

Aylesbury Estate Regeneration
Phase 2B
Planning Application

Environmental Statement Vol 3: HTVIA

May 2022



↑
Have
your
say



BUILT HERITAGE, TOWNSCAPE AND VISUAL IMPACT ASSESSMENT: VOLUME 3 OF ENVIRONMENTAL STATEMENT

AYLESBURY ESTATE PHASE 2B

MAY 2022



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NON-TECHNICAL / EXECUTIVE SUMMARY

Montagu Evans has been instructed by Notting Hill Genesis (hereafter referred to as the 'Applicant' or 'NHG') to provide consultancy services and produce this Built Heritage, Townscape and Visual Impact Assessment in support of proposals which are subject to an application for planning permission of Phase 2B at the Aylesbury Estate, Southwark.

The proposals are subject to Environmental Impact Assessment (EIA). The HTVIA forms Volume 3 of the Environmental Statement (ES) which is submitted with the application. The assessment is undertaken in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) ('the EIA Regulations').

The description of development is outlined in Volume XXXX of the ES. It includes the demolition of the existing buildings on the application site and redevelopment to provide a mixed use development comprising five buildings of a variety of heights with basements, providing affordable and market homes; flexible floorspace for commercial, business and service uses and local community and learning uses. The buildings will be complemented by new ; public open spaces and playspace.

SUMMARY OF THE APPLICATION SITE

The application site forms part of the Aylesbury Estate which was Outline Planning Permission (OPP) (LPA ref: 14/AP/3844) was granted on 5th August 2015 for a mixed-use redevelopment at the Aylesbury Estate Regeneration, which is lawfully implemented. The masterplan consent is lawfully implemented. The application site is located between Old Kent Road and Walworth Road. It is primarily made of the Aylesbury Estate, designed and built between 1963 and 1977, incorporating up to 2,700 homes into its 60-acre space. Its architect was Peter 'Felix' Trenton, an Austrian, who spent over 25 years working with the London Borough of Southwark's Architects Department.

The defining and recognisable features of the existing application site are the long spans of blocks that are mostly orientated north to south. Their proportions are driven by their horizontal emphasis, with wide spans of windows for flats complemented by pre-fabricated concrete panelling for cladding. The later phases of the 1963-1977 development placed blocks around open green spaces, such as Surrey Square on the application site, with lower rise buildings of four to six storeys juxtaposing the taller blocks such as the southern element of Wendover (14 storeys at its highest point).

SUMMARY OF THE PROPOSALS

The Project is a standalone planning application being submitted in full detail which builds upon the principles established within the OPP and comprises a high-quality mixed-use development that will contribute towards the regeneration of the wider Aylesbury Estate.

There are five architects each designing an individual building within the application site boundary:

- Plot 4A - Haworth Tompkins
- Plot 4B Architecture Doing Place
- Plot 4D - Sergison Bates
- Plot 5A - Maccreanor Lavington
- Plot 5C - East (who are also the landscape architects)

The Design and Access Statement prepared by Maccreanor Lavington Architects (who have collated contributions from the other four architects working on the Project) sets out the design rationale and should be read alongside this assessment.

SUMMARY ASSESSMENT

HERITAGE: LISTED BUILDINGS, LOCALLY LISTED BUILDINGS AND CONSERVATION AREAS

Paragraph 194 of the National Planning Policy Framework (2021) requires applicants to "describe the significance of any heritage assets affected, including any contribution made by their setting". The application site does not contain any heritage assets, and neither is it located in a conservation area. The (built) heritage assessment describes the significance of any heritage assets affected by the Project, including any contribution made by their setting.

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas Act 1990 ("Act 1990") requires the decision-making authority to have special regard to the desirability of preserving or enhancing the special interest of a listed building and its setting. To preserve is to cause no harm to heritage significance. Great importance and weight is afforded to the preservation of heritage assets.

The heritage assessment has been undertaken in accordance with best practice guidance, including the 2017 Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets and the 2022 Tall Buildings: Advice Note 4 both prepared by Historic England.

The assessment has considered the setting and significance of 28 listed buildings, 16 locally listed buildings and seven conservation areas heritage assets within a 500m radius of the application site boundary. The study area has been informed by the preparation of a zone of theoretical visibility that allows for an understanding of where the Project may be visible.

This HTVIA has found there will be no impacts upon the significance of any heritage assets.

TOWNSCAPE AND VISUAL

The townscape assessment has considered the Project within its urban context, including the buildings, the relationships between them, the different types of urban open spaces, including green spaces and the relationship between buildings and open spaces. The visual assessment has considered the impact of the Project upon visual receptors, namely how people will be affected by changes in views and visual amenity at different places, including publicly accessible locations.

The townscape and visual assessment has been prepared in accordance with best practice guidance, including the Guidelines for Landscape and Visual Impact Assessment, Third Edition (Landscape Institute and Institute of Environmental Management and Assessment, 2013).

Chapter 12 of the NPPF seeks to achieve well-designed places. Paragraph 134 promotes sustainable development and appropriate design, and states “development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”.

It is material to the townscape and visual impact assessment that the application site is located in an area that is identified as suitable for significant change and regeneration. The extant Southwark Plan supersedes a now defunct 2010 Area Action Plan for the wider Aylesbury Estate. The superseded AAP envisaged approximately 4,200 new homes with the provision of 50% social rented and intermediate homes housing including the re-provision of at least 2,249 social rented homes. Policy AV.01 Aylesbury Vision of the Southwark Plan states it would “now be appropriate to consider an increased number of homes within the land covered by the Area Action Core replacing all the existing social rented homes in and in reasonable proximity to within the footprint of the original estate”.

Policy D9 of the London Plan requires local planning authorities to determine if there are locations where tall buildings may be an appropriate form of development and identify those on maps. The Aylesbury Action Area Core is identified as appropriate for tall buildings.

Southwark Plan Policy P14 focuses on design quality, specifying a focus on building fabric, function and composition. It encourages solutions that are specific to a site’s context, topography and constraints. There is a further necessity for active frontages and inclusive design for all that advances a positive pedestrian experience.

The principles of the OPP (reference: 14/AP/3844) thus remain applicable, although there is policy support for increased density, subject to review of impacts to, inter alia, heritage, townscape, visual impacts and microclimate.

The assessment finds that the Project will provide an enhancement to the edge of Burgess Park, with a new landmark tower at the junction of Thurlow Street and Albany Road. Where visible in the wider townscape, the tower on Plot 4A provides a distinctive piece of legibility to the area between Old Kent Road and Walworth Road. Within the plot, heights are commensurate to the surroundings. Through good urban design and masterplan management, the Project knits into the existing streets in the surrounding area creating a new and permeable layout with streets and garden squares.

This HTVIA has found only neutral and beneficial impacts to the immediate area in both townscape and visual impacts. This is owing to the good quality design of the masterplan architects and the individual plot architects who have sought to create a visual and spatial harmony between their respective plots.

CONCLUSIONS

This HTVIA has found that the Project will have no harmful impacts to heritage assets. The Project will provide a significant and demonstrable beneficial intervention in townscape and visual impact terms.

1.0 INTRODUCTION

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INTRODUCTION

1.1 Montagu Evans has been instructed by Notting Hill Genesis (hereafter referred to as the 'Applicant' or 'NHG') to provide consultancy services and produce this Built Heritage, Townscape and Visual Impact Assessment (the 'HTVIA') in support of proposals which are subject to an application for planning permission at Aylesbury Estate Phase 2B (the 'Site').

1.2 The description of development (the 'Project') is as follows:
'Demolition of the existing buildings and redevelopment to provide a mixed use development comprising five buildings of a variety of heights with basements, providing affordable and market homes (Class C3); flexible floorspace for commercial, business and service uses (Class E) and local community and learning uses (Class F1/F2(a)(b)); public open space and playspace; private and communal amenity space; formation of new accesses and routes within the site; alterations to existing accesses; and associated car and cycle parking; refuse storage; hard and soft landscaping and associated works.'

The Project is subject to Environmental Impact Assessment (EIA). The HTVIA forms Volume 3 of the Environmental Statement (ES) which is submitted with the application. The assessment is undertaken in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) ('the EIA Regulations').

1.3 The Site is located in the London Borough of Southwark (the 'Council'). The Site is described in detail at ES Volume 3 and also within the Design and Access Statement (DAS) prepared by Maccreeanor Lavington. **Figure 1.1** shows the boundary of the Site. An aerial view of the Site is provided at **Figure 1.2**.

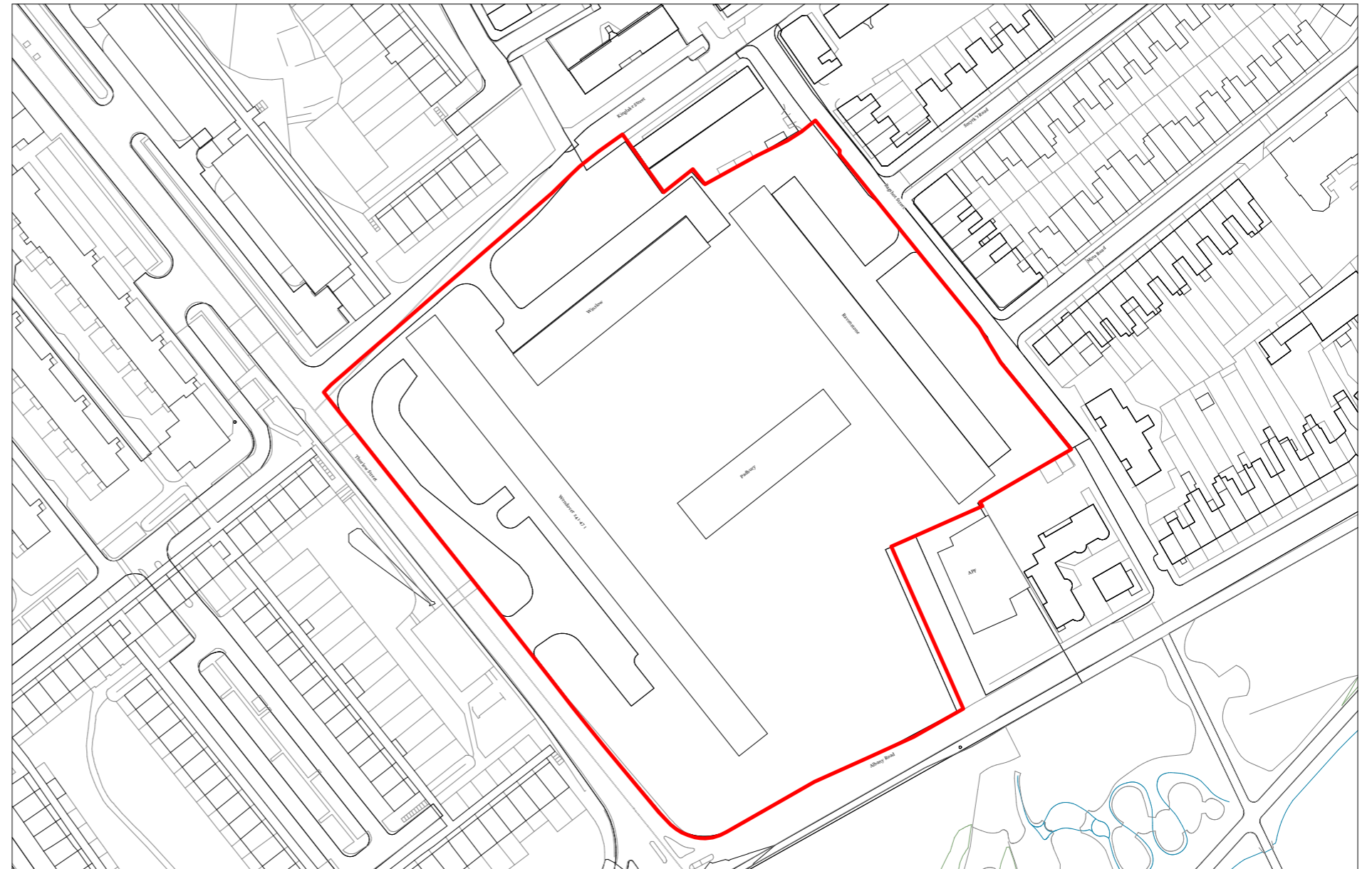


Figure 1.1 Site Plan



Figure 1.2 Aerial View with indicative redline boundary. Source: Google (base map)

- 1.4 The Site is located in the Aylesbury Regeneration Area as identified by Southwark Plan (2022). The principle of the regeneration of this area has been established by the development plan and through the grant of outline planning permission (reference 14/AP/3844) for the phased redevelopment of the Aylesbury Estate to provide a mixed-use development of up to 2,745 residential units, employment, retail and community floorspace (the 'Masterplan Consent').
- 1.5 The Site comprises the land bound by Kinglake Street to the north, Bagshot Street to the east, Albany Road to the south and Thurlow Street to the west. As set out within the Southwark Plan, the Site is within an area designated as the Aylesbury Area Action Core – Phase 2. The Site comprises the southern part of Phase 2, and for the purposes of this planning application, including pre-application consultation, is known as Phase 2B (**Figure 1.1**).
- 1.6 While much of the Site sits within the boundary of the outline planning permission, the Project is a planning application being made in full detail which builds upon the principles established within the OPP (LPA ref: 14/AP/3844) and comprises a high-quality mixed-use development that will contribute towards the regeneration of the wider Aylesbury Estate.

PURPOSE OF THE HTVIA

- 1.7 The HTVIA provides an assessment of likely impacts of the Project on heritage, townscape and visual receptors.
- 1.8 The (built) heritage assessment describes the significance of any heritage assets affected by the Project, including any contribution made by their setting. The Site does not contain any heritage assets and neither is it located in a conservation area.
- 1.9 The townscape assessment will consider the Project within its urban context, including the buildings, the relationships between them, the different types of urban open spaces, including green spaces and the relationship between buildings and open spaces.
- 1.10 The visual assessment will consider the impact of the Project upon visual receptors. The assessment relates to how people will be affected by changes in views and visual amenity at different places, including publicly accessible locations. Visual receptors are always people (although usually visual receptors are defined according to use e.g. residential, business, road, footpath etc.), rather than landscape features.
- 1.11 The assessment as a whole is informed by 25 accurate visual representations ('AVRs') which have been prepared by AVR London. The location of the viewpoints has been agreed with LBS during the pre-application and EIA Scoping process. Structure of the HTVIA
- 1.12 The HTVIA is structured as follows:
- The methodology for undertaking the HTVIA for the ES assessment is provided at **Section 2.0**;
 - Legislation, planning policy and guidance relevant to the assessment of likely effects on heritage, townscape and visual receptors is set out at **Section 3.0**;
 - A description of the historical development of the Site and surrounding area is provided at **Section 4.0**;
 - An assessment of the significance (referred to as 'value') of heritage assets which have been identified for assessment is provided at **Section 5.0**;
 - A description of the existing townscape character and visual amenity is provided at **Section 6.0**;
 - **Section 7.0** describes the pre-application consultation that has been undertaken and embedded mitigation that has occurred as a result of this process and design development. It concludes with an extensive description of the Project which supports the townscape, heritage and visual assessments;
 - **Section 8.0** provides an assessment of the impact of the Project on the significance of heritage assets;
 - The impact of the Project on townscape receptors is assessed at **Section 9.0**;
 - An assessment of the impact of the Project on visual receptors is provided at **Section 10.0**; and
 - The HTVIA is concluded at **Section 11.0**.

2.0 METHODOLOGY

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METHODOLOGY

2.1 The method is the product of legislation, policy and best practice guidance set out in **Section 3.0**. This section describes the overarching assessment framework and the different methodologies which apply to heritage, townscape and visual receptors.

2.2 The ES should be proportionate and not be any longer than is necessary to assess properly those potential likely effects (NPPG).

SCOPING

2.3 This assessment is based on the Scoping Report submitted to the Council in dated October 2021 and the subsequent review of the Scoping Report which was carried out by LUC, on behalf of LBS, see Chapter 2 of the ES for further details. A response to the comments is provided in **Table 7.1**, Summary of Consultation. The Scoping process identified the heritage, townscape and visual receptors which would be assessed in the ES.

HERITAGE

2.4 The term 'heritage receptor' is used within this assessment to describe a designated heritage asset (e.g. World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Sites, Registered Park and Garden, Registered Battlefield or Conservation Area) or non-designated heritage assets (such as locally listed buildings).

2.5 This HTVIA does not assess below-ground archaeological receptors, including Scheduled Monuments which have no upstanding remains. For the avoidance of doubt, this assessment does identify Scheduled Monuments with above ground remains which may experience likely effects. For example, city walls or ruined buildings, which may also be listed.

2.6 In accordance with paragraph 194 of the National Planning Policy Framework (2021) the relevant historic environment record has been consulted as part of this assessment (HER search reference 16852 – see **Appendix 1**). The HER search has informed the heritage baseline.

TOWNSCAPE

2.7 Townscape is defined in Guidelines for Landscape and Visual Impact Assessment, Third Edition (Landscape Institute and Institute of Environmental Management and Assessment, 2013) ('GLVIA3') as the "built-up area, including the buildings, the relationships between them, the different types of urban open spaces, including green spaces, and the relationship between buildings and open spaces".

VISUAL

2.8 Visual impact assessment relates to how people will be affected by changes in views and visual amenity at different places, including publicly accessible locations. Visual receptors are always people, although usually visual receptors are defined according to use e.g. residential, business, road, footpath etc., rather than landscape features.

STUDY AREA

2.9 The study area for the HTVIA comprises:

- All heritage receptors (designated and non-designated) up to 500m from the Site;
- Townscape character areas up to 500m from the Site;
- Visual receptors up to 500m from the Site.

2.10 The plans at the baseline sections identify all of the receptors identified in the study area.

2.11 Site observations, a manual desk-based review of OS maps, characterisation studies and relevant heritage receptors were used to determine the study area. It has been informed by building locations and heights, topography and townscape features, and an understanding of the scale of the Project.

2.12 A Zone of Theoretical Visibility (ZTV) has been produced to outline the potential areas where the Project may be visible, up to a 2km distance from the Site (**Figure 2.1**). The ZTV has been produced using topographically referenced 3D models from VuCity software. It is a tool for a high-level understanding of the extent of visibility, which was further interrogated through review of individual viewpoints using field surveys and digital software.

2.13 **Section 5** identifies viewpoints that have informed the 'visual study area'. The location of the viewpoints has been agreed with LBS during the pre-application and EIA Scoping process.

SITE VISITS

2.14 A site survey of the baseline situation was undertaken by Montagu Evans during November 2021 to understand the immediate setting of the Site, the setting of the surrounding heritage receptors, the townscape character and appearance, and key viewpoints.

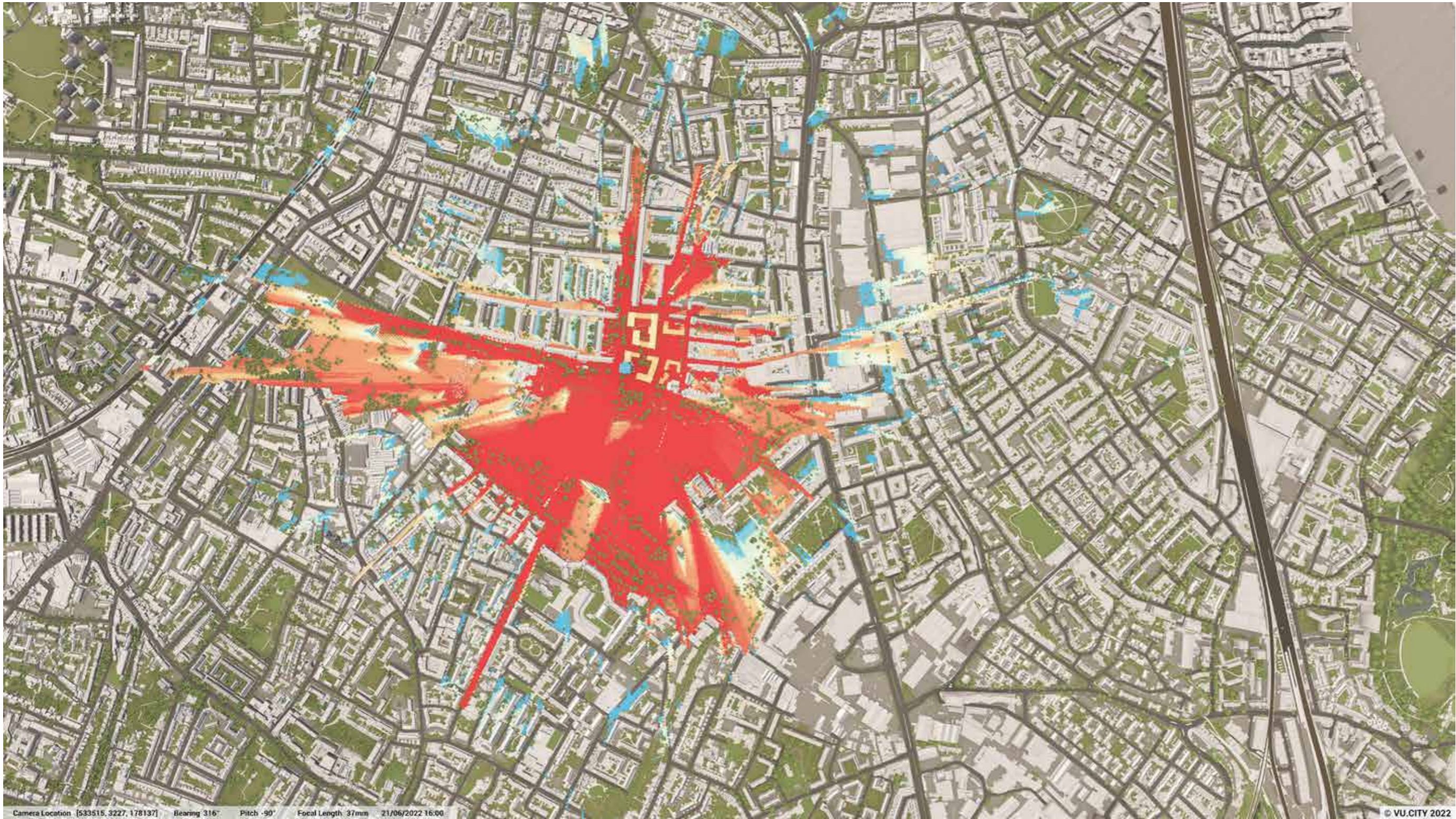


FIGURE 2.1 ZTV of the Project prepared in VuCity.

ASSESSMENT METHODOLOGY

- 2.15 The overarching assessment framework for all topics follows a four step process which are discussed below:
 1. Baseline assessment of value;
 2. Assessment of sensitivity;
 3. Assessment of magnitude; and
 4. Assessment of likely effects
- 2.16 The assessment framework is applied to all phases of the Project, including demolition, construction, operation and cumulative.

BASELINE ASSESSMENT OF VALUE HERITAGE

- 2.17 Paragraph 194 of the NPPF states:
In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
- 2.18 ‘Significance’ (for heritage policy) is defined in the NPPF (Annex 2) as:
the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.
- 2.19 The term ‘value’ has been adopted in this HTVIA to avoid conflation with heritage ‘significance’ and EIA ‘significance’. Heritage value is assessed against the criteria contained in **Table 2.1**.

- 2.20 Paragraph 194 of the NPPF states that the “*level of detail [to describe the significance of heritage assets] should be proportionate to the assets’ importance*”. The 2018 DCMS Principles for Selection of Listed Buildings states “*listed buildings are graded to reflect their relative special architectural and historic interest*”:
Grade I buildings are of exceptional special interest;
Grade II buildings are particularly important buildings of more than special interest;*
Grade II buildings are of special interest, warranting every effort to preserve them.
- 2.21 The grading of heritage receptors outlined by DCMS is reflected in the values at **Table 2.1**. Great weight and importance has been given to all designated heritage assets.
- 2.22 Where a proposal may affect the surroundings in which the heritage asset is experienced, a qualitative assessment is made of whether, how and to what degree setting contributes to the value of heritage assets. Setting is defined in the NPPF as:
The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.23 The assessment of setting is informed by the check-list of potential attributes outlined by the Historic England guidance document Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017) (hereafter ‘GPA3’).

HERITAGE VALUE		
Value	Criteria	Examples
Exceptional	Building/site/area of international heritage value	World Heritage Sites, Grade I and II* statutorily listed buildings, Scheduled Monuments and Grade I and II* Registered Parks and Gardens.
High	Building/site/area of national heritage value	Grade I and II* statutorily listed buildings, Scheduled Monuments and Grade I and II* Registered Parks and Gardens. Grade II statutorily listed structures and buildings cover a wide spectrum of character, history, features, and group relationships; some may have high value too and, where appropriate, narrative analysis will outline the particular nature of the value.
Medium	Building/site/area of national heritage value	Grade II statutorily listed buildings, Conservation Areas, Scheduled Monuments and Grade II Registered Parks and Gardens.
Low	Building/site/area of particular local heritage value	Locally listed buildings (or equivalent non-designated heritage assets).
Very Low	Building/site/area of local heritage value	Receptors not formally identified, but which may have a degree of value meriting consideration in planning decisions

Table 2.1 Heritage Value Criteria

TOWNSCAPE AND VISUAL

2.24 The framework for assessment of townscape and visual impact has been prepared using the GLVIA3. The assessment has regard to the methodology set out in *An Approach to Landscape Character Assessment* (2014) prepared by Natural England.

2.25 The two components of townscape and visual assessment are:
 1. The assessment of townscape effects: assessing effects on the townscape as a resource in its own right; and
 2. The assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.

TOWNSCAPE

2.26 The townscape baseline assessment describes character areas/types and their key characteristics. It defines the distinct and recognisable patterns of elements, or characteristics that make one area different from another, rather than better or worse. These areas are defined and mapped with boundaries.

2.27 The mapped boundaries suggest a sharp change from one townscape area. On site, however, changes can be more subtle and practically, this often represents a zone of transition. Townscape character areas are identified and assessed according to townscape receptor value (in relation to their built form, materials, maintenance, and statutory and non-statutory designations), using criteria contained in **Table 2.2**.

2.28 In all cases, assessment is informed by an understanding of how an area has evolved, the use of aerial photography and field survey along with desk based research as appropriate and to a level commensurate with the sensitivity of the receptor and its susceptibility to change. . Important published sources will normally comprise formal character assessments prepared, for example, as part of local plan making or agencies or county authorities.

2.29 The objective of identifying the existing context is to provide an understanding of the townscape in the area that may be affected – its constituent elements, its character and the way this varies spatially, its geographic extent, its history, its condition, the way the townscape is experienced and the value attached to it. There is inevitably some overlap as between townscape and heritage values, which is recognised in best practice and reflected below.

TOWNSCAPE RECEPTOR VALUE		
Value	Criteria	Examples/Features
Exceptional	Very attractive, unique or outstanding townscape with clearly distinctive characteristics, features and elements; Widespread use of quality materials; Very strong urban structure, characteristic patterns and balanced combination of built form and open space; Good condition; Appropriate management for land use; Unique sense of place; No detracting features.	Internationally or nationally recognised, and may comprise or include designated heritage receptors or sites of international or national importance
High	Very attractive townscape with distinctive or unusual features and elements; Evident use of quality materials; Strong urban structure, characteristic patterns and balanced combination of built form and open space; Appropriate management for land use with limited scope to improve; Strong sense of place; Occasional detracting features.	Nationally or regionally recognised and may include designated heritage receptors
Medium	Attractive townscape with some distinctive features; Recognisable urban structure, characteristic patterns and combinations of built form and open space; Scope to improve management for land use; Some features worthy of conservation; Sense of place; Some detracting features. To have this degree of value, the receptor must be of more than ordinary quality.	Regional or local recognition though generally undesignated, but value may be expressed through literature and cultural associations or through local plan designations, such as conservation areas.
Low	Typical, commonplace, ordinary and/or unremarkable townscape with limited variety or distinctiveness; Distinguishable and urban structure, characteristic patterns and combinations of built form and open space; Scope to improve management or land use; Some features worthy of conservation; Potentially some dominant detracting features and more limited areas of very low value.	Locally recognised. Certain individual townscape elements or features may be worthy of conservation, and townscape either identified for or would benefit from regeneration, restoration or enhancement. Site or area may be valued at a community level.
Very Low	Townscape often in decline; Weak or degraded urban structure, characteristic patterns and combination of built form and open space; Lack of management has resulted in degradation; Frequent dominant detracting features; Disturbed or derelict land requires treatment.	Not formally recognised

Table 2.2 Townscape Receptor Value Criteria

VISUAL

- 2.30 The visual baseline assessment established the area in which the development may be visible, the different groups of people who may experience views of the development, the places where they will be affected and the nature of the views and visual amenity at those points.
- 2.31 The baseline study identifies individuals and/or defined groups of people within the area who will be affected by changes in the views, 'visual receptors'. The following visual receptors are identified by GLVIA3 as being likely to be the most susceptible to change:
 - Residents and other frequent users of the area;
 - People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, attractions or those whose attention or interest is likely to be focused on the landscape and on particular views; and
 - Communities where views contribute to the landscape setting enjoyed by residents in the area.
- 2.32 It should be noted that the assessment does not comprise a 'residential amenity assessment', which considers private viewpoints from residential properties. This is separate from townscape and visual assessment (refer to GLVIA3, paragraph 6.17).
- 2.33 Assessment viewpoints are identified based on a comprehensive review of the surrounding area, including the following criteria:
 - Heritage receptors;
 - Townscape character;
 - Where the development may be prominent;
 - Be visible from concentrations of residential areas;
 - Open spaces (parkland, publicly accessible space);
 - Potentially sensitive receptors (e.g. schools);
 - Accessibility to the public;
 - The viewing direction, distance and elevation;
 - Townscape and transport nodes;
 - Street alignment.

2.34 The identification of viewpoints also considers any strategic or local viewpoints identified by the local planning authorities or other relevant bodies. The views are identified and assessed according to their visual amenity value, using the criteria contained in **Table 2.3**.

VISUAL AMENITY VALUE	
Value	Criteria / Examples
Exceptional	Identified in strategic views, into and out of World Heritage Sites, and/or views of national and international importance.
High	Views identified in the statutory development plan and/or views of national or regional importance, or particular local importance. May comprise public open spaces where focus is on views/ public rights of way through highly valued townscape, regional routes or the immediate setting of elements of national cultural heritage value that are not compromised.
Medium	View identified in Supplementary Planning Documents including conservation area appraisals, and/or views of regional or local importance. May comprise public rights of way through townscapes of moderate value, setting for elements of local and/or regional cultural heritage value or national value whose settings are already compromised.
Low	A view in an area of ordinary townscape value or good townscape value where significant elements detract.
Very Low	A view in an area of very low townscape quality (e.g. industrial areas/busy main roads) that have very few positive characteristics.

Table 2.3 Visual Amenity Value Criteria

ASSESSMENT OF SENSITIVITY

- 2.35 The first stage in the assessment of the Project on a heritage, townscape or visual receptor is to identify its sensitivity to the Project.
- 2.36 The assessment of sensitivity is based on an understanding of the Project. It is identified by calibrating the baseline value of the receptor with its susceptibility to the type of change introduced by the Project.

2.37 Susceptibility is the ability of the receptor to accommodate the Project without undue consequences for the maintenance of the baseline situation and/or the achievement of planning policies and strategies. For heritage receptors, susceptibility considers the setting of the receptor in conjunction with its value and the particular nature of the proposals. The criteria for determining susceptibility is described at **Table 2.4**.

TOWNSCAPE

- 2.38 GLVIA3 explains landscape susceptibility at pages 88–89. There is no specific definition of townscape susceptibility. Professional judgement is applied based on the understanding of landscape susceptibility to reach judgements on townscape susceptibility.
- 2.39 GLVIA3 describes susceptibility to change of landscape receptors as *"the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the Project without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies."*
- 2.40 Susceptibility is relative to the specific type of development proposed e.g. a receptor may be more or less susceptible to a proposal for an industrial facility as opposed to a residential building depending on the receiving environment. Equally, a receptor may be more or less susceptible to a tall building than a low-rise development depending on the receiving environment.
- 2.41 Effects are particular to the specific landscape / townscape in question, which includes reference to aspects such as the quality, nature and condition of the receptor, or, existing scale and grain e.g. if the existing townscape is of a similar scale and / or grain as the Project, it may have a greater ability to accommodate the Project and thus a lower susceptibility to change, subject to those existing characteristics not undermining or undue consequence arising from that baseline condition.

VISUAL

- 2.42 GLVIA3 explains visual susceptibility at pages 113–114. Page 113 sets out that susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:
- The occupation or activity of people experiencing the view at particular locations;
 - The extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.
- 2.43 Visual receptors who are more likely to have a high susceptibility to change include residents at home, people who are engaged in activities that involve an appreciation of the surrounding landscape or townscape, and visitors to heritage assets or other attractions.
- 2.44 Visual receptors who are more likely to have a low susceptibility to change include users of amenity space that does not depend on or involve an appreciation of the surrounding landscape / townscape such as people engaged in sports activities. GLVIA3 states on page 114 that *"each project needs to consider the nature of the groups of people who will be affected and the extent to which their attention is likely to be focused on views and visual amenity."*
- 2.45 The baseline value of the receptor and its susceptibility are calibrated using the matrix at **Table 2.5**. Sensitivity is recorded in a verbal scale (high, medium or low), supported by the clear narrative linked to evidence from the baseline study and an assessment of susceptibility.

ASSESSMENT OF MAGNITUDE

- 2.46 The second part of the assessment stage is to identify the magnitude of impact arising from the Project on the heritage, townscape or visual receptor.
- 2.47 The magnitude of impact is a qualitative judgement supported by the narrative text within the assessment. The professional judgement is quantified using criteria at **Table 2.6**.
- 2.48 The judgement of magnitude considers the size or scale, geographical extent or duration and reversibility of the impact and whether the Project:
 - Conforms with the pattern, scale, mass, grain and historic features of the receptor;
 - Creates a loss or restoration of key features of the receptor;
 - Contributes to the identified receptor character; and
 - Accords with national, regional and local planning policy and guidelines.

SUSCEPTIBILITY TO CHANGE CRITERIA	
High	<p>The receptor has a low ability to accommodate the specific proposed change e.g. the visual receptor is likely to be heavily engaged on the view / visual amenity and/or the type of development is incongruent to the baseline condition or would undermine the enjoyment of the visual receptor. The existing townscape / landscape comprises very limited or no similar types of development to that proposed and/or the townscape / landscape policies do not anticipate this type of development.</p> <p>The site and/or setting contributes to the overall heritage value of the receptor.</p>
Medium	<p>The receptor has a moderate ability to accommodate the specific proposed change e.g. the visual receptor is likely to be partially engaged on the view / visual amenity and/or the type of development is congruent to aspects of the baseline condition or would undermine aspects of the enjoyment of the visual receptor. The existing townscape / landscape comprises some similar types of development to that proposed and/or the townscape / landscape policies anticipate some of this type of development.</p> <p>and/or</p> <p>The site and/or setting makes some or a limited contribution to the overall heritage value of the receptor.</p>
Low	<p>The receptor has a high ability to accommodate the specific proposed change e.g. the visual receptor is likely to not be engaged on the view / visual amenity and/or the type of development is congruent to the baseline condition or would not undermine the enjoyment of the visual receptor. The existing townscape / landscape comprises similar types of development to that proposed and/or the townscape / landscape policies do anticipate this type of development.</p> <p>and/or</p> <p>The site and/or setting makes a very limited or no contribution to the overall heritage value of the receptor.</p>

Table 2.4 Susceptibility of Receptor to Change Criteria

SENSITIVITY			
Receptor Value	Susceptibility of Receptor to Change		
	Low	Medium	High
Very Low	Low	Low	Low/Medium
Low	Low	Low/Medium	Medium
Medium	Low/Medium	Medium	Medium/High
High	Medium	Medium/High	High
Exceptional	Medium/High	High	High

Table 2.5 Sensitivity (Nature of Receptor Likely to be Affected)

MAGNITUDE OF IMPACT	
High	<p>Considerable change to the value of the receptor.</p> <p>The proposals are a new component, ranging from a notable change in receptor characteristics over an extensive area to intensive change over a more limited area.</p> <p>The proposals would be very noticeable.</p> <p>Loss of or major alteration to key elements/features/ characteristics of the baseline. The duration of this impact may be permanent and non-reversible.</p>
Medium	<p>A clearly discernible change to the value of the receptor.</p> <p>The proposals are dissimilar to a main component of the receptor but similar to other components.</p> <p>The proposals would be readily noticeable.</p> <p>Partial loss of or alteration to one or more key elements/ features/characteristics of the baseline. The duration of this impact may be semi-permanent and partially reversible.</p>
Low	<p>Slight change to the value of the receptor.</p> <p>The proposals are similar to a main component of the receptor but similar to other components.</p> <p>The proposals would not be readily noticeable.</p> <p>Minor loss of or alteration to one or more key elements/ features/characteristics of the baseline. The duration of this impact may be temporary and reversible.</p>
Very Low	<p>Barely discernible change to the value of the receptor.</p> <p>Very minor loss of or alteration to one or more key elements/ features/characteristics of the baseline.</p>
Nil	No change to the value of the receptor.

Table 2.6 Magnitude of Impact Criteria

ASSESSMENT OF LIKELY EFFECTS

2.49 Likely effects are determined by combining the judgements of sensitivity and the magnitude of impact using a common matrix shared across all topic areas (Table 2.7). It is generally considered that moderate to major effects are considered ‘significant’ in the context of the EIA Regulations. Criteria defining the scale of effect is provided at Table 2.8.

LIKELY EFFECT ON RECEPTOR			
Magnitude	Sensitivity		
	Low	Medium	High
Nil	None	None	None
Very Low	Negligible	Negligible	Negligible / Minor
Low	Minor	Minor / Moderate	Moderate
Medium	Minor / Moderate	Moderate	Moderate / Major
High	Moderate	Moderate / Major	Major

Table 2.7 Likely Effect on Receptor Matrix

SCALE OF AN EFFECT	
Major	The Project would give rise to a very significant effect on the receptor.
Moderate	The Project would give rise to a significant effect on the receptor.
Minor	The Project would give rise to an effect on the receptor, but this would not be significant.
Negligible	The Project would give rise to a barely discernible effect on the receptor. This would not be significant.
None	The Project would have no effect on the receptor.

Table 2.8 Scale of an Effect

2.50 Professional judgement is required to determine the nature of the likely effects. Criteria defining the nature of effect is provided at Table 2.9. For example, there will be cases where a high magnitude of impact produces a major scale of effect, on the basis that the component is prominent or noticeable, but notwithstanding that the quality of effect is beneficial as a consequence of design quality or other benefits. This approach arises most often as a consequence of major developments in areas positively identified for transformational change. Often, such impacts will have varied effects such that a hard and fast categorisation of an effects quality is finely balanced as between beneficial or harmful. In many instances, therefore, the final identification of impact and effect will turn on discursive analysis. The tabular analysis format can produce inaccurate reporting, it is therefore necessary to use professional judgement through discussion to justify the final outcome.

2.51 The assessment of scale and nature of effect requires a qualitative discussion to describe and elucidate this judgement to the reader. This is necessary because heritage, townscape and visual assessment is not a strict quantitative process and some of these considerations will depend on expert judgements. Accordingly, there is an emphasis on qualitative text throughout the HTVIA to describe the receptors and the judgements in regard to the significance of the identified effects.

NATURE OF AN EFFECT	
Beneficial	An advantageous effect to a receptor
Neutral	An effect that on balance, is neither beneficial nor adverse to a receptor.
Adverse	A detrimental effect to a receptor

Table 2.9 Nature of an Effect

2.52 The assessment also considers whether the likely effect is:

- direct or indirect;
- reversible or irreversible;
- permanent or temporary;
- short, medium or long term.

ACCURATE VISUAL REPRESENTATIONS

2.53 The HTVIA as a whole is informed by AVRs. The AVRs in particular provide the basis for the assessment of the Project and its effect on people, by virtue of change to views or visual amenity.

2.54 The AVRs have been prepared in accordance with best practice guidance, including TGN 06/19 Visual Representation of Development Proposals Technical Guidance Note (2019) prepared by Landscape Institute. The methodology prepared by AVRL is provided at Appendix 2.

2.55 The AVRs are provided in the following scenarios:

- Existing = baseline photography
- Proposed = Existing plus the Project
- Cumulative = Project plus schemes in the surrounding area that are subject to an extant consent

2.56 The objective of a photomontage is to simulate the likely visual changes that would result from a Project, and to produce printed images of a size and resolution sufficient to match the perspective in the same view in the field.

2.57 Accurate visual representation is two-dimensional and cannot capture the complexity of the visual experience. It is an approximation of the three-dimensional visual experience the observer would receive on site. Neither do they capture transient significant effects arising from noise or traffic on perception, or that wider range of expectations and associations that anyone in an urban scene may have.

2.58 A visit to the location from which the photographs were taken is strongly encouraged to appreciate and understand the visual impact.

2.59 The text accompanying each view seeks to contextualise it. Inevitably one must accept that judgement is involved in this specialist area on the basis of the above and the importance of design quality in the operation of policy. In preparing any written assessment, allowances are made for these factors as well as the assessor’s knowledge of the Project.

CUMULATIVE EFFECTS

- 2.60 GLVIA3 sets out two main approaches to inter-project effects between any given Project and cumulative schemes (See GLVIA, paragraph 7.18). The first approach is to focus:
 - primarily on the additional effects of the main project under consideration... on top of the cumulative baseline*
- 2.61 The second approach is to focus:
 - on the combined effects of all the past, present and future proposals together with the new project*
- 2.62 This assessment takes the first approach, which is to focus on the additional effects of the Project on top of the cumulative baseline. It is considered that this approach is best suited to an urban environment, in which the cumulative effects between the Project and other cumulative schemes may be complex (including situations in which the effect of the Project could be lessened or removed entirely by cumulative schemes) and because, as also acknowledged in the GLVIA3, it may not be considered reasonable to assess the effect of many complex schemes other than the Project in the manner required by the 'combined effects' approach.
- 2.63 In heritage best practice guidance (GPA3/HEAN3 from Historic England, 2022), there is specific reference to 'cumulative changes'. The word 'cumulative' in this context should be taken to mean incremental and the practical effect of this would be to increase the degree of harmful impact in specific cases, judged on a qualitative basis. Instances of incremental harm have as matters of practice normally come about when previous development is recognised to have created a harmful condition, to which a specific proposal adds, so potentially augmenting the pre-existing harm. In all cases, however, a freestanding assessment is required.
- 2.64 The cumulative schemes for inclusion in this Volume were agreed with LBS during the scoping process. A diagram of the cumulative schemes is provided at **Figure 1.2**.
- 2.65 The Aylesbury FDS is considered a cumulative in this application because of the amendment to the application.



Figure 2.2 Dimetric View of Cumulative Schemes

MITIGATION

- 2.66 Mitigation measures proposed to prevent, reduce or offset any significant likely adverse effects have been identified and developed as part of the pre-application design process. The primary mitigation measures have become embedded into the project design, commonly referred to as embedded mitigation. The mitigation arising from design development and consultation responses is identified at **Section 8**.
- 2.67 The likely effects of the Project include embedded mitigation. As a result, there is no requirement for additional mitigation and thus likely residual effects remain the same as the likely effects, unless otherwise stated.

CLIMATE CHANGE

- 2.68 The likely effects of the Project are defined under the current climate conditions, which may alter under a future climate scenario. The EIA Regulations require that the change in impact magnitude and a receptor's 'vulnerability' (i.e. susceptibility or resilience to change) are considered in respect of a future climate condition.
- 2.69 The vulnerability of the receptors according to the definitions provided in the guidance, and it has been judged that all of the heritage, townscape and visual receptors have low vulnerability.
- 2.70 The likely projected future conditions for each of temperature, precipitation, wind speed and cloud cover have been considered. It is considered that the magnitude of impact and resultant nature and scale of the effects of the Project during the operational phase will not be changed under the future climate conditions.
- 2.71 Overall, the likely effects of the Project are unlikely to change as a result of climate change.

3.0

LEGISLATION AND PLANNING POLICY

AYLESBURY ESTATE PHASE 2B

LEGISLATION AND PLANNING POLICY

3.1 The following section sets out the planning policy context for the Site and for the context of the assessment process.

LEGISLATION

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS ACT) 1990

3.2 The statutory duties of the decision-maker when considering applications which affect designated heritage receptors are set out in the Act 1990.

3.3 The Site does not comprise any statutorily listed buildings and nor is it located in a conservation area. There are statutorily listed buildings which have been identified in the study area which may experience a change to their heritage value as a result of change to their setting from the Project.

3.4 In this case, the relevant statutory provision is Section 66(1) of the Act 1990 which states that:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural and historical interest which it possesses.

3.5 The Project does not comprise any buildings or other land in a conservation area and, therefore, section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is not engaged. There is no statutory duty relating to the setting of conservation areas within the Planning Act.

3.6 The Courts have confirmed that if the policy approach set out in the NPPF is followed then the statutory duties referred to above will have been fulfilled.

DEVELOPMENT PLAN

3.7 Section 38(6) of the Planning and Compulsory Purchase Act 2004 stipulates that where in making any determination under the Planning Acts, regard is to be had to the development plan, and the determination must be made in accordance with that plan unless material considerations indicate otherwise.

3.8 The statutory development plan and the policies relevant to the assessment of heritage, townscape and visual considerations are set out at **Table 3.1** below.

DEVELOPMENT PLAN POLICY	KEY PROVISIONS
London Plan (2021)	Policy G1 (Green Infrastructure) Policy G3 (Metropolitan Open Land) Policy G6 (Biodiversity and Access to Nature) Policy D1 (London's Form Character and Capacity for Growth) Policy D3 (Optimising Site Capacity Through the Design-led Approach) Policy D4 (Delivering Good Design) Policy D5 (Inclusive Design) Policy D8 (Public Realm) Policy D9 (Tall Buildings) Policy D11 (Safety, Security and Resilience to Emergency) Policy HC1 (Heritage Conservation and Growth) Policy HC3 (Strategic and Local Views) Policy HC4 (London View Management Framework)
Southwark Local Plan (2022)	P14: Design Quality P13: Design of Places P15: Residential Design P17 Tall Buildings P19: Listed Buildings and Structures P20: Conservation Areas P21: Conservation of the Historic Environment and Natural Heritage P22: Borough Views P26: Local List NSP01: Aylesbury Action Area Core AV.01: Aylesbury Area Vision P57: Open Space P60: Biodiversity

Table 3.1 Development Plan Policy Relevant to HTVIA

NATIONAL POLICY

3.9 The Development Plan is supported by the planning policies set out in the National Planning Policy Framework (2021). The relevant provisions are set out at **Table 3.2**.

NATIONAL POLICY	KEY PROVISIONS
National Planning Policy Framework (NPPF) 2021	Chapter 12 (Achieving well-designed places) Paragraph 126 Paragraph 129 Paragraph 130 Paragraph 131 Paragraph 132 Paragraph 133 Paragraph 134 Chapter 16 (Conserving and enhancing the historic environment) Paragraph 194 Paragraph 197 Paragraph 199–202 Paragraph 203 Paragraph 206

Table 3.2 National Planning Policy Relevant to HTVIA

MATERIAL CONSIDERATIONS

3.10 In addition to legislation and policy, the assessment will take into consideration relevant planning guidance and any material considerations, including:

- National Design Guide (2021)
- National Planning Practice Guidance (online);
- Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA) (2013);
- An Approach to Landscape Character Assessment (2014);
- TGN 06/19 Visual Representation of Development Proposals Technical Guidance Note (2019) prepared by Landscape Institute
- Historic England, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015)
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017);

- Tall Buildings: Historic England Advice Note 4 (2022);
- Institute of Environmental Management & Assessment (IEMA), Institute of Historic Building Conservation (IHBC) and Chartered Institute for Archaeologists (CIfA) (2021) "Principles of Cultural Heritage Impact Assessment in the UK" (hereafter referred to as "the CHIA guidance")

POLICY DISCUSSION

NATIONAL PLANNING POLICY FRAMEWORK (THE FRAMEWORK) 2021

3.11 Chapter 12 of the Framework outlines the Government’s policy regarding design. It emphasises that “good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”.

3.12 Paragraph 130 states that planning policies and decisions should ensure that developments:

“a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

3.13 Paragraph 8 discusses how to achieve sustainable development. Section B focuses on ‘a social objective’ and states that ‘...by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs’, chiming with the guidelines set out in the National Design Guide (below).

3.14 Chapter 12, ‘Achieving well-designed places’, opens with paragraph 126 which puts the creation of ‘beautiful’ buildings and places at the centre of importance for the chapter, placing it within the context of the creation of ‘high quality’ and ‘sustainable’ buildings. Paragraph 128 discusses how to put this idea of ‘beauty’ into action, by suggesting that ‘design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design.’

3.15 Paragraph 134 promotes sustainable development and appropriate design:

“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to: a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings..”

3.16 Chapter 16 of the Framework sets out the Government’s policies relating to the conservation and enhancement of the historic environment. In determining planning applications, Paragraph 194 specifies:
“local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”

3.17 The emphasis is on understanding what is special about a heritage asset, and by extension, identifying those elements which are capable of accepting change without harm to the special significances of a place.

3.18 Where developments affect the significance of a designated heritage asset, paragraphs 199 to 202, and 203 of the Framework are engaged.

3.19 Paragraph 199 states:
“When considering the impact of a Project on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

3.20 This corresponds with the statutory provisions set out in the Act 1990 and which were clarified in Barnwell (Barnwell vs East Northamptonshire DC 2014)

3.21 Where a proposal takes the opportunity to enhance or better reveal the significance of a designated heritage asset then paragraph 206 applies:
“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”
 Conversely, where development is deemed to cause harm to a designated heritage asset, one must demonstrate the works have clear and convincing justification, and, furthermore, that harm is offset in some way proportionately by countervailing public benefits. That harm would, nevertheless, attract great weight in planning balance.

3.22 In national policy, paragraph 201 of the Framework refers to “substantial harm”, which is a high test tantamount to total demolition such that the special interest of the designated heritage asset is vitiated. Substantial public benefits would be required to offset this level of harm, though there would be a strong presumption against granting listed building consent or planning permission.

3.23 Paragraph 202 refers to “less than substantial harm” which practically applies to most areas where harmful works take place to a designated heritage asset. In this case, that harm would be weighed against public benefits. Such benefits can be improvements to townscape through a complementary and high quality building and the realisation of land use planning objectives.

3.24 The Framework indicates that in weighing planning applications affecting NDHAs, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (paragraph 203).

NATIONAL PLANNING PRACTICE GUIDANCE (ONLINE) (“NPPG”) AND NATIONAL DESIGN GUIDE (2021)

3.25 The NPPG was published as a web-based resource on 27th March 2014 and has been continuously updated thereafter. The National Design Guide was published in 2021. The NPPG provides significant guidance on substantial and less than substantial harm, discussing impacts to significance and that a decision maker shall be the person deciding which category of harm the impacts fall within.

3.26 The National Design Guide was updated in 2021 and sets out ten characteristics of well-designed places. The NDG should be considered alongside the NPPF, a document which it supports and read alongside the Planning Practice Guidance (NPPG). The ten characteristics are:

- Context – enhances the surroundings;
- Identity – attractive and distinctive;
- Built form – a coherent pattern of development;
- Movement – accessible and easy to move around;
- Nature – enhanced and optimised;
- Public spaces – safe, social and inclusive;
- Uses – mixed and integrated;
- Homes and buildings – functional, healthy and sustainable;
- Resources – efficient and resilient; and
- Lifespan – made to last.

HIGH DENSITY DEVELOPMENT AND DESIGN

3.27 The Southwark Plan was adopted on 23rd February 2022. The Southwark Plan supersedes a now defunct 2010 Area Action Plan. The superseded AAP envisaged approximately 4,200 new homes with the provision of 50% social rented and intermediate homes housing including the re-provision of at least 2,249 social rented homes. Policy AV.01 Aylesbury Vision of the Southwark Plan states it would *“now be appropriate to consider an increased number of homes within the land covered by the Area Action Core replacing all the existing social rented homes in and in reasonable proximity to within the footprint of the original estate”*. This is reaffirmed by NSPo1 of the Southwark Plan.

3.28 The principles of the OPP (reference: 14/AP/3844) thus remain applicable, although there is policy support for increased density, subject to review of impacts to, inter alia, heritage, townscape, visual impacts and microclimate.

3.29 Policy D9 of the London Plan requires local planning authorities to determine if there are locations where tall buildings may be an appropriate form of development and identify those on maps. The Aylesbury Action Area Core is identified by Policy P17 of the Southwark Plan as appropriate for tall buildings. Policy P17 contains criteria to inform the design of tall buildings which broadly draws on the wider themes associated with London Plan Policy D9 with the focus on locations, design quality, legibility and landmark significance.

3.30 Southwark Plan Policy P14 focuses on design quality, specifying a focus on building fabric, function and composition. It encourages solutions that are specific to a site’s context, topography and constraints. There is a further necessity for active frontages and inclusive design for all that advances a positive pedestrian experience.

HERITAGE

- 3.31 Policies P19, P20, P21, P22 and P26 concern the historic environment and important views; omitted from this list is P23 Archaeology, P24 World Heritage Sites and P25 River Thames because the Project does not concern these.
- 3.32 Policy P19 and policy P20 of the Southwark Plan relate to listed buildings and conservation areas. The Project is not in a conservation area but falls within the setting of several. Any harm to the significance of a conservation area or its setting must be robustly justified.
- 3.33 This is a direct response to paras 199–202 of the NPPF, which discusses levels of harm and is aided in its discussion by the relevant chapters in the NPPG.
- 3.34 Policy P26 focuses on the Local List; it states that they do not benefit from statutory designation, despite their potential positive contribution to local character and distinctiveness. Locally listed buildings are identified in **Section 5** in **Figure 5.2**. Further information on the local list is available in the Heritage SPD (2021).

VIEWS

- 3.35 Policy P22 Borough views identifies several long distance views through Southwark of central London, and medium range views from Southwark of the River Thames. The Site does not sit within the viewing corridor of any identified views; however, Borough View 25 from One Tree Hill has been provided for completeness, as the Project would form part of the wider skyline composition looking towards St Paul's Cathedral.
- 3.36 The Site is not located within any Landmark Viewing Corridors or Wider Setting Consultation Areas identified in the LVMF. The Site is located to the east of the extended Wider Setting Consultation Area in view 1A.2. The view has been assessed as part of this HTVIA to understand any potential impact of the Project to the 'Strategically Important Landmark'.

4.0

BASELINE: HISTORICAL DEVELOPMENT

AYLESBURY ESTATE PHASE 2B

BASELINE: HISTORICAL DEVELOPMENT

4.1 This section provides a description of the historical development of the Site and that of the surrounding area. The section has been informed by secondary sources, including:

- Pevsner and Cherry, London: Volume 2 South
- John Summerson, Georgian London
- Charles Booth, London Poverty Maps
- LCC, Bomb Damage Maps
- John Boughton, Municipal Dreams

HISTORICAL ORIGINS

4.2 The Site and surrounding area was arable land in the mid 18th century. It was located between Walworth Bridge and the infamous Hen and Chickens pub, on what is now Old Kent Road. There were no discerning features about this immediate area barring its enclosed field status. The area of Walworth was known for its allotments and as a place to grow, buy and sell fruits and vegetables. In 1792, a florist called James Maddock, of Walworth, published the influential *The Florists' Directory; or Treatise on the Culture of Flowers* resulting from his experience of horticulture in Walworth.

4.3 Walworth itself had appeared in the Domesday book of 1086 as Waleorde. It consisted of a church at this time, was made up of 8 acres of meadow and its landlords owned four ploughs between them. Broadly, Walworth and its environs changed minimally in the lead up to the late 18th century.

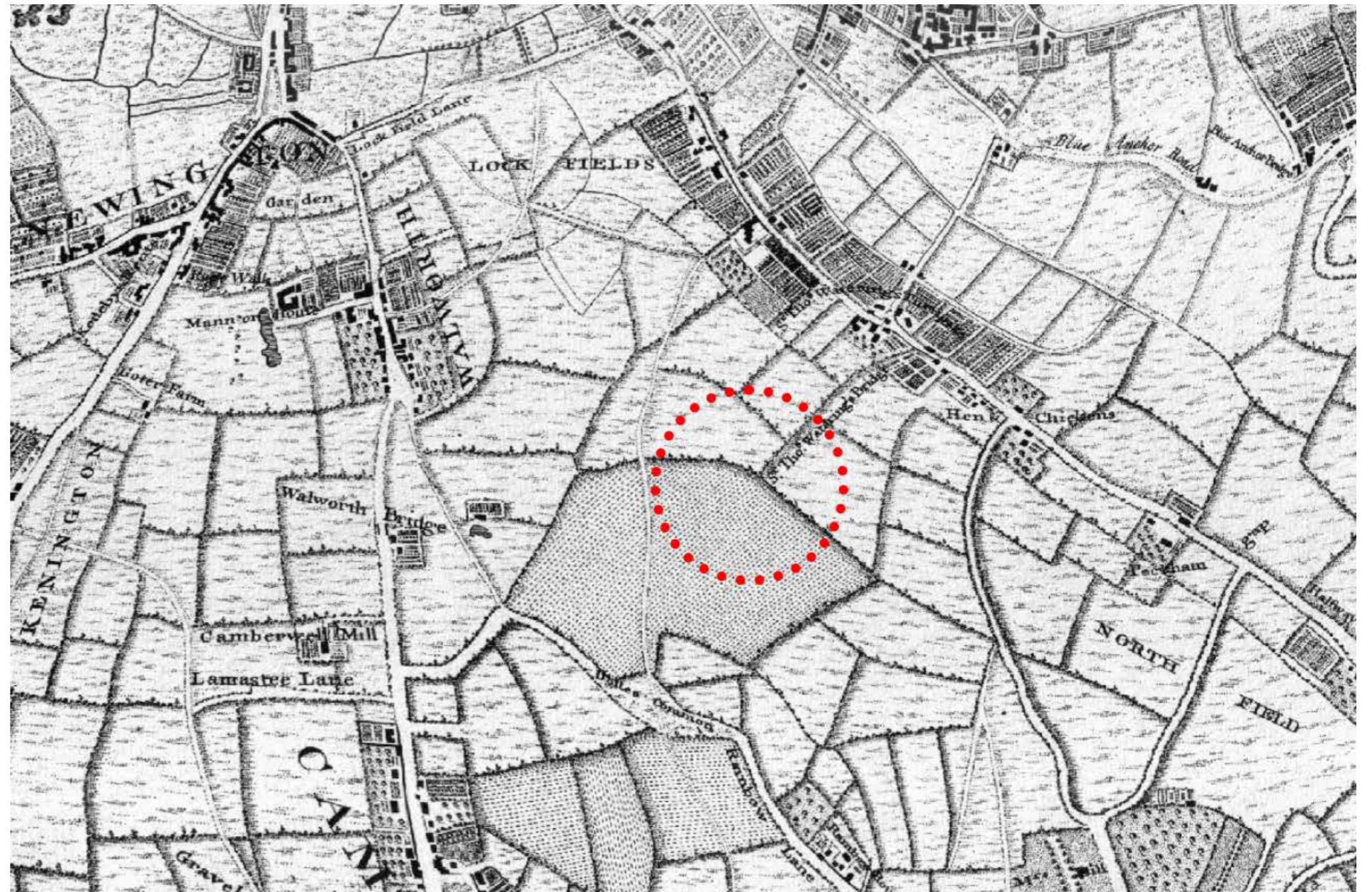


Figure 4.1 Rocque's Map of London and ten miles around (1746)

- 4.4 By the end of the 18th century, London’s southern expansion was beginning to become evident. Gradual infill of fields and the construction of roads and lanes connecting areas between east and west was apparent. The area between Old Kent Road and Kennington Park Road, two major thoroughfares into the City of London, was an obvious place for development. Field boundaries for what would become Albany Road, marking what is now Burgess Park, were evident on maps from the end of the 18th century showing a change in field pattern ownership and the speculative selling off of land to developers. In line with the suburbanisation of London, the first people to move to the area were wealthy and sought a quiet, less dirty and industrial environment to live in while still being close to the city.
- 4.5 At the beginning of the 18th century, Walworth and its surroundings became increasingly salubrious with status symbols, such as the Sir John Soane designed St Peter’s Church being built in 1825. At the time, the area was occupied by wealthy merchants who could afford Soane’s fees and stature to design their church.
- 4.6 As land was developed throughout the 19th century, regularly formed terraces appeared which were mostly typical of the time in their appearance: yellow London stock brick, timber sash and casement windows and hipped roofs screened from view by parapets. Unlike St Peter’s Church, these were generally built by craftsmen, labourers and builders who used a combination of patternbooks and their own specialisms to design and build such houses. Summerson notes that the specialism of the builder can usually be told through individual flourishes: i.e. a building constructed by a glazier will have good windows; one by a carpenter will have attractive timber details.
- 4.7 Over the course of the 19th century, Walworth’s population increased eightfold to 122,200 in 1901. The urban form changed substantially in this period to a densely packed streetscape of fine grained houses with the introduction of industries.
- 4.8 The largest industrial change was the construction of the Grand Surrey Canal, to the south of the Site. Opening in 1807 and spanning from the River Thames in the east to Old Kent Road, it was developed further reaching Camberwell in 1810 and Peckham in 1826. It primarily transported timber to timber merchants, warehouses and factories located along the canal’s edge.

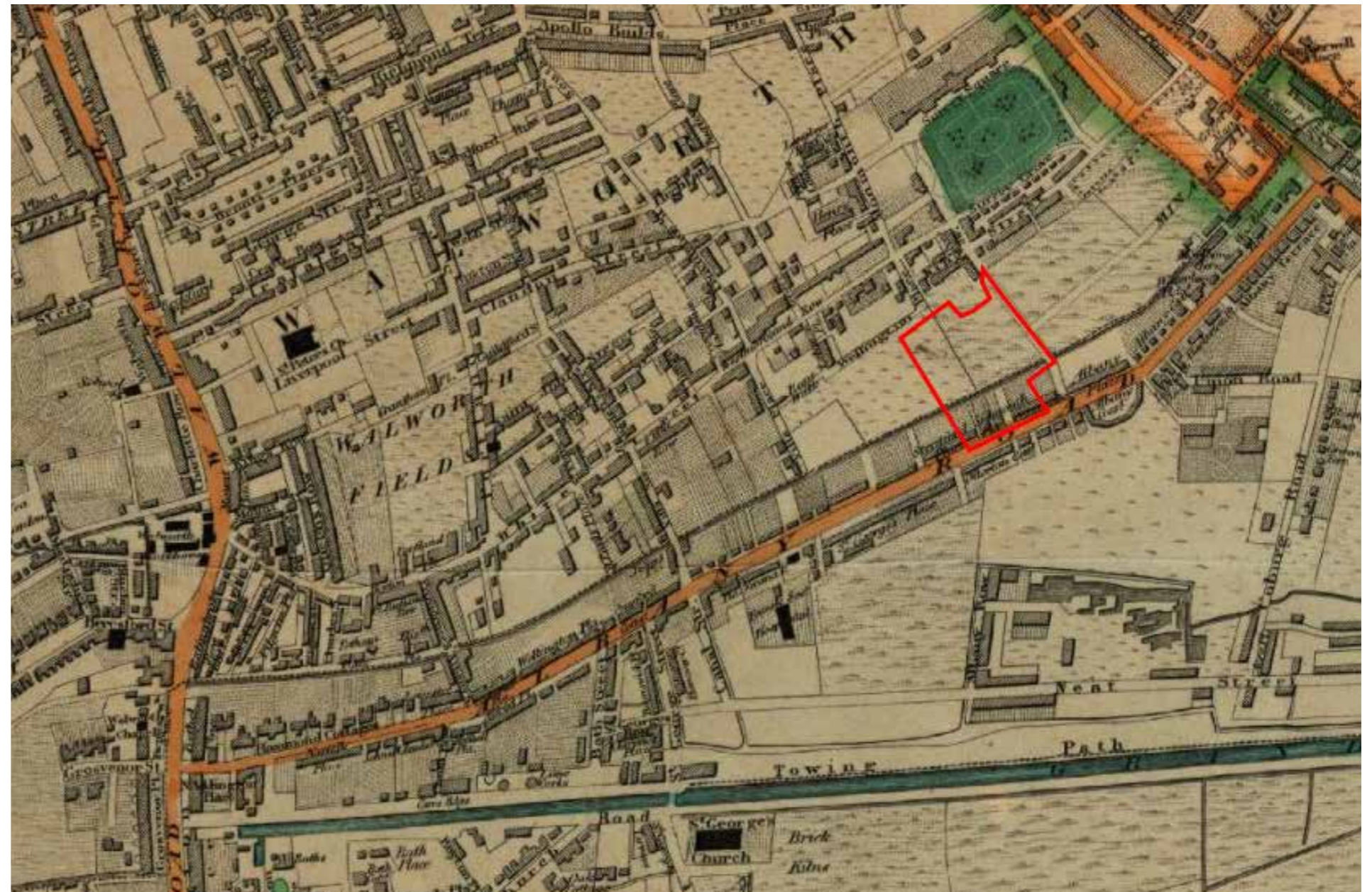


Figure 4.2 Greenwood’s Map of London (1828)

- 4.9 By the end of the 19th century, the social make-up of the area was mixed. The Charles Booth Poverty Map (1899) shows the area fronting Albany Road and the secondary roads spanning northwards as being red – or ‘Middle class. Well to-do’, with interior courtyards and sections being coloured in Light Blue and Dark Blue shades, indicating that these areas were either ‘poor’ or ‘very poor, casual Chronic want’. The urban fabric was characterised by a dense network of streets and courtyards. This changed drastically towards the end of the 19th century with the reordering and reconstruction of many of these streets to make them more formal, far denser and with more infilling of large gardens.
- 4.10 By the location of the Site, at this time, was the Newington Workhouse, constructed in 1852 and designed by the architect Henry Jarvis. Workhouses in the area dated back to 1734, with several iterations coming into being. They belonged originally to the parish of St Mary Newington and were intended to be an industrial school. The site for the workhouse was extensive, occupying a large area between Westmoreland Road to the north to Albany Road in the south, flanked by middle class housing. Documentation suggests that the conditions at the Newington Workhouse were particularly poor and abetted the spreading of illness and disease exacerbated by inadequate sanitation. The workhouse continued to expand throughout the late 19th century, partly as a result of changing administrative boundaries that meant a greater catchment area for the Board of Guardians that ran the workhouse, but also the gradual social decline of the area.
- 4.11 The twentieth century witnessed significant change to the surrounding area. At the beginning of the century, the street pattern remained similar, with the Newington Workhouse changing its name to the Newington Institution, likely following the abolishment of the Board of Guardians in 1930. The street pattern, as developed in the 19th century, was a densely built, fine grain of Victorian terraced housing. This remained the same up to the war, when the last OS Map was revised in 1938 and published in 1946, when the street scene had altered immeasurably.



Figure 4.3 Charles Booth's Poverty Map (1896)

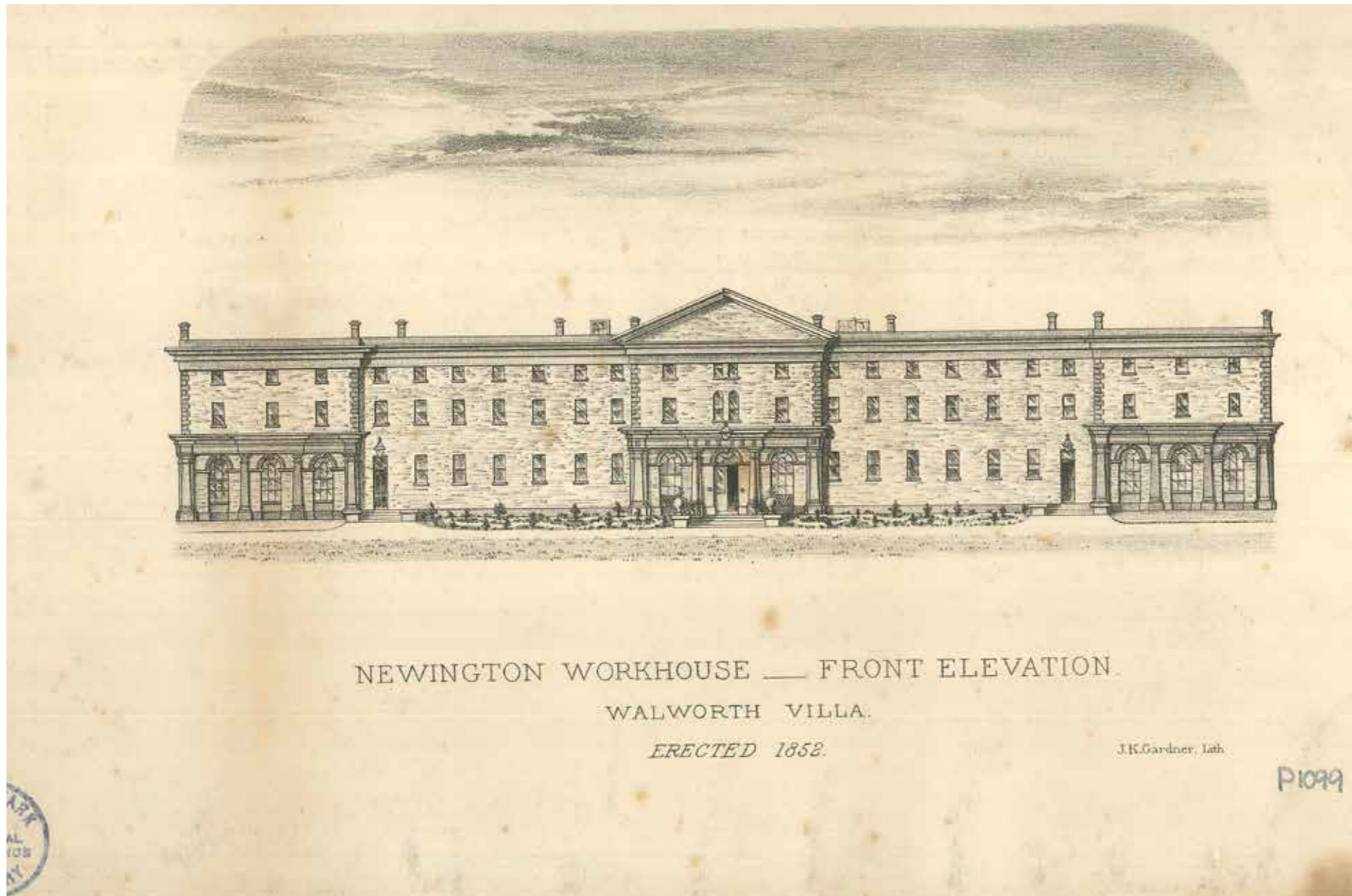


Figure 4.4 Newington Workhouse



Figure 4.5 RAF Aerial Photograph, 1945; red line boundary indicative only (Layers of London)

- 4.12 The LCC's Bomb Damage map depicts this change graphically and is supported by the aerial photographs taken by the RAF during the immediate post-war period. The OS Map published in 1951 (surveyed in 1950) updated the pre-war maps and showed the bomb sites as having been cleared within a streetscape still characterised by the fine grain of the Victorian terraces. In some areas, whole blocks had been cleared, with some ruins remaining, particularly where they were integral to the structure of surviving dwellings.
- 4.13 The LCC's Bomb Damage map depicts a V1 or V2 having struck to the immediate north of the Site, rendering many buildings here unsalvageable. The area was an obvious target for German bombers given its proximity to the Grand Surrey Canal for industry, and as bombing tactics altered throughout the war, with the general desire to reduce citizen morale, the densely packed terraced streets became a secondary focus to industrial sites nearby.

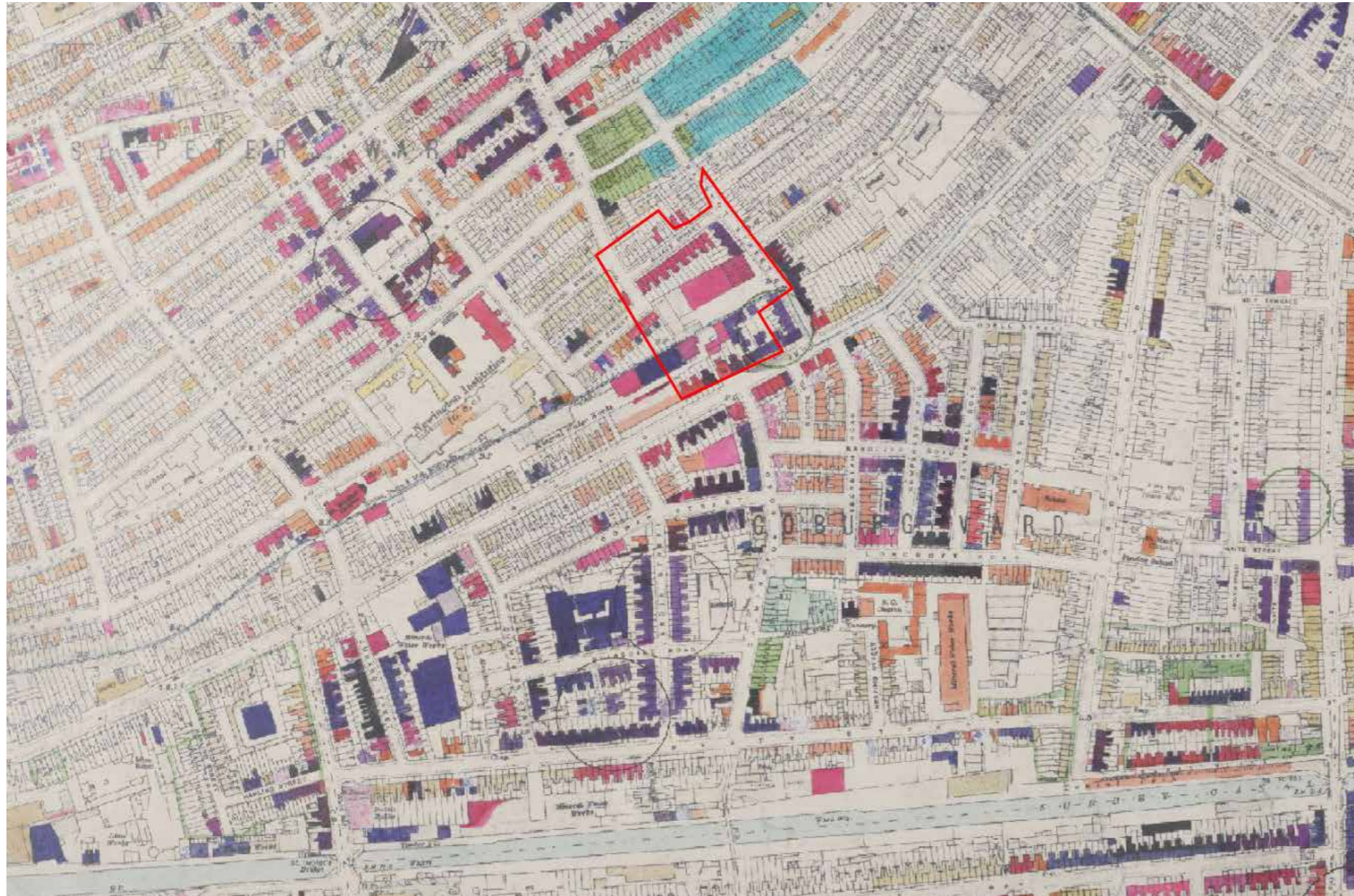


Figure 4.6 LCC Bomb Damage Map; red line boundary indicative only (1945)

- 4.14 The OS Maps from 1951, however, show signs of change within the townscape. Areas to the north east of the Site were already redeveloped, partly to meet the desperate need for housing in what was a densely populated area; these are highlighted in the forms of Faversham and Tenterden House on this map. Instead of replacing the fine grained streetscape, larger footprints of housing blocks appeared within a more landscaped setting for residents, following the modernist ideals developed in the pre-war period by architects who attended the CIAM conferences. In the post-war period, this was articulated further through Le Corbusier's work at the Unite d'Habitation which greatly influenced the architects at the LCC who were tasked with constructing new homes for the displaced population.
- 4.15 The greatest change to the townscape of the area was the wholesale redevelopment and creation of the Aylesbury Estate (1963-77). Its development was relatively late for post-war redevelopment of this scale and type, with the construction of estates including the Alton Estate at Roehampton, Loughborough Junction near Brixton and numerous other locations across London being built by the LCC and local councils throughout the post-war period.

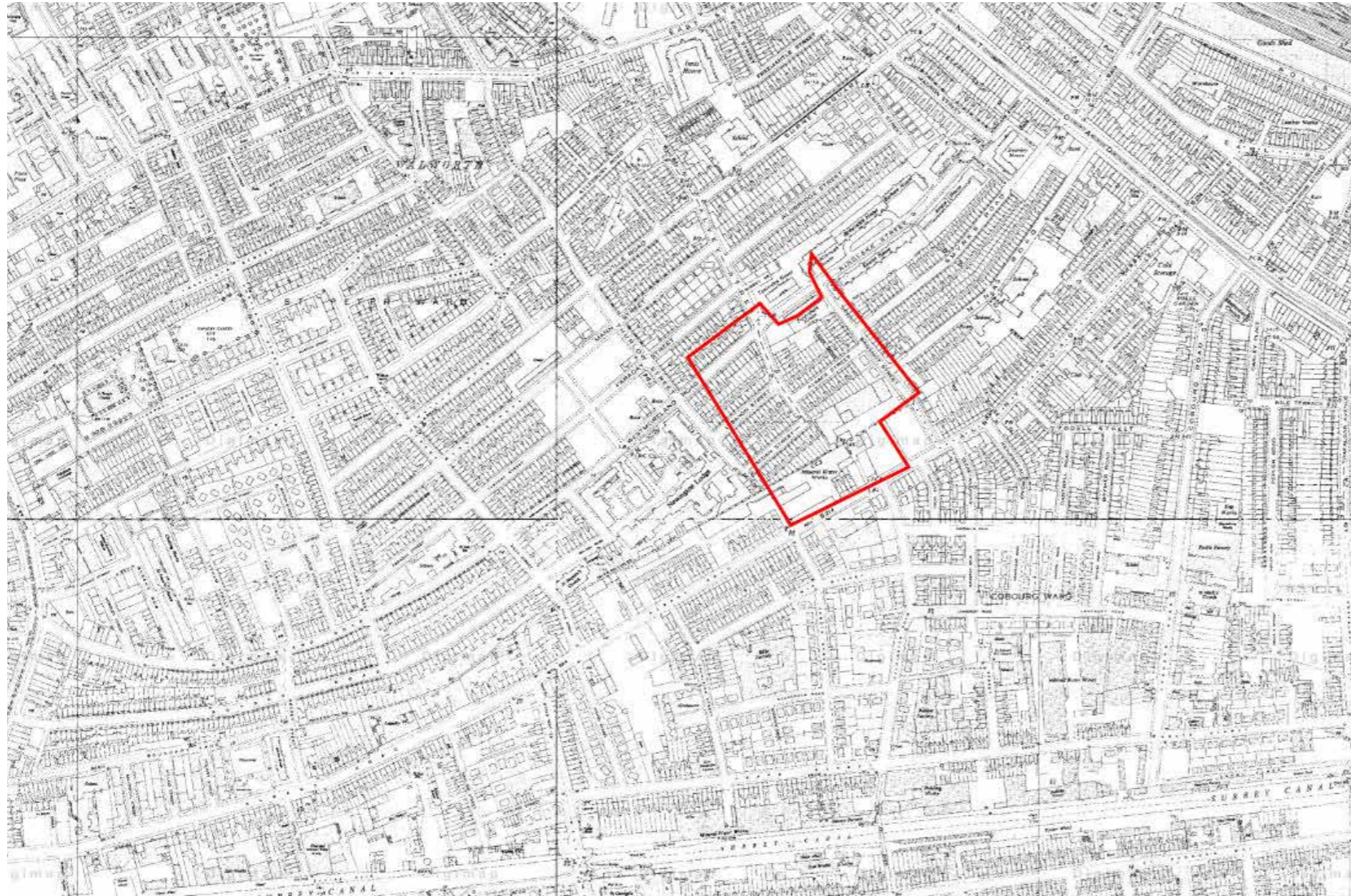


Figure 4.7 Ordnance Survey Map (1951); red line boundary indicative only

- 4.16 The estate, spread over 60 acres, sought to create 2,700 homes for residents within large scale, linear blocks set on the edge of the newly created Burgess Park. The designed landscape to both of these elements was particularly important and reflected the theory of the time. The architect of the Aylesbury Estate was Hans Peter (Felix) Trenton (1921–1987) an Austrian architect, who spent 25 years in the London Borough of Southwark’s architects’ department.

- 4.17 Burgess Park is situated at the Site’s southern edge and is one of the largest parks in south London at 140 acres in size. Its northern edge is bound by Albany Road which creates a strong linear boundary. The park itself was once a townscape characterised by similarly dense and fine-grained buildings that occupied the area around the Site prior to the Aylesbury’s construction. Following the filling in of the Grand Surrey Canal and the clearance of houses and purchase of remaining buildings, the park was created. The area was influenced by the Abercrombie Plan’s agenda for open spaces within London; from then on, it has gradually been assembled and landscaped.

- 4.18 The Aylesbury Estate itself has been through mixed fortunes since its construction in the 1970s. It has been the subject of various political wranglings, being the location of one of the first speeches Tony Blair made as prime minister in 1997, not far from the former Labour Party head office on Walworth Road (which had recently moved to Millbank). The Aylesbury Estate had become a symbol for the poorly built, socially failing post-war estates in Britain and was utilised politically as such.



Figure 4.8 Contemporary satellite image showing the extent of Burgess Park; red line boundary indicative only

SECTION SUMMARY

4.19 The area of land that occupies the Site has been one of immense change over the course of the last 130 years. Where once it was a workhouse within a dense network of streets, it is now an extensive post war estate. It fronts a post-war park, one of the largest open spaces in south London.

5.0

BASELINE: BUILT HERITAGE

AYLESBURY ESTATE PHASE 2B

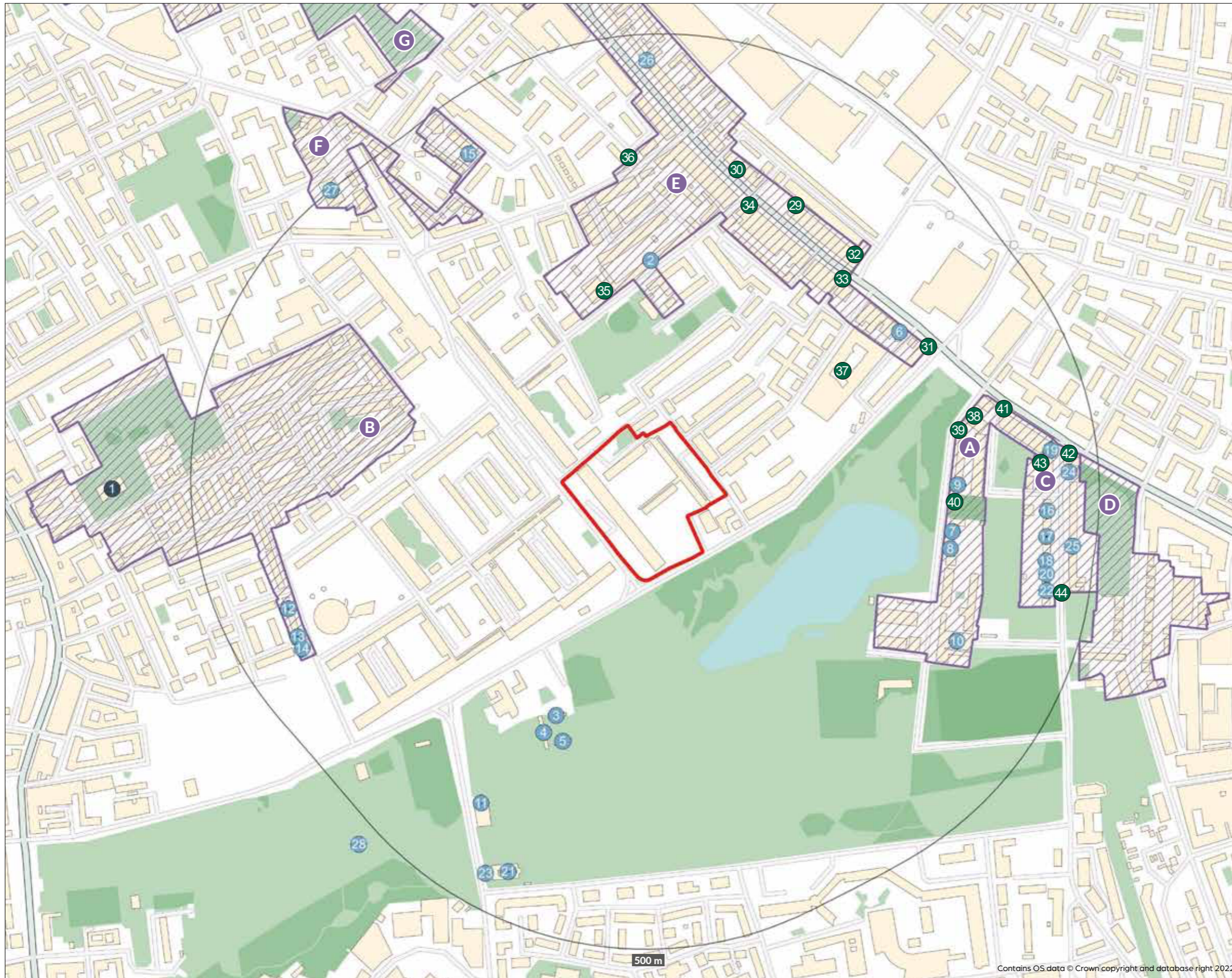
BASELINE: BUILT HERITAGE

- 5.1 This section identifies the value of heritage receptors in the baseline that may be affected by the Project.
- 5.2 The methodology at **Section 2** explains the approach to identifying the heritage baseline. The Site does not include any heritage receptors. There are heritage receptors in the wider area, however, and the Project has the potential to impact their value by introducing change to their setting.
- 5.3 The section has been informed by site visits and the following sources:
- The National Heritage List for England maintained by Historic England;
 - Pevsner and Cherry, London: Volume 2 South
 - John Summerson, Georgian London
 - Charles Booth, London Poverty Maps
 - LCC, Bomb Damage Maps
 - John Boughton, Municipal Dreams
 - Heritage SPD (2021) Conservation area appraisals published by the Council; and
 - The Historic Environment Record reference 16852 ('HER').
- 5.4 The location of the built heritage receptors identified in this assessment are shown at **Figure 5.2**. The ZTV with an overlay of the heritage receptors identified in the 500m study area is provided at **Figure 5.1**. A version of the map without the ZTV is provided at **Figure 7.4**.
- 5.5 The ZTV was used to identify at pre-baseline stage if there were any heritage receptors which could be scoped out from assessment because there would be no intervisibility with the Project and, because of the separating distances and lack of historical associations, the Project would introduce no change to their setting or heritage value.
- 5.6 The heritage receptors which were scoped out of further assessment are listed at **Table 5.3**. Some listed buildings which have shared qualities, such as location or history, are grouped together for assessment on the impact of the Project upon the significance derived from setting.
- 5.7 A qualitative assessment of the heritage value of the remaining receptors is provided below, including the contribution made by setting.
- 5.8 This assessment also identifies those heritage receptors where, notwithstanding intervisibility with the Site, a development on the Site would not introduce any impacts to the heritage value of the receptor. This is because it is not possible for the setting to change, or a change to the setting would not affect the heritage value as defined. In these instances, the heritage receptor is not taken forward for further assessment.
- 5.9 The built heritage baseline is summarised at **Table 6.1**.



Figure 5.1 Overlay of the ZTV and heritage receptors. Source: VuCity/Montagu Evans

HERITAGE ASSET PLAN



■ Application Site

Conservation Areas

- A. Cobourg Road CA
- B. Liverpool Grove CA
- C. Trafalgar Avenue CA
- D. Glengall Road CA
- E. Thomas A'Becket & High Street CA
- F. The Mission CA
- G. Yates Estate & Victory CA

Listed Buildings

Grade I

- 1. Church of St Peter

Grade II

- 2. Nos. 20-54 and attached Railings, and raised Pavement in front of Nos. 20-54
- 3. Almshouses, North Range
- 4. Almshouses, Centre Range
- 5. Almshouses, South Range
- 6. Former Fire Station
- 7. Hanover House, 47, 51 and 53 Cobourg Road
- 8. Rosetta Place, No. 55 and attached Handrail, and 61 and 63, Cobourg Road
- 9. 29 and 31, Cobourg Road
- 10. New Peckham Mosque (Former Church of St Mark)
- 11. Groundwork Trust Offices, and attached Chimney, and Piers and Railings to Groundwork Trust Offices
- 12. Nos. 13-23 and attached Railings
- 13. Nos. 1, 1a and 3-11 and attached Railings
- 14. Aycliffe House and attached Railings
- 15. Church of St Christopher (Former Pembroke College Mission Church), and No. 80
- 16. 16-24, Trafalgar Avenue
- 17. Nos. 26-40 and attached Handrails
- 18. 42-48, Trafalgar Avenue
- 19. Lord Nelson Public House
- 20. 50 and 52, Trafalgar Avenue
- 21. Former Church of St George
- 22. 54-64, Trafalgar Avenue
- 23. Burgess Park War Memorial
- 24. Nos. 1 and 3 and attached Railing, and Wall With Gate Posts and Gate, and Garden Wall to Nos. 1 and 3
- 25. Nos. 25-43 and attached Walls, Piers and Railings
- 26. The White House, and Path and Street Railings, Lamp Holder and Gates to No. 155
- 27. English Martyrs School (Part)
- 28. Lime Kiln, South South West of Junction of Albany Road and Wells Way

Locally Listed Buildings

- 29. 249-279 Old Kent Road
- 30. 221-231 Old Kent Road
- 31. 320-322 Old Kent Road
- 32. 282-304 Old Kent Road
- 33. 276-280 Old Kent Road
- 34. 216-254 Old Kent Road
- 35. Surrey Square Primary School
- 36. 301 East Street
- 37. Walworth Academy Upper School
- 38. Cobourg Road Church
- 39. 1-27 Cobourg Road
- 40. 33 Cobourg Road
- 41. 358-384 Old Kent Road
- 42. 388 Old Kent Road
- 43. 2-14 Trafalgar Avenue
- 44. 47-51 Trafalgar Avenue

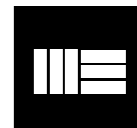
LOCATION:
Aylesbury

DATE:
May 2022

SCALE:
1:5,500 @ A3

FIGURE 5.1 Map showing the location of heritage receptors within 500m.

▲ NORTH



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DESIGNATED HERITAGE RECEPTORS

LISTED BUILDINGS

CHURCH OF ST PETER (GRADE I)

- 5.10 The Church of St Peter is approximately 830m to the north west of the Site.
- 5.11 It is a very important example of neoclassical church building in the then suburbanising city of London, and demonstrated that the area was well to-do. This, in part, is down to the hiring of one of the leading architects of the day in Sir John Soane, who designed the church and oversaw its construction between 1823-1825.
- 5.12 The building was restored by the architect, Thomas Ford, following significant war damage between 1953-1955. The building is constructed from yellow brick with stone detailing. The form is set over a rectangular plan with a recessed centre porch and steps to the western end, supported by four stone Ionic columns and completed with a stone entablature.
- 5.13 The use of classical orders is typical of Soane’s architecture. The church has architectural value in its deft use of imagery, form and ornament, from which Soane had picked up from previous classical masters. It therefore has great architectural significance. This is furthered through Soane’s wider authority in architecture, with numerous leading architects citing his work as an influence. It has great historical significance having survived the war and been restored by Thomas Ford, himself, a well-known ecclesiastical architect. Its association to Soane, widely considered one of the great British architects, adds further historical significance.
- 5.14 Heritage Value: **High**
- CONTRIBUTION TO SETTING TO HERITAGE VALUE**
- 5.15 It is flanked by listed buildings at 28-52 Liverpool Grove (Grade II), which demonstrate its historical development at the beginning of the 19th century. The fine grained street scape is now nestled within a widely urbanised area that has altered significantly in the post-war period owing to considerable bomb damage.

NOS. 20-54 SURREY SQUARE AND ATTACHED RAILINGS, AND RAISED PAVEMENT IN FRONT OF NOS. 20-54 (GRADE II)

- 5.16 These listed buildings are situated 420 metres to the north of the Site.
- 5.17 They are an important early feature of Walworth the long South facing terrace of Surrey Square completed 1794 can be seen on the 1830 Kennington to Peckham map overlooking a substantial garden; they therefore have historic interest due to their age. The 1895 Ordnance Survey shows a church built on the garden of the square with several other houses as Walworth became increasingly built up, a significant alteration to the early character of this area.
- 5.18 They have architectural interest through their details. Most windows have gauged brick flat arched heads, entrance doors are given round heads and a semi-circular transom light. There are two steps forward in the elevation toward emphasising the centre bay crowned with an ornamented pediment, all ground floor windows to these bays have round heads as well as the entrance doors. The entire terrace stands on a stone pavement, also Grade II listed, raising the footway above the street. The surviving ironwork railings are typical of the boundary treatment in the surrounding area.
- 5.19 Heritage value: **Medium**
- CONTRIBUTION OF SETTING TO HERITAGE VALUE**
- 5.20 The buildings in themselves have group value. The immediate setting is of a mixed townscape quality with numerous layers of development over the course of the last century, successfully accommodating numerous changes, with structures up to seven storeys in the immediate vicinity. Any significance derived from setting is very local; there is no spatial or visual relationship with the Site.

ALMSHOUSES, NORTH RANGE; ALMSHOUSES, CENTRE RANGE; AND ALMSHOUSES, SOUTH RANGE (GRADE II)

- 5.21 These three, Grade II, separately listed almshouses are assessed as a group. They are 200m away from the Site to the south west.
- 5.22 The north and south ranges date to the early 19th century, with the centre range added circa 1840. Together, they form a U-shaped group, with two storeys in Flemish bond brick with gauged brick windows.
- 5.23 A range of Almshouses is shown on Cary’s New Plan of London and Vicinity of 1837 in a similar position as the three ranges of Chumleigh Grange Almshouses; they gain historic interest from their age and purpose for serving the poor of the then densely populated area. The later 1895 Ordnance Survey shows the group in more detail. Today they are used as a community resource and public garden. Materially, they are of yellow brick and two storeys in height with a pitched roof. They have architectural significance in their detailing, featuring windows that are reminiscent of the neogothic revival of the first half of the 19th Century. From the courtyard the view through the gap between centre range and north range reveals low rise blocks of the Aylesbury Estate on Albany Road.
- 5.24 Heritage value: **Medium**
- CONTRIBUTION OF SETTING TO HERITAGE VALUE**
- 5.25 The separately listed Almshouses form a U-shape orientated eastwards and are sited within Burgess Park, which was created in the post-war period, with the Almshouses acting as a remnant of the historic townscape. The three ranges are oriented around a private, landscaped courtyard space, which provides an attractive enclave and intimate setting that makes a positive contribution to the appreciation of the buildings’ heritage interest.
- 5.26 The Almshouses have group value in themselves and derive some significance from the park setting providing some value through their survival and the creation of a generous, large park in the post-war period. Its original setting is completely erased owing to the changes to its immediate environment; it can accommodate significant change considering the post-war development on the Aylesbury Estate and then subsequent cumulative development in the 21st century on the northern edge of Burgess Park. Recent proposals coming forward along Old Kent Road to the east include numerous tall, contemporary developments.

FORMER FIRE STATION (306-312 OLD KENT ROAD) (GRADE II)

- 5.27 The Former Fire Station is 500m to the north east of the Site.
- 5.28 It has architectural interest in being a substantial red brick building fronting Old Kent Road. Rising contrasting quoins anchor the corner bays carrying a heavy cornice. Above this is a mansard roof with banded gables to the centre bays. The chimneys rising further skyward make this building a landmark on the Old Kent Road. The former vehicle access at ground floor has been infilled and later decorative schemes have left a harsh relationship between the building's base and upper floors.
- 5.29 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.30 The former Fire Station occupies a prominent corner plot along Old Kent Road, deriving some significance from its setting along the busy thoroughfare. In the immediate vicinity of the listed building, there are numerous phases of development including contemporary residential to the south west and several phases of post-war development. Opposite, is a substantial 20th century retail park. It has historic value through its age and prominent position within the wider, densely built area for which it served. Character in the immediate area is changing quickly, with numerous implanted developments in the immediate surroundings; there is no spatial or visual relationship with the Site.

HANOVER HOUSE, 47, 51 AND 53 COBOURG ROAD (GRADE II)

- 5.31 Hanover House is approx. 500m to the east of the Site, located on Cobourg Road.
- 5.32 Hanover House is of brick three storeys in height, with stucco cornice and reveals to the round headed ground floor windows. From its neighbours on this terrace, Nos. 47 to 63 it is possible to see the taller blocks of the Aylesbury Estate across the lake in Burgess Park, though largely obscured by mature trees.
- 5.33 This group of listed buildings are located in the Cobourg Road Conservation Area this street of two and three storey terraces and villas includes a number of early 19th Century buildings. The street and some of the houses appear on the 1830 Kennington to Peckham map with Hanover House, Rosetta Place and Grenville Terrace annotated.
- 5.34 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.35 Hanover House has group value with numerous listed buildings in the immediate vicinity, as well as gaining some significance from its setting from its position on the edge of the post-war created Burgess Park. Tall buildings are visible on the horizon to the listed building's westward direction towards Kennington, with the Aylesbury Estate forming part of the setting on the edge of Burgess Park in winter when the trees that line the park are out of leaf. It has therefore accommodated numerous changes in its lifetime. There is no spatial or visual relationship with the Site.

ROSETTA PLACE, NO. 55 AND ATTACHED HANDRAIL, AND 61 AND 63, COBOURG ROAD (GRADE II)

- 5.36 The group of listed buildings are situated along Cobourg Road, facing Burgess Park, approximately 500m from the Site.
- 5.37 Rosetta Place is a pair of houses with historic interest dating from 1822, constructed from stock brick, three storeys in height with a basement, timber sash windows and recessed panelling. It forms a group with nos 47-63 (odd). It primarily has architectural and historic interest through its age and typical architectural forms of the late Georgian period, giving it architectural interest, in what was the newly suburbanised southern areas in London.
- 5.38 55, 61 and 63 Cobourg Road are separately listed buildings that neighbour Rosetta Place. Like Rosetta Place, they do not have named architects, but represent the same period of speculative, late Georgian development at a time when this part of London was the periphery. They have architectural and historic interest through their age, and typical use of classical details in suburban buildings of this age.
- 5.39 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.40 The group of listed buildings have group value with themselves and numerous other listed buildings in the immediate vicinity. They gain some significance from their setting positioned on the edge of the post-war created Burgess Park. Tall buildings are visible on the horizon to the listed building's westward direction towards Kennington, with the Aylesbury Estate forming part of the setting on the edge of Burgess Park in winter when the trees that line the park are out of leaf. It has therefore accommodated numerous changes in its lifetime, changes to its setting being commonplace in its lifetime. The listed buildings have no spatial or visual relationship with the Site.

29 AND 31, COBOURG ROAD (GRADE II)

- 5.41 The listed buildings are approx. 500m from the Site to the east.
- 5.42 29-31 Cobourg Road are a pair of houses dating from c.1800, constructed in yellow London stock brick with stucco dressings. The roofline is finished with a parapet, with the building divided into two bays and set out across two storeys in height.
- 5.43 They have architectural and historic interest through its age and being emblematic of London's suburban development from the end of the 18th century onwards, being an early example of polite residential development in this part of London.
- 5.44 Heritage value: **Medium**
- CONTRIBUTION OF SETTING TO HERITAGE VALUE**
- 5.45 29 and 31 Cobourg Road has group value with numerous listed buildings in the immediate vicinity, as well as gaining some significance from its setting from its position on the edge of the post-war created Burgess Park. Tall buildings are visible on the horizon to the listed building's westward direction towards Kennington, with the Aylesbury Estate forming part of the setting on the edge of Burgess Park in winter when the trees that line the park are out of leaf. It has therefore accommodated numerous changes in its lifetime, changes to its setting being commonplace in its lifetime. The listed building has a limited spatial or visual relationship with the Site.

NEW PECKHAM MOSQUE (FORMER CHURCH OF ST MARK) (GRADE II)

5.46 The New Peckham Mosque is located on Cobourg Road, opposite Burgess Park, and located approx. 500m to the east of the Site.

5.47 Originally built as the Church of St Mark, this Grade II listed building is now converted to a mosque. The building was designed by Richard Norman-Shaw’s practice and built between 1879 and 1880, with works at its western end completed in 1931–2 by Victor Heal. It has historic interest through its associations and its age.

5.48 It has architectural interest in its detailing. The building is constructed in the typical Norman-Shaw style, being completed in red brick with stone dressings, a slate roof which is steeply pitched over the nave and hipped over the aisles.

5.49 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.50 New Peckham Mosque has group value with numerous listed buildings in the immediate vicinity, as well as gaining some significance from its setting from its position on the edge of the post-war created Burgess Park; it is located to the southern end of Cobourg Road. Tall buildings are visible on the horizon to the listed building’s westward direction towards Kennington, with the Aylesbury Estate forming part of the setting on the edge of Burgess Park in winter when the trees that line the park are out of leaf. It has therefore accommodated numerous changes in its lifetime, changes to its setting being commonplace in its lifetime. The listed building has a limited spatial or visual relationship with the Site.

GROUNDWORK TRUST OFFICES, AND ATTACHED CHIMNEY, AND PIERS AND RAILINGS TO GROUNDWORK TRUST OFFICES (GRADE II)

5.51 The building is located approx. 330m to the south west of the Site.

5.52 It has architectural interest through being a good example of an Edwardian building and is former Passmore Edwards Library, built in 1902, within the densely packed residential streets that are now Burgess Park. Fronting Wells Way, the former public baths feature a recently completed large ceramic mural in a butterfly design. The chimney associated with the former Bath House is a prominent landmark in Burgess Park; its importance within the local community when it was built give it a degree of historic interest.

5.53 The elevation to Wells Way in red brick with stone dressings has reimagined elements of Jacobean architecture within the bath house building. The library elevation, also of red brick and once at a road junction, has an ornate stone entrance bay, carved with a semi-circular pediment of Baroque influence. The associated piers and railings also Grade II listed are ornate, contributing a degree of visual interest.

5.54 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.55 The Groundwork Trust Offices is sited within Burgess Park, which was created in the post-war period, with the Groundwork Trust Offices acting as a remnant of the historic townscape. The Offices have group value in themselves and derive some significance from the park setting providing value through their survival and the creation of a generous, large park in the post-war period. Its original setting is completely erased owing to the changes to its immediate environment; it can accommodate significant change considering the post-war development on the Aylesbury Estate and then subsequent cumulative development in the 21st century on the northern edge of Burgess Park as well as the recent changes coming forward along Old Kent Road to the east with numerous tall, contemporary developments.

NOS. 13-23 PORTLAND STREET AND ATTACHED RAILINGS (GRADE II); NOS. 1, 1A AND 3-11 PORTLAND STREET AND ATTACHED RAILINGS (GRADE II); AND AYCLIFFE HOUSE AND ATTACHED RAILINGS (GRADE II)

5.56 These three listed buildings, all Grade II, are located 380m from the Site.

5.57 13–23; nos 1, 1a and 3–11 Portland Street are located to the north of Aycliffe House. They have historic interest through their age and remnants as a piece of historic townscape. They were built between 1903 and 1914 from yellow brick with red brick details, with high pitched, red clay tiled roofs. They have architectural interest in their detailing. The base features a stuccoed plinth, with each cottage being two storeys in height and of two bays in width. The buildings formed part of the Brandon Estate. They have architectural and historic interest, having been erected by the Ecclesiastical Commissioners under the guidance of Octavia Hill.

5.58 Aycliffe House was built at the same time as the smaller cottage houses of the Brandon Estate and is three storeys in height and four bays wide. It has a timber framed, tiled roof. It has historic interest because of its relation to Octavia Hill and the Ecclesiastical Commissioners as well as architectural interest being a larger block of flats commissioned for working class homes.

5.59 These three listed buildings have group value attributed to one another through the architectural dialogue they create between themselves and also owing to their history, being developed by the Ecclesiastical Commissioners.

5.60 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.61 The three separately listed buildings provide significance to one another. Their setting is generally quite ordinary, with numerous contemporary interventions in the post-war townscape, a contemporary school building opposite, and the open space of Burgess Park to the south where there was a dense, fine-grained townscape when these buildings were first built. There is no spatial or visual relationship with the Site.

CHURCH OF ST CHRISTOPHER (FORMER PEMBROKE COLLEGE MISSION CHURCH), AND NO. 80 TATUM STREET (GRADE II)

5.62 The listed building entry covers two buildings; both are located approximately 490m to the north of the Site.

5.63 The Church of St Christopher’s design is attributed to Edward S Prior, and was completed by Herbert Passmore. The church occupies a corner plot and is built from red brick, with slate roof tiles. The domestic range, 80 Tatum Street, is two storeys in height with dormers and an irregular fenestration. The corner of the building is strong in presence with a corner tower with a louvred bellcote and pyramidal roof with groin-vaulted corner entrance.

5.64 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.65 The setting of the listed building is mixed but of good quality. To the south east, the setting is characterised by 20th century housing blocks, and to its immediate north west the setting is made up of low-rise, two storey Victorian dwellings that appear to be associated with the church building. The fine grain of the residential street remains intact and this quality of the townscape imparts a degree of significance to the building through its setting. There is no spatial or visual relationship with the Site.

16-24, TRAFALGAR AVENUE (GRADE II); NOS. 26-40 TRAFALGAR AVENUE AND ATTACHED HANDRAILS (GRADE II); 42-48 TRAFALGAR AVENUE (GRADE II); 50 AND 52 TRAFALGAR AVENUE (GRADE II); 54-64 TRAFALGAR AVENUE (GRADE II); 25-43 TRAFALGAR AVENUE (GRADE II)

5.66 The listed buildings along Trafalgar Avenue are located approx. 600m from the Site, to the east.

5.67 The listed buildings along Trafalgar Avenue are located within the Trafalgar Avenue Conservation Area.

5.68 They each have historic interest due to their age and their formation of a historic townscape, typical of the period before the war. They have further interest through being typical of developments along this stretch of Old Kent Road in the 19th century.

5.69 They each have architectural interest through their differences in character and lack of uniformity in architectural detailing. Generally, the materials are consistent with use of brick, plaster and stucco details characterising their palette. The varied classical detailing in each building provides a degree of visual interest.

5.70 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.71 The buildings have value derived from its setting of the neighbouring listed buildings along Trafalgar Avenue leading north towards Old Kent Road and south along the eastern periphery of Burgess Park. The streetscape here is a survival of the pre-war period where roads spanning off Old Kent Road were typically a finer grain and low-rise in height, consisting of typical materials of brick and timber framed windows. There is no spatial or visual relationship with the Site.

LORD NELSON PUBLIC HOUSE (GRADE II)

5.72 The Lord Nelson Public House is approx. 330m to the east of the Site.

5.73 It is located at the junction with Old Kent Road and is annotated the Nelson's Head on the 1830 map, showing its existence to at least the early 19th century giving it a degree of historic interest.

5.74 The building has architectural value in its detailing and construction. It is constructed from yellow brick with stucco parapet and dressings. The building is three storeys in height, three bays wide and features a projecting extension to the left of the second storey. The projecting ground floor is a later 19th century addition and is curved to the right with a splayed corner entrance and three bays to the left. The building is detailed with classical features such as Ionic pilasters to articulate the ground floor with a dentil cornice above the fascia board. The fenestration is otherwise regular in its form and is finished with sash windows, with vertical glazing bars with stucco architraves.

5.75 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.76 The Lord Nelson pub has some significance from its setting, being at the gateway to the Trafalgar Avenue Conservation Area and on the periphery of the Cobourg Road Conservation Area. It is a remnant from an earlier, residential townscape where the pub was central to local communities. There is no visual or spatial relationship with the Site.

FORMER CHURCH OF ST GEORGE (GRADE II)

5.77 Former Church of St George is located approximately 460m south-west of the Site at the nearest point.

5.78 The Former Church of St George was built 1822- 1824 as a Commissioners' Church. The church was designed by architect Francis Bedford with the apse added later by Basil Champney in 1893. It therefore has historical interest due to its age and association to a named architect.

5.79 It has architectural value through its detailing and ornamentation. It was built in a classical style on a rectangular plan with Greek Doric columns supporting cornice and pediment. The interiors of the church were lost to a fire and the church is now in residential use.

5.80 The building originally serviced the needs of the expanding local population and was enclosed by residential terraces to the south, east and west; however, it became impractical for the diminishing local congregation in the late 20th Century and, following vandalism and fire damage, it was eventually converted to housing in 1994.

5.81 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.82 When constructed, the Grand Surrey Canal to the north afforded axial views of the church from the east and west. New Church Road was laid out shortly after the church construction to reinforce and optimise views from the west. The historic setting of the church has been wholly altered by slum clearance and redevelopment following bomb damage sustained during WWII. The Aylesbury Estate formed part of that phase of redevelopment for residential uses and therefore holds no historic relationship with the church.

5.83 The church is situated approximately 460m south-west of the Site. The open space within Burgess Park affords long views of the church that are attractive and hold amenity value. These are experienced in several areas within the parkland, where the church spire forms an attractive and readily perceptible landmark. Views of the church spire are heavily limited from the south on land within Burgess Park. The war memorial nearby (also Grade II) contributes to the significance of the building derived from its setting. There is no spatial or visual relationship with the Site.

BURGESS PARK WAR MEMORIAL (GRADE II)

5.84 The Burgess Park War Memorial is located 460m south-west of the Site at the nearest point. The War Memorial is located adjacent to the Former Church of St George (Grade II).

5.85 The War Memorial was constructed in 1929 to commemorate the lives lost in WWI; it therefore has historic interest as being related to the nearby community. The official policy of the UK government was to not repatriate the dead and so war memorials such as this one become the main focus for the grieving nation.

5.86 The Memorial was designed by Danish artist Arild Rosenkrantz, best known for stained galls and painting, giving the memorial further historic significance. The Memorial displays a bronze statue of Christ stood on a limestone and granite plinth forming part of the boundary wall of the church. Its details and evident craftsmanship give it artistic/architectural value.

5.87 The Memorial has group significance with the Former Church of St George. The significance of the Memorial is derived from the historic interest of the memorial which represents the tragic consequences of the WWI on the local community. Architectural interest is derived from the association with Danish artist Arild Rosenkrantz.

5.88 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.89 The historic setting of the War Memorial has been wholly altered by slum clearance and redevelopment following bomb damage sustained during WWII.

5.90 The War Memorial is situated approximately 460m south-west of the Site. The open space within Burgess Park affords long, incidental views of the War Memorial that are attractive and hold amenity value. There is no visual or spatial relationship between the Site and the memorial.

NOS. 1 AND 3 TRAFALGAR AVENUE AND ATTACHED RAILING, AND WALL WITH GATE POSTS AND GATE, AND GARDEN WALL TO NOS. 1 AND 3 (GRADE II)

5.91 Nos. 1 and 3 and attached railing, and wall with gate posts and gate, and garden wall to Nos. 1 and 3 (Grade II) is located approximately 600m east of the Site at the nearest point.

5.92 Nos. 1 and 3 is a house now divided into two dwellings. Built in 1780 and altered in 1820-30 – giving it historic interest -- the house is a three-storey building with basement, built out of yellow brick with a stuccoed frontage and parapet.

5.93 Part of its architectural significance is derived from the architectural interest as a good example of late 18th century with 19th century alterations century domestic emblematic of 19th century suburban development in this period.

5.94 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.95 The buildings have value derived from its setting of the neighbouring listed buildings along Trafalgar Avenue leading north towards Old Kent Road and south along the eastern periphery of Burgess Park. The streetscape here is a survival of the pre-war period where roads spanning off Old Kent Road were typically a finer grain and low-rise in height, consisting of typical materials of brick and timber framed windows. There is no spatial or visual relationship with the Site.

NOS. 25-43 TRAFALGAR AVENUE AND ATTACHED WALLS, PIERS AND RAILINGS (GRADE II)

5.96 Nos. 25-43 and attached walls, piers and railings (Grade II) are located 470m to the east of the Site at the nearest point.

5.97 The receptor is comprised of 10 terraced houses built in the early 19th Century. The terrace is three-storey with basement and is stuccoed with banded rustication to the ground floor. The first and second floors are brick with a Flemish bond finish.

5.98 The significance of the receptor is derived from the architectural interest as a good example of mid- 19th century domestic architecture emblematic of 19th century suburban development in this period. Further special interest is derived from the group listing and shared architectural language.

5.99 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.100 The terrace has value derived from its setting of the neighbouring listed buildings along Trafalgar Avenue leading north towards Old Kent Road and south along the eastern periphery of Burgess Park. The streetscape here is a survival of the pre-war period where roads spanning off Old Kent Road were typically a finer grain and low-rise in height, consisting of typical materials of brick and timber framed windows. There is no spatial or visual relationship with the Site.

THE WHITE HOUSE, AND PATH AND STREET RAILINGS, LAMP HOLDER AND GATES TO NO. 155 (GRADE II)

5.101 The White House, and Path and Street Railings are located approximately 900m to the north of the Site within the Thomas A Becket and High Street Conservation Area.

5.102 The White House was designed by Michael Searle for himself in 1800 and was used by Searle, his son and later grandson as their main residence as well as offices. The Searle's were surveyors and architects to the Rolls Estate. It therefore has historic interest through its relation to a named architect and important surveyor. Its age and relation to the development of south London, from the periphery to urban landscape also imparts further historic significance.

5.103 The house is detached and set back from the road, positioned between two grand terraces which line Old Kent Road. The house is two storey with a front garden, the path and street railings along with the gates and the Lamp Holder are listed separately but grouped here due to the shared significance and shared setting. Its detailing and ornamentation provide a degree of architectural interest.

5.104 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.105 The building is within the Thomas A Becket and High Street Conservation Area. Its setting contributes to its significance by virtue of its placement along Old Kent Road, a major thoroughfare linking the City of London to the market towns of Kent. There is no spatial or visual relationship with the Site.

ENGLISH MARTYRS SCHOOL (PART) (GRADE II)

5.106 The English Martyrs School is located almost 1000m away from the Site. It is located within the Mission Conservation Area.

5.107 The neighbouring Queen Anne style school of 1875 predates the Roman Catholic Church of the English Martyrs as can be seen on the 1895 Ordnance Survey. It has architectural interest from its ornamentation. The later addition of classrooms completed in 1905 present a side elevation to Flint Street as a composition of curves and triangles. It has historic interest through its age and its association to the residential community in this location.

5.108 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.109 It has significance derived from its setting through its location in the Mission Conservation Area. It has good intervisibility with the Site, with the development of the Aylesbury Estate juxtaposing the architectural detailing of the school.

LOCALLY LISTED BUILDINGS

221-231 (ODD) OLD KENT ROAD

5.110 These buildings are identified in the Old Kent Road Area Action Plan as having architectural and historic value. The interest is limited and the buildings contribute positively to the immediate local area. They receive a small amount of significance from their immediate setting being on the busy thoroughfare of Old Kent Road; its overall setting is that of a very urban area, with a mix of townscape qualities in its immediate surroundings.

5.111 Heritage value: **Low**

249-279 (ODD) OLD KENT ROAD

5.112 These buildings are identified in the Old Kent Road Area Action Plan as having architectural and historic value. The interest is limited and the buildings contribute positively to the immediate local area. They receive a small amount of significance from their immediate setting being on the busy thoroughfare of Old Kent Road; its overall setting is that of a very urban area, with a mix of townscape qualities in its immediate surroundings.

5.113 Heritage value: **Low**

320-322 OLD KENT ROAD

5.114 These buildings are identified in the Old Kent Road Area Action Plan as having architectural and historic value. The interest is limited and the buildings contribute positively to the immediate local area. They receive a small amount of significance from their immediate setting being on the busy thoroughfare of Old Kent Road; its overall setting is that of a very urban area, with a mix of townscape qualities in its immediate surroundings.

5.115 Heritage value: **Low**

282-304 (EVEN) OLD KENT ROAD

5.116 These buildings are identified in the Old Kent Road Area Action Plan as having architectural and historic value. The interest is limited and the buildings contribute positively to the immediate local area. They receive a small amount of significance from their immediate setting being on the busy thoroughfare of Old Kent Road; its overall setting is that of a very urban area, with a mix of townscape qualities in its immediate surroundings.

5.117 Heritage value: **Low**

276-280 (EVEN) OLD KENT ROAD

5.118 These buildings are identified in the Old Kent Road Area Action Plan as having architectural and historic value. The interest is limited and the buildings contribute positively to the immediate local area. They receive a small amount of significance from their immediate setting being on the busy thoroughfare of Old Kent Road; its overall setting is that of a very urban area, with a mix of townscape qualities in its immediate surroundings.

5.119 Heritage value: **Low**

216-254 (EVEN) OLD KENT ROAD

5.120 These buildings are identified in the Old Kent Road Area Action Plan as having architectural and historic value. The interest is limited and the buildings contribute positively to the immediate local area. They receive a small amount of significance from their immediate setting being on the busy thoroughfare of Old Kent Road; its overall setting is that of a very urban area, with a mix of townscape qualities in its immediate surroundings.

5.121 Heritage value: **Low**

SURREY SQUARE PRIMARY SCHOOL

5.122 This building is identified in the Old Kent Road Area Action Plan as having architectural and historic value. The interest is limited and the building contributes positively to the immediate local area. It has a minimal amount of significance derived from its immediate locale with a good mix of examples of development from the 18th century to the post-war period nearby. Its setting, overall, is mostly characterised by its urban qualities.

5.123 Heritage value: **Low**

301 EAST STREET

5.124 This building is identified in the Old Kent Road Area Action Plan as having architectural and historic value. The interest is limited and the building contributes positively to the immediate local area. It has a minimal amount of significance derived from its immediate locale.

5.125 Heritage value: **Low**

WALWORTH ACADEMY UPPER SCHOOL

5.126 This building is identified in the Old Kent Road Area Action Plan as having architectural and historic value. The interest is limited and the building contributes positively to the immediate local area. It has a minimal amount of significance derived from its immediate locale; the overall immediate context is mixed with a new school of good architectural quality built directly within its setting.

5.127 Heritage value: **Low**

COBOURG ROAD CHURCH

5.128 This building is identified in the Old Kent Road Area Action Plan as having architectural and historic value. The interest is limited and the building contributes positively to the immediate local area. There are numerous listed buildings nearby, and although much of its immediate setting has altered significantly with the development of Burgess Park, it forms part of the wider historical narrative for the area.

5.129 Heritage value: **Low**

1-27 (ODD) COBOURG ROAD

5.130 These buildings are identified in the Old Kent Road Area Action Plan as having architectural and historic value. Their interest is limited and the building contributes positively to the immediate local area. There are numerous listed buildings nearby, and although much of its immediate setting has altered significantly with the development of Burgess Park, they forms part of the wider historical narrative for the area.

5.131 Heritage value: **Low**

33 COBOURG ROAD

5.132 This building is identified in the Old Kent Road Area Action Plan as having architectural and historic value. The interest is limited and the building contributes positively to the immediate local area. There are numerous listed buildings nearby, and although much of its immediate setting has altered significantly with the development of Burgess Park, it forms part of the wider historical narrative for the area.

5.133 Heritage value: **Low**

358-384 (EVEN) OLD KENT ROAD

5.134 These buildings are identified in the Old Kent Road Area Action Plan as having architectural and historic value. The interest is limited and the buildings contribute positively to the immediate local area. They receive a small amount of significance from their immediate setting being on the busy thoroughfare of Old Kent Road; its overall setting is that of a very urban area, with a mix of townscape qualities in its immediate surroundings.

5.135 Heritage value: **Low**

388 OLD KENT ROAD

5.136 This building is identified in the Old Kent Road Area Action Plan as having architectural and historic value. The interest is limited and the building contributes positively to the immediate local area. It receives a small amount of significance from its immediate setting being on the busy thoroughfare of Old Kent Road; its overall setting is that of a very urban area, with a mix of townscape qualities in its immediate surroundings.

5.137 Heritage value: **Low**

2-14 (EVEN) TRAFALGAR AVENUE

5.138 These buildings are identified in the Old Kent Road Area Action Plan as having architectural and historic value. Their interest is limited and the building contributes positively to the immediate local area. There are numerous listed buildings nearby, and although much of its immediate setting has altered significantly the buildings form part of the historical layering of the immediate area.

5.139 Heritage value: **Low**

47-51 (ODD) TRAFALGAR AVENUE

5.140 These buildings are identified in the Old Kent Road Area Action Plan as having architectural and historic value. Their interest is limited and the building contributes positively to the immediate local area. There are numerous listed buildings nearby, and although much of its immediate setting has altered significantly the buildings form part of the historical layering of the immediate area

5.141 Heritage value: **Low**

CONSERVATION AREAS

COBOURG ROAD CONSERVATION AREA

SUMMARY

5.142 Cobourg Road CA was designated in November 1980. It is situated approx. 500m to the east. It is located to the south of Old Kent Road and the dwellings that make it up are broadly from an early phase of ad hoc, speculative development in this area. It is broadly linear in shape and encompasses some frontage to Old Kent Road in the north and its southern boundary abuts Loncroft Road.

HISTORY OF URBAN DEVELOPMENT

5.143 Archaeology suggests that there has been land occupation here since the Middle Stone Age (10,000–4,000 BC). In terms of shaping today’s urban environment, Old Kent Road follows the direction and orientation of the Roman Watling Street. There is evidence for roads spanning off Old Kent Road in this Roman period in the location of Cobourg Road.

5.144 The construction of the Grand Surrey Canal between 1801 and 1811 linked Bermondsey to the River Thames. The introduction of industry here changed the urban surroundings and encouraged further development. Southward development had reached the area around the Cobourg Conservation Area prior to the 18th century, but this was purely speculative and sporadic.

5.145 Cobourg Road was developed between 1820 and was complete by 1870. Cobourg Road was mostly an arrangement of houses, with other forms of manufacturing built in, including a collar works, a laundry and a pickle factory. It includes the Grade II listed New Peckham Mosque, too, which is identified as being designed by Richard Norman Shaw; it is now used as a mosque and represents the changes in the demographics of the area.

5.146 It was within a dense network of streets but is now sited opposite Burgess Park, which was built during the post-war period. The open spaces, lake and dense foliage forms an integral part of its character and setting.

CHARACTER AND APPEARANCE

5.147 The urban form, originally set on a grid-iron layout with Trafalgar Avenue to the south and other streets that are now occupied by Burgess Park, is integral to its significance and planned form. The street layout takes form from historic field boundaries and the alignment of Old Kent Road.

5.148 The general character of the area is a coherent mix of late Victorian houses. There are several large buildings in the CA, including the Cobourg Road Primary School and the two churches within the CA.

URBAN SETTING (OUTSIDE CA BOUNDARY)

5.149 Burgess Park fronts much of the CA and contributes a green, open setting to what was once an area within a dense street pattern. Old Kent Road spans the eastern boundary of the CA and is a major thoroughfare towards central London. Tall buildings are visible across Burgess Park and the general setting is of a typically urban environment, with a mix of uses, forms, scales and styles of building.

SPECIAL INTEREST

5.150 Its special interest is derived from the age of the collection of buildings that have survived in this area. There are a number of listed buildings here that contribute extensively to its character. It has interest in the coherence of its buildings, their styles and forms, but also in the juxtapositions against the major set pieces of the school and churches within the CA boundaries.

KEY VIEWS

5.151 The CA appraisal highlights views from outside the CA boundary into the CA, from across Burgess Park lake.

5.152 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.153 The setting of Burgess Park provides views out of the CA in, across the lake and open space. The green, open space contributes positively to the CA through the evidential value it gives to the CA through the altered streetscape.

LIVERPOOL GROVE CONSERVATION AREA**SUMMARY**

- 5.154 Liverpool Grove Conservation Area was designated in January 1982; the latest iteration of its appraisal was published in 2013. The CA is located approx. 500m to the west of the Site. Its location is close to Walworth Road. The CA is considered as being within the historic boundary of Walworth.

HISTORY OF URBAN DEVELOPMENT

- 5.155 A map of 1681 shows a few houses along 'Walworth Street' with the centre of the village at a cross-roads with a lane leading to the East, East Lane now East Street. The land remained with Canterbury as the fields were slowly built over, the 1830 Kennington to Peckham map shows the area still named Walworth Fields. In 1862 it was made over to the Ecclesiastical Commissioners, now the Church Commissioners, which still owns parts of Walworth including much of land comprising the Liverpool Grove Conservation Area. Liverpool Grove CA was in part developed at the beginning of the 20th century. The social reformer and founder of the National Trust, Octavia Hill, had planned much of the estate with a higher density plan than was favoured by the Garden City Movement's architects, the principles of which influenced Hill. The majority of the estate, that forms much of the character of the CA, was built between 1903-8 and comprises over 800 houses and flats. There was demolition of buildings around the CA during the post-war period following bomb damage in the war.

CHARACTER AND APPEARANCE

- 5.156 The Arts and Crafts language of the housing chosen by the Church Commissioners in the early 20th century; it is the unifying architectural and historic character that is most prevalent in the area and is a reason for its designation as a conservation area. Part of the original estate developed in the 10 years before the First World War remains an intact and broadly complete example of 20th century social housing. The mix of building types is made cohesive through the similar materiality to other buildings constructed as part of the estate.
- 5.157 Other types and forms of building are sited within the CA including the Grade I listed church of St Peter designed by Sir John Soane – which the appraisal cites as being the most important building in the CA. In the south, a sliver projects southwards with three listed buildings along the southern end of Portland Street, opposite the Michael Faraday School.

URBAN SETTING (OUTSIDE THE BOUNDARIES)

- 5.158 The urban setting is characterised by a mix of 20th century and late 19th century development. The given setting is mostly characterised by its urban location, with a mix of forms and styles on its periphery.

SPECIAL INTEREST

- 5.159 Its special interest lays in the well preserved part of the estate being attributed to Octavia Hill as a coherent piece of town planning. Further interest is derived in how this was pieced together in the wider townscape with existing buildings, such as the Church of St Peter, now GI listed, in the north west of the CA.

KEY VIEWS

- 5.160 The CA is quite small and consists mostly of local views restricted by the small, domestic urban character of the area, as well as the dense planting in the area. The CA Appraisal talks of a 'processional' series of changes in the kinetic sequence from Walworth Road into the CA.

- 5.161 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.162 The setting is very urban and is characteristic of Walworth. Much of it was heavily damaged during the war. Combined with slum clearance of the areas which were already run down, a lot of the area was renewed in the inter war and post war periods. The CA is quite insular and receives little significance from its setting.

TRAFALGAR AVENUE CONSERVATION AREA**SUMMARY**

- 5.163 Trafalgar Avenue CA was designated in 1980 and extended in 1991. The Area is located approximately 650m to the east of the Site.

HISTORY OF URBAN DEVELOPMENT

- 5.164 Trafalgar Avenue is one of the earliest 18th century residential suburbs to be developed in the Old Kent Road area. The catalyst for the development was the existing Old Kent Road and its links to the expansion of London, along with the development of the Surrey Canal to the south. Its development is typical of the 19th century residential areas around Old Kent Road in this respect.

CHARACTER AND APPEARANCE

- 5.165 The character of the CA is defined by numerous features. These include the grid iron type street pattern that orientates itself off the alignment of Old Kent Road. The grid iron pattern of the wider area was much altered by the development of Burgess Park which was cleared as a result of both bomb damage and slum clearance. Within Burgess Park itself, there are numerous street trees that mark the alignment of the former townscape, which form part of an understanding of the spatial arrangement of the historic, wider townscape. The CA is formed by rows of terraced houses, each forming a coherent group of its own, from differing period. In addition to this, there is variety within the townscape through the unique individual buildings constructed as part of this streetscape. Number 2, Trafalgar Avenue is a remnant of the pre-19th century development in this part of Old Kent Road. The character alters slightly towards its Old Kent Road frontage, with commercial buildings, such as the Lord Nelson pub, fronting the main thoroughfare.

URBAN SETTING (OUTSIDE THE CA BOUNDARY)

- 5.166 Special interest is derived from the conservation area's architecture, exemplified in the continuous run of 18th century terraced townhouses which are on the whole well surviving with many of the original timber sash windows retained. Historic interest is derived from the association with the historic development of Old Kent Road. Burgess Park provides much of its nearby setting, creating a fragmented streetscape of these historically laid out streets within spaces claimed by the park.

SPECIAL INTEREST

- 5.167 The special interest is derived from the nature of the collection of historic buildings within its boundary. These are generally constructed at a similar time, have coherent architectural features and have similarities in their form.

KEY VIEWS

- 5.168 There are local views to the conservation area of importance to its understanding, including the linear north and south views along Trafalgar Avenue as well as the view of the rear of No. 2 Trafalgar Avenue.
- 5.169 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.170 Old Kent Road provides part of the reason for the CAs existence, given its importance on the route in to central London. Burgess Park, making up much of its setting, contributes to the area’s character through its historic associations to the CA as formerly being part of a densely built townscape.
- 5.171 Glengall Road and Cobourg Road Conservation Areas contribute positively to the wider setting of the CA through their built similarities and similar urban development, contributing to their overall understanding.

GLENGALL ROAD CONSERVATION AREA

SUMMARY

- 5.172 Glengall Road CA was designated in 1971, with alterations and extensions to its boundary in 1978, 1991 and 2019; it is located approximately 750m to the east of the Site.

HISTORY OF URBAN DEVELOPMENT

- 5.173 Like Trafalgar Avenue, Glengall Road is one of the earliest 18th century residential suburbs to be developed in the Old Kent Road area. The catalyst for the development was the existing Old Kent Road and its links to the expansion of London, along with the development of the Surrey Canal to the south. Its development is typical of the 19th century residential areas around Old Kent Road in this respect.
- 5.174 The development of the Grand Surrey Canal acted as a catalyst for further development in the area. This included provision of timber yards along its banks, and factories and residential areas. These residential areas were typically for the working class due to the proximity of dwellings to where work was located.
- 5.175 Glengall Road was constructed between 1843–45. Its development was part of the great drive of the mid–19th century to build larger houses in rural settings on the edge of London to attract the middle classes to what was termed as the ‘rus in urbe’ setting. The rest of the area covered by the CA was built up by 1879.

CHARACTER AND APPEARANCE

- 5.176 Glengall Road and Terrace is a collection of mostly neoclassical, late Georgian/early Victorian houses. Their low-rise profile is furthered through a differentiation of form between terraced and semi-detached buildings with largely unaltered exteriors. The houses, distinctive in their forms with stuccoed frontages and half arches plastered into their elevations, are attributed to the architect Amon Henry Wilds (1784–1857) who is known for his designs of churches, houses and hotels, most notably along the south coast. These homes were built for the aspirational middle classes, as shown through its classical style. This sense of suburban grandeur was emphasised by the formal avenue of pollarded lime trees and the grid formation of the streets.

URBAN SETTING (OUTSIDE THE CA BOUNDARY)

- 5.177 Special interest is derived from the conservation area’s architecture, exemplified in the continuous run of 18th century terraced townhouses which are on the whole well surviving with many of the original timber sash windows retained. Historic interest is derived from the association with the historic development of Old Kent Road. Burgess Park provides much of its nearby setting, creating a fragmented streetscape of these historically laid out streets within spaces claimed by the park.

SPECIAL INTEREST

- 5.178 The special interest is recognised through the CAs designation as well as the recognition of the following Locally Listed buildings, located in the CA:
 - 47 – 51 Trafalgar Avenue
 - Old Mineral Water Bottling Factory, 12 Ossary Road
 - 32a Glengall Road
 - 41 Glengall Road
 - 40 – 50 Glengall Road
- 5.179 The grid formation of the streets remains today as do the street streets and pollarded limes. The character of the area is defined by these historic features, the coherent terraced houses and is still predominately residential.
- 5.180 Its special interest is further enhanced through the intact suburban development, given the amount of change in the immediate area. The buildings were mostly built in the 1840s with semi-detached houses generally being attributed to Amon Henry Wilds. Its distinctive buildings are largely unaltered, contributing to the special interest of the area.

KEY VIEWS

- 5.181 The CA appraisal highlights specific views along Glengall Road and Glengall Terrace, suggesting the importance of their linear nature. The CA appraisal highlights that the long distance views to the CA are mainly across disjointed parts of Burgess Park to the backs of properties.
- 5.182 Heritage value: **Medium**
- 5.183 **CONTRIBUTION OF SETTING TO HERITAGE VALUE**
The setting of the Glengall Road Conservation area comprises of Trafalgar Avenue CA to the west, the industrial estate on which the Site is located to the east and south and Old Kent Road to the north.
- 5.184 The proximity to Trafalgar Avenue and the well surviving 18th Century terraced housing there reflects the historic character of the area. The neighbouring CAs and listed buildings provide, overall, a good quality setting for the Glengall Avenue CA and contribute to an understanding of the local historical development and appreciation of interesting and varied townscape.

THOMAS A'BECKET AND HIGH STREET CONSERVATION AREA

SUMMARY

- 5.185 The Thomas A' Becket was designated on 2nd November 2021. It is located approx. 500m away to the north east of the Site.
- 5.186 **HISTORY OF URBAN DEVELOPMENT**
The area includes a span of townscape along Old Kent Road. Old Kent Road has Roman origins linking Kent to London via Watling Street. Today the area includes a collection of buildings that date from the 18th to 21st centuries.
- 5.187 What remains today is the remnant of a bust town centre on a major thoroughfare with a mix of building use including public houses, cinemas, fire stations, warehouses and residential buildings.
- 5.188 The name is derived from the pilgrimage route to Canterbury along Watling Street from London following the martyrdom of Thomas Becket in 1170, which peaked centuries after his death.
- 5.189 Following the Reformation, there was less interest in the pilgrimage route to Canterbury with a renewed interest in the area resulting from the construction of the Grand Surrey Canal.

CHARACTER AND APPEARANCE

- 5.190 The majority of buildings are commercial at ground floor and residential above. Other uses include public houses and a typically staccato High Street type character fronting the wide width of Old Kent Road. Commercial character at ground is generally typified by shopfronts that include different types and materials of signages, defined by different lighting, lettering and colouration.
- 5.191 Buildings are generally characterised by a mix of forms and materials, with London stock brick being commonplace as well as stucco and plaster details.

URBAN SETTING (BEYOND THE CA BOUNDARY)

- 5.192 There are numerous other conservation areas close to the boundaries of the Thomas A'Becket and High Street CA; these include: The Mission CA; Cobourg Road CA; Pages Walk CA; and Yates Estate and Victory CA. In the immediate surroundings, the area is characterised by post-war residential buildings and large scale 21st century commercial development. There are well preserved Victorian streets surrounding the Site.

SPECIAL INTEREST

- 5.193 The area has special interest in it being a palimpsest of urban development along one of London's most important thoroughfares and pilgrimage routes. Its later development being a significant part of London's overarching urban development from the 18th and 19th centuries onwards.

KEY VIEWS

- 5.194 The linear views up and down Old Kent Road emphasise the Roman origins of Old Kent Road. Views of principal buildings are considered to be of importance.
- 5.195 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.196 The residential areas around the CA developed at a similar time to the phase of building exhibited on Old Kent Road. The conservation areas that surround it provide a good example of surviving streetscapes and townscape that depicts the narrative of the area's development.

THE MISSION CONSERVATION AREA**SUMMARY**

- 5.197 The Mission Conservation Area was designated on 2nd November 2021; it is approx. 400m to the north of the Site.

HISTORY OF URBAN DEVELOPMENT

- 5.198 The CA developed mostly from the 18th century onwards in a piecemeal fashion due to its proximity to the historic route of Old Kent Road to the east and the new Grand Surrey Canal to the south, constructed at the beginning of the 19th century.

- 5.199 Pembroke College Mission chose the area for its mission due to levels of poverty and need, opening in March 1885. It remains in use today and gives the CA its name. There are numerous other churches and significant 19th century school buildings within the area, corresponding to changing demographics with an influx of Irish people to the area, but also the densification of the population.

CHARACTER AND APPEARANCE

- 5.200 Its character and appearance is derived from long runs of densely packed early 20th century terraced housing built in a uniform style interspersed with landmark buildings. The landmark buildings are representative of the changing urban fabric and demographics in the area, with catholic churches, schools and police stations being constructed in the area.

URBAN SETTING (BEYOND THE CA BOUNDARY)

- 5.201 The Thomas A'Becket and High Street CA, Yates Estate and Victory CA, Liverpool Grove CA and Walworth Road CA are all nearby. The setting is otherwise defined by the different layers of development, renewal and regeneration that characterises the areas between Old Kent Road and Walworth Road.

SPECIAL INTEREST

- 5.202 The dense residential area combined with landmark buildings that are representative of urban change, renewal, regeneration and demographic change is evident giving the area significance.

KEY VIEWS

- 5.203 The views identified in the CA Appraisal are generally local in their focus, and focus on specific buildings as well as those that are representative of the streetscape within the CA.
- 5.204 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.205 The residential areas around the CA developed at a similar time to the phase of building exhibited on Old Kent Road. The conservation areas that surround it provide a good example of surviving streetscapes and townscape that depicts the narrative of the area's development.

YATES ESTATE AND VICTORY CONSERVATION AREA**SUMMARY**

- 5.206 Yates Estate and Victory Conservation Area was designated on 2nd November 2021. It is located approx. 800m to the north of the Site.

HISTORY OF URBAN DEVELOPMENT

- 5.207 The CA was one of the first areas to be formally developed in the 18th century. Much of the 18th and 19th century street layout and plot widths remain in the CA. The original 18th century housing was changed in the 19th century to a denser form of development that still kept the same plots and street layout.

- 5.208 The form and setting of the CA was altered by Second World War bomb damage and site clearance. The urban fabric to the north east was raised by the widening of Old Kent Road and the creation of the Bricklayers Arms roundabout.

CHARACTER AND APPEARANCE

- 5.209 There is a clear mix of residential buildings, churches, former churches and industry all in one compact neighbourhood. The area was developed in the 18th century and renewed in the 19th by local developer, Edward Yates, leading to a uniform character within the area. Public houses mark the edge of the estate and the widening of Old Kent Road ensured that much of the edges of the area was altered in the post-war period.

URBAN SETTING (BEYOND THE CA BOUNDARY)

- 5.210 The CA is hemmed in by Old Kent Road to the east and New Kent Road to the north. Numerous phases of development to the south have led to a mixed townscape character of ages and uses which is typical of the area between Old Kent Road and Walworth Road.

SPECIAL INTEREST

- 5.211 The uniform character of the development by Yates is of special interest owing to its survival within an area that has undergone numerous periods of change. The street layout and pattern dates from the 18th century and is a mark of early development on Old Kent Road.

KEY VIEWS

5.212 The views identified in the CA Appraisal are generally local in their focus, and focus on specific buildings as well as those that are representative of the streetscape within the CA.

5.213 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.214 The residential areas around the CA developed at a similar time to the phase of building exhibited on Old Kent Road. The conservation areas that surround it provide a good example of surviving streetscapes and townscape that depicts the narrative of the area's development.

SECTION SUMMARY

5.215 **Table 5.1** below presents a summary of the built heritage baseline.

Table 5.1 Summary of Built Heritage Baseline

MAP REF.	NAME	GRADE (IF APPLICABLE)	HERITAGE VALUE	FULL ASSESSMENT REQUIRED?
Designated Heritage Receptors				
Listed Buildings				
1	Church of St Peter	I	High	Yes
2	Nos. 20-54 Surrey Square and attached Railings, and raised Pavement in front of Nos. 20-54	II	Medium	Yes
3, 4 and 5	Almshouses, North Range; Almshouses, Centre Range; and Almshouses, South Range			
6	Former Fire Station (306-312 Old Kent Road)			
7	Hanover House, 47, 51 and 53 Cobourg Road			
8	Rosetta Place, No. 55 and attached Handrail, and 61 and 63, Cobourg Road			
9	29 and 31, Cobourg Road			
10	New Peckham Mosque (Former Church of St Mark)			
11	Groundwork Trust Offices, and attached Chimney, and Piers and Railings to Groundwork Trust Offices			
12, 13 and 14	Nos. 13-23 Portland Street and attached Railings (Grade II); Nos. 1, 1a and 3-11 Portland Street and attached Railings (Grade II); and Aycliffe House and attached Railings			
15	Church of St Christopher (Former Pembroke College Mission Church), and No. 80 Tatum Street			
16, 17, 18, 20 and 22	16-24, Trafalgar Avenue (Grade II); Nos. 26-40 Trafalgar Avenue and attached Handrails (Grade II); 42-48 Trafalgar Avenue (Grade II); 50 and 52 Trafalgar Avenue (Grade II); 54-64 Trafalgar Avenue (Grade II); 25-43 Trafalgar Avenue			
19	Lord Nelson Public House			
21	Former Church of St George			
23	Burgess Park War Memorial			
24	Nos. 1 and 3 Trafalgar Avenue and attached Railing, and Wall With Gate Posts and Gate, and Garden Wall to Nos. 1 and 3			
25	Nos. 25-43 Trafalgar Avenue and attached Walls, Piers and Railings			
26	The White House, and Path and Street Railings, Lamp Holder and Gates to No. 155			
27	English Martyrs School			
28	Lime Kiln South West of Junction of Albany Road and Wells Way			

MAP REF.	NAME	GRADE (IF APPLICABLE)	HERITAGE VALUE	FULL ASSESSMENT REQUIRED?
Conservation Areas				
	Cobourg Road Conservation Area	Conservation Area	Medium	Yes
	Liverpool Grove Conservation Area			
	Trafalgar Avenue Conservation Area			
	Glengall Road Conservation Area			
	Thomas A'Becket and High Street Conservation Area			
	The Mission Conservation Area			
	Yates Estate and Victory Conservation Area			
Non-Designated Heritage Receptors				
	221-231 (odd) Old Kent Road	Locally Listed	Low	Yes
	249-279 (odd) Old Kent Road			
	320-322 Old Kent Road			
	282-304 (even) Old Kent Road			
	276-280 (even) Old Kent Road			
	216-254 (even) Old Kent Road			
	Surrey Square Primary School			
	301 East Street			
	Walworth Academy Upper School			
	Cobourg Road Church			
	1-27 (odd) Cobourg Road			
	33 Cobourg Road			
	358-384 (even) Old Kent Road			
	388 Old Kent Road			
	2-14 (even) Trafalgar Avenue			
	47-51 (odd) Trafalgar Avenue			

6.0
BASELINE: TOWNSCAPE
AYLESBURY ESTATE PHASE 2B

BASELINE: TOWNSCAPE

6.1 This section provides analysis of the OPP (reference: 14/AP/3844) site, which includes the existing character of the Site and the FDS Site, which is currently being constructed. This section includes a full baseline description of the identified character areas.

TOWNSCAPE SUMMARY

EXISTING TOWNSCAPE CHARACTER OF THE MASTERPLAN CONSENT SITE (MAP REF: 1)

6.2 The Site is located between Old Kent Road and Walworth and gradually developed over the course of the late 18th century and early 19th century. It is primarily made of the Aylesbury Estate, designed and built between 1963 and 1977, incorporating up to 2,700 homes into its 60-acre space. Its architect was Peter 'Felix' Trenton, an Austrian, who spent over 25 years working with the London Borough of Southwark's Architects Department.

KEY FEATURES

6.3 Its defining and recognisable features are the long spans of blocks that are mostly orientated north to south. Their proportions are unmistakably driven by their horizontal emphasis, with wide spans of windows for flats complemented by pre-fabricated concrete panelling for cladding. The later phases of the 1963–1977 development placed blocks around open green spaces, such as Surrey Square on the Site, with lower rise buildings of four to six storeys juxtaposing the taller blocks such as the southern element of Wendover (14 storeys at its highest point).

URBAN STRUCTURE

6.4 The structure of the area is primarily orthogonal and was recreated in the post-war period following the demolition of the fine-grained, low-rise streetscape that characterised the spaces between Old Kent Road and Walworth Road. Albany Road bounds the entire OPP site to the south, with key junctions moving secondary roads to the north, such as Thurlow Street.

6.5 Currently, Thurlow Street is an important north-south route through the estate. It is lined by mature London Plane trees that front areas of hard standing and car parking in front of the large, and significant estate blocks. There is a lack of meaningful public space at the ground level, with open spaces often characterised by car parking.

TOWNSCAPE CHARACTER: SCALE, GRAIN, DENSITY

6.6 The overall scale of the Aylesbury Estate is broadly mixed. The mix was led by the principles of development in the post-war period by the LCC, at estates such as Roehampton and Loughborough Junction, whereby large scale blocks with a mix of flats and maisonettes sat alongside terraces of houses and lower rise tenements. This was to ensure that all family units from single people, to families, to widowed people were catered for.

MATERIALITY

6.7 The materiality of the Aylesbury Estate is primarily characterised by pre-fabricated concrete panels, with occasional uses of brick. Most blocks have flat roofs with plant and servicing placed on the top. Others have more traditional hipped roofs, drawing on the more vernacular styles of architecture.

LANDSCAPE FEATURES

6.8 Some blocks front open green spaces and the estate is generally well planted with mature trees and vegetation in places. It is compromised by large areas of hardstanding and concrete with little space for people to pause or enjoy. Thurlow Street is green street in character, with numerous mature London Plane trees growing along its edges.

SUMMARY

6.9 The overall townscape quality of the estate is ordinary and in places very low. There are positive areas, with provision of mature trees and green spaces such as Surrey Square. Its relationship to Burgess Park to the south is key, with only the slender returns fronting the large open spaces to the south, as seen from the landscaped areas. The estate is compromised by its relentless architecture, with little spatial provision for rhythm and the breaking down of mass.

6.10 The setting of the estate is characterised by an existing low-scale context to the east and an emerging taller context to the north and west. The south is Burgess Park.

6.11 Value: **Low**

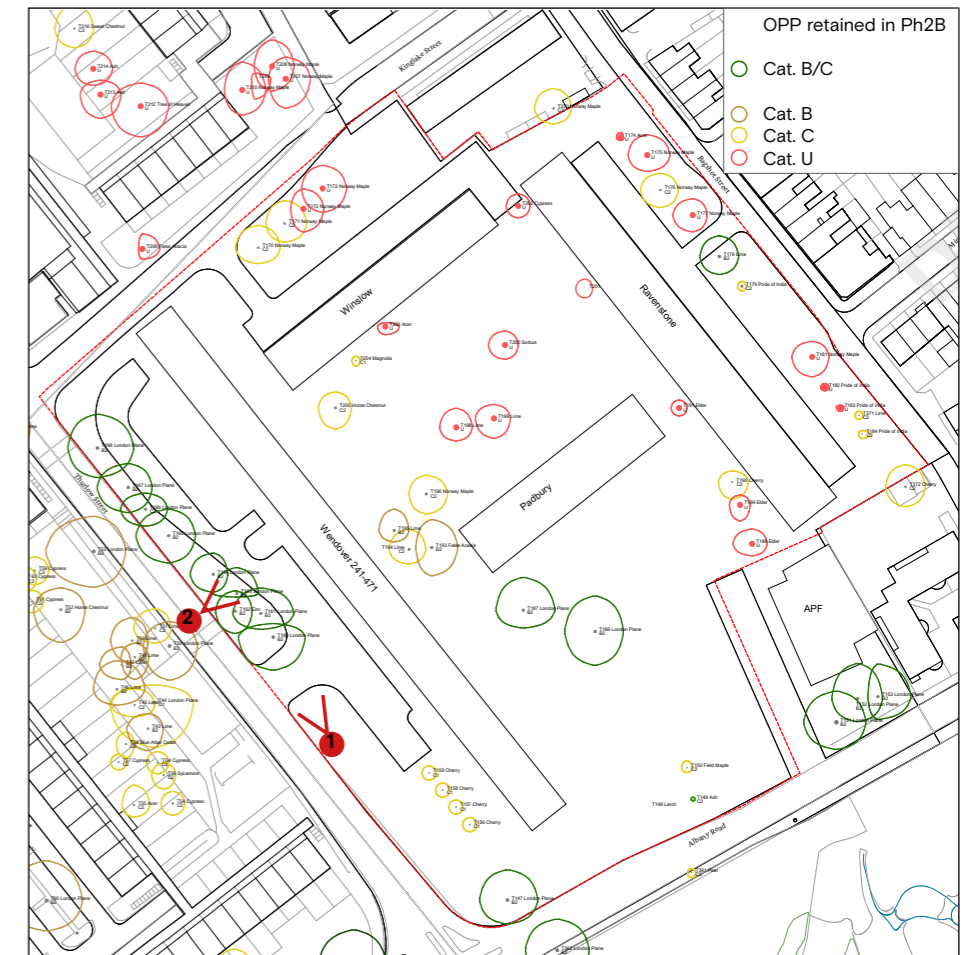
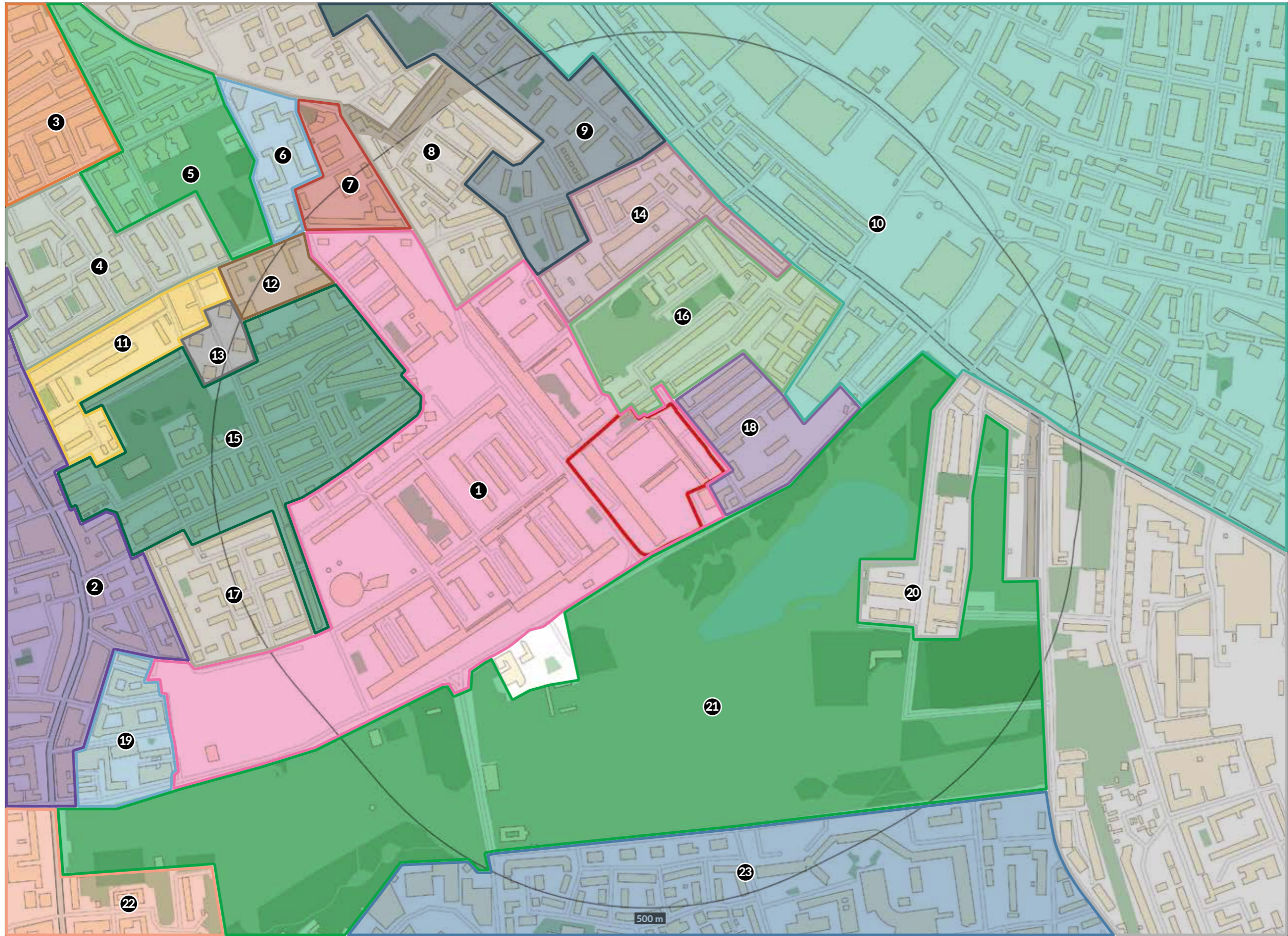


Figure 6.1 Existing trees diagram

TOWNSCAPE CHARACTER AREAS

- 6.12 The townscape surrounding the Site may be categorised into 22 distinct areas.
- 6.13 The broad boundaries of the character areas are identified in **Figure 6.2 (the red line boundary is only indicative)**. The character and appearance of the character areas is discussed below.
- 6.14 **Table 6.1** presents a summary of the townscape receptor baseline information.



TOWNSCAPE CHARACTER AREA PLAN

- ▭ Application Site
- ▭ Wider site boundary
- 1. Aylesbury Estate Regeneration Site
- 2. Walworth Road
- 3. Larcom Street Conservation Area
- 4. Browning Estate
- 5. Nursery Row Park
- 6. Rodney Estate
- 7. Victorian East Street
- 8. Elsted Street Area
- 9. Alvey and Congreve Estates
- 10. Old Kent Road
- 11. Nelson Estate
- 12. Kingston Estate
- 13. Portland Estate
- 14. North of Surrey Square
- 15. Liverpool Grove Conservation Area
- 16. Surrey Square Park
- 17. Elizabeth Estate
- 18. Bagshot Area
- 19. Albany Place
- 20. Coburg Road Conservation Area
- 21. Burgess Park
- 22. Addington Square Conservation Area
- 23. Camberwell

LOCATION:
Aylesbury

DATE:
May 2022

SCALE:
1:5,500 @ A3

FIGURE 6.1 Townscape Character Area Plan

▲ NORTH



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REF.	TOWNSCAPE CHARACTER AREA	TOWNSCAPE VALUE	FULL ASSESSMENT REQUIRED?
1	Masterplan Consent Site	Low	Yes
2	Walworth Road	NA	No
3	Larcom Street CA	NA	No
4	Browning Estate	NA	No
5	Nursery Row Park	NA	No
6	Rodney Estate	Low	Yes
7	Victorian East Estate	Low to Medium	Yes
8	Elsted Street Area	Low	Yes
9	Alvey and Congreve Estates	Low	Yes
10	Old Kent Road	Medium	Yes
11	Nelson Estate	NA	No
12	Kingston Estate	Low	Yes
13	Portland Estate	Low	Yes
14	North of Surrey Square	Medium	Yes
15	Liverpool Grove CA	Medium	Yes
16	Surrey Square Park	Low	Yes
17	Elizabeth Estate	Low	Yes
18	Bagshot Area	Low	Yes
19	Albany Place	NA	No
20	Cobourg Road CA	Medium	Yes
21	Burgess Park	High	Yes
22	Addington Square CA	NA	No
23	Camberwell	Low	Yes

Table 6.1 Summary of Townscape Receptor Baseline.

CHARACTER AREA 6: RODNEY ESTATE

KEY FEATURES

6.15 The estate was constructed in the first half of the 20th century and is made up of numerous five storey blocks with prominent chimney stacks. The spatial expression of the buildings is clear, with pitched roofs and defined chimneys adding details to the roofline; the deck access to flats adds a horizontal emphasis to the buildings.

URBAN STRUCTURE

6.16 The urban layout is characteristic of early social housing plans from the early 20th century, which include large scale footprints of buildings surrounded by landscaped areas. The area is not just limited to residential buildings but includes large scale school buildings, a pub and other typologies.

TOWNSCAPE CHARACTER: SCALE, GRAIN, DENSITY

6.17 The scale of the estate is generally characterised by mid-rise residential buildings. The grain is consistently large, with spaces between the buildings but with the estate plan being consistent within its plan language. The estate’s density is gentle with each block housing numerous people but the landscaped areas between each building reducing the overall density.

LANDSCAPE FEATURES

6.18 The area is generally flat, with some intervisibility with landmarks outside of the character area such as the spire of the English Martyrs RC Church (Grade II). The courtyards of the blocks, such as Dawes House, is landscaped with greensward and mature trees. Mature trees line the streets around the area.

SUMMARY

6.19 There are no listed buildings within the character area and it is not part of a conservation area.

6.20 Value: **Low**

CHARACTER AREA 7: VICTORIAN EAST ESTATE

KEY FEATURES

6.21 The area differs in character through its age, materiality and form. Primarily, buildings in the area are Victorian in age and their forms follow the neo-Gothic style that was prominent during that time. Several of these are listed, with the most prominent being the English Martyrs RC Church (Grade II). There is also a coherent row of Victorian terraced houses that makes up the mix.

URBAN STRUCTURE

6.22 Rodney Street meets Flint Street and forms the edge of the character area. The buildings within the area generally follow the historic street pattern that has formed with the setting being characterised by 20th century buildings constructed as a result of slum clearance and post-war reconstruction.

TOWNSCAPE CHARACTER: SCALE, GRAIN, DENSITY

6.23 The scale of buildings is generally inconsistent, but this is because of the era of building, with structures representing demographic change in the area, with an influx of Irish immigrants requiring the catholic church, within a densely built neighbourhood. The grain of the area is therefore quite coarse, with large scale footprints of churches juxtaposing the finer grained terraced houses.

LANDSCAPE FEATURES

6.24 There are some mature trees and children’s playgrounds within the area. The topography of the area is mostly flat.

SUMMARY

6.25 There are some listed buildings within this otherwise fragmented piece of townscape. No conservation areas are within the Character Area.

6.26 Value: **Low to Medium**

CHARACTER AREA 8: ELSTED STREET AREA

KEY FEATURES

6.27 Mostly an area of low to mid-rise late 20th century residential buildings, with few key features. Views are channelled out of the streetscape with tall buildings marking linear vistas.

URBAN STRUCTURE

6.28 The urban structure follows the historic street pattern of the area, broadly, and is characteristic of some urban renewal schemes in the post-war period when the focus was on low-rise and low density buildings, rather than high rises.

TOWNSCAPE CHARACTER: SCALE, GRAIN, DENSITY

6.29 The scale of the area is generally characterised by low-rise buildings. The overall grain is therefore quite fine, with mostly low-rise terraced buildings characterising the area. The area is densely built up, with a low-density population compared to other urban areas in the vicinity.

LANDSCAPE FEATURES

6.30 There are few landscape features in the area and the topography is quite flat.

SUMMARY

6.31 View 1 is taken from the southern edge of the character area and looks down Flint Street towards the Site.

6.32 There are no listed buildings in the area or any designated pieces of townscape.

6.33 Value: **Low**

CHARACTER AREA 9: ALVEY AND CONGREVE ESTATES

KEY FEATURES

6.34 These two Estates date from the first half of the 20th century. They are partially dispersed and set back from the historic street pattern and surrounded by open spaces. Pitched roofs characterise the roofline with deck access giving a strong horizontal emphasis to the proportions of the elevations, where brown/ red brick is the dominant material. The buildings are four to six storeys in height.

URBAN STRUCTURE

6.35 The urban layout is characteristic of the early social housing plans of the beginning of the 20th century, which opened spaces between built areas.

TOWNSCAPE CHARACTER: SCALE, GRAIN, DENSITY

6.36 The scale of the area is characterised by medium scale buildings on a coarse grained plan. The area is densely built up with landscaped spaces between the buildings.

LANDSCAPE FEATURES

6.37 The spaces between the buildings are generally landscaped with greensward and mature trees.

SUMMARY

6.38 There are no listed buildings or designated pieces of townscape in the character area. The buildings are generally of an ordinary townscape quality.

6.39 Value: **Low**

CHARACTER AREA 10: OLD KENT ROAD

KEY FEATURES

6.40 Much of the character area is made up of the Thomas A'Becket and High Street Conservation Area. It is primarily commercial in character, with shopfronts marking the ground floor and residential uses above. Old Kent Road is characterised by a staccato appearance of forms, materials and uses with a mix of 18th, 19th, 20th and 21st century buildings making up the overall streetscape. There are two listed buildings, the White House and the Former Fire Station, both Grade II, within the area.

URBAN STRUCTURE

6.41 The structure of the area is defined by Old Kent Road, which follows the Roman route of Watling Street. Spanning off of this are numerous side streets.

TOWNSCAPE CHARACTER: SCALE, GRAIN, DENSITY

6.42 The townscape character is very mixed. There is no consistent datum level of heights, with buildings ranging from two to six storeys along its frontage, as well as being different in age and appearance. The grain of the area is generally very coarse with some larger footprints occupying a number of buildings and other narrow plots. The roadside is densely built up but Old Kent Road is a wide thoroughfare, reducing any sense of enclosure.

LANDSCAPE FEATURES

6.43 There are few landscape features of note. The topography is flat.

SUMMARY

6.44 Views 17 and 18 are relevant to the conservation area and are characteristic of the change of character.

6.45 The townscape is of interest as part of the Thomas A'Becket Conservation Area. There are two listed buildings within the character area.

6.46 Value: **Medium**

CHARACTER AREA 12: KINGSTON ESTATE

KEY FEATURES

6.47 Three parallel stand-alone buildings, arranged in an 'L' shaped layout. The three storey east-west wings align with East Street and the north-south five storey wings are dispersed in a landscaped area.

URBAN STRUCTURE

6.48 The layout is characteristic of post-war planning, with parallel buildings dispersed in open space, set back from the streets.

TOWNSCAPE CHARACTER: SCALE, GRAIN, DENSITY

6.49 The scale is consistent, being mid-rise across the estate. The grain is consistent, with three L-shaped blocks situated the same distance apart. The area's density is low density with spaces between the blocks.

LANDSCAPE FEATURES

6.50 There is greensward between the buildings and some mature trees.

SUMMARY

6.51 The buildings in the estate are visible in view 16 across Nursery Row Park.

6.52 There are no listed buildings or townscape designations within the character area.

6.53 Value: **Low**

CHARACTER AREA 13: PORTLAND ESTATE**KEY FEATURES**

- 6.54 This area consists of four 15 storey blocks on Portland Street. These are set back from the street, at an oblique angle, dispersed evenly within a green area.

URBAN STRUCTURE

- 6.55 The character area is defined by four point blocks within an open area.

TOWNSCAPE CHARACTER: SCALE, GRAIN, DENSITY

- 6.56 The scale of the point blocks are large, and are prominent within the surrounding townscape. The grain is consistent and the density is low in terms of footprint of the buildings.

LANDSCAPE FEATURES

- 6.57 The towers are surrounded by lawned areas.

SUMMARY

- 6.58 There are no listed buildings or townscape designations within the character area.

- 6.59 Value: **Low**

CHARACTER AREA 14: NORTH OF SURREY SQUARE**KEY FEATURES**

- 6.60 The Grade II listed Georgian terrace facing Surrey Square is the key feature of this character area. Beyond that, to the north, is a series of low-rise terraces dating from the 19th century. The area falls partly within the Thomas A'Becket and High Street Conservation Area and is typical of the off-Old Kent Road character of the older developments in the area.

URBAN STRUCTURE

- 6.61 The layout derives from the historic plan, with small blocks and narrow plots, which likely developed in the 18th and 19th centuries. The buildings fronting Surrey Square are the original buildings constructed in this location.

TOWNSCAPE CHARACTER: SCALE, GRAIN, DENSITY

- 6.62 The scale of the area is characterised by low-rise buildings. The grain is generally very fine, with buildings occupying narrow plots and densely built up.

LANDSCAPE FEATURES

- 6.63 Mature trees and foliage characterises the private spaces between buildings.

SUMMARY

- 6.64 View 2 is situated within the character area.

- 6.65 There are numerous listed buildings in the area with part of it making up some of the Thomas A'Becket Conservation Area. The townscape is generally of good quality. It is obviously urban in its location with views out towards a townscape of varying and mixed qualities.

- 6.66 Value: **Medium**

CHARACTER AREA 15: LIVERPOOL GROVE CONSERVATION AREA**KEY FEATURES**

- 6.67 The Arts and Crafts language of the housing chosen by the Church Commissioners in the early 20th century; it is the unifying architectural and historic character that is most prevalent in the area and is a reason for its designation as a conservation area. Part of the original estate developed in the 10 years before the First World War remains an intact and broadly complete example of 20th century social housing. The mix of building types is made cohesive through the similar materiality to other buildings constructed as part of the estate.

- 6.68 Other types and forms of building are sited within the Conservation Area including the Grade I listed church of St Peter designed by Sir John Soane – which the Conservation Area Appraisal cites as being the area's most important building. In the south, a sliver projects southwards with three listed buildings along the southern end of Portland Street, opposite the Michael Faraday School.

URBAN STRUCTURE

- 6.69 A map of 1681 shows a few houses along 'Walworth Street' with the centre of the village at a cross-roads with a lane leading to the East, East Lane now East Street. The land remained with Canterbury as the fields were slowly built over, the 1830 Kennington to Peckham map shows the area still named Walworth Fields. In 1862 it was made over to the Ecclesiastical Commissioners, now the Church Commissioners, which still owns parts of Walworth including much of land comprising the Liverpool Grove Conservation Area. Liverpool Grove CA was in part developed at the beginning of the 20th century. The social reformer and founder of the National Trust, Octavia Hill, had planned much of the estate with a higher density plan than was favoured by the Garden City Movement's architects, the principles of which influenced Hill. The majority of the estate, that forms much of the character of the CA, was built between 1903–8 and comprises over 800 houses and flats. There was demolition of buildings around the CA during the post-war period following bomb damage in the war.

TOWNSCAPE CHARACTER: SCALE, GRAIN, DENSITY

- 6.70 The scale of the area is mixed, depending on the usage of given buildings. The grain is generally quite mixed, with areas of fine grained, narrow fronted buildings. The area is densely built up with most of it being devoted to housing. The church of St Peter is the centrepiece of the conservation area and occupies a large open cemetery space.

LANDSCAPE FEATURES

- 6.71 The churchyard at the centre of the Character Area provides an open green space within the urban realm.

SUMMARY

- 6.72 Views 14 and 15 are taken within the character area and show the key feature of the Church of St Peter (Grade I) and a representative area of residential buildings.
- 6.73 The area is a very good example of early development between Walworth and Old Kent Road. It is all a conservation area and features several listed buildings, including a Grade I listed church.
- 6.74 View 14 is situated within the character area and takes in the Grade I listed church.
- 6.75 Value: **Medium**

CHARACTER AREA 16: SURREY SQUARE PARK

KEY FEATURES

6.76 The estates that make up the character area mostly date from the early 20th century. The roofline is characterised by pitched roofs and there is a strong horizontal emphasis to the buildings through the deck access that marks their frontages. The buildings are mostly constructed from red and brown brick. Generally, the buildings are homogenous in height with an established datum of six storeys across the area.

URBAN STRUCTURE

6.77 The structure generally follows the similar principle of the other 20th century estates in the area, with the block following the historic street pattern, but the larger footprints of the blocks occupying different spaces and orientations within it allowing for car parking and landscaped spaces around the buildings.

TOWNSCAPE CHARACTER: SCALE, GRAIN, DENSITY

6.78 The scale of the buildings is generally medium rise with a large grain occupying the areas. The area is densely occupied with buildings though there are generous spaces between the buildings.

LANDSCAPE FEATURES

6.79 Surrey Square Park is a landscaped area within the character area which is an open space.

SUMMARY

6.80 View 3 is within the character area and is representative of the residential character of the area.

6.81 There are no listed buildings or townscape designations within the character area.

6.82 Value: **Low**

CHARACTER AREA 17: ELIZABETH ESTATE

KEY FEATURES

6.83 Mixed use and density post-war housing estate, with short rows of terraced houses with their own gardens, rows of garages with other three to five storey residential blocks of flats surrounding it.

URBAN STRUCTURE

6.84 The structure is within an old urban block which now follows its own form and layout. The area is defined by the L-shaped blocks of flats which occupy the western part of the character area, with houses infilling the spaces between.

TOWNSCAPE CHARACTER: SCALE, GRAIN, DENSITY

6.85 The scale of the area is mixed from low to rise to mid rise. The grain of the buildings is generally coarse, with a mix of large and small footprints of building. The area is densely built up.

LANDSCAPE FEATURES

6.86 There are few landscape features in the character area. The topography is flat.

SUMMARY

6.87 There are no listed buildings, or townscape designations in the character area. The townscape is generally of a very ordinary quality.

6.88 Value: **Low**

CHARACTER AREA 18: BAGSHOT AREA

KEY FEATURES

6.89 Generally made up of low-rise, two to three storey Victorian terraces of an ordinary townscape quality. Materiality is mixed with different types of bricks and forms used throughout. There are areas with degrees of consistency, such as parapet rooflines giving a strong horizontal emphasis to terraces, with some buildings breaking the roofline with extensions. Views of the Aylesbury Estate terminating the linear streets are characteristic of the area.

URBAN STRUCTURE

6.90 Typical of the area spanning off of Old Kent Road, with orthogonal street patterns leading to areas of mixed townscape quality.

TOWNSCAPE CHARACTER: SCALE, GRAIN, DENSITY

6.91 The scale of the area is generally low rise. The grain is often fine, with slim frontages fronting on to the streets. The density of construction is quite high with streets being well enclosed.

LANDSCAPE FEATURES

6.92 There are no landscape features of note in the area.

SUMMARY

6.93 Views 3 and 4 are characteristic of the area.

6.94 There are no listed buildings or townscape designations in the character area. The character area is of ordinary quality townscape.

6.95 Value: **Low**

CHARACTER AREA 20: COBOURG ROAD CONSERVATION AREA

KEY FEATURES

6.96 The urban form, originally set on a grid-iron layout with Trafalgar Avenue to the south and other streets that are now occupied by Burgess Park, is integral to its significance and planned form. The street layout takes form from historic field boundaries and the alignment of Old Kent Road.

6.97 The general character of the area is a coherent mix of late Victorian houses. There are several large buildings in the CA, including the Cobourg Road Primary School and the two churches within the CA.

URBAN STRUCTURE

6.98 Cobourg Road was developed between 1820 and was complete by 1870. Cobourg Road was mostly an arrangement of houses, with other forms of manufacturing built in, including a collar works, a laundry and a pickle factory. It includes the Grade II listed New Peckham Mosque, too, which is identified as being designed by Richard Norman Shaw; it is now used as a mosque and represents the changes in the demographics of the area.

6.99 It was within a dense network of streets but is now sited opposite Burgess Park, which was built during the post-war period. The open spaces, lake and dense foliage forms an integral part of its character and setting.

TOWNSCAPE CHARACTER: SCALE, GRAIN, DENSITY

- 6.100 The scale of the area is generally low rise. The area is built from a fine grain of housing, with mostly semi-detached and terraces characterising the overall typology. The area is densely built up and once made a dense network of streets which are now mostly razed to make up Burgess Park.

LANDSCAPE FEATURES

- 6.101 Burgess Park characterises views out of the character area and is a large green space on the periphery of the character area.

SUMMARY

- 6.102 View 5 shows a characteristic view out of the Cobourg Character Area.
- 6.103 There are numerous listed buildings within the character area which are positive contributors to the Cobourg Conservation Area, of which forms this character area.

- 6.104 Value: **Medium**

CHARACTER AREA 21: BURGESS PARK**KEY FEATURES**

- 6.105 Burgess Park is located to the south of the study area and is characterised by the open spaces of Burgess Park and Surrey Canal Path, along with an enclave or residential development between the open spaces. The open spaces of Burgess Park and Surrey Canal Park are designated by Southwark Council as a 'Metropolitan Open Land'.
- 6.106 Historically forming areas of housing, industry and transport infrastructure, the areas of open space developed between the mid and late twentieth century with the redevelopment of the area and closure and infill of the Grand Surrey Canal.
- 6.107 Burgess Park forms a large public park and consists of a large, grassed area, and features a lake, BMX track and several play areas. The Park is defined by a series of footbaths as well as a series of mature trees and shrubbery, which mark the boundary of the park and differentiate spaces from other another. The open nature and topography of the park, allows for a number of medium and long views towards the Site and the wider townscape. In these views, tall and large buildings marking the location of Elephant and Castle, Camberwell and Bermondsey are visible.

- 6.108 Surrey Canal Path forms a thin stretch of green between Burgess Park and Peckham High Street and follows the route of the former Grand Surrey Canal. The green space is formed a network of meandering paths and bound on either side by mature trees. Facilities of the park include a children's adventure playground and ball court.

- 6.109 The open spaces are partially separated by a small enclave of surviving older development which primarily date from the Victorian period. Largely consisting of the fine grain terraces and semi detached properties, dwellings in places are interspersed with larger buildings forming that of educational uses or places of worship. Dwellings largely used yellow stock brick, with the larger school and places of worship buildings primarily using a mix of both red and yellow brick. The surrounding open spaces and collection of mature trees contribute towards the overall domestic character and appearance of the area.

SUMMARY

- 6.110 Views 15, 6, 7, 8, 9, 10, 11 and 12 are within the character area. They show the extensive range of landscaping and the various sensitive features of the character area.
- 6.111 The park is a valuable amenity space for the local community and holds a high degree of townscape value. It opens up views of the surrounding area and through its landscaping, it provides good open space. It is classified as Metropolitan Open Land, but otherwise does not have any townscape designations. There are a number of listed buildings within the confines of the park and several conservation areas line park's edges.

- 6.112 Value: **High**

CHARACTER AREA 23: CAMBERWELL**KEY FEATURES**

- 6.113 The character area is representative of much of the townscape to the immediate south of the area defined on **Figure 6.1**. Here, the main features are the homogeneity of the late 20th century blocks that make up Dragon Road and the subsidiary streets that links it to Tower Mill Road. On the eastern side of Chandler Way is Bibury Close, a medium scale housing estate split across several blocks spanning off a central core.

URBAN STRUCTURE

- 6.114 The structure of the area is defined by broadly orthogonal structured urban blocks with twists in their forms for variety. Bibury Close marks a difference in forms, with the greater massing allowing for urban spaces around the building, which include landscaped areas and car parking.

TOWNSCAPE CHARACTER: SCALE, GRAIN, DENSITY

- 6.115 The character is defined by the post-war buildings within the character area, mostly formed of pale yellow London stock brick. The scale is generally mixed across the area with Bibury Close rising to 8-storeys, and low-rise 2-storey houses occupying parts of the area west of Chandler Way. The grain is generally a mix of large and fine, though it does not appear coarse. Each area of grain is well defined. The area is densely built up, but with planned spaces between buildings.

LANDSCAPE FEATURES

- 6.116 There are numerous mature trees throughout the character area and open spaces between the buildings **with a larger footprint and green planting on streets.**

SUMMARY

- 6.117 Views 21 and 22 are outside of the character area but to its immediate southern edge; view 21, situated along Chandler Way, shows the typical character of the post-war, late 20th century townscape that characterises the area.
- 6.118 Value: **Low**

SECTION SUMMARY

6.119 **Table 6.2** presents a summary of the townscape receptor baseline.

MAP REF.	TOWNSCAPE CHARACTER AREA	TOWNSCAPE VALUE	ASSOCIATED VIEWPOINTS
1	Masterplan Consent	Low	13 and 15
6	Rodney Estate	Low	NA
7	Victorian East Estate	Low to Medium	NA
8	Elsted Street Area	Low	1
9	Alvey and Congreve Estates	Low	NA
10	Old Kent Road	Medium	17 and 18
12	Kingston Estate	Low	16
13	Portland Estate	Low	NA
14	North of Surrey Square	Medium	2
15	Liverpool Grove CA	Medium	14
16	Surrey Square Park	Low	3
17	Elizabeth Estate	Low	NA
18	Bagshot Area	Low	3 and 4
20	Cobourg Road CA	Medium	5
21	Burgess Park	High	6, 7, 8, 9, 10, 11, 12 and 15
23	Camberwell	Low	21 and 22

Table 6.2 Townscape Receptor Summary

7.0

CONSULTATION AND MITIGATION BY DESIGN

AYLESBURY ESTATE PHASE 2B

CONSULTATION AND MITIGATION BY DESIGN

THE PROJECT

- 7.1 The Project is for the parcel of land known as Phase 2B within the OPP (reference: 14/AP/3844). The Project is a standalone scheme which builds upon the principles established within the OPP and comprises a high-quality mixed-use development that will contribute towards the regeneration of the wider Aylesbury Estate.
- 7.2 There are five architects each designing an individual building within the Site boundary:
- Plot 4A – Haworth Tompkins
 - Plot 4B Architecture Doing Place
 - Plot 4D – Sergison Bates
 - Plot 5A – Maccreanor Lavington
 - Plot 5C – East (who are also the landscape architects)
- 7.3 The Design and Access Statement prepared by Maccreanor Lavington Architects (who have collated contributions from the other four architects working on the Project) sets out the design rationale and should be read alongside this assessment.
- 7.4 The design has undergone iterative development informed by the pre-application process and engagement with stakeholders. The final Project comprises demolition of the existing buildings and redevelopment to provide a mixed use development comprising five buildings of a variety of heights with basements, providing affordable and market homes (Class C3); flexible floorspace for commercial business and service uses (Class E) and local community and learning uses (Class F1/F2(a)(b)); public open space and playspace; private and communal amenity space; formation of new accesses and routes within the site; alterations to existing accesses; and associated car and cycle parking; refuse storage; and hard and soft landscaping; and associated works.
- 7.5 A full breakdown of each block is provided within Volume 1 of this ES and the Design and Access Statement. In summary, the blocks and open space comprise the following:
- Plot 4A – total of 207 residential units in a district landmark building rising to 87.9m above ground level (AGL)
 - Plot 4B – total of 24 residential units in a 'U-shaped' courtyard building rising to 17.225m AGL
 - Plot 4D – total of 88 residential units in buildings rising to 24.85m AGL that complete the perimeter block with Plot 4A
 - Plot 5A – total of 250 residential units in courtyard buildings rising to 31.95m AGL that provide a complete perimeter block. Commercial uses are provided at ground floor fronting Thurlow Square.
 - Plot 5C – total of 43 residential units in a 'U-shaped' courtyard building rising to 21.125m AGL
 - Bagshot Park – soft landscaped open space bounded by block 5C to the north, 4B to the south and 5A / 4D to the west, and the existing terrace along Bagshot Street to the east
 - Thurlow Square – proposed as a more urban and hard wearing open space fronting Thurlow Street to the west and enclosed by Block 5A and 4D to the east.
- 7.6 A clear development vision was established in the AAAP, which filtered down through the OPP to the Project. Mansion blocks, houses and towers make up a diverse masterplan where building heights are deliberately placed to enhance the broader place-making aspirations. Taller mansion blocks line Thurlow St and Albany Rd, punctuated by tall buildings intermittently placed along the 'park edge'.
- 7.7 A plan diagram of the building heights and ground floor uses is provided at **Figure 7.1**. An aerial dimetric view of the scheme massing is provided at **Figure 7.2**.

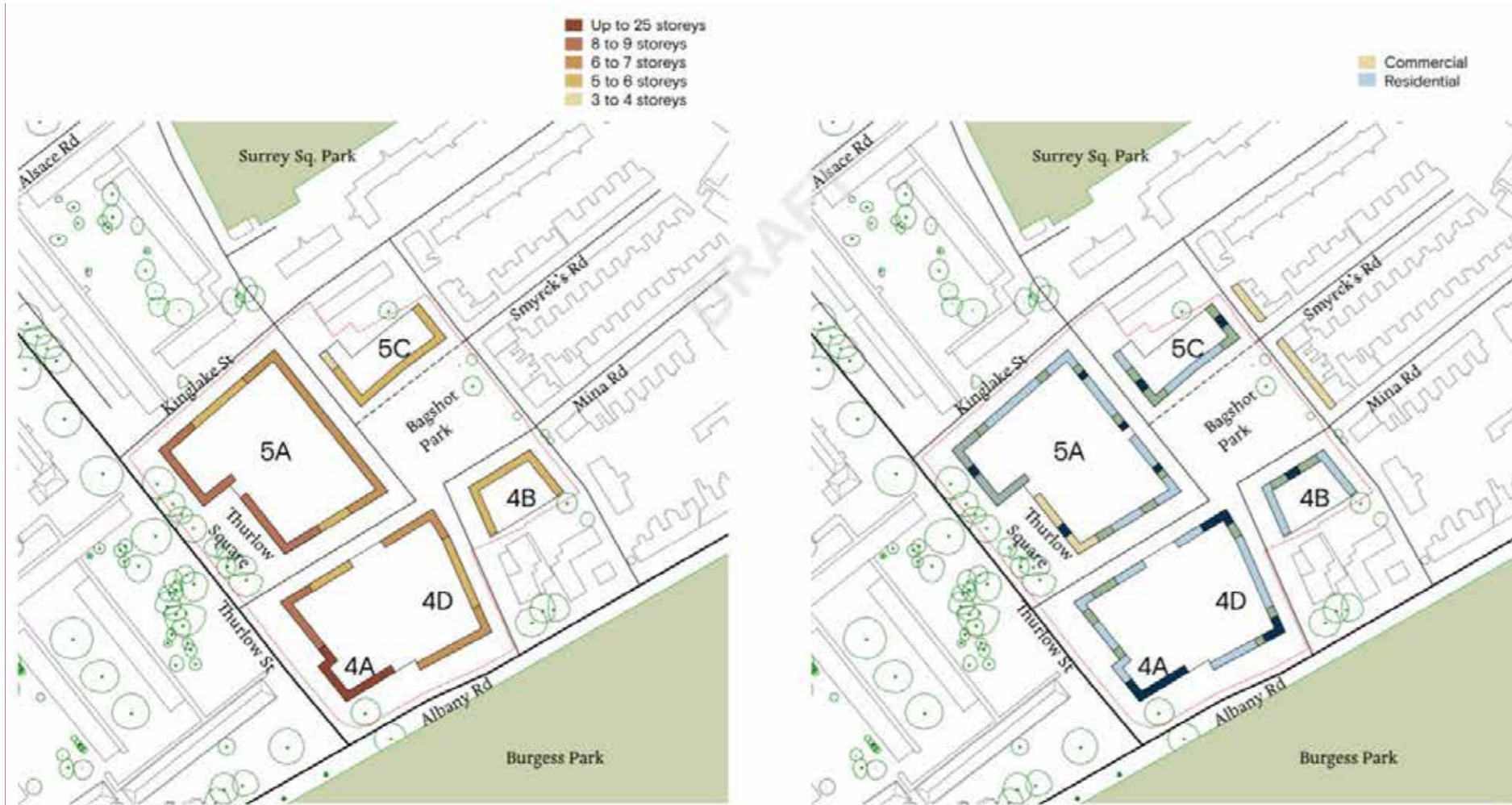


Figure 7.1 Building heights and ground floor uses. Source: Maccreanor Lavington



Figure 7.2 Illustrative image of Project. Source: Maccreanor Lavington

DESCRIPTION OF COMPLETED PROJECT

7.8 The following section has informed the assessment below for heritage assets, visual impact and on the townscape character of the area.

SUMMARY

7.9 The Site fits within a wider masterplan for the Aylesbury Estate; the Site forms part of this wider master plan. There was an original planning consent gained for the Site in 2015, with the planning and development context altering significantly since this was achieved. The various Project architects have worked collaboratively to ensure a consistent design language across each block and the spaces between each building. To differentiate each building from one another, there are different flourishes and details which mark them out from one another, as discussed below.

HEIGHT, SCALE, MASS

7.10 The height, scale and mass is commensurate to what was outlined for the Site as part of the Aylesbury Area Action Plan, with the location being a 'district landmark' facing the park adjacent to other 'local landmarks'. In identifying this location, the AAAP, as well as the Southwark Plan (2022), recognises the existing context with the prominent, but slender, edge of the Wendover building fronting Burgess Park. The scheme has been designed with its immediate urban context in mind. The Site fronts Burgess Park, providing visual amenity for the project, but with the defined edge of the Aylesbury Estate and the emerging character playing an important role in characterising the architectural treatment and legibility of the area.

7.11 The marker point here is defined in Plot 4A within the Site. At this location, marking the junction of Albany Road and Thurlow Street, is a 25-storey tower, with heights around it rising gently to the central crescendo. In doing this, the scheme articulates the importance of Thurlow Street. To contrast this, Plot 4D subtly steps back to bring visual variety to the block ensuring the plot is experienced in three-dimensions.

7.12 Buildings along Thurlow Street remain at a datum of nine-storeys, supporting the principles established in the AAAP and in the extant permission in the Outline Planning Permission.

7.13 Within the centre of the OPP, towards blocks 5C and 4B, heights are kept lower.

ARCHITECTURAL LANGUAGE

7.14 The architectural language of each building carries through each plot, with expressions of individuality within each block through design details. The following section describes the overall coherence within the specific buildings and across the masterplan for Phase 2B.

PLOT 5A - MACCREANOR LAVINGTON

7.15 Block 5A fronts Thurlow Street and the manner in which it does is important in the creation of a public space. Architecturally the building has a faceted façade of bays that provide a distinctive rhythm to the upper storeys above the ground floor commercial uses that front the square. The language provides an immediate focus to the square through the detailing of the bays, which is defined by stone banding that accentuates the horizontal and vertical proportions of the building. This creates an immediate focus with the 25-storey Plot 4A carrying through a similar language defined by the use of soft coloured brick, rising at the end of the section marking the junction of Thurlow Street and Albany Road.

PLOT 5C - EAST

7.16 Plot 5C is located in the north east corner of Phase 2B, with Bagshot Street to its east, the proposed Bagshot Park to the south and Plot 5A to the west. Like the other plots, the form is driven by the immediate context. Its plan form is an inverted U-shape, fronting the existing Faversham House on its north western edge. At the half way point in the façade, the elevation is 'cranked' to form a relationship with the corner of Smyrk's Road to embrace the proposed park in its foreground. Consideration has been given to the views of the long south eastern façade through its understanding that it would be visible through trees year round, with the east and west wings only ever experienced as perspectival street edges or up close on entry.

7.17 The overall massing is stepped to take into account daylight allowances for neighbouring plots; the reduction of height comes at its bookends on the short south western and north eastern edges. Its design language draws upon neighbouring buildings with a chamfered corner edge, mirroring buildings in Surrey Square Park.

7.18 Its principal south eastern elevation is characterised by the strong horizontal emphasis of the deck access. Its internal circulation is defined by the two cores placed at the western and eastern ends respectively.

7.19 The horizontal emphasis of the deck access contributes to the overall layering of forms, including consideration of columns, sills, reveals, balustrades and porches which ensure the building is experienced as a three-dimensional mass, creating light areas and areas of shadow.

7.20 Materiality is as important in layering the building. The aim of the building is to explore the relationship between colour and palette with materiality and texture. The building will be predominantly clad in orange-red brick with contrasting white-grey brick used on the north elevation, to ensure the spaces do not appear too dark. Frames and balustrades will be a light-grey colour, again, juxtaposing the darker orange-red of the brick and providing depth to the elevation. To emphasise the base materials, the bays and decks will be clad in much lighter materials to provide the proportional emphasis. The top floors draw upon local canopies from the nearby Victorian terrace, Clifton Crescent, to add rhythm and a marker to the top floor.

PLOT 4B -- ARCHITECTURE DOING PLACE

7.21 Plot 4B is located to the south east of Plot 5C with the proposed Bagshot Park on its northern edge. Like Plot 5C, its overall plan form is that of a U-shape, with the central courtyard facing southwards. The Plot's architecture is driven by both the existing built context and those that will use the spaces. There is a focus on the creation of a clear defining park edge, with a new scale of edges and enclosure as well as new open spaces and a green link.

7.22 The design's character and typology is drawn from the layout and form of the typical mansion block, specifically that of the Kinglake Estate nearby, constructed in the inter war years. It fuses the deck access and homes access from open single cores with the requirement for ground floor maisonettes, drawing on the modernist influenced tenures on the existing Aylesbury Estate.

7.23 The scale of the block is mid-rise, going up to five storeys. The new building mediates between the scale of the existing terraces and a parkside building glimpsed from the edge of Burgess Park. Proportionally, the buildings have a vertical emphasis, contrasting the horizontal deck access of the Aylesbury Estate. To create a sense of rhythm, uses of brown and a warm grey brick – emphasising its texture and colouration – are repeated in vertical fingers along the elevation, emphasised further through the gradual variation of the depth of surface and banding marks in the elevation. This is dealt with further through the expressed accents of the stone materials used for sills and projecting balcony decks.

PLOT 4D - SERGISON BATES

- 7.24 The plot is located to the south of Plot 4B and differs in its overall form through the creation of a distinctive block from two U-shaped buildings. Like the other blocks, its design is driven by its context. It is situated on the edge of the masterplan and negotiates enclosed spaces to the north of Albany Road, while acknowledges its own long-range visibility from across the open Burgess Park. On its immediate western side, the 25-storey centrepiece tower on Plot 4A, designed by Haworth Tompkins, will be situated acting as the nearby landmark, with Plot 4D mediating the spatial scenario between the park and landmark.
- 7.25 In doing this, its elevations are articulated through a strong vertical emphasis, with brick piers providing this vertical language. The piers add a rhythm to the base of the building, with subtle changes in their spacing at ground to allow for a different mix of tenures while varying the urban experience of the building.
- 7.26 Materiality is the key focus to Plot 4D, using a defined base through a pale hue of brick contrasted with the upper elevations of darker, red brick in stepped fashion drawing on the tradition of wainscotting of the interiors of buildings nearby. The stepping is misaligned from the reading of the three main volumes of the Plot to create a common language between the different masses. In drawing on the wainscotting technique, the horizontals of the base are clearly defined and they create a strong visual language with the verticality of the expressed brick piers.

PLOT 4A - HAWORTH TOMPKINS

- 7.27 Plot 4A marks the southern boundary of the Site and is a prominent marker for the overall Aylesbury Estate regeneration. The plot is divided in two sections with a prominent 25-storey tower and a mansion block 6-9 storeys in height; the mansion block adjoins the tower at the northern edge and fronts Thurlow Street. The tower draws on the wider masterplan's language of spaces between buildings, forms and materiality to create a concluding piece in the scheme. Its cruciform plan allows for each façade to have equal prominence, drawing on the neoclassical tradition found in Palladian villas, giving occupants panoramic views in each direction. It also means that the building has an orthogonal relationship with Albany Road and Thurlow Street, negotiating these important thoroughfares at ground level while mediating between the 360 degree span the slender tower creates.

- 7.28 Both the mansion block and the tower have a unified architectural language, with an emphasis on vertical proportions; this also ties the buildings in with the adjacent Plot 4D giving a cohesive appearance through the 'common undulating base' that wraps around the block. The tower itself rises above the proposed estate regeneration sites and is a slender addition to the skyline, acting as a marker at the junction of Albany Road and Thurlow Street.
- 7.29 The tower has a clear base, middle and top. Its base is activated at ground level with maisonettes and a corner entrance responding to the development of Thurlow Square. The base is further set back from the street to provide a greater clarity and strength to the plan form.
- 7.30 In addition to the spatial moves that define the base of the tower, the materials, in response to comments from the Design Review Panel (see the DAS for more information), use a rich palette of materials (buff brick, pre-cast concrete etc.) to express the base and the entrance to the tower. The expression of setbacks, window frames, bays and piers are clear and done so through a varied palette of different coloured bricks, tiles stones and metals; p. 206 of the Design and Access Statement lists the various specifications.

PHASE 2B OVERALL ARCHITECTURAL LANGUAGE

- 7.31 The aim of the layout and design in all is to create a series of streets and squares that knit seamlessly with the wider urban fabric of the area, with a focus on the streets spanning off Albany Road, the area between Walworth Road and Old Kent Road and the open span of Burgess Park to its south.
- 7.32 Each building is rooted into the surrounding townscape through a sensitive palette of materials and colouration. Working with the overall composition of the blocks, the materials are used with effect to provide necessary articulation and proportionality to the buildings.
- 7.33 In doing so, the common materials, such as those of brick and stone, are generally complemented by depth in windows, articulated corners, and differentiation techniques, such as wainscotting. Through these, there is a clear and distinct architectural language developed across the Site, which adds to the spatial language between the buildings and the spaces around the buildings.

PUBLIC REALM

- 7.34 At ground the Project knits in with the adjacent proposed plots and the frontage with Albany Road through intelligent urban design. There is a prominent gap between buildings 4A and 4D along Albany Road, drawing in access to the central courtyard in the scheme. The design for the public realm has considered this space, through linking the two buildings spatially through a masonry pergola structure, both physically linking the buildings and carrying through the built language of the blocks to the public realm.
- 7.35 The majority of the Site is residential in use; this is reflected in the ground floor uses and responses to the urban realm. Streets are animated by residential frontages of maisonettes with front doors that open to the street. In the set back facing Thurlow Square (plot 5A) in the west of the Site's area, ground floor uses are non-residential, encouraging street activation through public usage. The boundary treatment to the street fronting Thurlow Street is densely planted with trees defining its edge that have been retained; these are generally mature London Plane trees.
- 7.36 Within the immediate location along Thurlow Street there are numerous mature street trees, particularly those that line Thurlow Square. The wider area is also particularly green, the Project takes this into account in its public realm strategy, through retaining several mature trees that exist on the Site. Overall, Thurlow Square is designed with typical London squares in mind. The buildings that line the edges of the square frame the space and provide a defined edge. Within the square there will be play areas and amenity uses, providing an enclosed space with natural surveillance. Two new green spaces complement Thurlow Square and are proposed along Mina Road, which is situated to the east of the plot.
- 7.37 One of the wider aims of the Project is that it fits in with other key routes around the area, including the existing street pattern and wider transport networks in the area, including the Southwark Spine route, linking this area with Peckham and East Dulwich through bicycle links and the Bagshot Street Green Link.

CONSULTATION AND MITIGATION

- 7.38 **Table 7.1** summarises the consultation comments received from the council through the LUC's review of the scoping report (see Chapter 2, volume 1) in respect of the townscape, visual and built heritage assessment and the responses to demonstrate where the comments have been addressed within the assessment.
- 7.39 The HTVIA has been prepared in accordance with the Scoping Report and Scoping Opinion as amended through the further consultations. It has also had regard to the EIA Consultee Responses relevant to the assessment.
- 7.40 The consultation responses have informed design development that acts as embedded mitigation to potential adverse impacts. The iterative process of design development, including options testing, is outlined in section 3 of the Design and Access Statement prepared by Maccreanor Lavington.

CONSULTEE AND FORM/DATE OF CONSULTATION	SUMMARY OF COMMENTS	WHERE IN THIS VOLUME COMMENTS ARE ADDRESSED
LUC Scoping Opinion dated January 2022	<ol style="list-style-type: none"> 1. Scope of study area to be reviewed using a ZTV (character area, heritage assets, visual assessment) 2. Baseline should include description of the Site 3. Assessment: the assessor should ensure it is clear how the judgement of effect has been reached 4. Note on AVRL's methodology containing guidance on scale of image 5. Note on additional height of the scheme and requirement for alternatives to be sought 6. Built Heritage assessment and townscape assessment should not be combined 7. Applicant must assess non-designated heritage assets nearby 	<ol style="list-style-type: none"> 1. ZTV is provided in Figure 2.1. This has been overlaid with heritage assets to inform the heritage assessment at Figure 8.1. The views that inform the visual assessment are drawn from a number of factors, including the use of the ZTV. 2. This has been included as a character area within the townscape assessment: put down as character area 1 3. When using professional judgement, the rationale has been explained. 4. AVR London's AVR methodology is provided in the appendix of this HTVIA 5. The DAS produced by Maccreeanor Lavington explores the alternative schemes; the HTVIA assesses the final, chosen option. 6. The assessment for built heritage, visual impact and townscape are distinct in the report and have their own sections. There is significant overlap between the topics and each section cross refers to one another as they are all separate but interrelated topics. 7. Non-heritage assets and locally listed buildings are assessed in the built heritage assessment
GLA Stage 1 Report Consultation Response letter dated 15th October 2021	<p>In line with London Plan Policy HC3 and HC4, a full Heritage, Townscape and Visual Impact Assessment (HTVIA) should be submitted with the application. The HTVIA should consider the impact of the proposal on the setting of surrounding heritage assets as well as LVMF view panoramas. The HTVIA should demonstrate the cumulative impact of the wider Aylesbury Estate. A full heritage and townscape assessment would be carried out at application stage. The cumulative impact of the wider estate regeneration must be considered. Relevant views should be agreed with the Local Authority.</p>	<p>This HTVIA responds to the initial comment about its requirement for the application. Relevant views are included in Section 10 with cumulative impacts shown and assessed.</p>
LB Southwark email correspondence dated 3rd October 2021	<p>The recent changes affecting this (the view selection) are the new conservation areas we are proposing to designate in the Old Kent Road AAP Area. (see below) and the increased height proposed on the site, which might mean that the tower is visible from further afield. The new CAs comprise: Thomas A'Becket and High Street Conservation Area, Yates Estate and Victory Conservation Area, and The Mission Conservation Area.</p>	<p>The three new CAs are included for assessment. Viewpoint locations to inform assessment of any potential impact to the CAs were agreed with the Council – see further email correspondence set out below.</p>
LB Southwark email correspondence dated 12th October 2021	<p>The proposed views, on the whole, seems sensible and sound.</p> <p>View 17 is too distant from the proposed Thomas A'Becket and High Street conservation area and should move to the junction with Marcia Road.</p> <p>Similarly View 18 should shift to the junction with East Street</p> <p>View 20 is better from Waites Street and takes in the New Peckham Mosque in the foreground</p>	<p>No action required</p> <p>View 17 was moved to junction with Marcia Road.</p> <p>View 18 was moved to junction with East Street.</p> <p>View 20 was moved to Waites Street.</p>
LB Southwark email correspondence dated 11th April 2022 in relation to Scoping Opinion	<p>The applicants have scoped out archaeology, yet the site contains buildings that require assessment and have been recommended for recording to ensure compliance with the conditions on the OPP (reference 14/AP/3844). As policy requires, and has been previously advised on the OPP areas of interest. It is advised that any application is accompanied by a written scheme of investigation for archaeological recording of the buildings currently occupying the site. This should include an assessment of their significance and interest.</p>	<p>The planning application will be accompanied by a Written Scheme of Investigation prepared by WSP for historic building recording. The WSI will be consistent with condition 20 of the Masterplan Consent which states "Before any work, including demolition, hereby authorised begins, the applicant or successors in title shall secure the implementation of a programme of archaeological building recording in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority."</p>

Table 7.1 Summary of Consultation

8.0

ASSESSMENT: HERITAGE RECEPTORS

AYLESBURY ESTATE PHASE 2B

ASSESSMENT: HERITAGE RECEPTORS

- 8.1 This section of the report assesses the impact of the proposals on the value of the heritage assets identified in **Sections 4.0** and **5.0**. A qualitative assessment is provided below. A summary of the effects arising from impacts to heritage receptors is provided at **Table 8.1**.
- 8.2 The proposals represent the culmination of a detailed design process and build upon the OPP. A full description of the proposals is provided in **Section 7**, which focuses on the elements of the Project that concern townscape, heritage and visual impacts.
- 8.3 In preparing the proposals, the desirability of conserving designated heritage assets has been afforded great weight, (consistent paragraph 199 of the NPPF and with the approach commended by the Court of Appeal in Barnwell).
- 8.4 We consider the following matters are the principal considerations:
- The impact of the proposed works on the setting and special architectural or historic interest of nearby listed and locally listed buildings;
 - the impact of the proposed works on the setting of nearby conservation areas.
- 8.5 The below ZTV is overlaid with the Heritage Assets plan and has informed our understanding of impacts to setting of heritage assets.



Figure 8.1 ZTV overlaid with locations of heritage assets

DEMOLITION AND CONSTRUCTION

- 8.6 ES Volume 1 Chapter 5 sets out the anticipated programme of works and the key activities that would be undertaken on the Site during demolition and construction necessary to facilitate the Project. The likely effect of these activities on the value of the heritage receptors identified in the baseline is assessed below.
- 8.7 This phase of the Project could also introduce new environmental conditions into the setting (and experience) of the heritage receptors: there will be increased noise, vibration, dust and traffic in the surrounding area, which could affect a heritage receptor's significance.

COMPLETED (OPERATIONAL) DEVELOPMENT CHURCH OF ST PETER (GRADE I)

- 8.8 The Project would be visible from the west of the church when looking at the frontage. Any visibility would be off to the right and would not detract from any appreciation of the church, which is in an urban setting partly characterised by post-war and contemporary architecture. The visual and spatial relationship between the church and the nearby terraced houses that have group value would not be altered by any visibility of the Project. This relationship is shown in the visual assessment in view 14.
- 8.9 Where visible, the Project reinforces the soft brick materiality of the area that had urbanised at the beginning of the 19th century. The special architectural and historical interest, mostly derived from age, and associations to well-known historical figures, as described in **Section 5** would be retained.
- 8.10 The Site makes no contribution to the overall heritage value of the listed building.
- 8.11 The susceptibility of the receptor to the type of change is Low. When calibrated with its High value the sensitivity of the receptor is Medium.
- 8.12 The Project would have a Nil magnitude of impact to the receptor's significance; any visibility of the Project from here would be secondary to the listed building. The Project would give rise to a 'None' likely effect on heritage significance.

CUMULATIVE

- 8.13 The Cumulative Development would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance.

NOS. 20-54 SURREY SQUARE AND ATTACHED RAILINGS, AND RAISED PAVEMENT IN FRONT OF NOS. 20-54 (GRADE II)

- 8.14 The Project would be slightly visible from the setting of the listed buildings to the south (as shown in View 2 of the Visual Assessment and demonstrated on the ZTV shown in **Figure 8.1**). Experienced in principal views of the terrace, along Surrey Square and from the south looking north, the Project would be a secondary focus within a townscape setting of ordinary quality.
- 8.15 Where visible, the Project reinforces the soft brick hues of the terrace and the development of this early period. The special architectural and historical interest (mostly derived from their age, architectural features and the completeness of the terrace) of the listed building, as described in **Section 5** would be retained.
- 8.16 The Site makes no contribution to the overall heritage value of the listed building.
- 8.17 The susceptibility of the receptor to the type of change is Low. When calibrated with its Medium value the sensitivity of the receptor is Low/Medium; using professional judgement, and assessing the ordinary townscape setting to the listed buildings, this is considered to be Low.
- 8.18 The Project would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.
- CUMULATIVE**
- 8.19 In addition to the Project, the OPP (reference: 14/AP/3844) would be visible at the end of Surrey Square. This would be beyond the dense foliage that characterises the end of the street. The poor condition of this site would be replaced by new buildings of high quality design and architecture.
- 8.20 The Cumulative Development would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

ALMSHOUSES, NORTH RANGE; ALMSHOUSES, CENTRE RANGE; AND ALMSHOUSES, SOUTH RANGE (GRADE II)

- 8.21 The Project would be visible from the courtyard and setting of the Almshouses, to the north east of the listed buildings (as shown in View 8 of the Visual Assessment and demonstrated on the ZTV shown in **Figure 8.1**). The principal view of the Almshouses is from the east, orientated west to understand the full ensemble of the three listed buildings.
- 8.22 The immediate townscape to the north of Albany Road is of ordinary quality. The Almshouses sit in Burgess Park, which was created in the 20th century, following war damage. With this, the immediate townscape within which the Almshouses were situated was demolished.
- 8.23 The significance of the Almshouses is derived from their architectural and historical value due to their age, social importance, and their complete plan form. The Project will be visible from their setting, but will not detract from any of this significance.
- 8.24 The Site makes no contribution to the overall heritage value of the listed building.
- 8.25 The susceptibility of the receptor to the type of change is Low. When calibrated with its Medium value the sensitivity of the receptor is Low/Moderate; using professional judgement, and assessing the ordinary townscape setting to the listed buildings, this is considered to be Low.
- 8.26 The Project would have a Nil magnitude of impact to the receptor's significance; this is because views of the Project are incidental to the appreciation of the almshouses. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.
- CUMULATIVE**
- 8.27 In addition to the Project, the Masterplan Consent would be visible to the north of the Almshouses. The poor condition of this site would be replaced by new buildings of high quality design and architecture. Like the Project, this will have no impact on the significance derived from setting of the Almshouses.
- 8.28 The Cumulative Development would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

FORMER FIRE STATION (306-312 OLD KENT ROAD) (GRADE II)

- 8.29 The Project would be slightly visible from the immediate setting of the Former Fire Station, as shown in the ZTV in **Figure 8.1**. Plot 4A, at 25-storeys in height, might be glimpsed in views from along Old Kent Road off to the south west. Where this is the case, the listed building would be a part of a busy street scene whereby it is not the focal point. The Project would be secondary to the immediate scene within a townscape characterised by different uses, forms and building ages.
- 8.30 The Site makes no contribution to the overall heritage value of the listed building.
- 8.31 The susceptibility of the receptor to the type of change is Low. When calibrated with its Medium value the sensitivity of the receptor is Low/Moderate; using professional judgement, and assessing the ordinary townscape setting to the listed buildings, this is considered to be Low.
- 8.32 The Project would have a Nil magnitude of impact to the receptor's significance; any visibility is only slight and would be secondary to the understanding of the former fire station within this busy urban environment. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

CUMULATIVE

- 8.33 The OPP accounts for buildings up to 20-storeys in height. These taller plots, alongside Plot 4A on the PH2B Site, at 25-storeys in height, might be glimpsed in views from along Old Kent Road off to the south west. Where this is the case, the listed building would be a part of a busy street scene whereby it is not the focal point. The cumulative development would be secondary to the immediate scene within a townscape characterised by different uses, forms and building ages.
- 8.34 The Cumulative Development would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

HANOVER HOUSE, 47, 51 AND 53 COBOURG ROAD (GRADE II)

- 8.35 The Project would be visible from the setting of these listed buildings, across Burgess Park to the west (as shown in View 5 of the Visual Assessment and demonstrated on the ZTV shown in **Figure 8.1**). To best understand the listed buildings, it is best to view them directly front on, orientated east or kinetically moving along Cobourg Road. The immediate townscape has been altered extensively in the post-war period, with the once dense network of streets being demolished to make way for Burgess Park.
- 8.36 The Project does not compromise the architectural or historic values described in Section 5. It also does not disrupt any significance gained from their group value or contributions to the Cobourg Road Conservation Area. This is because the experience of the Project, out of sight from the principle views of these listed buildings, is secondary to their understanding.
- 8.37 In views from their immediate setting across Burgess Park, the setting is characterised by 20th century development and tall buildings on the horizon, given the urban location.
- 8.38 The Site makes no contribution to the overall heritage value of the listed building.
- 8.39 The susceptibility of the receptor to the type of change is Low. When calibrated with its Medium value the sensitivity of the receptor is Low/Moderate; using professional judgement, and assessing the ordinary townscape setting to the listed buildings, this is considered to be Low.
- 8.40 The Project would have a Nil magnitude of impact to the receptor's significance; any visibility of the Project from here would be secondary to the listed buildings. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

CUMULATIVE

- 8.41 The OPP accounts for buildings up to 20-storeys in height. These taller plots, alongside Plot 4A on the Site, at 25-storeys in height, will be seen in views across Burgess Park and through a dense coverage of mature trees, from the setting of the listed buildings. The cumulative development would be secondary to the immediate scene and would not impact any significance derived from its setting.

- 8.42 The Cumulative Development would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

ROSETTA PLACE, NO. 55 AND ATTACHED HANDRAIL, AND 61 AND 63, COBOURG ROAD (GRADE II)

- 8.43 The Project would be visible from the setting of these listed buildings, across Burgess Park to the west (as shown in View 5 of the Visual Assessment and demonstrated on the ZTV shown in **Figure 8.1**). To best understand the listed buildings, it is best to view them directly front on, orientated east or kinetically moving along Cobourg Road. The immediate townscape has been altered extensively in the post-war period, with the once dense network of streets being demolished to make way for Burgess Park.
- 8.44 The Project does not compromise the architectural or historic values described in Section 5. It also does not disrupt any significance gained from their group value or contributions to the Cobourg Road Conservation Area. This is because the experience of the Project, out of sight from the principal views of these listed buildings, is secondary to their understanding.
- 8.45 In views from their immediate setting across Burgess Park, the setting is characterised by 20th century development and tall buildings on the horizon, given the urban location.
- 8.46 The Site makes no contribution to the overall heritage value of the listed building.
- 8.47 The susceptibility of the receptor to the type of change is Low. When calibrated with its Medium value the sensitivity of the receptor is Low/Moderate; using professional judgement, and assessing the ordinary townscape setting to the listed buildings, this is considered to be Low.
- 8.48 The Project would have a Nil magnitude of impact to the receptor's significance; any visibility of the Project from here would be secondary to the listed buildings. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

CUMULATIVE

- 8.49 The OPP accounts for buildings up to 20-storeys in height. These taller plots, alongside Plot 4A on the PH2B Site, at 25-storeys in height, will be seen in views across Burgess Park and through a dense coverage of mature trees, from the setting of the listed buildings. The cumulative development would be secondary to the immediate scene and would not impact any significance derived from its setting.
- 8.50 The Cumulative Development would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

29 AND 31, COBOURG ROAD (GRADE II)

- 8.51 The Project would be visible from the setting of these listed buildings, across Burgess Park to the west (as shown in View 5 of the visual assessment and demonstrated on the ZTV shown in **Figure 8.1**). To best understand the listed buildings, it is best to view them directly front on, orientated east or kinetically moving along Cobourg Road. The immediate townscape has been altered extensively in the post-war period, with the once dense network of streets being demolished to make way for Burgess Park.
- 8.52 The Project does not compromise the architectural or historic values described in Section 5. It also does not disrupt any significance gained from their group value or contributions to the Cobourg Road Conservation Area. This is because the experience of the Project, out of sight from the principal views of these listed buildings, is secondary to their understanding.
- 8.53 In views from their immediate setting across Burgess Park, the setting is characterised by 20th century development and tall buildings on the horizon, given the urban location.
- 8.54 The Site makes no contribution to the overall heritage value of the listed building.
- 8.55 The susceptibility of the receptor to the type of change is Low. When calibrated with its Medium value the sensitivity of the receptor is Low/Moderate; using professional judgement, and assessing the ordinary townscape setting to the listed buildings, this is considered to be Low.

- 8.56 The Project would have a Nil magnitude of impact to the receptor's significance; any visibility of the Project from here would be secondary to the listed buildings. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

CUMULATIVE

- 8.57 The OPP accounts for buildings up to 20-storeys in height. These taller plots, alongside Plot 4A on the PH2B Site, at 25-storeys in height, will be seen in views across Burgess Park and through a dense coverage of mature trees, from the setting of the listed buildings. The cumulative development would be secondary to the immediate scene and would not impact any significance derived from its setting.
- 8.58 The Cumulative Development would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

NEW PECKHAM MOSQUE (FORMER CHURCH OF ST MARK) (GRADE II)

- 8.59 The Project will be slight visibility from the primary setting of the New Peckham Mosque, with incidental visibility achieved through buildings that front Cobourg Road and across Burgess Park. View 20 of the Visual Assessment shows that the Project is visible from the junction of Glengall Road with Glengall Terrace; this is demonstrated on the ZTV shown in **Figure 8.1**.
- 8.60 The Site makes no contribution to the overall heritage value of the listed building. The former church has a quite plain exterior, albeit a symmetrical and attractive composition to the principal western elevation fronting Cobourg Road. The eastern elevation is further simplified, with views obtained from Waite Street and Glengall Terrace. It is the interior of the building from which the church derives its principal value, with generous spacing and notable timber groin-vaulted nave.
- 8.61 The susceptibility of the receptor to the type of change is therefore Low. When calibrated with its Medium value the sensitivity of the receptor is Low/Moderate; using professional judgement, and assessing the ordinary townscape setting to the listed buildings, this is considered to be Low.

- 8.62 The Project would have a Nil magnitude of impact to the receptor's significance; any visibility of the Project from here would be secondary to the listed building. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

CUMULATIVE

- 8.63 The OPP accounts for buildings up to 20-storeys in height. These taller plots, alongside Plot 4A on the PH2B Site, at 25-storeys in height, will be seen in views across Burgess Park and through a dense coverage of mature trees, from the setting of the listed buildings. The cumulative development would be secondary to the immediate scene and would not impact any significance derived from its setting.
- 8.64 The Cumulative Development would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

GROUNDWORK TRUST OFFICES, AND ATTACHED CHIMNEY, AND PIERS AND RAILINGS TO GROUNDWORK TRUST OFFICES (GRADE II)

- 8.65 The Project would be visible from the setting of the Groundwork Trust Offices, to the north east of the listed building (as shown in View 9 of the Visual Assessment; and demonstrated on the ZTV shown in **Figure 8.1**). The principal view of the Groundwork Trust Offices is from the west, orientated east to understand the full front elevation. When viewed from the south along Wells Way, there is a good understanding of the building, its forms and the park setting.
- 8.66 The immediate townscape to the north of Albany Road is of ordinary quality. The Groundwork Trust Offices sit in Burgess Park, which was created in the 20th century, following war damage. With this, the immediate townscape within which the Groundwork Trust Offices were situated was demolished.
- 8.67 The significance of the Groundwork Trust Offices is derived from their architectural and historical value due to their age, social importance (original use being as a Passmore Edwards Library building). The provision of their prominent chimney stacks mean the building acts as a local landmark within Burgess Park. The Project will be visible from its setting, but will not detract from any of this significance.

- 8.68 The setting of the former library and baths is wholly altered from its original context. Historically, it would have backed onto a terrace of residential properties.
- 8.69 The principal frontage to Wells Way is decorative and of architectural interest, including the chimney of the former baths that is of townscape note. The Project would be visible in conjunction with the chimney in views from Wells Way towards the listed building, albeit the separating distance allows for a sense of depth and motion parallax within the view and the two are clearly read separately. Visibility of the Project looking from the listed building towards the Site is not considered to materially impact the setting or heritage value of the former library and baths, by virtue of the wholly altered, varied and fragmented townscape. The Project would form an incidental part of the wider landscape. As a whole, the Project would not affect the ability to appreciate the heritage value of the listed building.
- 8.70 The Site makes no contribution to the overall heritage value of the listed building.
- 8.71 The susceptibility of the receptor to the type of change is Low. When calibrated with its Medium value the sensitivity of the receptor is Low/Moderate; using professional judgement, and assessing the ordinary townscape setting to the listed buildings, this is considered to be Low.
- 8.72 The Project would have a Nil magnitude of impact to the receptor's significance; any visibility of the Project from here would be secondary to the listed building. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

CUMULATIVE

- 8.73 In addition to the Project, the OPP would be visible to the north of the Groundwork Trust Offices. The poor condition of this site would be replaced by new buildings of high quality design and architecture. Like the Project, this will have no impact on the significance derived from setting of the Groundwork Trust Offices.
- 8.74 The Cumulative Development would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

NOS. 13-23 PORTLAND STREET AND ATTACHED RAILINGS (GRADE II); NOS. 1, 1A AND 3-11 PORTLAND STREET AND ATTACHED RAILINGS (GRADE II); AND AYCLIFFE HOUSE AND ATTACHED RAILINGS (GRADE II)

- 8.75 There would be slight and incidental visibility of the Project from the setting of the listed buildings to the southern edge of Portland Street, as demonstrated on the ZTV shown in **Figure 8.1**. The principal positions to understand the listed buildings is looking directly westwards from front on, or from along Portland Street. Any visibility of the Project would be to the east of the listed buildings and would be secondary to the setting, which is already characterised by a mixed character of townscape.
- 8.76 The Site makes no contribution to the overall heritage value of the listed building.
- 8.77 The susceptibility of the receptor to the type of change is Low. When calibrated with its Medium value the sensitivity of the receptor is Low/Moderate; using professional judgement, and assessing the ordinary townscape setting to the listed buildings, this is considered to be Low.
- 8.78 The Project would have a Nil magnitude of impact to the receptor's significance; any visibility would be secondary to the understanding of the listed buildings. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

CUMULATIVE

- 8.79 The Masterplan Consent is directly opposite the listed buildings to the east; the Aylesbury Estate FDS scheme is directly to the south. The listed buildings are within the Liverpool Grove Conservation Area. The immediate setting will change considerably as a result of the cumulative schemes, but will have no impact on any significance derived from setting as the cumulative site makes no contribution to the overall heritage value of the listed buildings.
- 8.80 The Cumulative Development would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

CHURCH OF ST CHRISTOPHER (FORMER PEMBROKE COLLEGE MISSION CHURCH), AND NO. 80 TATUM STREET (GRADE II)

- 8.81 There would be slight and incidental visibility of the Project from the setting of the listed buildings, as demonstrated on the ZTV shown in **Figure 8.1**. Any visibility of the Project would be from a long distance and would be secondary to the listed building's understanding.
- 8.82 The Site makes no contribution to the overall heritage value of the listed building.
- 8.83 The susceptibility of the receptor to the type of change is Low. When calibrated with its Medium value the sensitivity of the receptor is Low/Moderate; using professional judgement, and assessing the ordinary townscape setting to the listed buildings, this is considered to be Low.
- 8.84 The Project would have a Nil magnitude of impact to the receptor's significance; any visibility would be secondary to the understanding of the listed buildings. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

CUMULATIVE

- 8.85 The Cumulative Development would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

16-24, TRAFALGAR AVENUE (GRADE II); NOS. 26-40 TRAFALGAR AVENUE AND ATTACHED HANDRAILS (GRADE II); 42-48 TRAFALGAR AVENUE (GRADE II); 50 AND 52 TRAFALGAR AVENUE (GRADE II); 54-64 TRAFALGAR AVENUE (GRADE II); 25-43 TRAFALGAR AVENUE (GRADE II)

- 8.86 There is likely incidental visibility between buildings, as demonstrated on the ZTV shown in **Figure 8.1**; Plot 4A could be visible above buildings from the setting of the listed buildings along Trafalgar Avenue when views from open space to the south east.
- 8.87 Any visibility of the Project would be secondary to the understanding of the listed buildings within an urban area. The immediate setting is of the Trafalgar Avenue Conservation Area; the urban setting beyond this is of a mixed townscape of ordinary quality.

8.88 The Site makes no contribution to the overall heritage value of the listed building.

8.89 The susceptibility of the receptor to the type of change is Low. When calibrated with its Medium value the sensitivity of the receptor is Low/Moderate; using professional judgement, and assessing the ordinary townscape setting to the listed buildings, this is considered to be Low.

8.90 The Project would have a Nil magnitude of impact to the receptor's significance; any visibility would be secondary to the understanding of the listed buildings. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

CUMULATIVE

8.91 The Cumulative Development would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

LORD NELSON PUBLIC HOUSE (GRADE II)

8.92 There is no visibility between buildings when viewing the listed building from the north eastern side of Old Kent Road, as shown on the ZTV in **Figure 8.1**; Plot 4A could be visible above buildings along Old Kent Road.

8.93 Any visibility of the Project would be secondary to the understanding of the listed buildings within an urban area. The immediate setting is of the Trafalgar Avenue Conservation Area; the urban setting beyond this is of a mixed townscape of ordinary quality along Old Kent Road. New and tall buildings characterise the urban scene here within a similar distance as the listed building is to the Site, which do not impact the significance and understanding of the public house.

8.94 The Site makes no contribution to the overall heritage value of the listed building.

8.95 The susceptibility of the receptor to the type of change is Low. When calibrated with its Medium value the sensitivity of the receptor is Low/Moderate; using professional judgement, and assessing the ordinary townscape setting to the listed buildings, this is considered to be Low.

8.96 The Project would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

CUMULATIVE

8.97 The Cumulative Development would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

FORMER CHURCH OF ST GEORGE (GRADE II)

8.98 The Project would be visible from the setting of the Former Church of St George, to the north east of the listed building (as shown in View 9 of the Visual Assessment, the focus of which is the Groundwork Trust Offices, but is within the setting to the north of the Former Church of St George); the theoretical visibility is shown on **Figure 8.1**, though, as View 9 demonstrates, the visibility is mostly screened by dense foliage. The principal view of the Former Church of St George is from the west, orientated east. When viewed from the south along Wells Way, there is a good understanding of the building, its forms and the park setting.

8.99 The immediate townscape to the south towards Camberwell is of ordinary quality. The Former Church of St George sits on the periphery of Burgess Park, which was created in the 20th century, following war damage. With this, the immediate townscape within which the former church was situated was demolished.

8.100 The significance of the Former Church of St George is derived from its architectural and historical value due to its age and former social importance. The church acts as a prominent local landmark within Burgess Park, particularly in views south with the building contributing legibility to the southern entrance along Wells Way. The Project will be visible from its setting, but will not detract from any of this significance.

8.101 The Site makes no contribution to the overall heritage value of the listed building.

8.102 The susceptibility of the receptor to the type of change is Low. When calibrated with its Medium value the sensitivity of the receptor is Low/Moderate; using professional judgement, and assessing the ordinary townscape setting to the listed buildings, this is considered to be Low.

8.103 The Project would have a Nil magnitude of impact to the receptor's significance; . The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

CUMULATIVE

8.104 In addition to the Project, the Masterplan Consent would be visible to the north Former Church of St George. The poor condition of this site would be replaced by new buildings of high quality design and architecture. Like the Project, this will have no impact on the significance derived from setting of the Former Church of St George.

8.105 The Cumulative Development would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

BURGESS PARK WAR MEMORIAL (GRADE II)

8.106 The Project would be visible from the setting of the Former Church of St George, to the north east of the listed building (as shown in View 9 of the Visual Assessment, the focus of which is the Groundwork Trust Offices, but is within the setting to the north of the Former Church of St George); the theoretical visibility is shown on **Figure 8.1**, though, as View 9 demonstrates, the visibility is mostly screened by dense foliage. The principal view of the Burgess Park War Memorial is from the west, orientated east and understanding the memorial within the ecclesiastical context. When viewed from the north along Wells Way, there is a good understanding of Memorial in the church's context and that of the ordinary townscape to the south.

8.107 The immediate townscape to the south towards Camberwell is of ordinary quality. The Former Church of St George and the associated Memorial sits on the periphery of Burgess Park, which was created in the 20th century, following war damage. With this, the immediate townscape within which the former church was situated was demolished.

8.108 The significance of the Former Church of St George is derived from its architectural and historical value due to its age and former social importance, given its relation to those that died in the First World War. The Memorial is best viewed in the immediate vicinity for full understanding of its forms and purpose. The Project will be obliquely visible from its setting, but will not detract from any of this significance.

- 8.109 The Site makes no contribution to the overall heritage value of the listed building.
- 8.110 The susceptibility of the receptor to the type of change is Low. When calibrated with its Medium value the sensitivity of the receptor is Low/Moderate; using professional judgement, and assessing the ordinary townscape setting to the listed memorial, this is considered to be Low.

8.111 The Project would have a Nil magnitude of impact to the receptor's significance; any visibility of the Project would be secondary to the understanding of the listed building. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

CUMULATIVE

8.112 In addition to the Project, the OPP would be visible to the north of the Burgess Park War Memorial. The poor condition of this site would be replaced by new buildings of high quality design and architecture. Like the Project, this will have no impact on the significance derived from setting of the Burgess Park War Memorial.

8.113 The Cumulative Development would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

NOS. 1 AND 3 TRAFALGAR AVENUE AND ATTACHED RAILING, AND WALL WITH GATE POSTS AND GATE, AND GARDEN WALL TO NOS. 1 AND 3 (GRADE II)

8.114 There is very minimal visibility, as shown on **Figure 8.1** in the ZTV; any visibility from here would be incidental and slight. Plot 4A could be visible above buildings from the setting of the listed buildings along Trafalgar Avenue when views from open space to the south east.

8.115 Any visibility of the Project would be secondary to the understanding of the listed buildings within an urban area. The immediate setting is of the Trafalgar Avenue Conservation Area; the urban setting beyond this is of a mixed townscape of ordinary quality.

8.116 The Site makes no contribution to the overall heritage value of the listed building.

8.117 The susceptibility of the receptor to the type of change is Low. When calibrated with its Medium value the sensitivity of the receptor is Low/Moderate; using professional judgement, and assessing the ordinary townscape setting to the listed buildings, this is considered to be Low.

8.118 The Project would have a Nil magnitude of impact to the receptor's significance; any visibility of the Project would be secondary to the understanding of the listed building. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

CUMULATIVE

8.119 The Cumulative Development would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

NOS. 25-43 TRAFALGAR AVENUE AND ATTACHED WALLS, PIERS AND RAILINGS (GRADE II)

8.120 There is very minimal visibility, as shown on **Figure 8.1** in the ZTV; any visibility from here would be incidental and slight; Plot 4A could be visible above buildings from the setting of the listed buildings along Trafalgar Avenue when views from open space to the south east.

8.121 Any visibility of the Project would be secondary to the understanding of the listed buildings within an urban area. The immediate setting is of the Trafalgar Avenue Conservation Area; the urban setting beyond this is of a mixed townscape of ordinary quality.

8.122 The Site makes no contribution to the overall heritage value of the listed building.

8.123 The susceptibility of the receptor to the type of change is Low. When calibrated with its Medium value the sensitivity of the receptor is Low/Moderate; using professional judgement, and assessing the ordinary townscape setting to the listed buildings, this is considered to be Low.

8.124 The Project would have a Nil magnitude of impact to the receptor's significance; any visibility of the Project would be secondary to the understanding of the listed building. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

CUMULATIVE

8.125 The Cumulative Development would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

THE WHITE HOUSE, AND PATH AND STREET RAILINGS, LAMP HOLDER AND GATES TO NO. 155 (GRADE II)

8.126 There is no likely visibility of the Project from the setting of the White House, due to its set back location (shown on the ZTV in **Figure 8.1**). The principal position to view the building from is orientated east from Old Kent Road, showing the group value with the railings. Any visibility of the Project would be from a long distance and would be secondary to the listed building's understanding.

8.127 The Site makes no contribution to the overall heritage value of the listed building.

8.128 The susceptibility of the receptor to the type of change is Low. When calibrated with its Medium value the sensitivity of the receptor is Low/Moderate; using professional judgement, and assessing the ordinary townscape setting to the listed buildings, this is considered to be Low.

8.129 The Project would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

CUMULATIVE

8.130 The Cumulative Development would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

ENGLISH MARTYRS SCHOOL (PART) (GRADE II)

- 8.131 There is no likely visibility of the Project from the setting of the English Martyrs School; as shown on **Figure 8.1** in the ZTV. Any visibility of the Project would be from a long distance and would be secondary to the listed building's understanding.
- 8.132 The Site makes no contribution to the overall heritage value of the listed building.
- 8.133 The susceptibility of the receptor to the type of change is Low. When calibrated with its Medium value the sensitivity of the receptor is Low/Moderate; using professional judgement, and assessing the ordinary townscape setting to the listed buildings, this is considered to be Low.
- 8.134 The Project would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

CUMULATIVE

- 8.135 The OPP boundary is approx. 50m to the south of the listed building. It would not be understood within the context of the Project due to the lack of intervisibility between the Site, the cumulative development and the listed building.
- 8.136 The site of the cumulative development makes no contribution to the overall heritage value of the listed building.
- 8.137 The Cumulative Development would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

LOCALLY LISTED BUILDINGS**221-231 (ODD) OLD KENT ROAD; 249-279 (ODD) OLD KENT ROAD; 320-322 OLD KENT ROAD; 282-304 (EVEN) OLD KENT ROAD; 276-280 (EVEN) OLD KENT ROAD; 216-254 (EVEN) OLD KENT ROAD; 358-384 (EVEN) OLD KENT ROAD; AND 388 OLD KENT ROAD**

- 8.138 The ZTV shows that there is no likely visibility of the Project from the setting of the Locally Listed Building. Any incidental visibility would be from a distance and secondary to the building's setting.
- 8.139 The Site makes no contribution to the overall heritage value of the listed building.
- 8.140 The susceptibility of the receptor to the type of change is Low. When calibrated with its Low value the sensitivity of the receptor is Low
- 8.141 The Project would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

SURREY SQUARE PRIMARY SCHOOL

- 8.142 The ZTV shows there is likely visibility of the Project from the frontage of the locally listed building. The Project is secondary to the understanding of the locally listed building.
- 8.143 The Site makes no contribution to the overall heritage value of the listed building.
- 8.144 The susceptibility of the receptor to the type of change is Low. When calibrated with its Low value the sensitivity of the receptor is Low
- 8.145 The Project would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

301 EAST STREET

- 8.146 The ZTV shows that there is no likely visibility of the Project from the setting of the Locally Listed Building. Any incidental visibility would be from a distance and secondary to the building's setting.
- 8.147 The Site makes no contribution to the overall heritage value of the listed building.
- 8.148 The susceptibility of the receptor to the type of change is Low. When calibrated with its Low value the sensitivity of the receptor is Low
- 8.149 The Project would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

WALWORTH ACADEMY UPPER SCHOOL

- 8.150 The ZTV shows that there is minimal incidental visibility of the Project from areas around the locally listed building. The Project is secondary to the understanding of the locally listed building.
- 8.151 The Site makes no contribution to the overall heritage value of the listed building.
- 8.152 The susceptibility of the receptor to the type of change is Low. When calibrated with its Low value the sensitivity of the receptor is Low
- 8.153 The Project would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

COBOURG ROAD CHURCH; 1-27 (ODD) COBOURG ROAD; AND 33 COBOURG ROAD

- 8.154 There will be visibility from the front elevation of the church, though, because of the orientation, there is no likely chance of understanding the church and the Project from the same position. The Project is secondary to the understanding of the locally listed building.
- 8.155 The Site makes no contribution to the overall heritage value of the listed building.

- 8.156 The susceptibility of the receptor to the type of change is Low. When calibrated with its Low value the sensitivity of the receptor is Low
- 8.157 The Project would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

2-14 (EVEN) TRAFALGAR AVENUE; AND 47-51 (ODD) TRAFALGAR AVENUE

- 8.158 The ZTV shows that there is no likely visibility of the Project from the setting of the Locally Listed Building. Any incidental visibility would be from a distance and secondary to the building's setting.
- 8.159 The Site makes no contribution to the overall heritage value of the listed building.
- 8.160 The susceptibility of the receptor to the type of change is Low. When calibrated with its Low value the sensitivity of the receptor is Low
- 8.161 The Project would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

CONSERVATION AREAS

COBOURG ROAD CONSERVATION AREA

- 8.162 The Project will be visible from the western edge of the CA looking across the open space of Burgess Park (**Figure 8.1** shows the ZTV and the extent of visibility from the CA). Burgess Park was once a dense townscape of residential streets, which was razed gradually to form the park in the post-war period as part of slum clearance and a result of bomb damage. The open space of the park contributes to the setting of the CA; the park's wider setting is characterised by ordinary townscape character and a mix of building forms and types.
- 8.163 The Project will define the edges of the park along Albany Road. The tallest element on Plot 4A will define the important junction of Albany Road and Thurlow Street.

- 8.164 Where visible, the Project will reinforce the materiality of the historic architecture in the area, through the light colouration of the brickwork and the architectural forms creating variation in the spatial layout of the elevations. Any visibility, however, would be secondary to the understanding of the CA, which is otherwise contained, coherent and best understood locally.
- 8.165 The Site makes no contribution to the overall heritage value, character and appearance of the conservation area.
- 8.166 The susceptibility of the receptor to the type of change is Low. When calibrated with its Medium value the sensitivity of the receptor is Low/Moderate; using professional judgement, and assessing the ordinary townscape setting to the conservation area, this is considered to be Low.
- 8.167 The Project would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

- 8.168 Overall, it is considered that, on balance and using professional judgement, the development will preserve the significance of the CA.

CUMULATIVE

- 8.169 The Aylesbury FDS and OPP will be visible from the western edge of the CA. As with the Project, the cumulative impact will reinforce the built presence along the park edge. The cumulative development with the Project will coalesce in its forms and architectural style along the edge of the park and not dominate views out of the CA.
- 8.170 The site of the cumulative development makes no contribution to the overall heritage value of the listed building.
- 8.171 The Cumulative Development would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

LIVERPOOL GROVE CONSERVATION AREA

- 8.172 The Project will have some visibility within the Liverpool Grove CA, though because of the distance from the Site, the visual incursions will be limited; this is demonstrated on the ZTV shown on **Figure 8.1**. This is furthered by the enclosed nature of much of the CA. View 14 depicts the Church of St Peter and the buildings that line its churchyard; the visibility of the Project (of Plot 4A's 25-storey tower) from here acts as a legible marker for the edge of Burgess Park and the important junction of Albany Road and Thurlow Street.
- 8.173 The materiality of the tower will refer to the historic architecture of the area that developed between Walworth Road and Old Kent Road in the late 18th and 19th centuries. Its forms, owing to its cruciform plan, allow for the creation of light and shadow within the pushed and pulled elements of the building's composition providing clear and distinct visual interest on the skyline to the south.
- 8.174 Owing to Liverpool Grove's situation within an urban landscape that has been subject to much change, there are areas where its setting is characterised by 20th century architecture, taller buildings and ordinary townscape. The Project, where visible, makes an improvement to this setting through its well-considered and high quality design, improving the visual amenity outside of the CA.
- 8.175 The Site makes no contribution to the overall heritage value, character and appearance of the conservation area.
- 8.176 The susceptibility of the receptor to the type of change is Low. When calibrated with its Medium value the sensitivity of the receptor is Low/Moderate; using professional judgement, and assessing the ordinary townscape setting to the conservation area, this is considered to be Low.
- 8.177 The Project would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.
- 8.178 Overall, we consider that, on balance and using our professional judgement, the development will preserve the significance of the CA.

CUMULATIVE

- 8.179 The Aylesbury FDS Site forms the southern boundary along Portland Street, with very minimal impacts upon the wider CA. The Masterplan Consent bounds the CA to much of its southern and eastern boundaries. Understood together with the minimal visual impacts from the Project, there would be more of a visual incursion in these areas.
- 8.180 The setting of the CA is already compromised by ordinary townscape. It is also characterised, in part, by taller buildings within its setting. The cumulative development will be high quality in its design and consideration for the surrounding townscape, creating new links through to existing streets and creating new squares.
- 8.181 Where there is a minor impact to the CA through the better linking of streets into the existing fabric of the CA the nature of the change will be beneficial to the character and appearance, creating a more coherent townscape which had existed prior to the 20th century.

8.182 The site of the cumulative development makes no contribution to the overall heritage value of the listed building.

8.183 The Cumulative Development would have a Very Low magnitude of impact to the receptor's significance. The Project would give rise to a 'Negligible' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Beneficial.

TRAFALGAR AVENUE CONSERVATION AREA

- 8.184 There is unlikely to be any significant visibility of the Project from the CA owing to its enclosed, linear nature. Where there is visibility, this will likely be through buildings from outside the CA looking in; this is shown on **Figure 8.1** with the ZTV.
- 8.185 Where visible, the character and appearance of the CA will be reinforced by the well considered forms and materials of the Project.
- 8.186 The Site makes no contribution to the overall heritage value, character and appearance of the conservation area.
- 8.187 The susceptibility of the receptor to the type of change is Low. When calibrated with its Medium value the sensitivity of the receptor is Low/Moderate; using professional judgement, and assessing the ordinary townscape setting to the conservation area, this is considered to be Low.

8.188 The Project would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

8.189 Overall, we consider that, on balance and using our professional judgement, the development will preserve the significance of the CA.

CUMULATIVE

8.190 The cumulative development along Albany Road, in the form of the Aylesbury FDS site and Masterplan Consent, will not be visible from the CA.

8.191 The site of the cumulative development makes no contribution to the overall heritage value of the listed building.

8.192 The Cumulative Development would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

GLENGALL ROAD CONSERVATION AREA

8.193 There is unlikely to be any significant visibility of the Project from the CA owing to its enclosed, linear nature. Where there is visibility, this will likely be through buildings from outside the CA looking in; this is shown on **Figure 8.1** on the ZTV. View 20 is taken on the edge of the Glengall Conservation Area and looks across the back of the Cobourg Road CA; the back is not the principal area to understand the special character and appearance of the Cobourg Road CA from the Glengall Road CA. They have a shared element of historic interest through the similar ages and phases of development. Any changes to the Site will not impact upon this element.

8.194 Where visible, the character and appearance of the CA will be reinforced by the well considered forms and materials of the Project which draw on the materials of the historic and contextual elements of its surroundings.

8.195 The Site makes no contribution to the overall heritage value, character and appearance of the conservation area.

8.196 The susceptibility of the receptor to the type of change is Low. When calibrated with its Medium value the sensitivity of the receptor is Low/Moderate; using professional judgement, and assessing the ordinary townscape setting to the conservation area, this is considered to be Low.

8.197 The Project would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

8.198 Overall, we consider that, on balance and using our professional judgement, the development will preserve the significance of the CA.

CUMULATIVE

8.199 The cumulative development along Albany Road, in the form of the Aylesbury FDS site and Masterplan Consent, will not be visible from the CA.

8.200 The site of the cumulative development makes no contribution to the overall heritage value of the listed building.

8.201 The Cumulative Development would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

THOMAS A'BECKET AND HIGH STREET CONSERVATION AREA

8.202 There is some slight visibility of the Project from the linear, wide thoroughfare of Old Kent Road; any visibility of the Project from here would be secondary to understanding the road form; this is shown on **Figure 8.1** in the ZTV. The built environment in this part is characterised by its urban surroundings and mix of buildings and their different qualities.

8.203 The wider setting of the Thomas A'Becket and High Street Conservation Area is characterised by taller buildings and contemporary development, which do not detract from the character and appearance of the immediate CA.

8.204 Where the Project is visible, it adds legibility to the Aylesbury Estate regeneration and the wider urban landscape. It does this through marking the edge of Burgess Park and the junction of Albany Road and Thurlow Street. The materiality of the Project refers to the forms and styles of the architecture that developed between Old Kent Road and Walworth Road in the late 18th and 19th centuries. In this reference, there is a slight improvement to the understanding of the wider residential context to this otherwise commercial area.

8.205 The Site makes no contribution to the overall heritage value, character and appearance of the conservation area.

8.206 The susceptibility of the receptor to the type of change is Low. When calibrated with its Medium value the sensitivity of the receptor is Low/Moderate; using professional judgement, and assessing the ordinary townscape setting to the conservation area, this is considered to be Low.

8.207 The Project would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

8.208 Overall, it is considered that, on balance and using professional judgement, the development will preserve the significance of the CA.

CUMULATIVE

8.209 The western edge of the CA is close to the western boundary of the OPP. There will be a slight visible incursion in local and incidental views through buildings. The townscape character of this immediate setting is ordinary and the improvement offered through the creation of streets that knit into the surrounding urban fabric will improve the streetscape in this area. This, however, does not alter the character and appearance or any significance derived from the setting of the CA in any way.

8.210 The site of the cumulative development makes no contribution to the overall heritage value of the listed building.

8.211 The Cumulative Development would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

THE MISSION CONSERVATION AREA

8.212 There is no likely visibility along the street alignment of Flint Street with the centre of the Mission Conservation Area, as shown in view 1 of the Visual Assessment. From elsewhere in the CA, there would be a likelihood of no visibility owing to the enclosed nature of the streets and their alignment; where seen, the top of Plot 4A would be visible incidentally, as shown on **Figure 8.1** on the ZTV.

8.213 Where seen, the tallest part – Plot 4A at 25-storeys – would provide a legible marker for the terminal point of Thurlow Street at the junction of Albany Road. The building would mark the entrance to the newly developed Aylesbury Estate and the newly formed streetscape that will interweave with the existing townscape. These impacts will be felt outside

of the CA and within its setting, though any contribution of setting to significance will not change.

8.214 The Site makes no contribution to the overall heritage value, character and appearance of the conservation area.

8.215 The susceptibility of the receptor to the type of change is Low. When calibrated with its Medium value the sensitivity of the receptor is Low/Moderate; using professional judgement, and assessing the ordinary townscape setting to the conservation area, this is considered to be Low.

8.216 The Project would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

8.217 Overall, it is considered that, on balance and using professional judgement, the development will preserve the significance of the CA.

CUMULATIVE

8.218 The OPP is located nearby and to the south of the CA. There will be linear visibility along Flint Street and Thurlow Street of the Masterplan Consent with the new forms along Thurlow Street enclosing the significant street that spans that specific development.

8.219 The site of the cumulative development makes no contribution to the overall heritage value of the listed building.

8.220 The Cumulative Development would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

YATES AND VICTORY CONSERVATION AREA

8.221 There is unlikely to be any significant visibility of the Project from the CA owing to its enclosed nature. Where there is visibility it will distant and incidental; this is demonstrated on **Figure 8.1** with the ZTV.

8.222 Where there is visibility of the Project it will not have any impact on the character and appearance on the CA. Where visible, the materiality of the Project will reinforce the built character of the area that developed between Old Kent Road and Walworth Road from the late 18th century onwards. Any visibility of the tallest element, Plot 4A, will mark the key junction of Thurlow Street at Albany Road, fronting on to Burgess Park.

8.223 The Site makes no contribution to the overall heritage value, character and appearance of the conservation area.

8.224 The susceptibility of the receptor to the type of change is Low. When calibrated with its Medium value the sensitivity of the receptor is Low/Moderate; using professional judgement, and assessing the ordinary townscape setting to the conservation area, this is considered to be Low.

8.225 The Project would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

8.226 Overall, it is considered that, on balance and using professional judgement, the development will preserve the significance of the CA.

CUMULATIVE

8.227 The cumulative development along Albany Road, in the form of the Aylesbury FDS site and Masterplan Consent, will not be visible from the CA.

8.228 The site of the cumulative development makes no contribution to the overall heritage value of the listed building.

8.229 The Cumulative Development would have a Nil magnitude of impact to the receptor's significance. The Project would give rise to a 'None' likely effect on heritage significance. The effect is not significant; the scale of effect would be None and the Nature of Effect would be Neutral.

SECTION SUMMARY

8.230 The findings of the assessment of likely effects on heritage receptors is summarised at **Table 8.2** below.

8.231 Summary of likely effects on heritage receptors. Significant likely effects are shaded in blue.

MAP REF	RECEPTOR	HERITAGE VALUE	SUSCEPTIBILITY TO CHANGE	SENSITIVITY	MAGNITUDE OF IMPACT (DEMOLITION AND CONSTRUCTION)	LIKELY EFFECT (DEMOLITION AND CONSTRUCTION)	MAGNITUDE OF IMPACT (COMPLETED DEVELOPMENT)	LIKELY EFFECT (COMPLETED DEVELOPMENT)	LIKELY EFFECT (CUMULATIVE)
Designated Heritage Receptors									
Listed Buildings									
1	Church of St Peter		Low	Medium	Nil	None	Nil	None	None
2	20–54 Surrey Square at attached railings., and raised pavement in front of Nos. 20–54	Medium	Low	Low	Nil	None	Nil	None	None
3	Almshouses North Range	Medium	Low	Low	Nil	None	Nil	None	None
4	Almshouses Centre Range	Medium	Low	Low	Nil	None	Nil	None	None
5	Almshouses South Range	Medium	Low	Low	Nil	None	Nil	None	None
6	Former Fire Station (306–312 Old Kent Road)	Medium	Low	Low	Nil	None	Nil	None	None
7	Hanover House; 47, 51 and 53 Cobourg Road	Medium	Low	Low	Nil	None	Nil	None	None
8	Rosetta Place; 55, 61 and 63 Cobourg Road	Medium	Low	Low	Nil	None	Nil	None	None
9	29 and 31 Cobourg Road	Medium	Low	Low	Nil	None	Nil	None	None
10	New Peckham Mosque (Former Church of St Mark)	Medium	Low	Low	Nil	None	Nil	None	None
11	Groundwork Trust Offices	Medium	Low	Low	Nil	None	Nil	None	None
12	Nos. 13–23 Portland Street	Medium	Low	Low	Nil	None	Nil	None	None
13	Nos. 3–11 Portland Street	Medium	Low	Low	Nil	None	Nil	None	None
14	Aycliffe House	Medium	Low	Low	Nil	None	Nil	None	None
15	Church of St Christopher; no. 80 Tatum Street	Medium	Low	Low	Nil	None	Nil	None	None
16	16–24 Trafalgar Avenue	Medium	Low	Low	Nil	None	Nil	None	None
17	26–40 Trafalgar Avenue	Medium	Low	Low	Nil	None	Nil	None	None
18	42–48 Trafalgar Avenue	Medium	Low	Low	Nil	None	Nil	None	None
19	Lord Nelson Public House	Medium	Low	Low	Nil	None	Nil	None	None
20	50 and 52 Trafalgar Avenue	Medium	Low	Low	Nil	None	Nil	None	None
21	Former Church of St George	Medium	Low	Low	Nil	None	Nil	None	None
22	54–64 Trafalgar Avenue	Medium	Low	Low	Nil	None	Nil	None	None
23	Burgess Park War Memorial	Medium	Low	Low	Nil	None	Nil	None	None
24	1 and 3 Trafalgar Avenue	Medium	Low	Low	Nil	None	Nil	None	None
25	25–43 Trafalgar Avenue	Medium	Low	Low	Nil	None	Nil	None	None
26	The White House	Medium	Low	Low	Nil	None	Nil	None	None

MAP REF	RECEPTOR	HERITAGE VALUE	SUSCEPTIBILITY TO CHANGE	SENSITIVITY	MAGNITUDE OF IMPACT (DEMOLITION AND CONSTRUCTION)	LIKELY EFFECT (DEMOLITION AND CONSTRUCTION)	MAGNITUDE OF IMPACT (COMPLETED DEVELOPMENT)	LIKELY EFFECT (COMPLETED DEVELOPMENT)	LIKELY EFFECT (CUMULATIVE)
27	English Martyrs School	Medium	Low	Low	Nil	None	Nil	None	None
Conservation Areas									
A	Cobourg Road CA	Medium	Low	Low	Nil	None	Nil	None	None
B	Liverpool Grove CA	Medium	Low	Low	Nil	None	Nil	None	Negligible/ Beneficial
C	Trafalgar Avenue CA	Medium	Low	Low	Nil	None	Nil	None	None
D	Glengall Road CA	Medium	Low	Low	Nil	None	Nil	None	None
E	Thomas A'Becket and High Street CA	Medium	Low	Low	Nil	None	Nil	None	None
F	The Mission CA	Medium	Low	Low	Nil	None	Nil	None	None
G	Yates and Victory CA	Medium	Low	Low	Nil	None	Nil	None	None
Non-Designated Heritage Receptors									
	221-231 (odd) Old Kent Road	Low	Low	Low	Nil	None	Nil	None	None
	249-279 (odd) Old Kent Road	Low	Low	Low	Nil	None	Nil	None	None
	320-322 Old Kent Road	Low	Low	Low	Nil	None	Nil	None	None
	282-304 (even) Old Kent Road	Low	Low	Low	Nil	None	Nil	None	None
	276-280 (even) Old Kent Road	Low	Low	Low	Nil	None	Nil	None	None
	216-254 (even) Old Kent Road	Low	Low	Low	Nil	None	Nil	None	None
	Surrey Square Primary School	Low	Low	Low	Nil	None	Nil	None	None
	301 East Street	Low	Low	Low	Nil	None	Nil	None	None
	Walworth Academy Upper School	Low	Low	Low	Nil	None	Nil	None	None
	Cobourg Road Church	Low	Low	Low	Nil	None	Nil	None	None
	1-27 (odd) Cobourg Road	Low	Low	Low	Nil	None	Nil	None	None
	33 Cobourg Road	Low	Low	Low	Nil	None	Nil	None	None
	358-384 (even) Old Kent Road	Low	Low	Low	Nil	None	Nil	None	None
	388 Old Kent Road	Low	Low	Low	Nil	None	Nil	None	None
	2-14 (even) Trafalgar Avenue	Low	Low	Low	Nil	None	Nil	None	None
	47-51 (odd) Trafalgar Avenue	Low	Low	Low	Nil	None	Nil	None	None

Table 8.1 Summary of likely effects on heritage receptors.

9.0

ASSESSMENT: TOWNSCAPE

AYLESBURY ESTATE PHASE 2B

ASSESSMENT: TOWNSCAPE

9.1 This section assesses the effect of the Project on the townscape character areas identified in Section 6.

9.2 A qualitative assessment is provided below. A summary of the effects arising from impacts to townscape receptors is provided at **Table 9.1**.

DEMOLITION AND CONSTRUCTION PHASE

9.3 ES Volume 1 Chapter 5 sets out the anticipated programme of works and the key activities that would be undertaken on the Site during demolition and construction necessary to facilitate the Project. The construction period is to be phased which will help mitigate any potential effects on townscape receptors.

TOWNSCAPE CHARACTER AREA ASSESSMENT

CHARACTER AREA 6: RODNEY ESTATE

9.4 There is no visibility of the Project from the character area; this is supported by the ZTV shown in **Figure 2.1**. The buildings of the Rodney Estate are largely enclosed and introverted in their form with significant street trees around the area. Where visible, likely in winter, there will be a degree of legibility achieved through the location of the Site on the edge of Burgess Park. The materiality of the taller elements draws upon the residential character surrounding the Site.

9.5 The susceptibility of the receptor to the type of change is Low. When calibrated with the Low value the sensitivity of the receptor is Low.

9.6 The Project would have a Nil magnitude of impact to the receptor. The Project would give rise to a 'None' effect. The effects is not significant and will be Neutral.

CUMULATIVE

9.7 Taking into account development to the south of the character area and the regeneration of the wider Aylesbury Estate, there will be a similar amount of impact and visual incursion as in the Proposed scenario. The urban form of the surroundings of the character area will be reinforced.

9.8 Cumulative Development would have a Nil magnitude of impact to the receptor. Cumulative Development would give rise to a 'None' effect. The effect is not significant.

CHARACTER AREA 7: VICTORIAN EAST STREET

9.9 There is both likely incidental visibility of the Project and visibility of the Site through the alignment of Flint Street within the character area, as shown in View 1 of the visual assessment; this is supported by the ZTV shown in **Figure 2.1**

9.10 Where visible, the Project reinforces the urban and residential character of the surrounding area. The Mission CA forms part of the character area, the forms and style of architecture in the CA does not compromise the character of the CA or any benefits the appearance of the CA provides to the character area. The taller elements, such as those on Plot 5A, provide good legibility to the surrounding townscape by marking the edge of Burgess Park.

9.11 The susceptibility of the receptor to the type of change is Low. When calibrated with the Low value the sensitivity of the receptor is Low.

9.12 The Project would have a Nil magnitude of impact to the receptor. The Project would give rise to a 'None' effect. The effects is not significant and will be Neutral.

CUMULATIVE

9.13 Taking into account development to the south of the character area and the regeneration of the wider Aylesbury Estate (as part of the Masterplan Consent), there will be a similar amount of impact and visual incursion as in the Proposed scenario in longer range impacts. There will be localised impacts on the southern boundary of the character area with the Outline Permission's Site. The urban form of the surroundings of the character area will be reinforced.

9.14 Cumulative Development would have a Low magnitude of impact to the receptor. Cumulative Development would give rise to a 'Minor' effect. The reinforcement of the urban character of the Masterplan Consent's boundary is understood to be beneficial to the setting. The effect is not significant.

CHARACTER AREA 8: ELSTED STREET AREA

9.15 There is both likely incidental visibility of the Project and visibility of the Site through the alignment of Flint Street on the edge of the character area, as shown in View 1 of the visual assessment; this is supported by the ZTV shown in **Figure 2.1**

9.16 Where visible, the Project reinforces the urban and residential character of the surrounding area. The Mission CA forms part of the character area, the forms and style of architecture in the CA does not compromise the character of the CA or any benefits the appearance of the CA provides to the character area. The taller elements, such as those on Plot 5A, provide good legibility to the surrounding townscape by marking the edge of Burgess Park.

9.17 The susceptibility of the receptor to the type of change is Low. When calibrated with the Low value the sensitivity of the receptor is Low.

9.18 The Project would have a Nil magnitude of impact to the receptor. The Project would give rise to a 'None' effect. The effects is not significant and will be Neutral.

CUMULATIVE

9.19 Taking into account the OPP to the south of the character area, the urban boundary of the character area will be reinforced through well considered and high quality architecture. Viewed together with glimpses of the Project there will be a positive change to the surroundings of the character area. The urban form of the surroundings of the character area will be reinforced.

9.20 Cumulative Development would have a Low magnitude of impact to the receptor, as the changes would not be readily noticeable in all of the character area, just on its periphery and where there are incidental views of the taller elements of the estate's regeneration. Cumulative Development would give rise to a 'Minor' effect. This change is viewed as being Beneficial. The effect is not significant.

CHARACTER AREA 9: ALVEY AND CONGREVE ESTATES

- 9.21 There is likely incidental visibility of the Project from the character area; this is supported by the ZTV shown in **Figure 2.1**.
- 9.22 Where visible, the Project reinforces the urban and residential character of the surrounding area. The Thomas A'Becket and High Street CA forms a very slight part of the character area, the forms and style of architecture in the CA does not compromise the character of the CA or any benefits the appearance of the CA provides to the character area. The taller elements, such as those on Plot 5A, provide good legibility to the surrounding townscape by marking the edge of Burgess Park.
- 9.23 The susceptibility of the receptor to the type of change is Low. When calibrated with the Low value the sensitivity of the receptor is Low.
- 9.24 The Project would have a Nil magnitude of impact to the receptor. The Project would give rise to a 'None' effect. The effects is not significant and will be Neutral.

CUMULATIVE

- 9.25 Taking into account the Masterplan Consent to the south west of the character area, the urban boundary of the character area will be reinforced through well considered and high quality architecture. Viewed together with glimpses of the Project there will be a positive change to the surroundings of the character area. The urban form of the surroundings of the character area will be reinforced.
- 9.26 Cumulative Development would have a Very Low magnitude of impact to the receptor, as the changes would not be readily noticeable in all of the character area, just on its periphery and where there are incidental views of the taller elements of the estate's regeneration. Cumulative Development would give rise to a 'Negligible' effect. The Nature of Effect is Neutral. The effect is not significant.

CHARACTER AREA 10: OLD KENT ROAD

- 9.27 There is likely, but slight, incidental visibility from Old Kent Road owing to the wide span of the road, with areas of visibility on the eastern side of the main thoroughfare; this is supported by the ZTV shown in **Figure 2.1**. Further visibility is likely at junctions along Old Kent Road with spans that open out towards the residential areas between Old Kent Road and Walworth Road. The urban character of the area is informed by tall buildings and a mix of architectural styles; the Project, through its high quality design and detailing, reinforces this character and draws upon the materiality of the surrounding area. In terms of legibility, the tall building on Plot 5A marks the edge of Burgess Park and acts as a landmark for the wider area.
- 9.28 Part of the Character Area is defined by the Thomas A'Becket Conservation Area, of which, the character is defined by a mix of building uses, ages, styles and forms. Tall buildings characterise its setting within an intensely urban environment, with the Project consolidating this. View 18 is a good representation of the townscape along Old Kent Road, which here, is designated as a CA.

- 9.29 The susceptibility of the receptor to the type of change is Low. When calibrated with the Low value the sensitivity of the receptor is Low.
- 9.30 The Project would have a Nil magnitude of impact to the receptor. The Project would give rise to a 'None' effect. The effect is not significant and will be Neutral.

CUMULATIVE

- 9.31 Old Kent Road is undergoing considerable change, with numerous new buildings consented and implemented. These will alter the character and setting of the Character Area through their large scale and different forms. The Project is in a different area to this, and by being distant to the Old Kent Road developments, it will reinforce the character of the regenerated Aylesbury Estate and the residential areas around Burgess Park.
- 9.32 Taking into account development to the south of the character area and the regeneration of the wider Aylesbury Estate, there will be a similar amount of impact and visual incursion as in the Proposed scenario. The urban form of the surroundings of the character area will be reinforced.
- 9.33 Cumulative Development would have a Nil magnitude of impact to the receptor. Cumulative Development would give rise to a 'None' effect. The effect is not significant.

CHARACTER AREA 12: KINGSTON ESTATE

- 9.34 There is no visibility from the Kingston Estate Character Area owing to the orientation of the estate blocks; this is supported by the ZTV shown in **Figure 2.1**. Where there is any visibility it will be glimpsed through gaps between buildings within the open spaces of the estate. If glimpsed, the taller elements, such as Plot 5A, will aide legibility given that the tall building will mark the edge of Burgess Park. The area is of a low standard of townscape and its setting is generally characterised by a mix of 20th century additions to the urban landscape, including the point blocks of the Portland Estate to the south west of the character area.
- 9.35 The susceptibility of the receptor to the type of change is Low. When calibrated with the Low value the sensitivity of the receptor is Low.
- 9.36 The Project would have a Nil magnitude of impact to the receptor. The Project would give rise to a 'None' effect. The effects is not significant and will be Neutral.

CUMULATIVE

- 9.37 Taking into account development to the south of the character area and the regeneration of the wider Aylesbury Estate, there will be a similar amount of impact and visual incursion as in the Proposed scenario. The urban form of the surroundings of the character area will be reinforced.
- 9.38 Cumulative Development would have a Nil magnitude of impact to the receptor. Cumulative Development would give rise to a 'None' effect. The effect is not significant.

CHARACTER AREA 13: PORTLAND ESTATE

- 9.39 There is minimal visibility from the Portland Estate Character Area owing to the orientation of the estate block; this is supported by the ZTV shown in **Figure 2.1**. Where there is any visibility it will be glimpsed through gaps between buildings within the open spaces of the estate. If glimpsed, the taller elements, such as Plot 5A, will aide legibility given that the tall building will mark the edge of Burgess Park. The area is of a low standard of townscape and its setting is generally characterised by a mix of 20th century additions to the urban landscape along a historic street pattern with longer range vistas along the linear Portland Street with Burgess Park terminating views through the estate.

- 9.40 The susceptibility of the receptor to the type of change is Low. When calibrated with the Low value the sensitivity of the receptor is Low.
- 9.41 The Project would have a Nil magnitude of impact to the receptor. The Project would give rise to a 'None' effect. The effects is not significant and will be Neutral.

CUMULATIVE

- 9.42 Taking into account development to the south of the character area and the regeneration of the wider Aylesbury Estate, there will be a similar amount of impact and visual incursion as in the Proposed scenario. The urban form of the surroundings of the character area will be reinforced, with a stronger termination point towards Burgess Park with other cumulative development in the Aylesbury Estate's regeneration.
- 9.43 Cumulative Development would have a Nil magnitude of impact to the receptor. Cumulative Development would give rise to a 'None' effect. The effect is not significant.

CHARACTER AREA 14: NORTH OF SURREY SQUARE

- 9.44 There is a degree of visibility of the Project from the character area as shown in view 2 of the visual assessment;. In the rest of the character area there will be very slight and incidental intervisibility with the Project; this is supported by the ZTV shown in **Figure 2.1**. Where there is any visibility of the taller elements of the Project, such as on Plot 5A, the buildings will enhance the legibility of the Site through marking the edge of Burgess Park. The materiality of the Project draws upon the surrounding area and through its spatial arrangements the various blocks refer to architectural treatments of the buildings that occupied the Site and its surroundings prior to the war. Specifically, the light hues of the proposed brickwork in the across the Site plots references the light colours of the commonly used London stock bricks, particularly those of the GII listed houses on Surrey Square. Part of the character area falls within the boundaries of the Thomas A'Becket and High Street CA; where visible from the CA, the Project reinforces the urban character of the CA, the setting of which is already characterised by tall buildings.

- 9.45 The susceptibility of the receptor to the type of change is Low. When calibrated with the Low value the sensitivity of the receptor is Low/ Moderate; using professional judgement, and assessing the setting of the character area, the sensitivity is considered to be Low because of the mixed and ordinary townscape character that characterises its boundaries.
- 9.46 The Project would have a Nil magnitude of impact to the receptor. The Project would give rise to a 'None' effect. The effects is not significant and will be Neutral.

CUMULATIVE

- 9.47 Taking into account development to the south of the character area and the regeneration of the wider Aylesbury Estate (through the OPP (reference 14/AP/3844)), there will be a similar amount of impact and visual incursion as in the Proposed scenario. The urban form of the surroundings of the character area will be reinforced on the character area's western boundary.
- 9.48 Cumulative Development would have a Very Low magnitude of impact to the receptor, as the changes would not be readily noticeable in all of the character area, just on its periphery and where there are incidental views of the taller elements of the estate's regeneration. Cumulative Development would give rise to a 'Negligible' effect. The Nature of Effect is Neutral. The effect is not significant.

CHARACTER AREA 15: LIVERPOOL GROVE CONSERVATION AREA

- 9.49 The character area borders the wider Aylesbury Estate regeneration area to the east and south. The area's unique character and appearance is informed through a mix of historically and architecturally significant buildings recognised through being listed and the character area's designation as a conservation area.
- 9.50 The Project does not align directly with the character area. The taller elements, particularly that of Plot 5A, are visible from the character area. The most significant of these is shown in View 14 which fronts on to the Church of St Peter with the characteristic 19th century terraces that front the churchyard lining its periphery; this is supported by the ZTV shown in **Figure 2.1**.

- 9.51 The character area therefore has high value elements to it. Its setting, however, has some ordinary parts to it which root the character area within its fragmented urban setting between Old Kent Road and Walworth Road as a unique survival of an old piece of townscape. Within the setting of this area there are numerous post war estates and tall buildings. The Project includes a tall element on Plot 5A, which will be visible from the character area, but will reinforce the character of the surroundings through its materiality and sensitive spatial arrangement of the cruciform plan the building is arranged around.

- 9.52 The susceptibility of the receptor to the type of change is Medium. When calibrated with the Medium value the sensitivity of the receptor is Moderate.
- 9.53 The Project would have a Low magnitude of impact to the receptor. The Project would give rise to a 'Minor/Moderate' effect. Using professional judgement this is considered to be Minor; the visibility of the tower at key locations within the character area provides legibility to the wider Aylesbury Estate are fronting Burgess Park. The materiality of the tower on Plot 5A reinforces the character of the surrounding area. Its location is in an urban area where tall buildings characterise the periphery; something of this quality and consideration is a benefit to the wider setting of the character area. The likely effect is minor/moderate; ; using professional judgement this is minor. The effect is not significant and will be Beneficial.

CUMULATIVE

- 9.54 The OPP boundary lines the character area's edge. The Aylesbury FDS and Project are detailed planning applications that form part of the OPP site. The Project is taller than the OPP's maximum heights at 25 -storeys on Plot 5A. Where visible, this will add legibility to the overall estate regeneration with a marker at its edge opposite Burgess Park.

9.55 The cumulative development will be readily noticeable from the character area at its periphery. The tower on Plot 5A will be readily noticeable from an important position opposite the Church of St Peter, breaking the roofline of the houses that line the churchyard. The tower will not distract from viewing the front elevation of the Church of St Peter and will reinforce the materiality and forms of the area in what is an urban area with a form that is not incongruous to the wider setting; the magnitude of impact has taken into account the visibility of the tower in the centre of the character area and the impacts of the OPP on its periphery.

9.56 The cumulative development would have a Medium magnitude of impact to the receptor. Cumulative development would give rise to a Moderate likely effect. The effect is Significant and the Nature of Effect is considered to be advantageous to the area and is therefore Beneficial.

CHARACTER AREA 16: SURREY SQUARE PARK

9.57 The character area borders the Site to the south west. The character area's setting is defined by its urban location and its setting is considered to have ordinary elements of townscape within it. View 3 of the visual assessment demonstrates the change in character to its periphery. There is considerable visibility of the Project from the character area, as supported by the ZTV shown in **Figure 2.1**.

9.58 The current condition is compromised by the impermeable Aylesbury Estate blocks to the west of the character area. These will be replaced by the newly proposed Bagshot Park, which is bound by Plot 5C which continues Smyrk's Road into the Site making a clearer, more meaningful connection with the existing townscape. Plot 5A will terminate views from the linear streets in the character area. From the edge of the character area, a full panorama of Plots 5C, 5A, 4D and 4B will be achieved at ground with the taller elements of Plot 4A marking the south eastern edge of the PH2B Site and acting as a landmark for the edge of Burgess Park.

9.59 The materiality of these five plots and their spatial moves show consideration for the streets they are trying to knit together. This is achieved through the construction of Bagshot Park and respecting the plot and building lines of the existing street to create a clearer perspective when experiencing these streets, drawing pedestrians towards the newly created park. The materials, predominantly brick cladding, with set back windows and well considered dressings, such as stone banding or metallic window frames, draws on the existing condition and historic character of elements of the character area.

9.60 The susceptibility of the receptor to the type of change is Medium. When calibrated with the Low value the sensitivity of the receptor is Low/Moderate. Using professional judgement, and considering the existing ordinary condition of the setting of the character area, the sensitivity is considered to be Low.

9.61 The Project would have a Medium magnitude of impact to the receptor as it would be readily noticeable from much of the character area. The Project would give rise to a Minor/Moderate effect; using professional judgement, this would be a Moderate effect owing to the recreation of a new streetscape, the creation of a new legible landmark on the edge of Burgess Park and the consideration of the character area's materiality in the different plots. The effect is significant and considered to be advantageous to the area; the Nature of Effect is therefore Beneficial.

CUMULATIVE

9.62 The cumulative effects remain as the same as the Project as viewed in isolation.

CHARACTER AREA 17: ELIZABETH ESTATE

9.63 The character area borders the Liverpool Grove Conservation Area and provides an ordinary setting to an area of good quality townscape. The Elizabeth Estate is a low-rise 20th century estate which in plan form appears insular.

9.64 The Project is likely to be visible incidentally when glimpsed through buildings or across the roofscape; this is supported by the ZTV shown in **Figure 2.1**. Where the taller element on Plot 4A is visible, it provides a distinctive landmark and legibility to the edge of Burgess Park.

9.65 The susceptibility of the receptor to the type of change is Low. When calibrated with the Low value the sensitivity of the receptor is Low.

9.66 The Project would have a Nil magnitude of impact to the receptor. The Project would give rise to a 'None' effect. The effects is not significant and will be Neutral.

CUMULATIVE

9.67 Aylesbury FDS Site borders the southern boundary to the character area. Combined with the understanding of the Project and the intervening Masterplan Consent there is a Very Low magnitude of impact to the receptor. Cumulative development would give rise to a Negligible likely effect. The effect is not significant and the Nature of Effect is considered Beneficial.

CHARACTER AREA 18: BAGSHOT AREA

9.68 The character area directly fronts on to the PH2B Site. The new connections through the Site alongside the reintegrated streetscape through the careful urban design of Plot 4B and Bagshot Park will have a beneficial impact on the surrounding streetscape and frontage to Burgess Park. The street alignment and close proximity of the character area to the Site means there is considerable visibility; this is supported by the ZV shown in **Figure 2.1**.

9.69 The materiality of the estate has drawn on the immediate surrounding streetscape, rooting the Project within the existing townscape. The high quality forms and compositions of the various blocks when seen from the periphery of the character area will benefit its setting.

9.70 The susceptibility of the receptor to the type of change is Low. When calibrated with the Low value the sensitivity of the receptor is Low.

9.71 The Project would have a Medium magnitude of impact to the receptor. The Project would give rise to a Minor/Moderate effect. Using professional judgement, the Likely Effect would be Moderate given the scale of the beneficial changes to the immediate surroundings and the knitting together of the previously fragmented urban fabric. The effect is not significant; the Scale of Effect is Minor and the Nature of Effect is Beneficial.

CUMULATIVE

9.72 The cumulative effects remain as the same as the Project as viewed in isolation.

CHARACTER AREA 19: COBOURG ROAD CONSERVATION AREA

9.73 The Cobourg Road Conservation Area once formed a densely built up townscape of low-rise buildings. It looks out over Burgess Park and the lake, as shown in View 5 of the visual assessment, which shows that its surroundings in the medium and long distance is informed by 20th century buildings and tall structures.

9.74 The Project would be visible across Burgess Park from the western edge of the character area (as shown in the ZTV in **Figure 2.1**), though it would not impact what makes the character area special or interesting. Its presence will improve the overall outlook from the western edge of the character area. It will do these through creating a new landmark on the edge of Burgess Park which adds legibility to the important junction of Albany Road and Thurlow Street. Its materiality makes reference to the historic architecture of the area and grounds the taller elements in the immediate surroundings of the smaller blocks that make up the Site.

9.75 The forms of the building as viewed from the character area on its western edge have an interesting interplay of setbacks and shapes informed by the cruciform plan create areas of light and shadow that are visually interesting in the middle distance views across the park.

9.76 The Project is only visible from the western edge; the internal areas may have slight incidental visibility towards the Site through gaps between buildings. The Project would not be readily noticeable from the character area.

9.77 The susceptibility of the receptor to the type of change is Low. When calibrated with the Medium value the sensitivity of the receptor is Low/Moderate; using professional judgement, the sensitivity is Low due to the presence of ordinary townscape in middle distances from the character area. Tall buildings already characterise the skyline beyond and the Project would not add something new nor incongruous to the setting.

9.78 The Project would have a Low magnitude of impact to the receptor. The Project would give rise to a Minor effect. The effects is not significant and will have a Minor scale of effect; the changes, where perceived, will be beneficial through the slender forms of the tower and the well considered materiality of the buildings at the base fronting Burgess Park.

CUMULATIVE

9.79 From the western edge of the character area, the Aylesbury FDS site and the OPP will also be visible from this position and would been in the context of the Site. View 5 is a good representative shot of the visual impact upon the Cobourg Conservation Area character area and shows how the cumulative schemes front Burgess Park and are commensurate to the height established in Plot 4A's slender tower that marks the junction of Thurlow Street and Albany Road.

9.80 The cumulative development will only be visible from the western edge of the character area with likely incidental visibility through buildings towards the respective sites on the edge of the park. The level of impact on the western edge in contrast to the lesser impacts of the developments balances out at a middling impact, as they would be readily noticeable.

9.81 The magnitude of impact would be Medium. The Likely Effect would be Minor/Moderate; using professional judgement, this would be considered to be moderate due to the significant changes to the setting in views across Burgess Park. There would not be any alteration to the understanding of the conservation area and what makes it special. The scale of effect would be Moderate. The changes have a clear advantageous effect to the overall setting of the character area through the well considered materiality and forms. The Nature of Effect is therefore Beneficial.

CHARACTER AREA 21: BURGESS PARK

9.82 Burgess Park is an open space which fronts the PH2B Site. The current condition of the edge of Burgess Park is characterised by a mix of buildings of ordinary townscape quality. Due to its prominent visibility (as shown in the ZTV in **Figure 2.1**), the visual assessment takes into account several key viewing positions across the park from locations that consider open vistas looking north, from thoroughfares through the park and the locations of listed buildings. The views in the visual assessment that concern Burgess Park and its surroundings are: 4, 5, 6, 7, 8, 9, 10, 11 and 13. View 12 is on the periphery of the park but the focus is of Addington Square with the park beyond.

9.83 The Site is situated towards the eastern end of the Aylesbury Estate and fronts Albany Road at the junction with Thurlow Street. Plot 4A marks this important junction and is best viewed from across the park in View 7 in a single-point perspective of the scheme. The understanding of the manner in which the scheme's tallest point at 25-storeys on Plot 4A steps down into Plot 4D.

9.84 Burgess Park is an open space made up of an area that was once a densely built up townscape. Fragments of this remain; views 8, 9 and 10 incorporate listed buildings that once formed part of this townscape. The Project, where visible from the Almshouses (Grade II) and the Groundwork Trust offices (Grade II) -- as well as a former kiln (Grade II) in the western part of the park -- reinforces the edges of the park and emphasises the landscaped nature of the parkland today and that these structures are part of a former townscape.

9.85 The materiality of the Project grounds the buildings in the typical materials found in the suburban residential development of the 18th and 19th century, evidenced in historic buildings in the area. This is primarily shown in the London stock coloured bricks and the lighter hues of the materials.

9.86 The susceptibility of the receptor to the type of change is Low. When calibrated with the High value the sensitivity of the receptor is Moderate.

9.87 The Project would have a Medium magnitude of impact to the receptor. The Project would give rise to a Moderate Likely Effect; this, in part, is because of the prominence of the Project along the park edge and the amount of visibility of the scheme across a wide area; it replaces a scheme that had a similar impact, that was detrimental to the character and appearance of the character area and is replaced by something with massing that is broken down into slimmer buildings with the slender tower of Plot 4A suitably marking the key junction of Albany Road and Thurlow Street. The frontage along Thurlow Street is impacted positively through the additional functions of the ground floors of the buildings, creating an active area fronting the amenity space of the park. The effects are significant and will be Moderate in scale and Beneficial in Nature.

CUMULATIVE

9.88 Viewed together with the OPP and the Aylesbury Estate FDS site, the Project and the cumulative schemes will front Burgess Park and define its edges clearly. The Project marks the important corner of Albany Road and Thurlow Street with Plot 4A at 25-storeys; the adjacent cumulative development forms part of the wider context in the rising up of height towards this prominent point.

9.89 The cumulative development will prominently visible through the character area. The cumulative development will have a readily noticeable impact upon throughout Burgess Park, from landscaped mounds, pathways and by the pond.

9.90 The magnitude of impact would be Medium. The Likely Effect would be Moderate; using professional judgement, this would be considered to be moderate due to the significant changes to the setting in views across Burgess Park. There would not be any alteration to the understanding of the conservation area and what makes it special. The scale of effect would be Moderate. The changes have a clear advantageous effect to the overall setting of the character area through the well considered materiality and forms. The Nature of Effect is therefore Beneficial.

CHARACTER AREA 23: CAMBERWELL

9.91 There is visibility, as shown through the alignment of streets on the ZTV in **Figure 2.1**. The visibility is only theoretical owing to the dense foliage and objects between the Project and the character area.

9.92 The susceptibility of the receptor to the type of change is Low. When calibrated with the Low value the sensitivity of the receptor is Low.

9.93 The Project would have a Very Low magnitude of impact to the receptor. The Project would give rise to a negligible impact. The effects are not significant and will be negligible in scale and neutral in nature.

CUMULATIVE

9.94 The impact of the OPP and the Aylesbury Estate FDS site will be as proposed; there will be a likely chance of visibility, but the intermediary trees and objects between the character area and Project will give rise to a very slight impact.

9.95 Cumulative development would have a Very Low magnitude of impact to the receptor. Cumulative development would give rise to a negligible impact. The effects are not significant and will be negligible in scale and neutral in nature.

SECTION SUMMARY

9.96 The assessment on townscape receptors is summarised in **Table 9.1** below.

MAP REF	NAME	TOWNSCAPE VALUE	SUSCEPTIBILITY TO CHANGE	SENSITIVITY	MAGNITUDE OF IMPACT (DEMOLITION AND CONSTRUCTION)	LIKELY EFFECT (DEMOLITION AND CONSTRUCTION)	MAGNITUDE OF IMPACT (COMPLETED DEVELOPMENT)	LIKELY EFFECT (COMPLETED DEVELOPMENT); AND NATURE OF EFFECT	LIKELY EFFECT (CUMULATIVE); AND NATURE OF EFFECT
6	Rodney Estate	Low	Low	Low	Nil	None	Nil	None/neutral	None/neutral
7	Victorian East Street	Low	Low	Low	Nil	None	Nil	None/neutral	None/neutral
8	Elsted Street Area	Low	Low	Low	Nil	None	Nil	None/neutral	None/neutral
9	Alvey and Congreve Estates	Low	Low	Low	Nil	None	Nil	None/neutral	None/neutral
10	Old Kent Road	Low	Low	Low	Nil	None	Nil	None/neutral	None/neutral
12	Kingston Estate	Low	Low	Low	Nil	None	Nil	None/neutral	None/neutral
13	Portland Estate	Low	Low	Low	Nil	None	Nil	None/neutral	None/neutral
14	North of Surrey Square	Low	Low	Low	Nil	None	Nil	None/neutral	None/neutral
15	Liverpool Grove Conservation Area	Medium	Medium	Moderate	Low	Minor	Low	Minor/Beneficial	Moderate/Beneficial
16	Surrey Park Square	Low	Low	Low	Medium	Moderate	Medium	Moderate/Beneficial	Moderate/Beneficial
17	Elizabeth Estate	Low	Low	Low	Nil	None	Nil	None/Neutral	None/Neutral
18	Bagshot Area	Low	Low	Low	Medium	Moderate	Medium	Moderate/Beneficial	Moderate/Beneficial
20	Cobourg Road Conservation Area	Medium	Low	Low	Low	Minor	Low	Minor/Beneficial	Minor/Beneficial
21	Burgess Park	High	Low	Moderate	Medium	Moderate	Medium	Moderate/Beneficial	Moderate/Beneficial
23	Camberwell	Low	Low	Low	Very Low	Negligible	Very Low	Negligible/Neutral	Negligible/Neutral

Table 9.1 Summary of likely effects on townscape receptors.

10.0

ASSESSMENT: VISUAL

AYLESBURY ESTATE PHASE 2B

ASSESSMENT: VISUAL

- 10.1 The HTVIA is supported by 25 AVRs. The location of the AVRs is provided below (p. 98) and **Table 10.1** below provides an overview of the heritage and townscape considerations for each view, including any additional considerations such as the proximity to key transport nodes.
- 10.2 A description of the existing scene for each identified view and the likely visual receptors are provided in this section. This description is set alongside a corresponding AVR of the Project and analysis of any significant effect occurring.
- 10.3 Several non-verified massing studies using VuCity software are also provided as part of this assessment. The non-verified views further inform the assessment of the impact of the Project on heritage, townscape and visual receptors e.g. they allow an understanding of the geographical extent and magnitude of visibility from selected locations.
- 10.4 The view locations are based on the selection submitted for the outline planning permission(OPP) (reference 14/AP/3844) and subsequent FDS application but amended / oriented to relate better to the Site. Views 17-22 are new to pick up on sensitivities, road alignment etc. The view locations were agreed with the Council in email correspondence dated 12th October 2021.



Figure 10.1 ZTV of visual impact surrounding the Site; the hashed blue boundary is the FDS Site, the blue boundary represents the OPP Site and the redline boundary concerns the Project

ASSESSMENT: VISUAL

10.5 This section assesses the likely effect of the Project on the visual receptors identified in **Table 10.1**. For ease of reference the View Location Plan is re-provided at the start of this section (**Figure 10.3**).

10.6 A diatremic of cumulative schemes assessed is provided below.

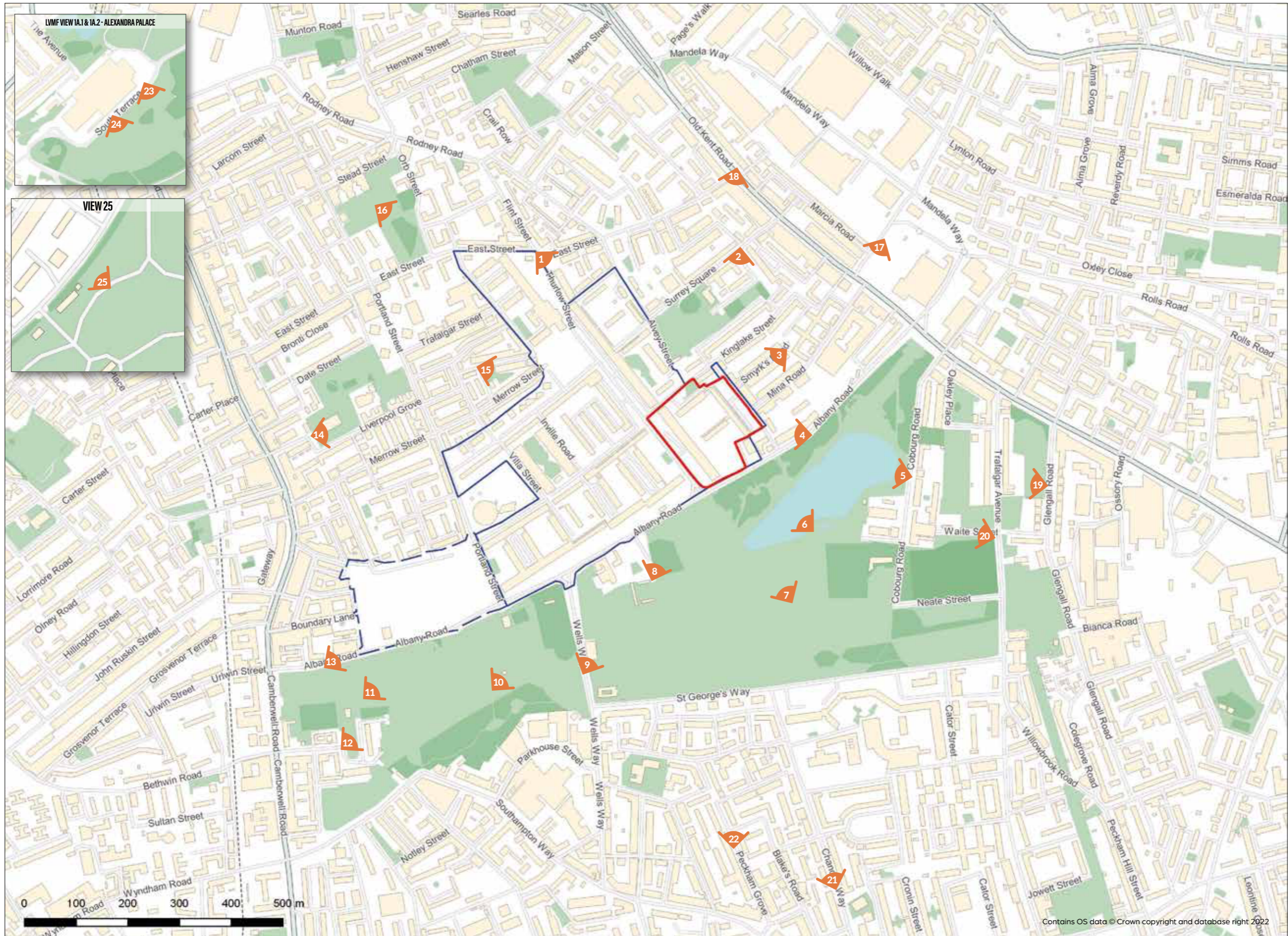
DEMOLITION AND CONSTRUCTION

10.7 ES Volume 1 Chapter 5 sets out the anticipated programme of works and the key activities that would be undertaken during demolition and construction necessary to facilitate the Project.

COMPLETED DEVELOPMENT



Figure 10.2 Diatremic of cumulative schemes assessed



VIEW LOCATION PLAN

- Application Site
- Wider site boundary
- 1. Flint Street
- 2. Surrey Square
- 3. Symk's Road
- 4. Albany Road
- 5. Cobourg Road
- 6. Bridge across the lake
- 7. Burgess Park
- 8. Almshouses
- 9. Wells Way
- 10. Burgess Park (2)
- 11. Burgess Park (3)
- 12. Addington Square
- 13. Albany Road
- 14. Liverpool Grove
- 15. Aylesbury Road
- 16. Nursery Row Park
- 17. Dunton Road
- 18. Old Kent Road
- 19. Glengall Rd
- 20. Junction of Glengall Rd and Glengall Terrace
- 21. Chandler Way
- 22. Peckham Grove
- 23. LVMF 1A.1
- 24. LVMF 1A.2
- 25. One Tree Hill (LB Southwark View 1)

LOCATION:
Aylesbury

DATE:
May 2022

SCALE:
1:7,500 @ A3

FIGURE 10.3 View Location Plan

▲ NORTH



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VIEW 1: FLINT STREET**EXISTING**

- 10.8 The view is taken from where Flint Street merges with Thurlow Street to the north of the Site. The view is of mixed character, with good contemporary features marking prominent positions, and forming a strong perspective southwards.
- 10.9 Marsh Court, a new development, is situated prominently at the corner of Thurlow Street and East Street, rising to ten storeys at its tallest point. Architecturally, its massing is broken down through a spatial interplay of differing materials, projecting balconies and a varied roofline. The material language is carried through to the lower four storey blocks that span the adjacent Monolulu Court that fronts East Street.
- 10.10 Along the right side of the frame, the eastern elevation of the Taplow building of the Aylesbury Estate is situated. It is mostly screened from view by mature trees that form part of the estate's boundary.
- 10.11 The value attached to the view is Low.
- 10.12 The view would primarily be experienced by a high number of residents. In addition, the view would be experienced by a high number of road users and those moving around the area.



PROPOSED

- 10.13 None of the Project will be visible from this position; the green wireline that represents the scheme is clearly situated behind Marsh Court in the midground of the view.
- 10.14 The view location is approximately 300m from the Site. The receptors of the view would be mostly focused away from the Site and the Project. Residents will have a Medium susceptibility to change as they are located in an area undergoing substantial change. Road users will have a Low susceptibility to change as their focus is not on the townscape. Using professional judgement, the susceptibility is Low; it has a Low sensitivity.
- 10.15 The magnitude of impact would be Nil.
- 10.16 The Project would give rise to a 'None' effect. The effect is not significant; the Scale of an Effect is None. The Nature of the effect is Neutral.



CUMULATIVE

- 10.17 Southernwood Retail Park is seen to the far left of the frame. Central to the view and continuing the established scale of the street moving southwards are the elements of the OPP (reference 14/AP/3844) that would be visible from this position. The proposed cumulative changes would replace the ordinary townscape features along the right side of the frame and replace it with a more contextual response. The view would be better enclosed along Thurlow Street, as seen to the centre of the view. The cumulative schemes would be readily noticeable in the view.
- 10.18 In the cumulative context the magnitude of impact would be Medium. The likely effect would be Minor/Moderate; using professional judgement, the likely effect would be Moderate when considering the composition of the view. The scale of effect would be Moderate and Significant. The nature of effect would be Beneficial.



VIEW 2: SURREY SQUARE**EXISTING**

- 10.19 The view is orientated south west from Surrey Square, to the north east of the Site. The composition of the view is made up of post-war residential buildings that occupy sites at the junction of Surrey Square and Flinton Street. The viewing position is within the Thomas A Becket and High Street Conservation Area.
- 10.20 The focus of the view is of the setting of the conservation area and is not representative of the high quality of townscape found within the conservation area itself. The left of the frame is taken up by a post-war block of flats that rise to three storeys with pitched roofs and rhythmical bay windows fronting Surrey Square. On the left, the brown brick return elevation of Leysdown House is visible.
- 10.21 Out of the frame, on the right side, are numbers 20–54 Surrey Square (Grade II) with the raised pavement (Grade II) in front of the residential buildings spanning the length of the terrace. In the distance, within the frame, is All Saints Hall, a good example of a Victorian school building constructed from red brick and spliced into six bays with three gables dividing the elevation; it is not designated, but is within the conservation area.
- 10.22 The value attached to the view is Low.
- 10.23 The view would primarily be experienced by a high number of residents from the immediate area moving between their homes and Old Kent Road.



PROPOSED

- 10.24 The tallest element of the Site is the 25-storey tower on Plot 4A, which would be visible in the centre of the view. The tower would rise above the 20th century residential block that fronts on to Flinton Street and Surrey Square.
- 10.25 The wireline shows the Project's varied forms, creating an interesting composition on the skyline. The tallest element marks the key junction of Albany Road and Thurlow Street marking the edge of the Aylesbury Estate regeneration area; such legibility is positive in urban design terms.
- 10.26 From this position, it is likely the materiality would be understood, with the spatial principles of the building made evident through differing specifications of material. The materiality draws upon the buildings that developed across the late 18th and 19th centuries between Walworth Road and Old Kent Road. The materiality of the Project thus contextualises the Grade II listed terrace within Surrey Square.
- 10.27 The view location is approximately 350m from the Site. The Residents live in area that is undergoing substantial change. These visual receptors have a Medium susceptibility to change and Low/Moderate sensitivity; using professional judgement, the sensitivity of the view is Low due to the compromised townscape character to the left of the frame and terminating the view.
- 10.28 The magnitude of impact would be Low.
- 10.29 The Project would give rise to a Minor Likely effect. The effects is not significant.
- 10.30 The overall Scale of Effect would be Minor. The effect would be Beneficial.



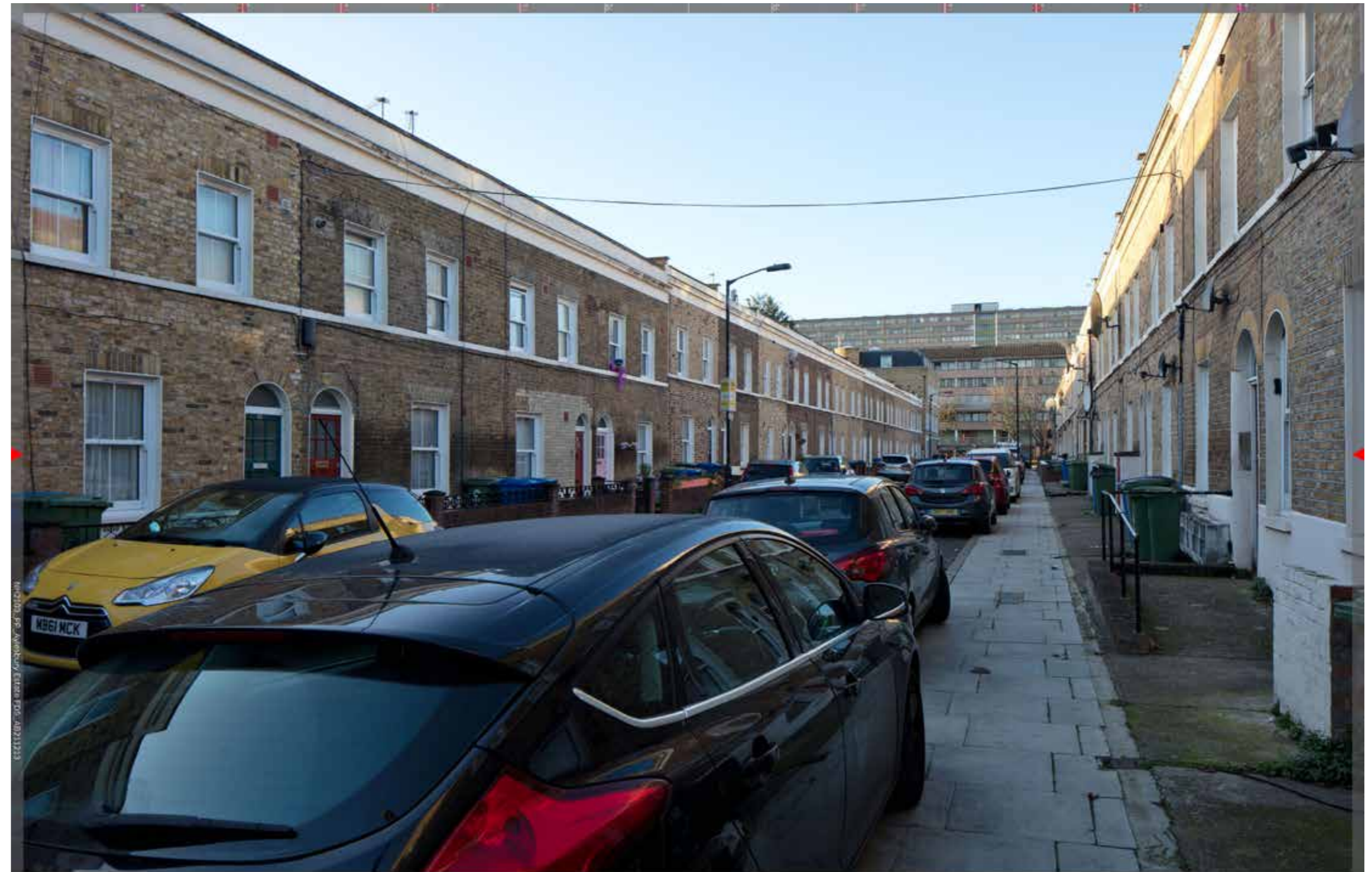
CUMULATIVE

- 10.31 Combined with the visibility of the Project, the OPP (reference 14/AP/3844) will be visible to the right of the frame, terminating views along Surrey Square where the cumulative development will match the height and massing of the existing Aylesbury Estate buildings.
- 10.32 The magnitude of impact would be Low.
- 10.33 Cumulative development would give rise to a Minor Likely effect. The effect is not significant.
- 10.34 The overall Scale of Effect would be Minor. The effect would be Beneficial.



VIEW 3: SMYRKS ROAD**EXISTING**

- 10.35 The view is orientated south west along Smyrks's Road. There are no designations within the view. Its composition is broadly linear, and is terminated by Ravenstone, a block that makes up the Aylesbury Estate. This sits in front of the larger Wendover block, which rises above the six storey block in the foreground.
- 10.36 The composition of the view is primarily characterised by a fine grain of townscape in the foreground with the strong horizontal emphasis of the Aylesbury Estate in the backdrop.
- 10.37 The townscape along Smyrk's Road is made up of late Victorian residential terraces, constructed from yellow London Stock brick with a strong roofline formed by parapets to create leading lines towards the terminal of the view. The terminal point of the view detracts considerably from the view through its monotonous forms and lack of articulation in its elevation.
- 10.38 The value attached to the view is Low.
- 10.39 The view would primarily be experienced by a high number of residents.



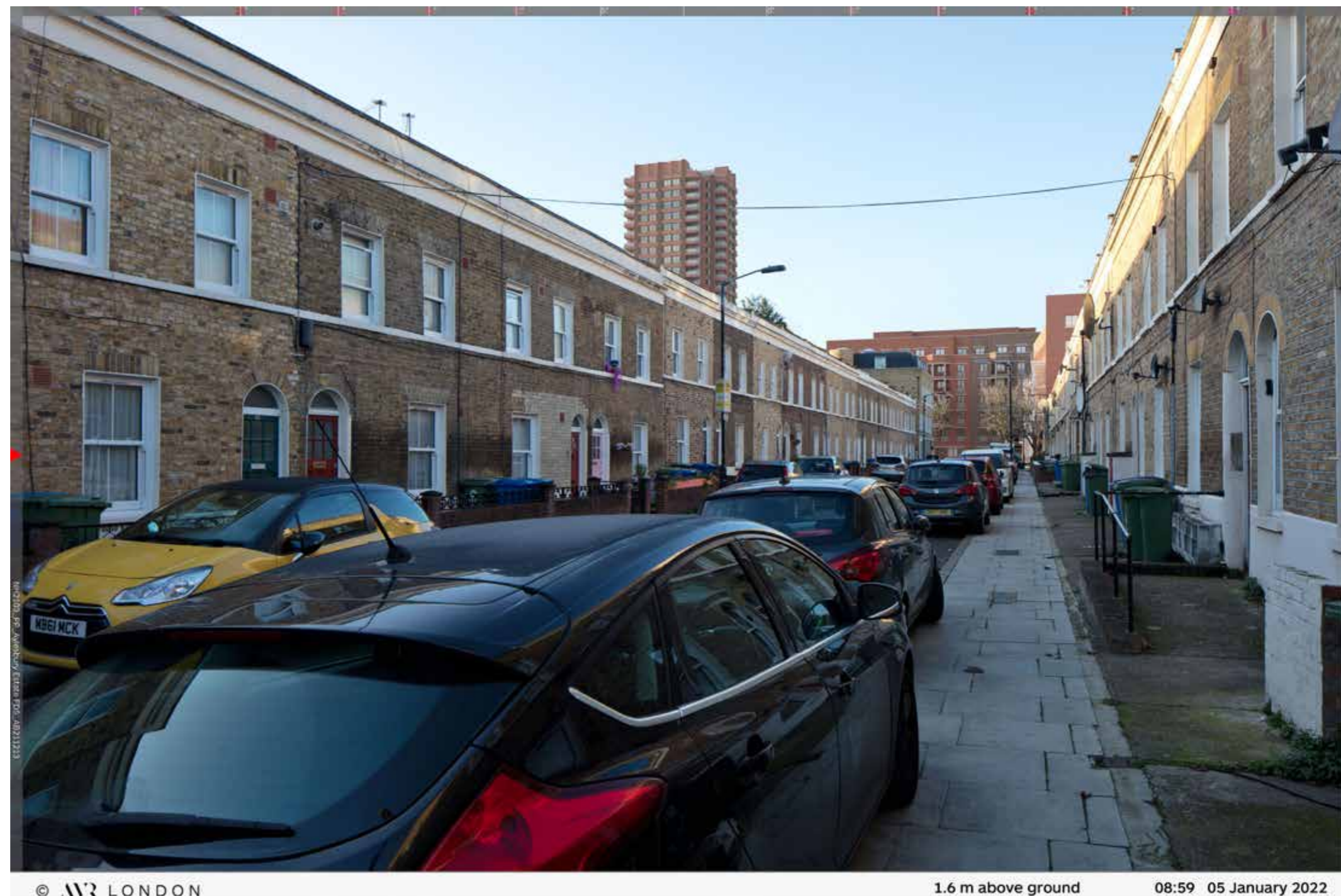
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PROPOSED

- 10.40 The proposed scheme is shown in render here. Plot 5B terminates the view at street level, with the eye being drawn to the polychromatic elevation and faceted façade of bays. On the right of this, extending Symrks Street into the Site and the newly created Bagshot Park, which is visible along the ground plane.
- 10.41 Plot 4A is visible from this position, appearing beyond the terrace of houses that characterises the view and its composition. The materiality of the building is well understood from here, with faceted brick work defining the top of the building to give it an identifiable crown. The floor plates are well expressed, with the cruciform plan of the building being evident through the setbacks in the northern elevations.
- 10.42 Plot 4A adds a distinctive piece of legibility to the view, marking the prominent junction of Albany Road and Thurlow Street and fronting Burgess Park. The newly created Bagshot Park at the end of Symrks Road is visible through the mature trees that mark its entrance, marking a significant and positive contribution to the street scene where in the existing the view appears to terminate with the Aylesbury Estate.
- 10.43 The creation of the park here is part of an aim knit the existing streetscape into the proposed urban forms, with a network of streets and parks forming the urban design strategy for the design and layout of the detailed planning application.
- 10.44 The view location is approximately 125m from the Site. The Residents live in area that is undergoing substantial change. These visual receptors have a Medium susceptibility to change and Low/Moderate sensitivity; using professional judgement, the sensitivity of the view is Low due to the compromised townscape character terminating the view.
- 10.45 The magnitude of impact would be Medium.
- 10.46 The Project would give rise to a Minor/Moderate Likely effect; using professional judgement, this



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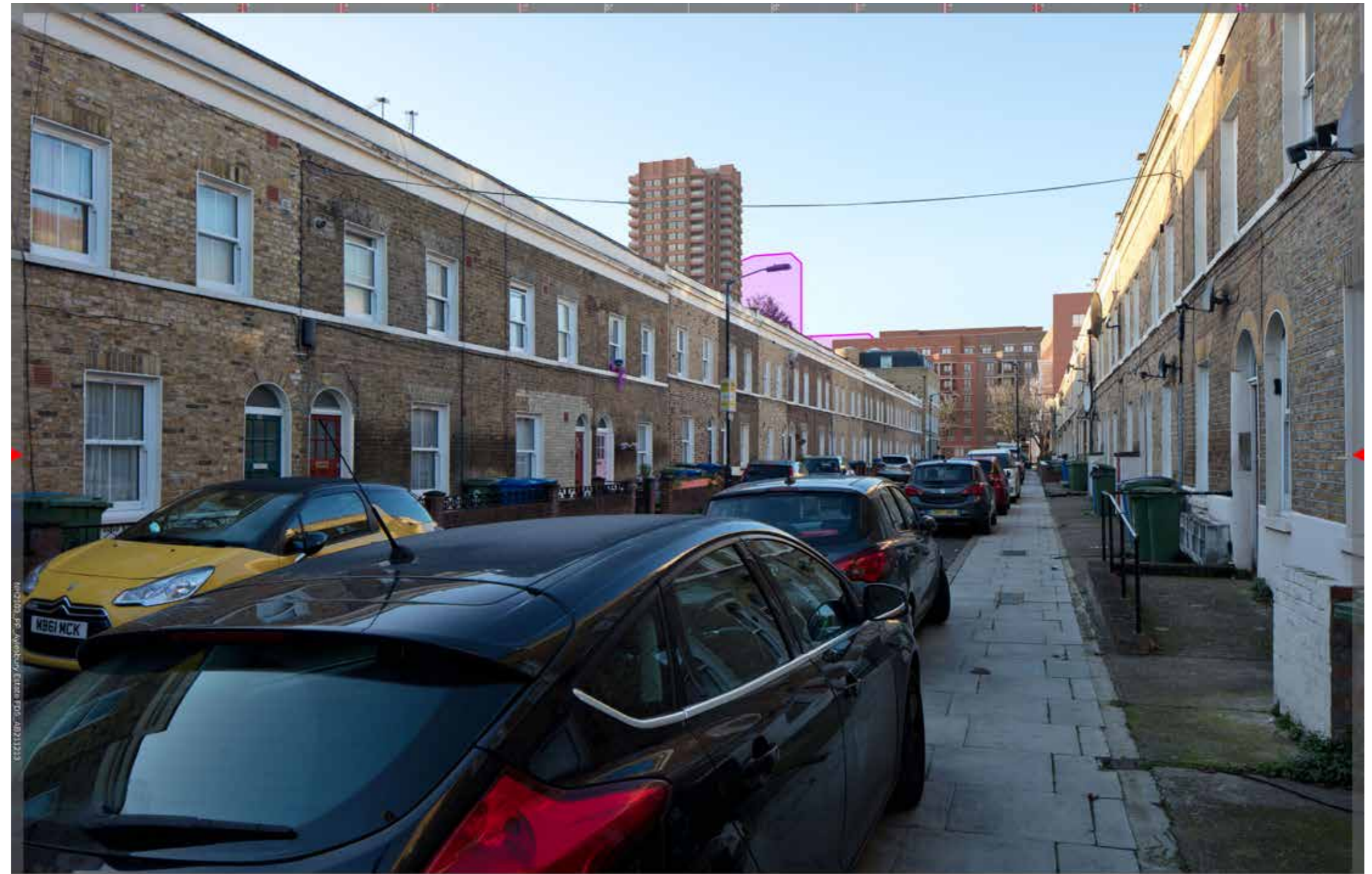
effect is considered to be moderate because of the introduction of a new, tall element to the view which alters the slab like appearance of the existing buildings which terminates the existing view. The introduction of a slender element marking the edge of Burgess Park and the gateway to the newly

regenerated area is a positive urban design move through the Project. The effects is significant.

- 10.47 The overall Scale of Effect would be Moderate. The effect would be Beneficial.

CUMULATIVE

- 10.48 In conjunction with the Project, the OPP (reference 14/AP/3844) will be visible adjacent to the tower that marks Plot 4A on the Site. Seen together, the pair of towers appear commensurate in height and mark the important junction of Thurlow Street with Albany Road acting as a gateway into the new Aylesbury Estate sited to the north of Burgess Park.
- 10.49 The magnitude of impact would be Medium.
- 10.50 Cumulative development would give rise to a Minor/ Moderate Likely effect; using professional judgement, this effect is considered to be moderate because of the introduction of a new, tall element to the view which alters the slab like appearance of the existing Aylesbury Estate which terminates the existing view. The introduction of two slender elements marking the edge of Burgess Park and the gateway to the newly regenerated area is a positive urban design move through the Proposed and cumulative Developments. The effects are significant.
- 10.51 The overall Scale of Effect would be Moderate. The effect would be Beneficial.



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VIEW 4: ALBANY ROAD**EXISTING**

- 10.52 The view is orientated north west from Albany Road with dense foliage of the perimeter boundary of Burgess Park lining the left of the frame. There are no townscape designations or listed buildings within the frame.
- 10.53 On the right, is the fine grained townscape of the Victorian terraces that formed the majority of the surrounding townscape until the war. These are two storeys in height and consistently formed of two bays each with arched doorways.
- 10.54 The composition of the view is partly characterised by the linear parapets of the terraced buildings on the right of the frame, channelling views along Albany Road towards Camberwell Road, out of frame, in the distance.
- 10.55 The main skyline feature of this view is of Wendover, the large linear block that makes up the southern end of the Aylesbury Estate. Its horizontal mass and relentless frontage detracts from the overall composition of the view.
- 10.56 The value attached to the view is Low.
- 10.57 The view would primarily be experienced by a high number of residents. In addition, the view would be experienced by a reasonable number of park users gaining access to Burgess Park along Albany Road.



PROPOSED

- 10.58 The Project is shown in render and is visible in the centre of the frame. The proposed slender tower on Plot 4A of the PH2B scheme provides the new focus of the view. The slender tower element improves the scene through the replacement of the horizontal mass of the Wendover building on the Aylesbury Estate.
- 10.59 The tower on Plot 4A is well articulated with set back balconies lining the corner units, providing a recessive effect. The tower has a clearly articulated crown, topping the building and adding to the legibility and recognisability of the marker building on Plot 4A.
- 10.60 In the foreground, above the roofline of the terraced houses fronting Albany Road, Plot 4D is seen and marks the park edge clearly. Its architectural language draws on both the historical surroundings in its use of brick, but coalesces well with the adjacent tower building.
- 10.61 The view location is approximately 150m from the Site. The Residents live in area that is undergoing substantial change. These visual receptors have a Medium susceptibility to change. Park users would have a Low susceptibility to change. Using professional judgement, the susceptibility of the view is Low due to the compromised and ordinary existing townscape. The view has a Low sensitivity.
- 10.62 The magnitude of impact would be Medium.
- 10.63 The Project would give rise to a Minor Likely effect. The introduction of a slender element marking the edge of Burgess Park and the gateway to the newly regenerated area is a positive urban design move through the Project. The effect is not significant.
- 10.64 The overall Scale of Effect would be Minor. The effect would be Beneficial.



CUMULATIVE

- 10.65 The OPP (reference 14/AP/3844) would be visible, stepping down in height, away from Plot 4A. The OPP (reference 14/AP/3844) provides a gateway to the Aylesbury Estate regeneration site.
- 10.66 The magnitude of impact would be Medium.
- 10.67 Cumulative development would give rise to a Minor Likely effect. The effects are not significant.
- 10.68 The overall Scale of Effect would be Moderate. The effect would be Beneficial.



VIEW 5: COBOURG ROAD

EXISTING

- 10.69 The view is taken from the western footpath of Cobourg Road near No. 61–63. The viewing position is orientated westwards towards the Site across Burgess Park, which occupies much of the foreground. The viewing position is from within the Cobourg Conservation Area and is sited in front of three sets of listed buildings along Cobourg Road. The listed buildings were built between 1820–25 and are four storey, brick individual and paired houses and are out of the frame.
- 10.70 The view faces west away from Cobourg Road across Burgess Park to the Aylesbury Estate. The railing fence, grassed edge and trees of the Park dominate the foreground with the Burgess Park lake the dominate feature of the mid-distance view. In the long distance, tall residential post-war buildings in Camberwell are visible.
- 10.71 The linearity of the Wendover building on the Aylesbury Estate is understood from this position and can be seen in the distance on the far side of the lake, although the trees within the mid-ground screen the lower portions of the building. The concrete CHP chimney on Thurlow Street can be seen to the right of the Wendover building. The Chiltern building and a small portion of the Bradenham building, also from the Estate, can also be seen in the far distance on the left of the view. The trees along Albany Road and within the park screen other buildings from the Estate.
- 10.72 Although the view is within a conservation area, it is not identified within its appraisal as being key to its character. The green setting makes a positive contribution to its surroundings but is not representative of the built character of the conservation area. The post-war character of Burgess Park’s surroundings are apparent, with the Aylesbury in the mid-distance and towers on the periphery in Camberwell.
- 10.73 The value attached to the view is Low.



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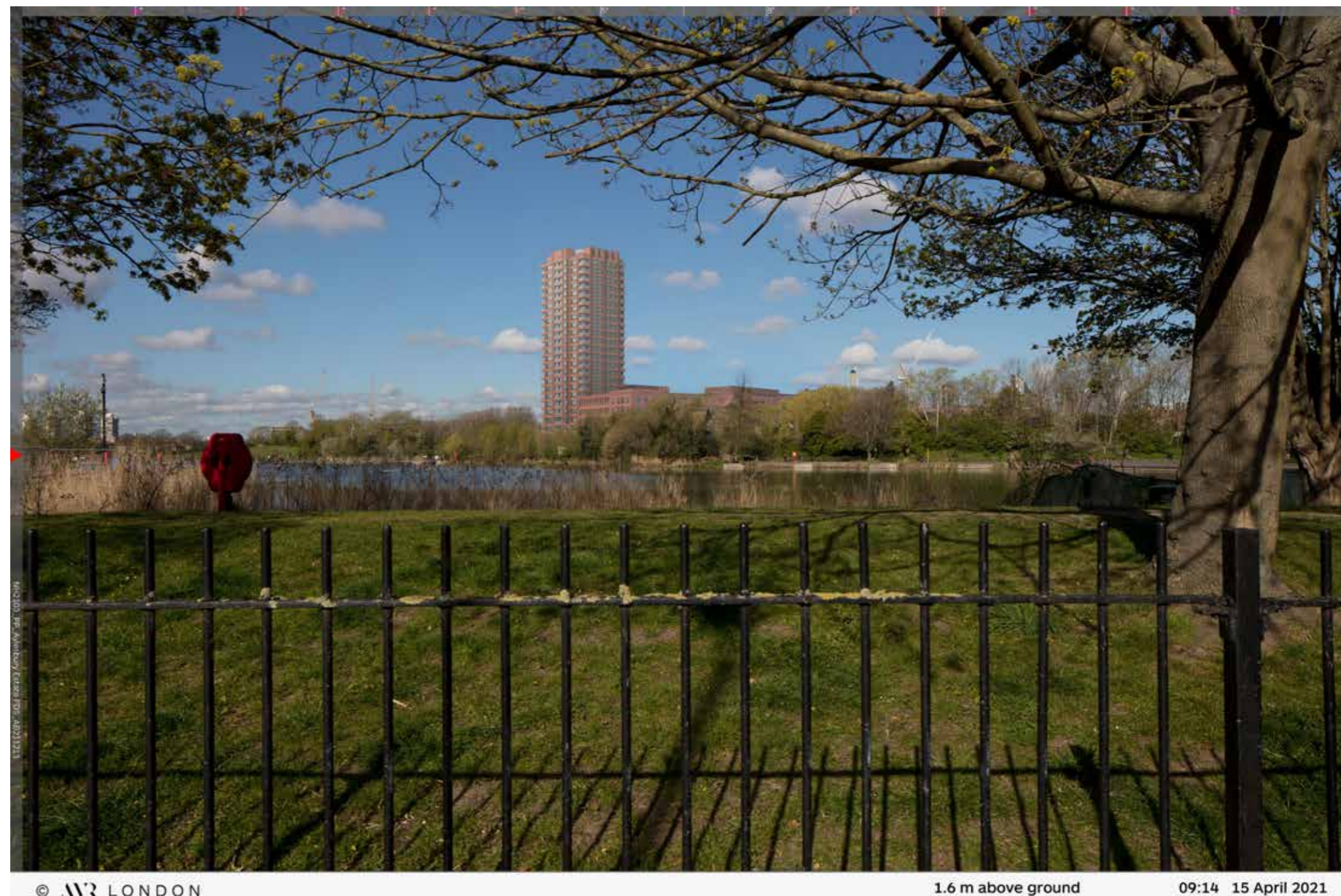
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- 10.74 The view would primarily be experienced by a high number of residents. In addition, the view would be experienced by a reasonable number of park users gaining access to Burgess Park along Albany Road.

PROPOSED

- 10.75 The Project is shown in render and appears centrally in the view. The focal point of the view will be the Project, with its slender brick clad tower occupying Plot 4A. From this position, the urban design rationale for having a slender tower in this location is strong, as it marks the prominent point in PH2B's overall plan acting as a gateway to the Aylesbury scheme.
- 10.76 At the lower levels, Plots 4D and 4B create a consistent datum along the park edge. Their clear articulation through their forms and materiality is seen from here, giving the Project a clear identity along Albany Road.
- 10.77 In terms of the impact upon Burgess Park, the slender tower marks the edge of the park and open space with distinct clarity. The importance of Thurlow Street and Albany Road is defined by the landmark element.
- 10.78 The view location is approximately 300m from the Site. The Residents live in area that is undergoing substantial change. These visual receptors have a Medium susceptibility to change. Park users have a Low susceptibility to change as their focus is on the park. Using professional judgement, the overall susceptibility is Low due to the area undergoing substantial change and the majority of receptors here being park users. It has a Low sensitivity.
- 10.79 The magnitude of impact would be Medium.
- 10.80 The Project would give rise to a Minor Likely effect. The effects is not significant.
- 10.81 The overall Scale of Effect would be Minor. The effect would be Beneficial.



CUMULATIVE

- 10.82 The pink wireline indicates the OPP (reference 14/AP/3844) . The tallest element is seen beyond the Project’s slender tower marking the edge of Burgess Park. Together, they work as a gateway marking the beginning of Thurlow Street which will be an important thoroughfare within the wider regeneration of the Aylesbury Estate. The yellow wireline in the distance shows the visibility of the Aylesbury FDS site, which is commensurate in height to the OPP (reference 14/AP/3844) .
- 10.83 The wider part of the OPP is seen beyond as a staggered series of massing leading towards Walworth Road, highlighting the route through from Old Kent Road.
- 10.84 The magnitude of impact would be Medium.
- 10.85 Cumulative development would give rise to a Minor/ Moderate Likely effect; using professional judgement, this effect is considered to be moderate because of the introduction of a new, tall element to the view which alters the slab like appearance of the existing Aylesbury Estate which terminates the existing view. The introduction of two slender elements marking the edge of Burgess Park and the gateway to the newly regenerated area is a positive urban design move through the Proposed and cumulative Developments. The effects are significant.
- 10.86 The overall Scale of Effect would be Minor. The effect would be Beneficial.



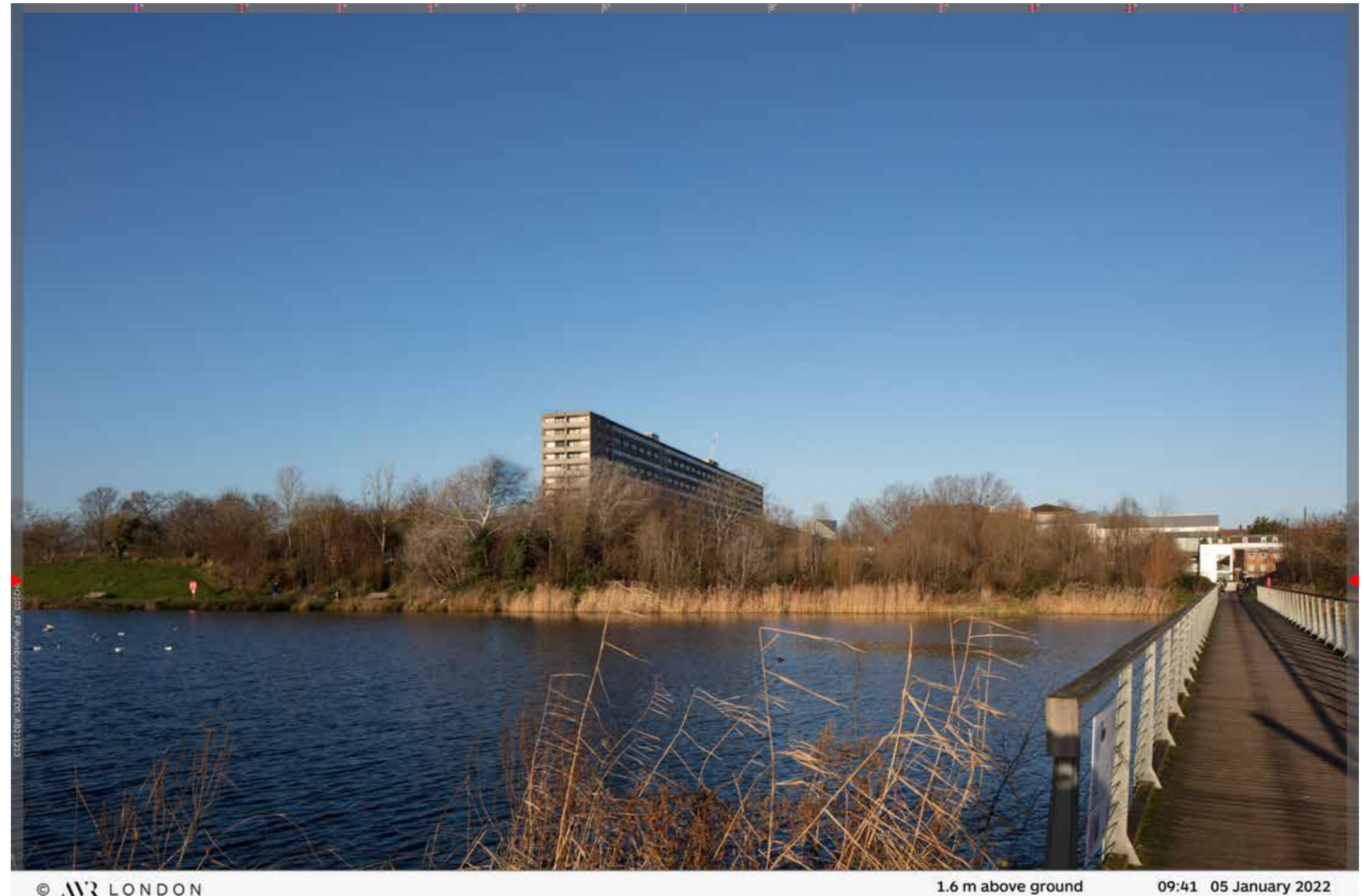
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VIEW 6: BRIDGE ACROSS THE LAKE**EXISTING**

- 10.87 The view is taken from the southern end of the bridge across the lake in Burgess Park orientated northwest towards the Site.
- 10.88 The foreground is characterised by Burgess Park and the lake, with the bridge across the water drawing the eye to the right side of the frame towards its terminal point along Albany Road. The wider landscaping of the post-war made park is apparent with the mounds that line the lake densely planted with trees, and fronted by reeds and grasses at the lake's edge, all creating a dense screen.
- 10.89 The large, linear Wendover building of the Aylesbury Estate punctuates the skyline here above the foreground greenery of Burgess Park's edges. The return elevation, fronting the park, has a degree of slenderness and is divided into two broad bays. In the distance, Eileen House at Elephant and Castle is visible.
- 10.90 There are no designated heritage assets or conservation areas within the view. The built elements on the park's periphery create a composition of ordinary townscape features.
- 10.91 The value attached to the view is Low.
- 10.92 The view would primarily be experienced by a high number of park users and residents from the nearby area, using the park as an amenity space.



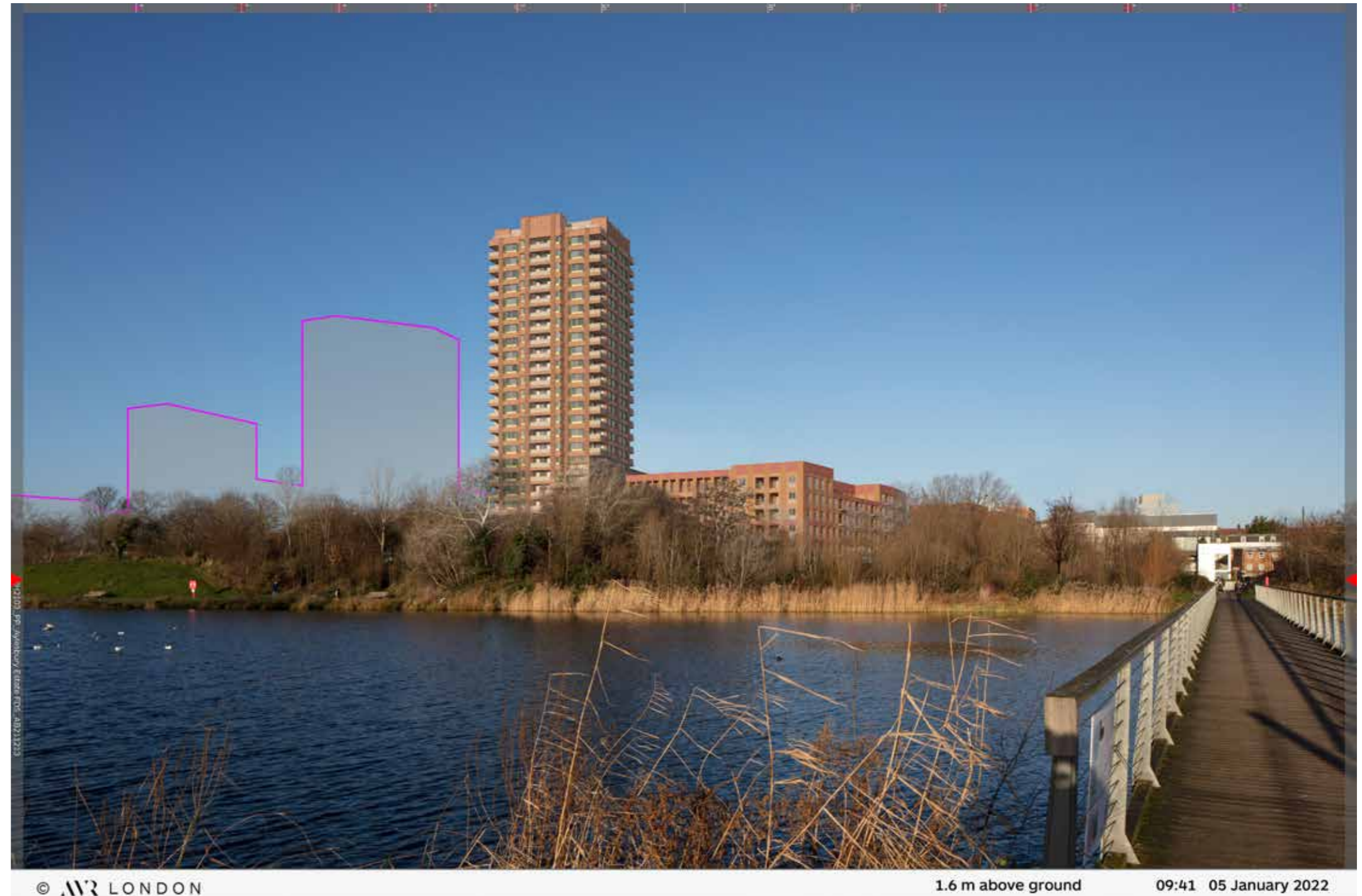
PROPOSED

- 10.93 The Project is shown in render and it is central to the view. The slender, tall element of Plot 4A is immediately noticeable in the composition of the view, with the adjacent Plot 4D coalescing in its materiality and forms, seen beyond the banks of the pond.
- 10.94 The materiality of Plot 4A is differentiated through linear, vertical bands of brickwork that define the fenestration to divide the tower's massing. Through adhering to these proportions, the tower appears as a slender mass against the park's edge. The tower has a clear top, with a central brick, faceted crown which identifies the tower in long distance views.
- 10.95 At the ground plane, Plot 4D appears to sit comfortably beyond the foliage of the pond. The mansion typology the architects have deployed works to create a strong edge to the park. The forms of the building both provide the defined edge but also hint at what is further north, with the eastern elevation opening outwards with a taller corner and lower central element to the block.
- 10.96 The view location is approximately 180m from the Site. The Residents that use the park live in area that is undergoing substantial change. These visual receptors have a Medium susceptibility to change. Park users have a Low susceptibility to change as their focus is on the park. Using professional judgement, the overall susceptibility is Low due to the area undergoing substantial change and the majority of receptors here being park users. It has a Low sensitivity.
- 10.97 The magnitude of impact would be High
- 10.98 The Project would give rise to a Moderate Likely effect. The effect is significant.
- 10.99 The overall Scale of Effect would be Moderate. The effect would be Beneficial.



CUMULATIVE

- 10.100 The OPP (reference 14/AP/3844) is visible to the left of the frame. Its taller elements step down away from the 25-storey tower on Plot 4A on the PH2B scheme. The adjacent taller plot to the Project marks the western side of Thurlow Street at the important junction with Albany Road. Together, with Plot 4A, they will form a significant gateway to the main thoroughfare through the regenerated Aylesbury Estate site.
- 10.101 The replacement of the existing Aylesbury Estate with the high quality designs and materiality shown in PH2B's scheme, alongside that consented for the OPP (reference 14/AP/3844), will reinforce the historic character of the area. The replacement ensures that the frontage on the northern side of Burgess Park coalesces in materiality and in form and massing, with height placed in positions that mark something at ground and responds to the urban surroundings.
- 10.102 The magnitude of impact would be High
- 10.103 Cumulative development would give rise to a Moderate Likely effect. The effects is significant.
- 10.104 The overall Scale of Effect would be Moderate. The effect would be Beneficial.



VIEW 7: BURGESS PARK**EXISTING**

- 10.105 The viewing position is orientated northwards from an elevated position within Burgess Park. The view's composition is characterised by the open space of the park in the foreground, with the lake to the right of the frame. Generally, the park's character here is defined by its undulating topography, densely planted tree belt and patches of planting in the mid ground.
- 10.106 The park's edges characterise the setting of the open, green space in the foreground. In the mid ground, the Wendover building of the Aylesbury Estate fronts the park, with its slender edge punctuating the treeline at the park's edge. Other slender, nearby, elements include the concrete chimney on Thurlow Street to the left of the Wendover building. Along the ground plane, other lower-rise post-war blocks on the Aylesbury Estate (Danesfield and Emberton buildings) are visible through the treeline, each with a strong horizontal emphasis.
- 10.107 The skyline is characterised by three clusters of tall buildings. On the left of the frame, Elephant and Castle and its recent development is understood clearly, with evidence of its continued renewal shown through the existence of cranes and construction sites in the view. To the right of the frame, the isolated Shard and the City Cluster are seen beyond the treeline. The City cluster appears as a coherent whole, ascending towards its tallest point with 22 Bishopsgate. In the backdrop of the City cluster, development along City Road is understood, though this is peripheral to the two major clusters of tall buildings.
- 10.108 The value attached to the view is Low.
- 10.109 The view would primarily be experienced by a high number of park users, a high number of which will be using it for leisure and recreation from the immediate area.



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PROPOSED

- 10.110 The Project is shown in render, and is located at the centre of the view. Plot 4A is situated in the centre and prominently marks the corner of the important junction of Albany Road with Thurlow Street. Through this distinctive piece of legibility on the edge of the park, the hierarchy of Thurlow Street will be clear as an entrance to the regenerated Aylesbury Estate.
- 10.111 The forms of the building are expressed with slender vertical columns and piers of brick that break down the overall massing. The inset balconies on the eastern and western sides of the tower create a interplay of light and shadow adding visual interest.
- 10.112 At ground, Plot 4D is seen above the established treeline along the edge of Burgess Park. Its materiality and forms coalesce with Plot 4A to create a unified architectural language that lines the park's edge. Plot 4D's form appears to be setback on the western side of the plot, making a spatial suggestion in its massing to the entrance that is situated at ground into the gardens and square beyond.
- 10.113 The format of the plots allows for there to be a degree of layering within the Site, with Plots 4B and 5C
- 10.114 The view location is approximately 250m from the Site. The Residents that use the park live in area that is undergoing substantial change. These visual receptors have a Medium susceptibility to change. Park users have a Low susceptibility to change as their focus is on the park. Using professional judgement, the overall susceptibility is Low due to the area undergoing substantial change and the majority of receptors here being park users. The view is mostly characterised by tall, contemporary developments in the distance. It has a Low sensitivity.
- 10.115 The magnitude of impact would be High
- 10.116 The Project would give rise to a Moderate Likely effect. The effects is significant.



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- 10.117 The overall Scale of Effect would be Moderate. The effect would be Beneficial.

CUMULATIVE

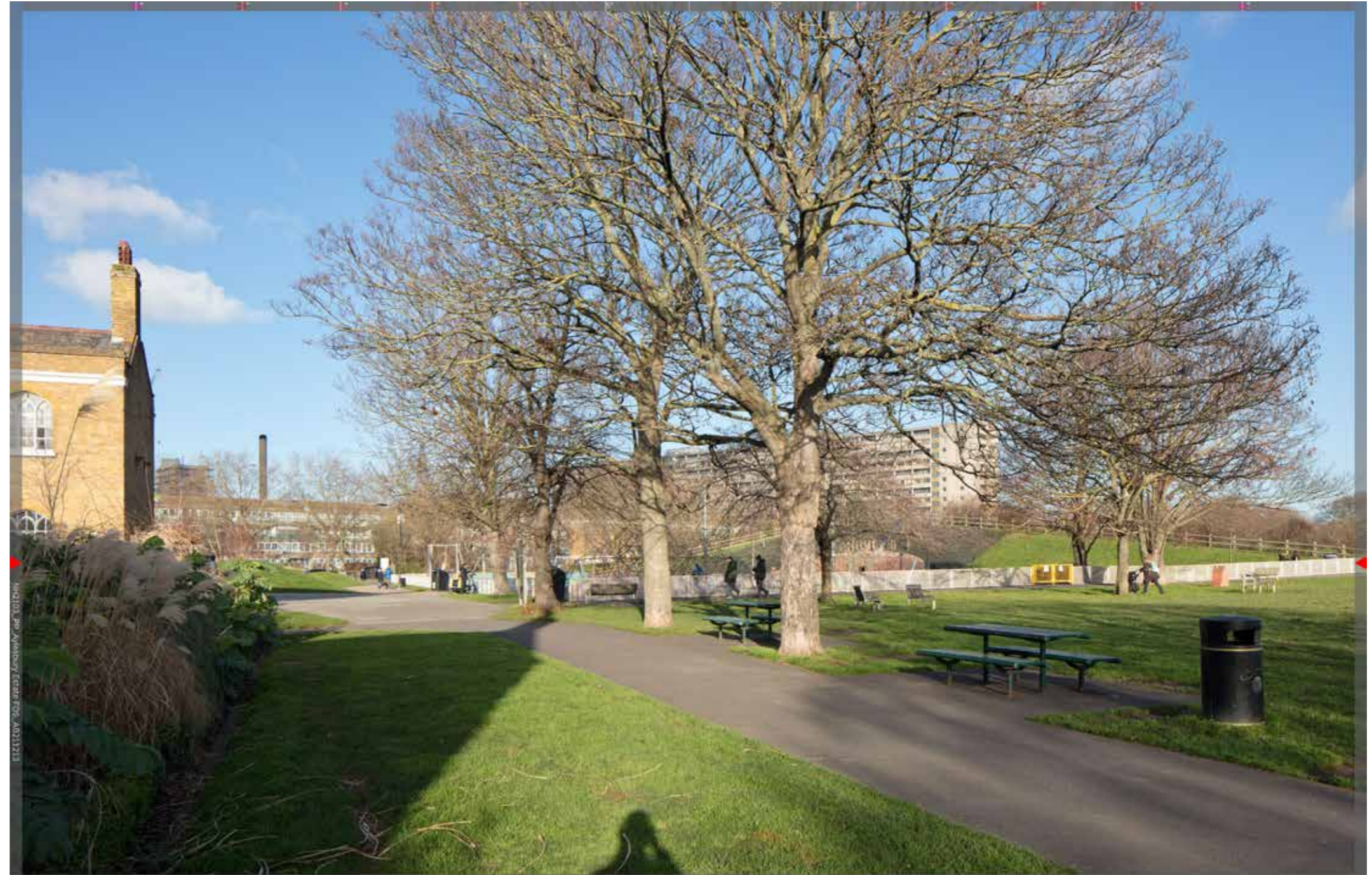
- 10.118 The OPP (reference 14/AP/3844) is situated to the left of Plot 4A in this view. It steps down in height significantly to create a coherent composition on the park's edge rising to the most significant part of the Aylesbury Estate's regeneration, with the tower marking the junction of Albany Road and Thurlow Street.
- 10.119 The magnitude of impact would be High
- 10.120 Cumulative development would give rise to a Moderate Likely effect. The effects is significant.
- 10.121 The overall Scale of Effect would be Moderate. The effect would be Beneficial.



VIEW 8: ALMSHOUSES

EXISTING

- 10.122 The view is taken to the east of the north wing of the Grade II listed Almshouses within Burgess Park, orientated west. Burgess Park’s green character is evident, with the mature plane trees characterising the dense foliage that screens much intervisibility of this position to the park’s setting in summer months.
- 10.123 Mostly out of frame, but slightly visible to the left, the Almshouses are a group of three buildings forming a U-shape around a central garden. Built early in the 19th century, the two storey brick buildings were used by the Female Friends Society as sheltered housing for women until WWII when they fell into disrepair. They were saved from demolition during the creation of Burgess Park and were renovated in 1981; they are a relic of the former streetscape that occupied the land that Burgess Park was formed from. A multi-cultural garden was established around the houses in 1995. The Grade II listed buildings are used today as a museum, cafe and children and parents’ centre.
- 10.124 The view looks across the forecourt of the Almshouse cafe and the Chumleigh Gardens playground. One storey park buildings can be seen behind brick and lattice fencing in the mid ground of the view.
- 10.125 In this winter view, there is a degree of visibility of the park’s setting. The horizontal proportions of the Aylesbury Estate’s Wendover building are apparent beyond the park’s edges. At the ground plane, the four storey Emberton and Danesfield buildings terminate views out of the park. The roofline of this is punctuated by the slender concrete chimney sited on Thurlow Road.
- 10.126 The view is not designated, is not within a conservation area and is not a primary view of the listed Almshouses.
- 10.127 The value attached to the view is Low.
- 10.128 The view would primarily be experienced by a high



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number of park users, a high number of which will be using it for leisure and recreation from the immediate area.

PROPOSED

- 10.129 The Project is shown in render and appears central to the view. The baseline photograph for the view is taken in winter; there would be a dense covering of foliage in the summer months screening much of the Project from view.
- 10.130 In winter, when the Project will be most visible, Plot 4A would be clearly visible through the branches of the trees in the foreground. The trees and open parkland in the foreground of the view form part of the setting of the Grade II listed Almshouses, to the left of the frame. The Aylesbury Estate beyond currently provides a very ordinary townscape character setting; the Project is a clear improvement on this.
- 10.131 It is an improvement owing to the removal of the slab-like horizontal block that defines the Aylesbury Estate in this view, with a tall, slender building acting as a key marker in the townscape providing legibility at the ground level. The tower, along with Plots 5A, 4D and the top of 5C, create a clear, defined edge to the park. This is helped further through the coalescing of materiality and forms and the development of a clear architectural language across the Site.
- 10.132 The slender tower is fully articulated from this position, with the crown of the top understood through the foliage. Its faceted brick forms provide a legible and defined top that identifies the building in its surroundings. It therefore suitably marks the important junction of Thurlow Street with Albany Road.
- 10.133 The view location is approximately 220m from the Site. The Residents that use the park live in area that is undergoing substantial change. These visual receptors have a Medium susceptibility to change. Park users have a Low susceptibility to change as their focus is on the park. Using professional judgement, the overall susceptibility is Low due to the area undergoing substantial change and the majority of receptors here being park users. It has a Low sensitivity.



- 10.134 The magnitude of impact would be Low
- 10.135 The Project would give rise to a Minor Likely effect. The effects is not significant.
- 10.136 The overall Scale of Effect would be Minor. The effect would be Beneficial.

CUMULATIVE

- 10.137 The OPP (reference 14/AP/3844) lines the Albany Road to the left of the frame. Much of the taller elements of this would be screened by foliage in the foreground. In winter the materiality and forms of these buildings would be noticed, as with the rendering of the Project in the centre of the frame.
- 10.138 Where seen, the OPP (reference 14/AP/3844) 's additional height would be commensurate to the Project, gently stepping up towards the highest point of the Site on Plot 4A. The height placed at the junction of Albany Road and Thurlow Street would work spatially with Plot 4A to create a gateway to the Aylesbury Estate regeneration site.
- 10.139 In the distance and off to the right of the frame, the tallest element of the Southernwood Retail Park would be visible, marking the eastern side of Old Kent Road.
- 10.140 The magnitude of impact would be Low
- 10.141 Cumulative development would give rise to a Minor Likely effect. The effects is not significant.
- 10.142 The overall Scale of Effect would be Minor. The effect would be Beneficial.



VIEW 9: WELLS WAY

EXISTING

- 10.143 The view is taken from the southern edge of the bridge over the former Surrey Canal on the western footpath on Wells Way, looking north. The view is orientated towards the north east.
- 10.144 Wells Way is a busy, two-way thoroughfare moving traffic from Albany Road south to Peckham and Camberwell. The composition of the view is characterised by a coarse grain of townscape, with the Grade II listed Groundwork Trust Offices in the centre of the frame. They were built originally as a public baths and wash house, later becoming a public library and sports club and now office building. It was built in 1902 and designed by the architect, Maurice Adams. It is a picturesque group of buildings combining different styles in its various features with a distinctive butterfly motif on its southern façade. The gabled frontage and stone banding within the red brickwork is reminiscent of the works of Richard Norman Shaw. The viewing position is not a key position to understand the entirety of the building, though it does remain a good position to understand the ensemble.
- 10.145 The orientation of the view northwards allows for Wells Way to be lined by dense foliage from mature trees that characterise the edges of the open park space. The view is terminated at the ground plane in the distance by the horizontal post-war blocks of the Aylesbury Estate that line the northern boundary of Burgess Park. In the long distance, the tapering peak of the Shard at London Bridge punctures the skyline rising beyond the mid ground development.
- 10.146 Beyond the foliage of Burgess Park to the right of the Grade II listed building, the horizontally emphasised block of the Wendover building is partially visible.
- 10.147 The value attached to the view is Low.



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- 10.148 The view would primarily be experienced by a high number of park users, a high number of which will be using it for leisure and recreation from the immediate area. Other users include road users and those moving between the north and south sides of the park.

PROPOSED

- 10.149 The Project is shown in the green wireline, central to the view. The baseline photograph for the view is taken in winter; there would be a dense covering of foliage in the summer months screening much of the Project from view.
- 10.150 The tallest element of the Project sited on Plot 4A would be visible through the foliage of the trees in winter, and would be screened from sight in the summer months. From this position the south eastern corner would be visible above the treeline and would likely be screened from view when understanding the position kinetically.
- 10.151 The tall building on Plot 4A is situated far enough below the chimney of the Grade II listed Groundwork Trust Offices which forms the tallest part of the ensemble of buildings that make up the listing. In understanding the view kinetically, the tallest element would recede from view when moving north. The lower plots that surround Plot 4A on the Site would not be visible from this position.
- 10.152 The view location is approximately 220m from the Site. The Residents that use the park live in area that is undergoing substantial change. These visual receptors have a Medium susceptibility to change. Park users have a Low susceptibility to change as their focus is on the park. Using professional judgement, the overall susceptibility is Low due to the area undergoing substantial change and the majority of receptors here being park users. It has a Low sensitivity.
- 10.153 The magnitude of impact would be Low
- 10.154 The Project would give rise to a Minor Likely effect. The effects is not significant.
- 10.155 The overall Scale of Effect would be Minor. The effect would be Beneficial.



CUMULATIVE

- 10.156 The OPP (reference 14/AP/3844) would be seen coalescing with the heights of the Project to the west of the Site. The cumulative development would mostly be screened from view by the dense foliage of the trees in the mid ground that characterise the park and would be secondary to the Grade II listed Groundwork Trust Building which remains the focus of the view.
- 10.157 The magnitude of impact would be Medium
- 10.158 Cumulative development would give rise to a Minor/ Moderate Likely effect; using professional judgement, the effect would be Moderate owing to the alignment of the OPP (reference 14/AP/3844) with Wells Way. The alignment marks the route through the park and defines the park's edge in a positive manner. The effects is not significant.
- 10.159 The overall Scale of Effect would be Moderate. The effect would be Beneficial.



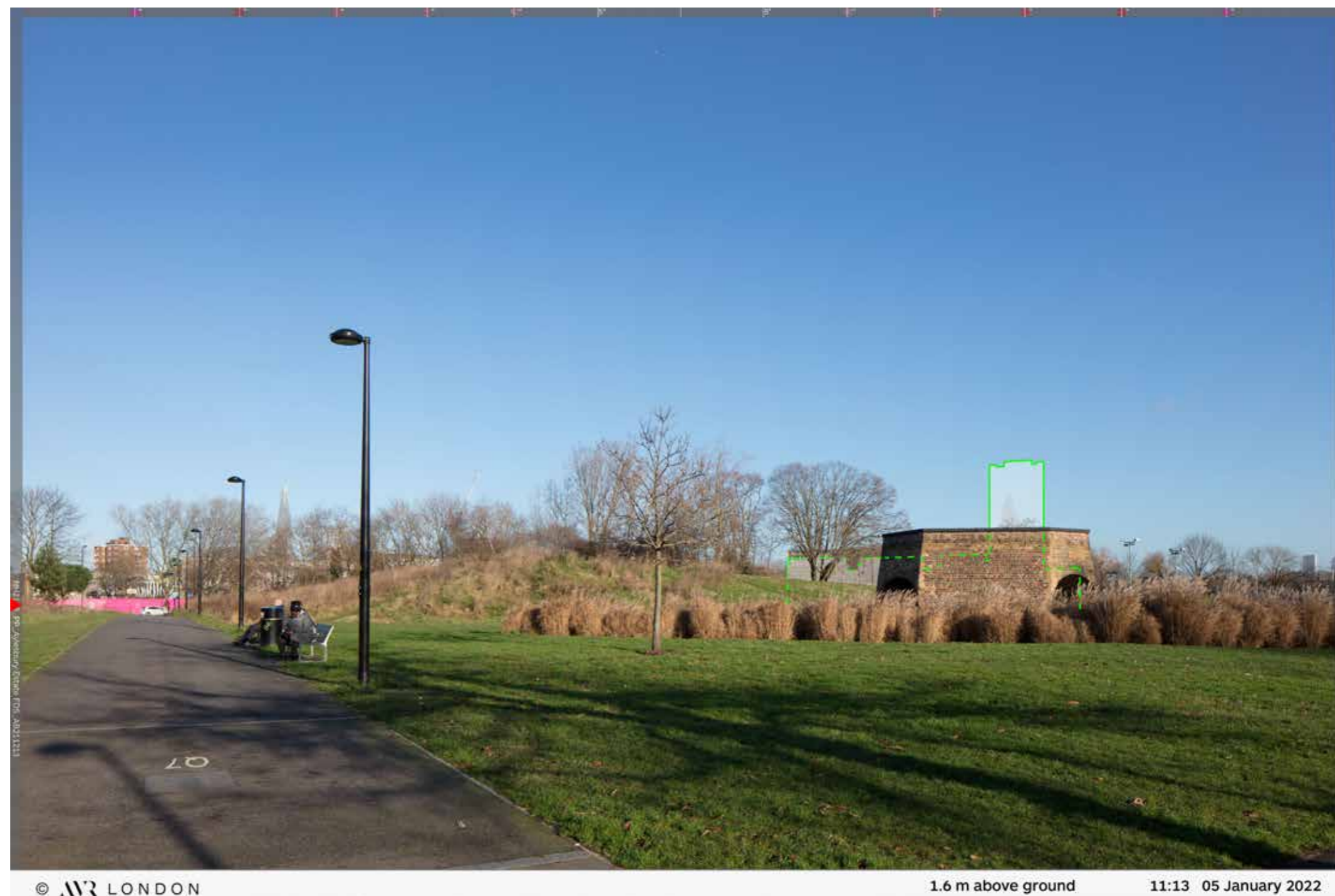
VIEW 10: BURGESS PARK (2)**EXISTING**

- 10.160 The view is taken at the junction of paths to the southwest of the lime kiln (Grade II) in Burgess Park, orientated north towards Portland Street. The composition of the view is primarily characterised by the open form of the parkland, with landscaped mounds in the midground and linear post-war buildings marking the boundaries of the park. The linear pathway to the left of the frame draws the eye towards the edges of the park, while forming part of the foreground character of the view.
- 10.161 Burgess Park is a regional park with a range of active and recreation facilities. Prior to its creation as a park, Burgess Park was occupied by a densely built townscape of houses, factories, schools, roads, cut through by the Surrey Canal. Improvements works were completed to Burgess Park in the 2012, including the placement of angular mounds along the northern border of the park. This view is at the junction of the main east-west path in the Park and a new entrance path from Albany Road. The Grade II listed lime kiln is located to the east of the view. It was built for the manufacture of cement in 1816 as part of Burt's Yard and had its raw materials delivered by barge. Within the view, the Kiln is sited within the landscaped area with the structure acting as a relic within the parkland.
- 10.162 The horizontal slab character of the Chiltern building on the eastern edge of the Aylesbury Estate is centred at the end of the path, terminating the linear aspect to the view. The upper reaches of the Shard building at London Bridge is to the right of the existing building behind the trees. The dense tree cover along Albany Road screens all other buildings from the view.
- 10.163 The value attached to the view is Low.
- 10.164 The view would primarily be experienced by a high number of park users, a high number of which will be using it for leisure and recreation from the immediate area.



PROPOSED

- 10.165 The Project is shown in green wireline and appears beyond the Grade II listed Lime Kiln. Any significance derived from its setting is not altered as this is not a principle location to understand the Kiln nor does it derive its significance from its setting.
- 10.166 The tall building on Plot 4A will rise above the park's edge and acts as a significant marker for the PH2B plot. In terms of legibility within the urban surroundings it marks the important junction of Thurlow Street and Albany Road. The legibility of the building is enhanced through the identifiable crowning element that marks the top of the building, as seen in other rendered views.
- 10.167 There would be partial visibility of the lower Plot 5A to the north of the Site, though this would be primarily screened by the dense foliage of trees in the park within the summer months.
- 10.168 The view location is approximately 440m from the Site. The Residents that use the park live in area that is undergoing substantial change. These visual receptors have a Medium susceptibility to change. Park users have a Low susceptibility to change as their focus is on the park. Using professional judgement, the overall susceptibility is Low due to the area undergoing substantial change and the majority of receptors here being park users. It has a Low sensitivity.
- 10.169 The magnitude of impact would be Low
- 10.170 The Project would give rise to a Minor Likely effect. The effects is not significant.
- 10.171 The overall Scale of Effect would be Minor. The effect would be Beneficial.



CUMULATIVE

- 10.172 Seen in conjunction with the Project, the OPP and Aylesbury FDS site will be prominently visible to the left of the frame. The taller elements on the left of the frame mark key routes through the OPP (reference 14/AP/3844) site while also lining the park's edge. The height is commensurate to the adjacent plots moving eastwards, suitably lining the built park's edge. The OPP (reference 14/AP/3844) 's Site screens longer range views towards the Shard and the nearer Portland Estate, out of Burgess Park by enclosing the edge to make it feel like a local park and defining its perimeter. In the distance, to the right of the frame, the 48-storey tower at Southernwood Retail Park marks the Site on the eastern side of Old Kent Road, signifying a change in townscape and other nearby areas.
- 10.173 The magnitude of impact would be High
- 10.174 Cumulative development would give rise to a Moderate Likely effect. The alignment marks the route through the park and defines the park's edge in a positive manner. The effect is significant.
- 10.175 The overall Scale of Effect would be Moderate. The effect would be Beneficial.



VIEW 11: BURGESS PARK (3)**EXISTING**

- 10.176 The view is orientated eastwards from the western end of Burgess Park. The view is composed of landscaped mounds in the midground with the edge of an avenue of mature trees lining an east-west route across the park.
- 10.177 On the left of the frame is the FDS with its first blocks under construction shown under the scaffolding and tarpaulin. In the distance, beyond the landscaped mounds, the horizontal and linear blocks of the Aylesbury Estate remain, though they are screened by dense foliage and landscaped features in the fore and mid ground.
- 10.178 The view is not within a conservation area, is not designated and is not a key view within Burgess Park. The landscaping and dense foliage is characteristic of the park itself but it is not a principle designed view within the landscaped park land.
- 10.179 The value attached to the view is Low.
- 10.180 The view would primarily be experienced by a high number of park users, a high number of which will be using it for leisure and recreation from the immediate area.



PROPOSED

- 10.181 The Project is shown in green wireline in the centre right of the frame. The viewing position approximately 600m from the Site. The baseline photograph for the view is taken in winter; there would be a dense covering of foliage in the summer months screening much of the Project from view.
- 10.182 The Project would be occluded in the summer months by the trees and their dense foliage. Where it would be visible in the winter months, its impact would off to the left of a pathway through Burgess Park and any understanding of the building would be secondary to that of the park. The tall building on Plot 4A would be visible from this location, marking the important junction of Albany Road and Thurlow Street.
- 10.183 The magnitude of impact would be Low
- 10.184 The view has a Low susceptibility as the majority of park users are focused on the park; the park is an area undergoing significant change. The view has a Low Sensitivity. The Project would give rise to a Minor Likely effect. The effects is not significant.
- 10.185 The overall Scale of Effect would be Minor. The effect would be Neutral.

