

Introduction to CDD14

This is an update to urban design background paper CDD5.

Firstly, it updates appendix 3: *Views assessment* of CDD5 which comprises of:

1. The addition of indicative photos of the testing views
2. The addition of the Views 20 – 27 that were accidentally cut off the first PDF version of appendix 3 in CDD5

Secondly, this update adds appendix 4: *3D modeling and testing* which publishes the detailed images from the 3D modeling. The 3D modeling in the main body of the urban design study and informs the AAP policies.

To confirm, CDD14 replaces Appendix 3 of CDD5 and adds appendix 4 to the CDD5

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

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

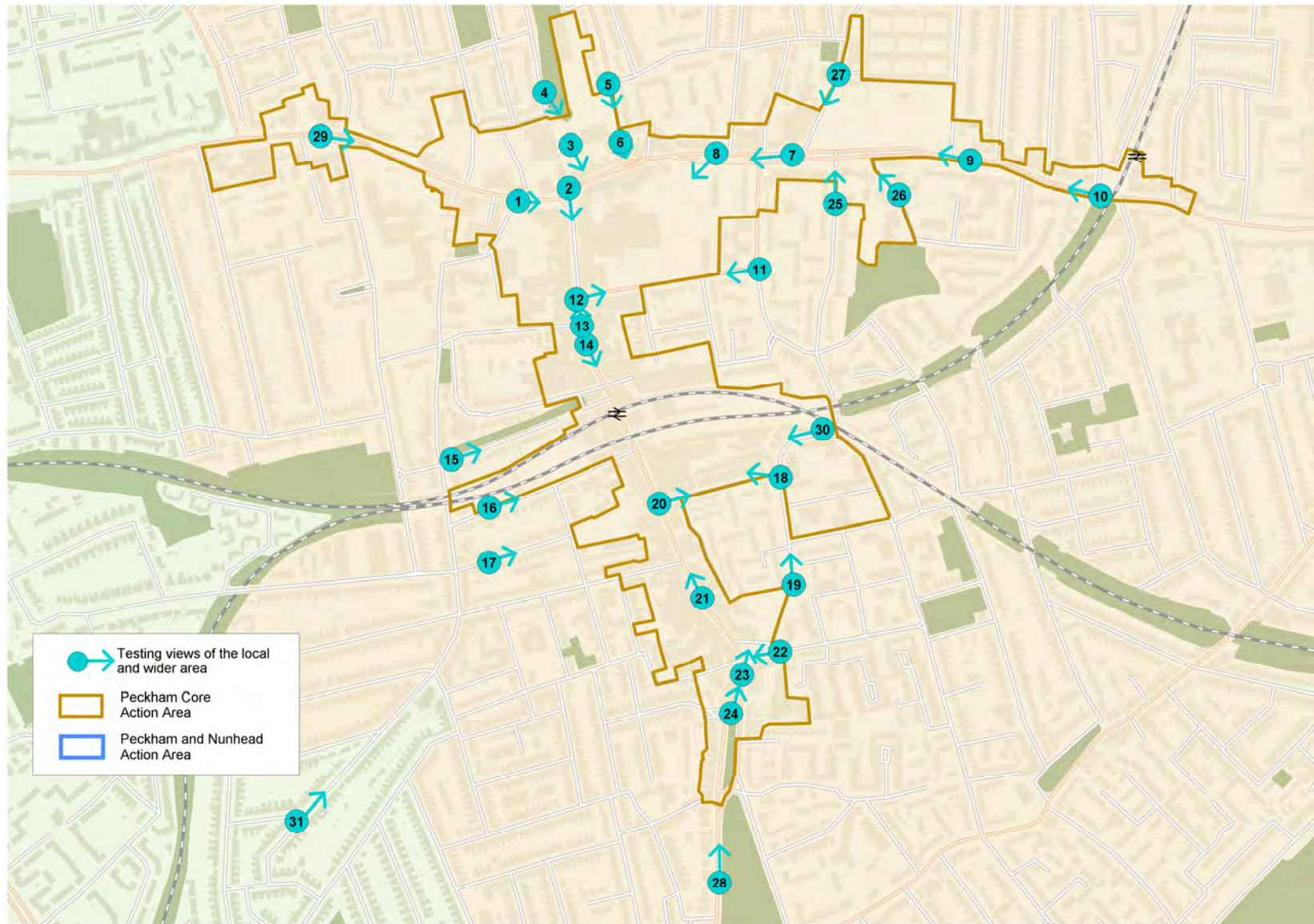
TV12	From Hanover Park towards Rye Lane
TV13	From Rye Lane (near Highshore Road) towards north
TV14	From Rye Lane (near Highshore Road) towards south
TV15	From Holly Grove towards Rye Lane
TV16	From Blenheim Grove towards Rye Lane
TV17	From Chadwick Road towards Choumert Grove
TV18	From Copeland Road and corner Bournemouth Road towards west
TV19	From Copeland Road towards north
TV20	From Rye Lane towards Bournemouth Road
TV21	From Rye Lane (south end) looking north
TV22	From Heaton Road towards Copeland Road / Rye Lane junction
TV23	From Rye Lane towards Copeland Road
TV24	From Peckham Rye towards Copeland Road
TV25	From Consort Road to Queens Road
TV26	From Wood's Road towards Queens Road
TV27	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:

TV28	From Peckham Rye towards Peckham centre
TV29	From Peckham Road outside Lister Health centre
TV30	From Consort Road towards Copeland Road
TV31	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 Where possible we have included an indicative photograph of the view assessed.
- A3.2.4 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.
- A3.2.5 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

Indicative photograph of the view



- A3.2.6 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.
- A3.2.7 The view is along the main route leading into Peckham shopping centre and is framed by the shopfront buildings along Peckham High Street.
- A3.2.8 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.
- A3.2.9 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.
- A3.2.10 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

Indicative photograph of the view



- A3.2.11 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.
- A3.2.12 The view is along the main route leading into Peckham shopping centre and offers a clear view of the shopfront buildings lining Rye Lane.
- A3.2.13 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.
- A3.2.14 Street lighting and a number of street trees are visible in the view.
- A3.2.15 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.
- A3.2.16 Taller heights tested up will not be visible in the view.

TV 3 From Peckham Square towards Peckham arch and Rye Lane

Indicative photograph of the view



- A3.2.17 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.
- A3.2.18 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.
- A3.2.19 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.
- A3.2.20 Heights tested up to 10 storeys will not be visible in the view.
- A3.2.21 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

Indicative photograph of the view



- A3.2.22 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.
- A3.2.23 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.
- A3.2.24 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.
- A3.2.25 Heights tested up to 15 storeys will not be visible in the view.
- A3.2.26 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

Indicative photograph of the view



- A3.2.27 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.
- A3.2.28 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.
- A3.2.29 Mature trees are visible along the street and gardens along Peckham Hill Street.
- A3.2.30 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.
- A3.2.31 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

Indicative photograph of the view



- A3.2.32 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.
- A3.2.33 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.
- A3.2.34 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.
- A3.2.35 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

Indicative photograph of the view



- A3.2.36 This is an axial view along Peckham High Street the main east / west connector leading into the Peckham shopping area.
- A3.2.37 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.
- A3.2.38 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

Indicative photograph of the view



- A3.2.39 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.
- A3.2.40 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.
- A3.2.41 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

Indicative photograph of the view



- A3.2.42 This is an axial view along Queens Road the main east / west connector leading into Peckham centre.
- A3.2.43 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.
- A3.2.44 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.
- A3.2.45 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 Queens Road Station, towards west

Indicative photograph of the view



- A3.2.46 This is an axial view along Queens Road the main east / west connector leading into Peckham centre.
- A3.2.47 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.
- A3.2.48 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.
- A3.2.49 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

Indicative photograph of the view



- A3.2.50 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.
- A3.2.51 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
- A3.2.52 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.
- A3.2.53 Taller heights over 10 storeys will not be visible in the view.

TV12 From Rye Lane towards Hanover Park

Indicative photograph of the view



- A3.2.54 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.
- A3.2.55 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.
- A3.2.56 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

Indicative photograph of the view



- A3.2.57 This is a contained axial view of the townscape from midway along Rye Lane towards its junction with Peckham High Street.
- A3.2.58 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.
- A3.2.59 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.
- A3.2.60 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

Indicative photograph of the view



- A3.2.61 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.
- A3.2.62 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.
- A3.2.63 Heights tested will not be visible in the view.

TV15 From Holly Grove towards Rye Lane

Indicative photograph of the view



- A3.2.64 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.
- A3.2.65 Heights tested up to 8 storeys will not be visible in the view.
- A3.2.66 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

Indicative photograph of the view



- A3.2.67 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.
- A3.2.68 Heights tested up to 10 storeys will not be visible in the view.
- A3.2.69 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

Indicative photograph of the view



A3.2.70 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.

A3.2.71 Heights tested up to 10 storeys will not be visible in the view.

A3.2.72 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

Indicative photograph of the view



- A3.2.73 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.
- A3.2.74 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.
- A3.2.75 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.
- A3.2.76 Taller heights tested are not directly visible in this view.

View 19 From Copeland Road towards north

Indicative photograph of the view



- A3.2.77 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.
- A3.2.78 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.
- A3.2.79 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

Indicative photograph of the view



- A3.2.80 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.
- A3.2.81 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 two-storey residential properties
- A3.2.82 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.
- A3.2.83 Taller heights up to 20 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.

View 21 From Rye Lane (south end) looking north

Indicative photograph of the view



A3.2.84 This is a contained axial view of Rye Lane from its southern end. The view kinks slightly in the foreground, while the raised railway viaducts and platforms at Peckham Rye Station are visible in the background,

A3.2.85 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.

A3.2.86 Heights tested will not be visible in the view.

View 22 From Heaton Road towards Copeland Road / Rye Lane junction

Indicative photograph of the view



- A3.2.87 This is a townscape view from Copeland Road towards the southern end of Rye Lane, where it intersects with Copeland Road and Heaton Road, leading into the Rye Lane conservation area and Peckham shopping area. A triangular traffic island located at the junction contains a number of mature street trees which are prominent in the view. The seven-storey Coop House on the southern side of the junction, is visible in the middle ground of the view above the roof line of the low-rise Bournemouth Estate.
- A3.2.88 As this view is towards the undeveloped area of the Copeland car 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.
- A3.2.89 Heights tested up to 10 storeys will be visible in the background and above the roofline of buildings on Heaton Road view 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 landmark at the entrance to Peckham centre from the south. 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 puff the Rye Lane Peckham conservation area.

View 23 From Rye Lane towards Copeland Road

Indicative photograph of the view



- A3.2.90 This is an axial view from the southern end of Rye Lane towards the junction of Copeland Road leading into the Rye Lane conservation area and Peckham shopping area. A triangular traffic island located at the junction contains a number of mature street trees is visible in the background of the view. The 7 storey Coop House on the southern side of the junction, prominent in the foreground of the view.
- A3.2.91 As this view is towards the undeveloped area of the Copeland car 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.
- A3.2.92 Heights tested up to 10 storeys will be visible in the background and above the roofline of buildings on Heaton Road view and have a minor to moderate impact. A taller element at these heights can provide a landmark at the entrance to Peckham centre from the south. 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 Rye Lane Peckham conservation area.

View 24 From Peckham Rye towards Copeland Road

Indicative photograph of the view



- A3.2.93 This is an axial view from Peckham Rye towards the junction of Copeland Road leading into the Rye Lane conservation area and Peckham shopping area. A number of mature street trees, located at the junction are visible in the background of the view. The 7 storey Coop House on the southern side of the junction, is prominent in the foreground of the view.
- A3.2.94 As this view is towards the undeveloped area of the Copeland car 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.
- A3.2.95 Heights tested up to 25 storeys will be visible in the background and above the roofline of buildings on Peckham Rye and have a minor impact. A taller element at these heights can provide a landmark at the entrance to Peckham centre from the south. A taller element visible in the background in the view can provide a landmark in 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 Rye Lane Peckham conservation area.

View 25 From Consort Road to Queens Road

Indicative photograph of the view



- A3.2.96 This is a townscape from Consort towards the main east / west route of Queens Road. The view is framed on one side by a two-storey post-war housing block setback from the street, and landscaped with large mature trees, and the rear of residential properties on the other. The curtilage of grade II listed properties along Queens Road are visible in the middle ground of the view. The fenceline of the former Wooddene Estate is visible in the background of the view.
- A3.2.97 As the frontage of the site of the former Wooddene Estate is visible in the background of the view, any testing on the site 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.
- A3.2.98 A taller element up to 20 storeys will be visible in the background of buildings along Consort Road, though existing trees may impact on the extent of heights visible. A taller element can provide a local feature on the main route of Queens Road, visible when approaching from the wider area. 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 development and any potential impact this may have on the character of the street.

View 26 From Wood's Road towards Queens Road

Indicative photograph of the view



- A3.2.99 This is a townscape from Wood Road towards the main east / west route of Queens Road. Visible in the middle ground of the view are the rear of the taller residential blocks located on the Oakdene Estate, and grade II listed building of 2 Woods Road. The fenceline and mature trees on the site of the former Wooddene Estate are visible in the background of the view.
- A3.2.100 As the frontage of the site of the former Wooddene Estate is visible in the background of the view, any testing on the site 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.
- A3.2.101 A taller element up to 20 storeys will be visible in the background of buildings along Queens Road, though existing trees may impact on the extent of heights visible. A taller element can provide a local feature on the main route of Queens Road, visible when approaching from the wider area. 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 development and any potential impact this may have on the setting of the listed buildings along Queens Road and the character of the street.

View 27 From Meeting House Lane towards Queens Road

Indicative photograph of the view



- A3.2.102 This is a contained townscape view of Meeting House Lane towards Queens Road. Visible in the foreground of the view is the boundary wall of the former Acorn Estate housing office and a 3 storey public house at the corner of Goldsmith Road and Meeting House Lane. Street trees planted along the eastern side of Meeting House Lane are visible in the view.
- A3.2.103 The height of Witcombe Point tower is visible over the roofline of buildings and trees in the background of the view. The six-storey Lambrook House fronting Queens Road is also visible in the background..
- A3.2.104 As the frontage of the site of the former Wooddene Estate is visible in the background of the view, any testing on the site will be visible and as this is located in the background of the view, have a minor impact. The scale, height and design of any new development will need consideration when seen from this view.
- A3.2.105 A taller element up to 20 storeys will be visible in the background of buildings along Meeting House Lane. A taller element can provide a local feature on the main route of Queens Road, visible when approaching from the wider area. 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 development and any potential impact this may have on the character of the street.

Peckham and Nunhead Area Action Plan
Urban Design Study (CDD14)

Appendix 4: 3D modeling and testing

Introduction

This appendix sets out the 3D modeling and testing for five proposal sites that have been identified as appropriate for taller buildings and the respective views that the testing would be visible from. The potential impact on heritage assets and their settings of the testing options is discussed.

The five proposals sites are illustrated in the adjoining proposals sites map and are:

- PNAAP 1 Aylesham Centre
- PNAAP 2 Cinema and multi-storey car park
- PNAAP 4 Copeland Industrial Park and 1 - 27 Bournemouth Road
- PNAAP 5 Former Wooddene estate- PNAAP 7
- PNAAP 7 Copeland Road car park

The modelling and testing informed the preparation of Policy 26: Building heights and the site specific guidance in appendix C of the Peckham and Nunhead Area Action Plan, as well as the urban design study that this appendix forms part of.

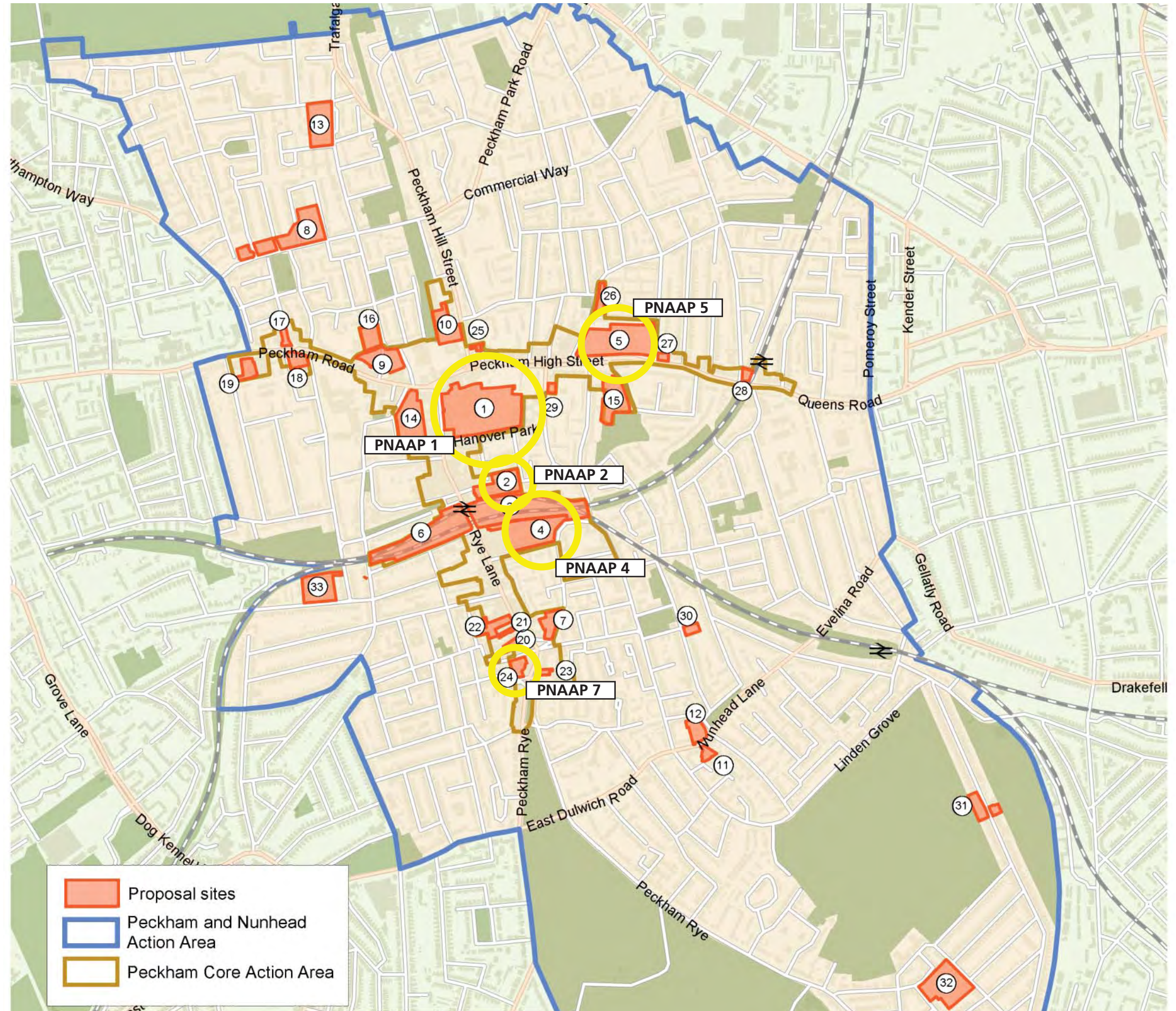
Please note that when a height option is tested in a massing view (e.g. PNAAP 1 in view TV15) and another tall building option is visible in the view (eg PNAAP 2), we have modelled the second building (eg PNAAP 2) at the maximum height specified in the building heights policy.

IMAGES

The following images are included for each view that has been identified for testing:

- Indicative photo of the site.
- Existing massing image showing no development.
- Maximum height massing image, as per the building height detailed in the Policy 26.
- Image of massing that shows a height that has been discounted due to the negative impact.

Proposals Sites Map



The following testing views are assessed in relation to each development site:

PNAAP 1

- TV1 From Peckham High Street towards Rye Lane
- TV3 From Peckham Square towards Peckham arch and Rye Lane
- TV4 From Surrey Canal / Jocelyn Street towards Peckham Square
- TV5 From Peckham Hill Street towards Peckham High Street junction
- TV6 From Peckham Hill Street and junction of Peckham High Street
- TV7 From Peckham High Street towards Peckham Hill Street junction
- TV8 From Peckham High Street, near bus station, towards Peckham Hill Street
- TV11 From Clayton Road towards Hanover Park
- TV12 From Hanover Park towards Rye Lane
- TV15 From Holly Grove towards Rye Lane
- TV19 From Copeland Road towards north
- TV28 From Peckham Rye towards Peckham centre
- TV29 From Peckham Road outside Lister Health centre
- TV31 From Bellenden Road corner Soames Street towards Peckham centre

PNAAP 2

- TV2 From Peckham High Street and Rye Lane junction towards Rye Lane
- TV4 From Surrey Canal / Jocelyn Street towards Peckham Square
- TV15 From Holly Grove towards Rye Lane
- TV16 From Blenheim Grove towards Rye Lane
- TV19 From Copeland Road towards north
- TV31 From Bellenden Road corner Soames Street towards Peckham centre

PNAAP 4

- TV3 From Peckham Square towards Peckham arch and Rye Lane
- TV4 From Surrey Canal / Jocelyn Street towards Peckham Square
- TV17 From Chadwick Road towards Choumert Grove
- TV18 From Copeland Road and corner Bournemouth Road towards west
- TV19 From Copeland Road towards north
- TV20 From Rye Lane towards Bournemouth Road
- TV21 From Rye Lane (south end) looking north
- TV24 From Peckham Rye towards Copeland Road Rye Lane junction
- TV23 From Rye Lane towards Copeland Road
- TV24 From Peckham Rye towards Copeland Road
- TV28 From Peckham Rye towards Peckham centre

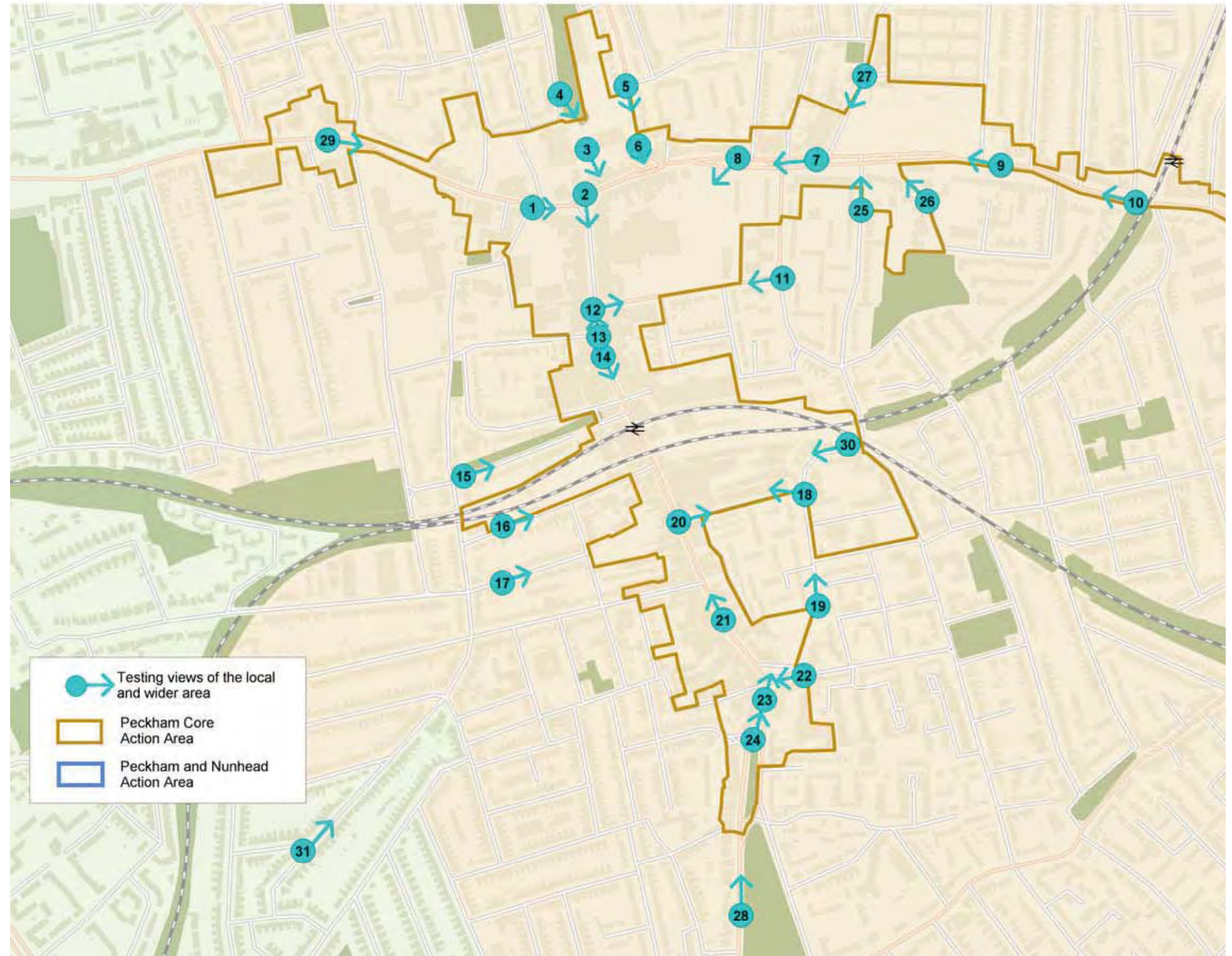
PNAAP 5

- TV9 From Queens Road and Carlton Grove to wards east
- TV10 From Queens Road, near Queens Road Station, towards west
- TV24 From Peckham Rye towards Copeland Road
- TV25 From Consort Road to Queens Road
- TV26 From Wood's Road towards Queens Road
- TV27 From Meeting House Lane towards Queens Road

PNAAP 7

- TV22 From Heaton Road towards Copeland Road / Rye Lane junction
- TV23 From Rye Lane towards Copeland Road
- TV24 From Peckham Rye towards Copeland Road
- TV28 From Peckham Rye towards Peckham centre

Testing Views Map



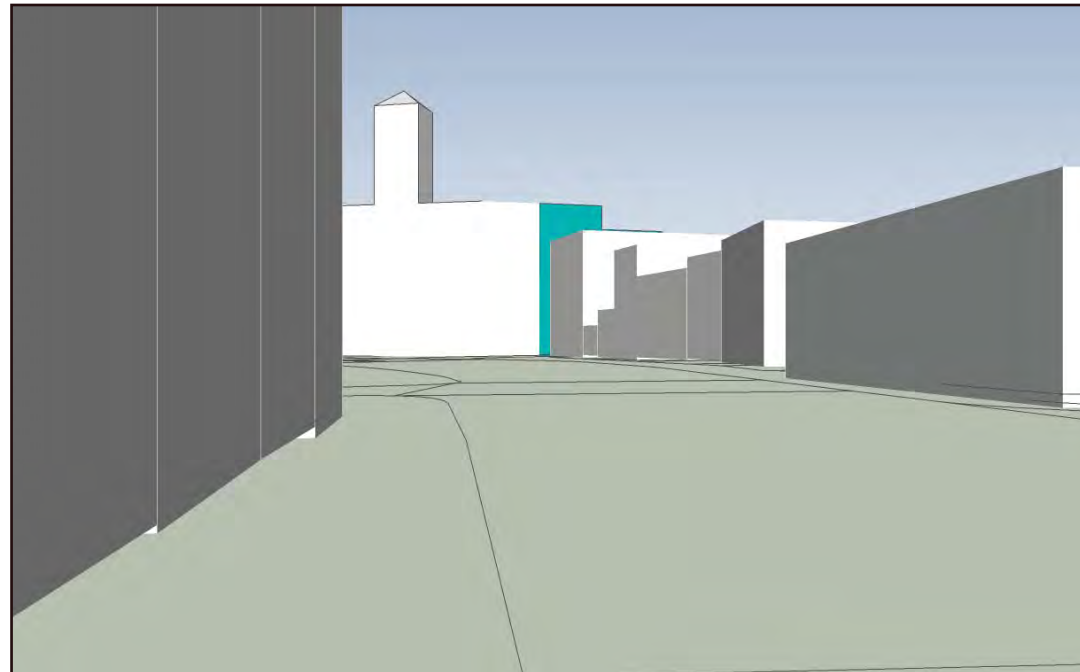
View Number: **TV 1A**

View Name: **From Peckham High Street towards Rye Lane (north side of street)**

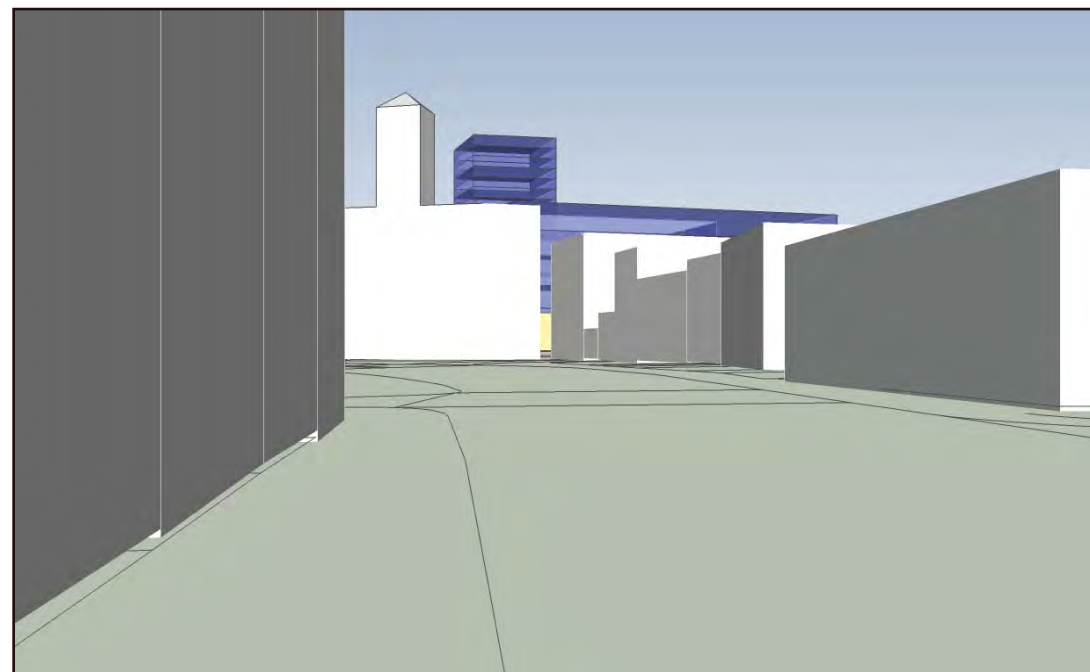
INDICATIVE EXISTING PHOTO



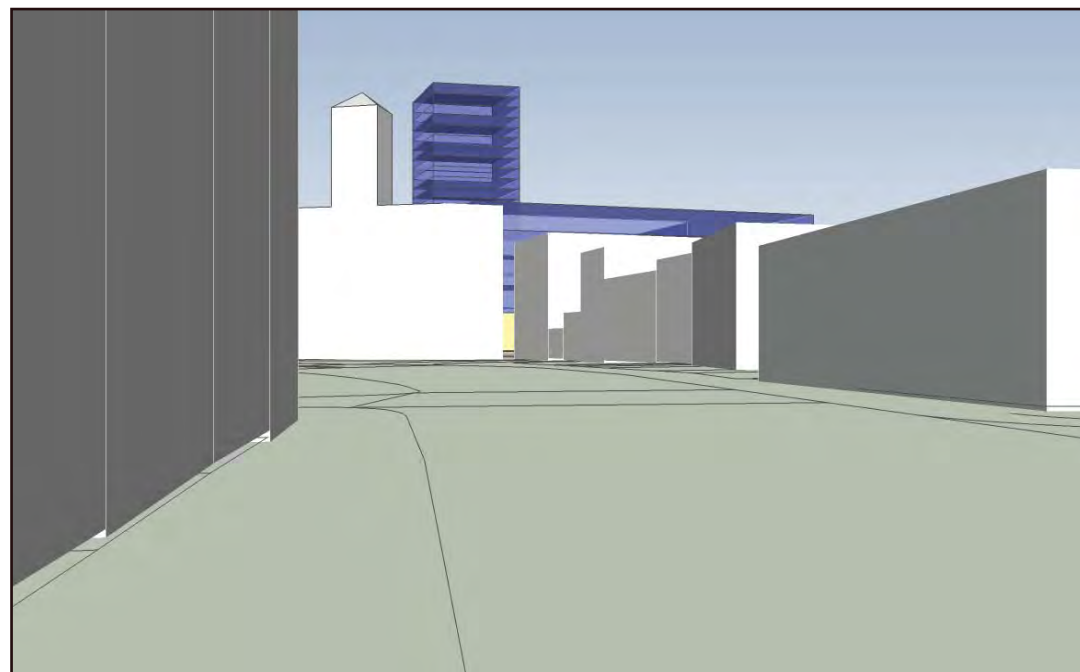
EXISTING MASSING



20 STOREYS (Maximum height for taller element outlined in policy 26)



25 STOREYS (Height discounted due to negative impact)



NOTES / DISCUSSION

Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

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.

The view is along the main route leading into Peckham shopping centre and is framed by the shopfront buildings along Peckham High Street.

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.

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.

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.

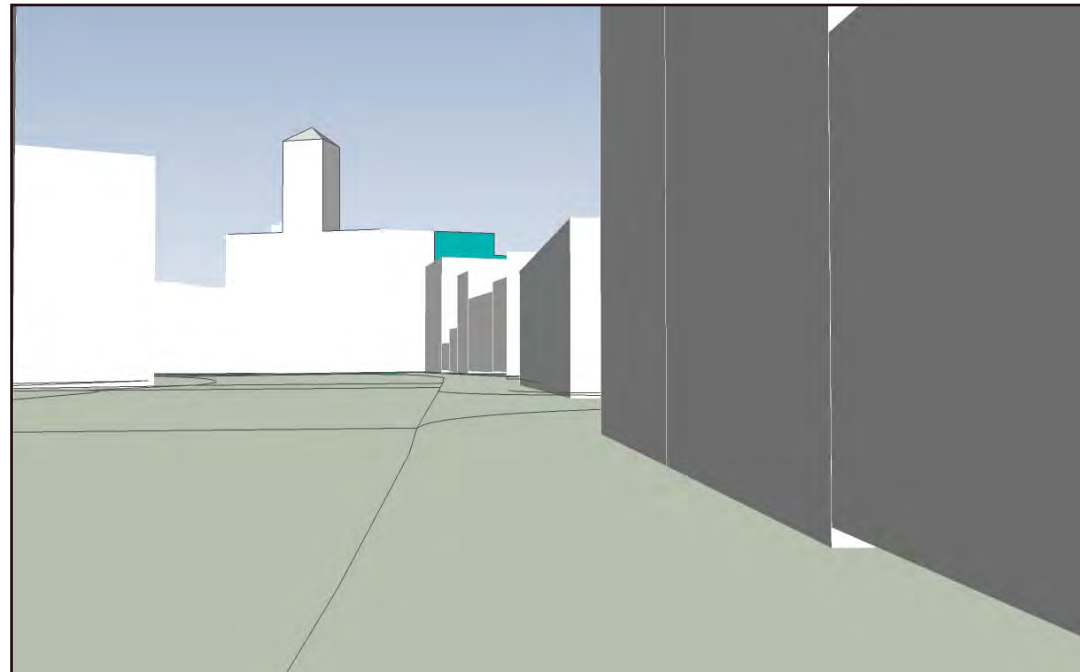
View Number: **TV 1B**

View Name: **From Peckham High Street towards Rye Lane (south side of street)**

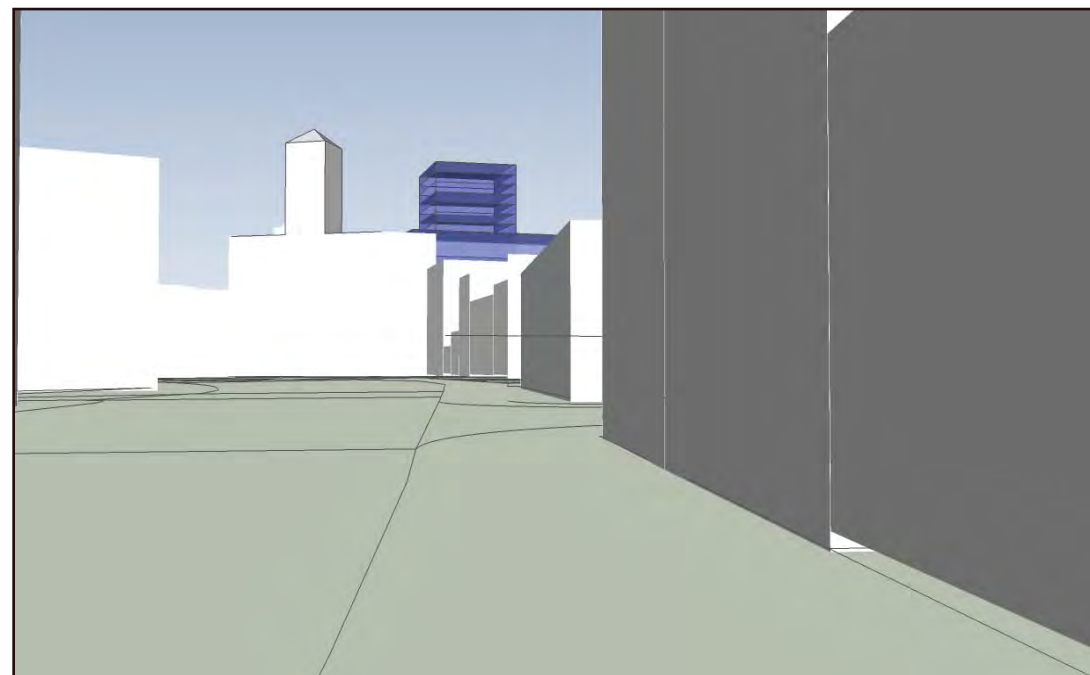
INDICATIVE EXISTING PHOTO



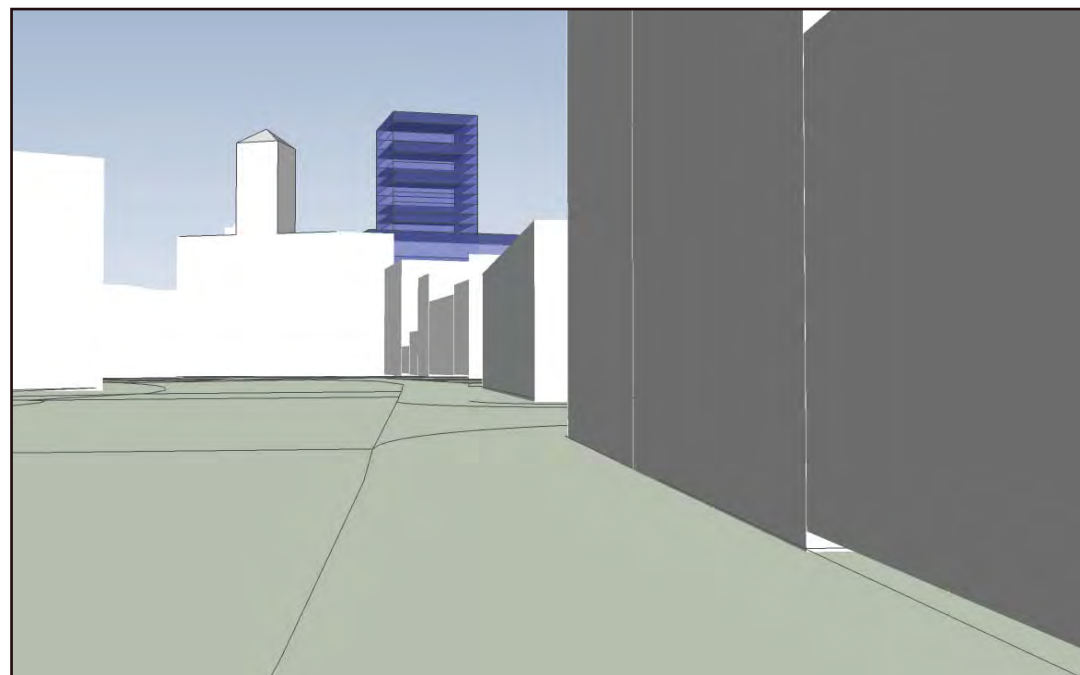
EXISTING MASSING



20 STOREYS (Maximum height for taller element outlined in policy 26)



25 STOREYS (Height discounted due to negative impact)



NOTES / DISCUSSION

Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

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.

The view is along the main route leading into Peckham shopping centre and is framed by the shopfront buildings along Peckham High Street.

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.

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.

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.

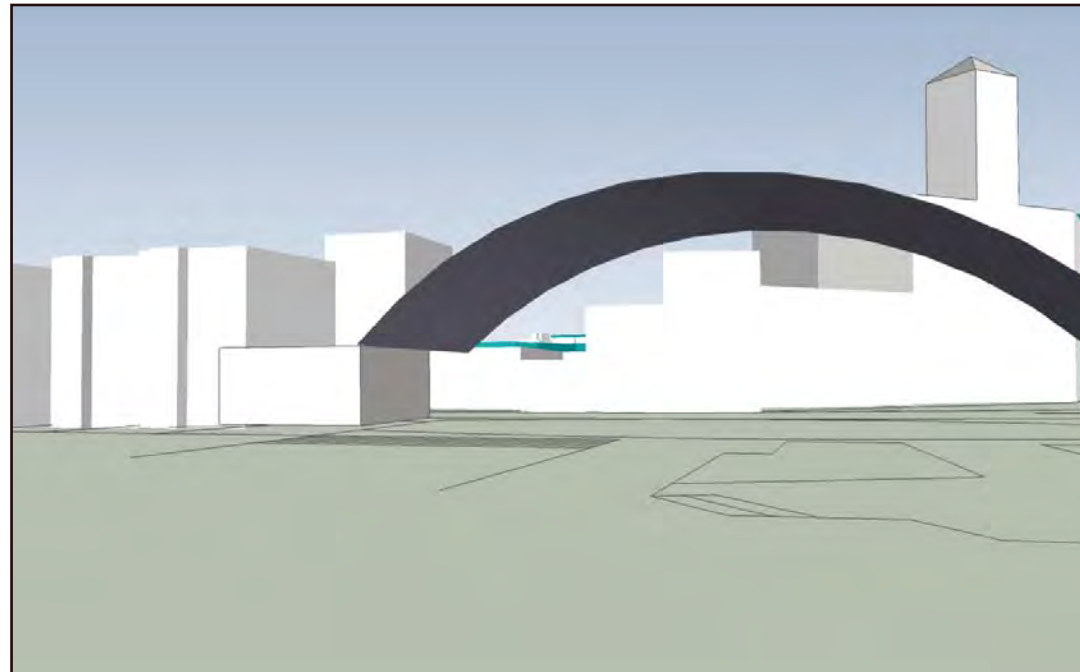
View Number: **TV 3**

View Name: **From Peckham Square towards Peckham arch and Rye Lane**

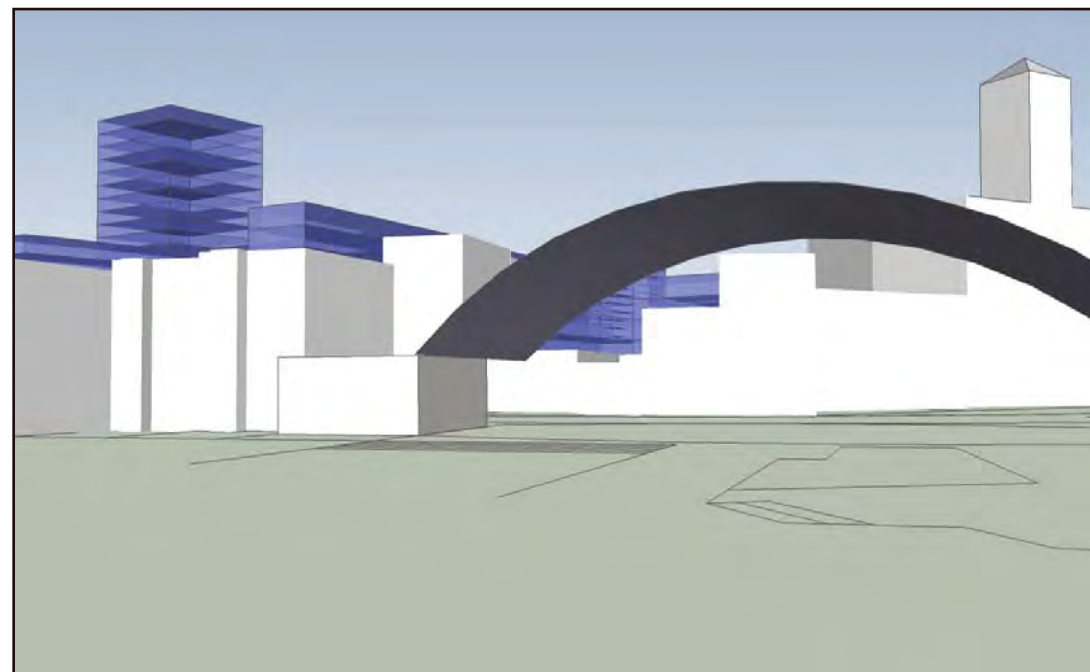
INDICATIVE EXISTING PHOTO



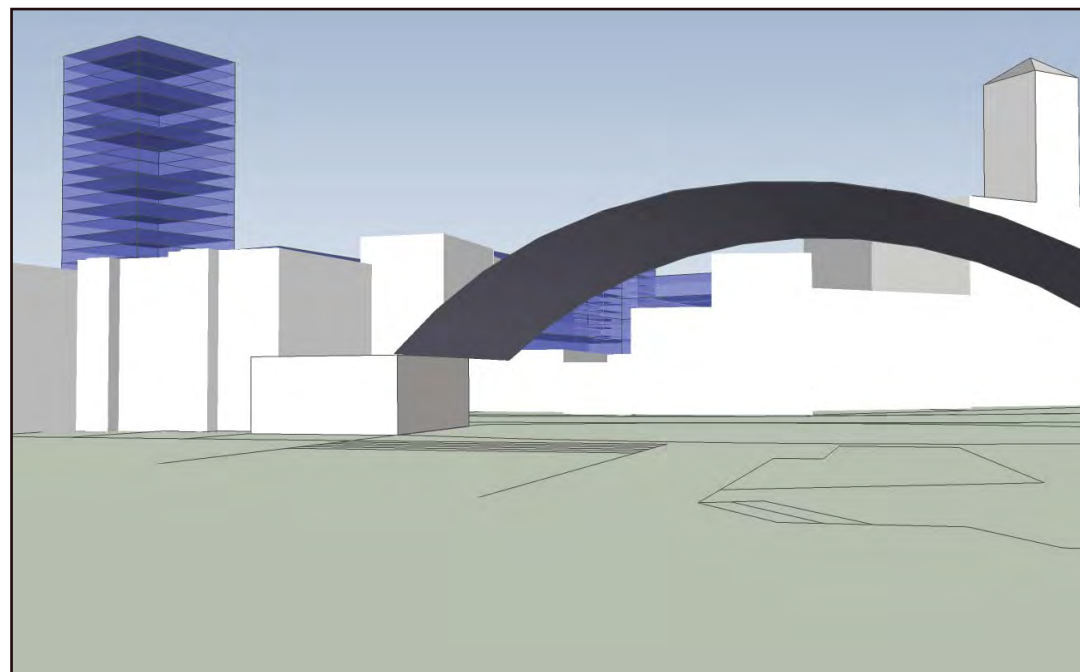
EXISTING MASSING



20 STOREYS (Maximum height for taller element outlined in policy 26)



25 STOREYS (Height discounted due to negative impact)



NOTES / DISCUSSION

Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

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.

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.

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 shop-fronts of Rye Lane are visible in the background of the view.

Heights tested up to 10 storeys will not be visible in the view. 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. It is recognised that there is a degree of separation between taller element and the Jones and Higgins building on Rye Lane.

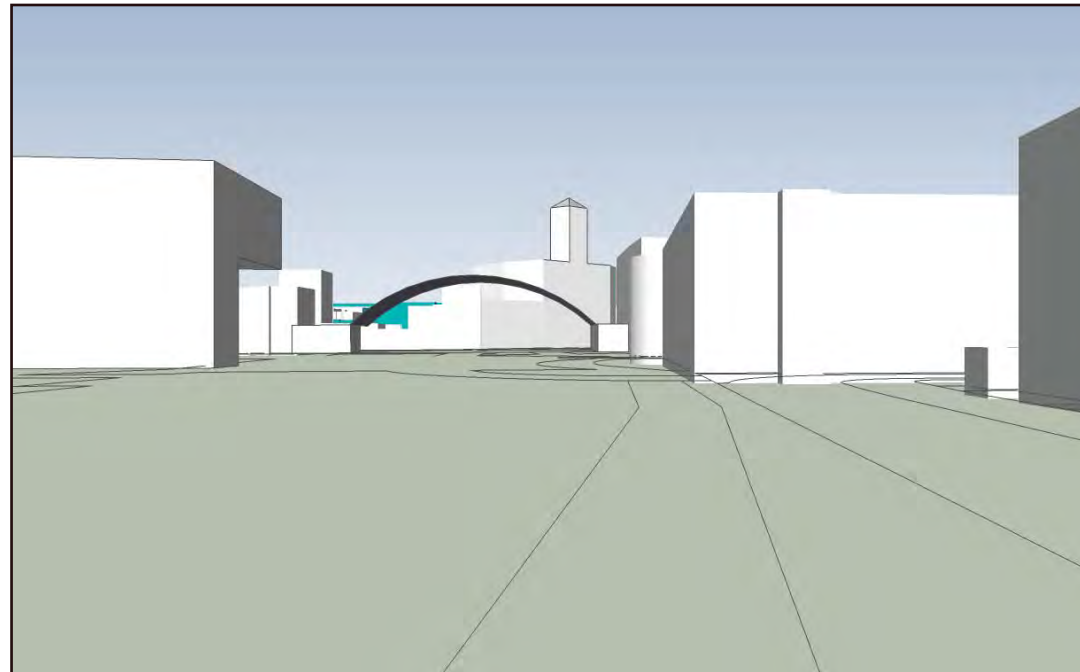
View Number: **TV 4**

View Name: **From Surrey Canal / Jocelyn Street towards Peckham Square (Surrey Canal walk)**

INDICATIVE EXISTING PHOTO



EXISTING MASSING



NOTES / DISCUSSION

Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

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.

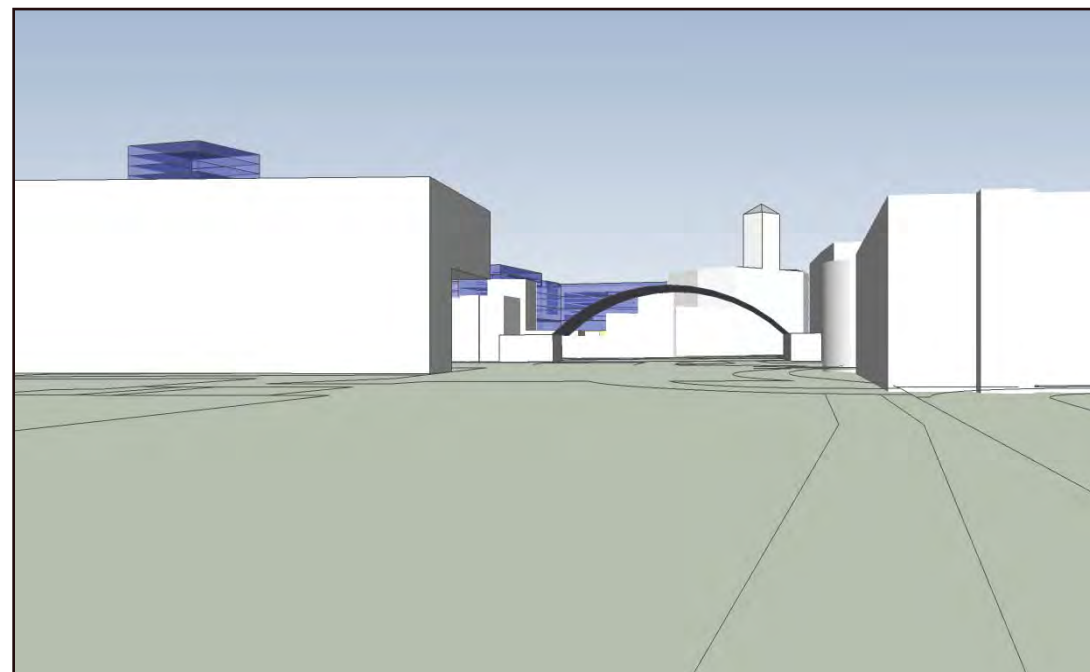
The view is from adjacent the protected open space of Peckham Square and offers a clear view of Peckham Library, the Peckham Pulse leisure centre and Peckham arch.

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.

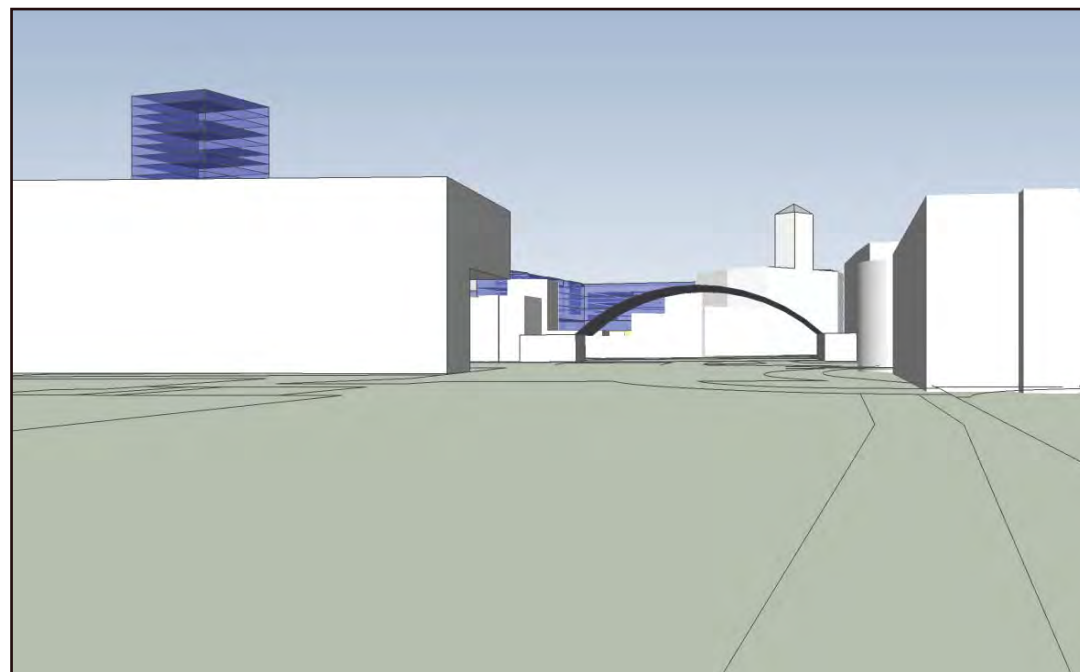
Heights tested up to 15 storeys will not be visible in the view.

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.

20 STOREYS (Maximum height for taller element outlined in policy 26)



25 STOREYS (Height discounted due to negative impact)



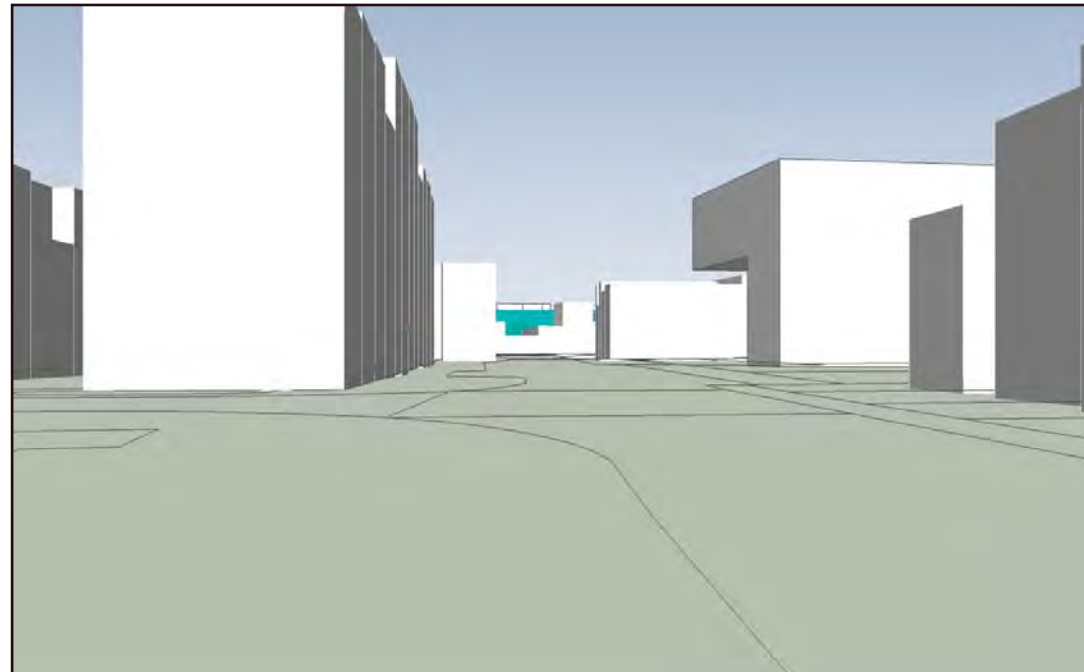
View Number: **TV 5A**

View Name: **From Peckham Hill Street towards Peckham High Street junction (west side of street)**

INDICATIVE EXISTING PHOTO



EXISTING MASSING



NOTES / DISCUSSION

Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

Podium/block height of testing option

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.

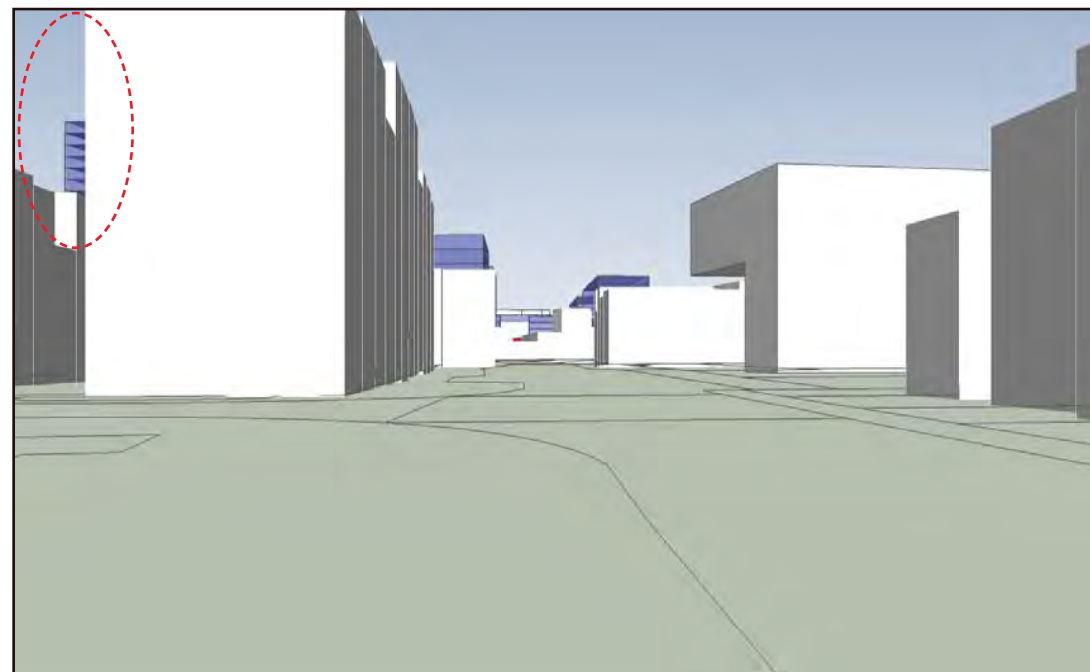
The view is framed by the residential properties on either side of the street, with Peckham Library, identified for its townscape merit, is visible in the middle ground of the view. The shopfronts of Peckham High Street are visible in the background of the view.

Mature trees are visible along the street and gardens along Peckham Hill Street.

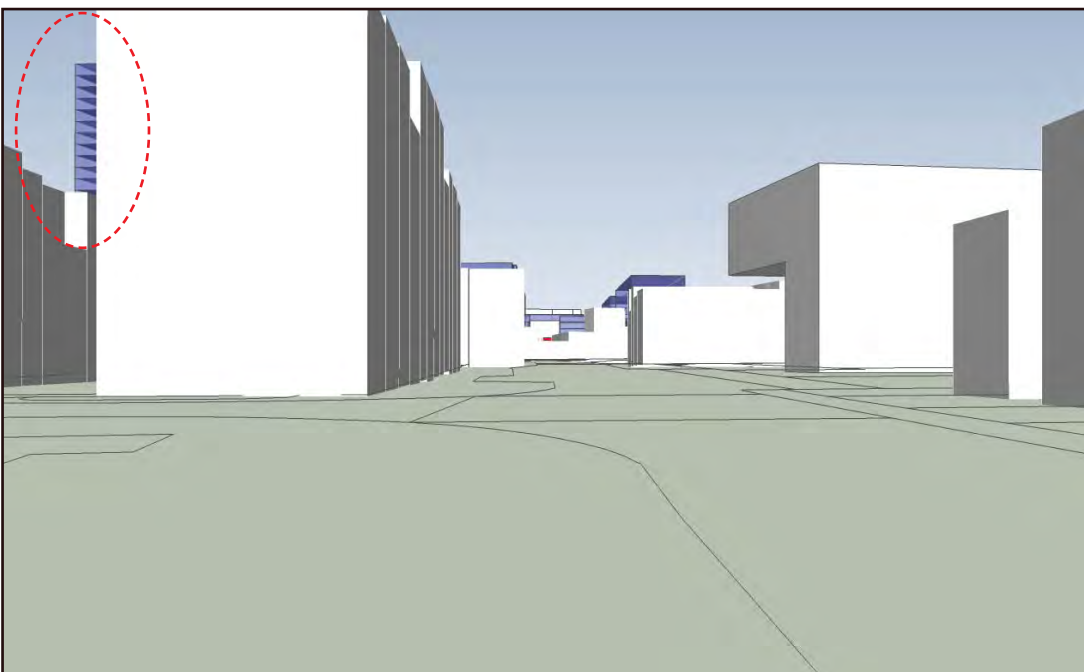
Heights tested up to 10 storeys will be visible in the view above the roofline of Peckham Hill Street and Peckham Road frontages and have a minor impact in the view. The height and design of any proposal visible above the roofline of Peckham Hill Street and Peckham Road frontages will need consideration as they are sensitive.

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.

20 STOREYS (Maximum height for taller element outlined in policy 26)



25 STOREYS (Height discounted due to negative impact)



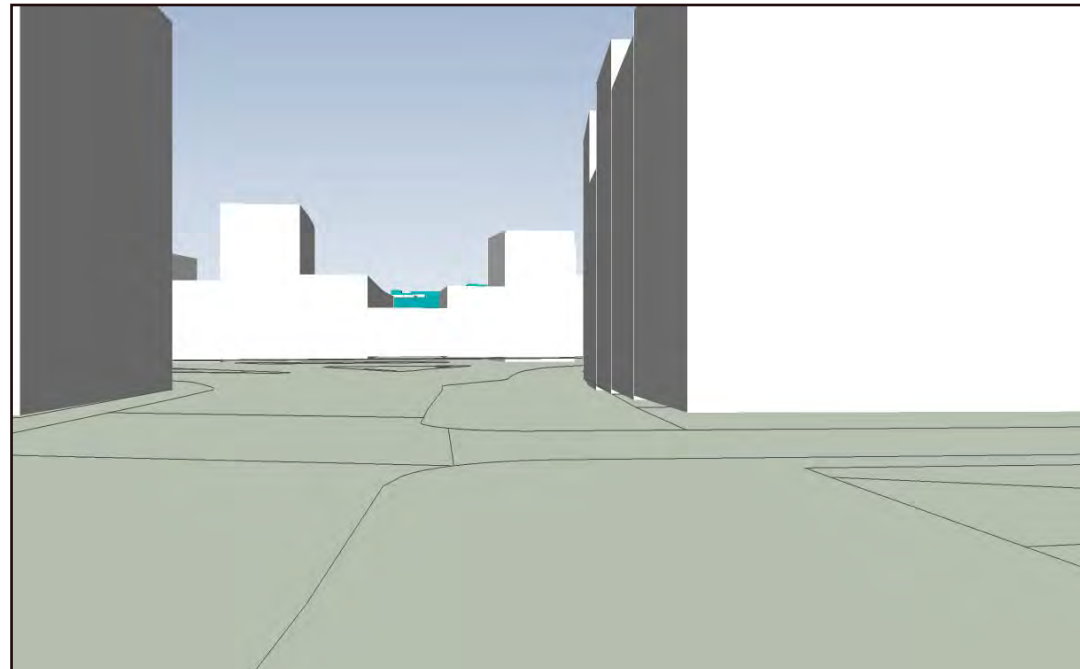
View Number: TV 6

View Name: From Peckham Hill Street and junction of Peckham High Street

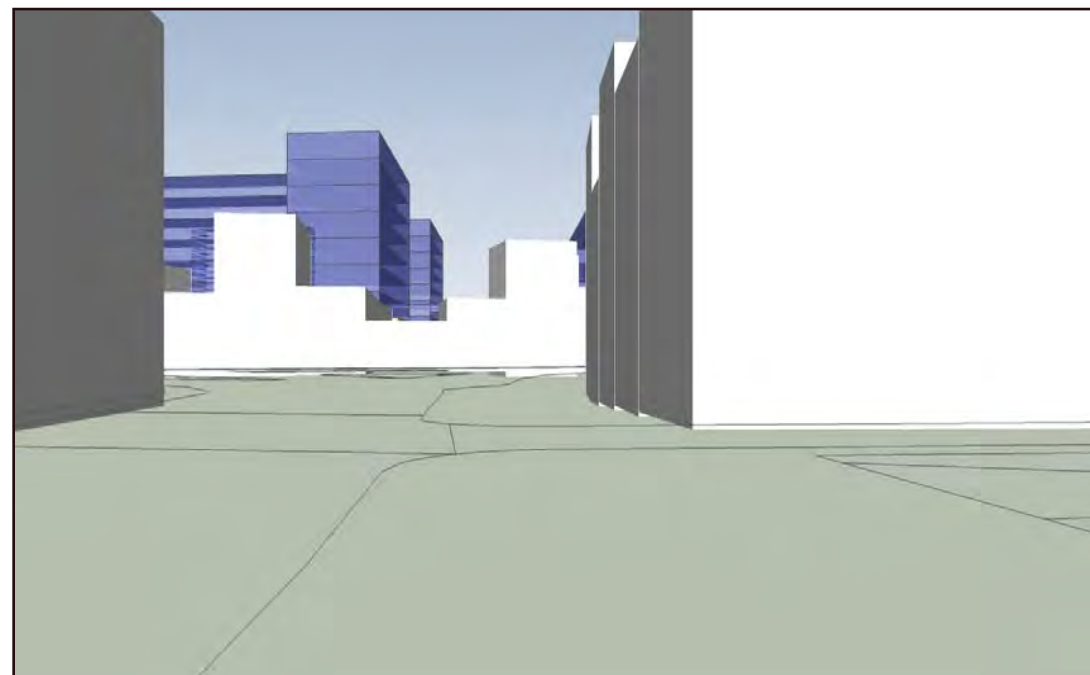
INDICATIVE EXISTING PHOTO



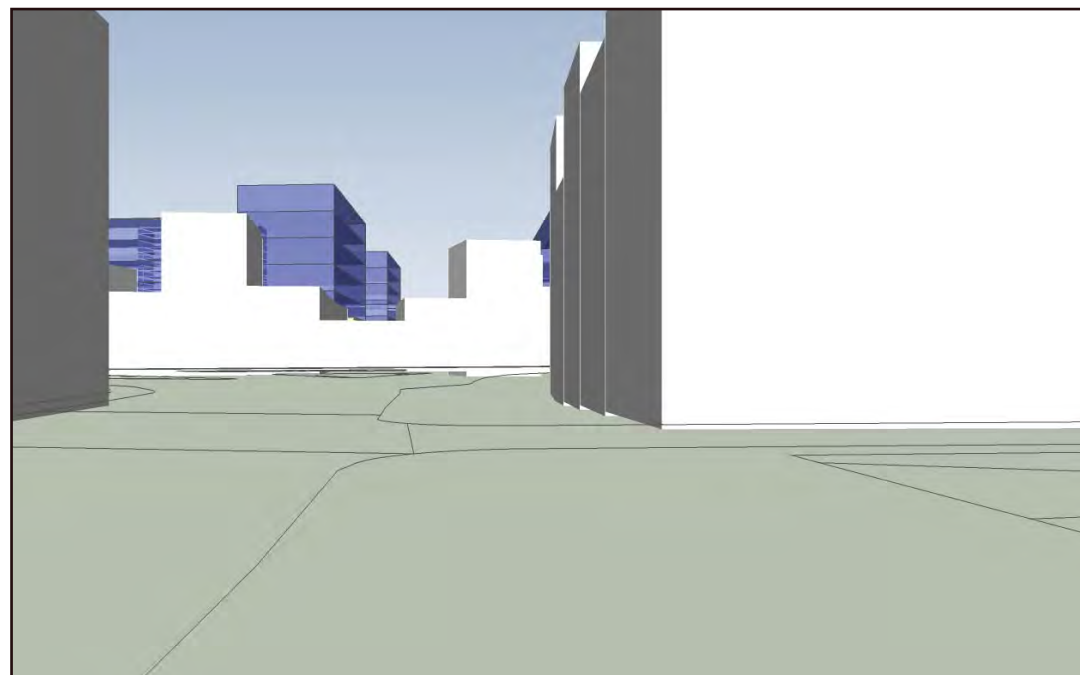
EXISTING MASSING



20 STOREYS (Maximum height for taller element outlined in policy 26)



25 STOREYS (Height discounted due to negative impact)



NOTES / DISCUSSION

Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

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.

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.

It is noted that the podium/block heights illustrated in the 20 storey option are taller than the 25 storey option. This is due to the lowering of height of the podium/block in relation to the increase in height of the taller element to 25 storeys.

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 as they are sensitive to scale, as illustrated by the indicative massing of the testing options.

A taller element up to 25 storeys located at the eastern side of the development site would not be visible in the view.

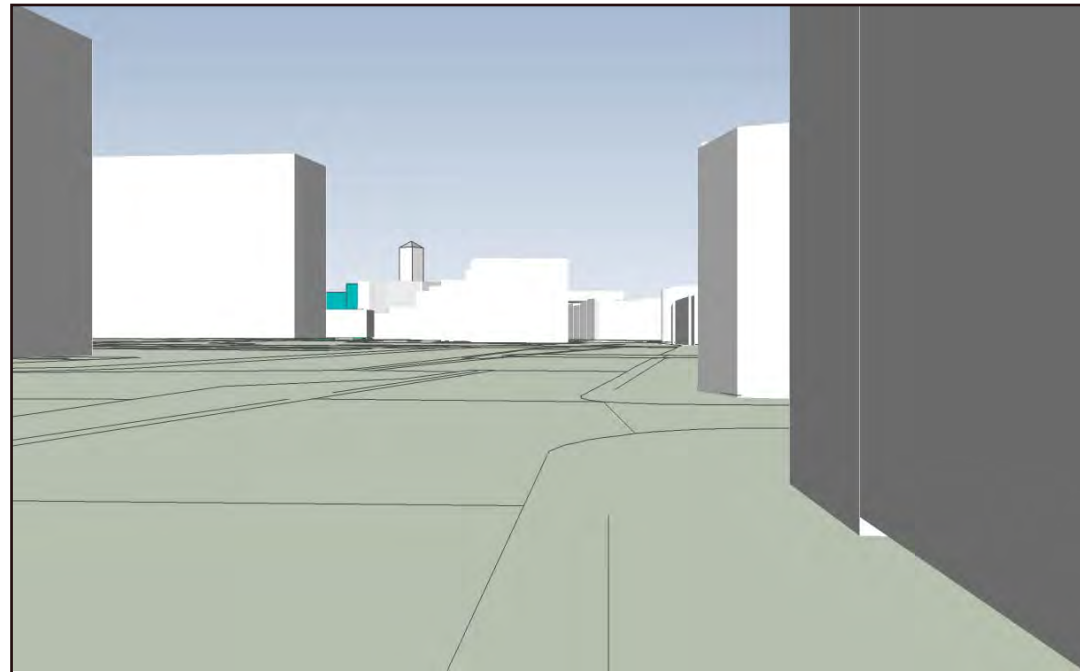
View Number: **TV 7**

View Name: **From Peckham High Street towards Peckham Hill Street junction**

INDICATIVE EXISTING PHOTO



EXISTING MASSING



NOTES / DISCUSSION

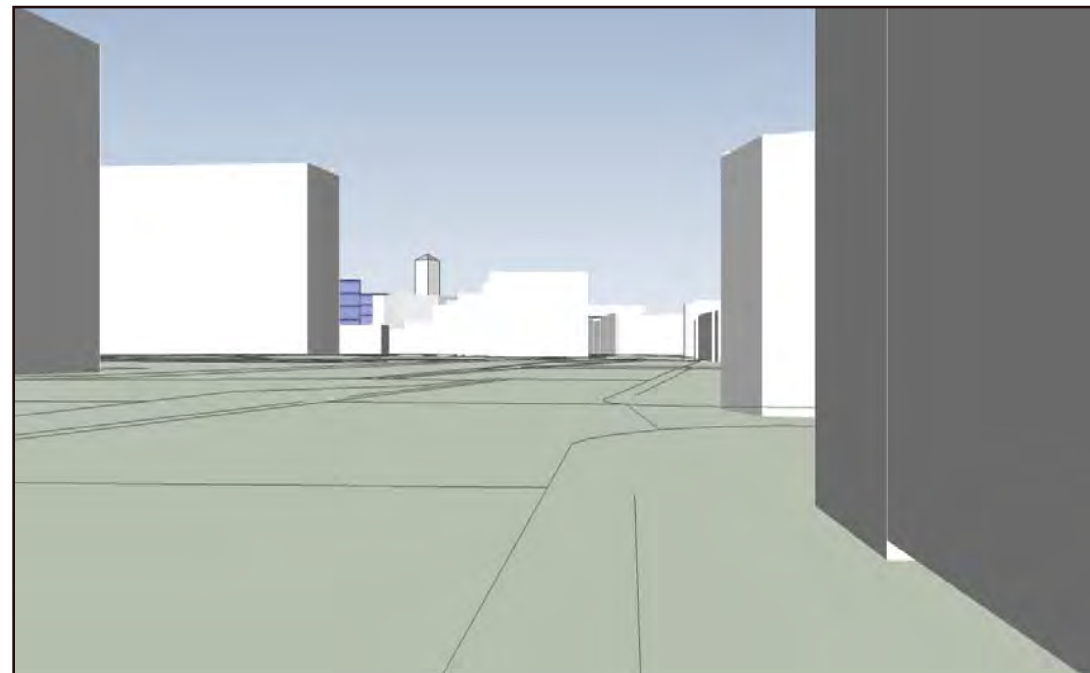
Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

This is an axial view along Peckham High Street the main east / west connector leading into the Peckham shopping area.

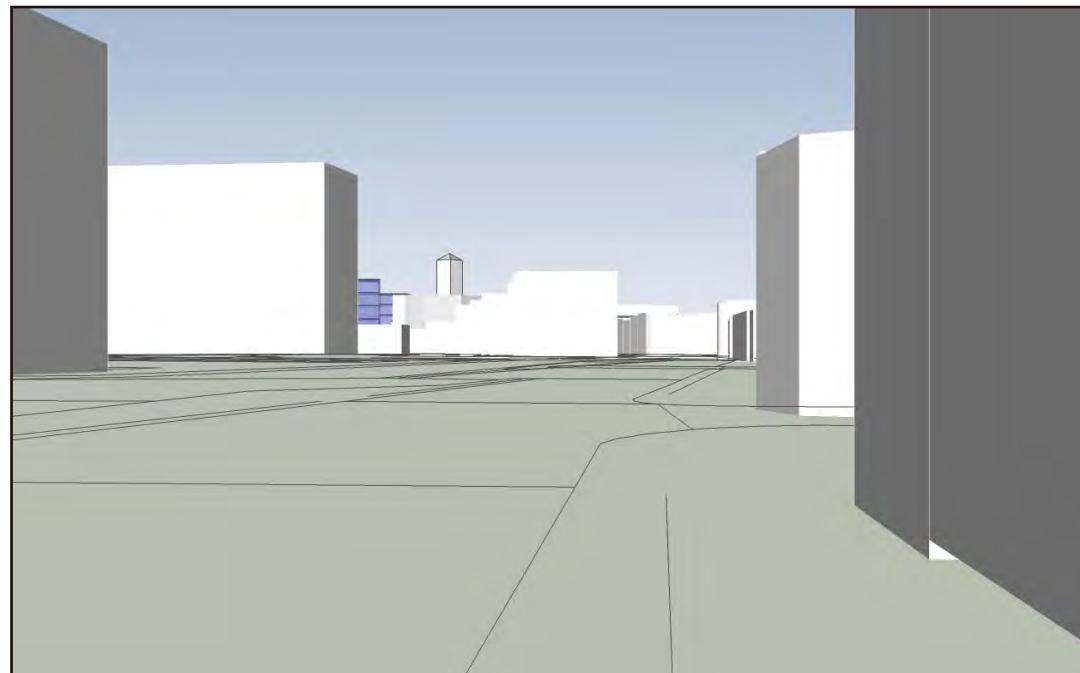
The view is framed by 5 to 7 storey residential and mixed use buildings on either side of the street providing this area with the character of the street being wide with traffic dominating the focus of the view.

Heights tested will be slightly visible in the background of the view but have a negligible impact.

20 STOREYS (Maximum height for taller element outlined in policy 26)



25 STOREYS (Height discounted due to negative impact)



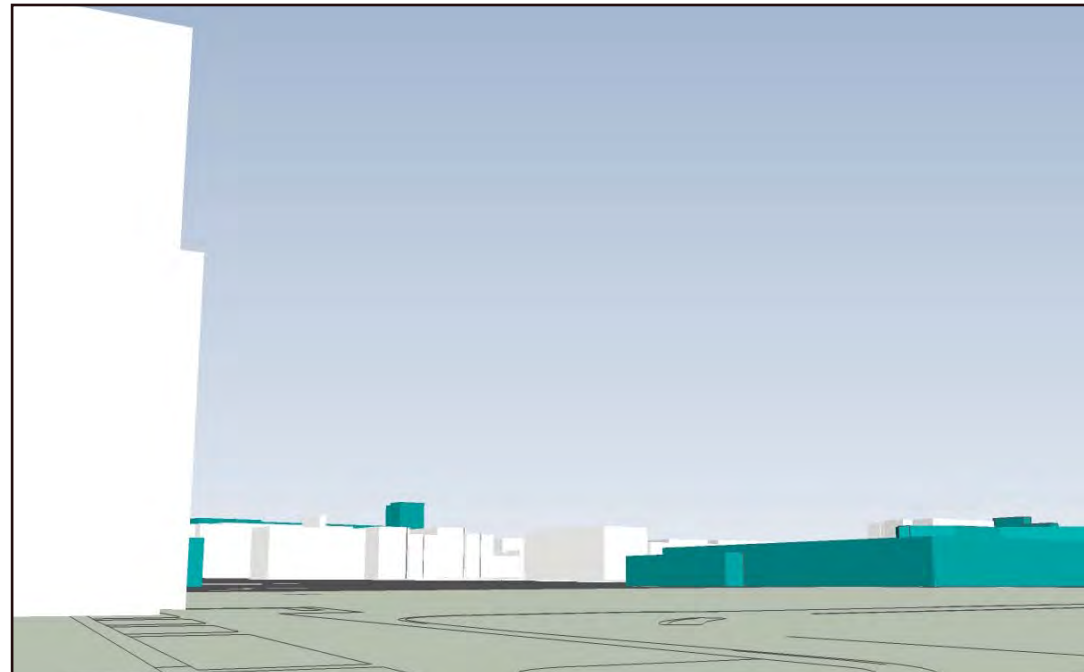
View Number: **TV 8**

View Name: **From Peckham High Street, near bus station, towards Peckham Hill Street junction**

INDICATIVE EXISTING PHOTO



EXISTING MASSING



NOTES / DISCUSSION

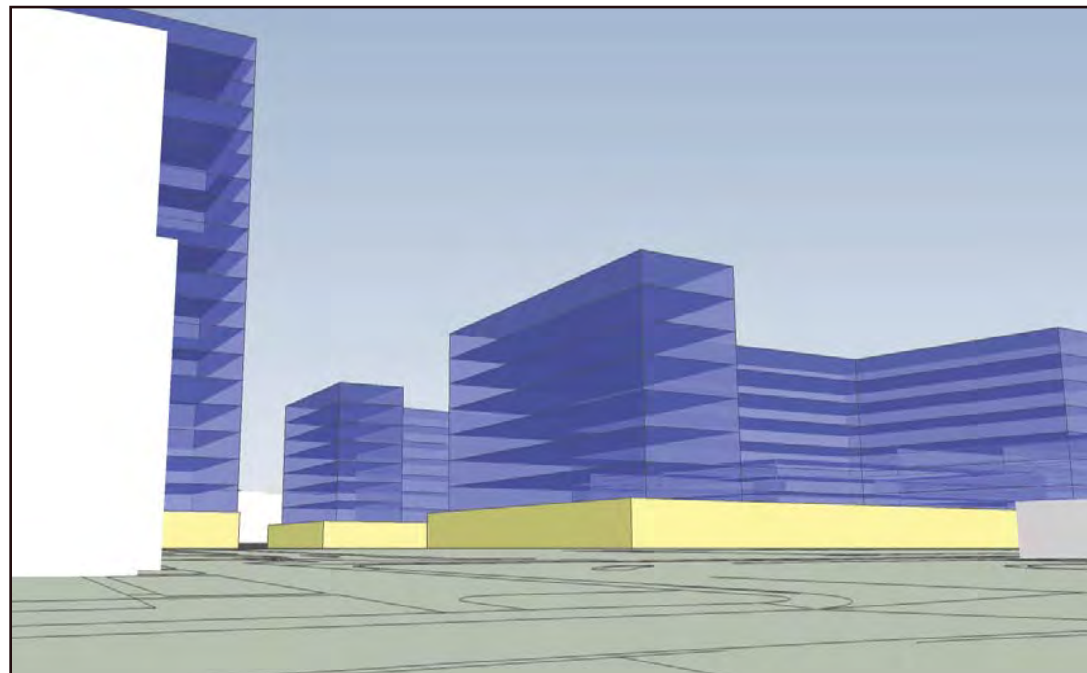
Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

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.

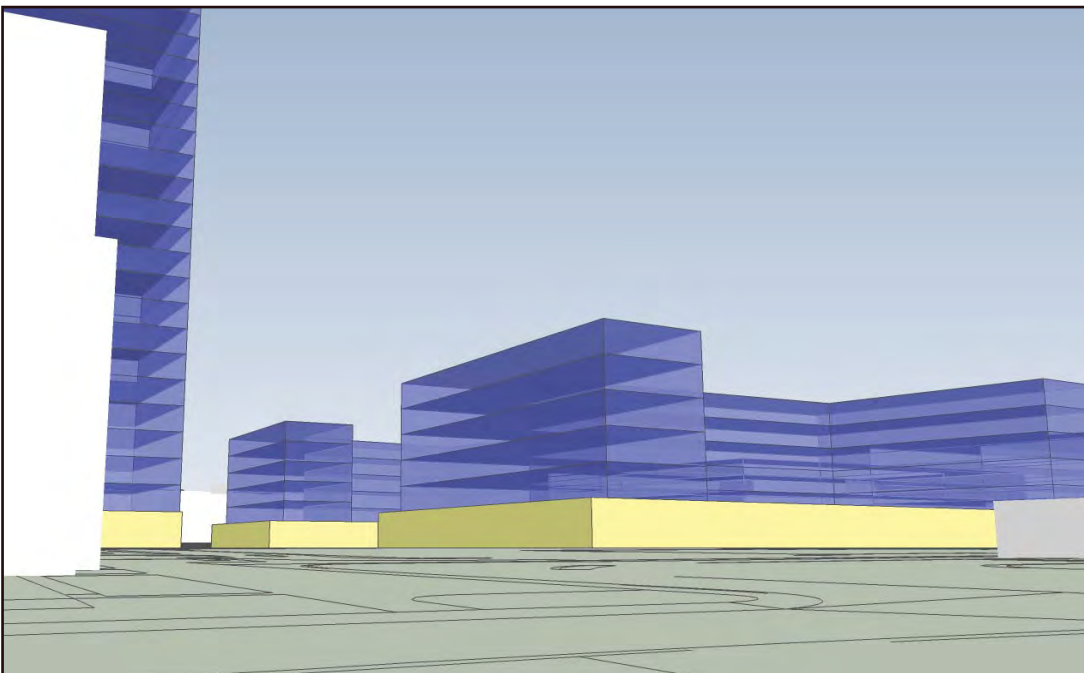
The view is across a large traffic island which is covered with a number of trees, across to the Peckham Bus Station and Aylesham Centre car park visible in the background of the view.

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.

20 STOREYS (Maximum height for taller element outlined in policy 26)



25 STOREYS (Height discounted due to negative impact)



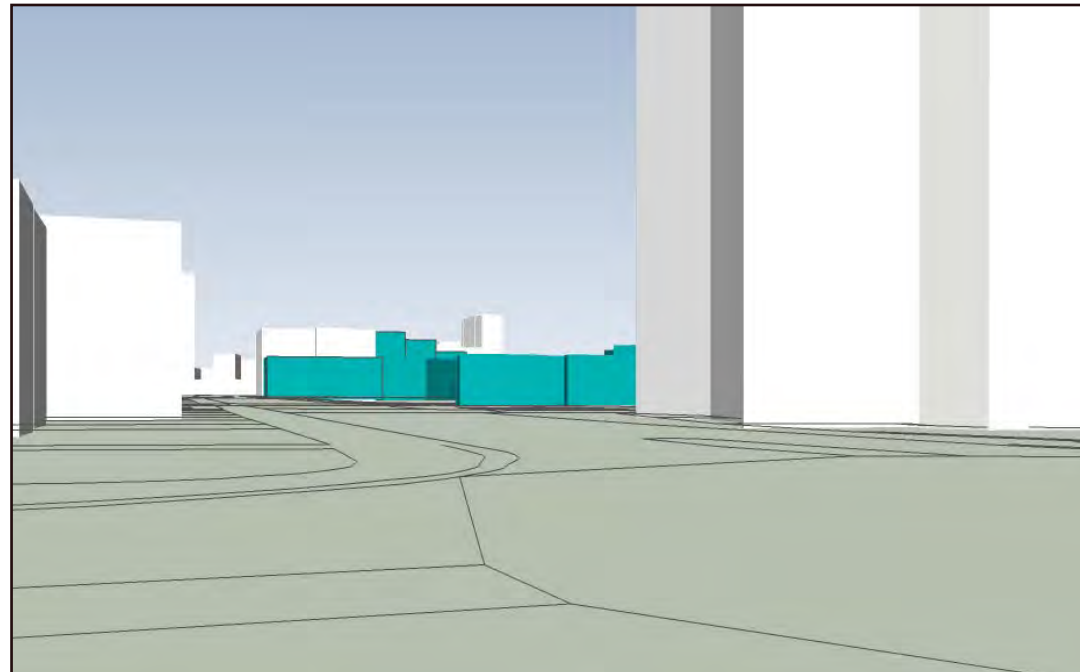
View Number: **TV 11**

View Name: **From Clayton Road towards Hanover Park**

INDICATIVE EXISTING PHOTO



EXISTING MASSING



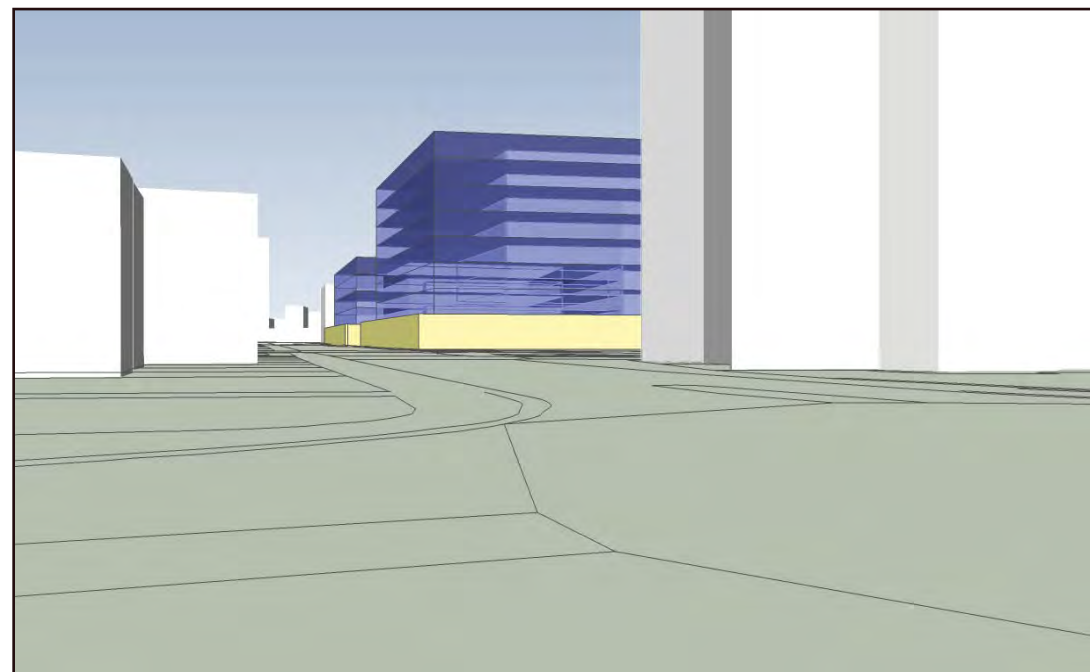
NOTES / DISCUSSION

Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

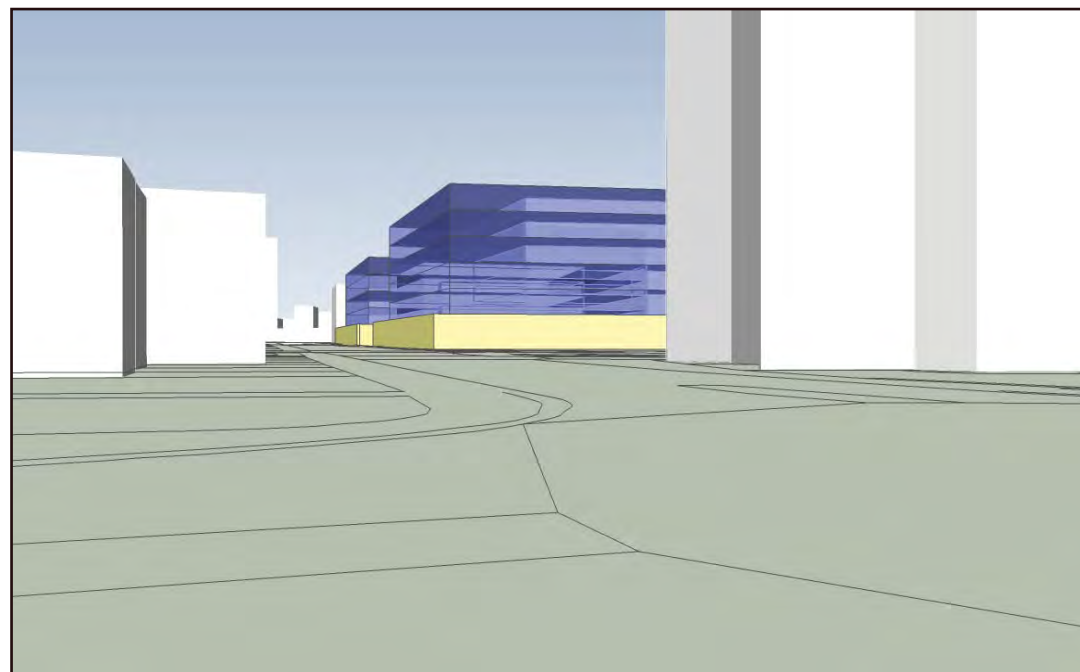
This is a townscape view from the junction of Clayton Road towards Hanover Park and the Rye Lane shopping area. The 6 storey Hanover Park residential development is a focus in the foreground of the view. The Aylesham Centre car park, located along Hanover Street is visible in the middle of the view, while the Rye Lane frontages are visible in the background of the view. Mature street trees are visible along Hanover Park.

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

20 STOREYS (Maximum height for taller element outlined in policy 26)



25 STOREYS (Height discounted due to negative impact)



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.

Taller heights over 10 storeys will not be visible in the view.

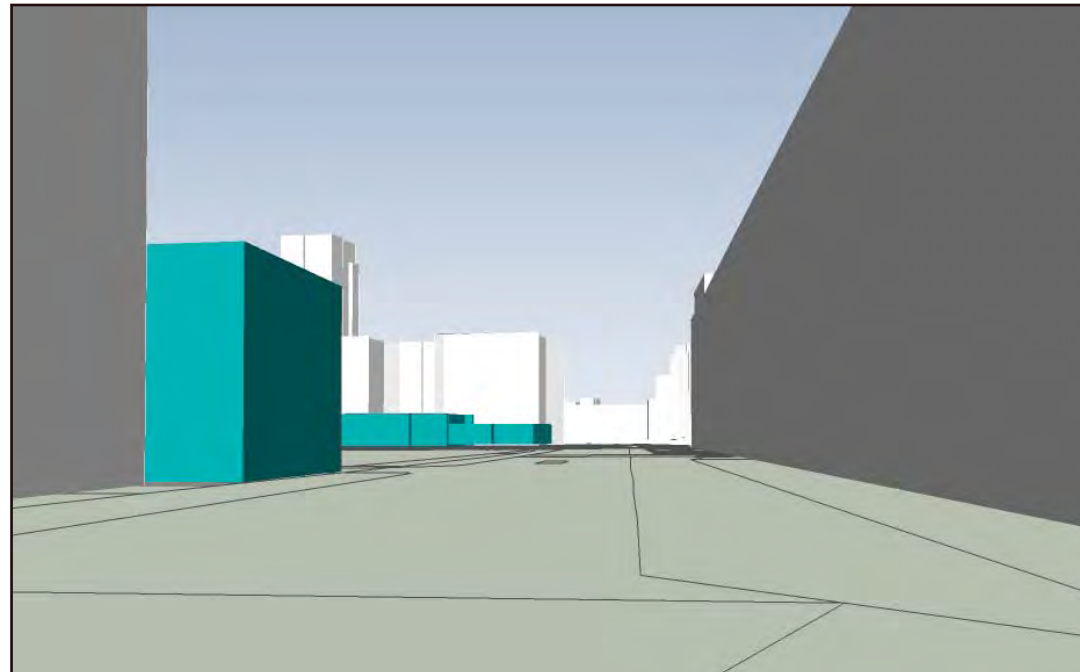
View Number: TV 12

View Name: From Rye Lane towards Hanover Park

INDICATIVE EXISTING PHOTO



EXISTING MASSING



NOTES / DISCUSSION

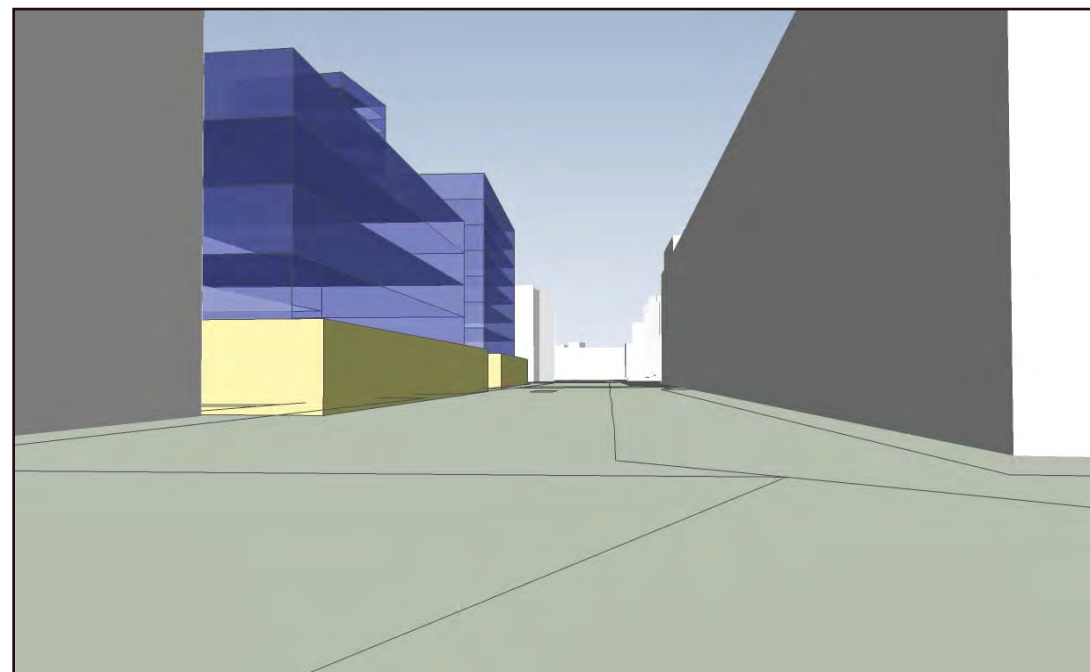
Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

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.

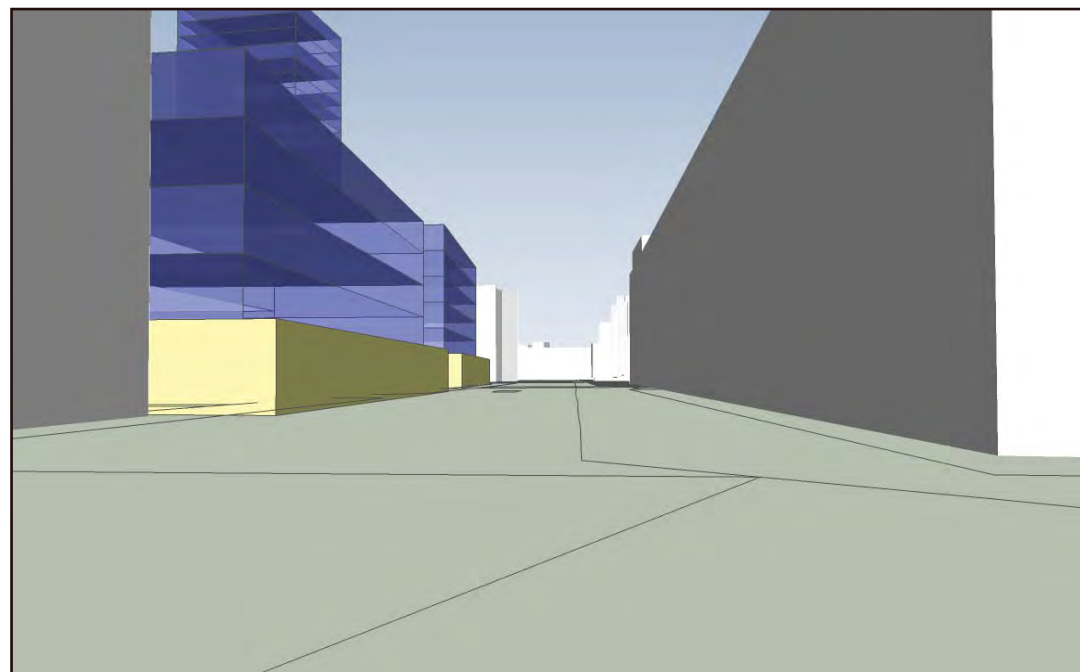
As this view is towards the Aylesham Centre car park, where there are currently no buildings in this location, any testing will be visible and have a moderate impact in the view and can reinstate the street frontage across this area of the site. The scale, height and design of any new development will need consideration when seen from this view.

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.

20 STOREYS (Maximum height for taller element outlined in policy 26)



25 STOREYS (Height discounted due to negative impact)



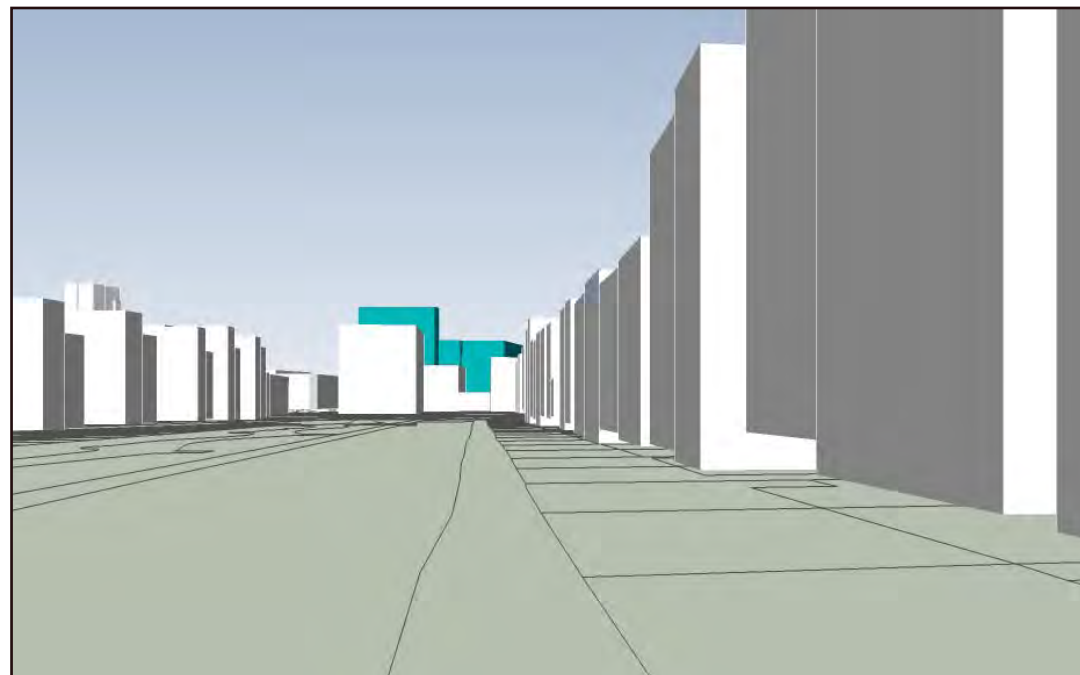
View Number: **TV 15**

View Name: **From Holly Grove towards Rye Lane**

INDICATIVE EXISTING PHOTO



EXISTING MASSING



NOTES / DISCUSSION

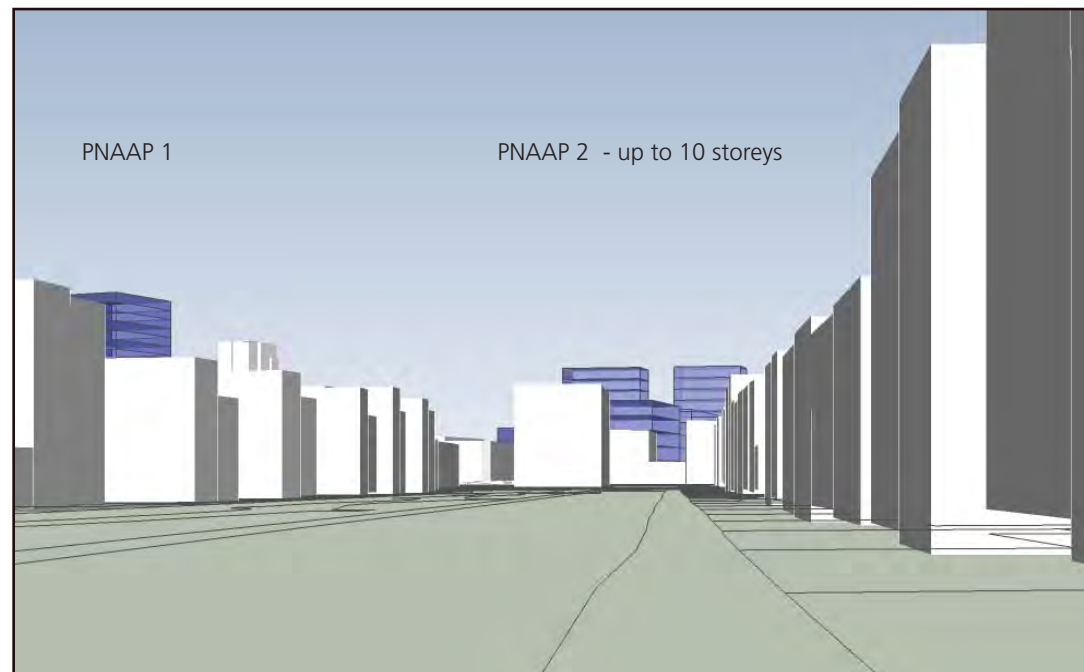
Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

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 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.

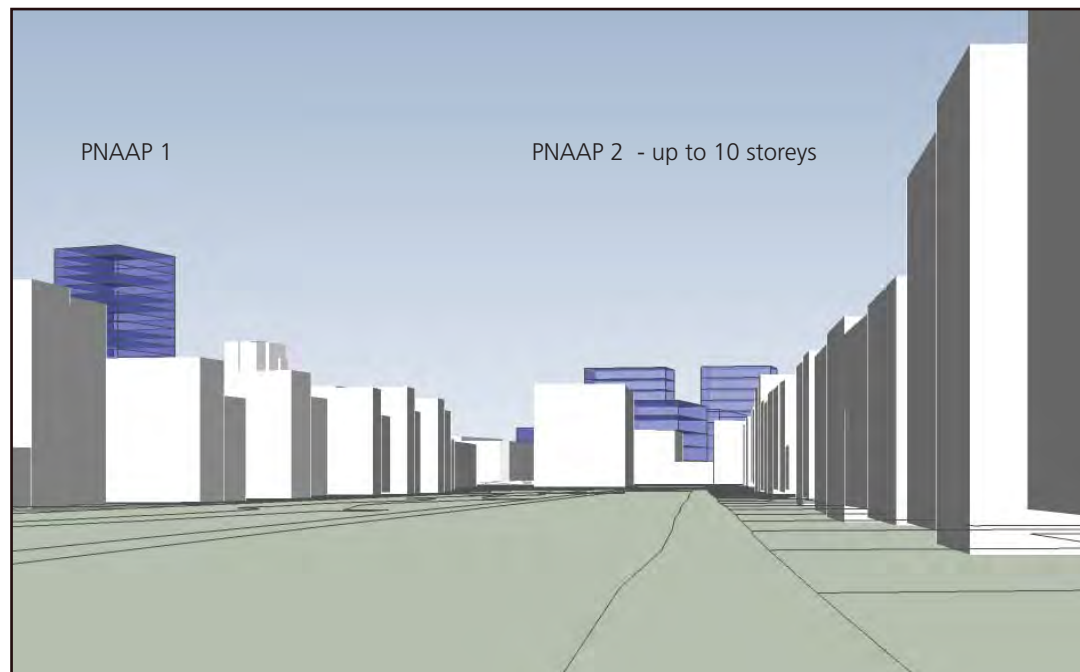
Heights tested up to 8 storeys will not be visible in the view.

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.

20 STOREYS (Maximum height for taller element outlined in policy 26)



25 STOREYS (Height discounted due to negative impact)



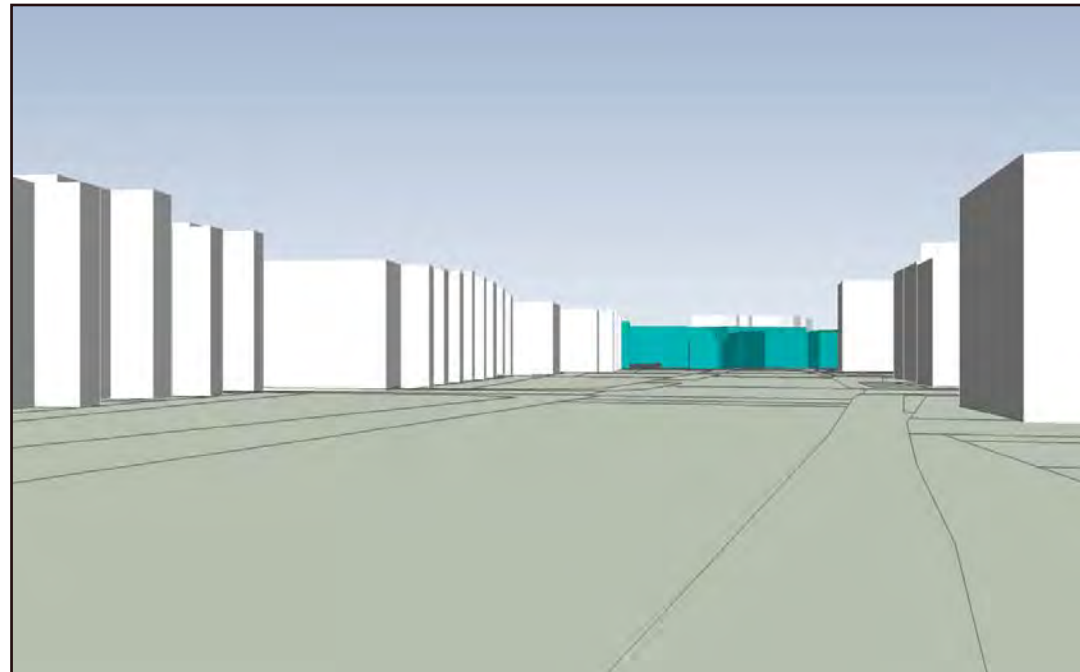
View Number: **TV 19**

View Name: **From Copeland Road towards north**

INDICATIVE EXISTING PHOTO



EXISTING MASSING



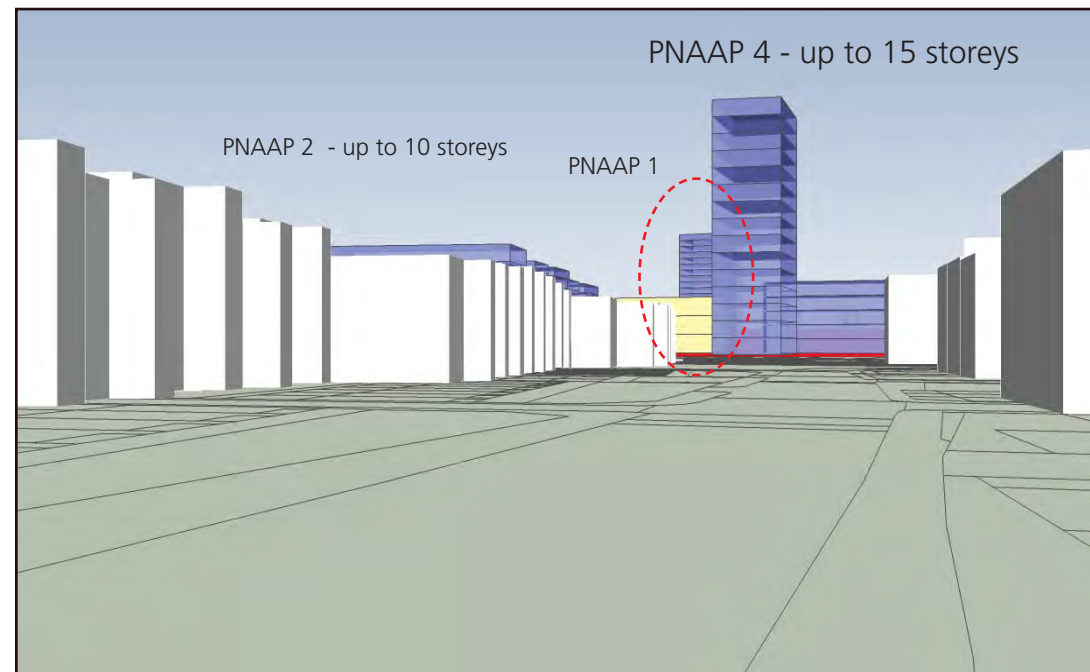
NOTES / DISCUSSION

Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

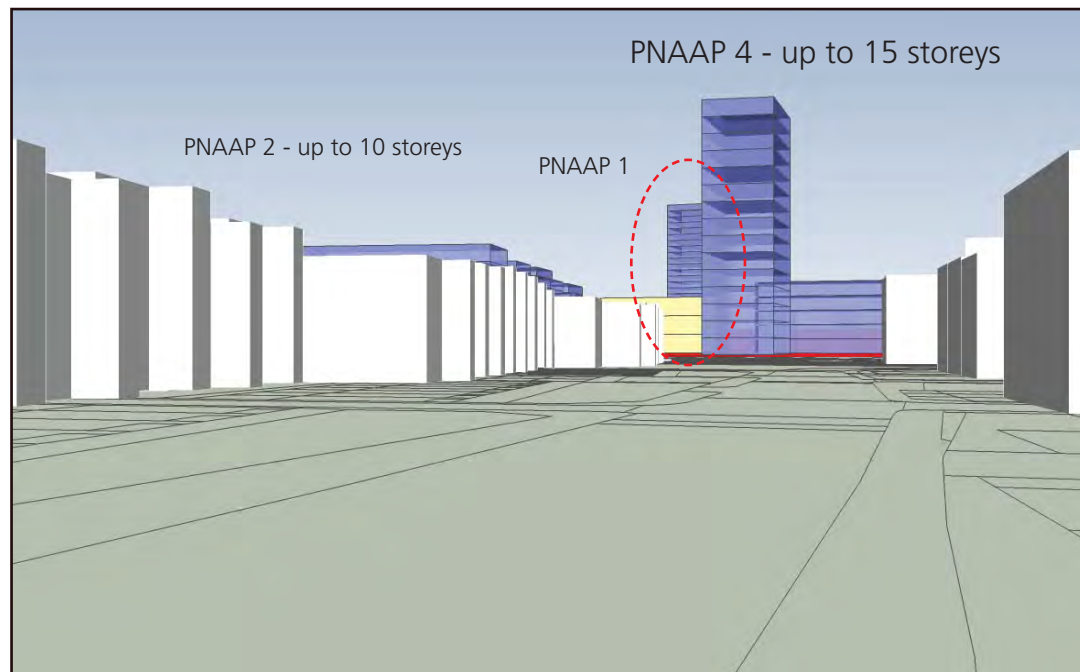
This is an axial view from Copeland Road towards the junction of Bournemouth Road. Characterising the foreground are 2 storey residential properties that are set back from pavements on both sides of Copeland Road. The height of Witcombe Point tower is visible above the roof line in the background. A number of mature street trees are located on the western side of Copeland Road.

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.

20 STOREYS (Maximum height for taller element outlined in policy 26)



25 STOREYS (Height discounted due to negative impact)



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.

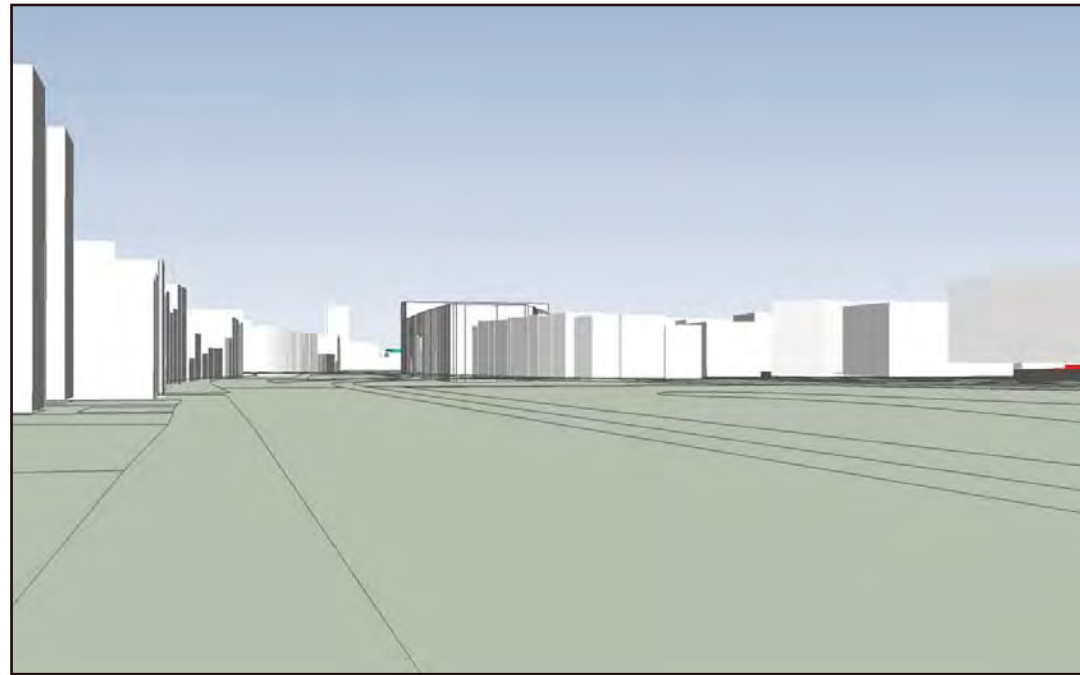
View Number: **TV 28**

View Name: **From Peckham Rye towards Rye Lane**

INDICATIVE EXISTING PHOTO



EXISTING MASSING



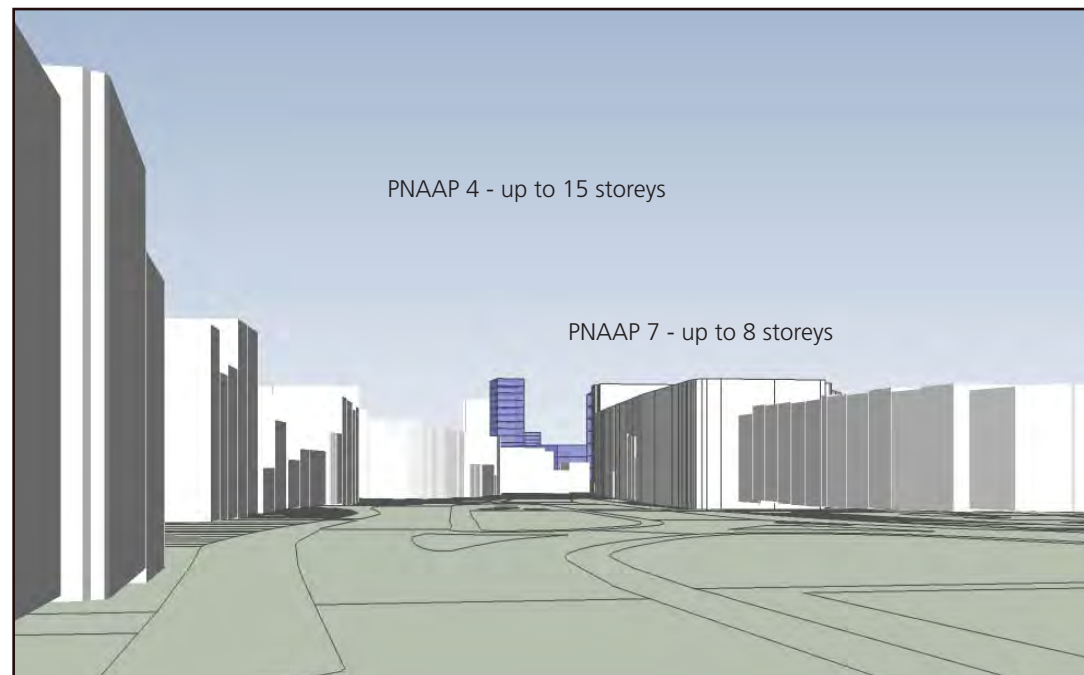
NOTES / DISCUSSION

Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

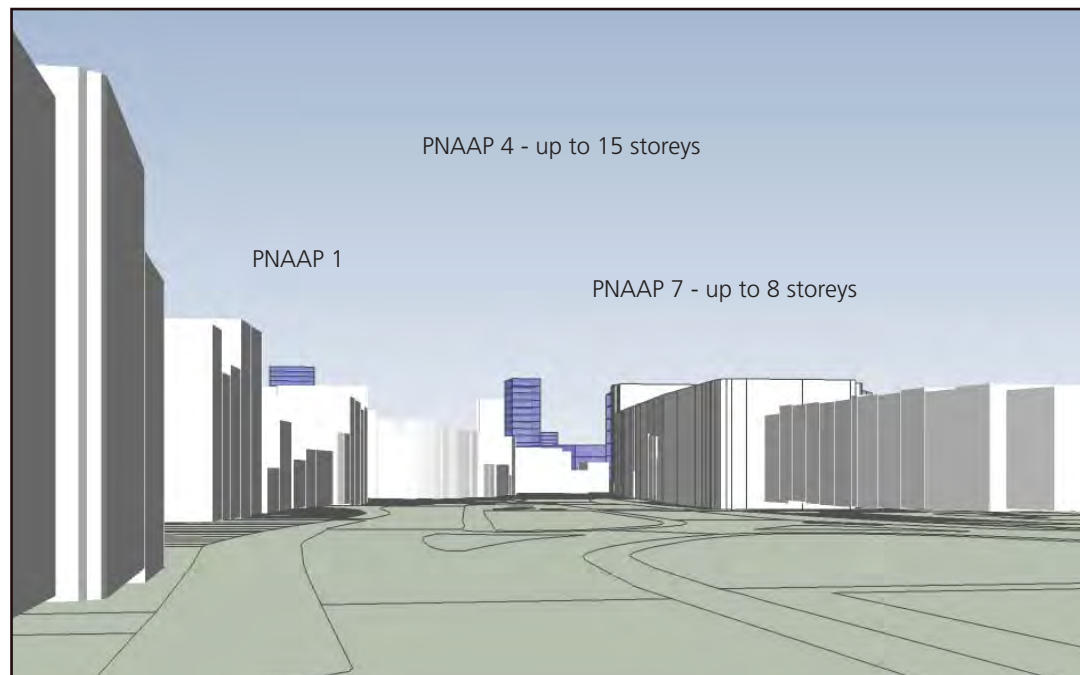
The heights here tested have either negligible or minimal impact when seen in these views.

At 25 storeys, heights tested will be visible in the backdrop of the view with approximately 4 storeys visible above the Rye Lane frontages. A tall element on the site will have a minor impact in the view. May cause adverse impact if the design of all massing visible above the roofline not considered, particularly the massing and roofline design. In this view it is hard to place where this height is located .

20 STOREYS (Maximum height for taller element outlined in policy 26)



25 STOREYS (Height discounted due to negative impact)



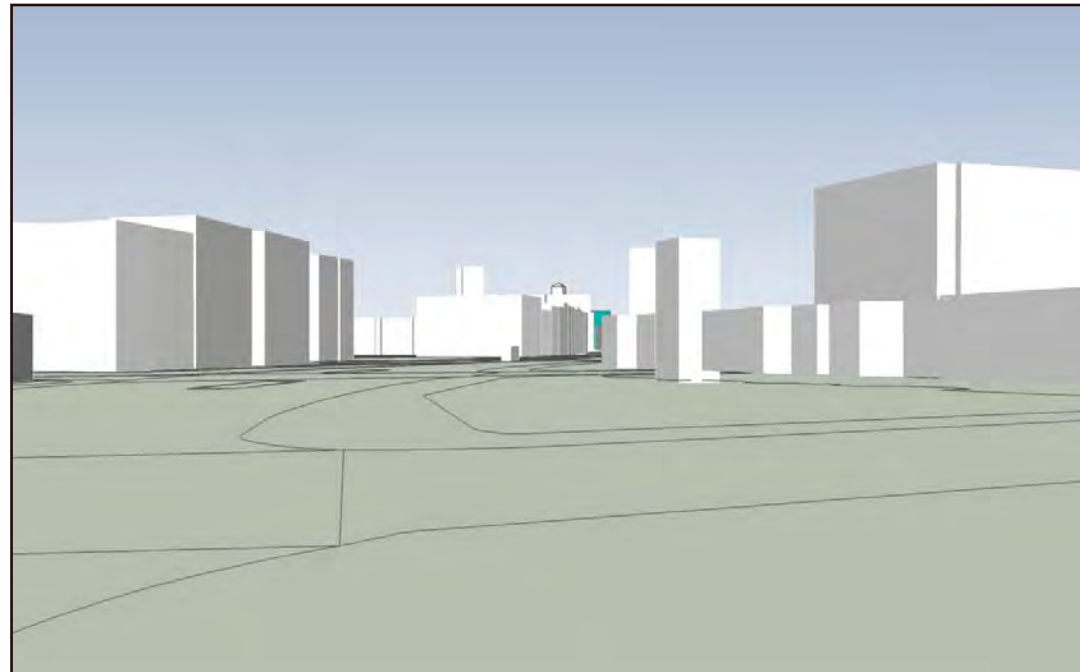
View Number: TV 29

View Name: From Peckham Road outside Lister Health centre

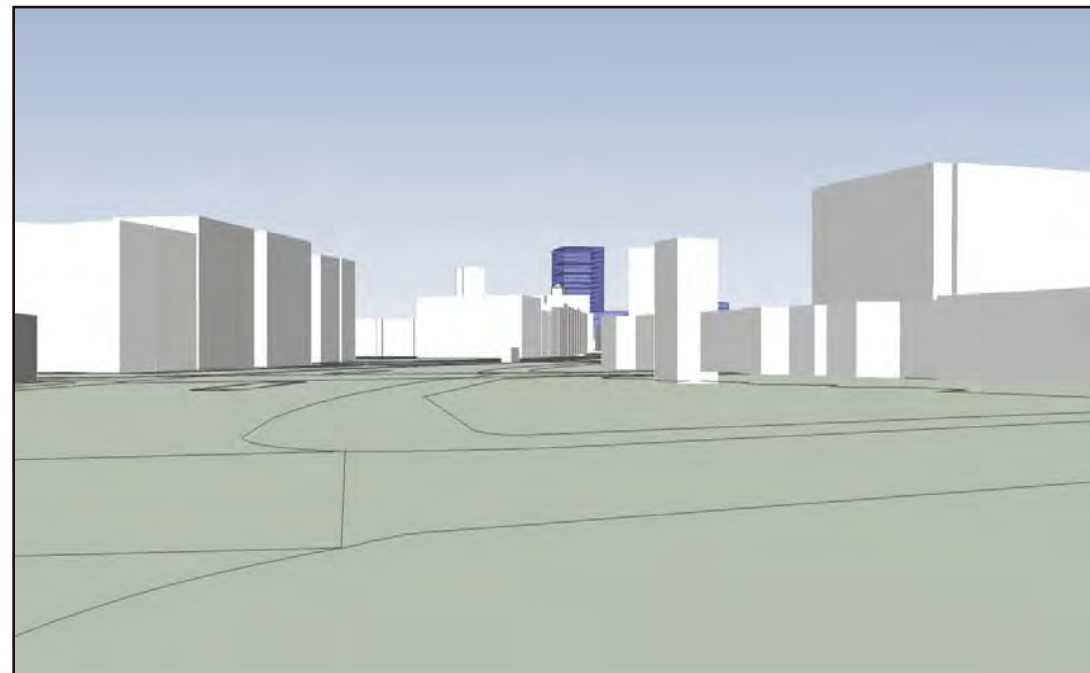
INDICATIVE EXISTING PHOTO



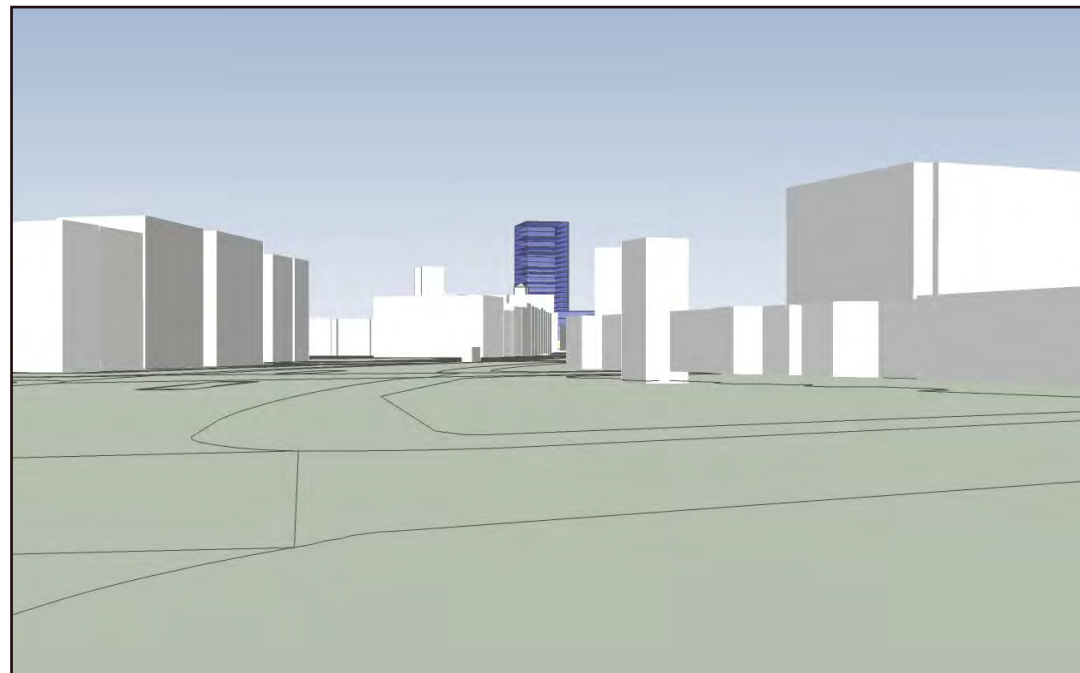
EXISTING MASSING



20 STOREYS (Maximum height for taller element outlined in policy 26)



25 STOREYS (Height discounted due to negative impact)



NOTES / DISCUSSION

Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

The height tested at 20 storeys will be visible in the backdrop of the view with approximately 9 storeys visible above the Rye Lane frontages. A tall element on the site will have a moderate impact in the view. This can have a beneficial impact by providing a focal point in the backdrop of the view. However, it could cause adverse impact in the backdrop of the view as the height can appear prominent in the view of the Rye Lane frontages particularly of the central tower of Jones and Higgins, if visible. However as you move closer to the view the street width tightens and the height is less prominent in the view.

25 storeys would be visible in the backdrop of the view with approximately 14 storeys visible above the Rye Lane frontages. A tall element on the site will have a moderate impact in the view. This can have a beneficial impact by providing a focal point in the backdrop of the view. However, it could have adverse impact in the backdrop of the view as the height can appear prominent in the view of the Rye Lane frontages particularly the central tower of Jones and Higgins. However as you move closer to the view the street width tightens and the height is less prominent in the view.

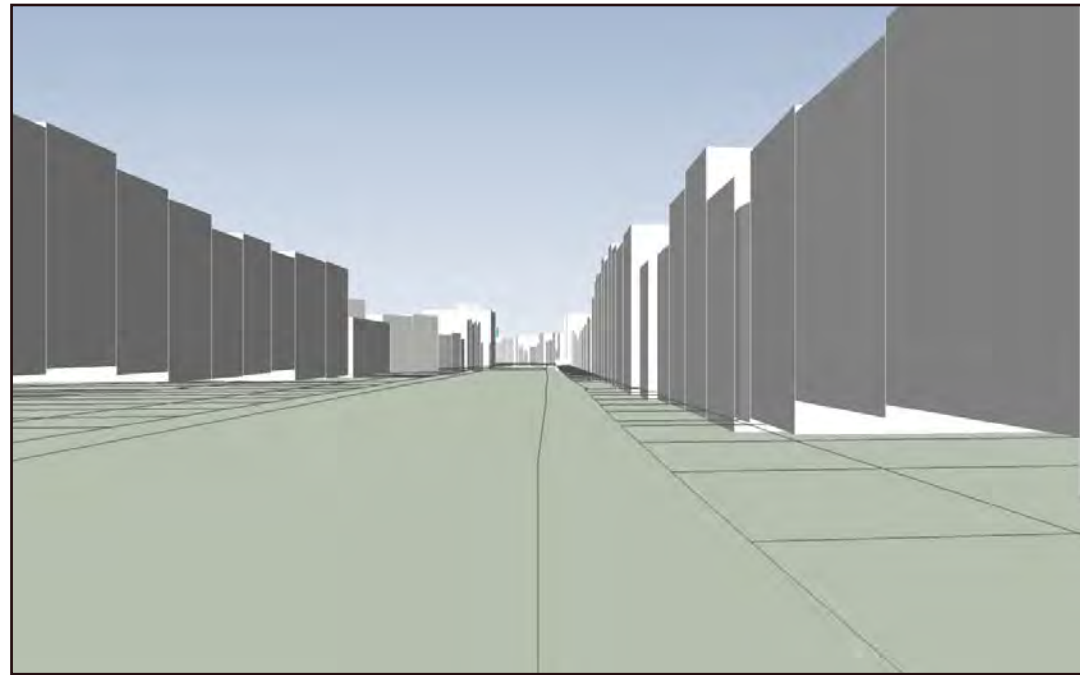
View Number: **TV 31**

View Name: **From Bellenden Road corner Soames Street towards Rye Lane**

INDICATIVE EXISTING PHOTO



EXISTING MASSING

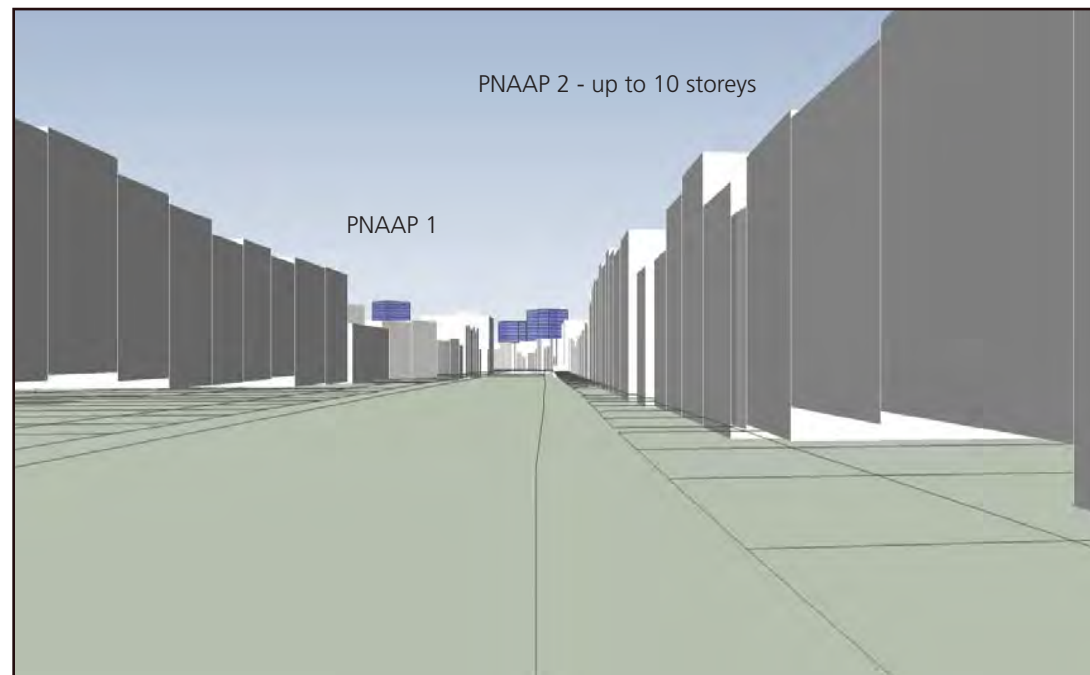


NOTES / DISCUSSION

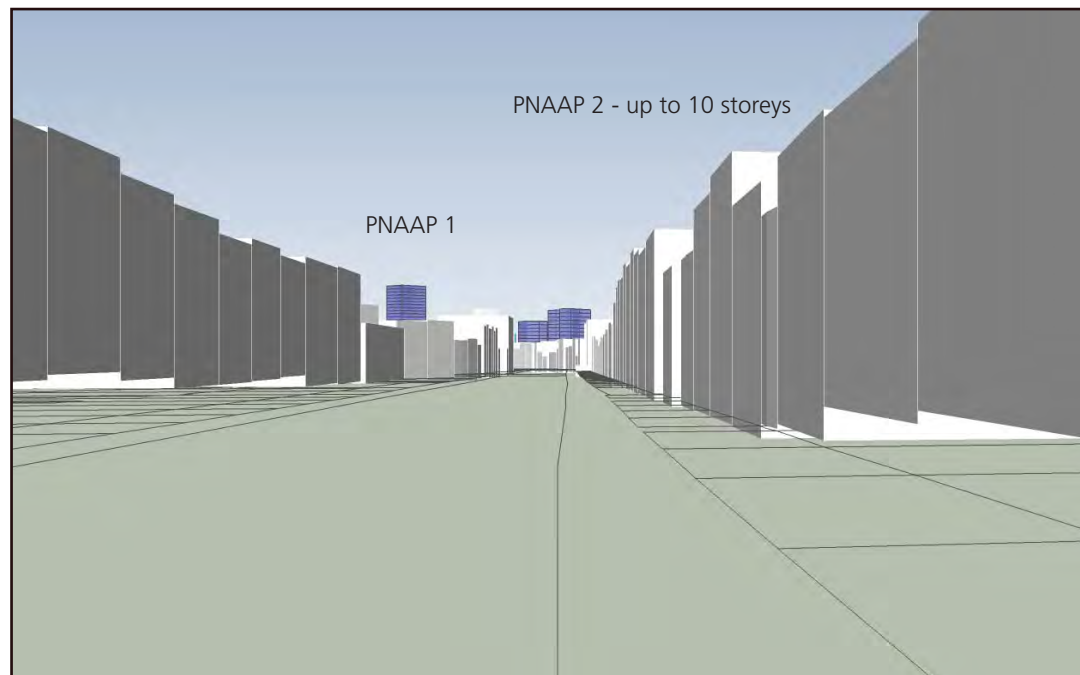
Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

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.

20 STOREYS (Maximum height for taller element outlined in policy 26)



25 STOREYS (Height discounted due to negative impact)



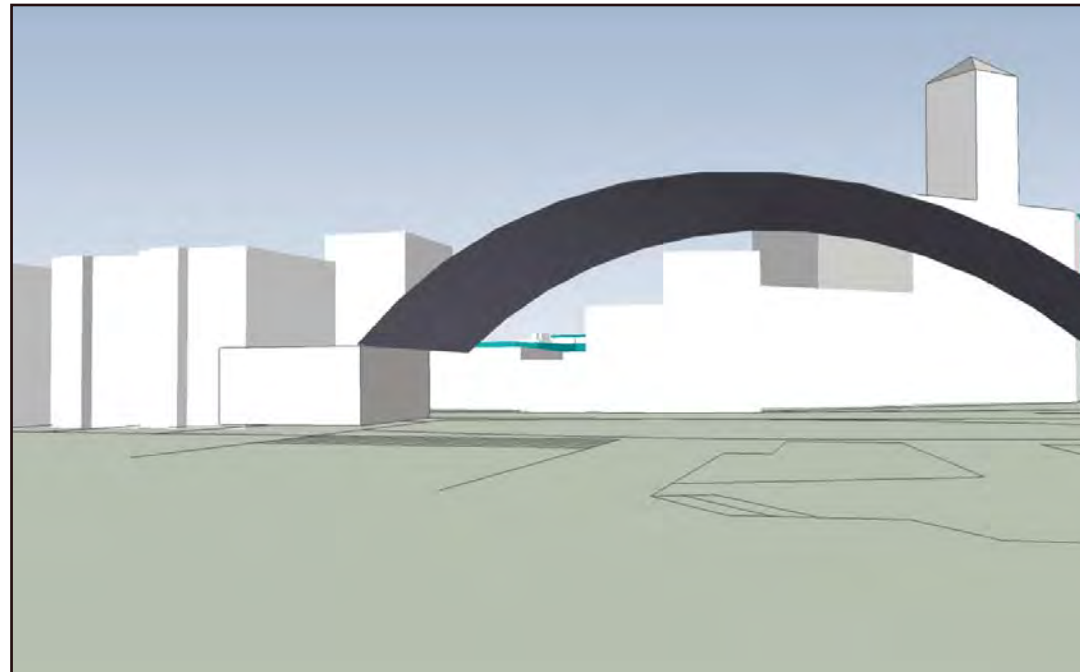
View Number: **TV 3**

View Name: **From Peckham Square towards Peckham arch and Rye Lane**

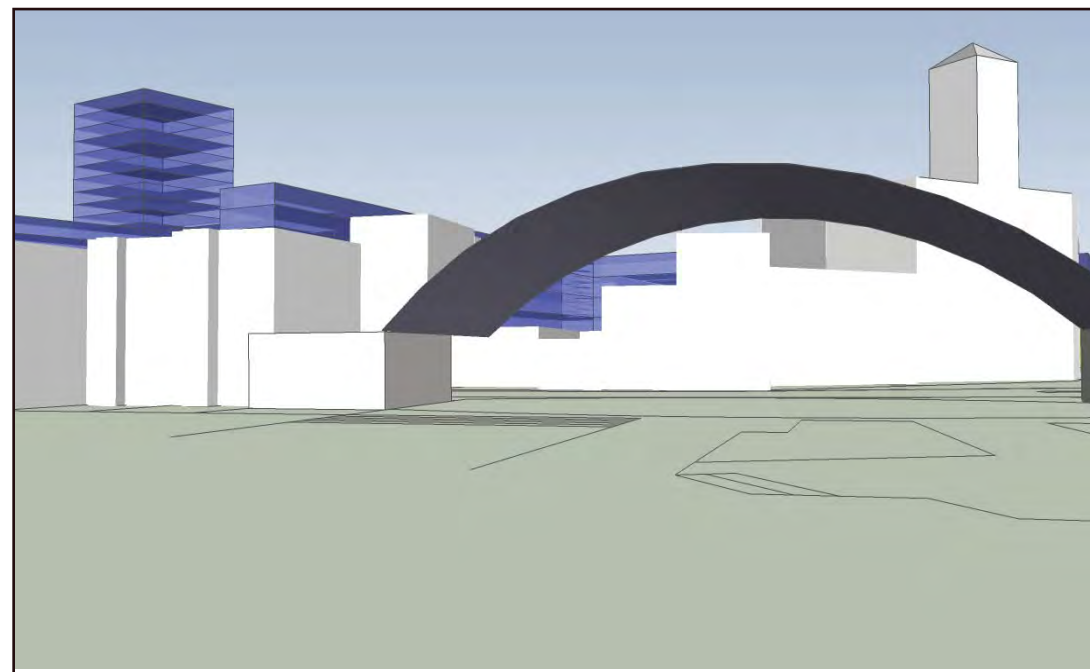
INDICATIVE EXISTING PHOTO



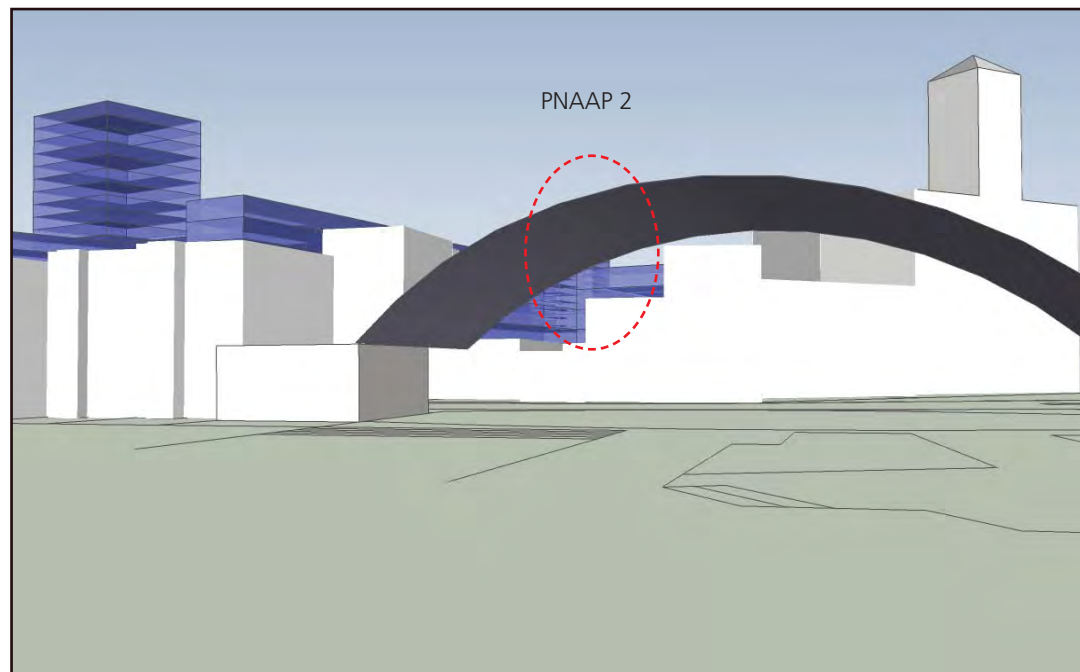
EXISTING MASSING



10 STOREYS (Maximum height for taller element outlined in policy 26)



15 STOREYS (Height discounted due to negative impact)



NOTES / DISCUSSION

Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

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.

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.

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 shop-fronts of Rye Lane are visible in the background of the view.

Heights tested up to 10 storeys will not be visible in the view.

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

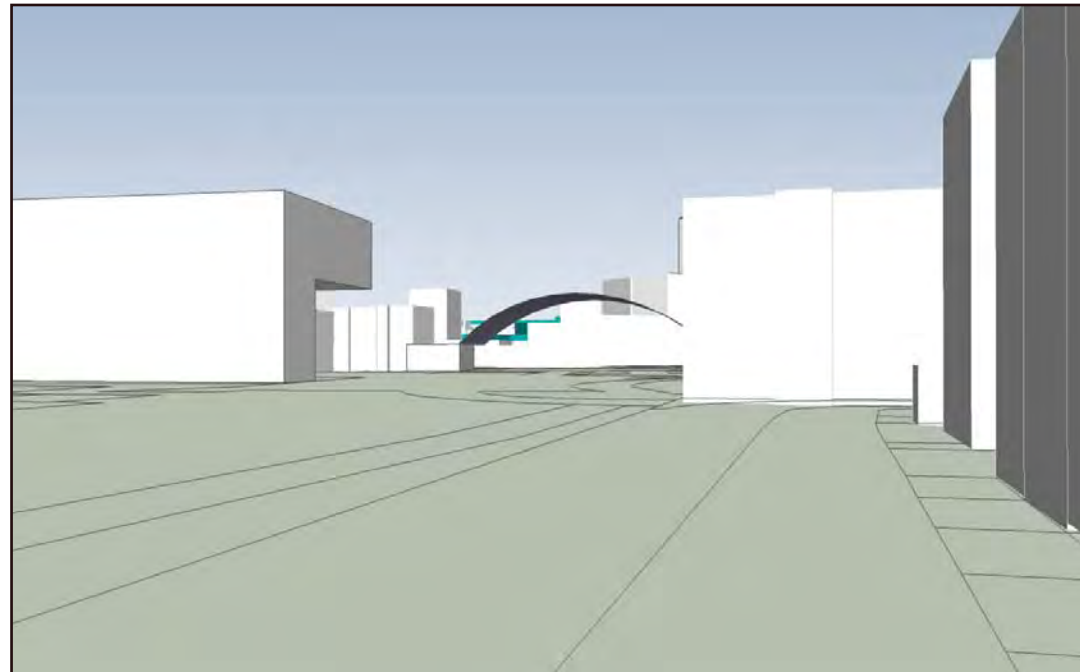
View Number: **TV 4A**

View Name: **From Surrey Canal / Jocelyn Street towards Peckham Square (east side of street)**

INDICATIVE EXISTING PHOTO



EXISTING MASSING



NOTES / DISCUSSION

Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

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.

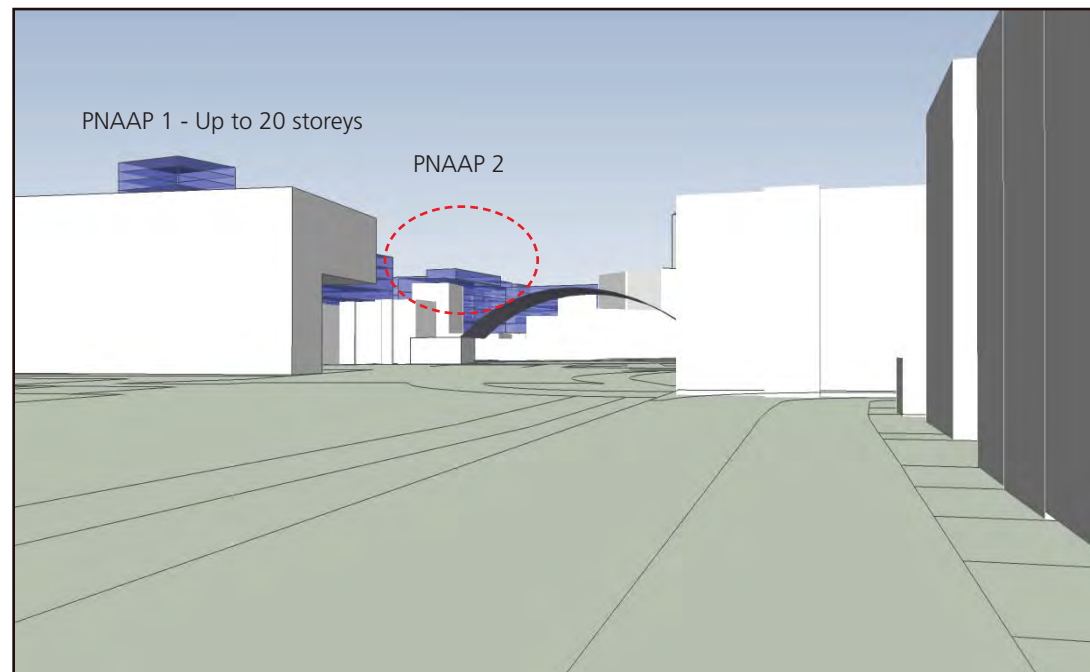
The view is from adjacent the protected open space of Peckham Square and offers a clear view of Peckham Library, the Peckham Pulse leisure centre and Peckham arch.

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.

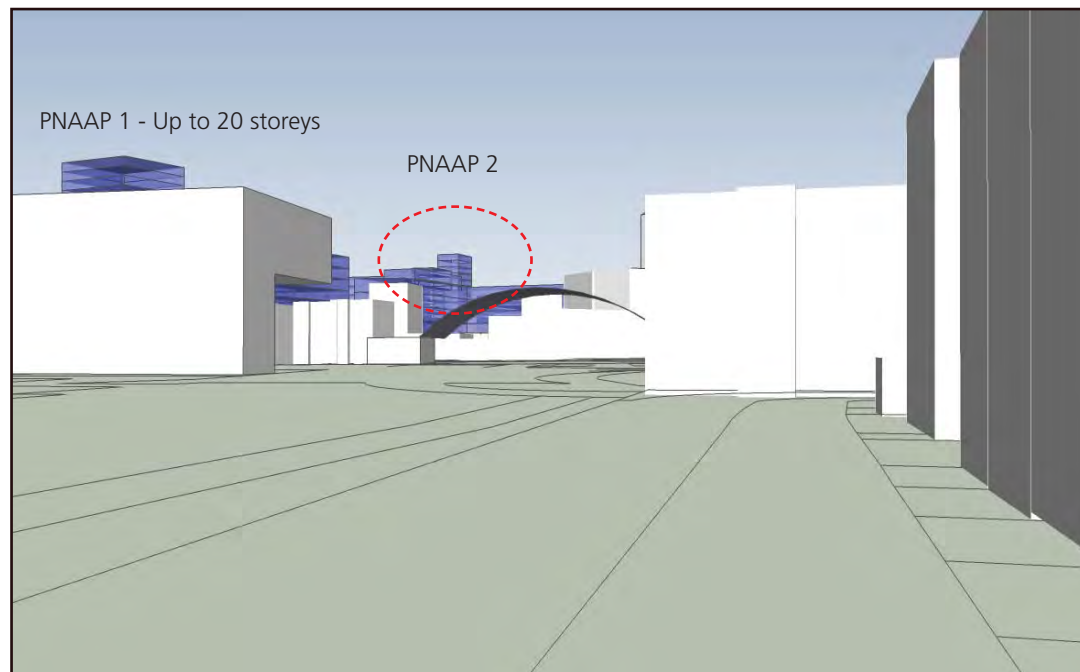
Heights tested up to 15 storeys will not be visible in the view.

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.

10 STOREYS (Maximum height for taller element outlined in policy 26)



15 STOREYS (Height discounted due to negative impact)



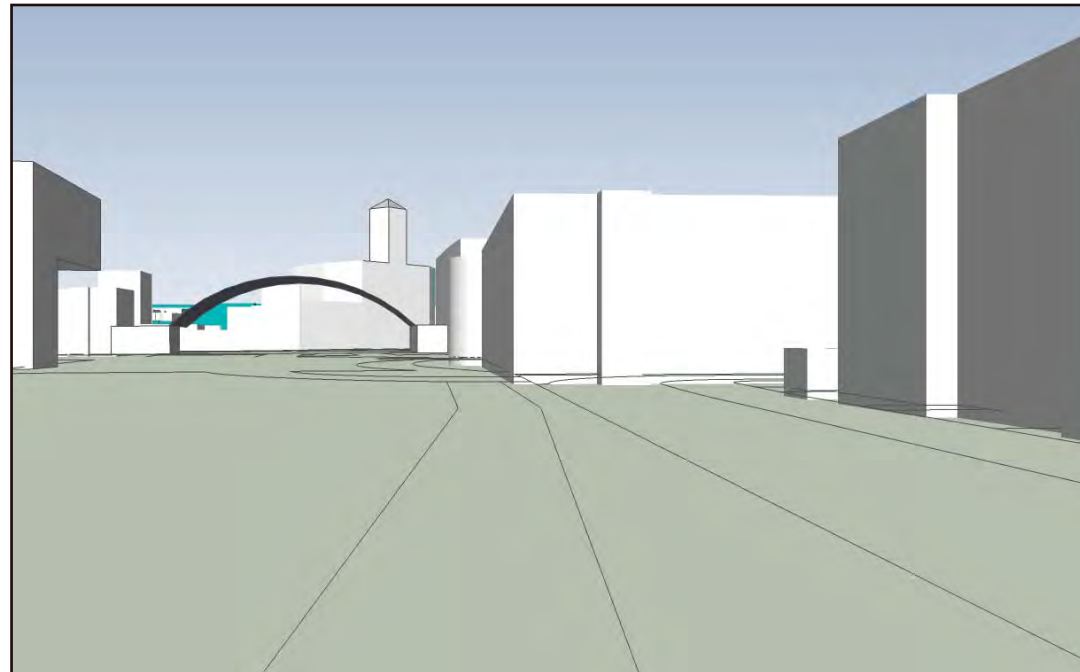
View Number: **TV 4B**

View Name: **From Surrey Canal / Jocelyn Street towards Peckham Square (Surrey Canal walk)**

INDICATIVE EXISTING PHOTO



EXISTING MASSING



NOTES / DISCUSSION

Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

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.

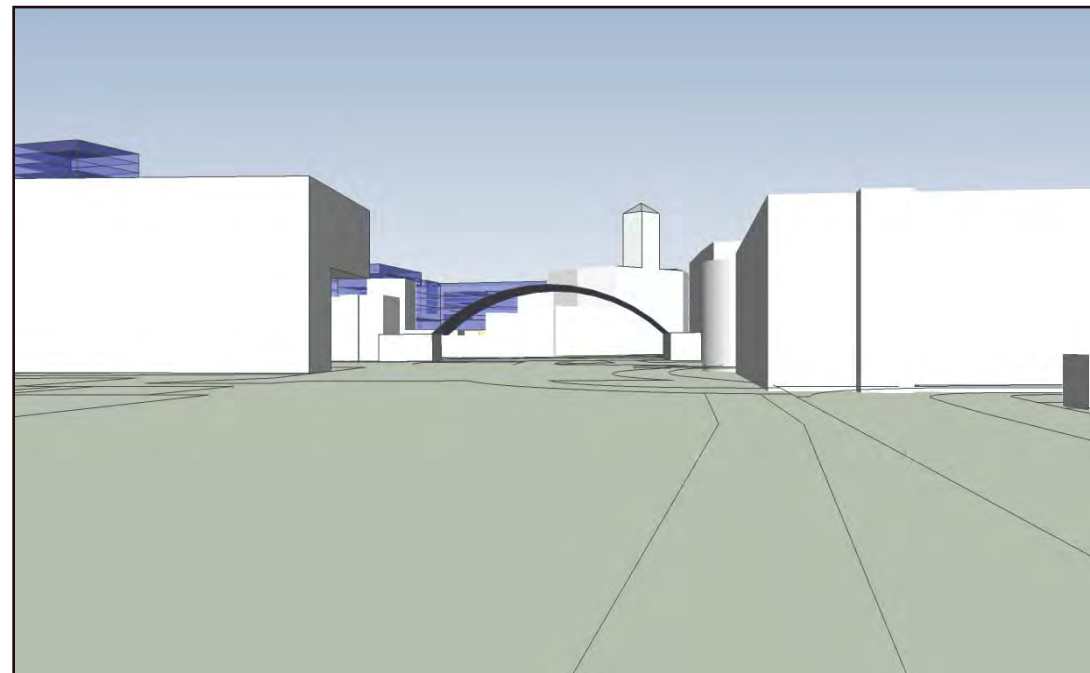
The view is from adjacent the protected open space of Peckham Square and offers a clear view of Peckham Library, the Peckham Pulse leisure centre and Peckham arch.

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.

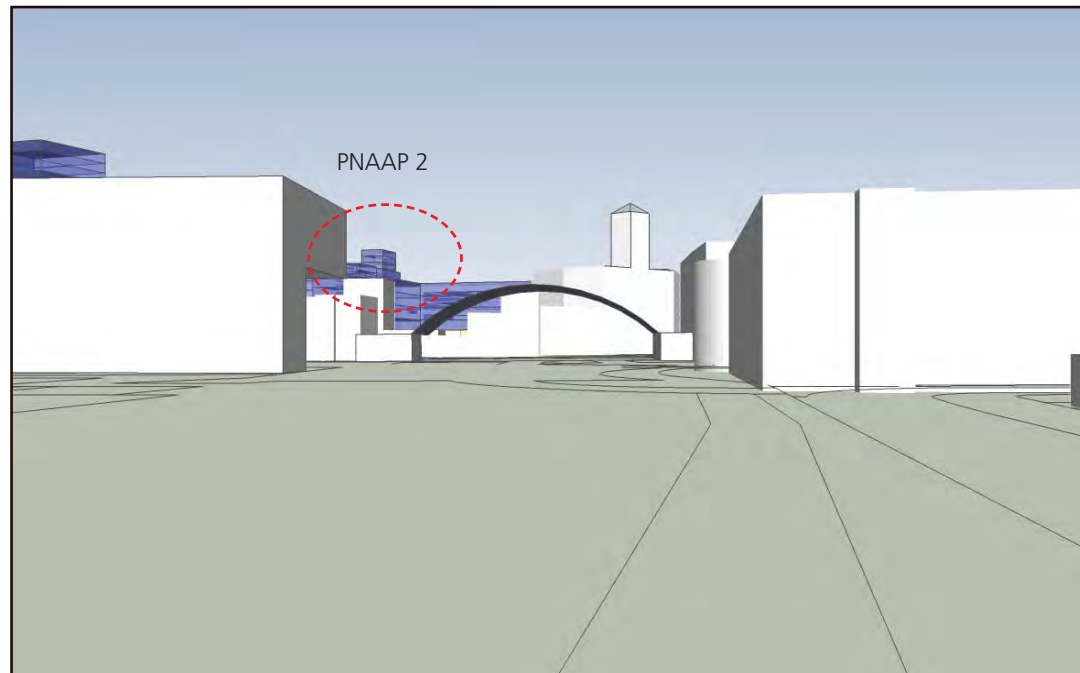
Heights tested up to 15 storeys will not be visible in the view.

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.

10 STOREYS (Maximum height for taller element outlined in policy 26)



15 STOREYS (Height discounted due to negative impact)



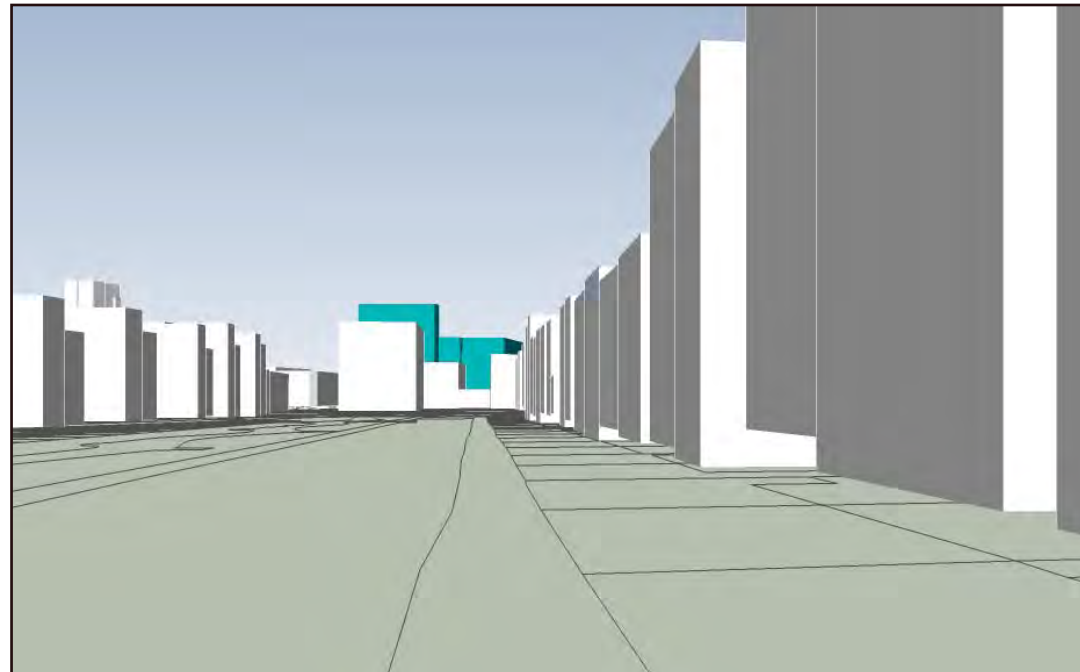
View Number: **TV 15**

View Name: **From Holly Grove towards Rye Lane**

INDICATIVE EXISTING PHOTO



EXISTING MASSING



NOTES / DISCUSSION

Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

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.

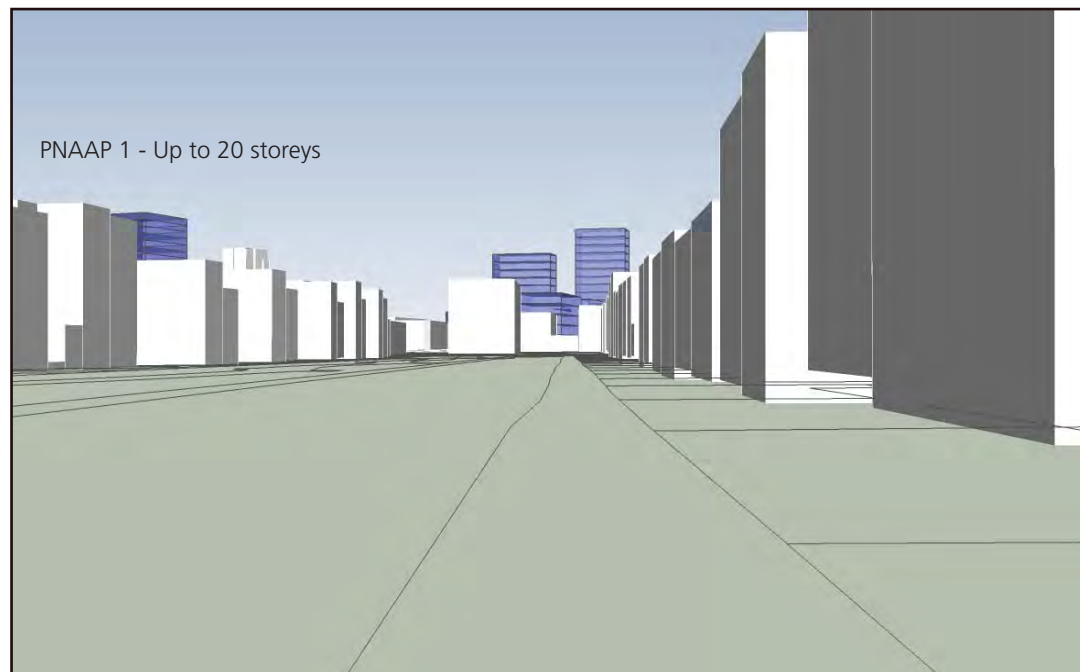
Heights tested up to 8 storeys will not be visible in the view.

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.

10 STOREYS (Maximum height for taller element outlined in policy 26)



15 STOREYS (Height discounted due to negative impact)



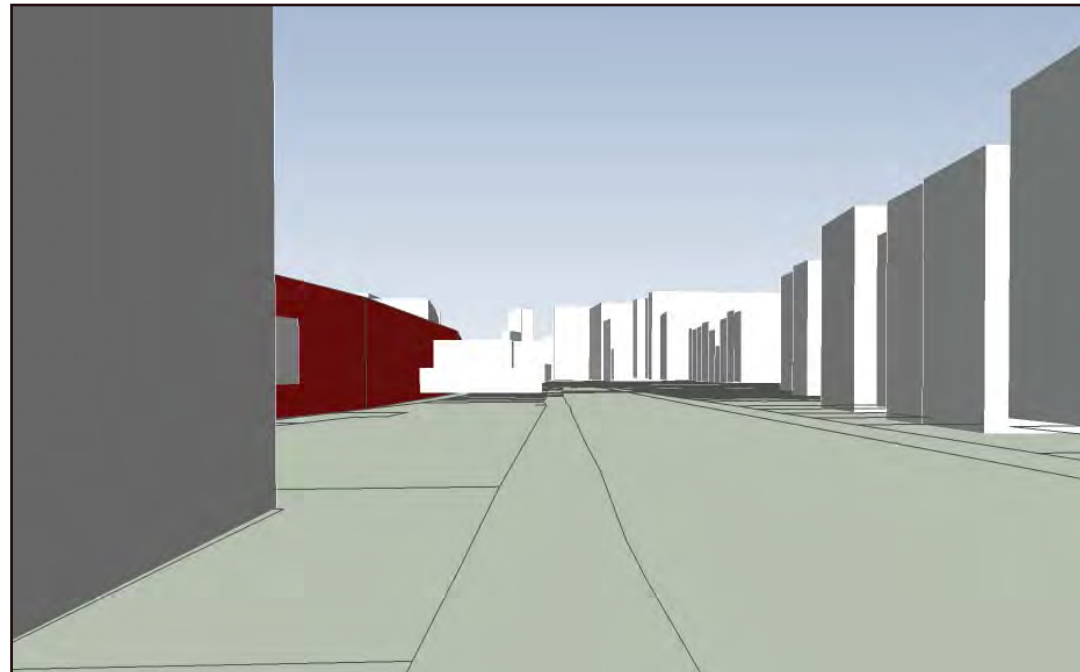
View Number: **TV 16**

View Name: **From Blenheim Grove towards Rye Lane**

INDICATIVE EXISTING PHOTO



EXISTING MASSING



NOTES / DISCUSSION

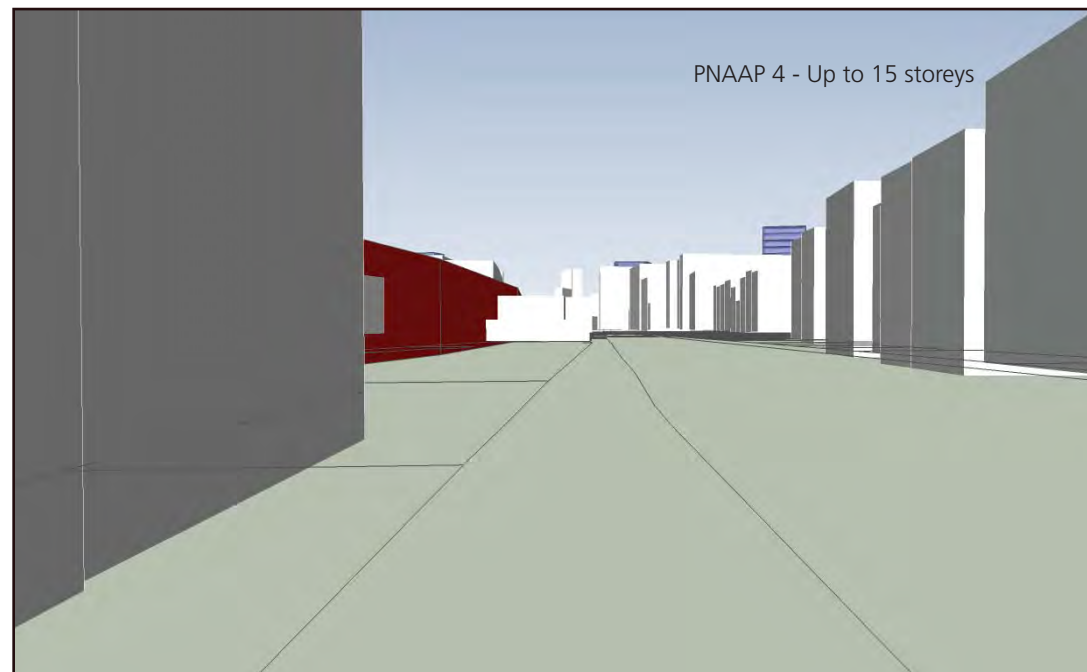
Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

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.

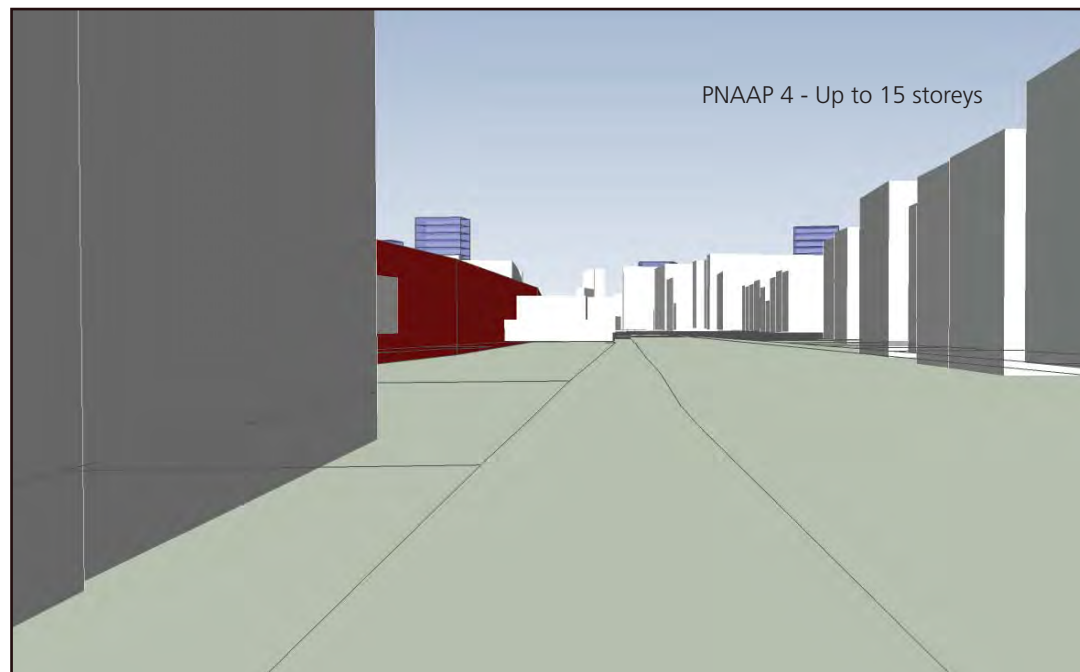
Heights tested up to 8 storeys will not be visible in the view.

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

10 STOREYS (Maximum height for taller element outlined in policy 26)



15 STOREYS (Height discounted due to negative impact)



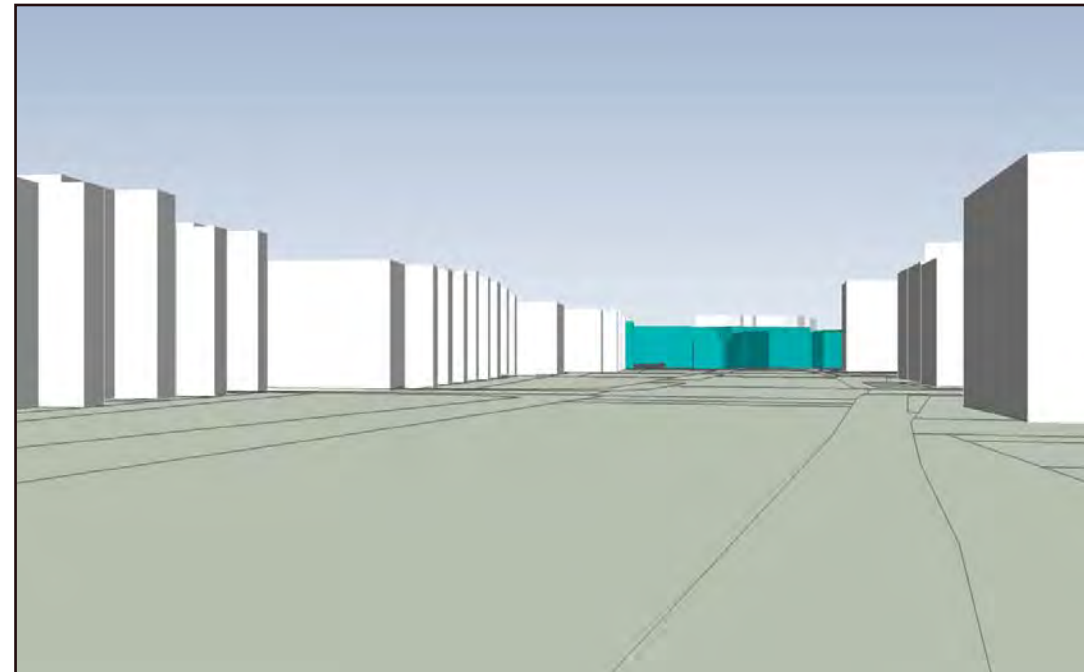
View Number: **TV 19**

View Name: **From Copeland Road towards north**

INDICATIVE EXISTING PHOTO



EXISTING MASSING



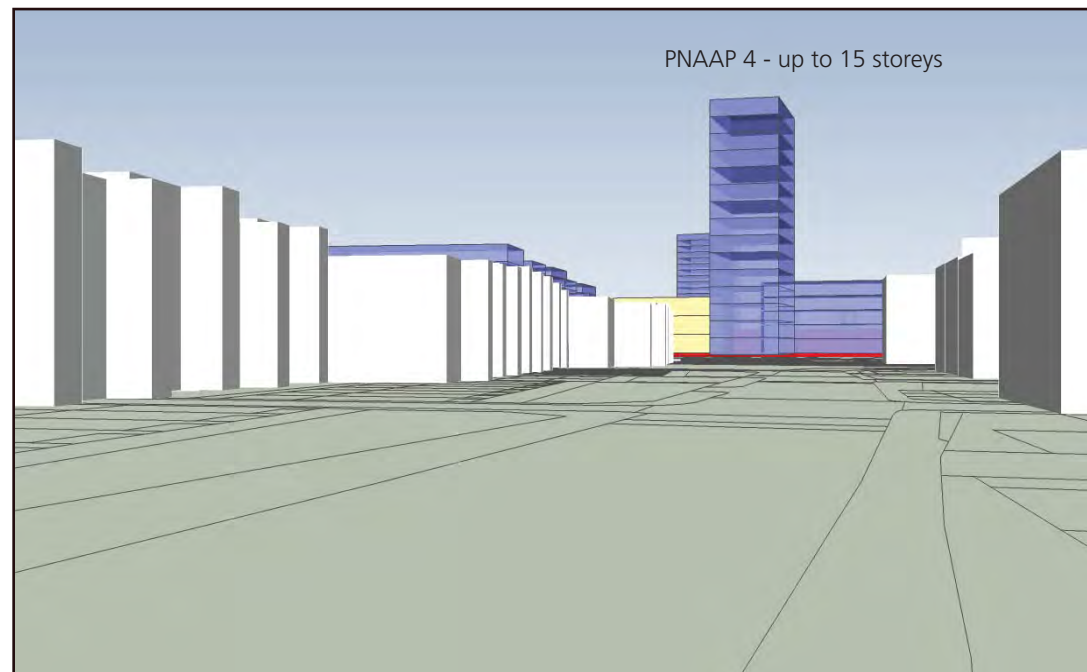
NOTES / DISCUSSION

Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

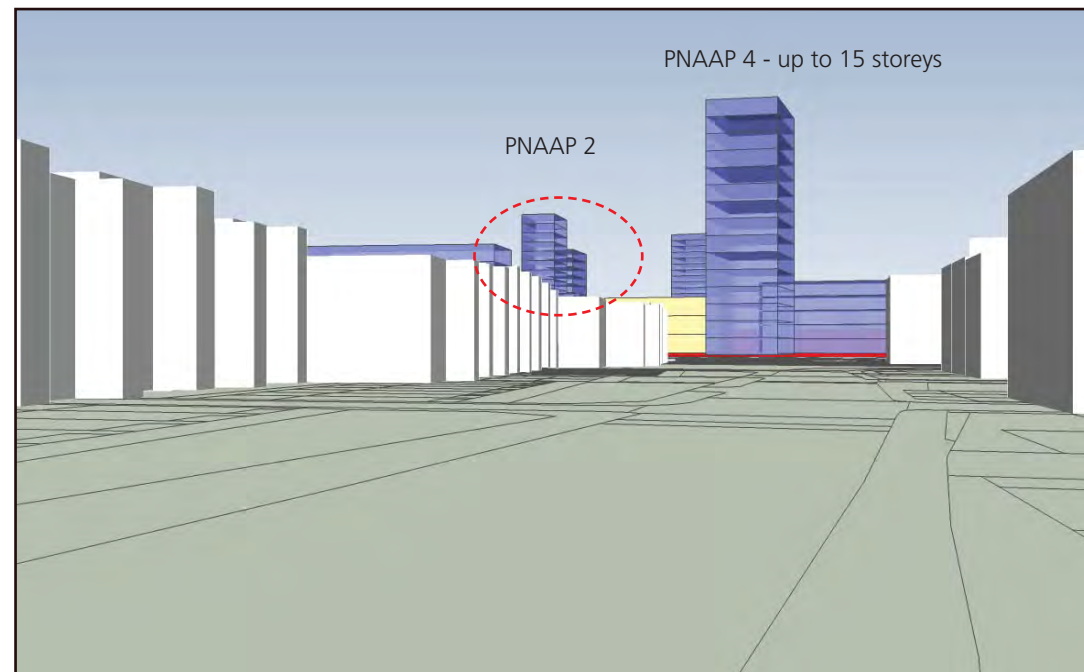
This is an axial view from Copeland Road towards the junction of Bournemouth Road. Characterising the foreground are 2 storey residential properties that are set back from pavements on both sides of Copeland Road. The height of Witcombe Point tower is visible above the roof line in the background. A number of mature street trees are located on the western side of Copeland Road.

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.

10 STOREYS (Maximum height for taller element outlined in policy 26)



15 STOREYS (Height discounted due to negative impact)



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.

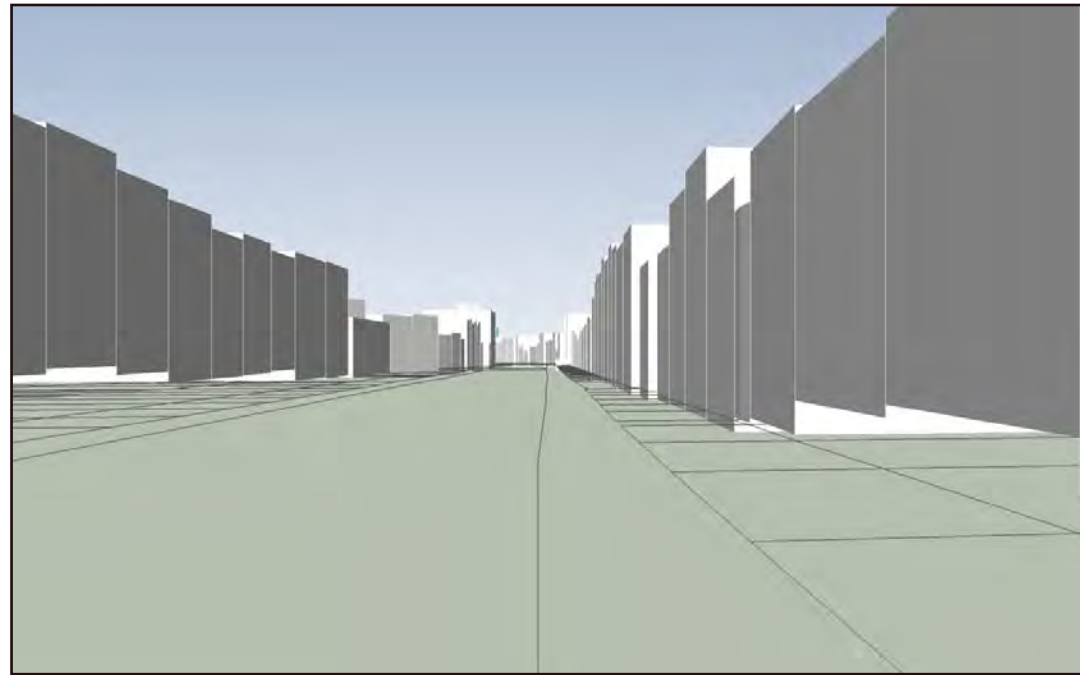
View Number: **TV 31**

View Name: **From Bellenden Road corner Soames Street towards Rye Lane**

INDICATIVE EXISTING PHOTO



EXISTING MASSING



NOTES / DISCUSSION

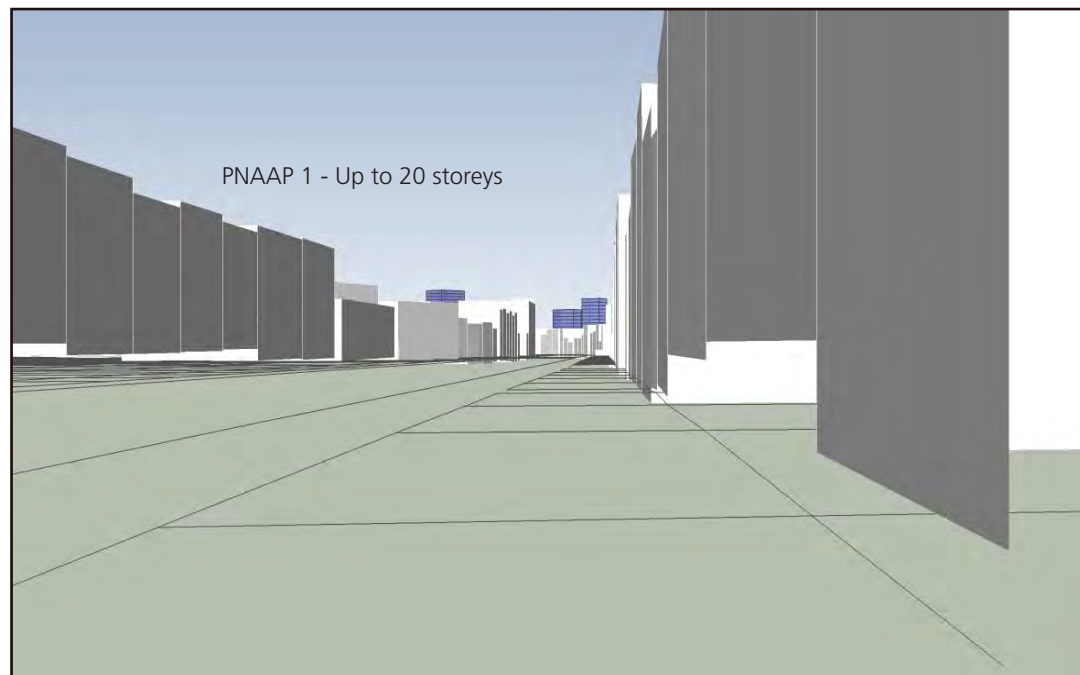
Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

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.

10 STOREYS (Maximum height for taller element outlined in policy 26)



15 STOREYS (Height discounted due to negative impact)



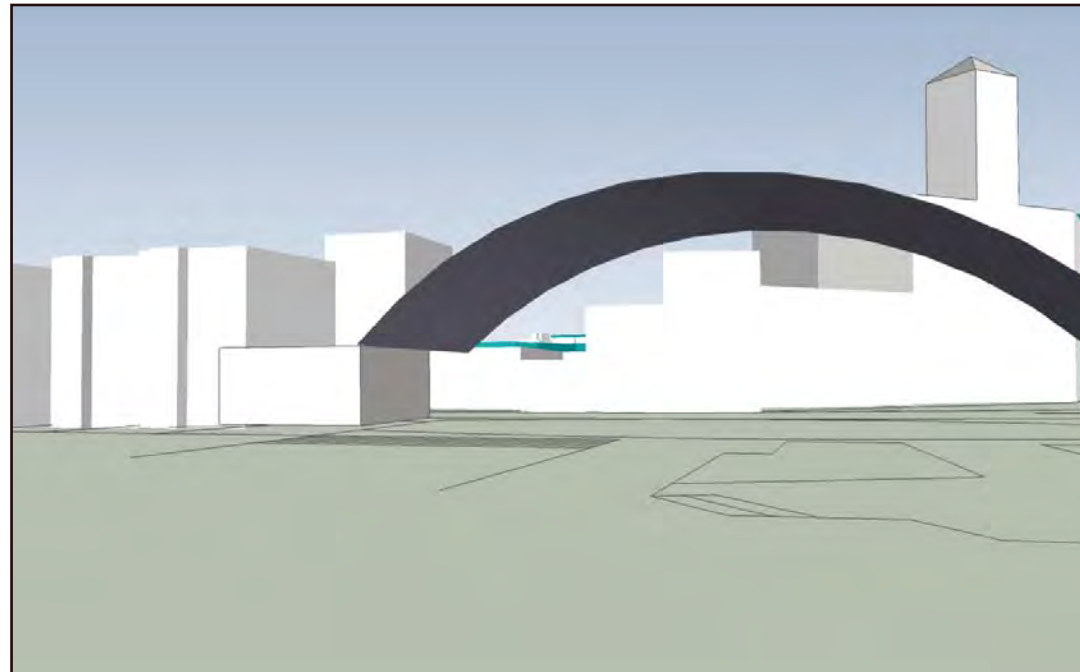
View Number: **TV 3**

View Name: **From Peckham Square towards Peckham arch and Rye Lane**

INDICATIVE EXISTING PHOTO



EXISTING MASSING



NOTES / DISCUSSION

Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

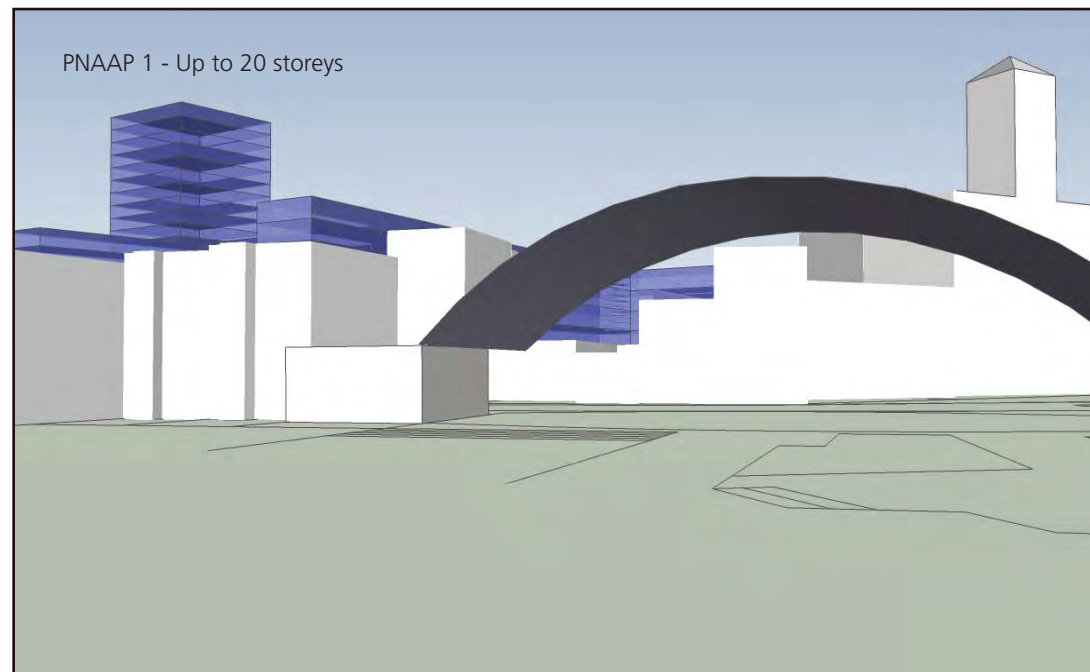
This is a townscape view from within the Rye Lane Peckham Conservation Area, when approaching from Peckham Square towards Peckham arch and the main junction of Rye Lane and Peckham High Street.

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.

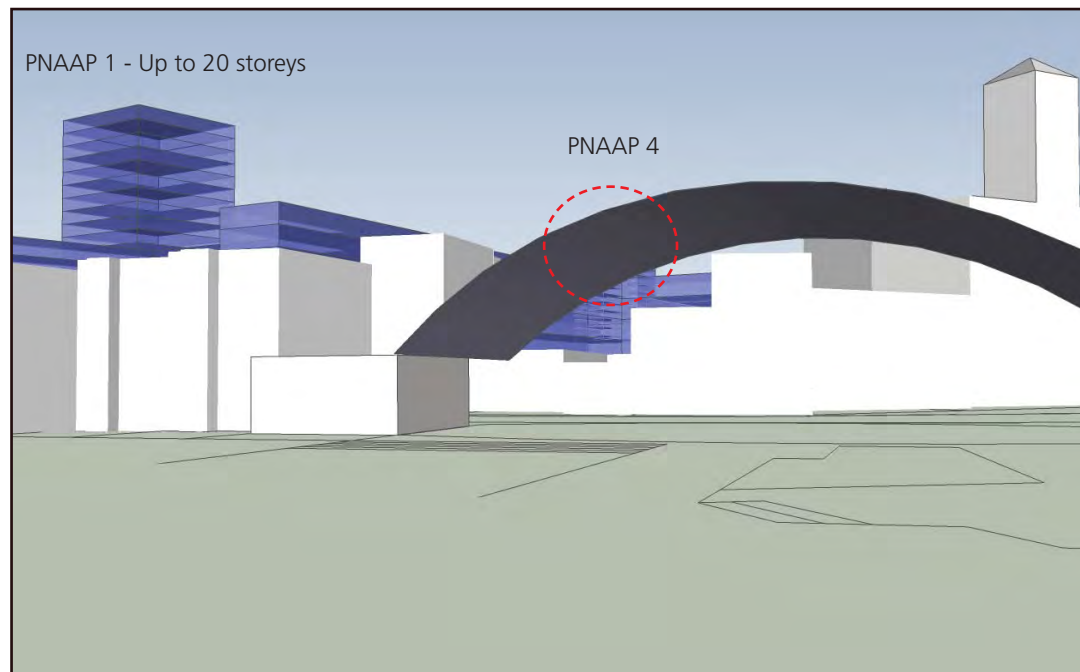
The former Jones and Higgins building, which is identified as having townscape merit, is a focal point in the background of the view, visible through and above Peckham arch. The shop-fronts of Rye Lane are visible in the background of the view.

Heights tested up to 20 storeys at PNAAP 4 will not be visible in the background view or impact the Rye Lane Peckham conservation area.

15 STOREYS (Maximum height for taller element outlined in policy 26)



20 STOREYS (Height discounted due to negative impact)



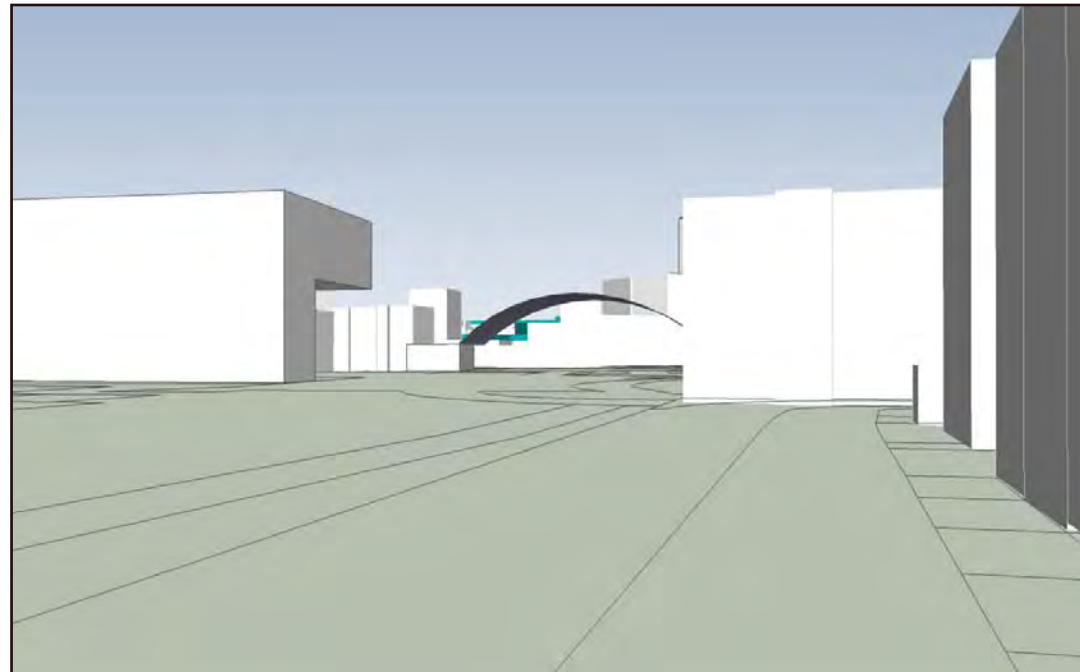
View Number: **TV 4A**

View Name: **From Surrey Canal / Jocelyn Street towards Peckham Square (east side of street)**

INDICATIVE EXISTING PHOTO



EXISTING MASSING



NOTES / DISCUSSION

Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

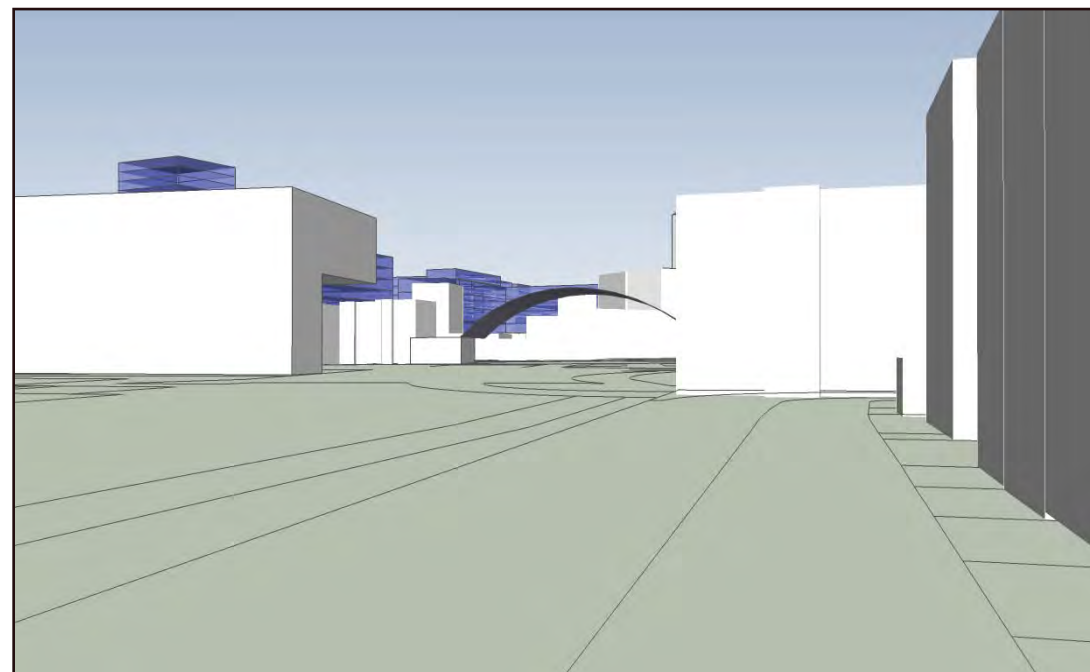
This is a townscape view from the edge of the Rye Lane Peckham Conservation Area, when approaching from Surrey Canal Walk towards Peckham Square and the Peckham shopping area.

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.

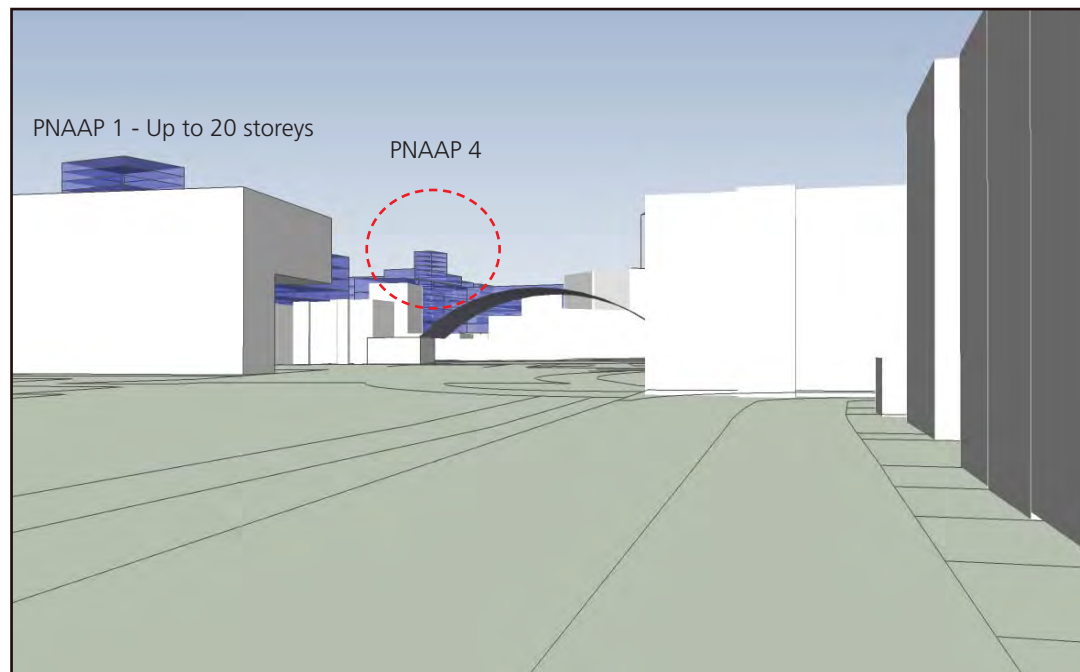
The Peckham Library, visible in the foreground of the view and former Jones and Higgins building, are focal points in the view, with the central tower visible on the roofline above Peckham arch. Both buildings are identified as having townscape merit.

Heights tested up to 15 storeys will not be visible in the view, although heights up to 20 storeys would be visible in the background of the view but would have a minor to negligible impact.

15 STOREYS (Maximum height for taller element outlined in policy 26)



20 STOREYS (Height discounted due to negative impact)



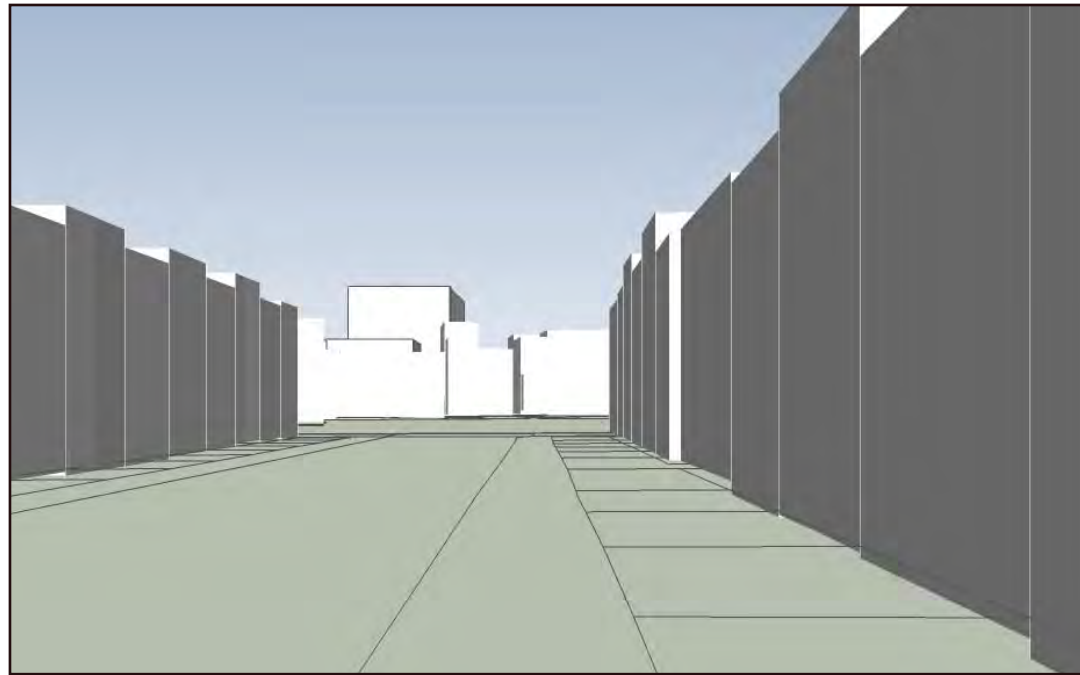
View Number: **TV 17**

View Name: **From Chadwick Road towards Choumert Grove**

INDICATIVE EXISTING PHOTO



EXISTING MASSING



NOTES / DISCUSSION

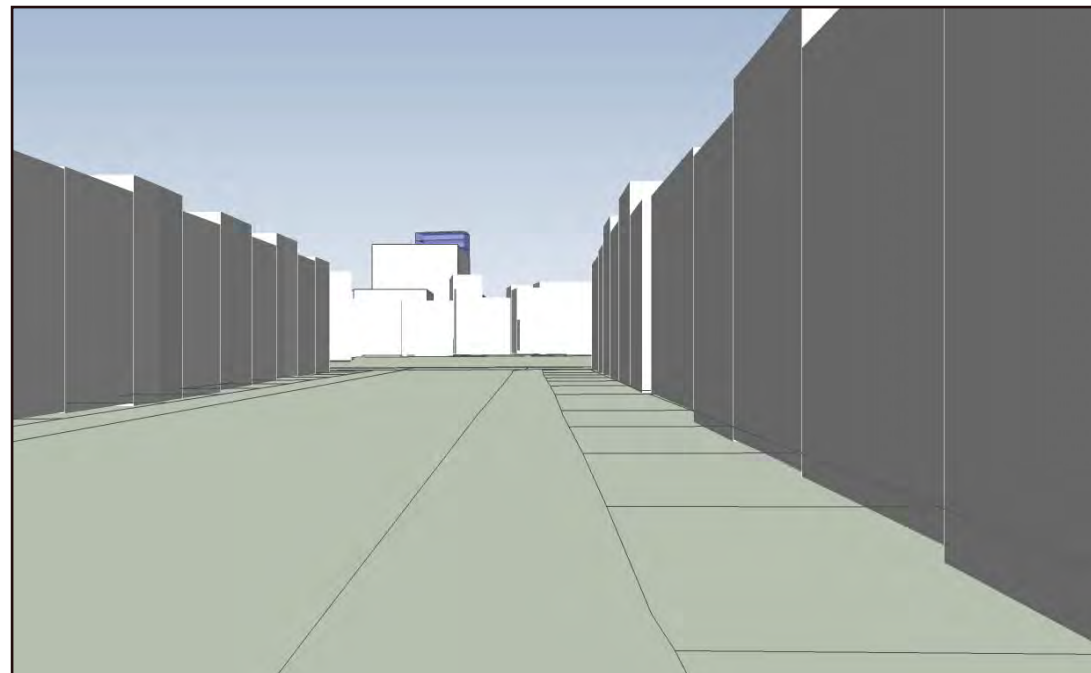
Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

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.

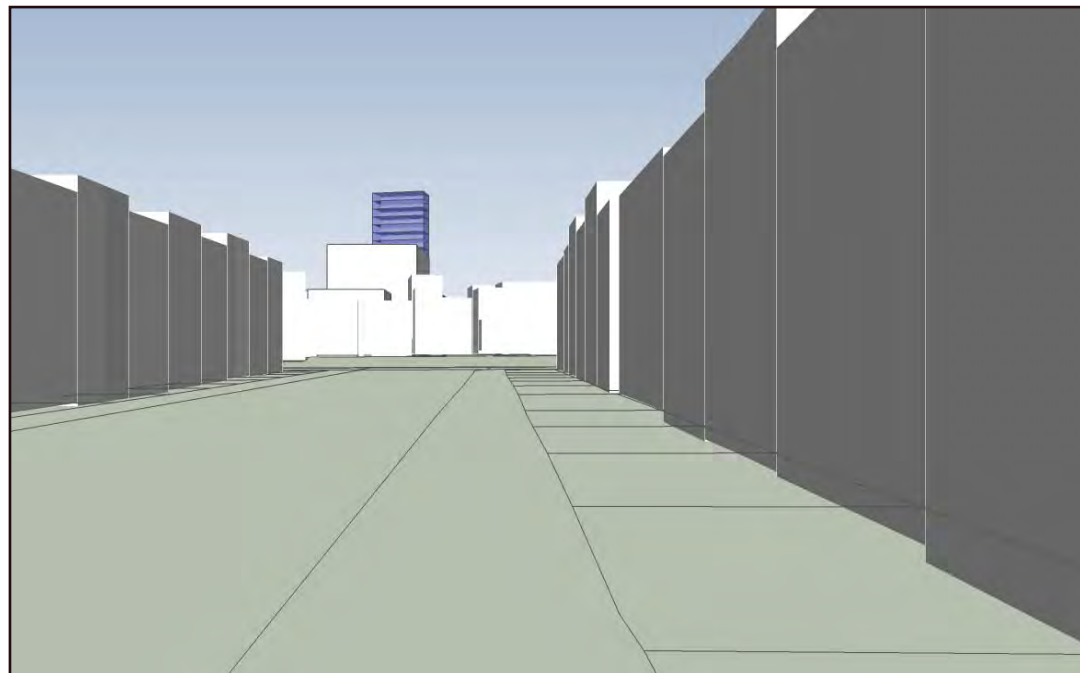
Heights tested up to 10 storeys will not be visible in the view.

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.

15 STOREYS (Maximum height for taller element outlined in policy 26)



20 STOREYS (Height discounted due to negative impact)



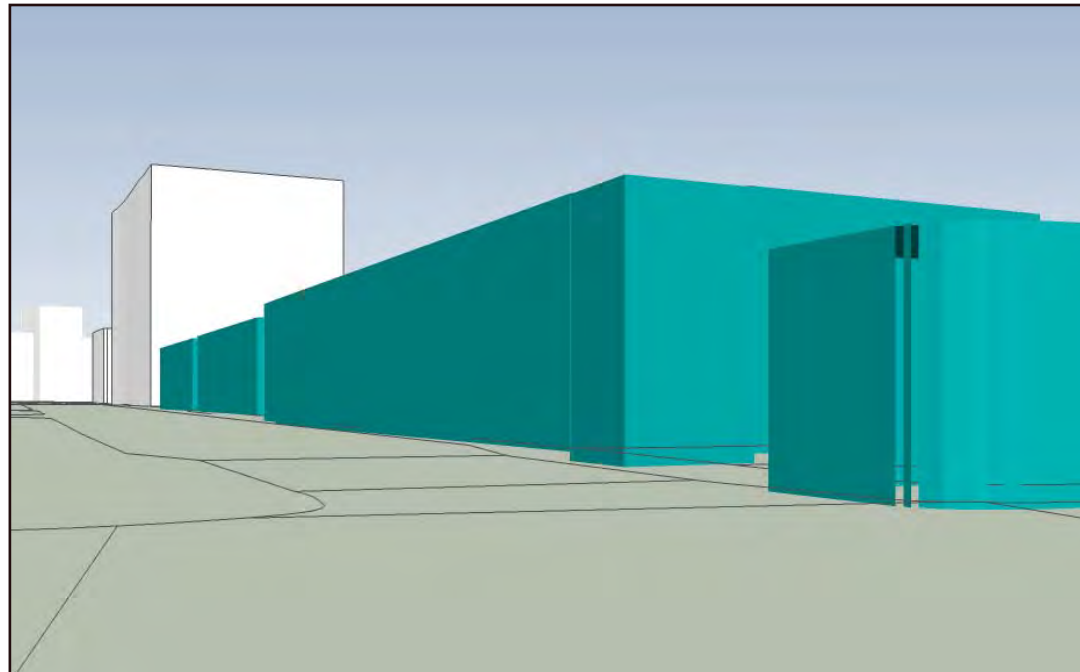
View Number: **TV 18**

View Name: **From Copeland Road and corner Bournemouth Road towards west**

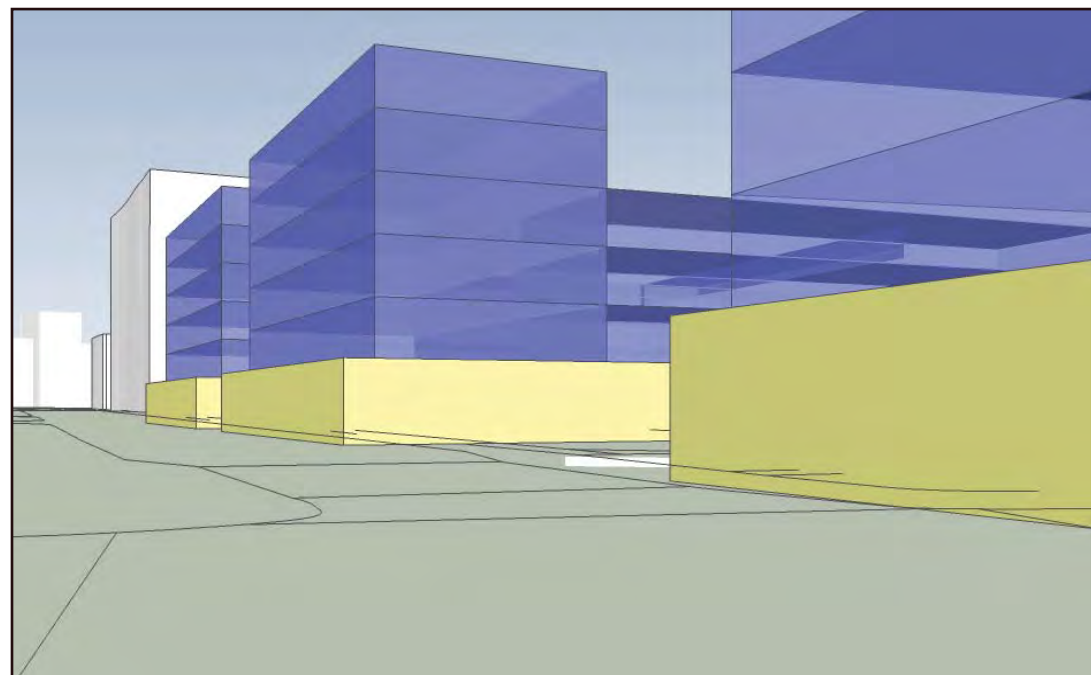
INDICATIVE EXISTING PHOTO



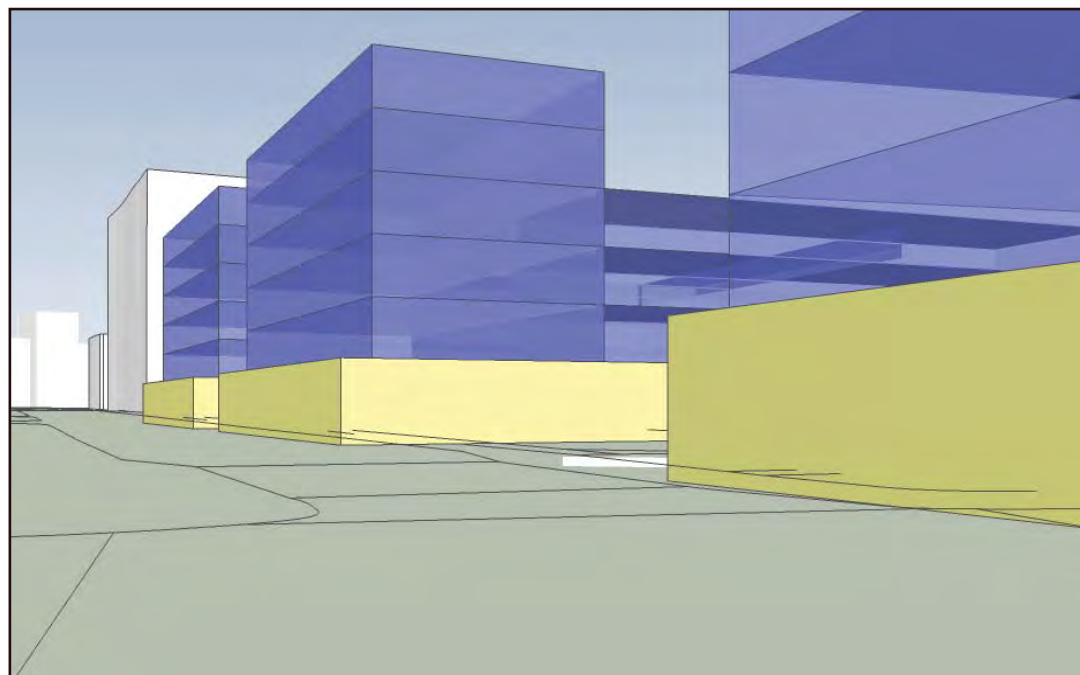
EXISTING MASSING



15 STOREYS (Maximum height for taller element outlined in policy 26)



20 STOREYS (Height discounted due to negative impact)



NOTES / DISCUSSION

Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

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.

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.

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.

Taller heights tested are not directly visible in this view.

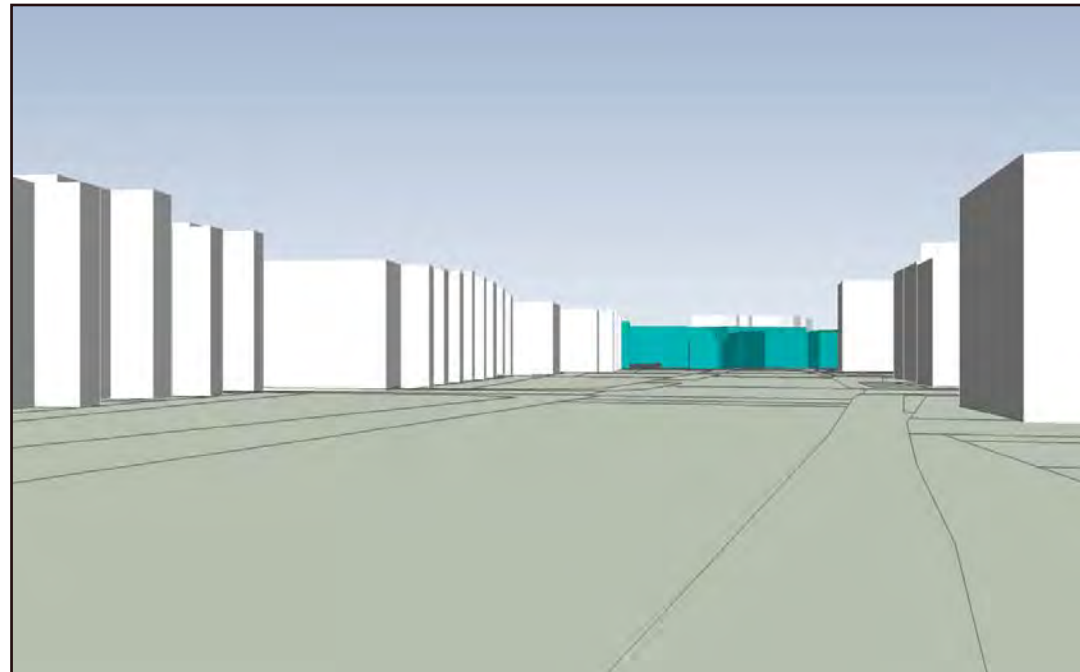
View Number: **TV 19**

View Name: **From Copeland Road towards north**

INDICATIVE EXISTING PHOTO



EXISTING MASSING



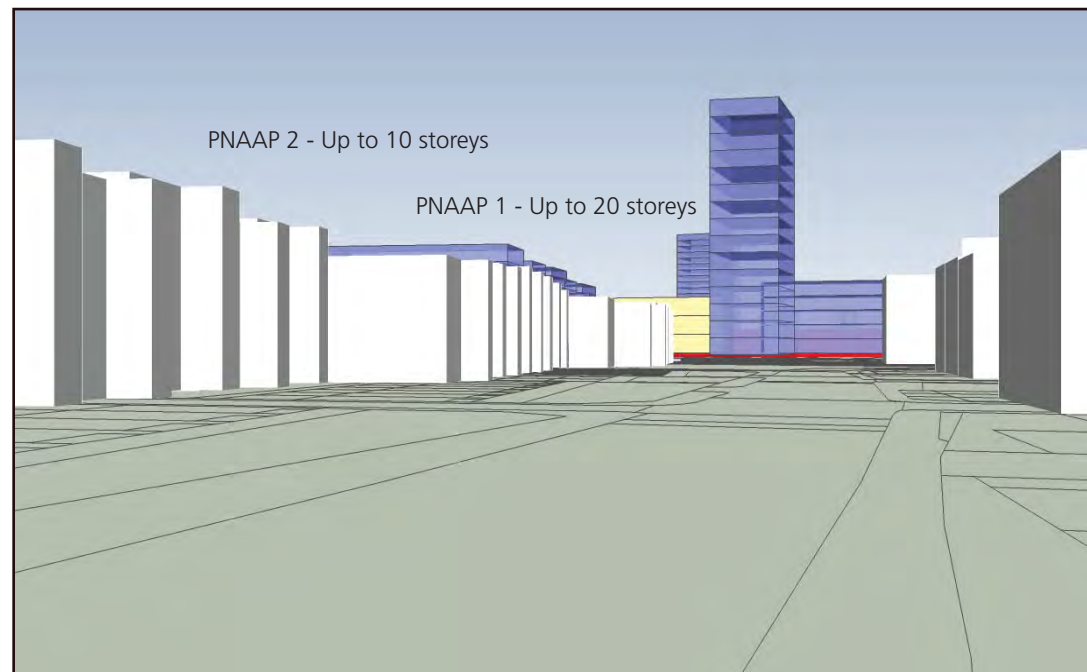
NOTES / DISCUSSION

Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

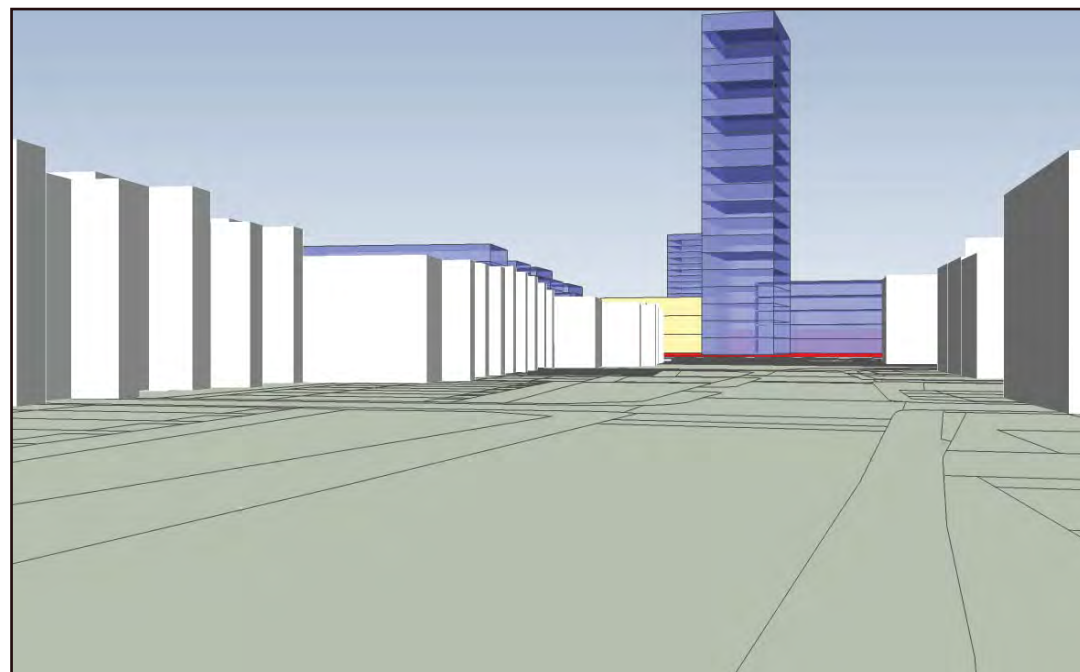
This is an axial view from Copeland Road towards the junction of Bournemouth Road. Characterising the foreground are 2 storey residential properties that are set back from pavements on both sides of Copeland Road. The height of Witcombe Point tower is visible above the roof line in the background. A number of mature street trees are located on the western side of Copeland Road.

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.

15 STOREYS (Maximum height for taller element outlined in policy 26)



20 STOREYS (Height discounted due to negative impact)



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.

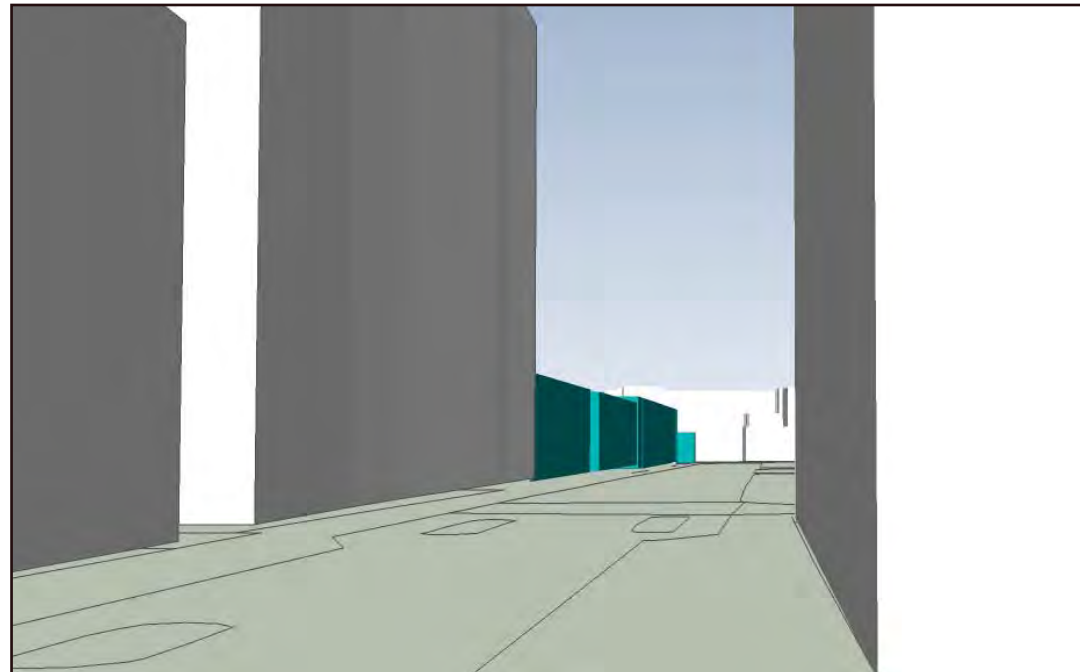
View Number: **TV 20**

View Name: **From Rye Lane towards Bournemouth Road**

INDICATIVE EXISTING PHOTO



EXISTING MASSING



NOTES / DISCUSSION

Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

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.

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 two-storey residential properties

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.

Taller heights up to 20 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.

15 STOREYS (Maximum height for taller element outlined in policy 26)



20 STOREYS (Height discounted due to negative impact)



View Number: **TV 21**

View Name: **From Rye Lane (south end) looking north**

INDICATIVE EXISTING PHOTO



EXISTING MASSING



NOTES / DISCUSSION

Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

This is a contained axial view of Rye Lane from its southern end. The view kinks slightly in the foreground, while the raised railway viaducts and platforms at Peckham Rye Station are visible in the background,

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.

Heights tested will not be visible in the view.

15 STOREYS (Maximum height for taller element outlined in policy 26)



20 STOREYS (Height discounted due to negative impact)



View Number: **TV24**

View Name: **From Rye Lane towards Copeland Road**

INDICATIVE EXISTING PHOTO



EXISTING MASSING



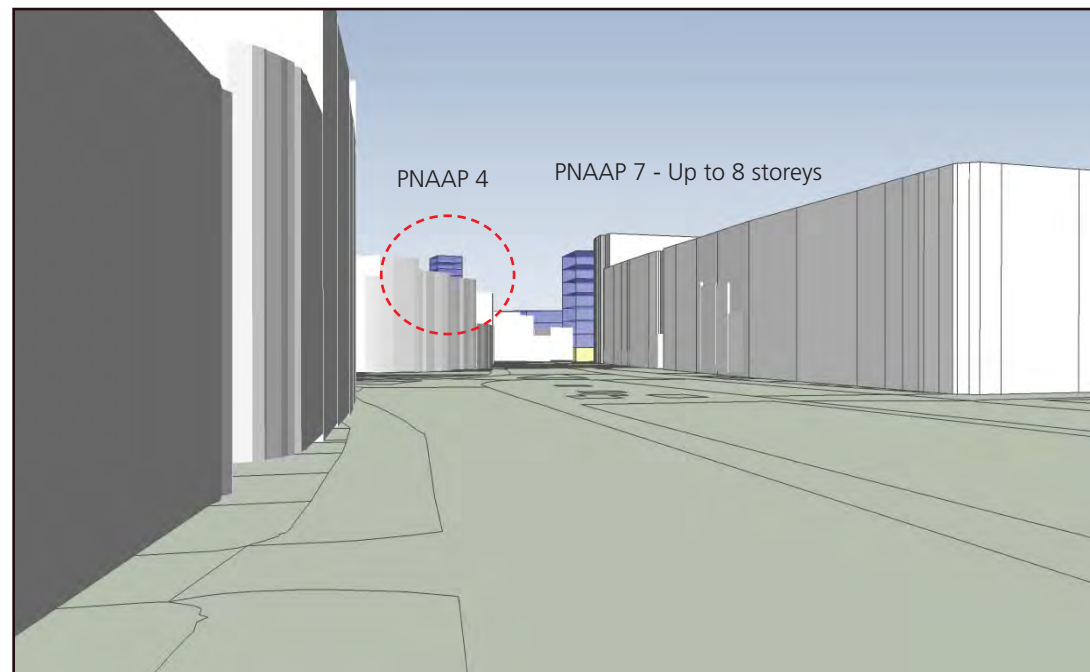
NOTES / DISCUSSION

Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

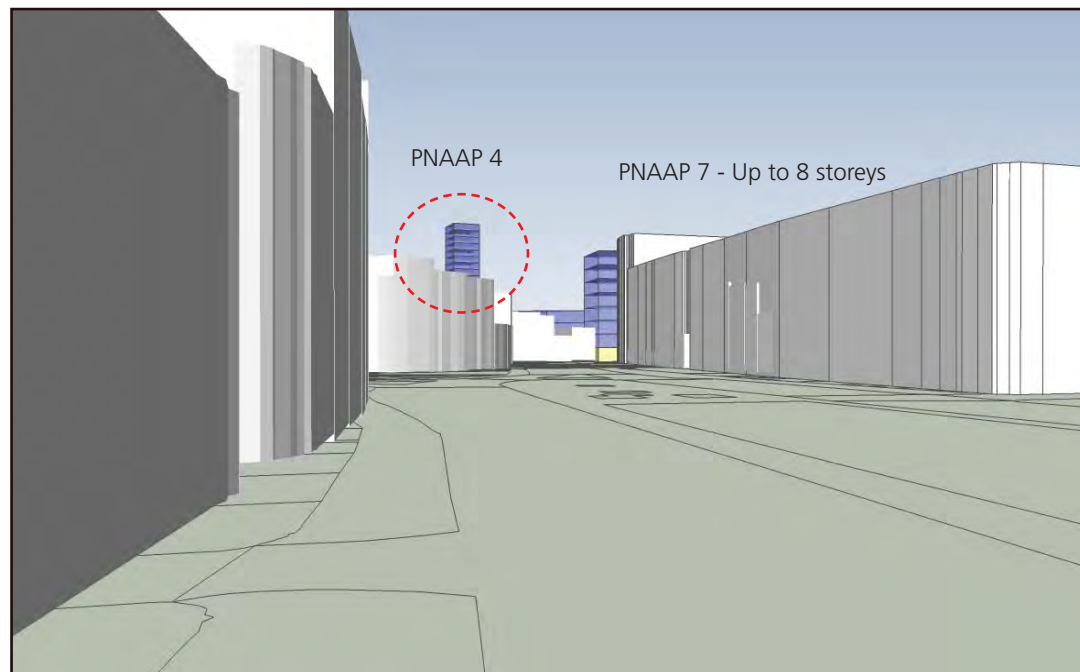
This is an axial view from the southern end of Rye Lane towards the junction of Copeland Road leading into the Rye Lane conservation area and Peckham shopping area. A triangular traffic island located at the junction contains a number of mature street trees is visible in the background of the view. The 7 storey Coop House on the southern side of the junction, prominent in the foreground of the view.

As this view is towards the undeveloped area of the Copeland car 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.

15 STOREYS (Maximum height for taller element outlined in policy 26)



20 STOREYS (Height discounted due to negative impact)

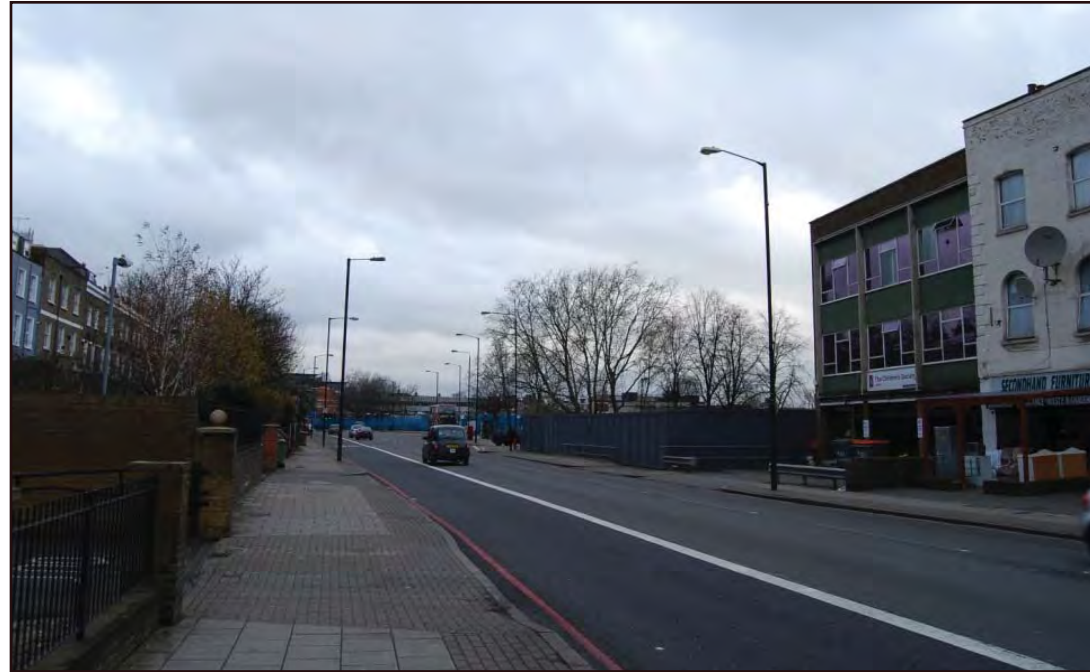


Heights tested up to 10 storeys will be visible in the background and above the roofline of buildings on Heaton Road view and have a minor to moderate impact. A taller element at these heights can provide a landmark at the entrance to Peckham centre from the south. Proposals for a taller element in this 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 Rye Lane Peckham conservation area.

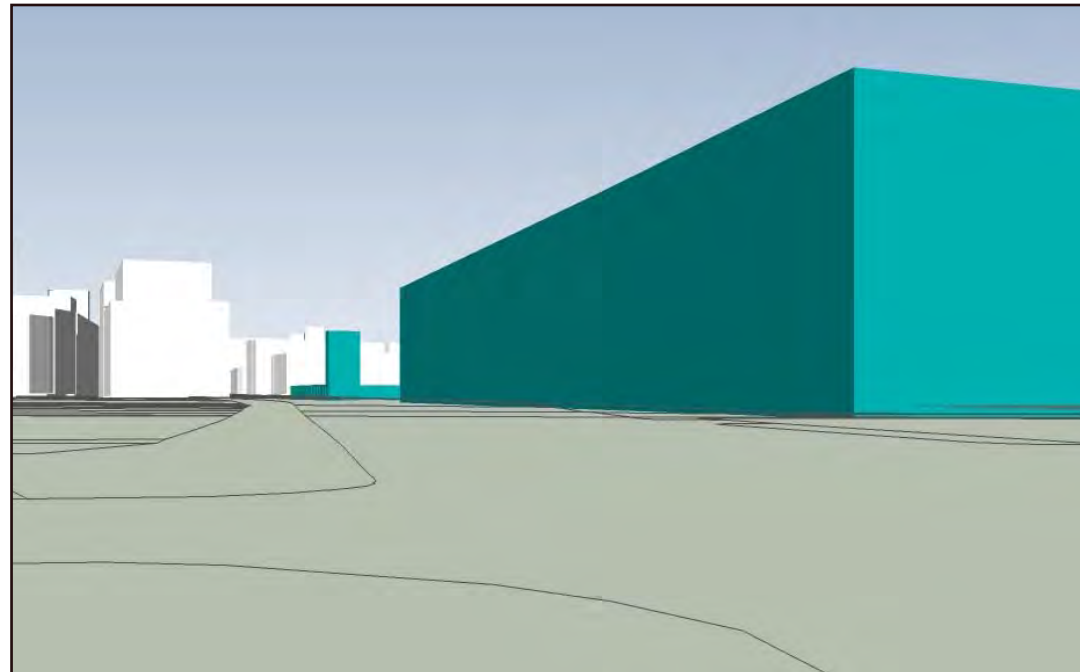
View Number: **TV 9**

View Name: **From Queens Road and Carlton Grove towards west**

INDICATIVE EXISTING PHOTO



EXISTING MASSING



NOTES / DISCUSSION

Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

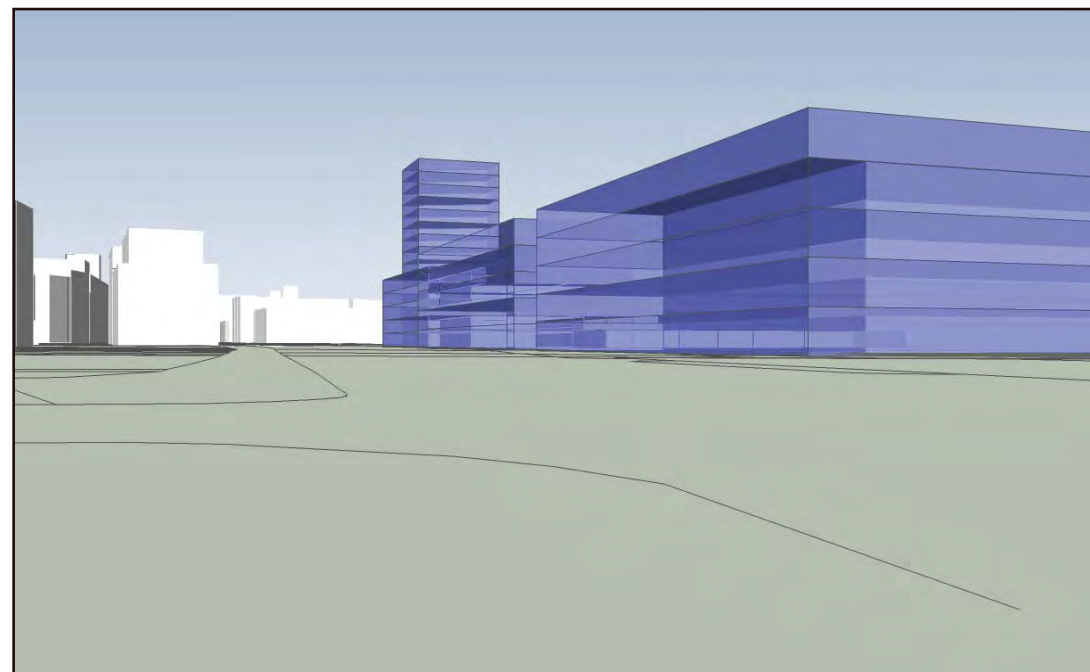
This is an axial view along Queens Road the main east / west connector leading into Peckham centre.

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.

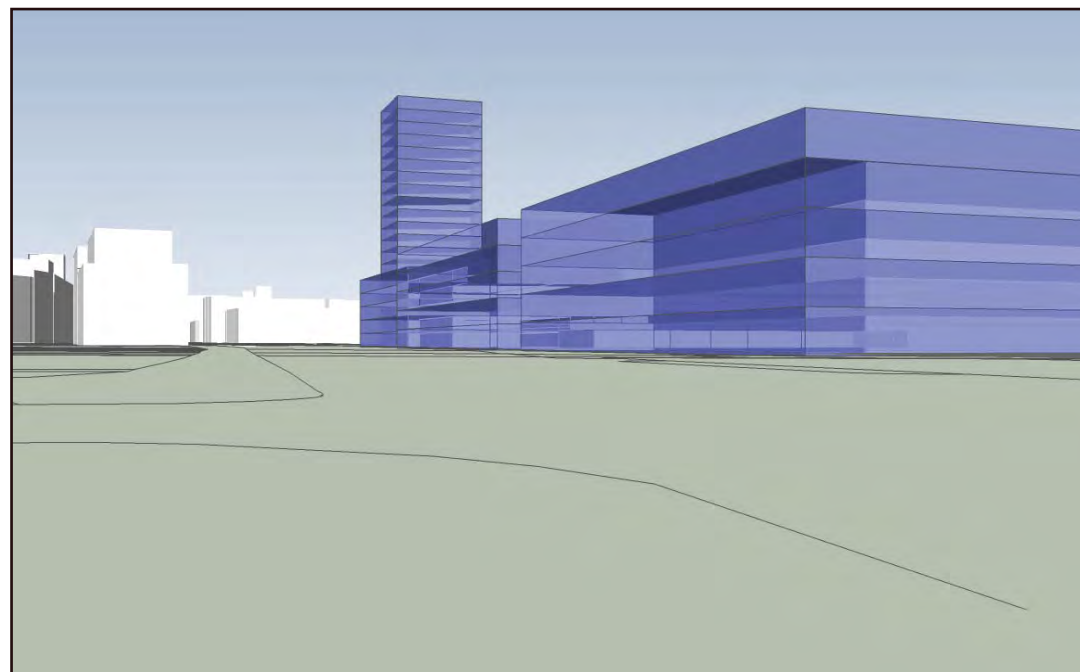
As this view is towards the frontage of the site of the former Wooddene Estate, as there are currently no buildings on the site any testing will be visible and have a moderate impact in the view and can reinstate the street frontage across the undeveloped site. The scale, height and design of any new development will need consideration when seen from this view.

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.

15 STOREYS (Maximum height for taller element outlined in policy 26)



20 STOREYS (Height discounted due to negative impact)



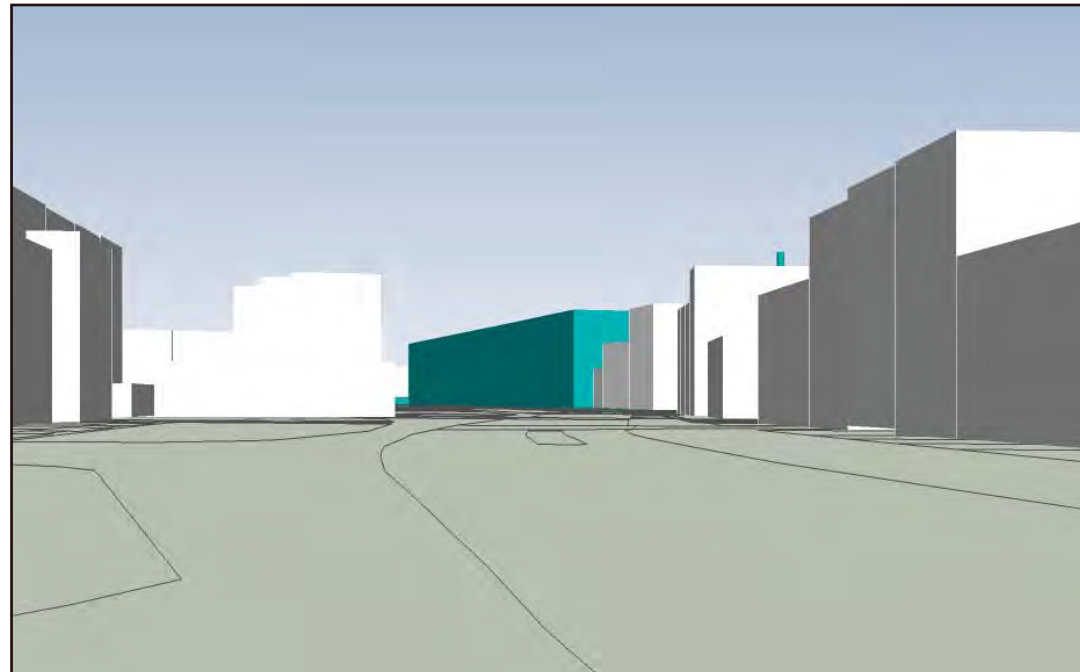
View Number: **TV 10**

View Name: **From Queens Road, near station, towards west (north and south side of road)**

INDICATIVE EXISTING PHOTO



EXISTING MASSING



NOTES / DISCUSSION

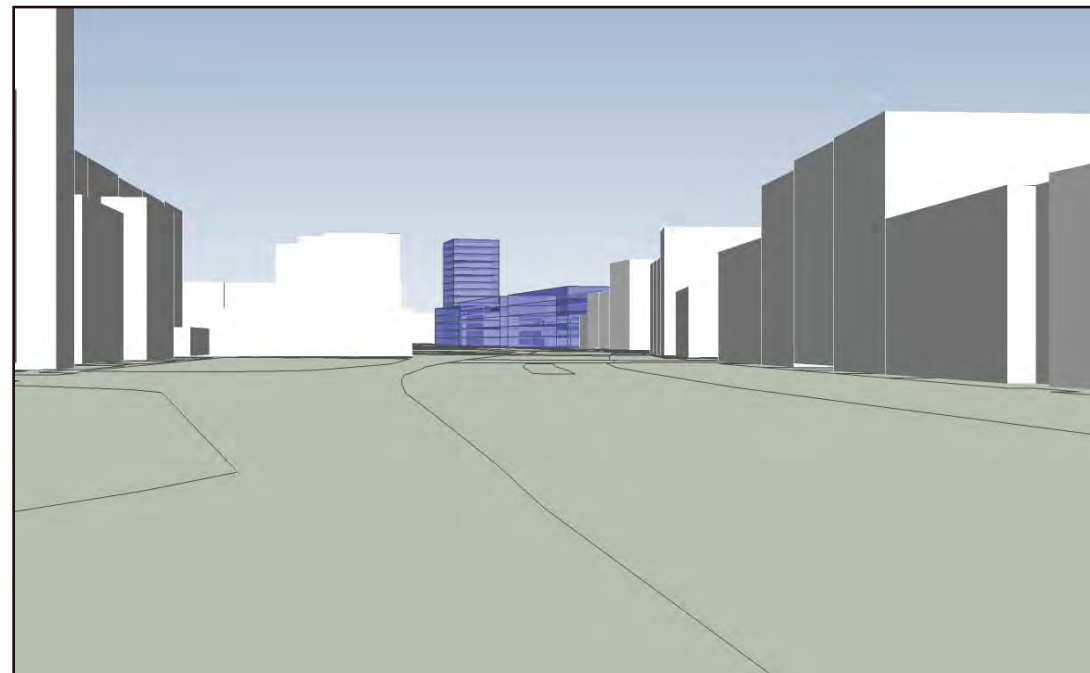
Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

This is an axial view along Queens Road the main east / west connector leading into Peckham centre.

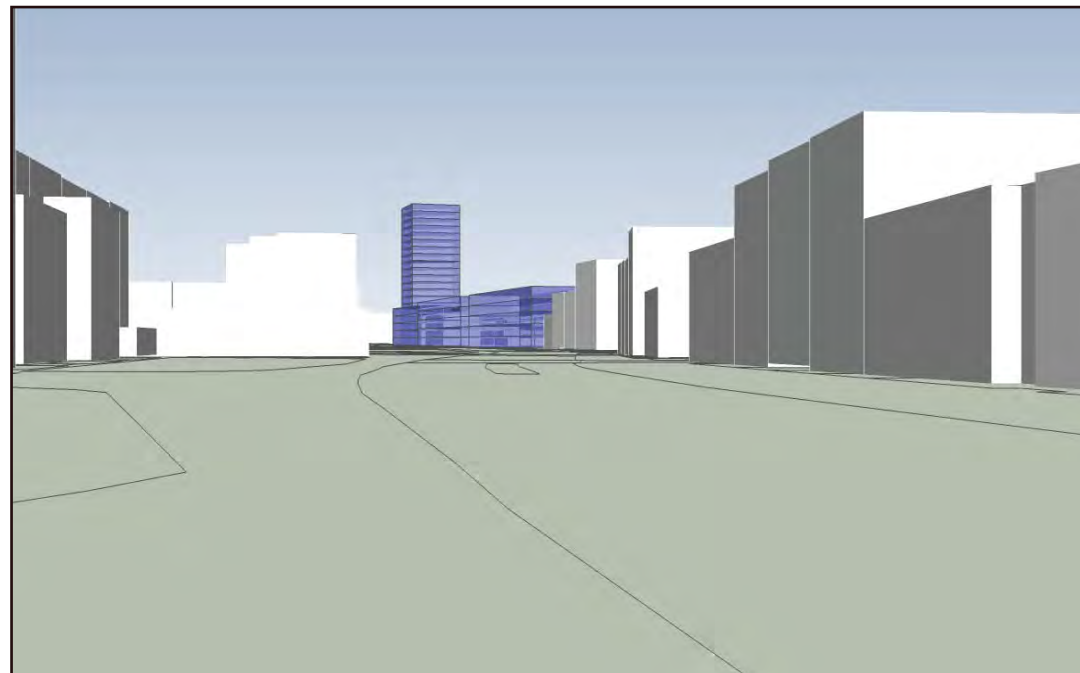
The view is framed by residential or mixed use properties on either side of the street, with an old public house visible on the corner of Asylum Road. Mature trees are visible lining the street in the background of the view. The fence line of the site of the former Wooddene Estate is visible in the background of the view.

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.

15 STOREYS (Maximum height for taller element outlined in policy 26)



20 STOREYS (Height discounted due to negative impact)



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.

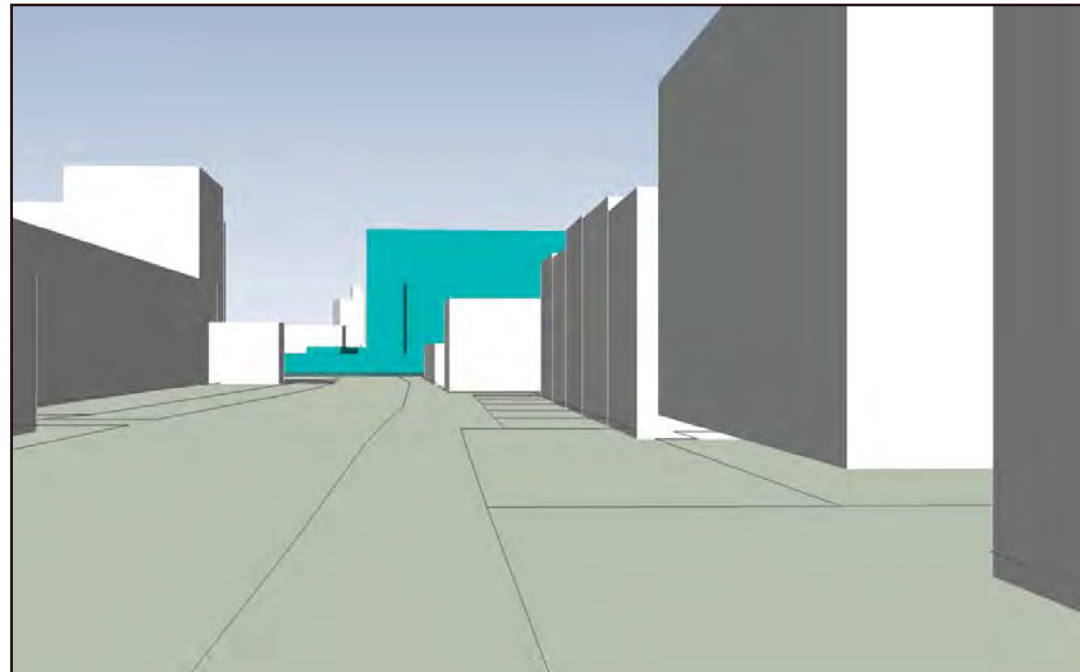
View Number: **TV 25**

View Name: **From Consort Road to Queens Road**

INDICATIVE EXISTING PHOTO



EXISTING MASSING



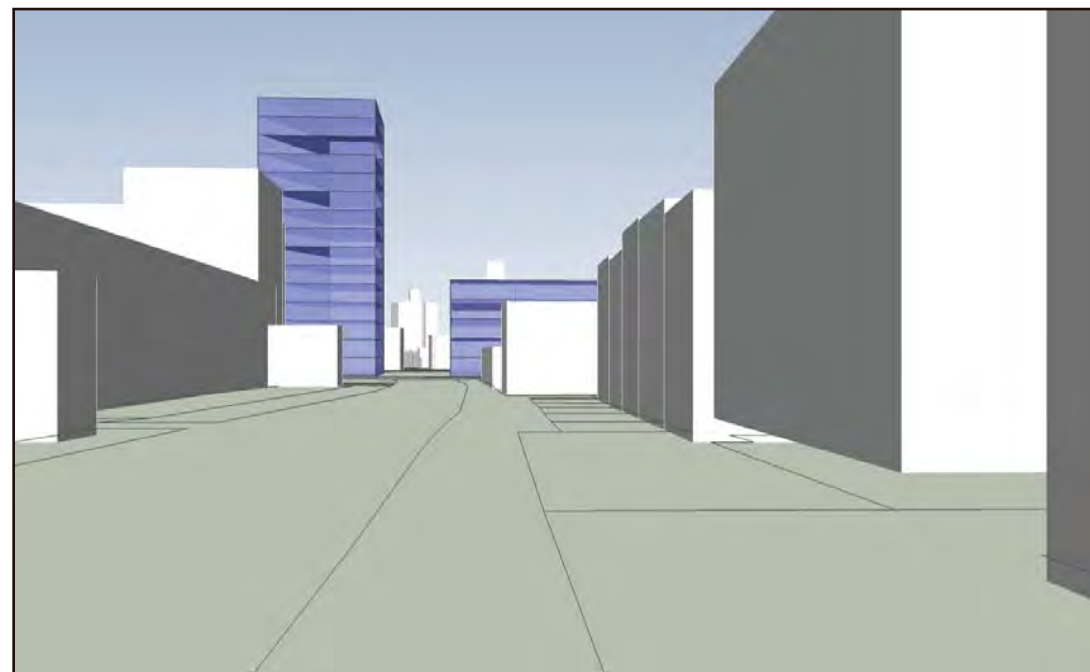
NOTES / DISCUSSION

Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

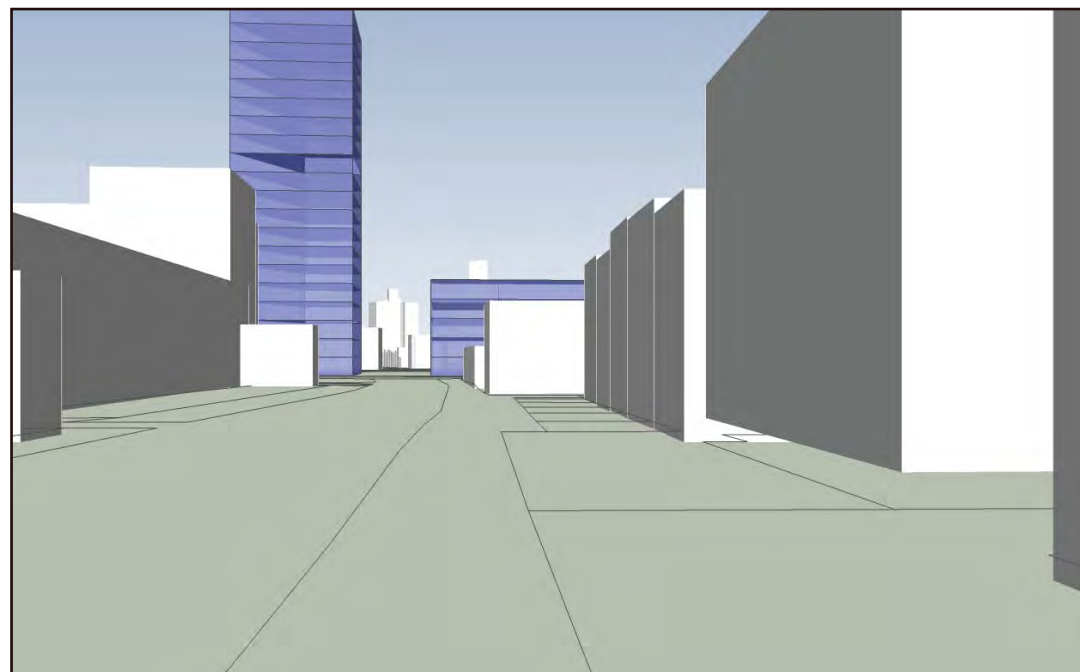
This is a townscape from Consort towards the main east / west route of Queens Road. The view is framed on one side by a two-storey post-war housing block setback from the street, and landscaped with large mature trees, and the rear of residential properties on the other. The curtilage of grade II listed properties along Queens Road are visible in the middle ground of the view. The fenceline of the former Wooddene Estate is visible in the background of the view.

As the frontage of the site of the former Wooddene Estate is visible in the background of the view, any testing on the site 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.

15 STOREYS (Maximum height for taller element outlined in policy 26)



20 STOREYS (Height discounted due to negative impact)



A taller element up to 20 storeys will be visible in the background of buildings along Consort Road, though existing trees may impact on the extent of heights visible. A taller element can provide a local feature on the main route of Queens Road, visible when approaching from the wider area. 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 development and any potential impact this may have on the character of the street.

View Number: **TV 26**

View Name: **From Wood's Road towards Queens Road**

INDICATIVE EXISTING PHOTO



EXISTING MASSING



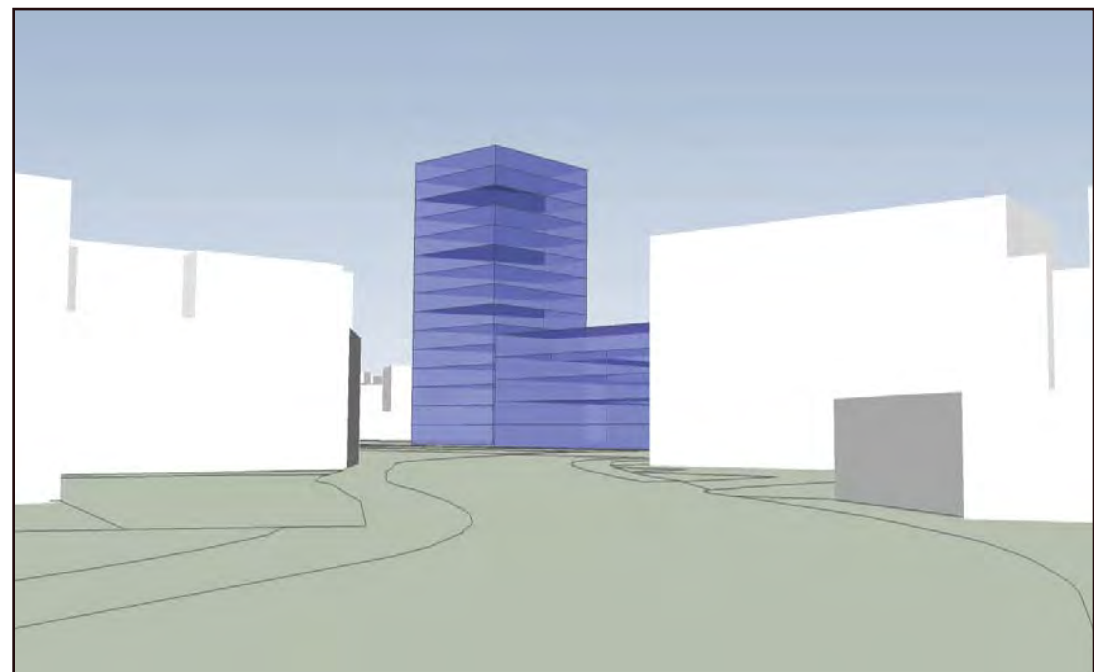
NOTES / DISCUSSION

Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

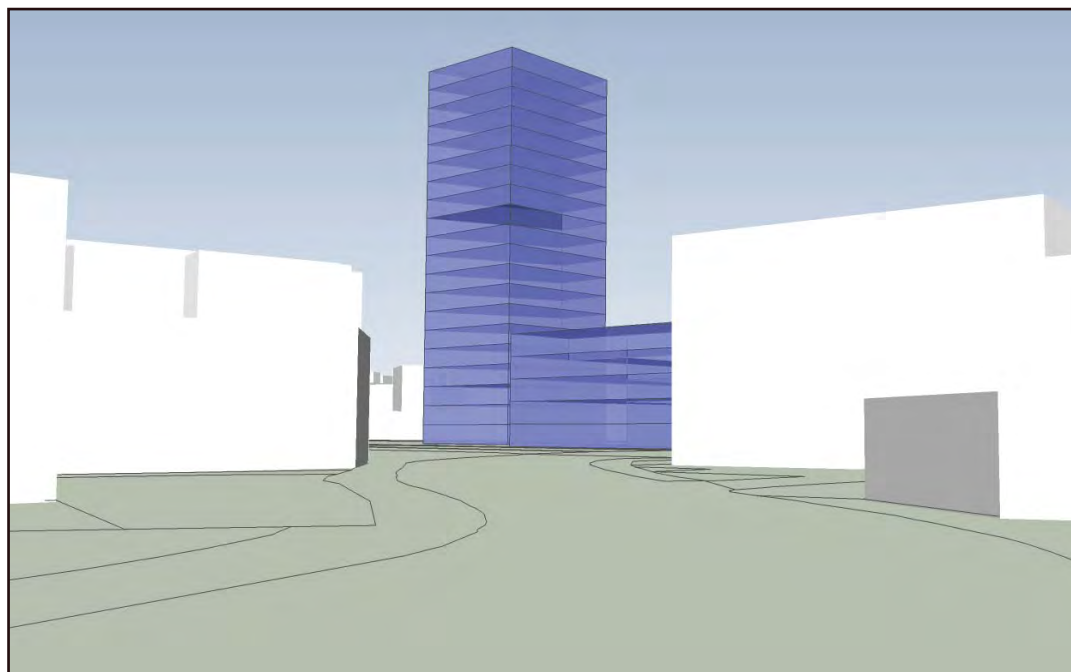
This is a townscape from Wood Road towards the main east / west route of Queens Road. Visible in the middle ground of the view are the rear of the taller residential blocks located on the Oakdene Estate, and grade II listed building of 2 Woods Road. The fenceline and mature trees on the site of the former Wooddene Estate are visible in the background of the view.

As the frontage of the site of the former Wooddene Estate is visible in the background of the view, any testing on the site 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.

15 STOREYS (Maximum height for taller element outlined in policy 26)



20 STOREYS (Height discounted due to negative impact)



A taller element up to 20 storeys will be visible in the background of buildings along Queens Road, though existing trees may impact on the extent of heights visible. A taller element can provide a local feature on the main route of Queens Road, visible when approaching from the wider area. 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 development and any potential impact this may have on the setting of the listed buildings along Queens Road and the character of the street.

View Number: **TV 27**

View Name: **From Meeting House Lane towards Queens Road**

INDICATIVE EXISTING PHOTO



EXISTING MASSING



NOTES / DISCUSSION

Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

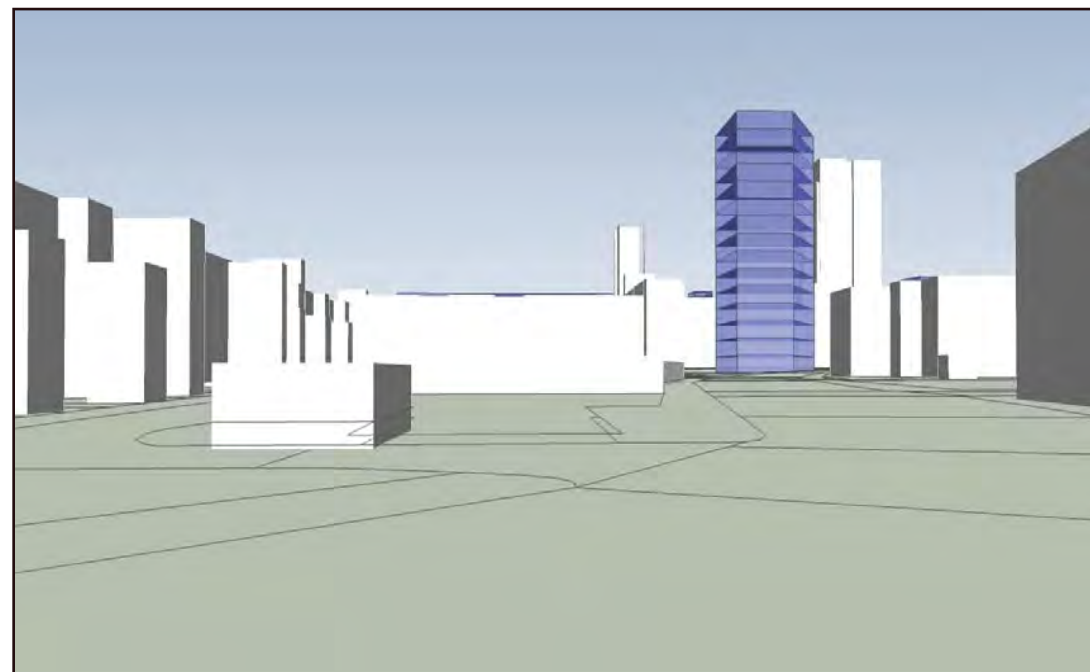
This is a contained townscape view of Meeting House Lane towards Queens Road. Visible in the foreground of the view is the boundary wall of the former Acorn Estate housing office and a 3 storey public house at the corner of Goldsmith Road and Meeting House Lane. Street trees planted along the eastern side of Meeting House Lane are visible in the view.

The height of Witcombe Point tower is visible over the roofline of buildings and trees in the background of the view. The six-storey Lambrook House fronting Queens Road is also visible in the background..

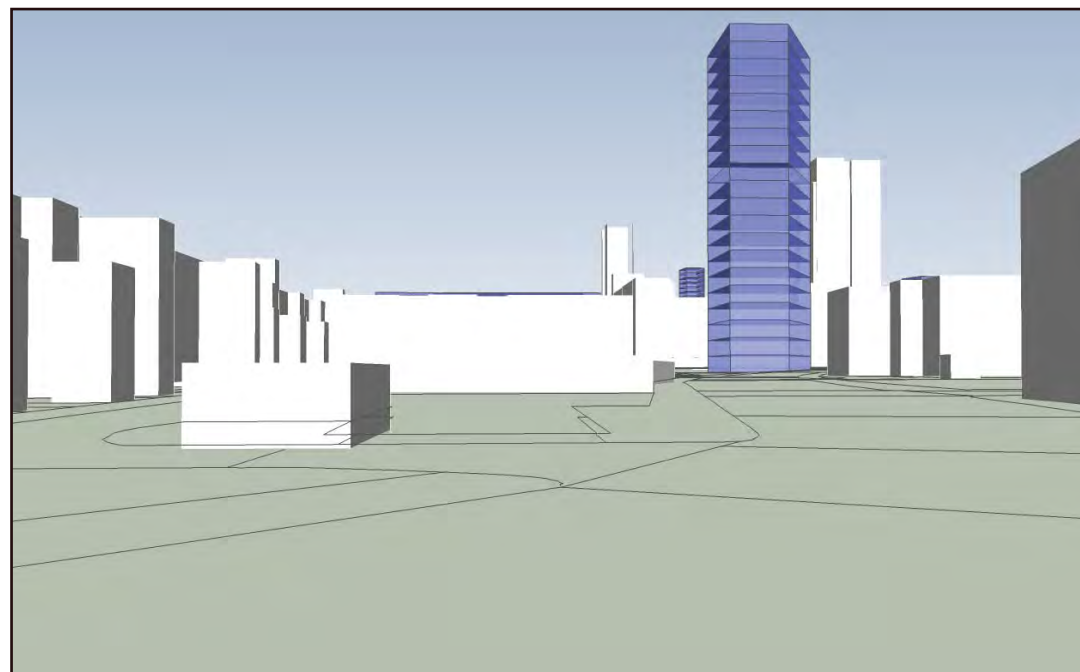
As the frontage of the site of the former Wooddene Estate is visible in the background of the view, any testing on the site will be visible and as this is located in the background of the view, have a minor impact. The scale, height and design of any new development will need consideration when seen from this view.

A taller element up to 20 storeys will be visible in the background of buildings along Meeting House Lane. A taller element can provide a local feature on the main route of Queens Road, visible when approaching from the wider area. 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 development and any potential impact this may have on the character of the street.

15 STOREYS (Maximum height for taller element outlined in policy 26)



20 STOREYS (Height discounted due to negative impact)



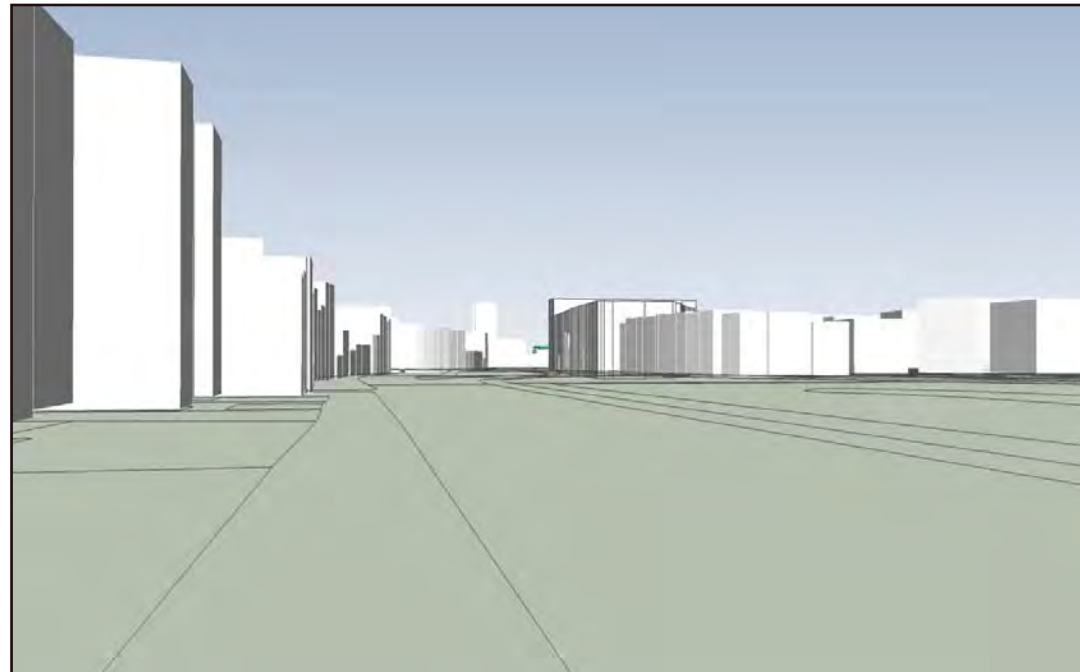
View Number: **TV 29**

View Name: **From Peckham Rye towards Rye Lane**

INDICATIVE EXISTING PHOTO



EXISTING MASSING

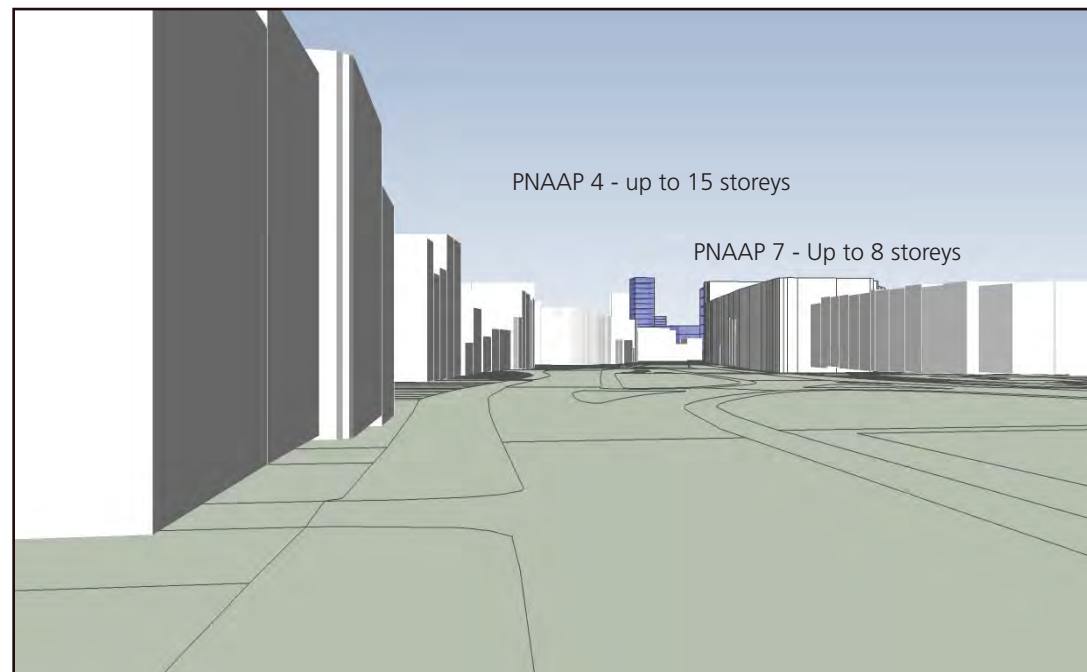


NOTES / DISCUSSION

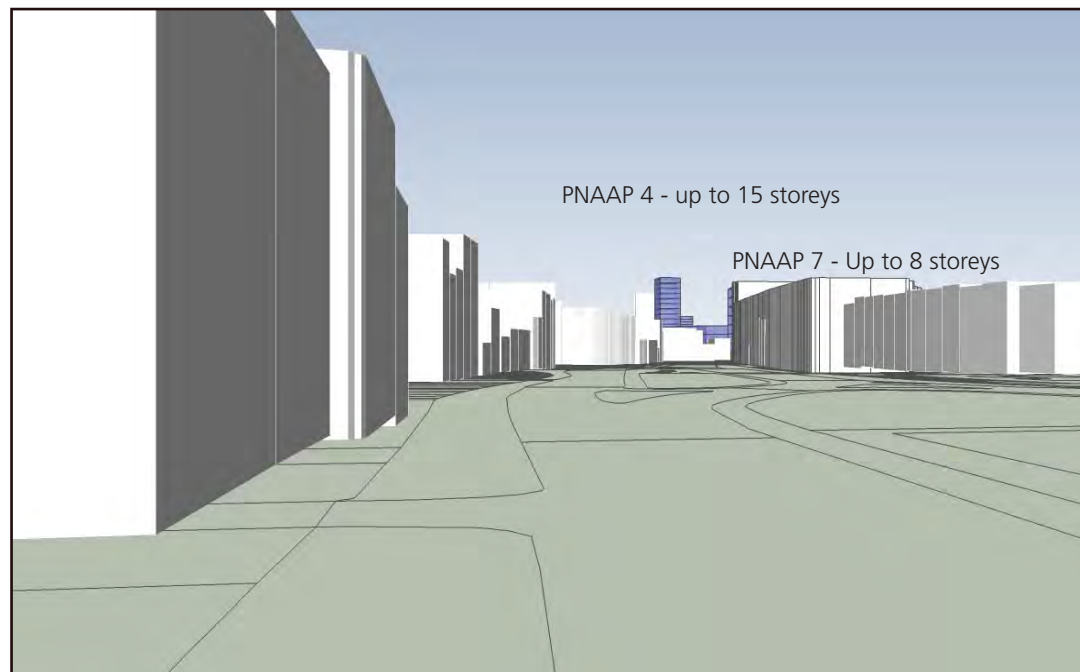
Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

A number of other views from the local and wider area have been identified as part of this study. The heights tested for the site have no impact on these views.

15 STOREYS (Maximum height for taller element outlined in policy 26)



20 STOREYS (Height discounted due to negative impact)



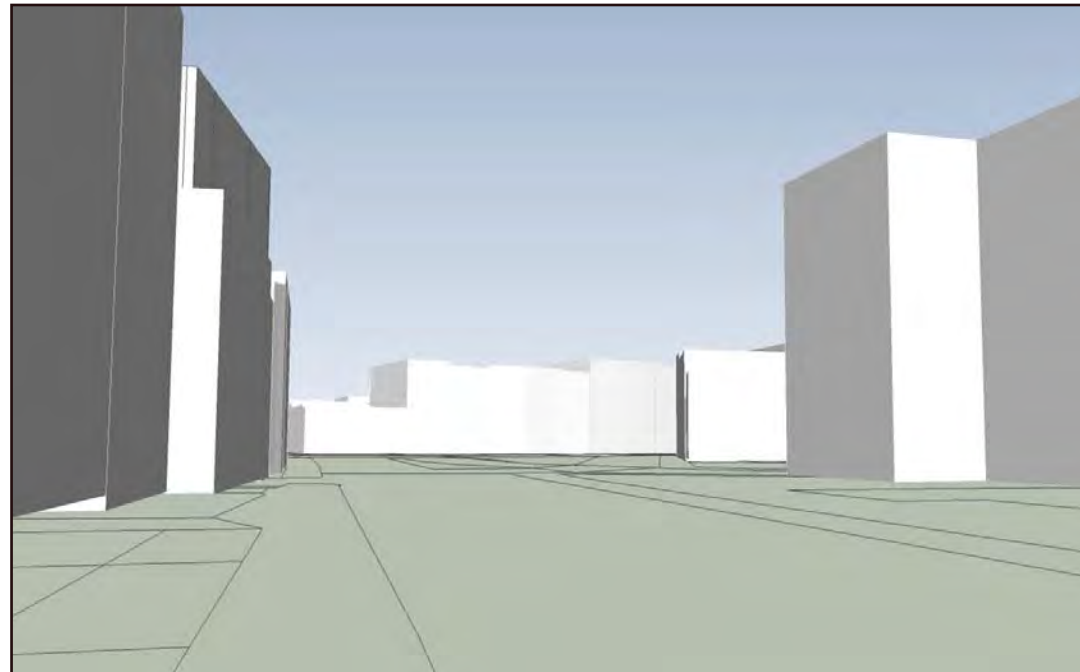
View Number: **TV 22**

View Name: **From Heaton Road towards Copeland Road / Rye Lane junction**

INDICATIVE EXISTING PHOTO



EXISTING MASSING



NOTES / DISCUSSION

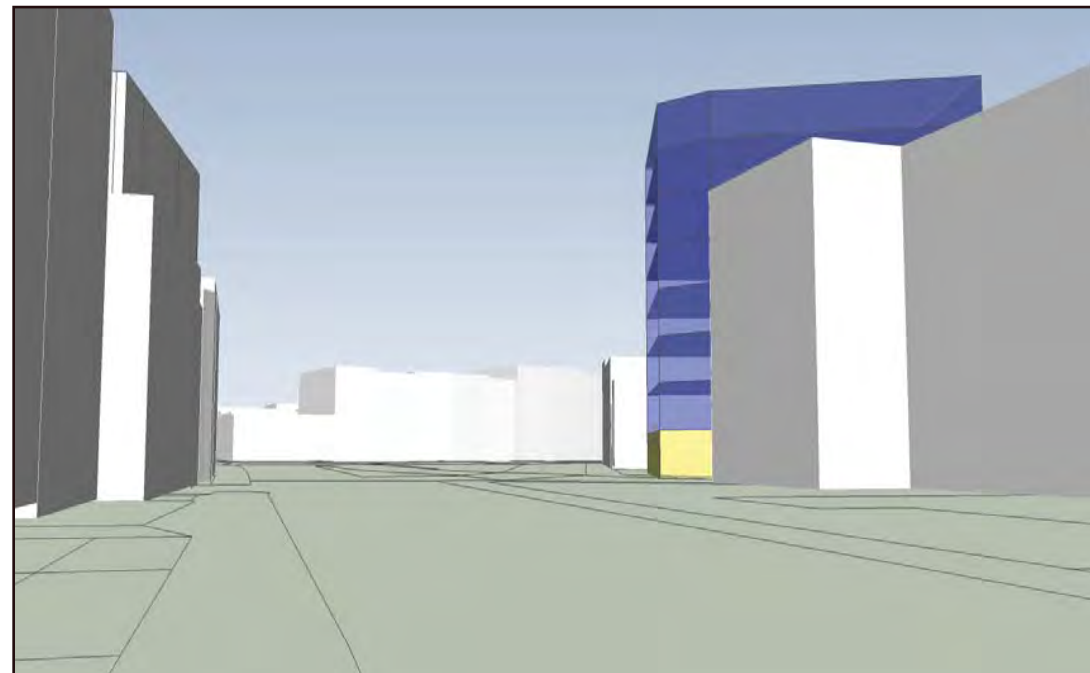
Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

This is a townscape view from Copeland Road towards the southern end of Rye Lane, where it intersects with Copeland Road and Heaton Road, leading into the Rye Lane conservation area and Peckham shopping area. A triangular traffic island located at the junction contains a number of mature street trees which are prominent in the view. The seven-storey Coop House on the southern side of the junction, is visible in the middle ground of the view above the roof line of the low-rise Bournemouth Estate.

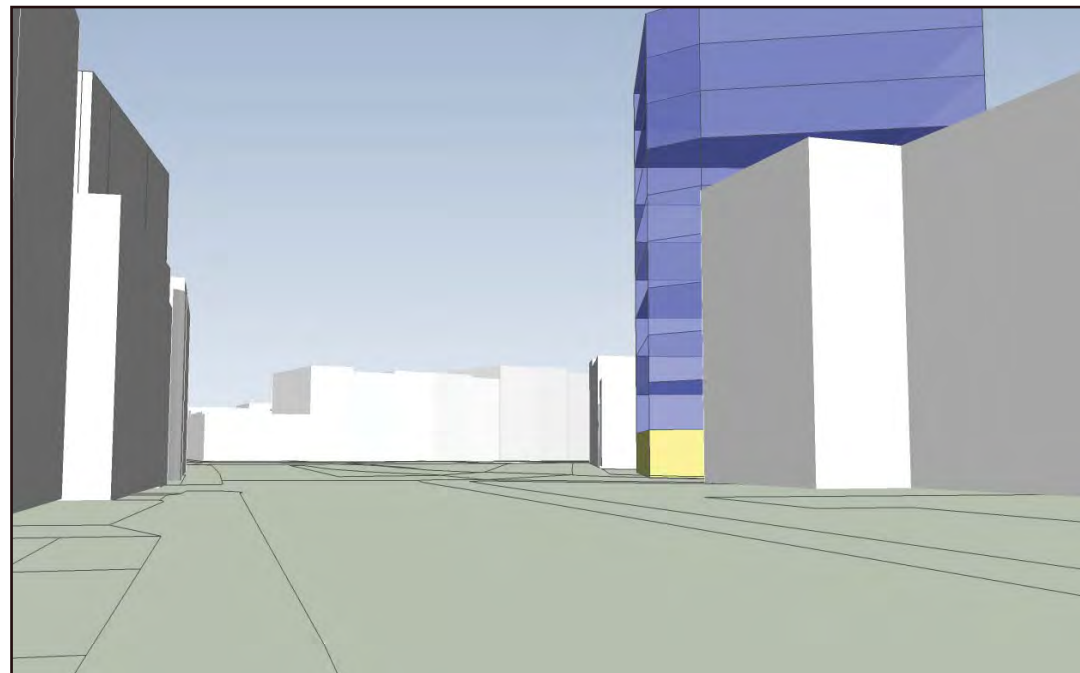
As this view is towards the undeveloped area of the Copeland car park site any testing will be visible and have a moderate impact in the view. The scale, height and design of any new development will need consideration when seen from this view.

Heights tested up to 10 storeys will be visible in the background and above the roofline of buildings on Heaton Road view 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 landmark at the entrance to Peckham centre from the south. 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 Rye Lane Peckham conservation area.

8 STOREYS (Maximum height for taller element outlined in policy 26)



10 STOREYS (Height discounted due to negative impact)



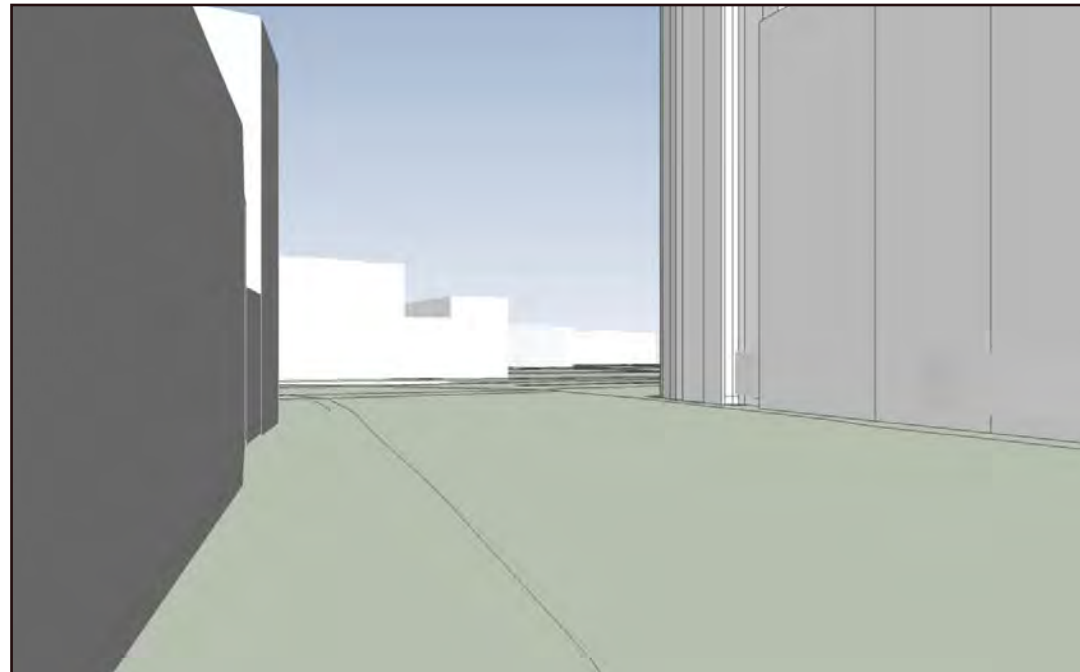
View Number: **TV 23**

View Name: **From Rye Lane towards Copeland Road**

INDICATIVE EXISTING PHOTO



EXISTING MASSING



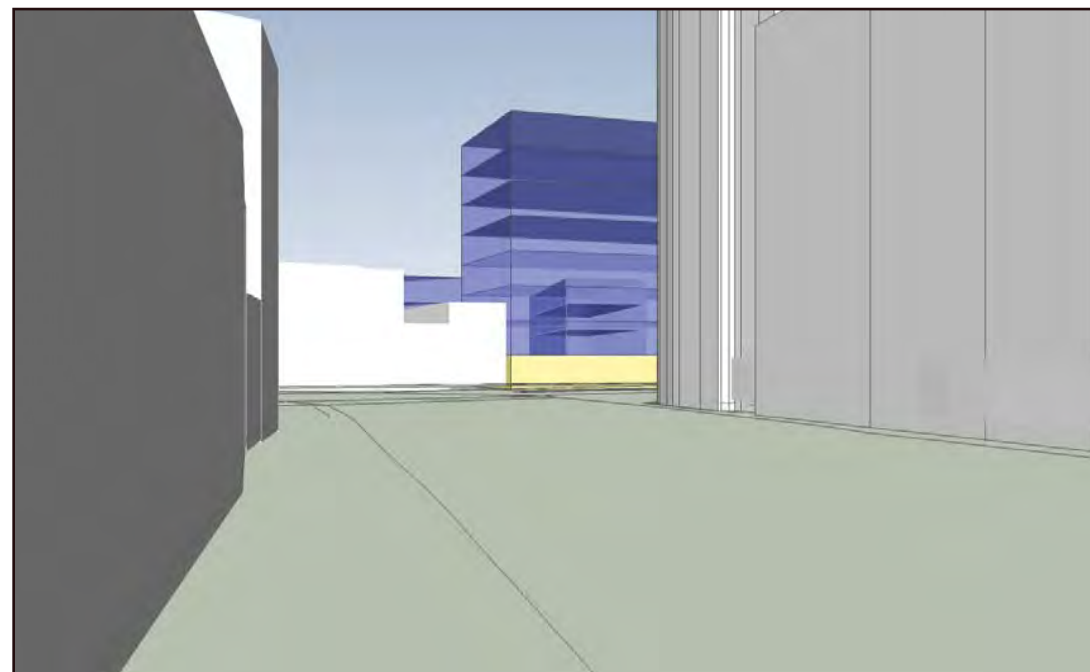
NOTES / DISCUSSION

Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

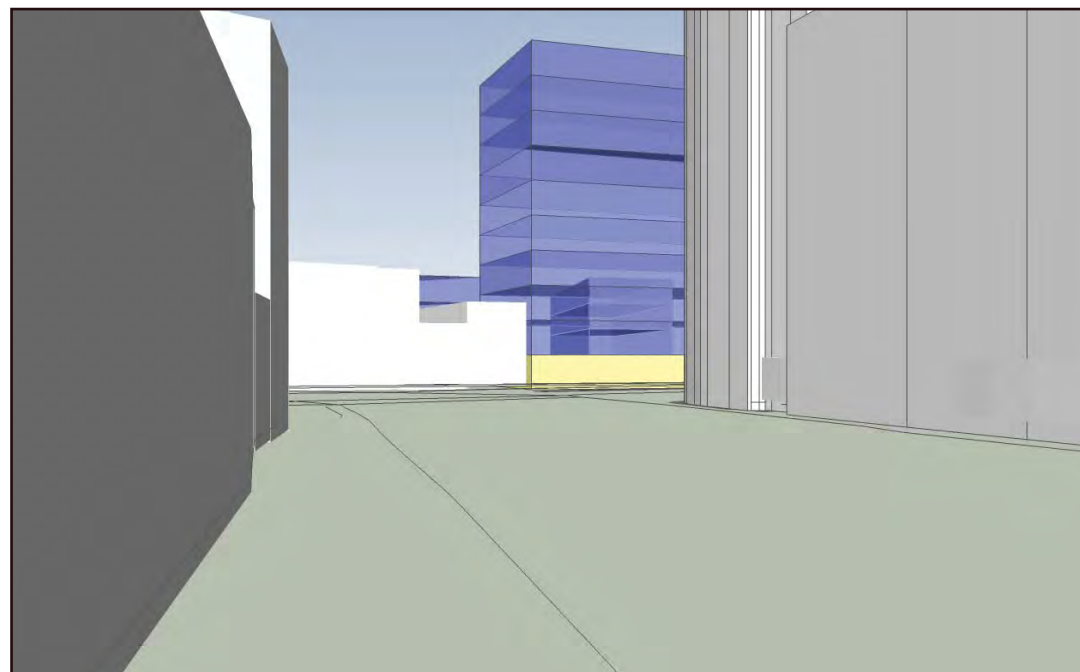
This is an axial view from Peckham Rye towards the junction of Copeland Road leading into the Rye Lane conservation area and Peckham shopping area. A number of mature street trees, located at the junction are visible in the background of the view. The 7 storey Coop House on the southern side of the junction, is prominent in the foreground of the view.

As this view is towards the undeveloped area of the Copeland car 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.

8 STOREYS (Maximum height for taller element outlined in policy 26)



10 STOREYS (Height discounted due to negative impact)



Heights tested up to 25 storeys will be visible in the background and above the roofline of buildings on Peckham Rye and have a minor impact. A taller element at these heights can provide a landmark at the entrance to Peckham centre from the south. A taller element visible in the background in the view can provide a landmark in 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 Rye Lane Peckham conservation area.

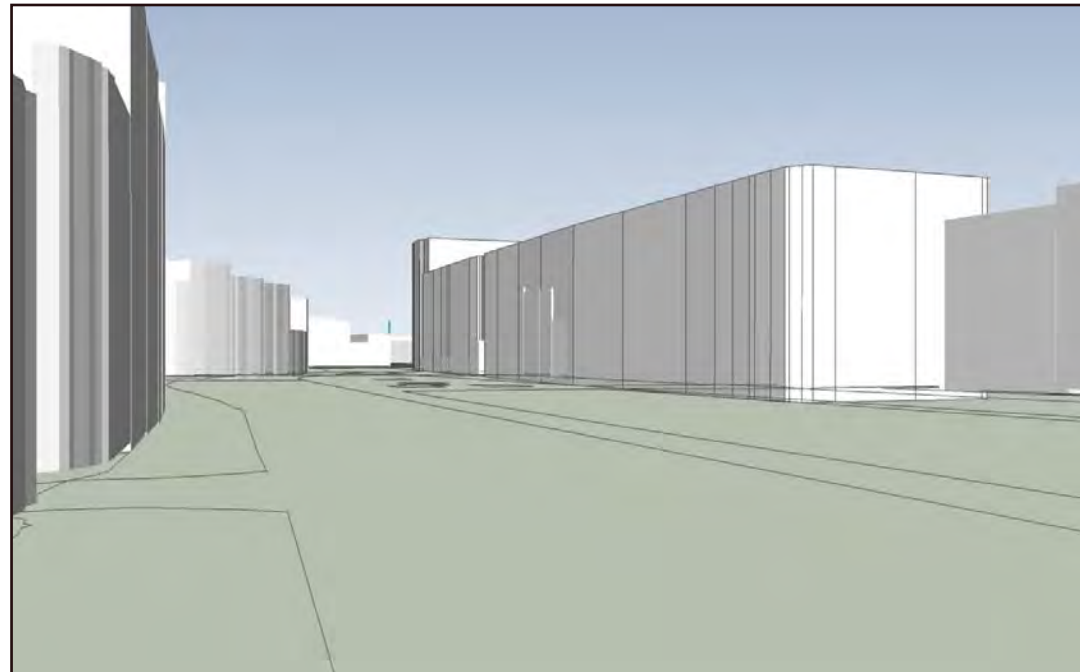
View Number: **TV 24**

View Name: **From Peckham Rye towards Copeland Road**

INDICATIVE EXISTING PHOTO



EXISTING MASSING



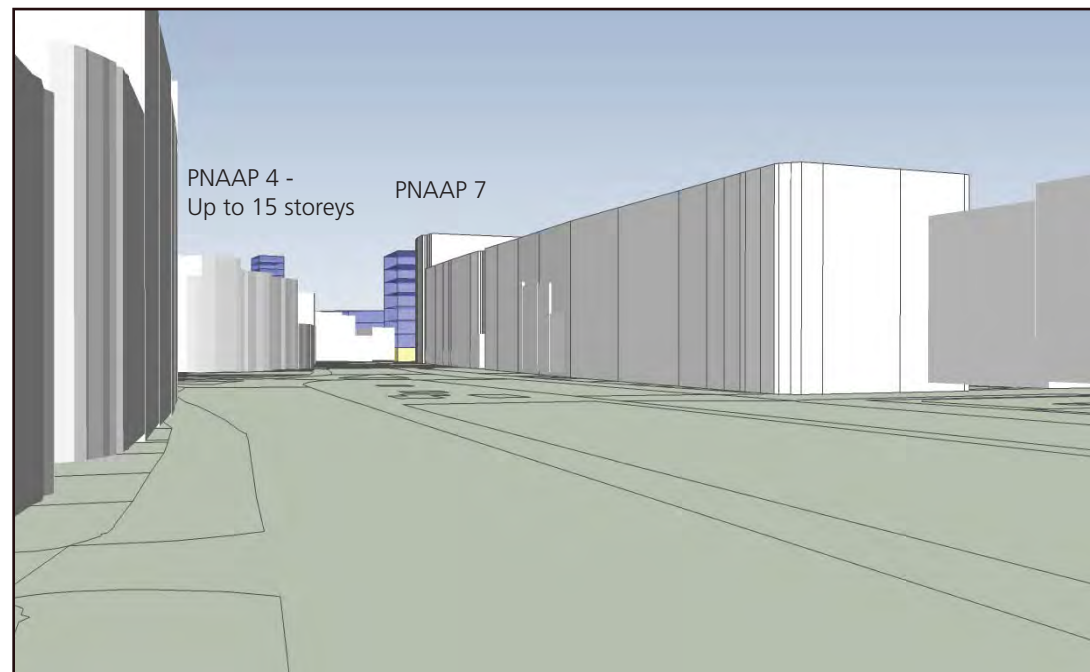
NOTES / DISCUSSION

Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

This is an axial view from the southern end of Rye Lane towards the junction of Copeland Road leading into the Rye Lane conservation area and Peckham shopping area. A triangular traffic island located at the junction contains a number of mature street trees is visible in the background of the view. The 7 storey Coop House on the southern side of the junction, prominent in the foreground of the view.

As this view is towards the undeveloped area of the Copeland car 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.

8 STOREYS (Maximum height for taller element outlined in policy 26)



10 STOREYS (Height discounted due to negative impact)



Heights tested up to 10 storeys will be visible in the background and above the roofline of buildings on Heaton Road view and have a minor to moderate impact. A taller element at these heights can provide a landmark at the entrance to Peckham centre from the south. 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 Rye Lane Peckham conservation area.

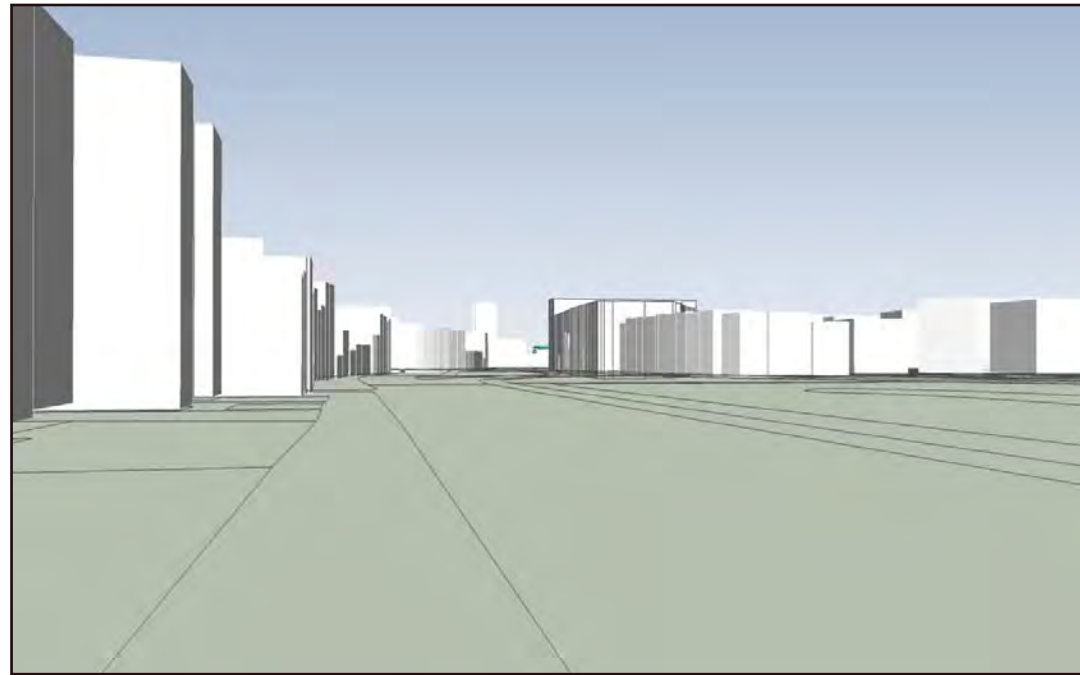
View Number: **TV 28**

View Name: **From Peckham Rye towards Rye Lane**

INDICATIVE EXISTING PHOTO



EXISTING MASSING

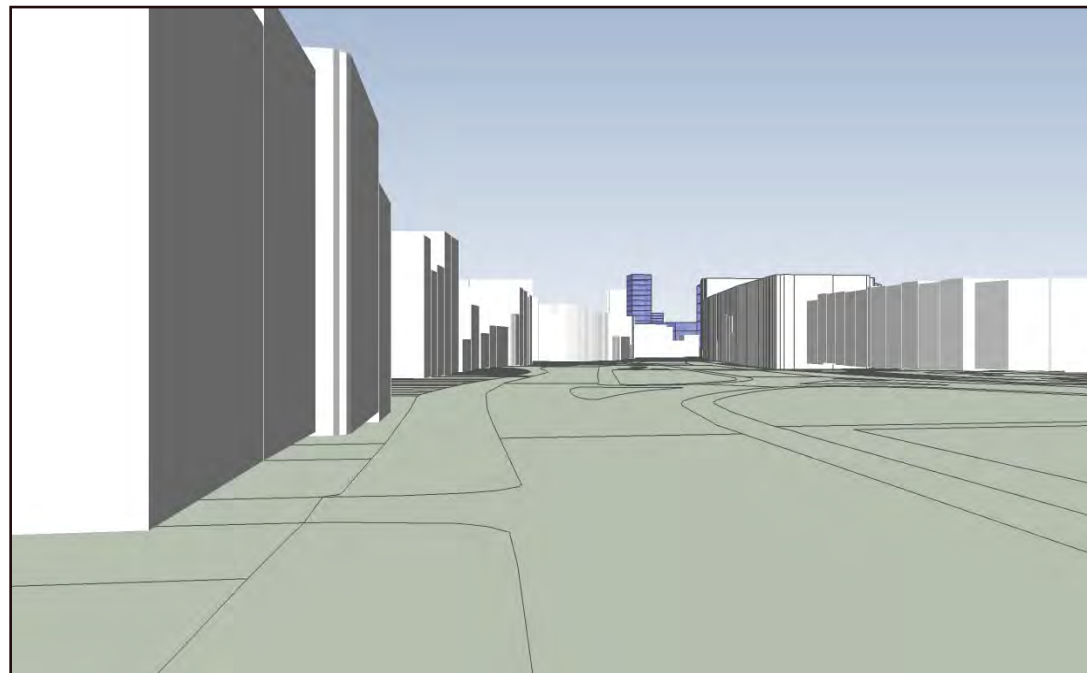


NOTES / DISCUSSION

Text from CDD5 - Peckham and Numhead urban design study + further site specific information.

A number of other views from the local and wider area have been identified as part of this study. The heights tested for the site have no impact on these views.

8 STOREYS (Maximum height for taller element outlined in policy 26)



10 STOREYS (Height discounted due to negative impact)

