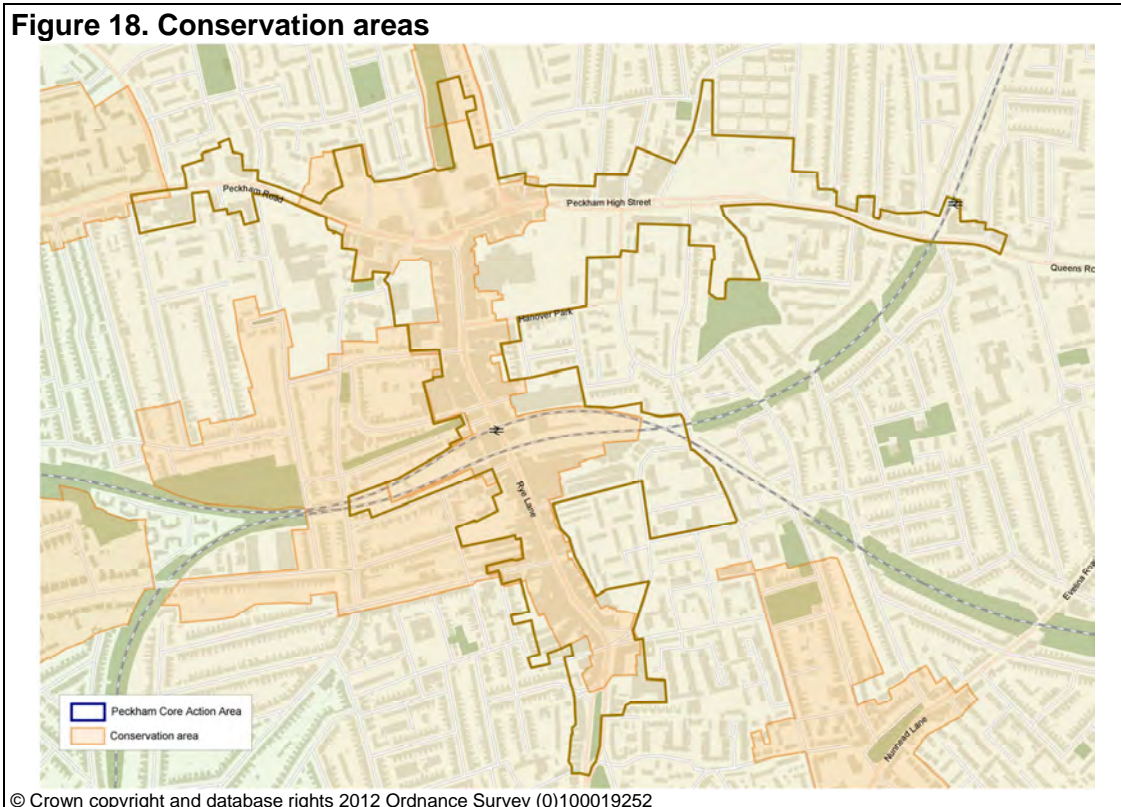


character and design of some of these buildings may not be a positively contribute to the character of the conservation area.

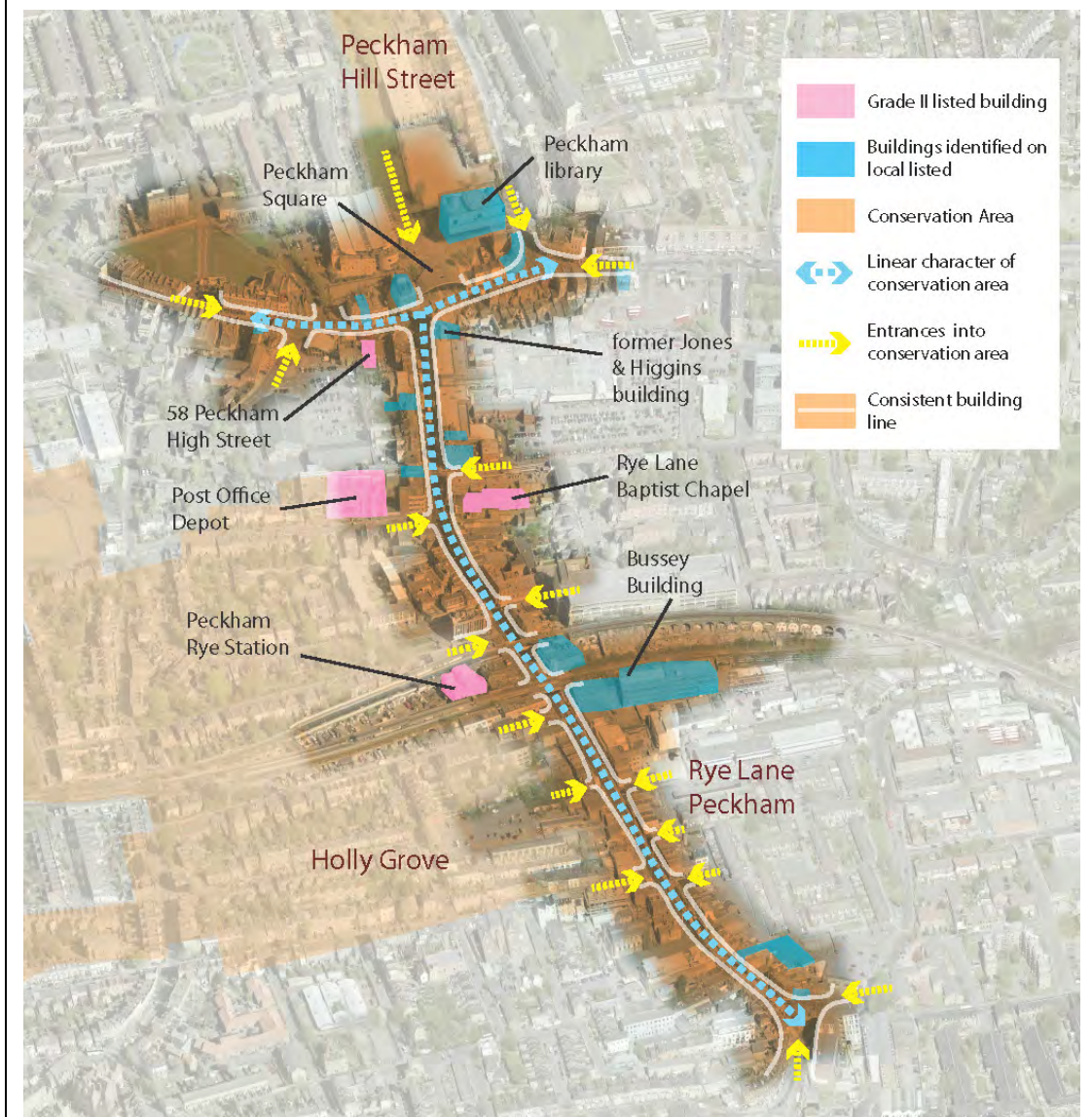
6.3.29 The urban and commercial character and linear nature of Rye Lane and mix of styles vary from the predominantly residential character of the Peckham Hill Street and Holly Grove conservation areas. The character of these conservation areas is generally of a range of streets and squares with residential terraced housing with more consistent architectural style and materials, properties setback from the street, mature trees lining the footpath and pockets of open spaces.

6.3.30 Therefore taller heights would be more appropriate when located in or within the setting of the more urban character of the Rye Lane Peckham conservation area and not be appropriate compared to that of the Peckham Hill Street and Holly Grove. The potential for building heights would have to be balanced with any potential impacts on the appreciation of the significance of the conservation area and its setting.

6.3.31 Our understanding of the character and significance of the conservation areas has been used to inform the further stages of the building height and taller building analysis.



**Figure 19. Character of the Rye Lane Peckham conservation area**



**Listed buildings and structures and their settings**

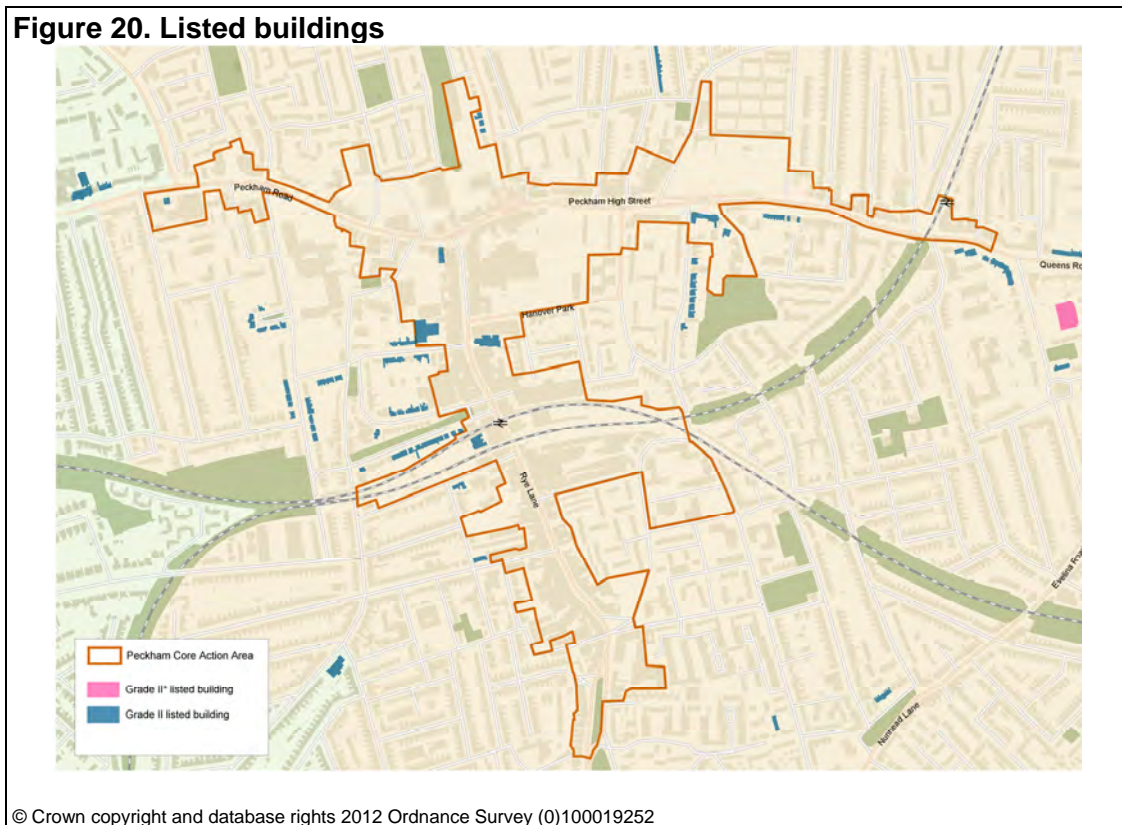
6.3.32 There are a number of prominent listed buildings located within and on the periphery of the Peckham core action area and are all grade II listed. Landmark grade II listed buildings which have helped define the character of the Peckham core action area include:

- Peckham Rye Station, Rye Lane
- 58 Peckham High Street
- Post Office Depot, Highshore Road
- Baptist Chapel, Rye Lane
- A series of listed terraces along Queens Road

6.3.33 Due to the history of development in the core area, the setting of many of these listed buildings has already been affected by adjoining development or the current use of the site or building which may vary from its original function.

6.3.34 A taller building would be sensitive when located in views from the setting of a listed building. Our understanding of the setting of listed buildings has been used to inform the further stages of the building height and taller building analysis.

6.3.35 Figure 20 shows the listed buildings and structures.



### **Buildings and structures identified on the local list**

6.3.36 Buildings with the potential to be included on the Council's local list have been identified as part of the characterisation study with a full list of these building set out within the study. The council are currently preparing a borough wide local list and will be consulting on this in Spring 2013. Following consultation the list will be adopted and set out the definitive local list of buildings in the borough. The list will update any which are identified in the Peckham and Nunhead characterisation study and earlier versions of the AAP.

6.3.37 In accordance with paragraph 169 of the NPPF, which encourages local authorities to identify buildings with local value, and criteria set out in English Heritage best practice guidance, we have identified buildings which make a positive contribution to the character or appearance of the area due to their architectural or historic interest, or because they form part of an interesting group.

6.3.38 The broad criteria for inclusion on the 'Local List' for Southwark are as follows:

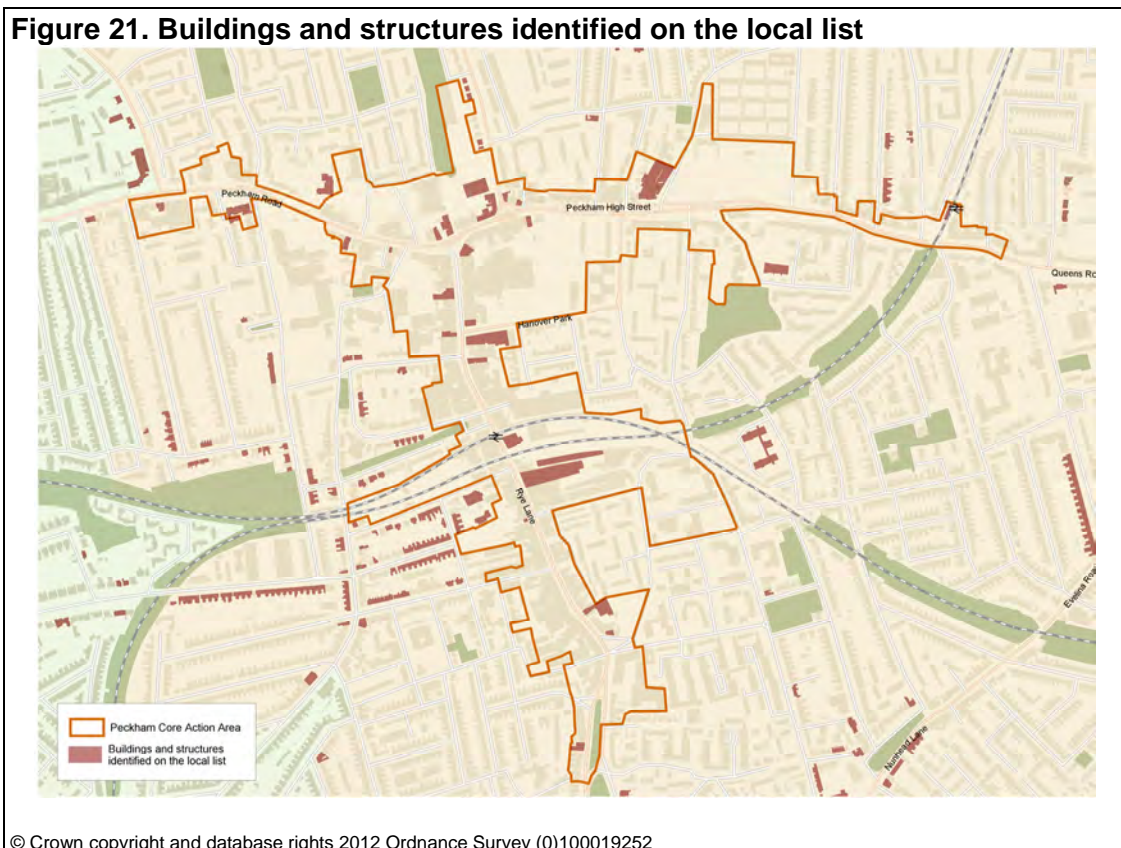
- Age and Rarity
- Aesthetic Value and Landmark Status
- Group Value
- Historic, evidential, communal and social value
- Archaeological interest
- Associations with designed landscapes.

6.3.39 The identified buildings and structures with the potential for local listing include the former Jones and Higgins building, Peckham Library, Peckham Police Station, and the Bussey Building.

6.3.40 Due to the history of development in the core area, the setting of many of the buildings and structures identified on the local list have been affected by adjoining development or the current use of the site or building which may vary from its original function.

6.3.41 A taller building would be sensitive when located in views from the setting of a building or structure identified on the local list. Our understanding of the setting of these buildings identified and structures identified on the local list has been used to inform the further stages of the building height and tall building analysis.

6.3.42 Figure 21 shows the buildings and structures identified on the local list.



### Archaeology and Archaeological Priority Zones

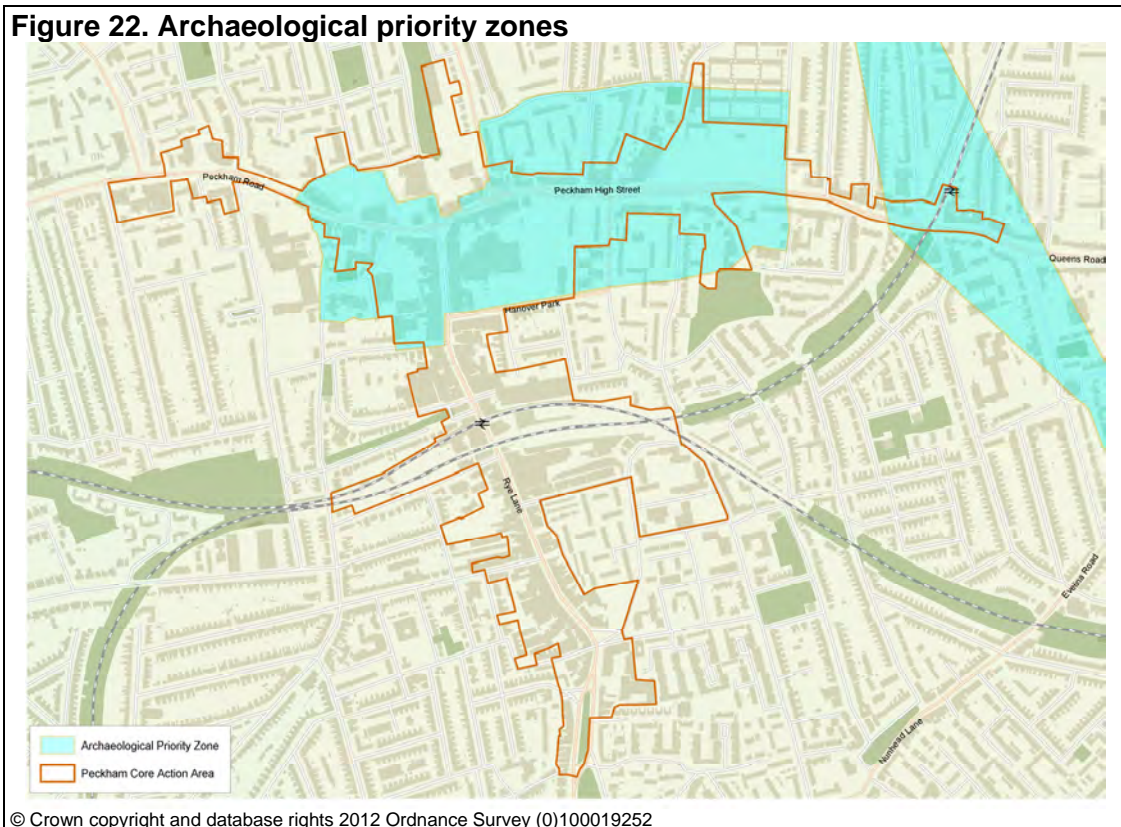
6.3.43 The Peckham Village Archeological Priority Zone which covers an area that includes part of the Peckham core action area protects an area that includes

the remains of the medieval and post-medieval village of Peckham. The extent of the zone is based upon the mid-18<sup>th</sup> Century map of the area by John Roche. A significant part of the Queens Road and northern Rye Lane area is designated within the Peckham Village Archeological Priority Zone.

6.3.44 There are no scheduled monuments within the core area.

6.3.45 Any future development proposal, particularly those for a tall building, will need to consider further investigation when any application comes forward.

6.3.46 Figure 22 shows the extent of the APZs in the Peckham core action area.



### Open spaces

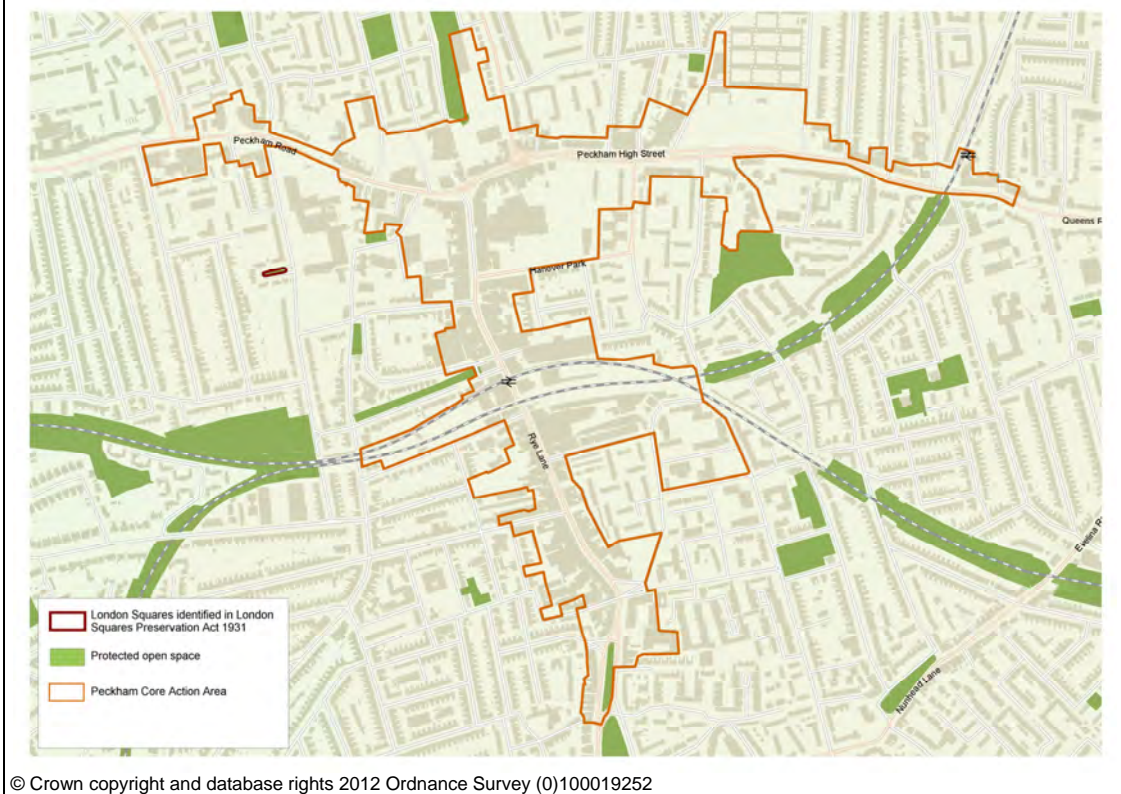
6.3.47 There are no protected open spaces within the Peckham core action area, although as shown in figure 23, there are some protected open spaces located around its edges. These include:

- Surrey Canal Walk
- Peckham Rye
- Holly Grove shrubbery
- Warwick Gardens
- Cossoll Park

6.3.48 The registered grade II Peckham Rye Park and grade II\* Nunhead Cemetery and in the wider area outside of the core. The protected Lyndhurst Square is also located outside of the core area.

6.3.49 These open spaces would be sensitive to tall building development, particularly when taller buildings are located adjacent to the open space. Taller buildings may be seen over the roofline of buildings fronting an open space, but the potential impact on the setting of the space would need to be assessed.

**Figure 23. Protected open spaces**



## 6.4 Identifying locations where we would test strategic taller building height options

6.4.1 The strategic vision, urban design strategy, opportunities and have informed the identification of locations which we would identify as potential locations to test options of taller buildings. This analysis has also set out where we would not test options of taller buildings and also highlighted the main sensitivities in the area:

6.4.2 **We would not test taller buildings** in locations or on sites which have limited capacity for intense development, do not create a focal point at the junction of main routes, a gateway opportunity or marking a main destination in Peckham centre, are in areas with limited access to public transport, with limited or no opportunity for public realm improvements or the creation of new meaningful public space and locations where the character and context would not support the potential for taller development.

6.4.3 This includes the smaller proposal sites which are located on the periphery of the core area, within an area of a predominantly lower scale and residential character or adjacent to protected open space:

- Peckham Rye Station (PNAAP 6)
- Land at the south of Sumner Road (Flaxyards site) (PNAAP 9)
- Eagle Wharf (PNAAP 10)
- Bellenden Road retail park (including Lidl site) (PNAAP 14)
- Sumner House (PNAAP 16)
- PNAAP17- Land to the west of Lister Health Centre, 97 Peckham Road
- Peckham Lodge (PNAAP 18)
- Former Kennedy Sausage Factory and the former fire station, 82-86 Peckham Road and 3 Talfourd Road (PNAAP 19)
- 190 Rye Lane (PNAAP 20)
- 180 Rye Lane (PNAAP 21)
- ASDA Supermarket (PNAAP 22)
- 269-273 Rye Lane (PNAAP 23)
- Peckham Rye Baptist Church (PNAAP 24)
- Former Peckham Library (PNAAP 25)
- Former Acorn / Peckham neighbourhood office, 95A Meeting House Lane (PNAAP 26)
- Former Carlton Service Station, 83-89 Queens Road (PNAAP 27)
- Land adjacent to Queens Road Station (PNAAP 28)
- Garages adjacent to Clayton Arms pub, Clifton Estate, Clifton Road (PNAAP 29)

6.4.4 **We would test for taller buildings** in locations or on sites which have sufficient capacity for intense development, create a focal point at the junction of main routes, a gateway opportunity or marking a main destination in Peckham centre, are in areas in close proximity to the main transport hub, with opportunity for public realm improvements or the creation of new meaningful public space and locations where the urban character and context of Peckham centre would enhanced by the potential for taller development.

6.4.5 We have identified the following large sites for testing:

- Aylesham Centre (PNAAP1)
- Cinema/Multi-storey car park (PNAAP 2)

- Land between the railway arches (East of Rye Lane including railway arches) (PNAPP 3)
  - Copeland Industrial Park and 1-27 Bournemouth Road (PNAAP 4)
  - Site of the former Wooddene estate (PNAAP 5)
  - Copeland Road car park (PNAAP 7)
- 6.4.6 There are also likely to be sensitivities which will impact on the potential location and design of taller buildings at these sites. These sensitivities include the scale of the development surrounding the site, nearby heritage assets and important views to or across the site.
- 6.4.7 **Taller buildings would be sensitive** in locations where they would impact on the amenity of existing development, open and public spaces, in the setting of heritage assets or when viewed from the setting of a heritage asset.
- 6.4.8 Taller buildings would be sensitive when located in the following areas:
- Adjacent to lower height development.
  - Within the setting and views of or from the Rye Lane Peckham, Peckham Hill Street and Holly Grove conservation areas.
  - Setting and views of heritage assets such including listed buildings like the Grade II listed Peckham Rye Station, or those located in the Rye Lane Peckham, Peckham Hill Street and Holly Grove conservation areas.
  - Setting and views from open spaces.
  - Setting and views of buildings of local importance and heritage value, particularly those that are already landmarks in the existing streetscape such as the Jones and Higgins building and the Bussey building.
  - Setting and views of spaces of local importance.
- 6.4.9 This analysis has informed the approach to identifying strategic building height options and how we will test these options and assess the potential impacts of new development. In preparing planning applications, developers will also need to undertake further detailed testing.

## 6.5 Identifying strategic building height options

- 6.5.1 We have identified a number of strategic options for building heights in the opportunity area, including tall buildings. These testing options have been identified through our evaluation of:
- Context for tall building heights
  - Relationship to low scale surrounds and sensitivities of heritage assets and their settings.
  - Gateway opportunities into the Peckham town centre
  - Proximity to the transport hub
  - Urban design framework for Peckham core action area
  - Opportunity sites which have the capacity to support intense development, as well as new public space
  - Locations which we have identified and can test the potential for tall buildings as established in policies and guidance, particularly saved Southwark Plan (CDL2) Policy 3.20.



## Context for building heights

- 6.5.2 The Core Strategy defines a tall building as being over 30m or of a height that would be taller than the surrounds. In Peckham as the contextual heights are generally lower than 30m then in an assessment of building heights, a tall building would only be considered taller than that of the surrounding context heights.
- 6.5.3 In Peckham and Nunhead we can identify a range of heights that would establish the taller building context for our analysis.
- 6.5.4 The context for tall buildings is set out in section 6.3 and appendix 2 of this study, and establishes the following range of building heights in the area:

<b>Height (in storeys)</b>	<b>Context</b>
<b>1 to 5 storeys</b>	<ul style="list-style-type: none"><li>• General height of development</li><li>• The buildings fronting Rye Lane</li><li>• Area predominantly residential generally are of heights of 2 to 4 storeys</li></ul>
<b>6 to 10 storeys</b>	<ul style="list-style-type: none"><li>• Medium height development</li><li>• Buildings such as Peckham Library, Bussey Building, Peckham Multiplex</li></ul>
<b>11 to 20 storeys</b>	<ul style="list-style-type: none"><li>• Local tall buildings which are visible from the local and wider area</li><li>• Buildings such as Witcombe Point</li></ul>

## Testing for taller buildings

- 6.5.5 Our vision for Peckham has identified the potential that new local landmarks or taller buildings of exceptionally high design quality can contribute positively to the streetscape and highlight the Peckham core action as a location for change.
- 6.5.6 Therefore in our analysis of identifying strategic building options we have identified testing heights which are taller than the existing context in order to understand how a taller landmark could contribute to achieving the objectives of our vision. We will also test taller heights to understand the potential impact of these heights on the local context and historic environment.

## Identifying heights for testing

- 6.5.7 We have identified the following options which take account of the context for building heights, vision for Peckham and the potential for heights we have identified for a range of height options for testing.
- 6.5.8 A number of sites have existing buildings on the sites which establish a base height context for testing such as the Bussey Building and Cinema / multi-storey car park, which have heights which would be equivalent to an 8 storey high residential building.

6.5.9 There are also a number of surrounding tall buildings and features which have informed the identification of height for testing. A study of the existing context of heights in the Peckham core action area is set out in appendix 3.

6.5.10 The heights tested are:

<b>Existing height context</b>	<b>Baseline for testing (heights of up to 8 storeys)</b> <ul style="list-style-type: none"> <li>• The existing context of existing building heights</li> <li>• Heights of existing buildings and consented schemes, such as Bussey Building, 81 Hanover Park and the Cinema / multi-storey car park, Co-operative House.</li> </ul>
<b>Testing height option 1</b>	<b>Heights up to 10 storeys</b> <ul style="list-style-type: none"> <li>• Heights tested are approximately half the height of Witcombe Point and the central tower of the former Jones and Higgins building.</li> </ul>
<b>Testing height option 2</b>	<b>Heights up to 15 storeys</b> <ul style="list-style-type: none"> <li>• Heights tested are approximately 3/4 the height of Witcombe Point.</li> </ul>
<b>Testing height option 3</b>	<b>Heights up to 20 storeys</b> <ul style="list-style-type: none"> <li>• Heights tested are approximately the height of Witcombe Point.</li> </ul>
<b>Testing height option 4</b>	<b>Heights up to 25 storeys</b> <ul style="list-style-type: none"> <li>• Heights tested are taller than the height of Witcombe Point</li> </ul>

## 6.6 Testing and evaluating strategic building height options

6.6.1 Having identified the locations where we would test options for taller heights and with consideration of the testing height options we have identified a range of options for each of the sites identified for testing.

6.6.2 The urban design analysis has also identified that there is a different context and character across the sites in the Peckham core area, as well as the different type of opportunities which taller buildings can bring to Peckham. Site analysis and urban design considerations are applied to understand how the massing of buildings and height on the site will be considered.

6.6.3 The following heights and urban design consideration have informed the options for testing on each site:

Opportunity Site	Height options	Urban design considerations
<b>Aylesham Centre (PNAAP1)</b>	Testing height of a taller element up to 25 storeys	<ul style="list-style-type: none"> <li>• Setting and views of and from the Peckham Rye Lane conservation area</li> <li>• Maintain existing scale and height of shopfronts along Rye Lane</li> <li>• Relationship to surrounding residential dwellings to east and south</li> <li>• Potential for new links and public space</li> <li>• Location of non-residential uses and car parking requirements</li> <li>• Contribution of a local landmark as a focal point</li> </ul>
<b>Site of the former Wooddene estate (PNAAP5)</b>	Testing height of a taller element up to 20 storeys	<ul style="list-style-type: none"> <li>• Relationship to surrounding residential dwellings, including the Acorn Estate and dwellings south of Queens Road</li> <li>• Building line setbacks along Queens Road</li> <li>• Setting and views of listed and buildings identified on local list</li> <li>• Potential for new links and public space</li> <li>• Contribution of a local landmark as a focal point</li> <li>• Gateway opportunity into Peckham town centre</li> </ul>
<b>Cinema / multi-storey car park (PNAAP 2)</b>	Testing height of a taller element up to 15 storeys	<ul style="list-style-type: none"> <li>• Setting and views of and from the Peckham Rye Lane conservation area</li> <li>• Retention of the Bussey Building as a feature on the site</li> <li>• Relationship to residential dwellings along Rye Lane and the south of Bournemouth Road.</li> <li>• Potential for new links and public space and enhanced public space along the railway viaduct</li> <li>• Contribution of a taller element to maximise the efficient use of land compared to the existing buildings.</li> <li>• Relationship to other taller elements identified for testing around railway station.</li> </ul>
<b>Land between railway arches (PNAAP3)</b>	Testing height of a taller element up to 15 storeys	<ul style="list-style-type: none"> <li>• Setting and views of and from the Peckham Rye Lane conservation area</li> <li>• Relationship to railway lines</li> <li>• Potential for new links and public space</li> <li>• Relationship to other taller elements identified for testing around railway station.</li> </ul>

<b>Opportunity Site</b>	<b>Height options</b>	<b>Urban design considerations</b>
<b>Copeland Industrial Park and 1-27 Bournemouth Road (PNAAP4)</b>	Testing height of a taller element up to 20 storeys	<ul style="list-style-type: none"> <li>• Setting and views of and from the Peckham Rye Lane conservation area</li> <li>• Retention of the Bussey Building as a feature on the site</li> <li>• Relationship to residential dwellings along Rye Lane and the south of Bournemouth Road.</li> <li>• Potential for new links and public space</li> <li>• Contribution of a local landmark as a focal point in the town centre and as seen when entering Peckham by train</li> <li>• Relationship to other taller elements identified for testing around railway station.</li> <li>• Building setbacks along Bournemouth Road and Copeland Road.</li> </ul>
<b>Copeland Road Carpark (PNAAP 7)</b>	Testing height of a taller element up to 10 storeys	<ul style="list-style-type: none"> <li>• Views from Peckham Rye</li> <li>• Relationship to the Co-Operative House and surrounding residential dwellings along Copeland Road.</li> <li>• Maintain the existing access from Copeland Road serving the rear of a property on Rye Lane</li> <li>• Building setbacks along Copeland Road.</li> </ul>

6.6.4 There are a number of ways in which we can test and evaluate the options. These include:

- Testing massing and capacity of different options
- Evaluating the impact of options in testing views

#### **Testing massing and capacity of different options**

6.6.5 From our urban design analysis and identification of testing heights as well as the urban design considerations and sensitivities set out in the table above we have tested massing and capacity on each of the sites. The testing of massing has taken the strategic options and looked at how these can be applied on each site.

6.6.6 In setting out massing options for testing, when testing heights up to 10 storeys we have applied a range of heights across a site as informed by the urban design considerations identified. Where we are testing taller heights between 10 and 25 storeys we have tested only a single taller element on the site rather than a number of tall elements. This is particularly on larger sites, where the vision and urban design strategy, have identified that these sites have the potential for new links to break up the large site and the opportunity to create new public space. Therefore a single taller element can contribute by providing a new landmark at focal points and ensure that the development maximises the potential area available for public space as well as ensure sufficient distance between a tall element and the surrounding lower height development on a site.

6.6.7 The testing of capacity has informed the identification of strategic building height options by understanding the potential unit numbers, area of non-residential uses and potential density of new development, including testing with a taller element, on a site.

6.6.8 The preparation of capacity testing has then informed the preparation of the indicative capacities set out in Appendix C: Schedule of proposal sites.

### **Identifying testing views**

6.6.9 We have identified a number of views of the local and wider area which will allow us to understand the potential impact of tall building development on local character and historic context.

6.6.10 We are not looking to protect these views through the work of this study. We have used these views to understand the local character and historic context of the area and to assess the impacts on areas that are sensitive to new tall building development.

6.6.11 We have identified views that are commonly experienced by residents and users in the local area, such as main routes into the area and also areas which are sensitive to new development such as the setting of heritage assets including the World Heritage Sites, conservation areas, listed buildings and also historic and protected open spaces.

6.6.12 The types of views identified include:

- Historic axial views in the area
- Views along main axis or key approaches into the opportunity area
- Views of or from conservation areas or their settings
- Views of or from the setting of a listed building
- Views of buildings of local importance
- Views of or from public or open spaces
- Other key views from the wider area where we can test tall building development when seen from a wider context

6.6.13 A list of views tested is set out in appendix 3.

### **Views assessment and testing**

#### ***Assessing views***

6.6.14 We have produced an assessment of each of the testing views. This assessment has been informed by English Heritage guidance *Seeing The History In The View*. We are not seeking to use the identification of views or this assessment to identify important local views for protection. We will use this assessment to understand the potential impact of development when seen in these views in order to inform the production of our building height policy and guidance.

6.6.15 We have assessed each of the testing views to understand:

- What is important in the view or why is the view of importance.
- What type of view is it and what is visible in the view.
- How have consented schemes changed or likely to change the view.
- What is the potential impact of new development in the view

6.6.16 Appendix 3 sets out an assessment of the testing views. This assessment has provided detailed analysis for a number of the main views in the area which provide a better understanding of the potential impact for development. Others views which were considered as part of this study are listed for information.

### ***Evaluating impact***

6.6.17 Having identified our strategic building height options and prepared massing studies for each site we then are able to test each of these options in the testing views.

6.6.18 Informed by the view assessment which has allowed us to understand what is important in a view, we can assess the potential impact of the building heights in each of the testing options when they appear in a view.

6.6.19 Our assessment of the potential impact of these options has been informed by guidance such as Seeing The History In The View and Guidance on Heritage Impact Assessments for Cultural World Heritage Properties, which set out an approach to determine the significance of heritage assets as well as assessing the magnitude of potential impact.

6.6.20 We have also considered the potential impacts set out in the Environmental Impact Assessment Regulations 2011 though any detailed EIA screening and assessment would be carried as required during a planning application process for development on a particular site.

6.6.21 As the testing views include both general views of the local area, as well as views of a range of heritage assets, our assessment therefore takes into account the differing levels of significance of the important aspects of the view when considering potential impact, whether it be to character and context of an area, the setting of a heritage asset or setting of an open space.

6.6.22 For each of the testing views we tested each of the strategic options to understand the potential impact, whether adverse or beneficial:

- **Individual and cumulative impact** - The impact of the massing of the option as individual elements as well as the cumulative impact of the massing when seen as a group. This impact also needs to be considered in the context of existing massing and tall buildings and consented tall buildings.
- **Negligible or no impact** - Where building heights or tall buildings in the testing option will have no impact or negligible impact when seen in the view, eg: the mass of the development is not visible in the view or a slight change is visible but is hardly affected by development.
- **Minor impact** - Where building heights or tall buildings in the testing option are visible in the view and may noticeably change the context or setting of assets in the view.
- **Moderate impact** - Where building heights or tall buildings in the testing option are visible in the view and may significantly change the context or setting of assets in the view.
- **Major impact** - Where building heights or tall buildings in the testing option are visible in the view and may significantly change the appreciation of the Outstanding Universal Value of a World Heritage Site.

- 6.6.23 In considering whether the heights tested have either beneficial or adverse impacts when seen in the views we have made the following judgements:
- **Beneficial impact** – The massing tested in the option contributes to the strategic vision for the area and enhances or reinforces existing streetscape and townscape qualities.
  - **Adverse impacts-** The massing tested in the option detracts of erodes the existing streetscape and townscape qualities, particularly the setting of heritage assets or open spaces

6.6.24 More detail on the assessment of the potential impact of these options is set out in appendix 3.

## **6.7 Evaluation of strategic building height options**

6.7.1 Our analysis of the testing has produced the following results for the Peckham core action area:

### ***Generally***

6.7.2 In locations with existing continuous height of development, such as in the Rye Lane Peckham conservation area, heights of a similar scale can have a beneficial impact by sustaining the existing roofline.

6.7.3 Where large sites offer the potential for large areas of new development through the demolition of existing buildings, or empty sites with potential for new development along street frontages or potentially large blocks, new development of continuous height and appearance will have an adverse impact. The design of long or large blocks of buildings will need to consider humanising the scale of development by breaking up long facades or continuous height of roofline through shifts in the design of blocks including considering the height of the roofline, break in façade, use of materials and setbacks.

### ***Aylesham Centre (PNAAP1)***

6.7.4 As there are large areas with no existing development on the site generally any testing on the site will have a moderate impact in immediate views of the site, particularly when approaching from the main routes of Peckham High Street, Peckham Hill Street, Queens Road and the streets leading towards the site from Rye Lane and Queens Road.

6.7.5 A tall element of a height up to 20 storeys can provide beneficial impacts by:

- Creating a landmark feature highlighting the entrance to the Rye Lane shopping centre and focal point on the skyline when seen from the main routes leading into Peckham.
- Allowing an efficient use of land which can enhance the potential for the creation of new public space.

6.7.6 A tall element between up to 20 storeys high could also potentially have a minor adverse impact and new development on the site will need to consider:

- The potential impact on the setting and views of heritage assets in the local area including the Rye Lane Peckham and Peckham Hill Street conservation areas. Proposals should aim to better reveal the significance

or enhance the setting of heritage assets, including the Rye Lane Peckham conservation area and Jones and Higgins building and central tower and HSBC Bank on Rye Lane (identified on local list).

- Potential impact on amenity of lower scale residential development including neighbouring development on Hanover Park and McKerrell Road.
- Setback of buildings along Hanover Park and McKerrell Road frontage.
- Relationship to the rear of existing buildings on Peckham High Street and Rye Lane.
- Potential provision of new routes and creation of new public spaces to break up the large site.
- The design of massing along main street frontages and along any new routes proposed on the site.
- The design of a taller element over 15 storeys, in particular the upper floors where these appear above the roofline of existing buildings in local and wider views. The form and location of a taller element will need to consider the relationship to the central tower of the former Jones and Higgins building, when seen in views from the local and wider area. Any proposal for a taller element should consider proportions which are similar to this historic feature.

6.7.7 As the height of the testing increased the potential impact is also increased, with a taller height building likely to be seen from a wider area. Therefore a tall element over 20 storeys high while also having beneficial impacts will have moderate adverse impacts on the setting of the Rye Lane Peckham conservation area and can appear out of scale with the surrounding heights and prominent on the skyline in local and wider views. At this height the taller element will also begin to impact on the setting and views of the Jones and Higgins central tower.

***Site of the former Wooddene estate (PNAAP5)***

6.7.8 As there is no existing development on the site any testing on the site will have a moderate impact in immediate views of the site, particularly when approaching from Queens Road, Peckham High Street and the streets leading towards the site off of Queens Road.

6.7.9 A tall element of a height up to 15 storeys can provide beneficial impacts by:

- Reinstating a local feature at the corner of Meeting House Lane and a focal point at a gateway location leading into the Peckham town centre.
- Allowing an efficient use of land which can enhance the potential for the creation of new public space.
- Better revealing the significance of the historic junction of routes around Meeting House Lane and enhance the setting of the Police Station on Queens Road (identified on the local list).

6.7.10 A tall element between up to 15 storeys high can also have an adverse impact and new development on the site will need to consider:

- The potential impact on the setting and views of heritage assets in the local area particularly the Police Station and other listed buildings on Queens Street.
- Potential impact on amenity of lower scale adjacent residential development, particularly the Acorn Estate to the north of the site and any proposed adjacent development on the site.



- Setback of buildings along street frontages, particularly the Queens Road frontage.
- Potential provision of new routes and creation of new public spaces to break up the large site.
- The design of massing along main street frontages and along any new routes proposed on the site.
- Existing mature trees on the site.
- The design of a taller element over 10 storeys, in particular the upper floors where these appear above the roofline of existing buildings in local and wider views.

6.7.11 As the height of the building increased the potential impact is also increased, with a taller height building likely to be seen from a wider area. Therefore a tall element over 15 storeys high while also having beneficial impacts will have moderate adverse impacts and can appear prominent over the lower scale of development and prominent on the skyline in local and wider views.

***Copeland Industrial Park and 1-27 Bournemouth Road (PNAAP4)***

6.7.12 A tall element of a height up to 15 storeys can provide beneficial impacts by:

- Creating a focal point to highlight the transport hub at the centre of Peckham and gateway location leading to the Peckham town centre. This focal point can be enhanced through the grouping of taller elements on other sites around the central transport hub.
- Allowing an efficient use of land which can enhance the potential for the creation of new public space.
- Better revealing the significance of heritage assets and enhance the setting of the Bussey Building (identified on local list).

6.7.13 A tall element up to 15 storeys high can also have an adverse impact and new development on the site will need to consider:

- The potential impact on the setting and views of heritage assets in the local area including the Rye Lane Peckham and Holly Grove conservation areas. Proposals should aim to better reveal the significance or enhance the setting of heritage assets, including the Rye Lane Peckham conservation area.
- The potential impact on the setting and views of buildings identified on the local list, including the Bussey Building which is located within the site boundary.
- Potential impact on amenity of existing and proposed lower scale adjacent residential development, including development along Rye Lane and Bournemouth Road.
- Setback of buildings along Bournemouth Road and Copeland Road frontage.
- Potential provision of new routes and creation of new public spaces to break up the large site.
- The design of massing along main street frontages and along any new routes proposed on the site.
- The design of a taller element over 10 storeys, in particular the upper floors where these appear above the roofline of existing buildings in local and wider views.
- The relationship with other taller buildings which may be proposed on adjacent sites.

6.7.14 As the height of the testing increased the potential impact is also increased, with a taller height building likely to be seen from a wider area. Therefore a tall element over 15 storeys high while also having beneficial impacts will have moderate adverse impacts and can appear prominent over the lower scale of development and prominent on the skyline in local and wider views.

***Cinema / multi-storey car park (PNAAP 2)***

6.7.15 A tall element of a height up to 10 storeys can provide beneficial impacts by:

- Creating a focal point to highlight the transport hub at the centre of Peckham and gateway location leading to the Peckham town centre. This focal point can be enhanced through the grouping of taller elements on other sites around the central transport hub.
- Allowing an efficient use of land which can enhance the potential for the creation of new public space.

6.7.16 A tall element up to 10 storeys high can also have a potentially adverse impact and new development on the site will need to consider:

- The potential impact on the setting and views of heritage assets in the local area including the Rye Lane Peckham and Holly Grove conservation areas. Proposals should aim to better reveal the significance or enhance the setting of heritage assets, including the Rye Lane Peckham conservation area.
- Potential impact on amenity of existing and proposed lower scale adjacent residential development, including development along Cerise Road, Raul Road, Cicely Road and Moncrieff Street.
- Potential provision of new routes and creation of new public spaces to break up the large site, with consideration of the enhancement of the public realm around the viaducts.
- The design of massing along street frontages and along any new routes proposed on the site.
- The design of a taller element over 10 storeys, in particular the upper floors where these appear above the roofline of existing buildings in local and wider views.
- The relation with other taller buildings which may be proposed on adjacent sites.

6.7.17 As the height of the testing increased the potential impact is also increased, with a taller height building likely to be seen from a wider area. Therefore a tall element over 10 storeys high while also having beneficial impacts will have moderate adverse impacts and can appear prominent over the lower scale of development and prominent on the skyline in local and wider views.

### ***Land between railway arches (PNAAP3)***

6.7.18 A tall element of a height up to 10 storeys can provide beneficial impacts by:

- Creating a focal point to highlight the transport hub at the centre of Peckham and gateway location leading to the Peckham town centre. This focal point can be enhanced through the grouping of taller elements on other sites around the central transport hub.
- Allowing an efficient use of land which can enhance the potential for the creation of new public space.

6.7.19 A tall element up to 10 storeys high can also have an adverse impact and new development on the site will need to consider:

- The potential impact on the setting and views of heritage assets in the local area including the Rye Lane Peckham and Holly Grove conservation areas. Proposals should aim to better reveal the significance or enhance the setting of heritage assets, including the Rye Lane Peckham conservation area.
- Potential provision of new routes and creation of new public spaces.
- Relationship to the railway viaducts.
- The design of a taller element over 10 storeys, in particular the upper floors where these appear above the roofline of existing buildings in local and wider views.
- The relation with other taller buildings which may be proposed on adjacent sites.

6.7.20 As the height of the building increased the potential impact is also increased, with a taller height building likely to be seen from a wider area. Therefore a tall element over 10 storeys high while also having beneficial impacts will have moderate adverse impacts and can appear prominent over the lower scale of development and prominent on the skyline in local and wider views.

### ***Copeland Road car park (PNAAP7)***

6.7.21 As there is no existing development on the site any testing on the site will have a moderate impact in immediate views of the site, particularly when approaching from the south end of Rye Lane, Peckham Rye, Heaton Road and Copeland Road.

6.7.22 A tall element of a height up to 10 storeys can provide beneficial impacts by:

- Creating a focal point at the gateway opportunity at the south point of Peckham town centre.
- Providing a counter point of a similar height and scale to the existing Co-Operative House building.

6.7.23 A tall element between up to 10 storeys high can also have an adverse impact and new development on the site will need to consider:

- The potential impact on the setting and views of heritage assets in the local area particularly the Rye Lane Peckham conservation area.
- Potential impact on amenity of lower scale adjacent development, including the Rye Lane frontage and other residential development to the north of the site.
- Setback of buildings along Copeland Road.
- Relationship to the back of properties along Rye Lane.

6.7.24 A tall element over 8 storeys high will have adverse impacts as it will appear out of scale with the surrounding heights and prominent on the skyline in local and wider views.

## **6.8 Equalities analysis and sustainability appraisal**

6.8.1 When preparing our analysis to inform the policies and guidance in the area action plan, the findings of the Equalities analysis (EA) (CD3) and Sustainability appraisal (SA) (CD2) were considered. More information about how these appraisals have informed the preparation of the urban design policies in the AAP (CD1) is set out in the Peckham and Nunhead AAP urban design background paper (CD13).

### **Equalities analysis**

6.8.2 The Equalities analysis (CD3) looked at both the impacts of consultation on the AAP (CD1) and impacts associated with the implementation of the AAP. As we have been preparing the policies of the AAP, we have considered the following issues to ensure we minimise the impact on groups with protected characteristics:

- The design and heritage policies in the AAP seek to ensure new development will address some of the concerns about safety and security for all age groups, particularly the young and elderly. The policies for built form and public realm aim to address these issues through the design of new development, including following the principles of Secured by Design and encouraging activity in the town centre at different times of the day and in the evening.
- The analysis acknowledges that taller buildings do not always provide optimal environment for family housing, but this will be mitigated by the majority of development being lower scale and where taller buildings proposed we will encourage developers to look at innovative ways to provide suitable amenity space through roof gardens and terraces as well as traditional gardens.
- The analysis also acknowledges that taller buildings do not always provide optimal environment for disabled persons but this will be mitigated by the majority of development being lower scale and ensure enough suitable accommodation for special needs housing will provided on other sites.
- The public realm and built form policies aim to ensure that the built environment is of the highest quality, safe, secure and accessible for all.

### **Sustainability appraisal**

6.8.3 The Sustainability appraisal (CD2) tests how well the planning document considers social, economic and environmental issues in order to achieve sustainable development. At this final stage of the document the policies have been refined so as to consider the previous stages of the SA and consultation responses received to ensure the policies address the considerations raised by the sustainability objectives. The appraisal found that the majority of the policies in the AAP (CD1) will have a positive impact. In some cases the policies have no significant impact with the sustainable objective.

- 6.8.4 The findings of the appraisal were:
- Theme 6: Design and heritage, scored positive impacts against social and sustainable objectives with a number of uncertain impacts in sustainable and environmental objectives.
  - Policy 23 - Public Realm, scored a number of major positive impacts and positive impacts for social and environmental objectives in the short and long term and also some also some uncertain impacts against the sustainability objectives. This policy aims to create an attractive environment by linking spaces together and creating well considered and defined spaces. An improved environment will help attract more inward investment to the area as well as providing an improved landscape and townscape.
  - Policy 24 – Heritage, scored a number of major positive impacts and positive impacts for social and environmental objectives in the short and long term. This policy aims to strengthen the character of the action area by ensuring sustainment and enhancement of the historic environment with consideration to the individual and distinctive character.
  - Policy 25 - Built Form, scored a number of major positive impacts and positive impacts for social and environmental objectives in the short and long term and also some also some uncertain impacts against the sustainability objectives. This policy aims to ensure that all new development is well considered and of a high quality design that considers the local context, character and historic environment.
  - Policy 26 - Building Heights, scored a mixture of having no significant impact, having uncertain impacts and having positive impacts against the range of sustainability objectives. The uncertain impacts were in connection with the sustainability objectives. This policy aims for new development to contribute positively and considers the existing context of building heights as well as the potential for taller elements.
  - The built environment character area policies similarly scored positively or major positive impacts when assessed against the objectives.
- 6.8.5 The appraisal concluded that development would need to ensure design measures were implemented to ensure any impacts were mitigated accordingly. Where impacts are uncertain further assessment would need to be undertaken at the design stages of any new scheme.
- 6.8.6 The built environment policies generally scored major positive and positive impacts against SDO13 - To conserve and enhance the historic environment and cultural assets and SDO 16 - To provide everyone with the opportunity to live in a decent home.
- 6.9 Approach to building height and taller building policy and guidance for the Peckham core action area**
- 6.9.1 Our testing and evaluation of the strategic building height options as well as review of equalities assessment (CD3) and sustainability appraisal (CD2) has concluded that we should consider policy and guidance for the area action plan that addresses the following. The urban design background paper sets out more information about the development and justification of the building

heights policy including consideration of the EA, SA and consultation responses on this topic, which have informed the approach set out here.

- 6.9.2 Since preparing this study, we have taken forward these points in the final policy 26: Building heights and site specific guidance in the AAP (CD1):

#### **Finer grain of development**

- 6.9.3 Where medium height development is proposed, or large buildings with single continuous frontages, proposals should ensure that the layout and appearance have a 'finer grain' by incorporating principles such as a variety in height, massing, building setbacks and shift in architectural design to reduce the potential for massing to appear as a wall of development, particularly when viewed from street level.

#### **New links and public realm**

- 6.9.4 The three largest sites offer the potential for new links and creation of significant amounts of meaningful public space. These sites include Aylesham Centre, Copeland Road Industrial Park and Wooddene. The other sites tested also offer potential for new links and provision or enhancement of existing public realm. Taller elements on these sites can enhance the potential to maximise the area available for provision of new public realm. This would also allow a taller element to be located within sufficient space around the building to ensure a considered relationship with any adjoining existing or proposed development.

#### **Potential for taller buildings**

- 6.9.5 The testing has identified that there are potential opportunities for taller buildings to assist in creating focal points at locations of landmark significance and enhance the gateway opportunities into the Peckham town centre. As a taller building can become a focal point in the local area and on the skyline their design and quality of building must be well considered and be of the highest quality.
- 6.9.6 There would be different benefits and impacts on each of the sites tested and therefore the potential height of taller elements would range across Peckham core action area:
- There is potential for a local landmark of 15 to 20 storeys on the **Aylesham Centre** site highlighting the location of the Peckham town centre, particularly when approaching along main routes into Peckham.
  - There is potential for a group of local landmarks of 10 to 15 storeys on the **Cinema / Car park, Copeland Industrial Park** and **Land between the railway arches** sites highlighting the central transport hub around the railway station and centre of Peckham.
  - There is potential for a local feature of 10 to 15 storeys on the **Site of former Wooddene estate** site which reinstates a local feature at the edge of the historic Peckham High Street and gateway into the town centre.

- There is potential for a local landmark of up to 8 storeys on the **Copeland Road car park** site highlighting the entrance into the Peckham town centre from the south.

### **Heritage assets and their settings**

- 6.9.7 There are a number of heritage assets located within and surrounding the Peckham core action area. Some of the larger proposal sites are located adjacent to heritage assets or within or partially inside a conservation area. In some of these locations there is the potential that new buildings and particularly tall buildings may be located within the setting, the background of a view of an asset or visible when seen from the setting of these assets. Particular consideration should be given to heritage assets in the immediate context of a proposed taller building. Where assets are located in the wider area, there is still potential for tall buildings to be visible when seen from the setting or in a view of the heritage asset, and the potential impact on the appreciation of the asset assessed.

### **Impact on local amenity**

- 6.9.8 All new development must consider its potential impact on the amenity of surrounding development and public spaces. Where tall buildings are proposed, the potential impact on amenity can be increased and extended further to the surrounding area. The design of proposals should consider the adverse impacts on the surrounding area.

### **Existing context and heights**

- 6.9.9 Where there are opportunities for taller development, the design of tall and large buildings must consider the relationship to the surrounding context, particularly the relationship to existing heights. Proposals should ensure that there is a well considered relationship between taller buildings and lower height surrounds.

### **Landmark buildings**

- 6.9.10 Landmark buildings which are urban features designed can improve wayfinding and legibility within Peckham. Therefore the design of these buildings and any adjacent development will need to consider how these buildings are articulated as landmarks and focal points. In particular there needs to be consideration of the spaces between buildings and the tops of buildings visible on the skyline when seen in views from the local and wider area. As the mass and bulk of these buildings is likely to be prominent in the streetscape or on the skyline, consideration to the design of visible elements of the buildings should ensure that the design reduces the bulk in the streetscape and on the skyline. In particular where the top of a building is visible on the skyline or above the roofline of existing buildings, attention should be taken to articulate the top of the building so that it becomes a feature.

## **Appendix 1 :**

### **Reference List**



## Appendix 1 : Reference List

- CDN1 National Planning Policy Framework, 2012
- CDR1. The London Plan, Mayor of London, July 2011
- CD1. Peckham and Nunhead Area Action Plan (AAP)
- CD2. Peckham and Nunhead AAP Sustainability Appraisal
- CD3. Peckham and Nunhead AAP Equalities Analysis
- CD5. Peckham and Nunhead AAP Consultation Report
- CD13. Peckham and Nunhead AAP Urban design background paper
- CDL1. Core Strategy, Southwark Council, April 2011
- CDL2. Saved Southwark Plan, Southwark Council, July 2010
- CDD1. Guidance on Tall Buildings, CABE & English Heritage, July 2007
- CDD2. London Squares Preservation Act, 1931
- CDD3. Core Strategy Strategic Policy 12: Design and conservation Background Paper, Southwark Council, June 2010
- CDD4. Core Strategy: Borough-wide Strategic Tall Building Study, July 2010
- CDD5. Peckham and Nunhead characterisation study, NLP, November 2011
- CDD7. Draft Holly Grove Conservation Area Appraisal, Southwark Council
- CDD8. Nunhead Cemetery Conservation Area Appraisal, Southwark Council
- CDD9. Sceaux Gardens Conservation Area Appraisal, Southwark Council
- CDD10. Caroline Gardens Conservation Area Appraisal, Southwark Council
- CDD11. Rye Lane Peckham Conservation Area Appraisal, 2012
- CDD12. Peckham Hill Street Draft Conservation Area Appraisal, 2012
- CDD13. Nunhead Green Conservation Area Appraisal, 2010
- CDD15. Central Peckham, London Borough of Southwark, Historic Area Assessment, Joanna Smith and Johanna Roethe, English Heritage, 2009
- CDD16. Seeing The History In The View: A Method For Assessing Heritage Significance Within Views, English Heritage, June 2011

- CDD17. Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage, March 2011
- CDD18. Heritage in local plans: how to create a sound plan under the NPPF, English Heritage, August 2012
- CDD19. Building for Life 12, CABE for Design London, Design for Homes, HBF 2012
- CDD20. By Design – Urban Design in the planning system: towards better practice, DETR/CABE, 2000
- CDD21. Secured by design principles, Secured by Design, 2004
- CDD22. PPS 5 Practice Guide
- CDD23. The Town and Country Planning (Environmental Impact Assessment) Regulations, No.1824, 2011
- CDD24. Guidance on Heritage Impact Assessments for Cultural World Heritage Properties, ICOMOS. 2010.

## **Appendix 2 :**

### **Study of contextual heights**

## Appendix 2 : Study of contextual building heights in the Peckham core action area

### A2.1 Study of contextual heights

A2.1.1 The following are the heights of existing development and consented taller building proposals in the Peckham core action area.

#### Existing taller buildings

	<i>Height (n AOD)</i>	<i>Storeys (above ground)</i>
Witcombe Point	66*m	22 storeys (highest point)
Jones & Higgins (central tower)	29*m	10** storeys
Bussey Building	25m	8** storeys
Peckham Multiplex / Carpark	25m	8** storeys
Gaumont House	25*m	7 storeys
Thalia Court, 137 Rye Lane (facing into Copeland Industrial Park site)	22.0m	7 storeys
Lambrook House, Queens Road	21.9m	7 storeys (highest point)
132 Queens Road	21.9m	6 storeys (highest point)
81 Hanover Park	21.8m	7 storeys (highest point)
Co-op and Heaton Arms, 249-267 Rye Lane	21.6m	7 storeys
Dunstall House	19.6*m	5 storeys (plus roof pitch)
Peckham Library	19.4m	6** storeys
Dexter Apartments, 107 Queens Road	18m	6 storeys (highest point)
Thalia Court, 137 Rye Lane	17.5m	6 storeys (highest point)
<b>Consented taller buildings</b>		
1-15 Bournemouth Road (under construction)	25*m	8 storeys
<b>Historic taller buildings</b>		
Woddene Estate (demolished)	21*m	7 storeys

\* Approximate heights

\*\* Equivalent height to a standard storey height of 3m

**Figure 24. Contextual building heights**



## **Appendix 3 :**

### **Views assessment**

## Appendix 3 : Views assessment

### A3.1 Identification of testing views

A3.1.1 We have identified a number of views for testing and assessing the potential impact of building heights and taller buildings. These have been identified from the following sources:

- Views identified in other planning policy documents, such as other borough designated views or
- Views identified in characterisation studies or conservation area appraisals
- Views identified through site analysis or from site visits
- Views identified through public consultation

A3.1.2 More information on identification of testing views is set out in section 4.2 of this study.

A3.1.3 Figure 25 sets out the views identified for this tall building study. The list of views which we have assessed in the testing include:

#### Testing views of the local and wider area

<b>TV1</b>	From Peckham High Street towards Rye Lane
<b>TV2</b>	From Peckham High Street and Rye Lane junction towards Rye Lane
<b>TV3</b>	From Peckham Square towards Peckham arch and Rye Lane
<b>TV4</b>	From Surrey Canal / Jocelyn Street towards Peckham Square
<b>TV5</b>	From Peckham Hill Street towards Peckham High Street junction
<b>TV6</b>	From Peckham Hill Street and junction of Peckham High Street
<b>TV7</b>	From Peckham High Street towards Peckham Hill Street junction
<b>TV8</b>	From Peckham High Street, near bus station, towards Peckham Hill Street
<b>TV9</b>	From Queens Road and Carlton Grove towards east
<b>TV10</b>	From Queens Road, near Queens Road Station, towards west
<b>TV11</b>	From Clayton Road towards Hanover Park
<b>TV12</b>	From Hanover Park towards Rye Lane

<b>TV13</b>	From Rye Lane (near Highshore Road) towards north
<b>TV14</b>	From Rye Lane (near Highshore Road) towards south
<b>TV15</b>	From Holly Grove towards Rye Lane
<b>TV16</b>	From Blenheim Grove towards Rye Lane
<b>TV17</b>	From Chadwick Road towards Choumert Grove
<b>TV18</b>	From Copeland Road and corner Bournemouth Road towards west
<b>TV19</b>	From Copeland Road towards north
<b>TV20</b>	From Rye Lane towards Bournemouth Road
<b>TV21</b>	From Rye Lane (south end) looking north
<b>TV22</b>	From Heaton Road towards Copeland Road / Rye Lane junction
<b>TV23</b>	From Rye Lane towards Copeland Road
<b>TV24</b>	From Peckham Rye towards Copeland Road
<b>TV25</b>	From Consort Road to Queens Road
<b>TV26</b>	From Wood's Road towards Queens Road
<b>TV27</b>	From Meeting House Lane towards Queens Road

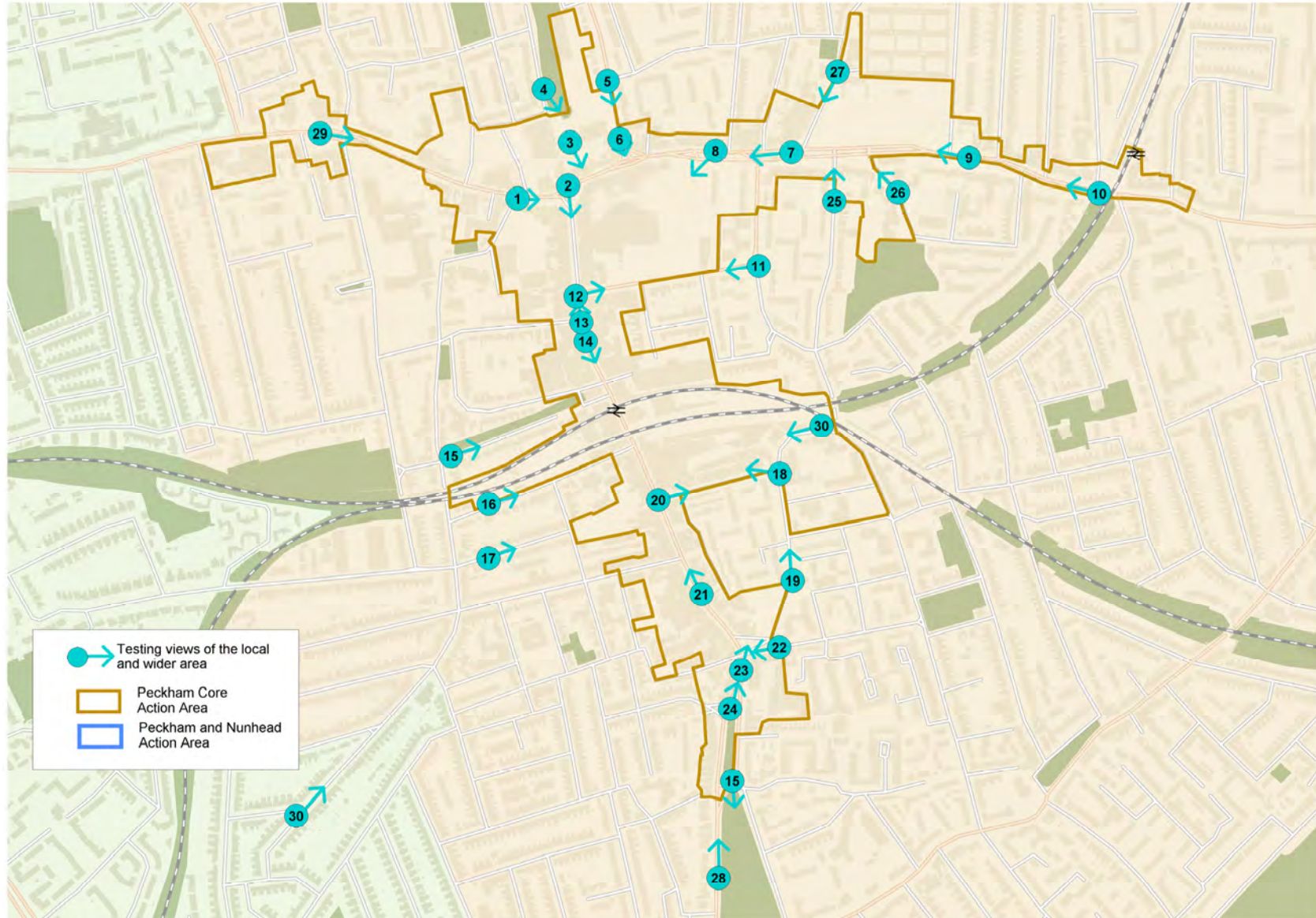
### Other views analysed

A3.1.4 A number of other views from the local and wider area have been identified as part of this study. The heights tested have either negligible or minimal impact when seen in these views. While detailed testing is not shown for these views this information has informed our study and been incorporated into the conclusions of this assessment. These views include:

<b>TV28</b>	From Peckham Rye towards Peckham centre
<b>TV29</b>	From Peckham Road outside Lister Health centre
<b>TV30</b>	From Bellenden Road corner Soames Street towards Peckham centre



Figure 25. Testing views



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## **A3.2 Views assessment and options testing**

- A3.2.1 The following sections set out an assessment of the testing views and identifies the following for each view:
- What is important in the view or why is the view of importance
  - What type of view is it and what is visible in the view
  - What is the potential impact of new development in the view
- A3.2.2 The views which are included in this section are of the following
- Views along main routes into the action area
  - Views of or from the setting of heritage assets including conservation areas and listed buildings
  - Views from protected open spaces
- A3.2.3 We have tested each of the strategic building height options in the views and have set out an assessment of the potential impact of testing at different heights.
- A3.2.4 This assessment has informed our approach to preparing the building height and tall building policy in the AAP as set out in section 6 of this study.

### **TV 1 From Peckham High Street towards Rye Lane**

- A3.2.5 This is an axial view from within the Rye Lane Peckham Conservation Area, when approaching the busy junction of Rye Lane and Peckham High Street.
- A3.2.6 The view is along the main route leading into Peckham shopping centre and is framed by the shopfront buildings along Peckham High Street.
- A3.2.7 The former Jones and Higgins building, which is identified as having townscape merit, is visible in the backdrop in the view, with the central tower a focal point on the skyline.
- A3.2.8 Heights tested up to 15 storeys will either not be visible in the view or slightly visible above the roofline of Rye Lane frontages and have a negligible impact in the view.
- A3.2.9 Taller heights tested between 15 and 25 storeys will be visible in the background of the view above the Rye Lane frontages and have a minor to moderate impact. A taller element at these heights can provide a visible landmark on the skyline and focal point at Peckham centre when viewed on the main approach along Peckham High Street. Proposals for a taller element in this view will need to consider the relationship to the central tower of the Jones and Higgins building and setting of Rye Lane Peckham conservation area.

**TV 2 From Peckham High Street and Rye Lane junction towards Rye Lane**

- A3.2.10 This is an axial view from within the Rye Lane Peckham Conservation Area, looking towards the busy junction of Rye Lane and Peckham High Street.
- A3.2.11 The view is along the main route leading into Peckham shopping centre and offers a clear view of the shopfront buildings lining Rye Lane.
- A3.2.12 The former Jones and Higgins building, which is identified as having townscape merit, is a focal point in the foreground of the view. The shopfronts of Rye Lane recede into the background of the view.
- A3.2.13 Street lighting and a number of street trees are visible in the view.
- A3.2.14 Heights tested along the Rye Lane frontage will be visible and have a minor impact. Any proposals will need to consider the potential impact on setting of the Rye Lane Peckham conservation area and in particular the relationship to the height of the existing frontages.
- A3.2.15 Taller heights tested up will not be visible in the view.

**TV 3 From Peckham Square towards Peckham arch and Rye Lane**

- A3.2.16 This is a townscape view from within the Rye Lane Peckham Conservation Area, when approaching from Peckham Square towards Peckham arch and the main junction of Rye Lane and Peckham High Street.
- A3.2.17 The view is from the protected open public space of Peckham Square leading into Peckham shopping centre and offers a clear view of Peckham arch and the rear of buildings fronting Peckham High Street.
- A3.2.18 The former Jones and Higgins building, which is identified as having townscape merit, is a focal point in the background of the view, visible through and above Peckham arch. The shopfronts of Rye Lane are visible in the background of the view.
- A3.2.19 Heights tested up to 10 storeys will not be visible in the view.
- A3.2.20 Heights tested between 10 and 25 storeys will be visible in the background of the view above the Rye Lane frontages and have a minor to moderate impact. A taller element at these heights can provide a visible landmark on the skyline and focal point at Peckham centre when viewed from Peckham Square and can provide a counterpoint to the central tower of the Jones and Higgins building. Proposals for taller elements in this view will need to consider the relationship to the central tower of the Jones and Higgins building and setting of Rye Lane Peckham conservation area.

#### **TV 4 From Surrey Canal / Jocelyn Street towards Peckham Square**

- A3.2.21 This is a townscape view from the edge of the Rye Lane Peckham Conservation Area, when approaching from Surrey Canal Walk towards Peckham Square and the Peckham shopping area.
- A3.2.22 The view is from adjacent the protected open space of Peckham Square and offers a clear view of Peckham Library, the Peckham Pulse leisure centre and Peckham arch.
- A3.2.23 The Peckham Library, visible in the foreground of the view and former Jones and Higgins building, are focal points in the view, with the central tower visible on the roofline above Peckham arch. Both buildings are identified as having townscape merit.
- A3.2.24 Heights tested up to 15 storeys will not be visible in the view.
- A3.2.25 Heights tested between 15 and 25 storeys will be visible in the background of the view above the Rye Lane frontages and have a minor to moderate impact. A taller element at these heights can provide a visible landmark on the skyline and focal point at Peckham centre when viewed from the approach from the north and provide a counterpoint to the central tower of the Jones and Higgins building. Proposals for taller elements in this view will need to consider the relationship to the central tower of the Jones and Higgins building and setting of Rye Lane Peckham conservation area.

#### **TV 5 From Peckham Hill Street towards Peckham High Street unction**

- A3.2.26 This is an axial view from the edge of the Peckham Hill Street conservation area, leading into the Rye Lane Peckham conservation area. The view is seen when approaching from Peckham Hill Street towards Peckham High Street junction, leading into Peckham shopping area.
- A3.2.27 The view is framed by the residential properties on either side of the street, with Peckham Library, identified for its townscape merit, is visible in the middle ground of the view. The shopfronts of Peckham High Street are visible in the background of the view.
- A3.2.28 Mature trees are visible along the street and gardens along Peckham Hill Street.
- A3.2.29 Heights tested up to 10 storeys will be visible in the view above the roofline of Peckham Hill Street frontages and have a minor impact in the view. The height and design of any proposal visible above the roofline of Peckham Hill Street frontages will need consideration.
- A3.2.30 Taller heights tested up to 25 storeys may be partially visible behind buildings on Peckham Hill Street and have a negligible impact in the view.

**TV 6 From Peckham Hill Street and junction of Peckham High Street**

- A3.2.31 This is a townscape view from within the Rye Lane Peckham conservation area towards the busy junction of Peckham Hill Street and Peckham High Street junction, leading into Peckham shopping area.
- A3.2.32 The view is framed by the shopfront buildings on either side of the street, a number of these are identified for their townscape merit, with the shopfronts of Peckham High Street visible in the background of the view.
- A3.2.33 Heights tested up to 15 storeys will be visible in the view above the roofline of Peckham Hill Street frontages and have a minor impact in the view. The height and design of any proposal visible above the roofline of Peckham Hill Street frontages will need consideration.
- A3.2.34 Taller heights tested up to 25 storeys will not be visible in the view.

**TV 7 From Peckham High Street towards Peckham Hill Street junction**

- A3.2.35 This is an axial view along Peckham High Street the main east / west connector leading into the Peckham shopping area.
- A3.2.36 The view is framed by 5 to 7 storey residential and mixed use buildings on either side of the street providing this area with the character of the street being wide with traffic dominating the focus of the view.
- A3.2.37 Heights tested will be slightly visible in the background of the view but have a negligible impact.

**TV 8 From Peckham High Street, near bus station, towards Peckham Hill Street**

- A3.2.38 This is a townscape view along Peckham High Street the main east / west connector leading into the Peckham shopping area, looking towards the busy Peckham Bus Station.
- A3.2.39 The view is across a large traffic island which is covered with a number of trees, across to the Peckham Bus Station and Aylesham Centre car park visible in the background of the view.
- A3.2.40 As this view opens directly onto the car park area of the Aylesham Centre site, any testing will be visible and have a moderate impact in the view. Heights tested up to 25 storeys can provide a visible landmark on the skyline and a focal point in Peckham centre. The scale, height and design of any new development will need consideration when seen from this view.

### **TV 9 From Queens Road and Carlton Grove towards west**

- A3.2.41 This is an axial view along Queens Road the main east / west connector leading into Peckham centre.
- A3.2.42 The view is framed by the deep landscaped front yards of residential terraced houses, some grade II listed, on the south side of the street, and the fence line of the undeveloped site of the former Wooddene Estate on the other side also lined by mature trees visible. The character of the street is of a wide street with a number of mature trees and visible along the frontages on both side of the street.
- A3.2.43 As this view is towards the frontage of the site of the former Wooddene Estate, as there are currently no buildings on the site any testing will be visible and have a moderate impact in the view and can reinstate the street frontage across the undeveloped site. The scale, height and design of any new development will need consideration when seen from this view.
- A3.2.44 A taller element up to 20 storeys will be visible above the roofline of lower elements and can provide a local feature visible when approaching from Queens Road. Proposals for taller elements in this view will need to consider the design of elements visible on the skyline and relationship to other lower height development on the site and the surrounds.

### **TV 10 From Queens Road, near Peckham Bus Station, towards west**

- A3.2.45 This is an axial view along Queens Road the main east / west connector leading into Peckham centre.
- A3.2.46 The view is framed by residential or mixed use properties on either side of the street, with an old public house visible on the corner of Asylum Road. Mature trees are visible lining the street in the background of the view. The fence line of the site of the former Wooddene Estate is visible in the background of the view.
- A3.2.47 As this view is towards the frontage of the site of the former Wooddene Estate, as there are currently no buildings on the site any testing will be visible and have a moderate impact in the view and can reinstate the street frontage across the undeveloped site. The scale, height and design of any new development will need consideration when seen from this view.
- A3.2.48 A taller element up to 20 storeys will be visible above the roofline of lower elements and can provide a local feature visible when approaching from Queens Road. Proposals for taller elements in this view will need to consider the design of elements visible on the skyline and relationship to other lower height development on the site and the surrounds.

### **TV11 From Clayton Road towards Hanover Park**

- A3.2.49 This is a townscape view from the junction of Clayton Road towards Hanover Park and the Rye Lane shopping area. The 6 storey Hanover Park residential development is a focus in the foreground of the view. The Aylesham Centre car park, located along Hanover Street is visible in the middle of the view, while the Rye Lane frontages are visible in the background of the view. Mature street trees are visible along Hanover Park.
- A3.2.50 The view opens on the southern side of Hanover Park Road and is characterised by a low density housing estate of two-storey residential properties
- A3.2.51 As this view is towards the Aylesham Centre car park where there are currently no buildings in this location any testing will be visible and have a moderate impact in the view and can reinstate the street frontage across this area of the site. The scale, height and design of any new development will need consideration when seen from this view.
- A3.2.52 Taller heights over 10 storeys will not be visible in the view.

### **TV12 From Rye Lane towards Hanover Park**

- A3.2.53 This is a townscape view of Hanover Park from inside the Rye Lane Peckham conservation area towards Hanover Park, which leads out of the conservation area. The HSBC bank building at 47-49 Rye Lane, is identified on the local list and is prominent in the foreground of the view at the corner of Hanover Park. The Aylesham Centre car park, located along Hanover Street is visible in the background of the view. Mature street trees are visible along Hanover Park.
- A3.2.54 As this view is towards the Aylesham Centre car park, where there are currently no buildings in this location, any testing will be visible and have a moderate impact in the view and can reinstate the street frontage across this area of the site. The scale, height and design of any new development will need consideration when seen from this view.
- A3.2.55 Taller heights up to 25 storeys will be visible above the roofline of lower elements tested and can provide a focal point to highlight a main destination in Peckham centre when viewed from Rye Lane. Proposals for taller elements in this view will need to consider the relationship to other lower height development on the site and the surrounds.

### **TV13 From Rye Lane (near Highshore Road) towards north**

- A3.2.56 This is a contained axial view of the townscape from midway along Rye Lane towards its junction with Peckham High Street.
- A3.2.57 This view is one of the main north/south views through the Rye Lane Peckham conservation area, and is characterised by the busy nature of the Rye Lane shopping area and the view is framed by the consistent line of the frontages.
- A3.2.58 The curtilage of the grade II listed Rye Lane Baptist Chapel is visible in the middle ground of the view although the chapel itself is not.
- A3.2.59 Heights tested along the Rye Lane frontage will be visible and have a minor impact. Any proposals will need to consider the potential impact on setting of the Rye Lane Peckham conservation area and in particular the relationship to the height of the existing frontages.

### **TV14 From Rye Lane (near Highshore Road) towards south**

- A3.2.60 This is a contained axial townscape view midway along Rye Lane towards the south. The raised railway viaduct and raised platforms of Peckham Rye Station are visible in the background of the view forming a visual barrier across Rye Lane.
- A3.2.61 This view is one of the main north/south views through the Rye Lane Peckham conservation area, and is characterised by the busy nature of the Rye Lane shopping area and the view is framed by the consistent line of the frontages.
- A3.2.62 Heights tested will not be visible in the view.

### **TV15 From Holly Grove towards Rye Lane**

- A3.2.63 This is an axial view of the townscape from within the Holly Grove conservation area leading towards the Rye Lane shopping area. The view is framed by the consistent line of 2 and 3 storey, grade II listed terraces and semi-detached houses on one side and the protected open space, Holly Grove Shrubbery, along the other. The residences and are characterised by a consistent set back which is generally landscaped with planting and a number of large mature trees visible along the northern edge of the open space.
- A3.2.64 Heights tested up to 8 storeys will not be visible in the view.
- A3.2.65 Heights tested between 8 and 25 storeys will be visible in the background of the view above the Rye Lane frontages and have a minor impact. A taller element at these heights can provide a visible landmark on the skyline and focal point at Peckham centre. Proposals for a taller element in this view will need to consider the design of elements visible on the skyline and relationship to other lower height frontages visible on Rye



Lane and any potential impact this may have on the appreciation of the setting of the Holly Grove conservation area.

**View 16 From Blenheim Grove towards Rye Lane**

- A3.2.66 This is an axial view of the townscape within the Holly Grove conservation area of Blenheim Grove towards Rye Lane. The view is framed by 2 and 3 storey residences which line both sides of the street and are characterised by a consistent set back which is generally landscaped with hedges or planting. A number of mature street trees that line Blenheim Grove are visible in the view along both sides of the road.
- A3.2.67 Heights tested up to 10 storeys will not be visible in the view.
- A3.2.68 Heights tested between 10 and 20 storeys will be visible in the background of the view above the railway viaducts and frontages on Blenheim Grove frontages and have a minor impact, though existing trees may impact on the extent of heights visible. A taller element at these heights can provide a visible landmark on the skyline and focal point at Peckham centre. Proposals for a taller element in this view will need to consider the design of elements visible on the skyline and any potential impact this may have on the appreciation of the setting of the Holly Grove conservation area.

**View 17 From Chadwick Road towards Choumert Grove**

- A3.2.69 This is an enclosed, axial view of the residential townscape from inside the Holly Grove conservation area with 2 and 3 storey Victorian housing that extends from the foreground to the background along the both sides of Chadwick Road. Mature street trees are prominent feature within the streetscape along both sides of Chadwick Road.
- A3.2.70 Heights tested up to 10 storeys will not be visible in the view.
- A3.2.71 Heights tested between 10 and 20 storeys will be visible in the background of the view above the frontages on Rye Lane and have a minor impact, though existing trees may impact on the extent of heights visible. A taller element at these heights can provide a visible landmark on the skyline and focal point at Peckham centre. Proposals for a taller element in this view will need to consider the design of elements visible on the skyline and any potential impact this may have on the appreciation of the setting of the Holly Grove conservation area.

**View 18                      From Copeland Road and corner of Bournemouth Road towards west**

- A3.2.72      This is an axial townscape view from the junction of Bournemouth Road and Copeland Road towards the Rye Lane conservation area and Rye Lane shopping area. The frontages of the existing Southwark Council housing offices are visible along on the northern side of Bournemouth Road. The view opens on the southern side of Bournemouth Road and is characterised by a low density housing estate of 2 storey residential properties.
- A3.2.73      The height of the 8 to 10 story mixed-use development that has commenced construction on the northern corner of Bournemouth Road and Rye Lane will soon be a prominent feature within the background of the view.
- A3.2.74      As this view is along the length of the Bournemouth Road frontage of the Copeland Industrial Park site any testing will be visible and have a moderate impact in the view. The scale, height and design of any new development will need consideration when seen from this view.
- A3.2.75      Taller heights tested are not directly visible in this view.

**View 19                      From Copeland Road towards north**

- A3.2.76      This is an axial view from Copeland Road towards the junction of Bournemouth Road. Characterising the foreground are 2 storey residential properties that are set back from pavements on both sides of Copeland Road. The height of Witcombe Point tower is visible above the roof line in the background. A number of mature street trees are located on the western side of Copeland Road.
- A3.2.77      As the frontage of the Copeland Industrial Park site is visible in the background of the view any testing will be visible and have a minor to moderate impact in the view. The scale, height and design of any new development will need consideration when seen from this view.
- A3.2.78      Heights tested up to 25 storeys will be visible in the background of the view or above the roofline of Copeland Road frontages and have a minor to moderate impact, though existing trees may impact on the extent of heights visible. A taller element at these heights can provide a visible landmark on the skyline and focal point at Peckham centre. Proposals for a taller element in this view will need to consider the design of elements visible on the skyline and any potential impact this may have on the character of the street.

**View 20                      From Rye Lane towards Bournemouth Road**

- A3.2.79      This is an axial townscape view from the Rye Lane Peckham conservation area towards Bournemouth Road. The 8 to 10 storey, mixed-use development that has recently commenced construction on the northern corner of Bournemouth Road and Rye Lane are the prominent features within the foreground of the view.