

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

AYLESBURY ESTATE FDS

MARCH 2022



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**01: GREATER LONDON HISTORIC ENVIRONMENT RECORD
SEARCH REFERENCE: 16852**

**02: ACCURATE VISUAL REPRESENTATION METHODOLOGY
PREPARED BY AVR LONDON**

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') to provide consultancy services and produce this Built Heritage, Townscape and Visual Impact Assessment Addendum (the 'BHTVIA Addendum') in support of proposals which are subject to an application for minor material amendments to planning permission ref: 14/AP/3843, as amended by 17/AP/3885 (the 'Extant Consent').
- 1.2 The Extant Consent comprises land bounded by Albany Road, Portland Street, Westmoreland Road and Bradenham Close, also known as the First Development Site in the Aylesbury Estate (the 'Site' or 'FDS Site'). The Site is located in the London Borough of Southwark (the 'LBS'). **Figure 1.1** shows the boundary of the Site and an aerial view is provided at **Figure 1.2**.
- 1.3 The approved development comprises six subplots (S01, S02, S03, S04, S05, and S06). The site has been split into three phases or 'contracts' for construction purposes, which are known as FDS A, FDS B, and FDS C.
- 1.4 The Extant Consent is described in detail at Volume 1 of the Environmental Statement, although comprises "demolition of existing buildings and redevelopment to provide a mixed-use development comprising a number of buildings ranging between 2 to 20 storeys in height (9.45m – 72.2m AOD)". It is understood that the Extant Consent has been lawfully implemented.
- 1.5 The Extant Consent sits alongside a further consent for outline permission, which covers Phases 2, 3 and 4 in the Aylesbury Area Action Plan (ref:14/AP/3844) (the 'Outline Masterplan'). The area comprising the wider Outline Masterplan is shown as a blue line under the Site Plan at **Figure 1.1**.



Figure 1.1 Site Plan

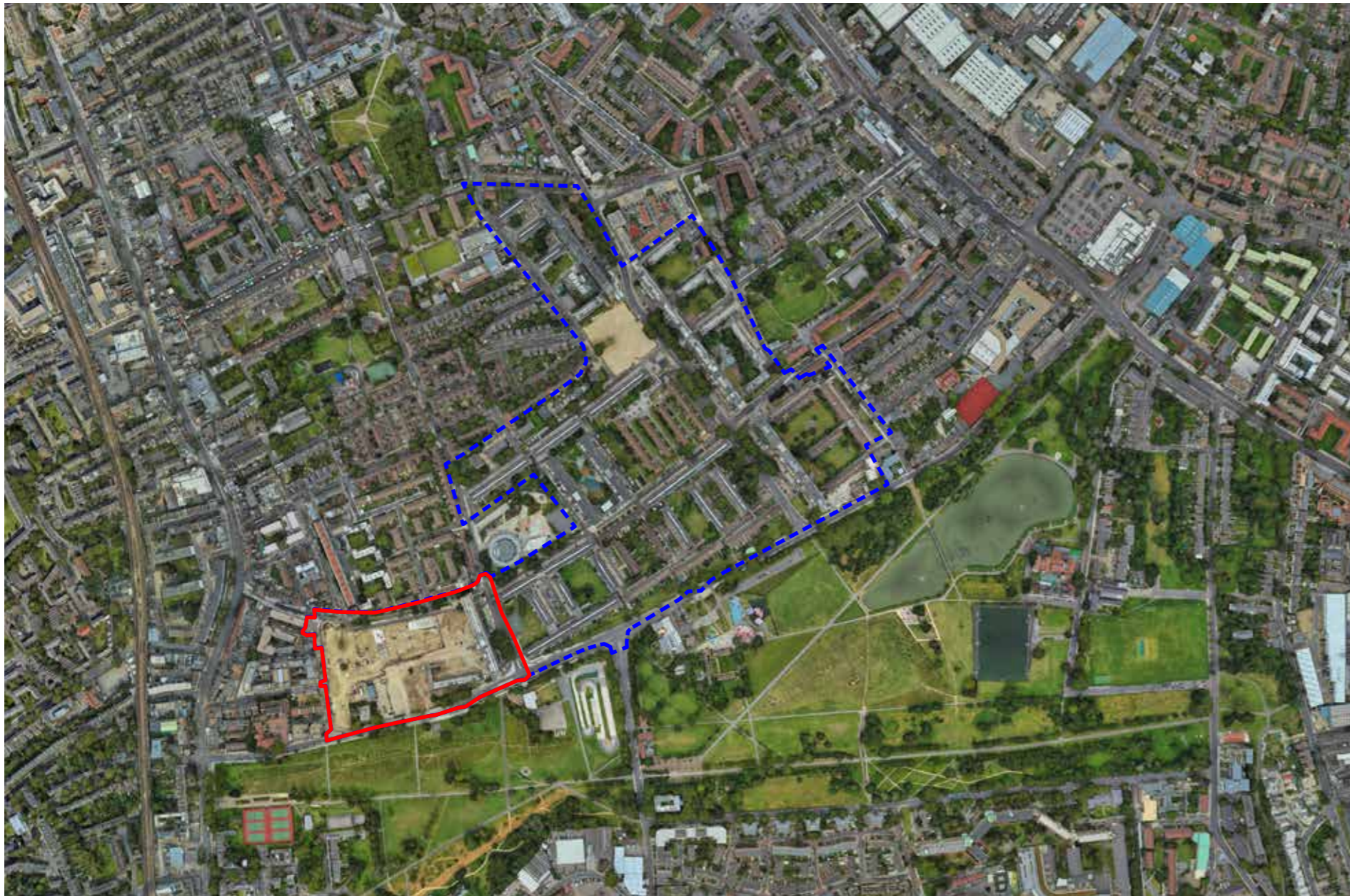


Figure 1.2 Aerial View. Source: Google (base map)

PROPOSED AMENDMENT

- 1.6 The description of the proposed amendment (the 'Proposed Amendment') to the Extant Consent is provided in Chapter 1 of the Environmental Statement Addendum.
- 1.7 The proposed amendments only relate to FDS C (Subplots S03/S04).
- 1.8 The Proposed Amendment is subject to Environmental Impact Assessment (EIA). The BHTVIA Addendum 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').

PURPOSE OF THE BHTVIA ADDENDUM

- 1.9 This report forms an addendum to Environmental Statement Volume 3: Townscape, Built Heritage and Visual Impact Assessment prepared by HTA (the 'Original ES TBHVIA'). The Original ES TBHVIA assessed both the Outline Masterplan and the Extant Consent.
- 1.10 The BHTVIA Addendum provides an assessment of likely impacts of the Proposed Amendment on heritage, townscape and visual receptors. The assessment considers whether the Proposed Amendment gives rise to any materially different findings identified in the Original ES TBHVIA. The Extant Consent is implemented and therefore forms a 'Future Baseline' against which the Proposed Amendment is assessed.
- 1.11 The BHTVIA Addendum also identifies where changes have occurred to the methodology, baseline conditions, planning policy context outlined in the Original ES TBHVIA.

TOPICS COVERED

- 1.12 The (built) heritage assessment describes the significance of any heritage assets affected by the Proposed Amendment, including any contribution made by their setting. The Site does not contain any heritage assets and neither is it located in a conservation area.
- 1.13 The townscape assessment will consider the Proposed Amendment 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.

1.14 The visual assessment will consider the impact of the Proposed Amendment 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.

1.15 'Heritage' and 'Townscape and Visual' are treated as individual disciplines and separate assessments are provided in accordance with legislation, planning policy and best practice guidance.

ADDITIONAL CONSIDERATIONS

1.16 The BHTVIA Addendum also assesses impacts to receptors not considered as part of the Original ES TBHVIA, specifically view 1A.2 of the London View Management Framework (2012). View 1A.2 is a Protected Vista of St Paul's Cathedral from Alexandra Palace. The Site is located beyond the prescribed Landmark Viewing Corridor and Wider Setting Consultation Area in view 1A.2; however, an extended Wider Setting Consultation Area would cut through the Site and so redevelopment has the potential to impact the ability of the observer to recognise and appreciate the 'Strategically Important Landmark' e.g. St Paul's Cathedral.

1.17 The Original ES TBHVIA assessed view 1A.1 from Alexandra Palace, as it was considered to represent *"the best position to see the wider panorama and, due to trees within view 1A.2, it was decided that the Aylesbury development proposals are more likely to be seen from this view"*. The new London Plan published in March 2021 requires applicants to look beyond the Wider Setting Consultation Area. Accordingly, an assessment of whether the Proposed Amendment gives rise to any materially different impacts to the Extant Consent is provided as part of the BHTVIA Addendum.

SUPPORTING INFORMATION

1.18 The Original ES TBHVIA was informed by 19 accurate visual representations ('AVRs' or 'verified views'). This BHTVIA Addendum comprises a sample of 12 verified views which have been prepared by AVR London, including LVMF 1A.2. The location of the viewpoints has been agreed with the LBS during the pre-application process, specifically in email correspondence dated 3rd December 2021.

STRUCTURE OF THE BHTVIA ADDENDUM

1.19 The BHTVIA Addendum is structured as follows:

- The methodology for undertaking the BHTVIA Addendum 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**;
- Consultation undertaken in relation to heritage, townscape and visual matters is set out at **Section 4.0**;
- An assessment of the significance (referred to as 'value') of heritage assets in the study area and an assessment of the impact of the Proposed Amendment upon that value is provided at **Section 5.0**;
- A description of the existing townscape character and visual amenity and an assessment of the impact of the Proposed Amendment is provided at **Section 6.0**;
- An assessment of the impact of the Proposed Amendment on visual receptors is provided at **Section 7.0**; and
- The BHTVIA Addendum is concluded at **Section 8.0**.

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.

SCOPING

- 2.3 For the purposes of the ES Addendum a formal EIA Scoping exercise has not been undertaken. The Scope of the ES Addendum has been informed by consideration of the Proposed Amendment and a review of the 2014 ES, changing baseline conditions, current legislation and policy, professional judgement and consultation with LBS in relation to the selection of viewpoints.

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 BHTVIA 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 (HER) has been consulted as part of this assessment. The HER covered a 500m buffer from the red line boundary under search reference 16852. The map accompanying the HER search is provided at Appendix 1; the HER search data as a whole 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 Original ES TBHVIA comprised the following study area:
- 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, plus LVMF 1A.1 from Alexandra Palace.

- 2.10 Site observations, a manual desk-based review of OS maps, characterisation studies and relevant heritage receptors were used to determine the Original ES TBHVIA study area.
- 2.11 This Addendum BHTVIA follows the same study area; however, a Zone of Theoretical Visibility (ZTV) has also been produced to outline the potential areas where the Proposed Amendment 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.



Figure 2.1 ZTV of the Proposed Amendment prepared using VuCity software (red shading denotes areas where the Proposed Amendment would be visible).

2.12 Each baseline sections identifies all of the receptors relevant for assessment. **Section 7.0** identifies viewpoints that have informed the ‘visual study area’; the location of the viewpoints has been agreed with the LBS during the pre-application process.

SITE VISITS

2.13 A site survey of the baseline situation was undertaken by Montagu Evans during January 2022 to understand the immediate setting of the Site, the setting of the surrounding heritage receptors, the townscape character and appearance, and key viewpoints.

ASSESSMENT METHODOLOGY

2.14 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

2.15 The assessment framework is applied to all phases of the Proposed Amendment, including construction, operation and cumulative.

BASELINE ASSESSMENT OF VALUE

HERITAGE

2.16 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.

2.17 ‘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.

2.18 The term ‘value’ has been adopted in this BHTVIA to avoid conflation with heritage ‘significance’ and EIA ‘significance’. Heritage value is assessed against the criteria contained in **Table 2.1**.

2.19 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.

2.20 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.

2.21 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.

2.22 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

2.23 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.

2.24 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

2.25 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.

2.26 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**.

2.27 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.

2.28 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

- 2.29 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.
- 2.30 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.
- 2.31 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).
- 2.32 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.
- 2.33 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

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

SUSCEPTIBILITY TO CHANGE CRITERIA	
High	The receptor has a low ability to accommodate the specific proposed change. and/or The site and/or setting contributes to the overall heritage value of the receptor.
Medium	The receptor has a medium ability to accommodate the specific proposed change; and/or The site and/or setting makes some or a limited contribution to the overall heritage value of the receptor. .
Low	The receptor has a high ability to accommodate the specific proposed change, and/or The site and/or setting makes a very limited or no contribution to the overall heritage value of the receptor.

Table 2.4 Susceptibility of Receptor to Change Criteria

- 2.37 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.

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)

ASSESSMENT OF MAGNITUDE

- 2.38 The second part of the assessment stage is to identify the magnitude of impact arising from the Proposed Amendment on the heritage, townscape or visual receptor.
- 2.39 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**.
- 2.40 The judgement of magnitude considers the size or scale, geographical extent or duration and reversibility of the impact and whether the Proposed Amendment:
 - 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.

ASSESSMENT OF LIKELY EFFECTS

- 2.41 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**.
- 2.42 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. This makes a necessary professional adjustment to the tabular analysis format which can produce inaccurate reporting.

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

LIKELY EFFECT ON RECEPTOR			
Magnitude	Sensitivity		
	Low	Moderate	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 Proposed Amendment would give rise to a very significant effect on the receptor.
Moderate	The Proposed Amendment would give rise to a significant effect on the receptor.
Minor	The Proposed Amendment would give rise to an effect on the receptor, but this would not be significant.
Negligible	The Proposed Amendment would give rise to a barely discernible effect on the receptor. This would not be significant.
None	The Proposed Amendment would have no effect on the receptor.

Table 2.8 Scale of an Effect

- 2.43 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 BHTVIA 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

- 2.44 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

- 2.45 The BHTVIA Addendum as a whole is informed by AVRs. The AVRs in particular provide the basis for the assessment of the Proposed Amendment and its effect on people, by virtue of change to views or visual amenity.
- 2.46 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 AVR London is provided at **Appendix 1.0**.
- 2.47 The AVRs are provided in the following scenarios:
 - Existing = baseline photography
 - Future Baseline = Existing plus Extant Consent
 - Proposed = Future Baseline plus the Proposed Amendment
 - Cumulative = Proposed Amendment plus schemes in the surrounding area that are subject to an extant consent
- 2.48 The objective of a photomontage is to simulate the likely visual changes that would result from a Proposed Amendment, and to produce printed images of a size and resolution sufficient to match the perspective in the same view in the field.
- 2.49 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.
- 2.50 A visit to the location from which the photographs were taken is strongly encouraged to appreciate and understand the visual impact.
- 2.51 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 scheme.

CUMULATIVE EFFECTS

- 2.52 GLVIA3 sets out two main approaches to inter-project effects between any given Proposed Amendment 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*
- 2.53 The second approach is to focus:
 - on the combined effects of all the past, present and future proposals together with the new project*
- 2.54 This assessment takes the first approach, which is to focus on the additional effects of the Proposed Amendment 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 Proposed Amendment and other cumulative schemes may be complex (including situations in which the effect of the Proposed Amendment 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 Proposed Amendment in the manner required by the ‘combined effects’ approach.
- 2.55 In heritage best practice guidance (GPA3/HEAN3 from Historic England, draft 2017), 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.
- 2.56 The cumulative schemes for inclusion in this Volume were based on research of the LBS planning register and VuCity. A diagram of the cumulative schemes is provided at **Figure 2.1**. A table of the cumulative schemes is provided at **Table 2.10**.



Figure 2.2 Dimetric View of Cumulative Schemes

SUMMARY OF CUMULATIVE DEVELOPMENT				
Ref	Site	Reference	Description	Status
1	Aylesbury Estate Outline Permission	14/AP/3844	Outline application for; demolition of existing buildings and phased redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (12.45m – 68.85m AOD) with capacity for up to 2,745 residential units (Class C3), up to 2,500sqm of employment use (Class B1); up to 500sqm of retail space (Class A1); 3,100 to 4,750sqm of community use; medical centre and early years facility (Class D1); in addition to up to 3,000sqm flexible retail use (Class A1/A3/A4) or workspace use (Class B1); new landscaping; parks, public realm; energy centre; gas pressure reduction station; up to 1,098 car parking spaces; cycle parking; landscaping and associated works.	Under Construction Approved 05/08/2015
2	Southernwood Retail Park	18/AP/3551	Hybrid planning application for detailed permission for Phase 1 and outline planning permission for Phase 2 comprising: Application for full planning permission for 'Phase 1' comprising demolition of existing buildings and the erection of a part 9, part 14, part 15, part 48 storey development (plus basement) up to 161.25m AOD, with 940 sqm GIA of (Class A1) retail use, 541 sqm GIA of flexible (Class A1/A2/A3) retail/financial and professional services/ restaurant and café use, 8671 sqm GIA (Class C1) hotel; 541 (class C3) residential units (51,757 sqm GIA); landscaping, public realm and highway works, car and cycle parking and servicing area, plant and associated works. Application for outline planning permission (with details of internal layouts and external appearance reserved) for 'Phase 2' comprising demolition of existing buildings and the erection of a part 9, part 12, storey development (plus basement) up to 42.80m AOD, with 1049 sqm GIA of flexible (Class A1/A2/A3) retail/financial and professional services/restaurant and café use; 183 (Class C3) residential units (17,847sqm GIA), 1141 sqm GIA (Class D2) cinema and the creation of a 475 sqm GIA (Class C1) hotel service area at basement level; landscaping, public realm and highway works, car and cycle parking and servicing area, plant and associated works.	Stage 1 GLA Referral report states that the proposal is not yet in compliance with the London Plan but states that the proposed land uses are supported and that resolution of the issues would make the proposal compliant (these include Affordable Housing, Urban Design and Transport).
3	35-39 Parkhouse Street	19/AP/2011	Demolition of existing buildings and construction of a mixed use building ranging from six to 10 storeys in height (35.15m AOD) comprising 100 residential units (Use Class C3) and 1,323 sqm (GIA) of Class B1/B2/B8 floorspace) with associated car parking, landscaping and other associated works.	Pending determination
4	1-13 Southampton Way	21/AP/0451	Clearance of site and redevelopment to provide 32 homes and a flexible commercial (use class E) / community unit (Use Class F2) in a building ranging in height from three to seven storeys, along with cycle parking, refuse facilities and landscaped public realm including provision of land to be incorporated into Burgess Park.	Pending determination
5	25-33 Parkhouse Street	20/AP/0858	The redevelopment of the site to provide a mixed-use development comprising buildings up to 11 storeys in height and accommodating new homes (Use Class C3) and commercial floorspace (Use Class B1c), car parking, cycle parking and associated landscaping. Further information: The proposal is for 109 dwellings and 1,351sqm (GIA) of commercial floorspace. The proposal would be a departure from saved policy 1.2 of the Southwark Plan (2007) owing to the proposed provision of residential units within a preferred industrial location, and the proposal would be within the setting of the Addington Park Conservation Area and grade II listed buildings the Lime Kiln in Burgess Park and the former St Georges Church and Groundwork Trust Offices on Wells Way.	Consented
6	Burgess Business Park	21/AP/1342	Demolition of the existing buildings and redevelopment of the site to provide 386 residential units (Class C3), up to 4,410sqm of flexible commercial floorspace (Class E) and 112sqm of community floorspace (Class F) within 12 blocks of between 2-12 storeys	Pending determination

MITIGATION

- 2.57 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 4.0**.
- 2.58 The likely effects of the Proposed Amendment 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

- 2.59 The likely effects of the Proposed Amendment 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.
- 2.60 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.
- 2.61 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 Proposed Amendment during the operational phase will not be changed under the future climate conditions.
- 2.62 Overall, the likely effects of the Proposed Amendment are unlikely to change as a result of climate change.

FUTURE EVOLUTION OF THE BASELINE

- 2.63 The EIA Regulations require that the likely evolution of the baseline is considered. This is an assessment in the event that the Proposed Amendment were not to come forward. In other words, the likely effect on the heritage, townscape and visual receptors if the cumulative developments and any relevant policy designations were to come forward without the Proposed Amendment.
- 2.64 Should the Proposed Amendment not be granted the Site will be built out as per the Extant Consent. The assessment undertaken for the Extant Consent would remain extant.

3.0

LEGISLATION AND PLANNING POLICY

AYLESBURY ESTATE FDS

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. The summary tables include a comparison of the policy for the Original ES TBHVIA against the current national and development plan policy.

LEGISLATION

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS ACT) 1990

- 3.2 The statutory duties of the decision-maker when considering applications which affect listed buildings and conservation areas are set out in the 1990 Act.
- 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 Proposed Amendment.
- 3.4 The relevant statutory provisions are Section 66(1) of the 1990 Act 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 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers to give special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is not engaged by the Proposed Amendment. 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 On 7th December 2021, the Cabinet agreed the new Southwark Plan 2022 for adoption by LBS Assembly. The Plan is due to be considered at LBS Assembly on 23rd February 2022 for final adoption. The examination of the Plan is now closed, and the LBS has received the Inspector's Report with main modifications. The Plan has been to Cabinet and has been considered capable of adoption. All new planning applications submitted from 8th December 2021 are to be determined using the Southwark Plan 2022 policies.
- 3.9 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.

BHTVIA ADDENDUM KEY PROVISIONS	ORIGINAL ES TBHVIA COMPARATIVE
<p>Regional Policy</p> <p>London Plan 2021</p> <p>Policy G1 (Green Infrastructure)</p> <p>Policy G3 (Metropolitan Open Land)</p> <p>Policy G6 (Biodiversity and access to nature)</p> <p>Policy D1 (London’s form character and capacity for growth)</p> <p>Policy D3 (Optimising site capacity through the design-led approach)</p> <p>Policy D4 (Delivering good design)</p> <p>Policy D5 (Inclusive design)</p> <p>Policy D8 (Public realm)</p> <p>Policy D9 (Tall Buildings)</p> <p>Policy D11 (Safety, security and resilience to emergency)</p> <p>Policy HC1 (Heritage conservation and growth)</p> <p>Policy HC3 (Strategic and Local Views)</p> <p>Policy HC4 (London View Management Framework)</p> <p>Local Policy</p> <p>The Southwark Plan 2022</p> <p>P14 – Design Quality</p> <p>P13: Design of places</p> <p>P15: Residential design</p> <p>P17 Tall Buildings</p> <p>P19: Listed buildings and structures</p> <p>P20: Conservation areas</p> <p>P21: Conservation of the historic environment and natural heritage</p> <p>P22: Borough views</p> <p>P26: Local list</p> <p>The Southwark Plan 2022</p> <p>P57: Open Space</p> <p>P60: Biodiversity</p> <p>The Southwark Plan 2022</p> <p>NSP01: Aylesbury Action Area Core</p> <p>AV.01: Aylesbury Area Vision</p>	<p>London Plan 2011</p> <p>Policy 2.18: Green Infrastructure</p> <p>Policy 7.1: Lifetime Neighbourhoods</p> <p>Policy 7.2 An Inclusive Environment</p> <p>Policy 7.3: Designing out Crime</p> <p>Policy 7.4: Local Character</p> <p>Policy 7.5: Public Realm</p> <p>Policy 7.6: Architecture</p> <p>Policy 7.7: Location and Design of Tall Buildings</p> <p>Policy 7.8: Heritage Assets and Archaeology</p> <p>Policy 7.11: London View Management Framework</p> <p>Policy 7.17: Metropolitan Open Land</p> <p>Policy 7.19: Biodiversity</p> <p>Southwark Plan (2007)</p> <p>Policy 3.12 – Quality in Design</p> <p>Policy 3.13 – Urban Design</p> <p>Policy 3.15 – Conservation of the Historic Environment</p> <p>Policy 3.18 – Setting of Listed Buildings</p> <p>Policy 3.20 Tall Buildings</p> <p>Policy 3.22 – Important Local Views</p> <p>Core Strategy 2011</p> <p>Strategic Policy 11 – Open spaces and wildlife</p> <p>Strategic Policy 12 – Design and Conservation</p> <p>Aylesbury Area Action Plan 2010</p> <p>MP2</p>

Table 3.1 Development Plan Policy Relevant to BHTVIA

NATIONAL POLICY

3.10 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**.

BHTVIA ADDENDUM KEY PROVISIONS	ORIGINAL ES TBHVIA COMPARATIVE
<p>National Planning Policy Framework 2021</p> <p>Chapter 12 (Achieving well-designed places)</p> <p>Paragraph 126</p> <p>Paragraph 130</p> <p>Paragraph 132</p> <p>Paragraph 134</p> <p>Paragraph 135</p> <p>Chapter 16 (Conserving and enhancing the historic environment)</p> <p>Paragraph 194</p> <p>Paragraph 197</p> <p>Paragraph 199–202</p> <p>Paragraph 203</p> <p>Paragraph 206</p>	<p>National Planning Policy Framework 2012</p> <p>Chapter 7: Requiring Good Design</p> <p>Paragraph 56</p> <p>Paragraph 58</p> <p>Paragraph 61</p> <p>Paragraph 64</p> <p>Chapter 12: Conserving and Enhancing the Historic Environment</p> <p>Paragraph 126</p> <p>Paragraph 127</p> <p>Paragraph 128</p> <p>Paragraph 132</p> <p>Paragraph 133</p> <p>Paragraph 134</p> <p>Paragraph 135</p>

Table 3.2 National Planning Policy Relevant to HTVIA

MATERIAL CONSIDERATIONS

- 3.11 In addition to legislation and policy, the assessment will take into consideration relevant planning guidance and any material considerations, including:
- 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 (2015);
 - 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 ANALYSIS

- 3.12 Policy designations outline the strategic aspirations for an area, contribute to the understanding of its function and the potential for, or even lack of, change.
- 3.13 The superseded 2010 Area Action Plan 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. 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 NSP01 of the Southwark Plan. The principles of the Original Consent 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.

- 3.14 The Site is not located within any Landmark Viewing Corridors or Wider Setting Consultation Areas identified in the LVMF. The Site is located beyond the Landmark Viewing Corridor and Wider Setting Consultation Area in view 1A.2; however, an *extended* Wider Setting Consultation Area would cut through the Site and so redevelopment has the potential to impact the 'Strategically Important Landmark'. LVMF 1A.1 and 1A.2 are assessed as part of the BHTVIA Addendum. The design of the Proposed Amendment has been directly informed by the management guidance contained in the LVMF.
- 3.15 NSP Policy P21: Borough Views identifies five views to protect. The Proposed Amendment does not fall into any of the identified views.
- 3.16 NSP Policy P18 (in relation to listed buildings) and P19 (in relation to conservation areas) seeks to preserve and enhance the significance of listed buildings and conservation areas. Due regard has been given to these policies in the development of the proposals and a thorough analysis is provided at **Section 5.0**.

4.0

CONSULTATION AND MITIGATION BY DESIGN

AYLESBURY ESTATE FDS

CONSULTATION AND MITIGATION BY DESIGN

- 4.1 **Table 4.1** summarises the consultation comments received from stakeholders during the pre-application process in respect of the townscape, visual and built heritage assessment and the responses to demonstrate where the comments have been addressed within the assessment.
- 4.2 The design has undergone iterative development informed by the pre-application process and engagement with stakeholders. Mitigation by design may be summarised within section 5.0, 6.0 and 7.0.

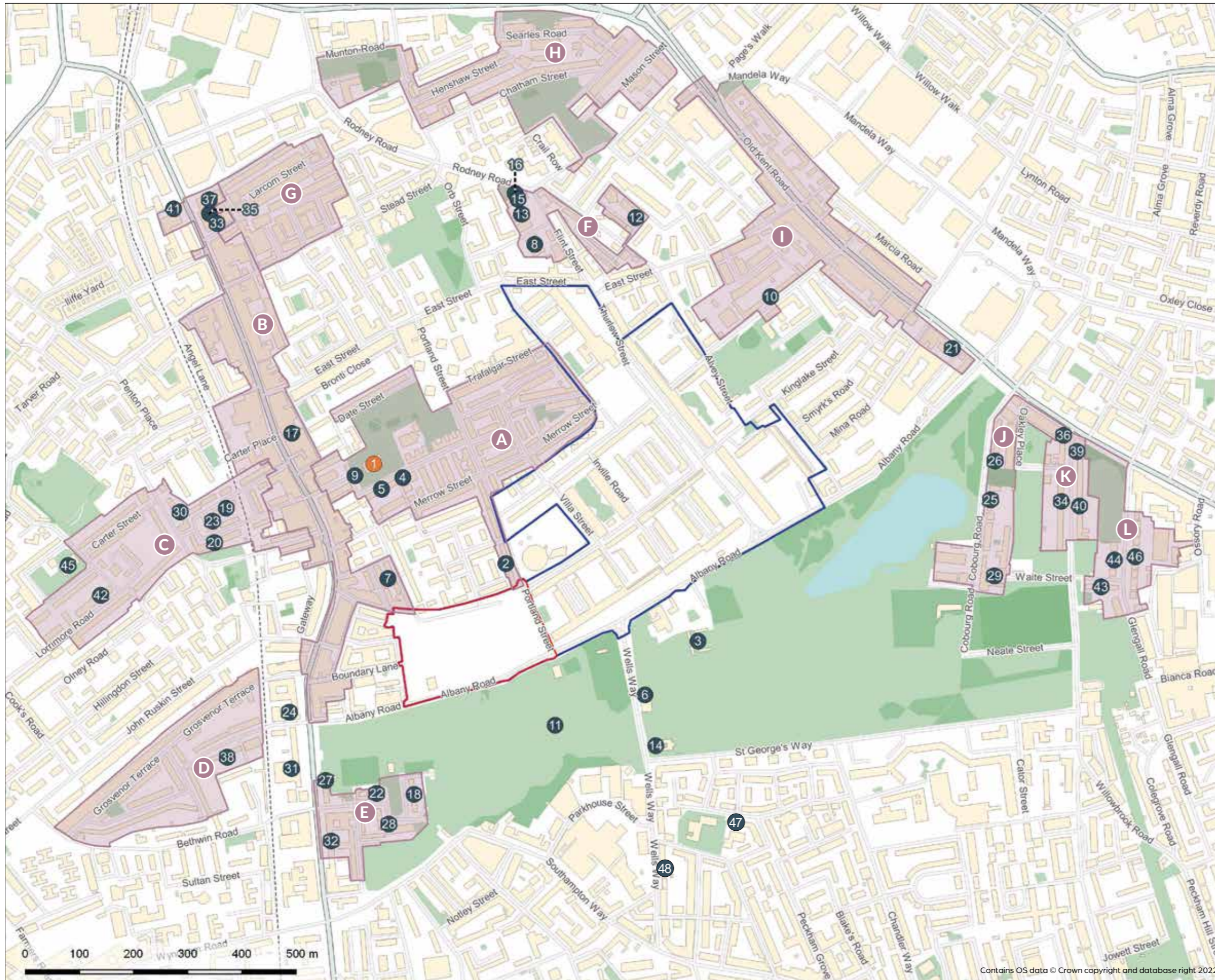
Table 1.1 Summary of Consultation

CONSULTEE AND FORM/ DATE OF CONSULTATION	SUMMARY OF COMMENTS	WHERE IN THIS VOLUME COMMENTS ARE ADDRESSED
GLA Stage 1 Report Consultation Response email dated 15 October 2021	<p>The extant 2016 consent at Block A4 of FDS plot 4 would be visible behind the Western Towers of St Paul's in telephoto views from LVMF assessment point 1A.2. Whilst the consented development would not obscure the Western Towers from view, its massing and tone would to some extent distract from the appreciation of the silhouette of the Western Towers in this view. Whilst the impact of the consented development is relatively minor, GLA officers are of the view that it would negatively impact on the ability of the viewer to recognise and appreciate the Western Towers as part of the strategic landmark. Similarly, GLA officers are of the opinion that the introduction of this new townscape element in the background setting of the Western Towers of St Paul's in this view would result in a low level of less than substantial harm to the significance of Grade I Listed St Paul's.</p> <p>The proposed revisions to Block A4 would result in the consented building becoming three-storeys taller – whereby Block A4 would be perceived to exceed the height of the Western Towers in the background of this view. GLA officers are of the opinion that this would additionally contribute to the abovementioned harm to the LVMF view and setting of the listed St Paul's. Nevertheless, it is acknowledged that this harm may be mitigated to a certain extent by the careful choice of materials and colour palette.</p> <p>GLA officers support the use of a lighter tone of materials compared to that of the extant consent, but seek to avoid colouration that is too close to that of St Paul's (to avoid a perceived merging of the two townscape elements). Earthly tones to reflect the rolling hills of the existing background setting would be supported, and the applicant team should engage with Southwark LBS to agree the details of such materials accordingly.</p> <p>Overall GLA officers consider that, where an appropriate material/colour palette can be secured, it could be possible to outweigh the residual harm to LVMF views and listed building setting based on the public benefits of the proposed scheme optimisation (including the delivery of additional affordable housing)</p>	Section 5.0 of this BHTVIA provides an assessment of the impact of the Proposed Amendment to the Grade I listed St Paul's Cathedral. Section 7.0 provides an assessment of the impact of the Proposed Amendment to LVMF 1A.1 and LVMF 1A.2.
LB Southwark Correspondence Consultation Response email dated 3 December 2021	<p>I have had a chance to look at this and I am satisfied that these views are suitable for the Aylesbury FDS proposals.</p> <p>The recently designated OKR Conservation Areas do not come into play here to warrant additional views.</p>	<p>Section 7.0 provides an assessment of the impact of the Proposed Amendment in all views identified by the LBS.</p> <p>The ZTV at Section 2.0 further clarifies that the recently designated OKR Conservation Areas, located to the east of the wider Original Consent, would not be materially impacted by the Proposed Amendment.</p>

5.0
BUILT HERITAGE
AYLESBURY ESTATE FDS

BUILT HERITAGE

- 5.1 This section describes the value (significance) of heritage receptors in the study area, the contribution to their value made by their setting and the likely impact of the Proposed Amendment upon that setting and value. The methodology at **Section 2.0** explains the approach to identifying the heritage baseline. The Site does not include any heritage receptors; however, there are heritage receptors in the wider area and the Proposed Amendment has the potential to impact their value by introducing change to their setting.
- 5.2 The section has been informed by a review of the previous Original ES TBHVIA, site visits and the following sources:
- The National Heritage List for England maintained by Historic England;
 - Conservation area appraisals published by the LBS;
 - The Register of Locally Listed Buildings, London Borough of Southwark (draft, 2018); and
 - The Historic Environment Record ref 16852 ('HER').
- ORIGINAL ES TBHVIA**
- 5.3 A review of the Original ES TBHVIA has been undertaken to understand any change to the heritage baseline.
- 5.4 An online search of the Historic England website confirmed that no new statutorily listed buildings, registered parks and gardens, or scheduled ancient monuments designated since the Original ES TBHVIA would be affected by the Proposed Amendments. All new heritage designations are located at a significant separating distance from the Site and/or do not have a visual relationship with the Proposed Amendments due to interposing development.
- 5.5 Subsequent to the Original ES TBHVIA, the LBS has identified three new conservation areas which have been considered as part of the BHTVIA Addendum, comprising:
- Thomas A'Becket and High Street Conservation Area
 - Yates Estate and Victory Conservation Area
 - The Mission Conservation Area
- 5.6 The study area for the Original ES TBHVIA also fell short of the following Grade II listed structures which have been considered as part of the BHTVIA Addendum:
- 39 – 45 Newent Close
 - 113 Wells Way
- 5.7 The following receptors were erroneously omitted from assessment in the Original ES TBHVIA:
- **Grade II listed New Peckham Mosque**
- 5.8 The location of the built heritage receptors identified in this assessment are shown at **Figure 5.1** The ZTV with an overlay of the heritage receptors identified in the study area is provided at **Figure 5.2**.
- 5.9 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 Proposed Amendment and, because of the separating distances and lack of historical associations, the Proposed Amendment would introduce no change to their setting or heritage value. Those heritage receptors identified for removal were also checked for any intrinsic historic relationship to the Site and/or surroundings to ensure there were no further potential effects to setting arising from the Proposed Amendment.
- 5.10 A qualitative assessment of the heritage value of the remaining receptors is provided below, including the contribution made by setting.
- 5.11 The built heritage baseline is summarised at **Table 5.1**.



HERITAGE ASSET PLAN

- Application Site
- Outline Masterplan Area

Conservation Areas

- | | |
|-------------------------|------------------------------------|
| A. Liverpool Grove CA | H. Yates Estate and Victory |
| B. Walworth Road CA | I. Thomas A'Becket and High Street |
| C. Sutherland Square CA | J. Cobourg Road CA |
| D. Grosvenor Park CA | K. Trafalgar Avenue CA |
| E. Addington Square CA | L. Glengall Road CA |
| F. The Mission CA | |
| G. Larcom Street | |

Listed Buildings

Grade I

1. Church of St Peter

Grade II

- | | |
|---|---|
| 2. Aycliffe House and attached railings, and Nos 1, 1a and 3-11, and 13-23 and attached railings | 25. Rosetta Place, No 55 and attached Handrail, 47, 51 and 53, and 61 and 63, Cobourg Road, and Hanover House |
| 3. Almshouses, North, Centre, and South Ranges | 26. 29 and 31, Cobourg Road |
| 4. 54, 56 and 58, Liverpool Grove | 27. Nos 117-129 and attached railings |
| 5. Nos 28-52 and attached railings | 28. 9 and 10, and 11, Addington Square, and Nos 7 and 8, 13-16, and 17-20 and attached railings |
| 6. Groundwork Trust Offices, and attached Chimney, and Piers and railings to Groundwork Trust Offices | 29. New Peckham Mosque (Former Church of St Mark) |
| 7. Harkers Studio | 30. Sutherland House, and Nos 34, and 36-40 and attached railings |
| 8. English Martyrs School (Part) | 31. 86 and 86a, and 88, 90 and 92, Camberwell Road, and Nos 66-84 Including railings |
| 9. Gates and Gate Piers to The West of Church of St Peter | 32. Cambridge House |
| 10. Nos 20-54 and attached railings, and Raised Pavement In Front of Nos 20-54 | 33. The Walworth Clinic |
| 11. Lime Kiln, South South West of Junction of Albany Road and Wells Way | 34. 16-24, 42-48, 50 and 52, and 54-64, Trafalgar Avenue, and Nos 26-40 and attached Handrails |
| 12. Church of St Christopher (Former Pembroke College Mission Church), and No. 80 | 35. Southwark Central Library and Cuming Museum |
| 13. English Martyrs Primary School | 36. Lord Nelson Public House |
| 14. Burgess Park War Memorial, Former Church of St George | 37. Southwark Municipal Offices and attached railings |
| 15. Roman Catholic Church of The English Martyrs | 38. 21, 22 and 23, 24a and 24b, 25a and 25b, 26a and 26b, 27, 28, 29a and 29b, 30, and 31-36, Urlwin Street |
| 16. Presbytery to The Roman Catholic Church of The English Martyrs | 39. Nos 1 and 3 and attached railings, and Wall With Gate Posts and Gate, and Garden Wall to Nos 1 and 3 |
| 17. Kennedys Sausages | 40. Nos 25-43 and attached Walls, Piers and railings |
| 18. 38-42, Addington Square, and Nos 33-37 and attached railings | 41. 140, 142, 150, 152, Walworth Road |
| 19. Nos 51-54 and attached railings | 42. 48-74, Lorrimore Road |
| 20. Nos 20-29, and 30-33, and attached railings | 43. Nos 1-9 and attached Porch railings |
| 21. Former Fire Station | 44. Nos 24, 26, 28, 30, 32, 34, 36, 38 and attached railings |
| 22. Nos 47 and 48 and attached railings | 45. Church of St Paul |
| 23. Nos 55-60 and attached railings | 46. Nos 1, 3, 9, 11, 5, 7, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, and 35 and attached railings |
| 24. 62 and 64, Camberwell Road | 47. 39-45 Newent Close |
| | 48. 113 Wells Way |

LOCATION:
Aylesbury FDS, Southwark

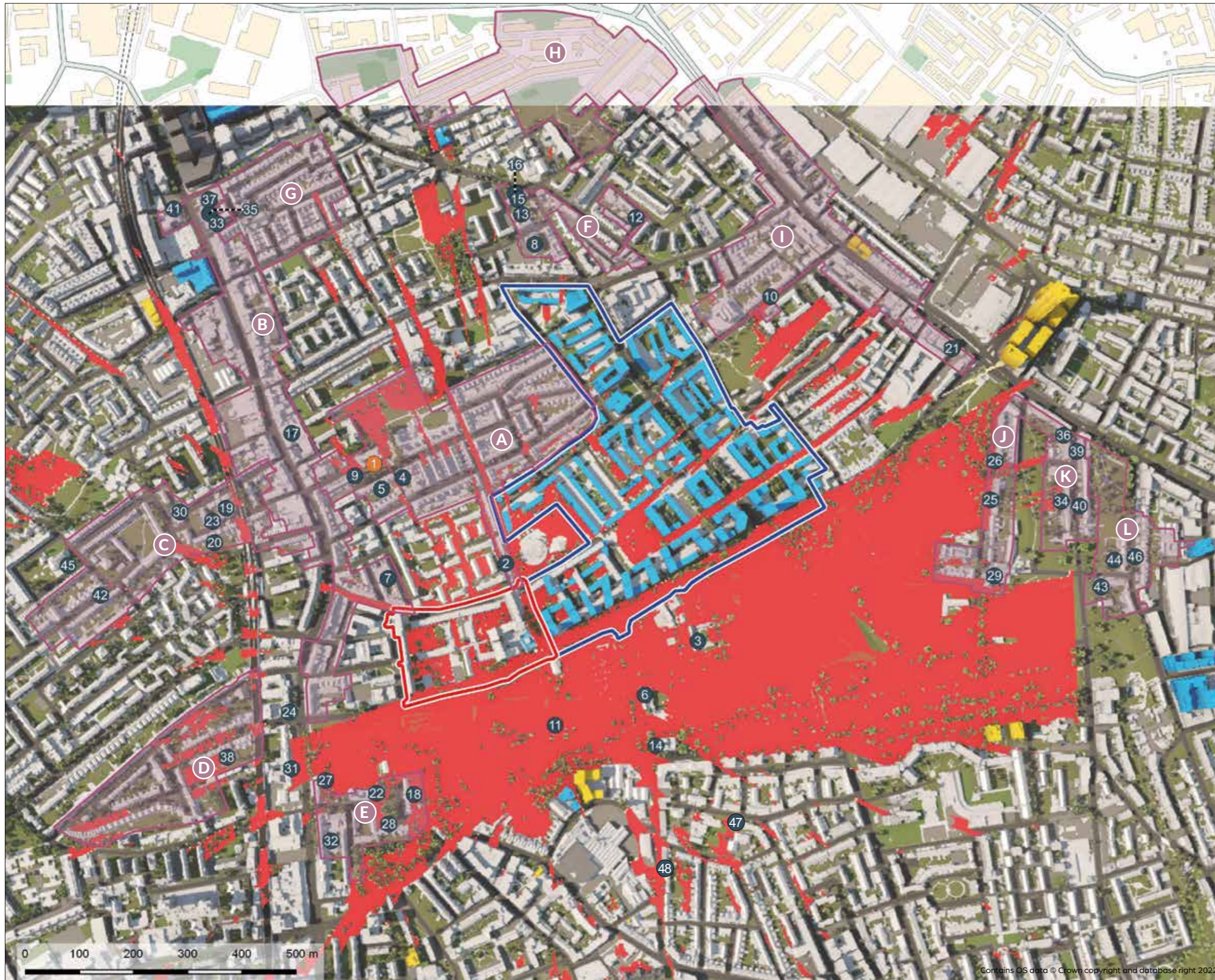
DATE:
February 2022

SCALE:
1:7500 @ A3

FIGURE 5.1 Heritage Asset Plan.



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HERITAGE ASSET PLAN

- Application Site
 - Outline Masterplan Area
- Conservation Areas**
- | | |
|-------------------------|------------------------------------|
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| B. Walworth Road CA | I. Thomas A'Becket and High Street |
| C. Sutherland Square CA | J. Cobourg Road CA |
| D. Grosvenor Park CA | K. Trafalgar Avenue CA |
| E. Addington Square CA | L. Glengall Road CA |
| F. The Mission CA | |
| G. Larcom Street | |

- Listed Buildings**
- Grade I**
1. Church of St Peter
- Grade II**
- | | |
|---|---|
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| 16. Presbytery to The Roman Catholic Church of The English Martyrs | 39. Nos 1 and 3 and attached railings, and Wall With Gate Posts and Gate, and Garden Wall to Nos 1 and 3 |
| 17. Kennedys Sausages | 40. Nos 25-43 and attached Walls, Piers and railings |
| 18. 38-42, Addington Square, and Nos 33-37 and attached railings | 41. 140, 142, 150, 152, Walworth Road |
| 19. Nos 51-54 and attached railings | 42. 48-74, Lorrimore Road |
| 20. Nos 20-29, and 30-33, and attached railings | 43. Nos 1-9 and attached Porch railings |
| 21. Former Fire Station | 44. Nos 24, 26, 28, 30, 32, 34, 36, 38 and attached railings |
| 22. Nos 47 and 48 and attached railings | 45. Church of St Paul |
| 23. Nos 55-60 and attached railings | 46. Nos 1, 3, 9, 11, 5, 7, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, and 35 and attached railings |
| 24. 62 and 64, Camberwell Road | 47. 39-45 Newent Close |
| | 48. 113 Wells Way |

LOCATION:
Aylesbury FDS, Southwark

DATE:
February 2022

SCALE:
1:7500 @ A3

FIGURE 5.1 Overlay of the ZTV and Heritage Asset Plan. ZTV Source: VuCity



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DESIGNATED HERITAGE RECEPTORS

MAP REF	NAME	GRADE	ORIGINAL ES TBHVIA BASELINE (PREPARED BY HTA)	ORIGINAL ES TBHVIA OVERALL IMPACT (PREPARED BY HTA)	2021 MONTAGU EVANS ASSESSMENT OF CHANGE TO BASELINE AND PROPOSED AMENDMENT IMPACT	ORIGINAL ES TBHVIA CUMULATIVE SCHEMES (PREPARED BY HTA)	2021 MONTAGU EVANS ASSESSMENT PROPOSED AMENDMENT CUMULATIVE EFFECT
A	Liverpool Grove Conservation Area	N/A	<p>Walworth came into the ownership of Canterbury Cathedral in the 12th Century.</p> <p>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 (courtesy of Southwark LBS) 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</p> <p>Over succeeding decades increasing housing demand in London as a result of increasing population led to overcrowding. Falling property values of these overcrowded buildings kept rents low reducing the income and the amount of maintenance possible allowing the buildings to fall into disrepair and living conditions to become unhealthy.</p> <p>The majority of the estate was built between 1903 and 1908 and comprises over 800 houses and flats.</p> <p>The close management of the Walworth Estate contributed greatly to its survival. The layout is dense but interesting, generally low rise with flats fronting courts with shared gardens to the rear and quite broad streets of houses and maisonettes each with their own garden. The varied external appearance of the buildings was intended to avoid monotony and has been preserved through only minor and sensitive alterations taking place. Trees have matured and with many pedestrians and only local traffic it is a quiet, pleasant place to be. The richness of composition in the massing and elevations are characteristic of the early 20th Century and retain their appeal to early 21st Century eyes. The combination of brick, render and painted timber beneath tiled roofs has a later 19th Century lineage rooted in the application of an earlier vernacular considered to be characteristically English. Where Villa Street meets Burton Grove looking toward Wooler Street the cohesiveness of the conservation area is particularly apparent to the benefit of resident and visitor alike. The significance of the conservation area can only be affected if the cohesiveness of the early 20th Century Walworth Estate is undermined</p> <p>While the cohesiveness of the conservation area will not be affected by the redevelopment of the Aylesbury Estate views toward that estate often include the glass and concrete of the later 20th Century housing. The new buildings on the development site will have a moderate beneficial impact on views and a major beneficial impact at the boundary between estates, specifically the relationship to the buildings of Merrow Street, Portland Street and Dawes Street and views along Portland Street, Merrow Street, Aylesbury Road, Wooler Street and Trafalgar Street</p> <p>The Liverpool Grove Conservation Area Appraisal identifies the mostly later Victorian terraces with some early 19th Century houses of 122 to 190 Trafalgar Street in section 4.3.4 as Key Unlisted Buildings in the conservation area.</p> <p>No part of the conservation area is included in the development which only reaches its southern boundary where the proposed scale and sensitive design of its buildings will have a moderate beneficial impact.</p>	<p>Sensitivity: Medium</p> <p>Magnitude of Impact: Moderate/Minor</p> <p>Overall Impact: Moderate/Minor</p> <p>Significance of Effects: Beneficial</p>	<p>Change to baseline: None</p> <p>Amendment to impact: Minor Beneficial</p> <p>Reasoning: The proposals will remain visible in axial views along Portland Street and the gardens south of Date Street. The Proposed Amendment has increased in height relative to the Extant Consent and therefore a marginal increase visibility will be possible from within the Conservation Area, although to no new areas or which would raise a materially greater effect. The Proposed Amendment comprises a palette of warm coloured materials that are conducive to the masonry found within the Conservation Area. The effect has been reduced from Moderate/Minor Beneficial to Minor Beneficial as it is considered the magnitude of impact to value (e.g. the character and appearance of the area) would not be as intense as stated in the Original ES TBHVIA, albeit the changes to the function and appearance experienced along Portland Street would be beneficial.</p>	<p>The asset has no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.</p>	<p>The Outline Masterplan follows the east and south boundary of the Conservation Area and will bring a marked change to the character and appearance of the area. The Outline Masterplan will include the reinstatement of more traditional street patterns that follow the morphological framework within the Conservation Area. The scale of development is low-rise along the boundary of the Conservation Area, with the exception of a taller building marking the junction of Thurlow Street.</p> <p>The impact of the Proposed Amendment on top of the cumulative baseline will remain beneficial. The proposals will remain visible in axial views along Portland Street and the gardens south of Date Street. The Proposed Amendment has increased in height relative to the Extant Consent and therefore a marginal increase visibility will be possible from within the Conservation Area, although to no new areas or which would raise a materially greater effect. The Proposed Amendment comprises a palette of warm coloured materials that are conducive to the masonry found within the Conservation Area. The effect has been reduced from Moderate/Minor Beneficial to Minor Beneficial as it is considered the magnitude of impact to value (e.g. the character and appearance of the area) would not be as intense as stated in the Original ES TBHVIA, albeit the changes to the function and appearance experienced along Portland Street would be beneficial.</p>

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1	Church of St Peter And West gates and Gate Piers Liverpool Grove	Grade I Grade II	<p>The jewel of the Liverpool Grove Conservation Area and visible from Walworth Road is the Grade I listed Church of St. Peter completed 1825 by Sir John Soane.</p> <p>Though restored after damage from enemy action during the Second World War it remains a fine example of Soane's work. The church as well as its gate piers and associated ironwork are listed. The repeated large arched head windows to the sides are sober, ornament is generally understated and restricted to classical Greek models.</p> <p>The West front is suitably grand, recessed to afford an Ionic colonnade with central giant doorway and two stage Corinthian tower above, first square in plan then circular culminating in a dome carrying a cross. It is a very fine example of early 19th Century classicism exhibiting Soane's control of and freedom with the classical language to achieve a building that acknowledges its inspiration while reflecting the time of its design.</p> <p>Though of high value and sensitivity to change the church stands some distance away from the redevelopment of the Aylesbury Estate which will have a negligible impact on its setting and will not affect its significance.</p>	<p>Sensitivity: High</p> <p>Magnitude of Impact: Negligible</p> <p>Overall Impact: Negligible</p> <p>Significance of Effects: Negligible</p>	<p>Change to baseline: None</p> <p>Amendment to impact: Negligible Neutral</p> <p>Reasoning: The Original ES HTVIA identified a Negligible effect, although did not identify a direction (e.g. beneficial, adverse or neutral). It is our judgement the effect would remain negligible, as the proposals would not impact the principal axial view along Liverpool Grove, and would only be glimpsed from the east end of the road and seen as a peripheral element, not in conjunction with St Peter's Church. The effect would be neutral, as it would neither benefit or hinder the ability of the observer to recognise and appreciate the listed building.</p>	The asset has no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.	No further development would be visible from the immediate vicinity of St Peter's Church with the exception of the tower at Southernwood Retail Park (ref: 18/AP/3551). The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.
4 and 5	28 – 58 Liverpool Grove	Grade II	<p>Facing the Church of St. Peter is the terrace of Nos 28 to 58 Liverpool Grove. Early 19th Century but not included in the Ecclesiastical Commissioners rebuilding of the estate they give a sense of the early context of the Church. These are 2 storey brick terraces, the ground floor round-headed windows with delicate curving mullions describing pointed arches also found in the semi-circular transom over the entrance doors.</p> <p>The redevelopment of the Aylesbury Estate will have a negligible impact on the setting of these listed buildings and their significance will remain unaffected.</p>	<p>Sensitivity: Medium</p> <p>Magnitude of Impact: Negligible</p> <p>Overall Impact: Negligible</p> <p>Significance of Effects: Negligible</p>	<p>Change to baseline: None</p> <p>Amendment to impact: Negligible Adverse</p> <p>Reasoning: The Original ES HTVIA identified a Negligible effect, although did not identify a direction (e.g. beneficial, adverse or neutral). It is our judgement the effect would remain negligible, as the tallest building only would be visible from the east end of Liverpool Grove and the northern parts of Faraday Gardens looking towards Nos. 8-58 Liverpool Grove. The tall building would be seen as a singular tall element and visually distinct from the listed terrace in the foreground. The effect would be adverse, as the visibility above the roofline of the terrace would marginally detract from the ability of the observer to recognise and appreciate the listed terrace. The palette of warm coloured materials proposed for the tower are conducive to terrace and a mitigating factor, in conjunction with the architectural design, which is of high quality. The overall effect of the Proposed Amendment is Negligible Adverse, which would also have arisen from the Extant Consent.</p>	The asset has no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.	No further development would be visible from the immediate vicinity of Liverpool Grove, including Faraday Gardens, with the exception of the tower at Southernwood Retail Park (ref: 18/AP/3551). The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.

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2	Aycliffe House and attached railings, and Nos 1, 1a and 3-11, and 13-23 Portland Street and attached railings	Grade II	<p>Of the many houses and flats of the rebuilt estate only Nos. 1 to 23 Portland Street and neighbouring Aycliffe House are listed. In brick with stone dressings subsequently painted and timber canopies beneath tiled roofs this terrace at 2 storeys and Aycliffe House at 3 storeys are at the junction with buildings of the Aylesbury Estate. The existing Aylesbury Estate buildings have large areas of concrete and glass connected by sweeping walkways and surrounded by parking in strong contrast to the listed buildings.</p> <p>Redevelopment of these later 20th Century buildings will have a major beneficial impact on the setting of these listed buildings as the harsh and contrasting elements of the Aylesbury Estate in steel and concrete at an unrelated scale are replaced by sensitive designs at an appropriate scale.</p>	<p>Sensitivity: Medium Magnitude of Impact: Moderate to Major Overall Impact: Moderate to Major Significance of Effects: Beneficial</p>	<p>Change to baseline: None Amendment to impact: Moderate Beneficial Reasoning: The proposals will continue to change the street frontage along Portland Street, reinstating activation at ground floor level and introducing a palette of warm coloured materials that are conducive to Aycliffe House and the adjacent listed properties. These impacts will be wholly beneficial to the appearance and function of the street, and therein the setting and of the listed residential properties. The Proposed Amendment has increased in height relative to the Extant Consent, although to no new areas or which would raise a materially greater effect. The effect has been reduced from Major/Moderate Beneficial to Moderate Beneficial as it is considered the magnitude of impact to value (e.g. their special interest which derives in-part from their group appearance and as examples of working-class housing during this period) would not be as intense as stated in the Original ES TBH VIA, albeit the changes along Portland Street would be beneficial.</p>	<p>The asset has no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.</p>	<p>The Outline Masterplan is located in close proximity to the listed buildings on Portland Street, separated only by the Michael Faraday school to the east. The development will bring a marked change to the character, appearance and function of the area. The Outline Masterplan will include the reinstatement of more traditional street patterns that follow the morphological framework along Portland Street and the wider Liverpool Grove Conservation Area. The scale of development varies, with taller buildings marking the frontage to Albany Road and Burgess Park..</p> <p>The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.</p>
E	Addington Square Conservation Area	N/A	<p>The Conservation Area is comprised of houses fronting Camberwell Road, Addington Square to the East and much of Kitson Road extending South. The 1830 Kennington to Peckham map and Cary's New Map of London and Vicinity from 1837 shows Addington Square beginning to be laid out and many of the Camberwell Road houses. The 1895 Ordnance Survey describes a mixed area following the arrival of the canal with several wharves and a depot either side of the Camberwell Baths on the North side of the square. The baths have been replaced by the Tennis café and tennis courts of Burgess Park opening views across to the taller blocks of the Aylesbury Estate. The square is a protected London Square.</p> <p>Proceeding South Nos. 117-129 and Nos. 131- 155 are addressed in the Listed Buildings pages below.</p> <p>The square is an eclectic mix of early 19th Century designs. The upright terrace on the East side, Nos. 33-37 & 38-42, was the last to be built and shares similar character to those on Camberwell Road. Most distinctive on this square is Nos. 13-16 on the South Side, a group of 4 designed as a unified composition in stucco and brick over 2 storeys with pitched roof, the centre entrance bay stepped slightly forward beneath a pediment and recessed entrances to all four houses.</p> <p>Views of Bradenham House on the Aylesbury Estate are possible in most parts of the square, though nowhere else in this conservation area. Through sensitive design responding to its context the redevelopment will have a minor beneficial impact on this part of the conservation area and the listed buildings of Addington Square. The redevelopment proposals will not affect the significance of the listed buildings.</p>	<p>Sensitivity: Medium Magnitude of Impact: Minor Overall Impact: Minor Significance of Effects: Beneficial</p>	<p>Change to baseline: None Amendment to impact: Minor Neutral Reasoning: The proposals will remain glimpsed in view north from within Addington Square. The Proposed Amendment will be visible through the gap created by the removal of the Camberwell Baths on the north side of the square. The scale of development would remain subservient to the listed terrace on the east side of the square and not visible over its parapet. The effect has been changed from Beneficial to Neutral as it is considered the direction of effect identified in the Original ES TBH VIA would not impact the value of the Conservation Area. The inter-visibility of the Proposed Amendment, seen over distance and obliquely to the listed structures would have a neutral impact to the setting of the Conservation Area as it is considered the character and appearance would not be altered.</p>	<p>The asset has no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.</p>	<p>Glimpse views of the Outline Masterplan may be obtained from Addington Square. Where visible, these would be seen beyond the Site and subservient to the Proposed Amendment. The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.</p>

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28, 18, 22	Nos. 7 & 8 Addington Square, Nos. 9 & 10, & 11 Addington Square, Nos. 13-16 Addington Square, Nos. 33-42 Addington Square, Nos. 47 & 48 Addington Square	Grade II	<p>The square, a protected London Square, is an eclectic mix of early 19th Century designs. The three storey corner house, No.7, has been rendered and features round headed ground floor windows found in many of the other buildings on this square. At first floor are tall sliding sash windows with cast iron balconies, it is in a good state of repair in contrast to its pair adjacent.</p> <p>The semi-detached Nos 9 &10 have shallow arched window heads to ground floor, the front door reached by a short flight of steps. The upper storey features pairs of windows with a central engaged column supporting both arches. Above are dormer windows to the attic storey. No.11 stands alone more similar to the houses of Nos. 33 to 42 opposite.</p> <p>Most distinctive on this square is Nos. 13-16 on the South Side, a group of 4 designed as a unified composition in stucco and brick over 2 storeys with pitched roof, the centre entrance bay stepped slightly forward beneath a pediment and recessed entrances to all four houses. The care with which the design was developed has been reflected in the care with which the terrace has been maintained. The importance to the composition of the delicate ironwork and the colour of the pediment are apparent. The front door paint colour compliments and enhances the building.</p> <p>The upright terrace on the East side, Nos. 33-37 & 38-42, was the last to be built and shares similar character to No. 11 and those on Camberwell Road. Over 3 storeys with basements most Ground floors have round headed recessed windows with sash casements and doors graded with ¾ columns and semi- circular transom light.</p> <p>Nos 47 & 48 form a restrained Italianate block featuring arched heads to the ground floor windows including the wide transom to the entrance doors, the northern now a window. The paired houses are given verticality through the tall first floor windows further heightened through rendered pilasters identifying the corner bays of A-B-B-A composition. The richly moulded entrance doors include motifs found on the door to No.8.</p> <p>Views of Bradenham House on the Aylesbury Estate are possible in most parts of the square and through sensitive design responding to its context the redevelopment will have a minor beneficial impact on the listed buildings of Addington Square. The redevelopment proposals will not affect the significance of these buildings.</p>	<p>Sensitivity: Medium</p> <p>Magnitude of Impact: Minor</p> <p>Overall Impact: Minor</p> <p>Significance of Effects: Beneficial</p>	<p>Change to baseline: None</p> <p>Amendment to impact: Minor Neutral</p> <p>Reasoning: The Proposed Amendment would not give rise to any greater magnitude of impact relative to the Extant Consent. The proposals will remain glimpsed in view north from within Addington Square. The Proposed Amendment will be visible through the gap created by the removal of the Camberwell Baths on the north side of the square. The scale of development would remain subservient to the listed terrace on the east side of the square and not visible over its parapet. The effect has been changed from Beneficial to Neutral as it is considered the direction of effect identified in the Original ES TBHVIA would not impact the special interest of the listed buildings. The inter-visibility of the Proposed Amendment, seen over distance and obliquely to the listed structures would have a neutral impact to the setting of the listed buildings.</p>	<p>The assets have no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.</p>	<p>Glimpse views of the Outline Masterplan may be obtained from Addington Square. Where visible, these would be seen beyond the Site and subservient to the Proposed Amendment. The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.</p>

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27, 32	117-129 Camberwell Road Including Railings, Cambridge House (131-155 Camber- Well Road)	Grade II	<p>Found in the Addington Square Conservation Area the 1830 Kennington to Peckham map and Cary's New Map of London and Vicinity from 1837 shows most of these houses. The 1895 Ordnance Survey describes a mixed area following the arrival of the canal.</p> <p>Proceeding South Nos. 117-129 with attached railings are Grade II listed in brick with stone dressings. Over 3 storeys with basements most Ground floors have round headed recessed windows with sash casements and doors graced with ¾ columns and semi-circular transom light.</p> <p>The arrangement is dignified and seen fronting many of the major routes into London that channelled 19th Century suburban expansion and is seen again at Nos. 131-155. These are enhanced by mature trees where they are found and exhibit a range of transom lights over several surviving early front doors.</p> <p>From the rear of Nos 117-129 the redevelopment site will be visible across Burgess Park. The new buildings will have a negligible impact on the setting of these buildings. Views of the Aylesbury Estate are not possible from Nos 131 to 155. The redevelopment will have a negligible impact on the setting of these listed buildings. The significance of all remains unaffected.</p>	<p>Sensitivity: Medium</p> <p>Magnitude of Impact: Negligible</p> <p>Overall Impact: Negligible</p> <p>Significance of Effects: Negligible</p>	<p>Change to baseline: None</p> <p>Amendment to impact: Negligible Neutral</p> <p>Reasoning: The Original ES HTVIA identified a Negligible effect, although did not identify a direction (e.g. beneficial, adverse or neutral). It is our judgement the effect would remain negligible, as the proposals would not be visible from Camberwell Road above the rooftops of buildings along Camberwell Road, although would be seen through gaps in the building line, over distance. The effect would be neutral, as it would neither benefit or hinder the ability of the observer to recognise and appreciate the listed buildings.</p>	The assets have no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.	The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.
24, 31	62 & 64, 66 - 84, 86 & 86A & 88, 90 & 92 Camberwell Road Including Railings	Grade II	<p>Named Grosvenor Place on the 1830 Kennington to Peckham map (courtesy of Southwark LBS) this terrace is set behind deep front gardens away from Camberwell Road. Mostly of yellow stock brick over 3 storeys with basement they have round headed recessed windows to the ground storey and entrance doors graced with ¾ columns and a semi-circular transom light. Nos 86 & 86a are distinct from the others being stucco faced with pilasters, frieze and other decoration. Formerly a Stonemason's yard the decorative panels are actually of Coade Stone, saved from a building demolished in the 1890s, and are quite unexpected on this otherwise sober terrace. Nos. 88, 90 & 92 have undergone some alteration but read as a unified whole with stucco centre bays and brick side bays.</p> <p>Views toward the Aylesbury Estate site from much of the length of the terrace are obscured by mature trees and planting in Burgess Park and the view from Nos. 62 & 64 is obscured by the buildings on the opposite side of Camberwell Road. Nos. 66 & 84 Camberwell Road close to the junction with Albany Road are afforded a view and redevelopment will have a minor beneficial impact on the setting of these listed buildings. Their significance remains unaffected.</p>	<p>Sensitivity: Medium</p> <p>Magnitude of Impact: Minor</p> <p>Overall Impact: Minor</p> <p>Significance of Effects: Beneficial</p>	<p>Change to baseline: None</p> <p>Amendment to impact: Minor Neutral</p> <p>Reasoning: The proposals will remain glimpsed in view east from Camberwell Road. The Proposed Amendment will be visible across Burgess Park and along Albany Road. The Proposed Amendment has increased in height relative to the Extant Consent, although this would not give rise to a materially greater effect. The effect has been changed from Beneficial to Neutral as it is considered the direction of effect identified in the Original ES TBHVIA would not impact the special interest of the listed buildings. The inter-visibility of the Proposed Amendment, seen over distance and obliquely to the listed structures would have a neutral impact to the setting of the listed buildings.</p>	The assets have no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.	The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.

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J, K, L	Glengall Road, Trafalgar Avenue, Coburg Road Conservation Areas	N/A	<p>These three small neighbouring conservation areas connected by public open spaces off the Old Kent Road are addressed here together. CA 19 Coburg Road is the only one that has views of the Aylesbury Estate, across the lake in Burgess Park. The street and some of the houses appear on the 1830 Kennington to Peckham map (courtesy of Southwark LBS) with Hanover House, Rosetta Place and Grenville Terrace annotated. The surrounding area is largely undeveloped as also shown on the later Cary's New Map of London and Vicinity from 1837. The 1895 Ordnance Survey shows the area fully developed.</p> <p>In the early 21st Century Coburg Road is lined with mature trees, the surviving buildings are on its East side and comprise a number of early to late 19th Century terraces of 2 storeys and 3 storeys with basements. The listed buildings are addressed on the pages below.</p> <p>CA 18 Trafalgar Avenue is mostly comprised of the tall listed terraces either side of the road annotated "Footway to Peckham" on the 1830 map. At the junction with Old Kent Road is the Lord Nelson public house annotated the Nelson's Head.</p> <p>The Glengall Road Conservation Area is the furthest of the three from the Aylesbury Estate and is comprised mostly of stuccoed terraces dating to the mid-1840s. All are Grade II listed and addressed below comprising much of the fabric of this interesting and cohesive conservation area.</p> <p>The principal context to Coburg Road is the view of the lake. From the listed Nos. 47 to 63 it is possible to see the taller blocks of the Aylesbury Estate across the lake in Burgess Park. A view from near the bridge across the lake toward Coburg Road reveals that mature trees obscure much of the listed fabric of the street. The redevelopment will have a minor beneficial impact on the Coburg Road Conservation Area and the setting of its listed buildings through design of the new buildings fronting Albany Road being sensitive to their context. Their significance remains unaffected.</p> <p>Trafalgar Avenue and Glengall Road conservation areas are both distant from the site without any views of the estate and are unaffected.</p>	<p>Coburg Road: Sensitivity: Medium Magnitude of Impact: Minor Overall Impact: Minor Significance of Effects: Beneficial</p> <p>Glengall Road and Trafalgar Avenue: Sensitivity: Low Magnitude of Impact: Negligible Overall Impact: Negligible Significance of Effects: Negligible</p>	<p>Change to baseline: None</p> <p>Amendment to impact: None effect to Glengall Road Conservation Area, Trafalgar Avenue Conservation Area and Coburg Road Conservation Area.</p> <p>Reasoning: The ZTV at Section 5.0 demonstrates the Proposed Amendment would not be visible or, at most, glimpsed from a limited number of streets within these conservation areas. The Site has no intrinsic historic relationship to conservation areas and the Proposed Amendment would therefore have a Nil magnitude of impact. The Extant Consent would have a smaller magnitude of impact and in our judgement the effect would also be None.</p>	<p>The assets have no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.</p>	<p>The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.</p>

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25, 26	Nos. 29 & 31, 47, 51 & 53, 55, 61 & 63 Coburg Road Hanover House, Rosetta Place,	Grade II	<p>Found in the Coburg Road Conservation Area this street of 2 & 3 storey terraces and villas includes a number of early 19th Century survivors. The street and some of the houses appear on the 1830 Kennington to Peckham map (courtesy of Southwark LBS) with Hanover House, Rosetta Place and Grenville Terrace annotated.</p> <p>Currently undergoing maintenance the pair of houses Nos. 29 & 31 Coburg Road are of brick with the entrance door graced with ¾ columns and a semi-circular transom light. Flat gauged brick window heads are expressed.</p> <p>Hanover House is of brick over 3 storeys 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.</p> <p>The former church of St. Mark was designed by RN Shaw in 1879-1880 with later additions but lacks the Queen Anne inspired character of much of his work or the half timbering seen to great effect at the contemporary Bedford Park.</p> <p>The principal context to Coburg Road is the view of the lake. The redevelopment of the Aylesbury Estate includes buildings fronting Burgess Park which will have a minor beneficial impact on Nos 29 & 31, the others being largely obscured by mature trees. Their significance remains unaffected.</p>	<p>FDS</p> <p>Sensitivity: Medium</p> <p>Magnitude of Impact: Minor</p> <p>Overall Impact: Minor</p> <p>Significance of Effects: Beneficial</p>	<p>Change to baseline: 29 and 31 Coburg Road no longer undergoing maintenance</p> <p>Amendment to impact: Minor Neutral</p> <p>Reasoning: The proposals will remain glimpsed in view east from Camberwell Road. The Proposed Amendment will be visible across Burgess Park. In views from Oakley Place the scale of development would remain subservient to the listed properties to the west and not visible above their parapet. The Proposed Amendment has increased in height relative to the Extant Consent, although this would not give rise to a materially greater effect. The effect has been changed from Beneficial to Neutral as it is considered the direction of effect identified in the Original ES TBHVIA would not impact the special interest of the listed buildings. The inter-visibility of the Proposed Amendment, seen over distance and obliquely to the listed structures would have a neutral impact to the setting of the listed buildings.</p>	The assets have no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.	The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.
36, 39, 34, 40	Lord Nelson Public House, Nos 1 & 3 Trafalgar Avenue, At-Tached Railings, Gate & Gate Posts, Wall And Garden Wall, Nos 16-61 & Nos 25-43 Trafalgar Avenue	Grade II	<p>At the junction with Old Kent Road is the Lord Nelson public house annotated the Nelson's Head on the 1830 map. A recent eye-catching redecoration of the exterior sets the bow-fronted earlier part of the building into the background while the later 19th Century frontage turns the corner.</p> <p>Opposite is the most unusual condition of Nos. 1 & 3 Trafalgar Avenue, a late 18th Century house perpendicular to the Avenue with the rear garden elevation articulated with a bowed bay window at the West end of the range. The once formal entrance on the North Elevation set back from the Old Kent Road had its front garden built on in the late 19th Century, the building has since been accessed via an alleyway. A most unfortunate situation for the residents, there is a cheerful late 19th Century window overlooking Trafalgar Avenue.</p> <p>The tall listed terrace of Nos. 16-64 Trafalgar Avenue on the West side and Nos 25 to 43 on the East side are of differing character but both are unified. The more richly ornamented even-numbered terrace on the West side has a pleasing rhythm of pedimented and corniced first floor window surrounds above a rusticated stucco ground storey. The top storey is so ornamented as to be reminiscent of a decorative frieze enlarged to accommodate windows.</p> <p>The terraces further South are less consistent in their detail with some gables and very large ground floor windows.</p> <p>The odd-numbered terrace on the East side is more restrained with three-centred arched gauged brick heads surrounding the recessed first floor windows, the ground storey again rusticated stucco.</p> <p>The listed buildings of the Trafalgar Avenue Conservation Area are not affected by the redevelopment of the Aylesbury Estate being distant from the site. Their significance remains unaffected</p>	<p>Sensitivity: Low</p> <p>Magnitude of Impact: Negligible</p> <p>Overall Impact: Negligible</p> <p>Significance of Effects: Negligible</p>	<p>Change to baseline: None</p> <p>Amendment to impact: None effect arising from impact to all listed buildings.</p> <p>Reasoning: The ZTV at Section 5.0 demonstrates the Proposed Amendment would not be visible from Trafalgar Avenue or, at most, glimpsed through gaps in the building line. The Site has no intrinsic historic relationship to conservation areas and the Proposed Amendment would therefore have a Nil magnitude of impact. The Extant Consent would have a smaller magnitude of impact and in our judgement the effect would also be None.</p>	The assets have no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.	The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.

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43, 44 and 46	Nos 1-35 (odd) & 24-38 (even) Glengall Road, Nos 1-9 Glengall Terrace	Grade II	<p>These stuccoed listed terraces comprise most of the Glengall Road Conservation Area. Dating to the mid-1840s all are distinctive for their ionic pilasters rising through both upper storeys matched with smaller ionic pilasters to the projecting entrance porticos. Shallow arched window heads contribute to the charm of these light, bright buildings enhanced by much surviving early ironwork.</p> <p>The listed buildings along Glengall Road and Glengall Terrace are not affected by the redevelopment of the Aylesbury Estate being distant from the site. Their significance remains unaffected.</p>	<p>Sensitivity: Low Magnitude of Impact: Negligible Overall Impact: Negligible Significance of Effects: Negligible</p>	<p>Change to baseline: None Amendment to impact: None effect arising from impact to all listed buildings.</p> <p>Reasoning: Analysis using the VuCity model confirms the Proposed Amendment would not be visible from Glengall Road and would only be glimpsed in axial views from Glengall Terrace. The Site has no intrinsic historic relationship to conservation areas and the Proposed Amendment would therefore have a Nil magnitude of impact. The Extant Consent would have a smaller magnitude of impact and in our judgement the effect would also be None.</p>	The assets have no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.	The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.
3	Almshouses Chumleigh Grange; North Range, Centre Range, South Range	Grade II	<p>A range of Almshouses is shown on Cary's New Plan of London and Vicinity of 1837 in roughly the same position as the three ranges of Chumleigh Grange Almshouses. The later 1895 Ordnance Survey shows the group in more detail, which are today a community resource and public garden, an asset to Burgess Park. Of yellow brick over 2 storeys with pitched roof its windows are reminiscent of the gothic inspired vernacular of the early 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.</p> <p>Redevelopment proposals to replace these with taller residential blocks fronting Albany Road will have a moderate beneficial impact on the setting of this listed building through their more sensitive response to their context, while the curtilage remains unaltered and their significance unaffected.</p>	<p>Sensitivity: Medium Magnitude of Impact: Minor Overall Impact: Minor Significance of Effects: Beneficial</p>	<p>Change to baseline: None Amendment to impact: Negligible Adverse</p> <p>Reasoning: The proposals will remain visible in views looking west from the courtyard of the almshouses. The scale of development would be visible above the parapet of the listed ranges; the extent of visibility is illustrated by the ZTV at Section 5.0. The extent of visibility would be similar to the Extant Consent and would not give rise to any greater magnitude of impact; however, the effect has been changed from Beneficial to Adverse as it is considered the direction of effect identified in the Original ES TBHVIA would not benefit the value of the listed buildings. Due to the proximity of the Proposed Amendment and the appearance of the tallest building on the currently unencumbered skyline from within the enclosed area, the effect is considered adverse to the setting of the listed buildings. The palette of warm coloured materials proposed for the tower are conducive to the ranges and a mitigating factor, in conjunction with the architectural design, which is of high quality. The overall effect of the Proposed Amendment is Negligible Adverse, which would also have arisen from the Extant Consent.</p>	The asset has no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.	<p>The Outline Masterplan would introduce further change to the northern boundary of Burgess Park which forms the setting of the listed buildings. The Outline Masterplan would introduce greater scale along this frontage which would be alleviated by the greater degree of permeability and articulation of the blocks. Road junctions are marked by taller buildings, signalling the entrance into the new Aylesbury Estate to the north. The introduction of further tall development visible above the ridge line of the ranges would be a detracting feature of the setting of the listed building, albeit counterbalanced by the new frontages created along the north side of Burgess Park, which are visible looking east from the courtyard of the listed buildings. Again, the palette of warm coloured materials proposed for the tower are conducive to the ranges and a further mitigating factor, in conjunction with the architectural design, The overall effect would therefore be beneficial.</p> <p>The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.</p>

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11	Lime Kiln, South West Of Junction Of Albany Road and Wells Way, Burgess Park	Grade II	<p>Now standing in splendid isolation in Burgess Park the Lime Works to which this surviving kiln belonged is annotated on the 1830 Kennington to Peckham map. It is likely lime from this kiln found its way to the many early 19th Century buildings surviving in this area. It is a record of the mixture of residential and industrial uses that once formed this part of Walworth that is less noticeable in the early 21st Century.</p> <p>Beyond to the North the larger blocks of the Aylesbury Estate can be clearly seen, redevelopment fronting Burgess Park of a design more sensitive to this context will have a moderate beneficial impact on the setting of this listed building. Its immediate context will remain unaltered and its significance unaffected.</p>	<p>Sensitivity: Medium Magnitude of Impact: Moderate Overall Impact: Moderate Significance of Effects: Beneficial</p>	<p>Change to baseline: None Amendment to impact: Minor Neutral Reasoning: The lime kiln is located in Burgess Park and there would be inter-visibility between the Proposed Amendment and the listed structure. The extent of visibility would not be materially greater than the Extant Consent; however, the effect has been changed from Beneficial to Neutral as it is considered the direction of effect identified in the Original ES TBHVIA would not impact the special interest of the listed structure.</p> <p>The Proposed Amendment would form part of the wider setting of the kiln, in conjunction with other development surrounding Burgess Park. The historic setting of the kiln would have included houses, streets and industrial buildings, of notable scale. The original setting of the kiln has been largely removed with the creation of Burgess Park. The landscape treatment of Burgess Park has sought to reflect the Surrey Canal route, including the kiln and historic bridges. The landscaped setting in which it now sits has visual amenity, although the value of the kiln is primarily attributed to its function and evidential value. The Proposed Amendment would bring change to the views experienced when near to the kiln, although that would be incidental to its value and the contribution made by setting.</p> <p>The overall effect of the Proposed Amendment is Minor Neutral, which would also have arisen from the Extant Consent</p>	<p>The asset has no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.</p>	<p>The Outline Masterplan would introduce further change to the northern boundary of Burgess Park which forms the setting of the listed buildings. Notwithstanding, mindful of the nature of the asset and its changed context, the impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.</p>

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6	Groundwork Trust Office and Attached Chimney, Wells Way	Grade II	<p>A fine Edwardian building this former Passmore Edwards Library of 1902 was built with high aspirations amidst the densely packed residential streets that are now a park. Fronting Wells Way the former public baths have been adorned on its South elevation with a recent large ceramic mural in a butterfly design that is sympathetic to its context and indicates this fine small building is cherished by its community. The chimney associated with the former Bath House is a prominent landmark in Burgess Park. The elevation to Wells Way in red brick with stone dressings has elements of Jacobean inspiration bent to suit an early 20th Century Bath House. The library elevation also of red brick and once at a road junction has a glorious stone entrance bay richly carved with a semi-circular pediment of Baroque inspiration. The associated piers and railings also Grade II listed are beautifully ornate and contribute to a sense of place and permanence.</p> <p>Low rise buildings of the Aylesbury Estate can be seen crossing behind the North end of Wells Way. Their redevelopment with taller buildings fronting Burgess Park may be seen through the trees and other planting but will not affect their significance. Their design being more sensitive to their context will have a minor beneficial impact on the setting of these listed buildings.</p>	<p>Sensitivity: Medium Magnitude of Impact: None Overall Impact: None Significance of Effects: None</p>	<p>Change to baseline: None Amendment to impact: Minor Neutral</p> <p>Reasoning: It is understood that the text provided in the Original ES HTVIA for the Groundwork Trust Office relates to the Outline Masterplan only. No assessment is provided of the FDS in isolation, which is considered Negligible in the qualitative assessment, but N/A in the final table. For completeness, we have conducted our own assessment.</p> <p>The historic setting of the baths has been wholly altered by slum clearance and redevelopment following bomb damage sustained during WWII. The Aylesbury Estate formed part of the redevelopment for residential use and holds no historic relationship baths. The potential impact of the Proposed Amendment to the setting of the former public baths and wash house is therefore restricted to the visual impact, discussed herein.</p> <p>The former baths are situated approximately 200m south-east of the Site. Similar to the nearby listed church, the Proposed Amendment would be visible from the principal entrance of the former baths, in filtered views through the tree canopy in Burgess Park. Visibility of the Proposed Development looking from the listed building towards the Site is not considered to materially impact the setting or significance of the former baths, by virtue of the existing varied and fragmented townscape that is wholly altered from its original setting. The Proposed Amendment would form an incidental part of the wider landscape.</p> <p>The Proposed Amendment, similar to the Extant Consent, may be seen over the baths in views from the east within Burgess Park. The baths themselves present their rear elevation to the parkland and, as one would expect, this is distinctly less decorative and ornamental than the principal elevation. Indeed, historically, it would have backed onto a terrace of residential properties.</p> <p>The chimney of the former baths is of townscape note. It forms an attractive part of the composition of the principal elevation, whilst also being perceptible in close views along the footpath through the park from the north-east. In longer views the scale of the chimney becomes lost in the tree canopy of the parkland.</p> <p>As a whole, the Proposed Amendment would not affect the ability to appreciate the significance of the listed building. It would have a neutral impact to its setting and would preserve its special interest. The overall effect of the Proposed Amendment is Minor Neutral, which would also have arisen from the Extant Consent</p>	<p>The asset has no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.</p>	<p>The Outline Masterplan would introduce further change to the northern boundary of Burgess Park which forms the setting of the listed buildings. The Outline Masterplan would introduce greater scale along this frontage which would be alleviated by the greater degree of permeability and articulation of the blocks. Road junctions are marked by taller buildings, signalling the entrance into the new Aylesbury Estate to the north. In particular, the junction of Wells Way with Albany Road would be marked by two taller buildings which would frame the axial view looking north from the former library building. The coloured materials proposed for the tower are conducive to the library building and a further mitigating factor, in conjunction with the architectural design, The overall effect would therefore be beneficial.</p> <p>The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.</p>

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14	Former Church Of St. George, Wells Way	Grade II	<p>Completed 1824 this Neoclassical temple has fluted Doric columns carrying frieze, entablature and pediment fronting what since 1994 has been a block of 30 flats. An early plan is shown on the 1895 Ordnance Survey (courtesy of National Library of Scotland) and the church can be seen on the 1830 Kennington to Peckham map (courtesy of Southwark LBS). A memorial to the fallen of the Great War has been added at the boundary and there are extensive records in the National Archives.</p> <p>At the North end of Wells Way low rise blocks of the Aylesbury Estate can be seen. The redeveloped estate will be at some distance from the former church and will have a negligible impact on the setting of this listed building. Its significance remains unaffected.</p>	<p>Sensitivity: Medium Magnitude of Impact: None Overall Impact: None Significance of Effects: None</p>	<p>Change to baseline: None Amendment to impact: Minor Neutral</p> <p>Reasoning: It is understood that the text provided in the Original ES HTVIA for the Former Church of St George relates to the Outline Masterplan only. No assessment is provided of the FDS in isolation, which is considered Negligible in the qualitative assessment, but N/A in the final table. For completeness, we have conducted our own assessment.</p> <p>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. The potential impact of the Proposed Amendment to the church setting is therefore restricted to the visual impact, discussed herein.</p> <p>The church is situated approximately 260m south-east of the Site. The Proposed Amendment would be visible from the portico entrance of the church, in filtered views through the tree canopy in Burgess Park. Visibility from the listed building is not considered to materially impact the setting or significance of the church, by virtue of the varied and fragmented townscape which is wholly altered from its original setting.</p> <p>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; where visible, the Proposed Amendment would be seen in oblique views and not in conjunction with or competing against the church spire.</p> <p>The Proposed Amendment would form an incidental part of the wider landscape. As a whole, the Proposed Amendment would not affect the ability to appreciate the significance of the listed building. It would have a neutral impact to its setting and would preserve its special interest. The overall effect of the Proposed Amendment is Minor Neutral, which would also have arisen from the Extant Consent.</p>	<p>The asset has no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.</p>	<p>The Outline Masterplan would introduce further change to the northern boundary of Burgess Park which forms the setting of the listed buildings. The Outline Masterplan would introduce greater scale along this frontage which would be alleviated by the greater degree of permeability and articulation of the blocks. Road junctions are marked by taller buildings, signalling the entrance into the new Aylesbury Estate to the north. In particular, the junction of Wells Way with Albany Road would be marked by two taller buildings which would frame the axial view looking north from the former church. The coloured materials proposed for the tower are conducive to the former church and a further mitigating factor, in conjunction with the architectural design, The overall effect would The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.</p>

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D	Grosvenor Park Conservation Area	N/A	<p>The conservation area is comprised of three streets: Urlwin Street, Grosvenor Park and Grosvenor Terrace. The 1830 Kennington to Peckham map (courtesy of Southwark LBS) shows part of the North East of the conservation area built and named Grosvenor Street, since renamed Urlwin Street, while the remainder is open fields up to an irregular boundary that is retained to this day by the laying out of the mid-19th Century development. Cary's New Map of London and Vicinity from 1837 shows Grosvenor Street beginning with the houses on the corner of the North side built.</p> <p>Entry to the conservation area on Urlwin Street is through a gateway formed by a railway bridge and its abutments. The street is a mix of early to mid-19th Century buildings with those on its South side the Grade II listed Nos. 21 to 36. Of these Nos. 24a to 30 are particularly distinctive houses finished in stucco imitating ashlar masonry.</p> <p>All Souls Church shown on the 1895 Ordnance Survey (courtesy of National Library of Scotland) has been replaced by a later 20th Century block of flats that while having a distinct character of its own fits in well with the mature trees and 19th Century context.</p> <p>Generally covering the breadth of 19th Century house types the most distinctive feature of the area is the small square created at South Villas, built 1861. Triangular in form it is fronted by terraces of paired 3-storey houses with basements with stone quoins and window and doorcases. Front gardens contribute to a greater feeling of scale to the small square. Further along Grosvenor Park approaching the junction with Grosvenor Terrace the elevations become quieter. As elsewhere in the conservation area the mature trees contribute to the charm of the streets that are homely in feel. More recent redevelopment is either of an appropriate scale in the spirit of the 19th Century design or matches exactly preserving the cohesiveness of the conservation area.</p> <p>The railway separates this conservation area from the redevelopment site. The proposals will have a negligible effect on the setting or significance of the conservation area or listed buildings within the area.</p>	<p>Sensitivity: Low Magnitude of Impact: None Overall Impact: None Significance of Effects: None</p>	<p>Change to baseline: None Amendment to impact: None Reasoning: The receptor has no intrinsic historic relationship with the Site and the ZTV at Section 5 confirms the extent of visibility of for the Proposed Amendment is no greater than that identified for the Extant Consent.</p>	<p>The asset has no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.</p>	<p>The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.</p>
38	Nos. 21-36 Urlwin Street	Grade II	<p>Located in the Grosvenor Park Conservation Area Urlwin Street includes several early 19th Century brick houses and a fine series of stucco villas. The 1830 Kennington to Peckham map (courtesy of Southwark LBS) shows part of the North East of the conservation built and named Grosvenor Street, since renamed Urlwin Street, surrounded by open fields. Cary's New Map of London and Vicinity from 1837 shows Grosvenor Street with the houses on the corner of the North side built.</p> <p>Nos. 24a to 30 are particularly distinctive finished in stucco imitating ashlar masonry. Dating to the mid-19th Century over 2 storeys with basement beneath pitched roofs with wide soffits they give a sense of the Mediterranean congruent with their classical inspiration. The fine skyline created at roofline by the setbacks of the houses from the street demonstrates the care with which this modest housing development was designed. The last on the street are Nos. 32 to 36 and in brick and pre-date the adjacent railway bridge.</p> <p>The railway separates this conservation area from the redevelopment site. The proposals will have a negligible effect on the setting or significance of the listed buildings.</p>	<p>Sensitivity: Low Magnitude of Impact: None Overall Impact: None Significance of Effects: None</p>	<p>Change to baseline: None Amendment to impact: None Reasoning: The receptor has no intrinsic historic relationship with the Site and the ZTV at Section 5 confirms the extent of visibility of for the Proposed Amendment is no greater than that identified for the Extant Consent.</p>	<p>The asset has no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.</p>	<p>The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.</p>

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7	Harker's Studio, Queen's Row	Grade II	<p>Built as a workshop for theatrical scene painting the building is now Flint's Theatrical Chandlers though the original painting frame remains in-situ. Internally the layout serves as retail and warehousing use but still feels like a workshop, particularly on the mezzanine level accessed by a steep timber stair. It remains an active place of work. The principal access is from Queen's Row, the building is located near a late 1920s Ecclesiastical Commissioners Estate of flats on several nearby streets and the Aylesbury Estate can be seen at the end of Queen's Row.</p> <p>The rear, rebuilt elevation to Horsley Street which is generally low rise with a recent house in a traditional vernacular language inserted, leads to a view of one of the larger blocks of the Aylesbury Estate.</p> <p>The replacement of Bradenham House with new development that responds to its pre-Aylesbury context will have a moderate beneficial impact on the setting of this listed building. Its significance remains unaffected.</p>	<p>Sensitivity: Medium</p> <p>Magnitude of Impact: Moderate</p> <p>Overall Impact: Moderate</p> <p>Significance of Effects: Beneficial</p>	<p>Change to baseline: None</p> <p>Amendment to impact: None</p> <p>Reasoning: It is understood that the text provided in the Original ES HTVIA for the Former Church of St George relates to the Outline Masterplan only. No assessment is provided of the FDS in isolation, which is considered Moderate Beneficial in the qualitative assessment, but N/A in the final table.</p> <p>The proposals will continue to change the street frontage along Westmoreland Road, reinstating activation at ground floor level and introducing a palette of warm coloured materials that are conducive to Harker's Studio. The Proposed Amendment has increased in height relative to the Extant Consent, although to no new areas or which would raise a materially greater effect.</p>	<p>The asset has no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.</p>	<p>The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.</p>

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C	Sutherland Square Conservation Area	N/A	<p>The conservation area is of a mixed character extending broadly East-West with the site of the 19th Century Zoological Gardens at part of its northern boundary.</p> <p>At its East end Sutherland Square is compact and cohesive comprised of a number of listed buildings. This square is gardens on the 1830 Kennington to Peckham map but Kelly's Post Office Directory Map of 1857 shows the square comprising 2 gardens with facing terraces around and between. The 1895 Ordnance Survey shows the railway has cut through the square creating Walworth Road station nearby to the South.</p> <p>The viaduct has had a strong impact on this end of the conservation area leaving Sutherland Square itself feeling as if cut in half. The western half of the old square is more intact and able to be read as a whole on its own and has benefitted from recent public realm improvements designed to be sympathetic to the context. The Grade II* Sutherland House in the North West corner of the square is of particular note.</p> <p>The West end of the conservation area includes Carter Street which can be seen on the 1830 map. Formerly extending all the way to Walworth Road it was cut in the mid-20th Century by the Penrose Estate with the remainder named Carter Place. Carter Street in the main is comprised of long terraces of three storeys plus basement that are broadly uniform in articulation exhibiting minor variation in window and doorcases favoured by the various developers responsible. A similar terrace is on Lorrimore Square marking the edge of the conservation area.</p> <p>Nos. 48-74 Lorrimore Road are a terrace of 14 houses built in 1852 and Grade II listed. Their rhythm is very charming and enriches this western end of the Sutherland Square Conservation Area.</p> <p>The centre of the conservation area is comprised of mid to late 20th Century housing developments. An open space has been created between Eglington Court and Fielding Street that enhances the area, and the setback from Fielding Street which has a number of mature trees has created a very pleasant public realm. Penrose House just outside the conservation area and 8 storeys tall is a strong contrast to the 2 storey 19th Century Beehive pub on Fielding Street.</p> <p>It is not possible to see the Aylesbury Estate from the Sutherland Square Conservation Area. The development proposals will have no impact on the setting or significance of the conservation area or listed buildings within the area.</p>	<p>Sensitivity: Low</p> <p>Magnitude of Impact: None</p> <p>Overall Impact: None</p> <p>Significance of Effects: None</p>	<p>Change to baseline: None</p> <p>Amendment to impact: None</p> <p>Reasoning: The receptor has no intrinsic historic relationship with the Site and the ZTV at Section 5 confirms the extent of visibility of for the Proposed Amendment is no greater than that identified for the Extant Consent.</p>	<p>The asset has no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.</p>	<p>The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.</p>

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30, 23, 20, 19	Sutherland House Nos 20-33, No 34, Nos 36-40, 51-54 & Nos 55 to 60 Sutherland Square	Grade II* Grade II	<p>At its East end Sutherland Square is compact and cohesive comprised of a number of listed buildings. The 1895 Ordnance Survey shows the railway has cut through the square leaving the western half more intact. It has also benefitted from recent public realm improvements designed to be sympathetic to the context.</p> <p>The Grade II* Sutherland House in the North West corner of the square dates to 1845 its elevation is of Golden proportions in yellow brick and graced with a pedimented door case painted bright white. Sensitively converted it remains in use as a nursery.</p> <p>Adjacent to the left is No 34 Sutherland Square and attached railings. Its entrance is on the approach to the square. Also of Golden proportions it is grand but the Ionic portico and familiar corniced window surrounds beneath a low eaves give the house a more homely character than its neighbour.</p> <p>Forming the majority of the square are two storey terraces in brick with rendered semi basement with front doors at the top of a short flight of steps and articulated in render. They are restrained but have much interest and together contribute much of the cohesive feel of this part of the conservation area in which they are found. There is some surviving early ironwork to railings and window sills.</p> <p>Nos. 55 to 60 are of a different character rising over three storeys with semi-basement featuring rendered window surrounds to the ground floor and taller first floor windows. They are generally unornamented but for the entrance doors up a flight of steps similar to their smaller neighbours.</p> <p>It is not possible to see the Aylesbury Estate from the listed buildings of the Sutherland Square Conservation Area. The development proposals will have no impact on the setting or significance of the conservation area or listed buildings within the area.</p>	<p>Sutherland House</p> <p>Sensitivity: Medium</p> <p>Magnitude of Impact: None</p> <p>Overall Impact: None</p> <p>Significance of Effects: None</p> <p>Nos 20-33, No 34, Nos 36-40 &</p> <p>Nos 55 To 60 Sutherland Square</p> <p>Sensitivity: Low</p> <p>Magnitude of Impact: None</p> <p>Overall Impact: None</p> <p>Significance of Effects: None</p>	<p>Change to baseline: None</p> <p>Amendment to impact: None</p> <p>Reasoning: The receptor has no intrinsic historic relationship with the Site and the ZTV at Section 5 confirms the extent of visibility of for the Proposed Amendment is no greater than that identified for the Extant Consent.</p>	<p>The assets have no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.</p>	<p>The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.</p>
42, 45	48-74 Lorrimore Road, Church Of St. Paul	Grade II	<p>The West end of the Sutherland Square Conservation Area includes the listed terrace 48-74 Lorrimore Road. It reads as a series of two-storey pavilions or villas under pitched slate roofs connected by paired entrances with rendered door cases and roof behind parapet, all recessed behind the principal building line of the fronts of the pavilions. It is a sophisticated arrangement that forms a pleasing rhythm on the street. Ground floor windows are articulated with semi-circular heads, a string course discontinuous at the entrance block unites the pairs of houses comprising each pavilion, while upper storey windows of balanced proportion effect a tempo.</p> <p>One street over is the Church of St. Paul, the site of an earlier church the site is annotated on the 1830 map as the Beehive Tea Garden at the end of Carter Street. Completed in 1856 the earlier church was destroyed by enemy action during the Second World War. Its replacement completed in 1960 is of concrete with striking angled gables beneath an oxidised copper roof. It contrasts with the surrounding 19th Century buildings but is of such high quality design that it enhances the area. It is just beyond the boundary of the Sutherland Square Conservation Area.</p> <p>It is not possible to see the Aylesbury Estate from the listed buildings of the Sutherland Square Conservation Area. The development proposals will have no impact on the setting or significance of the listed buildings.</p>	<p>Sensitivity: Low</p> <p>Magnitude of Impact: None</p> <p>Overall Impact: None</p> <p>Significance of Effects: None</p>	<p>Change to baseline: None</p> <p>Amendment to impact: None</p> <p>Reasoning: The receptor has no intrinsic historic relationship with the Site and the ZTV at Section 5 confirms the extent of visibility of for the Proposed Amendment is no greater than that identified for the Extant Consent.</p>	<p>The asset has no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.</p>	<p>The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.</p>

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10	20-54 Surrey Square & Attached Railings & Raised Pavement In Front Of 20-54 Surrey Square	Grade II	<p>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 (courtesy of Southwark LBS) overlooking a substantial garden. The 1895 Ordnance Survey (courtesy of National Library of Scotland) 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.</p> <p>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, a feature not seen elsewhere nearby. Some good ironwork survives.</p> <p>Being South facing and its immediate context remaining unchanged the alterations through redevelopment of the Aylesbury Estate at the west end of the street that is Surrey Square will have a minor beneficial impact on the setting of these listed buildings by opening views. Their significance remains unaffected.</p>	<p>Sensitivity: Low Magnitude of Impact: None Overall Impact: None Significance of Effects: None</p>	<p>Change to baseline: None Amendment to impact: None Reasoning: The extent of visibility is illustrated by the ZTV at Section 5.0. The Extant Consent would be visible from Surrey Square, although seen over distance and part of an established and varied skyline. The scale of development would be similar to the Extant Consent and would not give rise to any greater magnitude of impact.</p>	<p>The asset has a medium sensitivity to change but has no view of the FDS though it is near Site 7 of the Aylesbury Estate the cumulative impact is negligible.</p>	<p>The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.</p>
13	English Martyrs School (Part), Flint Street	Grade II	<p>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 (courtesy National Library of Scotland). Beautifully ornamented with particular emphasis put on the Dean's Buildings elevation the central plaque describes the teaching of truth. The later addition of classrooms completed 1905 presenting a side elevation to Flint Street is a playful composition of curves and triangles appropriate to a school.</p> <p>Removal of the taller slab blocks of the existing Aylesbury Estate visible beyond these rich buildings will have a moderate beneficial impact on their setting. The significance of these buildings remains unaffected.</p>	<p>Sensitivity: Low Magnitude of Impact: None Overall Impact: None Significance of Effects: None</p>	<p>Change to baseline: None Amendment to impact: None Reasoning: The receptor has no intrinsic historic relationship with the Site and the ZTV at Section 5 confirms the extent of visibility of for the Proposed Amendment is no greater than that identified for the Extant Consent.</p>	<p>The asset has a medium sensitivity to change but has no view of the FDS though it is near Site 7 of the Aylesbury Estate the cumulative impact is negligible.</p>	<p>The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.</p>
15	Roman Catholic Church Of The English Martyrs, Rodney Road; & Presbytery To The Roman Catholic Church Of The English Martyrs, 142 Rodney Road	Grade II	<p>Completed 1903 the church is imposing in its massing and with little ornament while the adjacent Presbytery is more homely in character though a little too tall for its width. Both are of yellow brick with red brick dressings. Presenting its East end to Flint Street the three tall, narrow pointed windows describe a nave beyond.</p> <p>The Presbytery benefits from a ground storey bay window and the recessed entrance door is ornamented at the principal face with a pair of arched openings divided by a single column bearing on a shallow brick arch. The brick is generally as clean as when built leaving the red brick quoins of the presbytery particularly noticeable as the group makes the bend from Flint Street into Rodney Road.</p> <p>The adjacent Primary School is similarly fresh and clean and has a tall gabled elevation to Flint Street with tall windows describing high ceilings to light and airy rooms behind.</p> <p>Looking South past these listed buildings removal of the taller blocks of the Aylesbury Estate will have a minor beneficial impact on their setting. The significance of these buildings remains unaffected.</p>	<p>Sensitivity: Low Magnitude of Impact: None Overall Impact: None Significance of Effects: None</p>	<p>Change to baseline: None Amendment to impact: None Reasoning: The receptor has no intrinsic historic relationship with the Site and the ZTV at Section 5 confirms the extent of visibility of for the Proposed Amendment is no greater than that identified for the Extant Consent.</p>	<p>The asset has a medium sensitivity to change but has no view of the FDS though it is near Site 7 of the Aylesbury Estate the cumulative impact is negligible.</p>	<p>The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.</p>

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12	Church of St. Christopher Walworth	Grade II	<p>Located on Tatum Street North of the Aylesbury Estate the church was built in several phases between 1895 and 1908. Low rise with corner tower it is of an appropriate scale to its earlier two storey context. Mid-20th Century redevelopment has altered the character a good deal but Halpin Place to the rear of the church is largely unaltered.</p> <p>The asset has a medium sensitivity to change. One of the larger blocks of the Aylesbury Estate can be seen over the roofs beyond Huntsman Street. The proposals will not be seen, there will be a minor beneficial impact. Its significance remains unaffected.</p>	<p>Sensitivity: Medium Magnitude of Impact: None Overall Impact: None Significance of Effects: None</p>	<p>Change to baseline: None Amendment to impact: None Reasoning: The receptor has no intrinsic historic relationship with the Site and the ZTV at Section 5 confirms the extent of visibility of for the Proposed Amendment is no greater than that identified for the Extant Consent.</p>	<p>The asset has a medium sensitivity to change but has no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.</p>	<p>The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.</p>
21	Former Fire Station 306-312 Old Kent Road	Grade II	<p>An excellent location for a fire station on the busy Old Kent Road this substantial brick building was completed in 1904. 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.</p> <p>The asset has a medium sensitivity to change. There is no view of the existing Aylesbury Estate or the proposals. There will be a negligible impact on the setting of this listed building. Its significance remains unaffected.</p>	<p>Sensitivity: Low Magnitude of Impact: None Overall Impact: None Significance of Effects: None</p>	<p>Change to baseline: None Amendment to impact: None Reasoning: The receptor has no intrinsic historic relationship with the Site and the ZTV at Section 5 confirms the extent of visibility of for the Proposed Amendment is no greater than that identified for the Extant Consent.</p>	<p>The asset has no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.</p>	<p>The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.</p>

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	St Paul's	I	<p>The cathedral was listed on 4 January 1950.</p> <p>The current building by Sir Christopher Wren on Ludgate Hill was constructed between 1675 and 1710. It is the fifth building on the site, replacing the gothic predecessor which was destroyed during the Great Fire of London. Its central dome and the two towers above the west front are the key external features. The cathedral is designed in a classical style and built of Portland stone. The interiors are richly decorated and comprise a number of important monuments.</p> <p>Historical Interest: St Paul's Cathedral has been the seat of the Bishop of London for more than 1000 years. Several predecessors stood on the site before the current building was built, and there is evidence of a Roman temple at Ludgate Hill. Over its life, the building has been associated with key events in London's and Britain's history.</p> <p>Architectural Interest: The building is the masterpiece of Sir Christopher Wren, one of Britain's most accomplished architects. Pevsner described the dome of St Paul's as "one of the most perfect in the world".</p> <p>The receptor is of High sensitivity to change.</p>	<p>The Extant Consent appears to the right of St Pauls</p> <p>Sensitivity: High</p> <p>Magnitude of Impact: Very Low</p> <p>Effect: Negligible / Minor Adverse</p>	<p>Change to baseline: None</p> <p>Assessment: The Original ES TBHVIA assessed only LVMF 1A.1 from Alexandra Palace. This view was chosen as the Protected Vista at 1A.2 was occluded by trees in the foreground; notwithstanding, the LVMF is clear that there should be a management strategy for trees.</p> <p>The omission of view 1A.2 constituted no err in procedure, as it is the revised London Plan which encourages applicants to look beyond the Landmark Viewing Corridor and Wider Setting Consultation Area.</p> <p>Paragraph 90 of LVMF which states: "Development in the Wider Setting consultation area should preserve or enhance the viewer's ability to recognise and appreciate the peristyle, drum, dome and western towers of St Paul's cathedral when viewed from the Viewing Place".</p> <p>The Extant Consent would be visible beyond the western towers of St Paul's cathedral when viewed from the Viewing Place.</p> <p>The Site is located c.12.6km from the Viewing Place. The separating distance is marked and views of St Paul's would be subject to atmospheric haze. The naked eye (approximately represented with the 50mm lens) would not readily appreciate the visual impact. The magnitude of impact is thus Very Low and experienced only using a zoom lens (see 300mm lens at Section 7.0). The Extant Consent comprises a black cladding that would readily contrast between the St Paul's western towers, but would form a readily perceptible and distracting feature when seen against the backdrop of the view against the hills. This results in a likely effect of Negligible / Minor adverse.</p> <p>The Proposed Amendment increases the height of Bock 4A of Plot 4. The Proposed Amendment remains subservient to the ridgeline in the backdrop of the view, which is important to ensure the proposals remain a neutral part of the backdrop. The proposals will be seen not against the sky, but the rolling hills and built environment in the backdrop.</p> <p>Revisiting the proposal allows for a reconsideration of the elevation treatment and material palette. Options were tested to identify a betterment in material treatment relative to the Extant Consent that comprised a black cladding that would form a readily perceptible and distracting feature. Options testing of the proposed material palette was undertaken to ensure the Proposed Amendment achieved earthy tones to reflect the rolling hills of the existing background setting; options considered during this phase are provided at Figures 7.2 to 7.4. Figure 7.5 illustrates the material palette of the Extant Consent, which highlights the dark appearance of the building which is perceptible against the backdrop of the hills.</p> <p>The preferred option for the Proposed Amendment comprises a neutral and "earthy" tones of the red brick and red concrete / darker red brick and darker concrete. The material treatment would have a beneficial impact relative to the dark materials and golden metal cladding of the Extant Consent.</p> <p>The Proposed Amendment would not give rise to any greater material difference to the Extant Consent. The magnitude of impact remains Very Low, which is benefitted by the mitigation provided by the contextual approach to material selection and elevation treatment. This results in a likely effect of Negligible / Minor adverse.</p>	<p>The cumulative schemes are taller than the proposed development and will increase the number of buildings that can be seen near the Strata building at Elephant and Castle. These buildings and the City cluster draw the eye away from the proposed development.</p>	<p>A tall element of the Outline Masterplan would be visible in the view, located between the dome of St Paul's and the western towers. Again, visibility would be limited due to the separating distance of the Outline Masterplan site from the Viewing Place. The depth within the view, including the 3.5km between the Outline Masterplan and the Strategically Important Landmark would be perceptible by virtue of atmospheric haze and, as the observer moves through the area, motion parallax, The Outline Masterplan is located with sufficient separating distance to not impact upon the skyline silhouette of St Paul's, The Outline Masterplan would sit below the ridge line in the backdrop of the view and, subject to architectural detailing, would form a neutral part of the backdrop. It would not impact the viewer's ability to recognise and appreciate the peristyle, drum, dome and western towers of St Paul's cathedral when viewed from the Viewing Place".</p> <p>The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.</p>

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I	Thomas A'Becket and High Street	Conservation Area	<p>The Thomas A'Becket was designated on 2nd November 2021.</p> <p>The Conservation Area Appraisal summarises the special architectural and historic interest of the area:</p> <p><i>A good example, albeit eroded example of a traditional high street, with 18th- and 19th-century townhouses, extended at ground floor to the back of footpath with retail shop units. This includes the first Georgian terrace that was erected along this section of the Old Kent Road.</i></p> <p><i>Clear architectural remnants of a busy town centre on a major thoroughfare, originating in the Roman era, connecting London to Kent with a number of public houses, cinemas, fire station and department stores remaining in architectural form, albeit with new uses.</i></p> <p><i>Remnants of traditional 19th-century details, including predominance of local stock brick façades, timber windows, shop fronts with corbeling and pilasters</i></p> <p><i>Traditional 19th-century terraces and mansion blocks built by local developers and philanthropists</i></p> <p><i>Remaining industrial warehouses at the rear of the High Street frontage.'</i></p> <p>The asset has a medium sensitivity to change. There are limited views of the Aylesbury Estate from the conservation area. There will be a negligible impact on the setting of this listed building.</p>	<p>Sensitivity: Medium</p> <p>Magnitude of Impact: None</p> <p>Effect: None</p>	<p>Change to baseline: None</p> <p>Assessment: None</p> <p>Reasoning: The receptor has no intrinsic historic relationship with the Site and the ZTV at Section 5 confirms the extent of visibility of for the Proposed Amendment is no greater than that identified for the Extant Consent.</p>	<p>The asset has no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.</p>	<p>The Outline Masterplan is located on the west boundary of the Conservation Area and will bring a marked change to the character and appearance of the area. The Outline Masterplan will include the reinstatement of more traditional street patterns that follow the morphological framework within the Conservation Area. The scale of development is low-rise along the boundary of the Conservation Area, although taller development would be perceptible marking notable routes and junctions.</p> <p>The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.</p>
F	The Mission	Conservation Area	<p>The Mission Conservation Area was designated on 2nd November 2021.</p> <p>The Conservation Area Appraisal summarises the special architectural and historic interest of the area:</p> <p><i>'Development that typifies that of the Old Kent Road area – mix of residential properties, interspersed with municipal, educational, religious and missionary buildings, all in one compact neighbourhood constructed over a short period towards the end of the 19th century.</i></p> <p><i>Intact early 20th-century terraced properties with largely unaltered exteriors.</i></p> <p><i>A surviving group of early 19th-century properties.</i></p> <p><i>Purpose built terraced housing for lower-middle and working class residents.</i></p> <p><i>Fine and typical 'Board' schools, still in use today.</i></p> <p><i>Surviving public house.</i></p> <p><i>Landmark buildings: Church of the English Martyrs, Presbytery and school, St Christopher's Church, Pembroke House and the former Flint Street Police Station'</i></p> <p>The asset has a medium sensitivity to change. There are limited views of the Aylesbury Estate from the conservation area. There will be a negligible impact on the setting of this listed building.</p>	<p>Sensitivity: Medium</p> <p>Magnitude of Impact: Negligible</p> <p>Effect: Negligible Neutral</p>	<p>Change to baseline: None</p> <p>Assessment: None</p> <p>Reasoning: The receptor has no intrinsic historic relationship with the Site and the ZTV at Section 5 confirms the extent of visibility of for the Proposed Amendment is no greater than that identified for the Extant Consent.</p>	<p>The asset has no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.</p>	<p>The Outline Masterplan is located on the south boundary of the Conservation Area and will bring a marked change to the character and appearance of the area. The Outline Masterplan will include the reinstatement of more traditional street patterns that follow the morphological framework within the Conservation Area. The scale of development is low-rise along the boundary of the Conservation Area, although taller development would be perceptible marking notable routes and junctions.</p> <p>The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.</p>

MAP REF	NAME	GRADE	ORIGINAL ES TBHVIA BASELINE (PREPARED BY HTA)	ORIGINAL ES TBHVIA OVERALL IMPACT (PREPARED BY HTA)	2021 MONTAGU EVANS ASSESSMENT OF CHANGE TO BASELINE AND PROPOSED AMENDMENT IMPACT	ORIGINAL ES TBHVIA CUMULATIVE SCHEMES (PREPARED BY HTA)	2021 MONTAGU EVANS ASSESSMENT PROPOSED AMENDMENT CUMULATIVE EFFECT
29	New Peckham Mosque	Grade II	<p>The New Peckham Mosque was originally constructed in 1879-80 as a church to the designs of Norman Shaw. It was completed at the west end in 1931-2 by Victor Heal. The former church was converted to a mosque in the 1980s.</p> <p>The building is comprised of red brick with stone dressings and a slate roof. The most visually striking, west end, was completed in the 1930s with a full height one-bay extension of the nave and traceried west window. A wood and copper spike on the west end forms a local landmark.</p> <p>The list description of the building states the interior of the building has a timber groin-vaulted nave and aisles of equal height. Freestanding octagonal brick piers and aisle walls encased in (original) cement dado, moulded to resemble wood. Chancel screen on dwarf stone wall is decorated within the apex of the chancel arch with Perpendicular detail.</p> <p>To the immediate west of the mosque is the Cobourg Primary School, which is a non-designated heritage receptor and positive contributor towards the character and appearance of the Cobourg Road Conservation Area. The two public buildings have a landmark quality adjacent to the wider Conservation Area, which features good stock terraced housing. The wider setting of the listed building comprises the open space of Burgess Park.</p>	<p>Sensitivity: Low Magnitude of Impact: Negligible Effect: Negligible Neutral</p>	<p>Change to baseline: None Assessment: None Reasoning: The receptor has no intrinsic historic relationship with the Site and the ZTV at Section 5 confirms the extent of visibility of for the Proposed Amendment is no greater than that identified for the Extant Consent.</p>	<p>The asset has no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.</p>	<p>The cumulative scenario would not change the Overall Impact of the Proposed Amendment.</p>
47	39 – 45 Newent Close	Grade II	<p>39 – 45 Newent Close was listed on 27th September 1972.</p> <p>The asset comprises a pair of villas built in 1836. The asset is 2 storey with 3 bays. The house is late Georgian and is decorated with moulded stucco architraves, cornice heads and decorative fanlights.</p> <p>The setting of the asset is predominately residential with immediate development in keeping with the assets architectural style.</p> <p>The wider setting of the asset is more fragmented with some light industrial use as well as houses in a mix of architectural styles.</p> <p>The sensitivity to change is Low.</p>	<p>Sensitivity: Medium Magnitude of Impact: Negligible Effect: Negligible Neutral</p>	<p>Change to baseline: None Assessment: None Reasoning: The receptor has no intrinsic historic relationship with the Site and the ZTV at Section 5 confirms the extent of visibility of for the Proposed Amendment is no greater than that identified for the Extant Consent.</p>	<p>The asset has no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.</p>	<p>The cumulative scenario would not change the Overall Impact of the Proposed Amendment.</p>
48	113 Wells Way	Grade II	<p>113 Well Way was listed on 27th September 1972.</p> <p>The asset was built as St George’s vicarage in 1820 and later extended in 1840 and gain in 1860. The 2 storey building was constructed in stucco with Gothic style windows added in 1860.</p> <p>The setting of the assets is characterised by Well Way. The character of this road has changed overtime and is now lined with a mix of architectural style. Directly opposite the asset is a large surface concrete car park which allows views across to an industrial park, characterised by low quality single storey buildings.</p> <p>The asset has a low sensitivity to change.</p>	<p>Sensitivity: Low Magnitude of Impact: Negligible Effect: Negligible Neutral</p>	<p>Change to baseline: None Assessment: None Reasoning: The receptor has no intrinsic historic relationship with the Site and the ZTV at Section 5 confirms limited of visibility of for the Proposed Amendment from Wells Way. The Proposed Amendment has increased in height relative to the Extant Consent, although this would not give rise to a materially greater effect. The direction of effect is considered Neutral as the Proposed Amendment would not impact the special interest of the listed buildings. The inter-visibility of the Proposed Amendment, seen over distance and obliquely to the listed structures would have a neutral impact to the setting of the listed building. The effect is no greater than that which would be identified for the Extant Consent.</p>	<p>The asset has no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.</p>	<p>The cumulative scenario would not change the Overall Impact of the Proposed Amendment.</p>

MAP REF	NAME	GRADE	DESCRIPTION	2021 MONTAGU EVANS ASSESSMENT OF EXTANT CONSENT	2021 MONTAGU EVANS ASSESSMENT OF PROPOSED AMENDMENT	2021 MONTAGU EVANS ASSESSMENT EXTANT CONSENT CUMULATIVE EFFECT	2021 MONTAGU EVANS ASSESSMENT PROPOSED AMENDMENT CUMULATIVE EFFECT
	St Paul's	I	<p>The cathedral was listed on 4 January 1950.</p> <p>The current building by Sir Christopher Wren on Ludgate Hill was constructed between 1675 and 1710. It is the fifth building on the site, replacing the gothic predecessor which was destroyed during the Great Fire of London. Its central dome and the two towers above the west front are the key external features. The cathedral is designed in a classical style and built of Portland stone. The interiors are richly decorated and comprise a number of important monuments.</p> <p>Historical Interest: St Paul's Cathedral has been the seat of the Bishop of London for more than 1000 years. Several predecessors stood on the site before the current building was built, and there is evidence of a Roman temple at Ludgate Hill. Over its life, the building has been associated with key events in London's and Britain's history.</p> <p>Architectural Interest: The building is the masterpiece of Sir Christopher Wren, one of Britain's most accomplished architects. Pevsner described the dome of St Paul's as "one of the most perfect in the world".</p> <p>The receptor is of High sensitivity to change.</p>	<p>The Extant Consent appears to the right of St Pauls</p> <p>Sensitivity: High</p> <p>Magnitude of Impact: Very Low</p> <p>Effect: Negligible / Minor Adverse</p>	<p>Change to baseline: None</p> <p>Assessment: The Original ES TBHVIA assessed only LVMF 1A.1 from Alexandra Palace. This view was chosen as the Protected Vista at 1A.2 was occluded by trees in the foreground; notwithstanding, the LVMF is clear that there should be a management strategy for trees.</p> <p>The omission of view 1A.2 constituted no err in procedure, as it is the revised London Plan which encourages applicants to look beyond the Landmark Viewing Corridor and Wider Setting Consultation Area.</p> <p>Paragraph 90 of LVMF which states: "Development in the Wider Setting consultation area should preserve or enhance the viewer's ability to recognise and appreciate the peristyle, drum, dome and western towers of St Paul's cathedral when viewed from the Viewing Place".</p> <p>The Extant Consent would be visible beyond the western towers of St Paul's cathedral when viewed from the Viewing Place.</p> <p>The Site is located c.12.6km from the Viewing Place. The separating distance is marked and views of St Paul's would be subject to atmospheric haze. The naked eye (approximately represented with the 50mm lens) would not readily appreciate the visual impact. The magnitude of impact is thus Very Low and experienced only using a zoom lens (see 300mm lens at Section 7.0). The Extant Consent comprises a black cladding that would readily contrast between the St Paul's western towers, but would form a readily perceptible and distracting feature when seen against the backdrop of the view against the hills. This results in a likely effect of Negligible / Minor adverse.</p> <p>The Proposed Amendment increases the height of Bock 4A of Plot 4. The Proposed Amendment remains subservient to the ridgeline in the backdrop of the view, which is important to ensure the proposals remain a neutral part of the backdrop. The proposals will be seen not against the sky, but the rolling hills and built environment in the backdrop.</p> <p>Revisiting the proposal allows for a reconsideration of the elevation treatment and material palette. Options were tested to identify a betterment in material treatment relative to the Extant Consent that comprised a black cladding that would form a readily perceptible and distracting feature. Options testing of the proposed material palette was undertaken to ensure the Proposed Amendment achieved earthy tones to reflect the rolling hills of the existing background setting; options considered during this phase are provided at Figures 7.2 to 7.4. Figure 7.5 illustrates the material palette of the Extant Consent, which highlights the dark appearance of the building which is perceptible against the backdrop of the hills.</p> <p>The preferred option for the Proposed Amendment comprises a neutral and "earthy" tones of the red brick and red concrete / darker red brick and darker concrete. The material treatment would have a beneficial impact relative to the dark materials and golden metal cladding of the Extant Consent.</p> <p>The Proposed Amendment would not give rise to any greater material difference to the Extant Consent. The magnitude of impact remains Very Low, which is benefitted by the mitigation provided by the contextual approach to material selection and elevation treatment. This results in a likely effect of Negligible / Minor adverse.</p>	<p>The cumulative schemes are taller than the proposed development and will increase the number of buildings that can be seen near the Strata building at Elephant and Castle. These buildings and the City cluster draw the eye away from the proposed development.</p>	<p>A tall element of the Outline ConsentMasterplan would be visible in the view, located between the dome of St Paul's and the western towers. Again, visibility would be limited due to the separating distance of the Outline ConsentMasterplan site from the Viewing Place. The depth within the view, including the 3.5km between the Outline ConsentMasterplan and the Strategically Important Landmark would be perceptible by virtue of atmospheric haze and, as the observer moves through the area, motion parallax, The Outline ConsentMasterplan is located with sufficient separating distance to not impact upon the skyline silhouette of St Paul's, The Outline ConsentMasterplan would sit below the ridge line in the backdrop of the view and, subject to architectural detailing, would form a neutral part of the backdrop. It would not impact the viewer's ability to recognise and appreciate the peristyle, drum, dome and western towers of St Paul's cathedral when viewed from the Viewing Place".</p> <p>The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.</p>

MAP REF	NAME	GRADE	DESCRIPTION	2021 MONTAGU EVANS ASSESSMENT OF EXTANT CONSENT	2021 MONTAGU EVANS ASSESSMENT OF PROPOSED AMENDMENT	2021 MONTAGU EVANS ASSESSMENT EXTANT CONSENT CUMULATIVE EFFECT	2021 MONTAGU EVANS ASSESSMENT PROPOSED AMENDMENT CUMULATIVE EFFECT
I	Thomas A'Becket and High Street	Conservation Area	<p>The Thomas A'Becket was designated on 2nd November 2021. The Conservation Area Appraisal summarises the special architectural and historic interest of the are:</p> <p><i>A good example, albeit eroded example of a traditional high street, with 18th- and 19th-century townhouses, extended at ground floor to the back of footpath with retail shop units. This includes the first Georgian terrace that was erected along this section of the Old Kent Road.</i></p> <p><i>Clear architectural remnants of a busy town centre on a major thoroughfare, originating in the Roman era, connecting London to Kent with a number of public houses, cinemas, fire station and department stores remaining in architectural form, albeit with new uses.</i></p> <p><i>Remnants of traditional 19th-century details, including predominance of local stock brick façades, timber windows, shop fronts with corbeling and pilasters</i></p> <p><i>Traditional 19th-century terraces and mansion blocks built by local developers and philanthropists</i></p> <p><i>Remaining industrial warehouses at the rear of the High Street frontage.'</i></p> <p>The asset has a medium sensitivity to change. There are limited views of the Aylesbury Estate from the conservation area. There will be a negligible impact on the setting of this listed building.</p>	<p>Sensitivity: Medium</p> <p>Magnitude of Impact: None</p> <p>Effect: None</p>	<p>Change to baseline: None</p> <p>Assessment: None</p> <p>Reasoning: The receptor has no intrinsic historic relationship with the Site and the ZTV at Section 5 confirms the extent of visibility of for the Proposed Amendment is no greater than that identified for the Extant Consent.</p>	<p>The asset has no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.</p>	<p>The Outline ConsentMasterplan is located on the west boundary of the Conservation Area and will bring a marked change to the character and appearance of the area. The Outline ConsentMasterplan will include the reinstatement of more traditional street patterns that follow the morphological framework within the Conservation Area. The scale of development is low-rise along the boundary of the Conservation Area, although taller development would be perceptible marking notable routes and junctions.</p> <p>The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.</p>

MAP REF	NAME	GRADE	DESCRIPTION	2021 MONTAGU EVANS ASSESSMENT OF EXTANT CONSENT	2021 MONTAGU EVANS ASSESSMENT OF PROPOSED AMENDMENT	2021 MONTAGU EVANS ASSESSMENT EXTANT CONSENT CUMULATIVE EFFECT	2021 MONTAGU EVANS ASSESSMENT PROPOSED AMENDMENT CUMULATIVE EFFECT
H	Yates Estate and Victory Conservation Area	Conservation Area	<p>Yates Estate and Victory Conservation Area was designated on 2nd November 2021.</p> <p>The Conservation Area Appraisal summarises the special architectural and historic interest of the area:</p> <p><i>'Development that typifies that of the Old Kent Road area – mix of residential properties, schools, churches and former churches, evidence of former industry, all in one compact neighbourhood</i></p> <p><i>Late 18th- and early 19th-century urban form including traces of Searles's Paragon, street layouts and plot widths, and names relating to the Battle of Trafalgar</i></p> <p><i>Wholesale 19th-century residential development by local developer Edward Yates</i></p> <p><i>Intact 19th-century terraced properties with largely unaltered exteriors, of uniform design and good quality materials</i></p> <p><i>Purpose built terraced housing for lower-middle and working class residents</i></p> <p><i>Fine and typical 'Board' schools, one former and two still in use today</i></p> <p><i>Former pubs on the periphery of Yates estate terraces</i></p> <p><i>Place of worship and former mission church of the Lady Margaret and associated buildings, now the Eternal Sacred Order of Cherubim & Seraphim Church</i></p> <p><i>Sense of enclosure within the residential streets distinct from the busy thoroughfares of the Old and New Kent Roads.</i></p> <p><i>Set within contemporary green open spaces</i></p> <p><i>Historic street trees'</i></p> <p>The asset has a medium sensitivity to change. There are limited views of the Aylesbury Estate from the conservation area. There will be a negligible impact on the setting of this listed building.</p>	<p>Sensitivity: Medium</p> <p>Magnitude of Impact: None</p> <p>Effect: None</p>	<p>Change to baseline: None</p> <p>Assessment: None</p> <p>Reasoning: The receptor has no intrinsic historic relationship with the Site and the ZTV at Section 5 confirms the extent of visibility of for the Proposed Amendment is no greater than that identified for the Extant Consent.</p>	<p>The asset has a medium sensitivity to change but has no view of the FDS though it is near Site 7 of the Aylesbury Estate the cumulative impact is negligible.</p>	<p>The cumulative scenario would not change the Overall Impact of the Proposed Amendment.</p>

MAP REF	NAME	GRADE	DESCRIPTION	2021 MONTAGU EVANS ASSESSMENT OF EXTANT CONSENT	2021 MONTAGU EVANS ASSESSMENT OF PROPOSED AMENDMENT	2021 MONTAGU EVANS ASSESSMENT EXTANT CONSENT CUMULATIVE EFFECT	2021 MONTAGU EVANS ASSESSMENT PROPOSED AMENDMENT CUMULATIVE EFFECT
F	The Mission	Conservation Area	<p>The Mission Conservation Area was designated on 2nd November 2021.</p> <p>The Conservation Area Appraisal summarises the special architectural and historic interest of the area:</p> <p><i>'Development that typifies that of the Old Kent Road area – mix of residential properties, interspersed with municipal, educational, religious and missionary buildings, all in one compact neighbourhood constructed over a short period towards the end of the 19th century. Intact early 20th-century terraced properties with largely unaltered exteriors.</i></p> <p><i>A surviving group of early 19th-century properties.</i></p> <p><i>Purpose built terraced housing for lower-middle and working class residents.</i></p> <p><i>Fine and typical 'Board' schools, still in use today.</i></p> <p><i>Surviving public house.</i></p> <p><i>Landmark buildings: Church of the English Martyrs, Presbytery and school, St Christopher's Church, Pembroke House and the former Flint Street Police Station'</i></p> <p>The asset has a medium sensitivity to change. There are limited views of the Aylesbury Estate from the conservation area. There will be a negligible impact on the setting of this listed building.</p>	<p>Sensitivity: Medium</p> <p>Magnitude of Impact: Negligible</p> <p>Effect: Negligible Neutral</p>	<p>Change to baseline: None</p> <p>Assessment: None</p> <p>Reasoning: The receptor has no intrinsic historic relationship with the Site and the ZTV at Section 5 confirms the extent of visibility of for the Proposed Amendment is no greater than that identified for the Extant Consent.</p>	<p>The asset has no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.</p>	<p>The Outline Consent Masterplan is located on the south boundary of the Conservation Area and will bring a marked change to the character and appearance of the area. The Outline Consent Masterplan will include the reinstatement of more traditional street patterns that follow the morphological framework within the Conservation Area. The scale of development is low-rise along the boundary of the Conservation Area, although taller development would be perceptible marking notable routes and junctions.</p> <p>The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.</p>
29	New Peckham Mosque	Grade II	<p>The New Peckham Mosque was originally constructed in 1879-80 as a church to the designs of Norman Shaw. It was completed at the west end in 1931-2 by Victor Heal. The former church was converted to a mosque in the 1980s.</p> <p>The building is comprised of red brick with stone dressings and a slate roof. The most visually striking, west end, was completed in the 1930s with a full height one-bay extension of the nave and traceried west window. A wood and copper spike on the west end forms a local landmark.</p> <p>The list description of the building states the interior of the building has a timber groin-vaulted nave and aisles of equal height. Freestanding octagonal brick piers and aisle walls encased in (original) cement dado, moulded to resemble wood. Chancel screen on dwarf stone wall is decorated within the apex of the chancel arch with Perpendicular detail.</p> <p>To the immediate west of the mosque is the Cobourg Primary School, which is a non-designated heritage receptor and positive contributor towards the character and appearance of the Cobourg Road Conservation Area. The two public buildings have a landmark quality adjacent to the wider Conservation Area, which features good stock terraced housing. The wider setting of the listed building comprises the open space of Burgess Park.</p>	<p>Sensitivity: LowMedium</p> <p>Magnitude of Impact: Negligible</p> <p>Effect: Negligible Neutral</p>	<p>Change to baseline: None</p> <p>Assessment: None</p> <p>Reasoning: The receptor has no intrinsic historic relationship with the Site and the ZTV at Section 5 confirms the extent of visibility of for the Proposed Amendment is no greater than that identified for the Extant Consent.</p>	<p>The asset has no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.</p>	<p>The cumulative scenario would not change the Overall Impact of the Proposed Amendment.</p>

MAP REF	NAME	GRADE	DESCRIPTION	2021 MONTAGU EVANS ASSESSMENT OF EXTANT CONSENT	2021 MONTAGU EVANS ASSESSMENT OF PROPOSED AMENDMENT	2021 MONTAGU EVANS ASSESSMENT EXTANT CONSENT CUMULATIVE EFFECT	2021 MONTAGU EVANS ASSESSMENT PROPOSED AMENDMENT CUMULATIVE EFFECT
47	39 – 45 Newent Close	Grade II	<p>39 – 45 Newent Close was listed on 27th September 1972.</p> <p>The asset comprises a pair of villas built in 1836. The asset is 2 storey with 3 bays. The house is late Georgian and is decorated with moulded stucco architraves, cornice heads and decorative fanlights.</p> <p>The setting of the asset is predominately residential with immediate development in keeping with the assets architectural style.</p> <p>The wider setting of the asset is more fragmented with some light industrial use as well as houses in a mix of architectural styles.</p> <p>The sensitivity to change is Low.</p>	<p>Sensitivity: MediumLow</p> <p>Magnitude of Impact: Negligible</p> <p>Effect: Negligible Neutral</p>	<p>Change to baseline: None</p> <p>Assessment: None</p> <p>Reasoning: The receptor has no intrinsic historic relationship with the Site and the ZTV at Section 5 confirms the extent of visibility of for the Proposed Amendment is no greater than that identified for the Extant Consent.</p>	<p>The asset has no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.</p>	<p>The cumulative scenario would not change the Overall Impact of the Proposed Amendment.</p>
48	113 Wells Way	Grade II	<p>113 Well Way was listed on 27th September 1972.</p> <p>The asset was built as St George's vicarage in 1820 and later extended in 1840 and gain in 1860. The 2 storey building was constructed in stucco with Gothic style windows added in 1860.</p> <p>The setting of the assets is characterised by Well Way. The character of this road has changed overtime and is now lined with a mix of architectural style. Directly opposite the asset is a large surface concrete car park which allows views across to an industrial park, characterised by low quality single storey buildings.</p> <p>The asset has a low sensitivity to change.</p>	<p>Sensitivity: Low</p> <p>Magnitude of Impact: Negligible</p> <p>Effect: Negligible Neutral</p>	<p>Change to baseline: None</p> <p>Assessment: None</p> <p>Reasoning: The receptor has no intrinsic historic relationship with the Site and the ZTV at Section 5 confirms limited of visibility of for the Proposed Amendment from Wells Way. The Proposed Amendment has increased in height relative to the Extant Consent, although this would not give rise to a materially greater effect. The direction of effect is considered Neutral as the Proposed Amendment would not impact the special interest of the listed buildings. The inter-visibility of the Proposed Amendment, seen over distance and obliquely to the listed structures would have a neutral impact to the setting of the listed building. The effect is no greater than that which would be identified for the Extant Consent.</p>	<p>The asset has no view of the FDS or any of the schemes identified in Table 3.10, the impact is therefore negligible.</p>	<p>The cumulative scenario would not change the Overall Impact of the Proposed Amendment.</p>

6.0
TOWNSCAPE
AYLESBURY ESTATE FDS

TOWNSCAPE

6.1 This section provides analysis of the townscape study area and the identified character areas.

6.2 The boundaries of the townscape character areas remain unchanged from Original ES TBHVIA. The Extant Consent Outline Masterplan has been implemented and construction works are underway; this changing context has been considered as part of the revised baseline assessment.

TOWNSCAPE CHARACTER AREAS

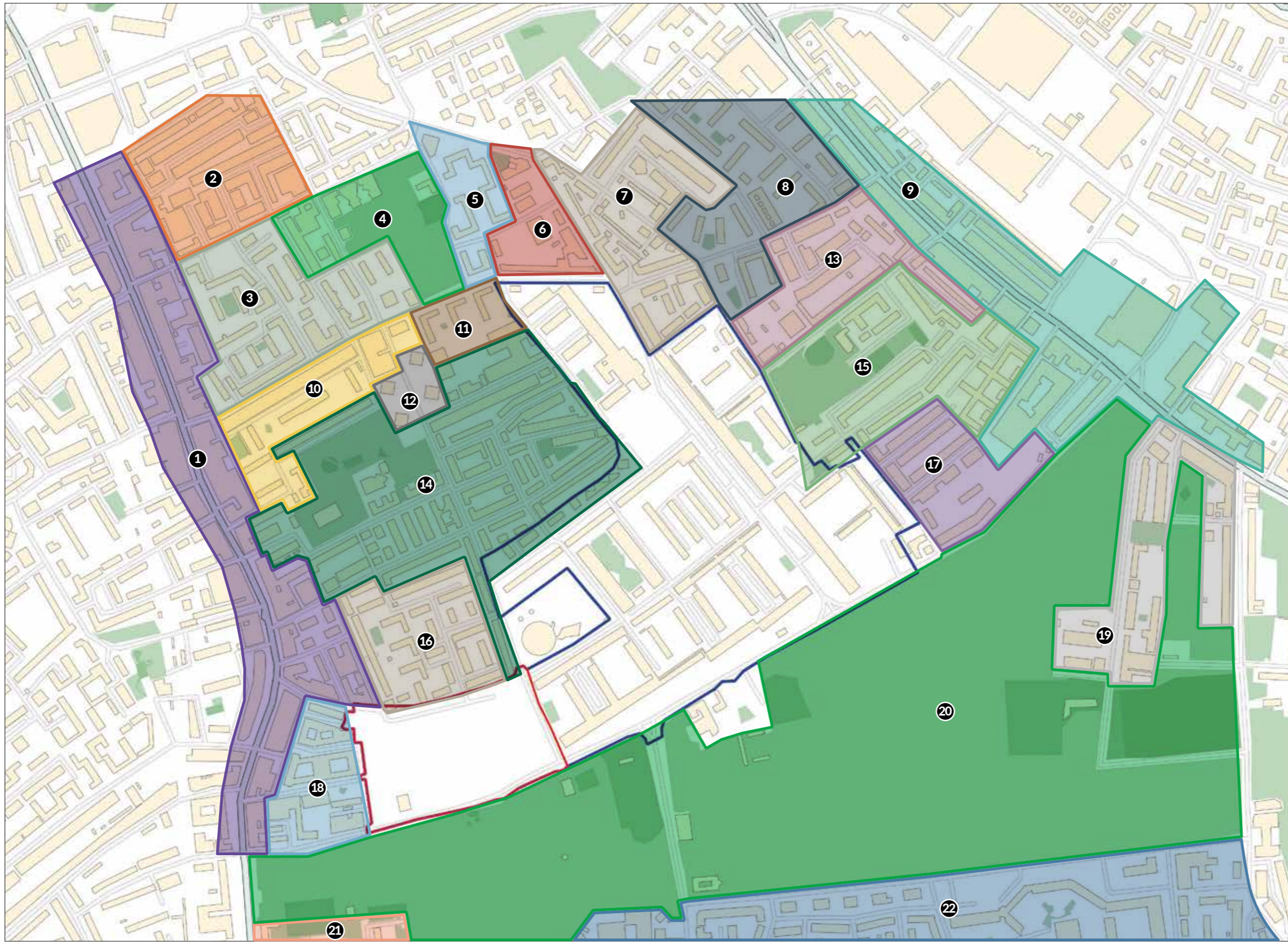
6.3 The townscape surrounding the Site may be categorised into 22 distinct areas. These broadly comprise residential areas, retail streets and conservation areas. For the purposes of this assessment the character areas are referred to as:

- Walworth Road
- Larcom Street Conservation Areas
- Browning Estate
- Nursey Park Row
- Rodney Estate
- Victoria East Street
- Elsted Street Area
- Alvey and Congreve Estates
- Old Kent Road
- Nelson Estate
- Kingston Estate
- Portland Estate
- North of Surrey Square
- Liverpool Grove Conservation Area
- Surrey Square Park
- Elizabeth Estate
- Bagshot Area
- Albany Place
- Coburg Road Conservation Area Burgess Park
- Addington Square Conservation
- Camberwell

6.4 The broad boundaries of the character areas are identified in **Figure 6.1**. The character and appearance of the character areas is discussed below.

TOWNSCAPE CHARACTER AREA PLAN

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



LOCATION:
Aylesbury FDS, Southwark

DATE:
February 2022

SCALE:
1:5500 @ A3

FIGURE 6.1 Townscape Character Area Plan

▲ NORTH



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LONDON, EC3A 8BE
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WWW.MONTAGU-EVANS.CO.UK

MAP REF	NAME	ORIGINAL ES TBH VIA BASELINE (PREPARED BY HTA)	ORIGINAL ES TBH VIA OVERALL IMPACT (PREPARED BY HTA)	2021 MONTAGU EVANS ASSESSMENT OF CHANGE TO BASELINE AND PROPOSED AMENDMENT IMPACT	ORIGINAL ES TBH VIA CUMULATIVE SCHEMES (PREPARED BY HTA)	2021 MONTAGU EVANS ASSESSMENT PROPOSED AMENDMENT CUMULATIVE EFFECT
1	Walworth Road	<p>Walworth Road is a typical London high street, with low to high rental value shops, ranging from local retail to chains and many grocery stores, including M&S. Visually it is dominated by shopfronts, signage and an eclectic mix of building styles. It is a public transport corridor, and overall a busy and dynamic environment. Recently there have been some improvements to the public realm such as wider pavements and tree planting which have contributed to an increase in footfall.</p> <p>This area's sensitivity to change is Low, as there is already a great variety of building styles.</p> <p>Setting: As a high street, it is a place of natural convergence in the area. It 'feels' like the main thoroughfare.</p> <p>Topography: Appears mostly flat, slightly lower towards Burgess Park.</p> <p>Historic Grain and Heritage: Running from Elephant & Castle to Camberwell, Walworth Road has been a main route and a shopping environment since the mid 17th century. A map of 1681 already shows a few houses along Walworth Street, which became the Walworth Road. The area includes Harker's Studio on Queen's Row, a Grade II listed building.</p> <p>Urban Layout and architectural qualities: As a high street, it has a continuous frontage, split in narrow parcels at ground floor, the shopfronts. The architectural styles vary from Victorian to 1980's buildings, sometimes reflecting low-value of the uses above shops.</p> <p>Land Uses: Mixed-uses: retail at ground floor+ residential / offices above shops.</p> <p>Water: Not applicable.</p> <p>Trees and other vegetation: There are only a few small trees in the northern part of the street. Overall, the street appears mostly hard-landscaped and urban.</p> <p>Public realm and open spaces: Although Walworth Road is a high street / walking environment, some footpaths are still of poor quality, and some street furniture is misplaced.</p>	<p>The area only meets the FDS on Westmoreland Road, where local shops are situated. In other parts of this area, particularly from Walworth Road, the existing Aylesbury Estate is not visible. Therefore it is anticipated that the proposals will also not be visible. On Westmoreland Road, a new block of flats of 5 to 6 storeys will be noticeable and provide a better setting to the local shops. Therefore, the magnitude of change in the overall area is minor and it will be moderately beneficial in its significance. The overall impact is considered negligible to minor.</p> <p>Sensitivity: Low Magnitude: Low Overall impact: Negligible to Minor Significance: Moderate Beneficial</p>	<p>Change to baseline: None Amendment to impact: None Reasoning: The Proposed Amendment follows the same principles established by the Extant Consent. The Proposed Amendment has increased in height relative to the Extant Consent and there will be a marginal increase in visibility from locations within the townscape area, although to no new areas or which would raise a materially greater effect. The introduction of a warmer material palette is conducive to the vernacular in the wider area and would be beneficial to the townscape. The Proposed Amendment would not give rise to any materially different effects identified for the Extant Consent.</p>	<p>Other proposed schemes will not impact this area, therefore the cumulative magnitude is minor, the overall impact is negligible to minor and the significance is moderately beneficial.</p>	<p>The cumulative schemes in the wider surrounding area that would not have a material bearing on the impact on the Proposed Amendment. They would be seen as part of the emerging context of modern, regeneration development in the local area. The susceptibility to change for the townscape character area would remain the same. The effects for the cumulative phase would remain as identified at the completed development stage.</p>
2	Larcom Street Conservation Area	<p>This Conservation Area dates from mid to late 19th century. Narrow streets fronted by terraced houses are mixed with buildings associated with St. John's Church: a vicarage, school, an institute and a pair of symmetrical residential properties enclosing the eastern end of the church. Building heights across the area are generally uniform, consisting of typical 3 storey terraces with canted ground floor bay windows, traditional Victorian detailing and small front gardens.</p> <p>This area's sensitivity to change is High, because it is a Conservation Area, a highly valued townscape setting.</p> <p>Setting: Contained and consolidated urban area, low-rise brick buildings and well-framed narrow streets.</p> <p>Topography: Flat area.</p> <p>Historic grain and Heritage: The layout derives from the historic plan, with small blocks and narrow plots. Grade II listed buildings: The Walworth Clinic, Southwark Central Library, the Cuming Museum and the Church of St. John the Evangelist.</p> <p>Urban layout and architecture: Narrow, short streets and cul-de-sacs. Early Victorian architecture.</p> <p>Land uses: Mostly residential with School, Church and Vicarage, the institute and a few corner shops.</p> <p>Water: Not applicable.</p> <p>Trees and other vegetation: Occasional trees along the streets, and a couple of mature trees by the church.</p> <p>Public Realm and Open Spaces: Good quality public realm, although there are no open spaces as the area is tightly built.</p>	<p>As a Conservation Area, Larcom Street is highly sensitive to change. However, since it does not boarder the edge of the Estate, the overall impact of the FDS on the area is negligible. The magnitude of change and significance are also negligible.</p> <p>Sensitivity: High Magnitude: Negligible Overall impact: Negligible Significance: Negligible</p>	<p>Change to baseline: None Amendment to impact: None Reasoning: The Proposed Amendment will remain largely occluded from views and would have no impact upon the townscape character area. The Proposed Amendment would not give rise to any materially different effects identified for the Extant Consent.</p>	<p>Schemes with tall buildings (15 to 44 storeys) proposed to the North of this Conservation Area are likely to have a moderately adverse impact of low magnitude and minor overall impact on the background setting. These effects will not be seen in conjunction with the Aylesbury proposals. The Heygate scheme will have a minor positive effect of minor magnitude and minor to moderate overall impact as the northern edge of the area will be upgraded.</p>	<p>The cumulative schemes in the wider surrounding area would not have a material bearing on the impact on the Proposed Amendment. The cumulative schemes would be seen as part of the emerging context of modern, regeneration development in the local area. The susceptibility to change for the townscape character area would remain high and the effects for the cumulative phase would remain as identified at the completed development stage.</p>

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3	Browning Estate	<p>This Estate dates from the first half of the 20th century. It is a gated estate, with green areas well framed by 5 to 6 storeys brick buildings. The pitched roofs and chimneys are well expressed in the elevations, as well as the deck access to the flats.</p> <p>This area's sensitivity to change is Medium, as there is a consistent and coherent townscape character.</p> <p>Setting: Consolidated area, with long solid 1940's public housing blocks, generally well maintained. Buildings are arranged around pedestrianised open spaces equipped with play areas. Car-free environment.</p> <p>Topography: Flat area.</p> <p>Historic grain and Heritage: The urban layout is characteristic of the early social housing plans of the beginning of the 20th century, which opened green spaces between built areas in contrast with the traditional Victorian / Georgian streets that lacked green.</p> <p>Urban layout and architecture: Stand-alone buildings, framing car-free green spaces with play equipment.</p> <p>Land uses: Residential.</p> <p>Water: Not applicable.</p> <p>Trees and other vegetation: Trees on the streets, and green lawns between buildings.</p> <p>Public Realm and Open Spaces: Good quality public realm inside the blocks, but with big parts shaded by the buildings. The external streets are narrow and occupied with cars, a consequence of the lack of provision inside the area.</p>	<p>FDS: The FDS is not visible from this character area, therefore the character will remain the same after completion of the proposals. Therefore magnitude, overall impact and significance of the changes are negligible.</p> <p>Sensitivity: Medium</p> <p>Magnitude: Negligible</p> <p>Overall impact: Negligible</p> <p>Significance: Negligible</p>	<p>Change to baseline: None</p> <p>Amendment to impact: None</p> <p>Reasoning: The Proposed Amendment will remain largely occluded from views and would have no impact upon the townscape character area. The Proposed Amendment would not give rise to any materially different effects identified for the Extant Consent.</p>	<p>Schemes with tall buildings (15 to 44 storeys) proposed around the Elephant and Castle station area are likely to have a minor adverse impact of minor magnitude and minor overall impact on the background setting of the Estate. These effects will not be seen in conjunction with the Aylesbury proposals.</p>	<p>The cumulative schemes in the wider surrounding area would not have a material bearing on the impact on the Proposed Amendment. The cumulative schemes would be seen as part of the emerging context of modern, regeneration development in the local area. The susceptibility to change for the townscape character area would remain medium and the effects for the cumulative phase would remain as identified at the completed development stage.</p>
4	Nursery Row Park	<p>This small local park offers some relief from the consolidated built environment of the Estates nearby. The park is equipped with a children's play area. Most green areas are separated from the paths through by tall stone kerbs, and there are some mature trees. It includes a wildlife meadow and a community orchard. In the adjacency there is medium-size car park and an old pub. One of the sides of the Park faces the East Street Market.</p> <p>This area's sensitivity to change is Medium, as there is a coherent townscape character and a good quality open space, the park.</p> <p>Setting: Open between solid brick buildings, frequently described as the 'lung' of the area. Landscaped area with bushes, lawn and mature trees.</p> <p>Topography: Flat area with raised landscaped areas between footpaths.</p> <p>Historic grain and Heritage: There is no evidence of a historic urban pattern, nor listed buildings.</p> <p>Urban layout and architecture: Open space with some uncharacteristic architectural elements, such as The Crown, an old pub.</p> <p>Land uses: Open space, residential and surface car park.</p> <p>Water: Not applicable.</p> <p>Trees and other vegetation: Mature trees, bushes and grass areas.</p> <p>Public Realm and Open Spaces: Good quality public realm. Nursery Row Park is a pleasant local open space.</p>	<p>FDS: The FDS is not visible from this character area, therefore the character of the Nursery Row Park area will remain the same after completion of the proposals. Therefore magnitude, overall impact and significance of the changes are negligible.</p> <p>Sensitivity: Medium</p> <p>Magnitude: Negligible</p> <p>Overall impact: Negligible</p> <p>Significance: Negligible</p>	<p>Change to baseline: None</p> <p>Amendment to impact: None</p> <p>Reasoning: The Proposed Amendment will remain largely occluded from views, with the exception of some visibility of the proposed tallest tower from within the open space of Nursery Park Row. The Proposed Amendment would not give rise to any materially different effects identified for the Extant Consent.</p>	<p>A scheme of 4 to 7 storeys proposed on Stead Street will create a more built frontage to the north of the Park, which will have a minor overall impact of minor magnitude and minor adverse significance. This effect will not be seen in conjunction with the Aylesbury proposals. Other proposed schemes will not impact this area.</p>	<p>The cumulative schemes in the wider surrounding area would not have a material bearing on the impact on the Proposed Amendment. The cumulative schemes would be seen as part of the emerging context of modern, regeneration development in the local area. The susceptibility to change for the townscape character area would remain medium and the effects for the cumulative phase would remain as identified at the completed development stage.</p>

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5	Rodney Estate	<p>This Estate dates from the first half of the 20th century. It is a gated environment, with a surface car park framed by 5 to 6 storeys brick buildings with deck access to the flats. Pitched roofs and chimneys are well expressed in the elevations. To the rear of the buildings there are green areas used by local youth.</p> <p>This area's sensitivity to change is Medium, as there is a consistent and coherent townscape character.</p> <p>Setting: Formally arranged long solid red-brick buildings, generally well maintained. Buildings are accessed from shared surfaces with car park.</p> <p>Topography: Flat area.</p> <p>Historic grain and Heritage: The urban layout is characteristic of the early social housing plans of the beginning of the 20th century, which opened spaces between built areas in contrast with the traditional Victorian / Georgian streets that lacked open spaces. However, this Estate has a car park as the setting at the entrance, and green spaces only to the rear.</p> <p>Urban layout and architecture: Standalone buildings, framing open spaces – used as car park or lawn areas.</p> <p>Land uses: Residential.</p> <p>Water: Not applicable.</p> <p>Trees and other vegetation: Few young trees. Large lawn area to the rear of the buildings.</p> <p>Public Realm and Open Spaces: Poor quality public realm, dominated by car parking at the front. Semi-private green areas at the rear of the blocks create a better setting, and are used by local children.</p>	<p>The FDS is not visible from this character area, therefore the character of Rodney Estate will remain the same after completion of the proposals. Therefore magnitude, overall impact and significance of the changes are negligible.</p> <p>Sensitivity: Medium</p> <p>Magnitude: Negligible</p> <p>Overall impact: Negligible</p> <p>Significance: Negligible</p>	<p>Change to baseline: None</p> <p>Amendment to impact: None</p> <p>Reasoning: The Proposed Amendment will remain occluded from views and would have no impact upon the townscape character area. The Proposed Amendment would not give rise to any materially different effects identified for the Extant Consent.</p>	<p>Schemes with tall buildings (15 to 44 storeys) proposed around the Elephant and Castle station area are likely to have a minor adverse impact of minor magnitude and minor overall impact on the background setting of the Estate. These effects will not be seen in conjunction with the Aylesbury proposals.</p>	<p>The cumulative schemes in the wider surrounding area would not have a material bearing on the impact on the Proposed Amendment. The cumulative schemes would be seen as part of the emerging context of modern, regeneration development in the local area. The susceptibility to change for the townscape character area would remain medium and the effects for the cumulative phase would remain as identified at the completed development stage.</p>
6	Victorian East Street	<p>This area differs in character from the rest of East Street. It has a well-proportioned row of Victorian houses, other Victorian buildings towards Rodney Road and a nursery. In addition, there are three Grade II listed buildings on Flint Street: the Church of the English Martyrs and the English Martyrs Catholic Primary School.</p> <p>This area's sensitivity to change is Medium, as there is a coherent townscape character and a few listed buildings.</p> <p>Setting: 3 to 4 storey buildings, Victorian style houses in a tree-lined street and solid yellow-brick listed buildings, the School and the Church. There are left-over areas to the rear of the School building which is used as storage space.</p> <p>Topography: Flat area.</p> <p>Historic grain and Heritage: East Street is an old connection in the area, as shown in the historic maps. Grade II listed buildings contribute to the 'feeling' of good quality architecture in this area. They are the Church of the English Martyrs, the English Martyrs Catholic Primary School and the English Martyrs Roman Catholic School.</p> <p>Urban layout and architecture: Fragmented blocks, terraced houses, Victorian architecture.</p> <p>Land uses: Residential, Primary Schools, Welfare Centre and Church.</p> <p>Water: Not applicable.</p> <p>Trees and other vegetation: Mature trees along East Street and small trees near the School.</p> <p>Public Realm and Open Spaces: Good public realm on the streets. There are no open spaces.</p>	<p>The FDS is not visible from this character area, therefore the character of Victorian East Street area will remain the same after completion of the proposals. Both magnitude, overall impact and significance of the changes are negligible.</p> <p>Sensitivity: Medium</p> <p>Magnitude: Negligible</p> <p>Overall impact: Negligible</p> <p>Significance: Negligible</p>	<p>Change to baseline: None</p> <p>Amendment to impact: None</p> <p>Reasoning: The Proposed Amendment will remain occluded from views and would have no impact upon the townscape character area. The Proposed Amendment would not give rise to any materially different effects identified for the Extant Consent.</p>	<p>Other proposed schemes will not impact this area, therefore cumulatively magnitude, significance and overall impact of the changes are negligible.</p>	<p>The cumulative schemes in the wider surrounding area would not have a material bearing on the impact on the Proposed Amendment. The cumulative schemes would be seen as part of the emerging context of modern, regeneration development in the local area. The susceptibility to change for the townscape character area would remain medium and the effects for the cumulative phase would remain as identified at the completed development stage.</p>

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7	Elsted Street Area	<p>Appearing generally suburban, this area consists of a mix of 3 storey houses and 4 storey flats dating from 1970's / 1980's. It includes the Barlow, Congreve and Kennedy Walk Estates, and a street of private housing. The buildings frame the streets, but most are at an angle, creating a distinct and dynamic setting. This area's sensitivity to change is Low, as there is already a great variety of building styles.</p> <p>Setting: Fairly suburban setting, low-density area consisting of semi-detached houses and small blocks of flats, part of three distinct estates. A row of early Victorian houses remains at Tisdall Place, probably from the historic development.</p> <p>Topography: Flat area.</p> <p>Historic grain and Heritage: No historic urban grain, and one Grade II listed building: St. Christopher's Church.</p> <p>Urban layout and architecture: Narrow streets and mixed architecture styles and periods.</p> <p>Land uses: Residential and a church.</p> <p>Water: Not applicable.</p> <p>Trees and other vegetation: Private front gardens, generally well kept, provide a hint of green to the streets. Most houses have private amenity spaces to the back.</p> <p>Public Realm and Open Spaces: Suburban streets, with good daylight penetration and good proportions.</p>	<p>The FDS is not visible from this character area, therefore the character of the various estates that form this area will remain the same after completion of the proposals. Therefore magnitude, overall impact and significance of the changes are negligible.</p> <p>Sensitivity: Low</p> <p>Magnitude: Negligible</p> <p>Overall impact: Negligible</p> <p>Significance: Negligible</p>	<p>Change to baseline: None</p> <p>Amendment to impact: None</p> <p>Reasoning: The Proposed Amendment will remain occluded from views and would have no impact upon the townscape character area. The Proposed Amendment would not give rise to any materially different effects identified for the Extant Consent.</p>	<p>With the scheme proposed for Site 7 (L&Q) the changes will have a moderate magnitude, overall minor impact and moderate beneficial effect compared to the existing situation, particularly on the public realm on East Street. As shown on verified view 1, the area will appear more built. Other proposed schemes will not impact this area.</p>	<p>The cumulative schemes in the wider surrounding area would not have a material bearing on the impact on the Proposed Amendment. The cumulative schemes would be seen as part of the emerging context of modern, regeneration development in the local area. The susceptibility to change for the townscape character area would remain Low and the effects for the cumulative phase would remain as identified at the completed development stage.</p>
8	Alvey and Congreve Estates	<p>These Estates date from the first half of the 20th century. They are dispersed, set back from the streets and surrounded by open spaces. Pitched roofs and deck access to the flats are well expressed in the elevations, where brown/ red brick is the dominant material. The buildings are 4 to 6 storeys and they appear very solid and generally well maintained. To the rear of the buildings there are green areas, and some children's play equipment. Cul-de-sacs and inactive street frontages define the urban experience. This area's sensitivity to change is Medium, as there is a consistent and coherent townscape character.</p> <p>Setting: Formally arranged 4 to 6 storeys, solid brick buildings, generally well maintained. Buildings are accessed from deck galleries, which are well expressed in the elevations.</p> <p>Topography: Flat area.</p> <p>Historic grain and Heritage: The urban layout is characteristic of the early social housing plans of the beginning of the 20th century, which opened spaces between built areas in contrast with the traditional Victorian / Georgian streets that lacked open spaces.</p> <p>Urban layout and architecture: Standalone buildings, framing open spaces – used as car park, play spaces or lawn areas. Alvey Estate is laid out on a radial arrangement.</p> <p>Land uses: Residential.</p> <p>Water: Not applicable.</p> <p>Trees and other vegetation: Mature trees and large lawn areas between the buildings.</p> <p>Public Realm and Open Spaces: Poorly defined streets. Semi-private green areas at the rear of the blocks create a good setting in contrast with the solid brick buildings. These areas are more a visual amenity and are not very much used.</p>	<p>The FDS is not visible from this character area, therefore the character of these estates will remain the same after completion of the proposals. Therefore magnitude, overall impact and significance of the changes are negligible.</p> <p>Sensitivity: Medium</p> <p>Magnitude: Negligible</p> <p>Overall impact: Negligible</p> <p>Significance: Negligible</p>	<p>Change to baseline: None</p> <p>Amendment to impact: None</p> <p>Reasoning: The Proposed Amendment will remain occluded from views and would have no impact upon the townscape character area. The Proposed Amendment would not give rise to any materially different effects identified for the Extant Consent.</p>	<p>FDS + Cumulative effects: With the scheme proposed for Site 7 (L&Q) the changes will have a moderate magnitude, overall minor impact, moderate beneficial significance compared to the existing situation, particularly on the public realm of Sedan Way. Other proposed schemes will not impact this area.</p>	<p>The cumulative schemes in the wider surrounding area would not have a material bearing on the impact on the Proposed Amendment. The cumulative schemes would be seen as part of the emerging context of modern, regeneration development in the local area. The susceptibility to change for the townscape character area would remain Medium and the effects for the cumulative phase would remain as identified at the completed development stage.</p>

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9	Old Kent Road	<p>Old Kent Road is a low rental value high street, on a historic route to the South. Visually it is dominated by shopfronts, signage and an eclectic mix of building styles. It includes small take-aways, corner shops, money transfer units, hairdressers and retail park style stores such as Tesco, surrounded by surface car parking. Being a public transport corridor and a car dominated environment it is overall a busy and unpleasant place. The Walworth Academy, near Burgess Park, has also been included in this area.</p> <p>This area's sensitivity to change is Low, as there is already a great variety of building styles.</p> <p>Setting: Old Kent Road is a busy thoroughfare, dominated by heavy traffic.</p> <p>Topography: Appears mostly flat, slightly lower towards south.</p> <p>Historic grain and Heritage: Running from Elephant & Castle to Peckham, Old Kent Road is a historic route into London. It has been a main route since Watling Street, the Roman road which ran from Dover to London through this location. Currently it has only one listed building, Grade II, the Fire Station near the Walworth Academy.</p> <p>Urban layout and architectural qualities: It has a continuous frontage, split in narrow parcels at ground floor, the shopfronts. The architectural styles vary from Victorian to 1980's buildings. Generally buildings appear poorly maintained.</p> <p>Land uses: Mixed-uses: retail at ground floor, residential / workshops above shops.</p> <p>Water: Not applicable.</p> <p>Trees and other vegetation : Overall, the street appears mostly urban. It has a few trees on the North side, but lacks other landscape elements.</p> <p>Public Realm and Open Spaces: There are no open spaces along this route, apart from surface car parking areas. Poor-quality and car-oriented public realm.</p>	<p>The FDS is not visible from this character area, therefore the character of Old Kent Road will remain the same after completion of the proposals. Therefore magnitude, overall impact and significance of the changes are negligible.</p> <p>Sensitivity: Low</p> <p>Magnitude: Negligible</p> <p>Overall impact: Negligible</p> <p>Significance: Negligible</p>	<p>Change to baseline: None</p> <p>Amendment to impact: None</p> <p>Reasoning: The Proposed Amendment will remain occluded from views and would have no impact upon the townscape character area. The Proposed Amendment would not give rise to any materially different effects identified for the Extant Consent.</p>	<p>Schemes with tall buildings (15 to 44 storeys) proposed around the Elephant and Castle station area will be seen at distance, and are likely to have a minor adverse impact, of minor magnitude and negligible to minor overall effect. These effects will not be seen in conjunction with the Aylesbury proposals.</p>	<p>The cumulative schemes in the wider surrounding area would not have a material bearing on the impact on the Proposed Amendment. The cumulative schemes would be seen as part of the emerging context of modern, regeneration development in the local area. The susceptibility to change for the townscape character area would remain Low and the effects for the cumulative phase would remain as identified at the completed development stage.</p>
10	Nelson Estate	<p>This area includes the Nelson Estate, formed by 3 storey buildings on East Street and 7 storey buildings on Bronti Close and Walworth Place plus a warehouse and a church. The urban layout follows East Street, an old route in the area which has the East Street Market. All the buildings in the area are clad in brick, but they appear heterogeneous as their construction period probably ranges from 1940 to 1970's, with recent upgrades in windows, doors etc.</p> <p>East Street has active frontages, whereas Bronti Close appears as the back of house, with garages facing on to the public realm and inactive frontages. The warehouse also creates a continuous dead frontage on Portland Street.</p> <p>This area's sensitivity to change is Low, as there is already a great variety of building styles.</p> <p>Setting Heterogeneous mix of buildings ranging from 2 to 7 storeys. On East Street buildings have a continuous active frontage part of the market environment. On Bronti Close and Walworth Place they are set back from the street, either facing a car park or a ball court. Some of these buildings are accessed from deck galleries, which are well expressed in the elevations. The overall environment appears stratified, and the area feels unplanned and lacking in quality public realm.</p> <p>Topography: Flat area.</p> <p>Historic grain and Heritage: The urban layout follows East Street, where there has been street trading since the 16th Century. There are no listed buildings in the area.</p> <p>Urban layout and architecture: Uncharacteristic architecture, ranging from the 1940's to the 1970's.</p> <p>Land uses: Retail / Market, residential, warehouse and church.</p> <p>Water: Not applicable.</p> <p>Trees and other vegetation: With exception of a lawn between the blocks on Walworth Place, the area does not have any vegetation or trees.</p> <p>Public Realm and Open Spaces: East Street has a wide-pedestrian area, characteristic of a trading zone. All other areas have poor quality public realm, with inactive frontages (i.e. garages, blank walls, car parking) and lose edges.</p>	<p>The FDS is not visible from this character area, therefore the character of this estate will remain the same after completion of the proposals. Therefore magnitude, overall impact and significance of the changes are negligible.</p> <p>Sensitivity: Low</p> <p>Magnitude: Negligible</p> <p>Overall impact: Negligible</p> <p>Significance: Negligible</p>	<p>Change to baseline: None</p> <p>Amendment to impact: None</p> <p>Reasoning: The Proposed Amendment will remain largely occluded from views and would have no impact upon the townscape character area. The Proposed Amendment would not give rise to any materially different effects identified for the Extant Consent.</p>	<p>Schemes with tall buildings (15 to 44 storeys) proposed around the Elephant and Castle station area may appear in a few points, but far in the background. Given the distance and low sensitivity of this area, the impact is considered negligible in terms of magnitude, overall impact and significance.</p>	<p>The cumulative schemes in the wider surrounding area would not have a material bearing on the impact on the Proposed Amendment. The cumulative schemes would be seen as part of the emerging context of modern, regeneration development in the local area. The susceptibility to change for the townscape character area would remain Low and the effects for the cumulative phase would remain as identified at the completed development stage.</p>

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11	Kingston Estate	<p>Three parallel stand-alone buildings, arranged in an 'L' shaped layout. The 3 storey east-west wings align with East Street and the north-south 5 storey wings are dispersed in a landscaped area.</p> <p>The buildings appear well maintained and the setting appears almost suburban due to the space left between the blocks and the lack of frontages or relationship with the streets.</p> <p>Although the area has a legible urban layout, movement through appears unsafe due to underpasses and because entrances to the maisonettes for example are from the car parking at the rear of the blocks.</p> <p>This area's sensitivity to change is Low, as there is no major value in the overall townscape character.</p> <p>Setting: The area appears suburban, airy and spacious. Brick buildings with pitched roofs dispersed in a well kept lawn area.</p> <p>Topography: Flat area</p> <p>Historic grain and Heritage: The layout is characteristic of a modern approach to urban planning, with parallel buildings dispersed in the open space, set back from the streets. There are no listed buildings.</p> <p>Urban layout and architectural qualities: Although well maintained and set within a good landscaped environment, the architecture appears of poor construction quality. Buildings are characteristic of a generic economic type used for public housing in the 1960/ 1970's.</p> <p>Land uses: Residential.</p> <p>Water: Not applicable.</p> <p>Trees and other vegetation: Several mature trees and large lawn areas complete the green setting of the area.</p> <p>Public Realm and Open Spaces: There is plenty of green open space between the blocks, but it is not accessible. There is a small playground and car parking areas.</p>	<p>The FDS is not visible from this character area, therefore the character of this estate will remain the same after completion of the proposals. Therefore magnitude, overall impact and significance of the changes are negligible.</p> <p>Sensitivity: Low</p> <p>Magnitude: Negligible</p> <p>Overall impact: Negligible</p> <p>Significance: Negligible</p>	<p>Change to baseline: None</p> <p>Amendment to impact: None</p> <p>Reasoning: The Proposed Amendment will remain largely occluded from views and would have no impact upon the townscape character area. The Proposed Amendment would not give rise to any materially different effects identified for the Extant Consent.</p>	<p>Other proposed schemes will not impact this area. The changes are considered negligible in terms of magnitude, overall impact and significance.</p>	<p>The cumulative schemes in the wider surrounding area would not have a material bearing on the impact on the Proposed Amendment. The cumulative schemes would be seen as part of the emerging context of modern, regeneration development in the local area. The susceptibility to change for the townscape character area would remain Low and the effects for the cumulative phase would remain as identified at the completed development stage.</p>
12	Portland Estate	<p>This area consists of four 15 storey tower blocks on Portland Street. These are set back from the street, on an angle, dispersed on a green area with a path leading on to the frontdoor. They appear solid and repetitive, clad in red-brick with white projected balconies and white frames highlighting windows. They sharply contrast with the surroundings as they are the tallest buildings in the wider area.</p> <p>This area's sensitivity to change is Low, as there is no major value in the overall townscape character.</p> <p>Setting: Composition of four 15 storey towers, the tallest buildings in the wider area. Solid and geometric, the towers appear repetitive. As a group on its own they are very distinct from the surroundings.</p> <p>Topography: Flat area.</p> <p>Historic grain and Heritage: Not applicable.</p> <p>Urban layout and architecture: Group of 4 standalone buildings. Red-brick solid modular architecture, dating probably from the 1970's.</p> <p>Land uses: Residential.</p> <p>Water: Not applicable.</p> <p>Trees and other vegetation: Lawn areas separate the towers from the street. There are some young and mature trees around the towers.</p> <p>Public Realm and Open Spaces: The green open spaces are not accessible. Portland Street, between the tower blocks, has generally good quality footpaths and hedges. The entrance to the towers are paved in concrete and appear uninviting due to rubbish bins and lack of detail.</p>	<p>The FDS is not visible from this character area, therefore the character of this estate will remain the same after completion of the proposals. Therefore magnitude, overall impact and significance of the changes are negligible.</p> <p>Sensitivity: Low</p> <p>Magnitude: Negligible</p> <p>Overall impact: Negligible</p> <p>Significance: Negligible</p>	<p>Change to baseline: None</p> <p>Amendment to impact: None</p> <p>Reasoning: The Proposed Amendment will remain largely occluded from views and would have no impact upon the townscape character area. The Proposed Amendment would not give rise to any materially different effects identified for the Extant Consent.</p>	<p>Other proposed schemes will not impact this area. The changes are considered negligible in terms of magnitude, overall impact and significance.</p>	<p>The cumulative schemes in the wider surrounding area would not have a material bearing on the impact on the Proposed Amendment. The cumulative schemes would be seen as part of the emerging context of modern, regeneration development in the local area. The susceptibility to change for the townscape character area would remain Low and the effects for the cumulative phase would remain as identified at the completed development stage.</p>

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13	North of Surrey Square	<p>This low-density area consists of 2 to 3 storey Early-Victorian terraced houses, with canted ground floor bay windows, traditional Victorian detailing and small front gardens. There is also a row of Grade II listed Georgian terraces facing Surrey Square and the Surrey Square Primary School, a Victorian 6 storeys building.</p> <p>The dominant material is brick, found in yellow, brown and red London stock mix.</p> <p>Some streets are two-ways, with narrow pavements and on-street parking, and others are dead ends.</p> <p>This area's sensitivity to change is Medium, as there is a coherent townscape character and a few listed buildings.</p> <p>Setting: Contained and consolidated urban area, low-rise brick buildings and well-framed narrow streets.</p> <p>Topography: Flat area.</p> <p>Historic grain and Heritage: The layout derives from the historic plan, with small blocks and narrow plots. Surrey Square numbers 20 to 54 are Grade II listed buildings.</p> <p>Urban layout and architectural qualities: The layout derives from the historic plan, with small blocks and narrow plots.</p> <p>Land uses: Residential and School.</p> <p>Water: Not applicable.</p> <p>Trees and other vegetation: There is vegetation in the private backgardens of the houses, including trees and grassed areas. There are no trees in the streets.</p> <p>Public Realm and Open Spaces: The streets are narrow, but well-proportioned and the public realm is generally good, well-kept and a pleasant walking environment.</p>	<p>The FDS is not visible from this character area, therefore the character of this area will remain the same after completion of the proposals. Therefore magnitude, overall impact and significance of the changes are negligible.</p> <p>Sensitivity: Medium</p> <p>Magnitude: Negligible</p> <p>Overall impact: Negligible</p> <p>Significance: Negligible</p>	<p>Change to baseline: None</p> <p>Amendment to impact: None</p> <p>Reasoning: The Proposed Amendment will remain largely occluded from views and would have no impact upon the townscape character area. The Proposed Amendment would not give rise to any materially different effects identified for the Extant Consent.</p>	<p>Other proposed schemes will not impact this area. The changes are considered negligible in terms of magnitude, overall impact and significance.</p>	<p>The cumulative schemes in the wider surrounding area would not have a material bearing on the impact on the Proposed Amendment. The cumulative schemes would be seen as part of the emerging context of modern, regeneration development in the local area. The susceptibility to change for the townscape character area would remain Medium and the effects for the cumulative phase would remain as identified at the completed development stage.</p>
14	Liverpool Grove Conservation Area	<p>This is the largest Conservation Area closer to the application site. This area is characterised by narrow streets, a pattern developed in the early years of the 19th century. Only the Grade II listed terraces on Liverpool Grove opposite the Church remain from that period. The other buildings are 2 to 4 storey brick built terraces and blocks of flats. There are two dominant styles: rustic and neoclassical, plus some late Victorian/Edwardian housing with arts and crafts features. Included in this area are Faraday gardens, a local park where St. Peters Church is located, the only Grade I Listed building within the covered zone.</p> <p>This area's sensitivity to change is high, because it is a Conservation Area, a highly valued townscape setting.</p> <p>Setting: Narrow well-dimensioned streets, with interesting changes in alignments such as the dog-leg of Liverpool Grove around the churchyard. Overall, it appears as a coherent and high-quality area, clad in brown-brick and with many details such as roofs, mansards, entrance canopies, white-framed windows and red front doors.</p> <p>Topography: Flat area.</p> <p>Historic grain and Heritage: The street pattern was developed in the early years of the 19th century, and the Grade II listed terraces on Liverpool Grove are from the original development. There is a Grade I Listed building, St. Peter's Church and its churchyard. There are also Grade II listed buildings on 1 to 11 Portland Street across from the School.</p> <p>Urban layout and architecture: Narrow, traditional terraced houses. Dwellings are 2 to 3 storey brick built terraces and low-rise blocks of flats.</p> <p>Land uses: Residential, School and Church.</p> <p>Water: Not applicable.</p> <p>Trees and other vegetation: There are many mature trees along the streets and there is an open space surrounding the church.</p> <p>Public Realm and Open Spaces: Very good quality environment, with narrow human scale tree-lined streets. The church sits within a landscaped open space, where there are many old trees and varied landscape. Faraday Gardens are also included within this character area.</p>	<p>The FDS will meet the area on the corner of Westmoreland Road and Portland Street. Proposals affecting the area include a 5 and 6 storeys building close to the existing Grade II listed terraces. The fundamental characteristics and value of the Conservation Area will not be affected by the development. The development will create a better setting for the area than what is currently on the site, particularly on Portland Street. It is therefore considered that changes will be of moderate magnitude, moderate to major overall impact and the significance will be moderately beneficial.</p> <p>Sensitivity: High</p> <p>Magnitude: Medium</p> <p>Overall impact: Moderate to major</p> <p>Significance: Moderate beneficial</p>	<p>Change to baseline: None</p> <p>Amendment to impact: The impact remains Moderate to Major. The Significance is Beneficial</p> <p>Reasoning: The Proposed Amendment follows the same principles established by the Extant Consent. The Proposed Amendment has increased in height relative to the Extant Consent and there will be a marginal increase in visibility from locations within the townscape area, although to no new areas or which would raise a materially greater effect. The introduction of a warmer material palette is conducive to the vernacular in the wider area and would be beneficial to the townscape. The Proposed Amendment would not give rise to any materially different effects identified for the Extant Consent.</p>	<p>Other proposed schemes will not impact this area. Thus the impact of changes is cumulatively the same as on the FDS alone. It is therefore considered that changes will be of moderate magnitude, moderate to major overall impact and the significance will be moderately beneficial.</p>	<p>The cumulative schemes in the wider surrounding area would not have a material bearing on the impact on the Proposed Amendment. The cumulative schemes would be seen as part of the emerging context of modern, regeneration development in the local area. The susceptibility to change for the townscape character area would remain High and the effects for the cumulative phase would remain as identified at the completed development stage.</p>

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15	Surrey Square Park	<p>These Estates date from the first half of the 20th Century. Some buildings frame the streets, but not all of them. Pitched roofs and deck access to the flats are well expressed in the elevations, where brown/ red brick is the dominant material. The buildings are 6 storeys tall and they appear very solid and generally well maintained. Between the buildings there are surface car parking areas, and some play equipment.</p> <p>Surrey Square, a well-proportioned small park offering good quality public realm and playgrounds is also included in this area.</p> <p>This area's sensitivity to change is medium, as there is a consistent and coherent townscape character and a good open space, Surrey Park.</p> <p>Setting: Formally arranged long solid red-brick buildings, generally well maintained. Buildings are accessed from shared surfaces with car park.</p> <p>Topography: Flat area.</p> <p>Historic grain and Heritage The urban layout is characteristic of the early social housing plans of the beginning of the 20th century, which opened spaces between blocks in contrast with the traditional Victorian / Georgian streets that lacked open spaces. However, this Estate does not have many green spaces. Instead, it has surface car parking areas near the entrances, and only a few green spaces on Kingslake Street.</p> <p>Urban layout and architecture: Standalone buildings, framing open spaces used as car park, or facing the street.</p> <p>Land uses: Residential.</p> <p>Water: Not applicable.</p> <p>Trees and other vegetation: Some young and mature trees, including some on Surrey Square Park.</p> <p>Public Realm and Open Spaces: Near the entrances to the buildings the public realm appears empty, dry and uninviting, dominated by car parking and rubbish bins. By contrast, Surrey Square Park is a good quality open space, with playgrounds, mature trees and vegetation.</p>	<p>The FDS is not visible from this character area, therefore the character of this area will remain the same after completion of the proposals. Therefore magnitude, overall impact and significance of the changes are negligible.</p> <p>Sensitivity: Medium</p> <p>Magnitude: Negligible</p> <p>Overall impact: Negligible</p> <p>Significance: Negligible</p>	<p>Change to baseline: None</p> <p>Amendment to impact: None</p> <p>Reasoning: The Proposed Amendment will remain largely occluded from views and would have no impact upon the townscape character area. The Proposed Amendment would not give rise to any materially different effects identified for the Extant Consent.</p>	<p>Other proposed schemes will not impact this area. The changes are considered negligible in terms of magnitude, overall impact and significance.</p>	<p>The cumulative schemes in the wider surrounding area would not have a material bearing on the impact on the Proposed Amendment. The cumulative schemes would be seen as part of the emerging context of modern, regeneration development in the local area. The susceptibility to change for the townscape character area would remain Medium and the effects for the cumulative phase would remain as identified at the completed development stage.</p>
16	Elizabeth Estate	<p>Appearing suburban, Elizabeth Estate is an area of 2 to 3 storey blocks of maisonettes and flats, clad in red brick dating probably from the 1970 / 1980's. The blocks are arranged in continuous parallel rows or 'L' shaped plans. Chimneys, pitched roofs and small balconies are well expressed in the facades. A landscaped setting provides a green background to the buildings.</p> <p>This area's sensitivity to change is low, as there is no major value in the overall townscape character.</p> <p>Setting: The area appears suburban, airy and spacious. Brick buildings with pitched roofs dispersed in a well-kept lawn area.</p> <p>Topography: Flat area.</p> <p>Historic grain and Heritage: The layout is characteristic of a modern approach to urban planning, with parallel buildings dispersed in the open space, set back from the streets. There are no listed buildings.</p> <p>Urban layout and architectural qualities: Although well maintained and set within a good landscaped environment, the architecture appears uninteresting. Buildings are characteristic of a generic economic type used for public housing in the 1960/ 1970's.</p> <p>Land uses: Residential.</p> <p>Water: Not applicable.</p> <p>Trees and other vegetation: Several mature trees and large lawn areas complete the green setting of the area.</p> <p>Public Realm and Open Spaces: There is plenty of green open space between the blocks, but it is not accessible and partially framed by circa 0.5 metre brick wall. There are some car parking areas.</p>	<p>The FDS has an edge on Westmoreland Street to this character area. The proposals include two blocks of 3 storey townhouses, and a 5 and 6 storeys block of flats on Westmoreland Road. These changes will be very visible and the proposals will improve the general setting of the area. Hence the changes will be of moderate magnitude, minor overall impact and moderate beneficial significance.</p> <p>Sensitivity: Low</p> <p>Magnitude: Medium</p> <p>Overall impact: Minor</p> <p>Significance: Moderate beneficial</p>	<p>Change to baseline: None</p> <p>Amendment to impact: None</p> <p>Reasoning: The Proposed Amendment follows the same principles established by the Extant Consent. The Proposed Amendment has increased in height relative to the Extant Consent and there will be a marginal increase in visibility from locations within the townscape area, although to no new areas or which would raise a materially greater effect. The introduction of a warmer material palette is conducive to the vernacular in the wider area and would be beneficial to the townscape. The Proposed Amendment would not give rise to any materially different effects identified for the Extant Consent.</p>	<p>Other proposed schemes will not impact this area. Hence, the impact of changes is cumulatively the same as on the FDS alone. The changes are considered of moderate magnitude, minor overall impact and moderate beneficial significance.</p>	<p>The cumulative schemes in the wider surrounding area would not have a material bearing on the impact on the Proposed Amendment. The cumulative schemes would be seen as part of the emerging context of modern, regeneration development in the local area. The susceptibility to change for the townscape character area would remain Medium and the effects for the cumulative phase would remain as identified at the completed development stage.</p>

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17	Bagshot Area	<p>This low-density area consists of 2 to 3 storey Early-Victorian terraced houses, lacking in detail and with a mix of finishes including yellow, brown and red London stock mix and white and beige render.</p> <p>Some streets are one-way, with narrow pavements and there is on-street parking, sometimes on both sides. They are human in scale, well-proportioned and generally form a good urban environment. On Bagshot Street there are a few local shops, and the area has a low sensitivity to change.</p> <p>This area's sensitivity to change is low, as there is no major value in the overall townscape character and there is a variety of building styles.</p> <p>Setting: Contained and consolidated urban area, low-rise brick buildings and well-framed narrow streets.</p> <p>Topography: Flat area.</p> <p>Historic grain and Heritage: The layout derives from the historic plan, with small blocks and narrow plots. There are no listed buildings.</p> <p>Urban layout and architectural qualities: Narrow, traditional terraced houses. Dwellings are 2 to 3 storey brick built terraces and low-rise flats.</p> <p>Land uses: Residential and retail.</p> <p>Water: Not applicable.</p> <p>Trees and other vegetation : The streets have sometimes hints of green from hedges on private front gardens. There are no trees along the streets.</p> <p>Public Realm and Open Spaces: The streets are narrow, but well-proportioned and the public realm is generally good. On Bagshot Street, local shops activate the street frontage.</p>	<p>The FDS is not visible from Bagshot area, therefore the character of this area will remain the same after completion of the proposals. Therefore magnitude, overall impact and significance of the changes are negligible.</p> <p>Sensitivity: Low</p> <p>Magnitude: Negligible</p> <p>Overall impact: Negligible</p> <p>Significance: Negligible</p>	<p>Change to baseline: None</p> <p>Amendment to impact: None</p> <p>Reasoning: The Proposed Amendment will remain largely occluded from views and would have no impact upon the townscape character area. The Proposed Amendment would not give rise to any materially different effects identified for the Extant Consent.</p>	<p>FDS + Cumulative effects: Other proposed schemes will not impact this area. The changes are considered negligible in terms of magnitude, overall impact and significance.</p>	<p>The cumulative schemes in the wider surrounding area would not have a material bearing on the impact on the Proposed Amendment. The cumulative schemes would be seen as part of the emerging context of modern, regeneration development in the local area. The susceptibility to change for the townscape character area would remain Low and the effects for the cumulative phase would remain as identified at the completed development stage.</p>
18	Albany Place	<p>This is a new area, which was the first phase of the Aylesbury Regeneration. It consists of 3 storey terraced houses and maisonettes, and 10 storey blocks of flats facing Burgess Park. All buildings are clad in yellow and brown London stock.</p> <p>Facing Burgess Park, blocks appear less solid and with wide openings. There are mews and well-proportioned low-rise terraced houses, with front doors on to the streets. Good detailing, projected balconies and varied massing create a distinct and visually appealing setting.</p> <p>This area's sensitivity to change is medium, as there is a consistent and coherent townscape character.</p> <p>Setting: Newly created local streets and mews form narrow perimeter blocks. Clad in yellow and brown brick, buildings appear well-proportioned, more solid to the north and with more openings facing Burgess Park.</p> <p>Topography: Flat area.</p> <p>Historic grain and Heritage: The street pattern follows the previously existing streets.</p> <p>Urban layout and architecture: There is a mix of types, including a narrow terraced houses block and perimeter blocks with mansion blocks and flats.</p> <p>Land uses: Residential and Community (Southwark Resource Centre).</p> <p>Water: Not applicable.</p> <p>Trees and other vegetation: There are some young trees on the new streets.</p> <p>Public Realm and Open Spaces: Good quality environment, with various street scales and a small public open space.</p>	<p>The FDS is adjacent to this area along Bradenham Close, which is part of the Aylesbury Estate. Proposals for this area include residential blocks ranging from 5 to 10 storeys. The change in the area will be highly noticeable, thus major in magnitude and considered moderate to major overall impact.</p> <p>The significance will be major beneficial as the new proposals continue the architectural language and features of the area.</p> <p>Sensitivity: Medium</p> <p>Magnitude: High</p> <p>Overall impact: Moderate to major</p> <p>Significance: Major beneficial</p>	<p>Change to baseline: None</p> <p>Amendment to impact: None</p> <p>Reasoning: The Proposed Amendment follows the same principles established by the Extant Consent. The Proposed Amendment has increased in height relative to the Extant Consent and there will be a marginal increase in visibility from locations within the townscape area, although to no new areas or which would raise a materially greater effect. The introduction of a warmer material palette is conducive to the vernacular in the wider area and would be beneficial to the townscape. The Proposed Amendment would not give rise to any materially different effects identified for the Extant Consent.</p>	<p>Other proposed schemes will not impact this area. Hence, the impact of changes is cumulatively the same as on the FDS alone. The changes are considered of major magnitude, moderate to major overall impact and major beneficial significance.</p>	<p>The Outline Masterplan would introduce further change to the northern boundary of Burgess Park which forms the setting of the listed buildings. The Outline Masterplan would introduce greater scale along this frontage which would be alleviated by the greater degree of permeability and articulation of the blocks. Road junctions are marked by taller buildings, signalling the entrance into the new Aylesbury Estate to the north. The Outline Masterplan would form a beneficial relationship to the Burgess Park edge, subject to architectural detailing.</p> <p>The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.</p>

MAP REF	NAME	ORIGINAL ES TBH VIA BASELINE (PREPARED BY HTA)	ORIGINAL ES TBH VIA OVERALL IMPACT (PREPARED BY HTA)	2021 MONTAGU EVANS ASSESSMENT OF CHANGE TO BASELINE AND PROPOSED AMENDMENT IMPACT	ORIGINAL ES TBH VIA CUMULATIVE SCHEMES (PREPARED BY HTA)	2021 MONTAGU EVANS ASSESSMENT PROPOSED AMENDMENT CUMULATIVE EFFECT
19	Coburg Road Conservation Area	<p>This Conservation Area is characterised by narrow streets with terraced or semi-detached Georgian and Victorian houses. There are some Grade II listed, and some trees which create a good green background to the dominant material old brown London stock. The Georgian buildings have long privacy front gardens and generally appear very solid and well-proportioned. The Victorian terraces on Oakley Place are more ornamented, clad in light yellow brick with bay windows on ground and first floors.</p> <p>This area's sensitivity to change is High, because it is a Conservation Area, a highly valued townscape setting.</p> <p>Setting: Terraced and semi-detached houses mixed with green from Burgess Park.</p> <p>Topography: Flat area.</p> <p>Historic grain and Heritage: The layout derives from the historic layout in the area before the demolition that opened the land for the creation of Burgess Park. There are many Grade II listed buildings, including the New Peckham Mosque (former Church of St. Mark), and house on Cobourg Road and Coburg Road, and the Lord Nelson Pub.</p> <p>Urban layout and architectural qualities: The layout derives from the historic plan, with small blocks and narrow plots. Dwellings are 2 to 3 storey brick terraces.</p> <p>Land uses: Residential.</p> <p>Water Cobourg Road houses face the lake.</p> <p>Trees and other vegetation: There are plenty of mature trees in the area, and green is a constant presence in the background as there are many views to the Park.</p> <p>Public Realm and Open Spaces: The streets are narrow and well-proportioned. The public realm is good, well-kept and a pleasant walking environment full of green areas and views of the lake.</p>	<p>The FDS is separated from the area by Burgess Park. This alteration to the park edge will be visible in the background as shown on View 5. The impact of the change is considered of minor magnitude and minor to moderate overall impact. The significance of this change, will be minor beneficial, as it will appear more built but with more suitable materials, instead of the current situation of monotonous concrete architecture.</p> <p>Sensitivity: High</p> <p>Magnitude: Low</p> <p>Overall impact: Minor to Moderate</p> <p>Significance: Minor beneficial</p>	<p>Change to baseline: None</p> <p>Amendment to impact: None</p> <p>Reasoning: The Proposed Amendment follows the same principles established by the Extant Consent. The Proposed Amendment has increased in height relative to the Extant Consent and there will be a marginal increase in visibility from locations within the townscape area, although to no new areas or which would raise a materially greater effect. The introduction of a warmer material palette is conducive to the vernacular in the wider area and would be beneficial to the townscape. The Proposed Amendment would not give rise to any materially different effects identified for the Extant Consent.</p>	<p>Other proposed schemes will not impact this area. Hence, the impact of changes is cumulatively the same as on the FDS alone. The cumulative changes are considered of minor magnitude, minor to moderate overall impact and minor beneficial significance.</p>	<p>The Outline Masterplan would introduce further change to the northern boundary of Burgess Park which forms the setting of the listed buildings. The Outline Masterplan would introduce greater scale along this frontage which would be alleviated by the greater degree of permeability and articulation of the blocks. Road junctions are marked by taller buildings, signalling the entrance into the new Aylesbury Estate to the north. The Outline Masterplan would form a beneficial relationship to the Burgess Park edge, subject to architectural detailing.</p> <p>The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.</p>
20	Burgess Park	<p>Burgess Park is a large open space in South London. It is very open, with a beautiful lawn, allowing for long views. It is a relatively young park in London, created with the demolition of a consolidated area of the city, as shown in the historic maps. For this reason, most trees are young, except those which were retained from the old streets.</p> <p>The Park has got a few hills, which sometimes block views to the city, plus a lake with a pedestrian bridge.</p> <p>Wells Way cuts through the park, establishing a connection from the South. Some Grade II listed buildings are located within the Park, adding to its picturesque visual character.</p> <p>This area's sensitivity to change is high, because it is a major South London Park.</p> <p>Setting: High-quality landscaped open space, with lawn and young trees. Includes some play facilities and a park cafe.</p> <p>Topography: Large flat areas and small hills.</p> <p>Historic grain and Heritage: Some of the old streets have been kept in place and some traces of these still define the park paths. Grade II listed buildings contribute to the park character, such as the Groundwork Trust Offices (former public baths and library), the Almshouses, the former church of St. George and the Lime Kiln.</p> <p>Urban layout and architecture: The listed buildings are either brick, Victorian, or white neoclassical style. The former baths has a tall chimney and the church has a clock tower. Both act as landmarks.</p> <p>Land uses: Public open space, and a park cafe.</p> <p>Water: Lake within the Park.</p> <p>Trees and other vegetation: Mostly young trees, with exception of those retained from the previous streets.</p> <p>Public Realm and Open Spaces: Burgess Park is the largest open space in the area, contributing to an increased perception of the quality of public realm in Walworth.</p>	<p>The FDS faces Burgess Park. Proposals including tall buildings on Albany Road will be very visible from the west side of the Park. The changes are considered to have a major impact on the Park due to its major magnitude. Its significance will be moderately beneficial, as it will appear more built but with more variety of forms and slender shapes instead of the current situation of continuous repetitive buildings.</p> <p>Sensitivity: High</p> <p>Magnitude: High</p> <p>Overall impact: Major</p> <p>Significance: Moderate beneficial</p>	<p>Change to baseline: None</p> <p>Amendment to impact: None</p> <p>Reasoning: The Proposed Amendment follows the same principles established by the Extant Consent. The Proposed Amendment has increased in height relative to the Extant Consent and there will be a marginal increase in visibility from locations within the townscape area, although to no new areas or which would raise a materially greater effect. The introduction of a warmer material palette is conducive to the vernacular in the wider area and would be beneficial to the townscape. The Proposed Amendment would not give rise to any materially different effects identified for the Extant Consent.</p>	<p>The proposed scheme Elmington will be partially visible from the Park but not in conjunction with the Aylesbury Proposals. The magnitude of change will cumulatively be of major magnitude and major overall impact, and moderately beneficial. Other proposed schemes will not impact this area.</p>	<p>The cumulative schemes would be seen as part of the emerging context of modern, regeneration development in the local area. The susceptibility to change for the townscape character area would remain High and the effects for the cumulative phase would remain as identified at the completed development stage.</p>

MAP REF	NAME	ORIGINAL ES TBH VIA BASELINE (PREPARED BY HTA)	ORIGINAL ES TBH VIA OVERALL IMPACT (PREPARED BY HTA)	2021 MONTAGU EVANS ASSESSMENT OF CHANGE TO BASELINE AND PROPOSED AMENDMENT IMPACT	ORIGINAL ES TBH VIA CUMULATIVE SCHEMES (PREPARED BY HTA)	2021 MONTAGU EVANS ASSESSMENT PROPOSED AMENDMENT CUMULATIVE EFFECT
21	Addington Square Conservation Area	<p>This Conservation Area dates from mid to late 19th century. Narrow streets fronted by terraced houses are mixed with views across to Burgess Park.</p> <p>Building heights in the area are generally uniform, consisting of typical 3 storey terraces with canted ground floor bay windows, traditional Victorian detailing and small front doors with arched profiles.</p> <p>This area's sensitivity to change is high, because it is a Conservation Area, a highly valued townscape setting.</p> <p>Setting: Contained and consolidated urban area, close to Burgess Park, with 2 to 3 storey terraced houses.</p> <p>Topography: Flat area.</p> <p>Historic grain and Heritage: The layout derives from the historic layout in the area before the demolition that opened the land for the creation of Burgess Park. There are many Grade II listed buildings, including houses on Camberwell Road and on both sides of Addington Square.</p> <p>Urban layout and architectural qualities: The layout derives from the historic plan, with small blocks and narrow plots. Dwellings are 2 to 3 storey brick terraces.</p> <p>Land uses: Residential.</p> <p>Water: Not applicable.</p> <p>Trees and other vegetation: There are many mature trees in the area, probably remaining from the historic development.</p> <p>Public Realm and Open Spaces: The streets are narrow, but well-proportioned and the public realm is generally good, well-kept and a pleasant walking environment. Views to Burgess Park or hints of green are intertwined with the buildings and frequently constitute the end of a street.</p>	<p>The FDS is separated from the area by Burgess Park. Proposals including tall buildings on the park edge will be visible in the background between trees, particularly during fall and winter. The changes are considered to have a moderate to major overall impact on the Park due to its moderate magnitude. Its significance in the background of the Conservation Area will be minor beneficial, as it will appear more built but with more suitable materials – bricks, and more varied, instead of the current situation of monotonous concrete architecture. Proposals will not deteriorate the integrity and intrinsic historic characteristics of the area.</p> <p>Sensitivity: High</p> <p>Magnitude: Medium</p> <p>Overall impact: Moderate to Major</p> <p>Significance: Minor beneficial</p>	<p>Change to baseline: None</p> <p>Amendment to impact: None</p> <p>Reasoning: The Proposed Amendment follows the same principles established by the Extant Consent. The Proposed Amendment has increased in height relative to the Extant Consent and there will be a marginal increase in visibility from locations within the townscape area, although to no new areas or which would raise a materially greater effect. The introduction of a warmer material palette is conducive to the vernacular in the wider area and would be beneficial to the townscape. The Proposed Amendment would not give rise to any materially different effects identified for the Extant Consent.</p>	<p>The Elmington scheme will partially appear in the background, in the south east corner of the area, but without negative impacts. Other proposed schemes will not impact this area. The cumulative changes are considered of moderate magnitude, moderate to major overall impact and minor beneficial significance.</p>	<p>The cumulative schemes would be seen as part of the emerging context of modern, regeneration development in the local area. The susceptibility to change for the townscape character area would remain High and the effects for the cumulative phase would remain as identified at the completed development stage.</p>

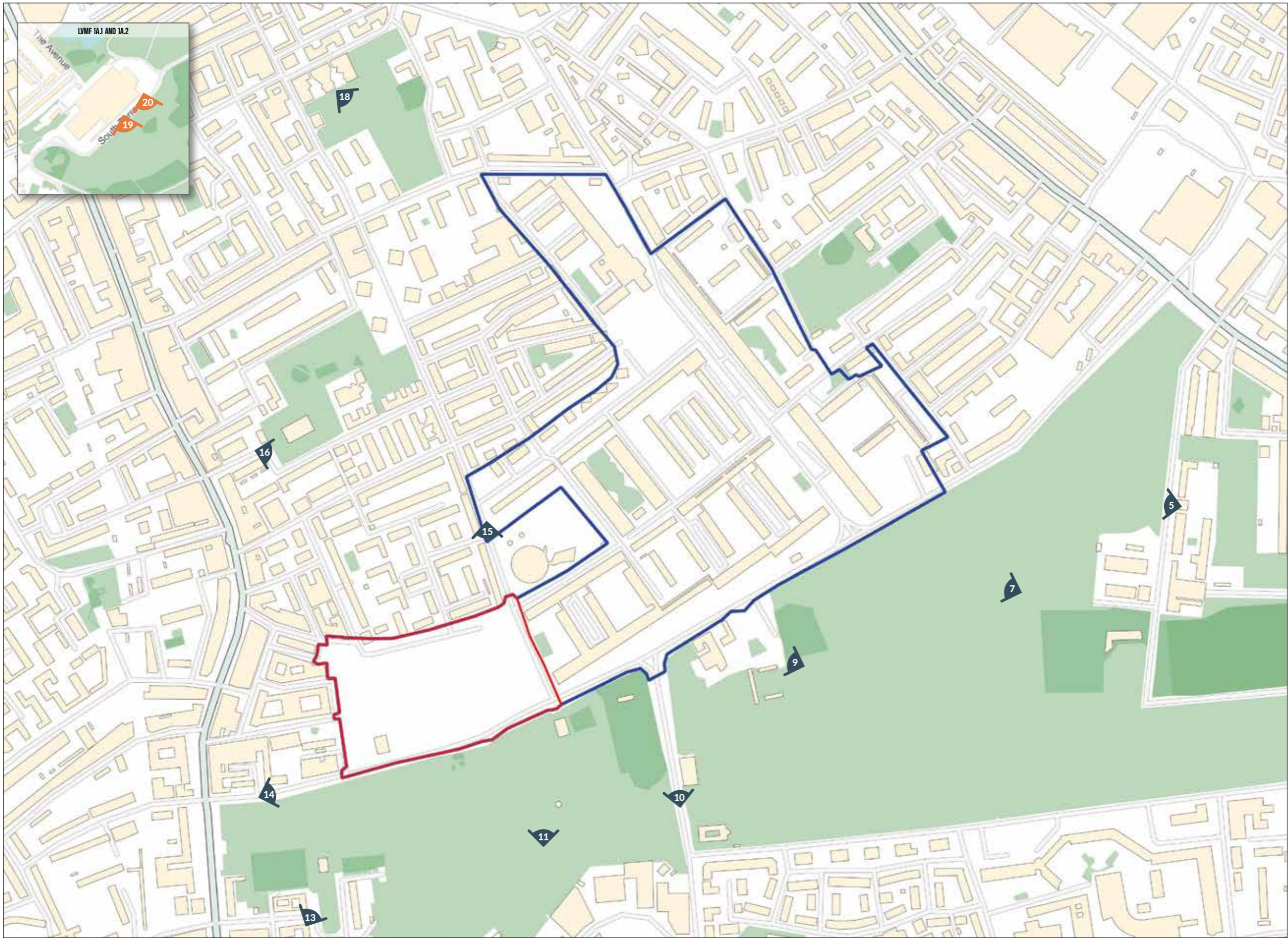
TOWNSCAPE DESCRIPTION		2021 MONTAGU EVANS ASSESSMENT OF EXTANT CONSENT	2021 MONTAGU EVANS ASSESSMENT OF PROPOSED AMENDMENT	2021 MONTAGU EVANS ASSESSMENT EXTANT CONSENT CUMULATIVE EFFECT	2021 MONTAGU EVANS ASSESSMENT PROPOSED AMENDMENT CUMULATIVE EFFECT	
22	Camberwell	<p>Camberwell lies to the south of Burgess Park and extends along the southern boundary of the Park defined by St George's Way. The area is predominately residential with some industrial use. The residential development is primarily apartment blocks of 3 – 6 storeys although the area includes the 16 storey tower block of Masterman House. The industrial use is located in the centre of the townscape area and is characterised by single storey large footprint buildings with generous forecourts and poor quality materials.</p> <p>This area is one of emerging townscape character with several local plan allocations, some of which have been consented and implemented.</p> <p>The area's sensitivity to change is low as there is no major value in the overall townscape character.</p> <p>Setting: The setting is predominantly the residential areas of Camberwell, development broken up by green parks including Burgess Park and Brunswick Park.</p> <p>Topography: Flat area.</p> <p>Historic grain and Heritage: The layout is characteristic of a modern approach to urban planning, with parallel buildings dispersed in the open space, set back from the streets. There are some scattered listed buildings in the south of the areas.</p> <p>Urban layout and architectural qualities: The layout derives from the historic plan, with small blocks and narrow plots. Dwellings are 2 to 3 storey brick terraces.</p> <p>Land uses: Residential.</p> <p>Water: Not applicable.</p> <p>Trees and other vegetation: There are many mature trees in the area.</p> <p>Public Realm and Open Spaces: The public realm is of average in the residential areas, dominated by on street parking and paved pavements. In the industrial area, the public realm is of poor quality with narrow pavements.</p>	<p>The Site is separated from the Townscape Character Area by Burgess Park and interposing development. The FDS is not visible from this character area, therefore the character of this area will remain the same after completion of the proposals. Therefore magnitude, overall impact and significance of the changes are negligible.</p> <p>Sensitivity: Low</p> <p>Magnitude: Negligible</p> <p>Overall impact: Negligible</p> <p>Significance: Negligible</p>	<p>Change to baseline: None</p> <p>Amendment to impact: None</p> <p>Reasoning: The additional height of the Proposed Amendment may result in greater inter-visibility in this character area. This is softened into the townscape by the reconsidered material palette.</p>	<p>Other proposed schemes will not impact this area. Hence, the impact of changes is cumulatively the same as on the FDS alone.</p>	<p>The cumulative schemes would be seen as part of the emerging context of modern, regeneration development in the local area. The susceptibility to change for the townscape character area would remain High and the effects for the cumulative phase would remain as identified at the completed development stage.</p>

7.0 VISUAL

AYLESBURY ESTATE FDS

VISUAL

- 7.1 The Original ES TBHVIA was informed by 19 verified views. This BHTVIA Addendum comprises a sample of 12 verified views which have been prepared by AVR London, including LVMF 1A.2. The location of the viewpoints has been agreed with the LBS during the pre-application specifically in email correspondence dated 3rd December 2021.
- 7.2 The location of the AVRs is provided at **Figure 7.1. Table 7.1** 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.
- 7.3 A description of the existing scene for each identified view and the likely visual receptors are also provided. This description is set alongside a corresponding AVR of the Proposed Amendment and analysis of any significant effect occurring.
- 7.4 This section assesses the likely effect of the Proposed Amendment on the visual receptors identified in **Table 7.1**. For ease of reference the View Location Plan is re-provided at the start of this section (**Figure 7.1**).
- DEMOLITION AND CONSTRUCTION**
- 7.5 ES Volume 1 Chapter 5 sets out the anticipated programme of works and the key activities that would be undertaken during construction necessary to facilitate the Proposed Amendment.
- 7.6 In terms of the likely effects on visual receptors, the activities at this stage of the proposed development would include the visibility of construction activities at street level in the local views, such as hoarding, construction traffic and taller equipment. In the mid-distant and distant views, the visibility of this stage of the proposed development would consist of cranes appearing as part of the skyline.
- 7.7 It is noted that this part of London is undergoing change and that construction activities are part of the experience of visual receptors using the area.
- 7.8 In the following long distant strategic views, the magnitude of impact on visual receptors experiencing these views would be Nil and the likely effect would be None as the high level construction activities would be the only change to the view, and over such distances the slender silhouettes of the cranes would not change the receptor's experience of the character or amenity of the view:
- View 19: Alexandra Palace (LVMF 1A.1);
 - View 20: Alexandra Palace (LVMF 1A.2);
- 7.9 These effects would be indirect, medium-term, temporary and not significant.
- 7.10 There would likewise be magnitude of impacts of **Nil** and likely effects of **None** for the visual receptors experiencing the following views where the proposed development, and the construction activities associated with it, would be occluded or well-screened in the view:
- View 10: Western Edge of Addington Square looking northeast towards the FDS
 - View 14: Western end of Albany road looking east
 - View 16: Liverpool Grove in front of church, looking east
 - View 18: Junction of Paths within Nursery Row Park, looking south east
- 7.11 These likely effects would not be indirect, medium-term, temporary and not significant.
- 7.12 In the remaining local views, construction activities would be more apparent as part of the wider townscape in the view. The appearance of such activities would detract from visual amenity. However, the site is in an area of regeneration. Therefore, the magnitude of impact on visual receptors experiencing these views would be **Negligible** and the likely effect indirect medium-term, temporary **Negligible Adverse**:
- View 5: Cobourg Road looking west over the lake in Burgess Park
 - View 7: Southern end of the bridge across the lake in Burgess Park looking west
 - View 9: East of the north wing of Grade II listed Almhouses, looking west
 - View 11: Junction of paths to the southwest of the lime kiln in Burgess Park, looking north towards Portland Street
 - View 15: Portland Street at northern end of Michael Faraday School looking south
- 7.13 These likely effects would not be significant.



VIEW LOCATION PLAN

- ▭ Application Site
- ▭ Outline Masterplan Area
- 5 Cobourg Road looking west over the lake in Burgess Park
- 7 Southern end of the bridge across the lake in Burgess Park looking west
- 9 East of the north wing of Grade II listed Almhouses, looking west
- 10 Wells Way looking north
- 11 Junction of paths to the southwest of the lime kiln in Burgess Park, looking north towards Portland Street
- 13 Western Edge of Addington Square looking northeast towards the FDS
- 14 Western end of Albany road looking east
- 15 Portland Street at northern end of Michael Faraday School looking south
- 16 Liverpool Grove in front of church, looking east
- 18 Junction of Paths within Nursery Row Park, looking south east
- 19 LVMF 1A.1
- 20 LVMF 1A.2

LOCATION:
Aylesbury FDS, Southwark

DATE:
February 2022

SCALE:
1: 5,000 @ A3

FIGURE 7.1 View Location Plan

▲ NORTH



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VIEW	LOCATION	DISTANCE TO SITE	TOWNSCAPE CHARACTER	HERITAGE ASSETS	VISUAL RECEPTORS	AVR TYPE	ADDITIONAL CONSIDERATIONS
5	Cobourg Road looking west over the lake in Burgess Park	Approximately 850m	Commercial Open Space Institutional Place of Worship	N/A	Pedestrians Users of amenity space	Wire Line (AVR1)	View from Burgess Park
7	Southern end of the bridge across the lake in Burgess Park looking west	Approximately 650m	Open Space	N/A	Pedestrians Users of amenity space	Wire Line (AVR1)	View from Burgess Park
9	East of the north wing of Grade II listed Almhouses, looking west	Approximately 340m	Residential	Almhouses (Grade II)	Pedestrians Users of amenity space	Wire Line (AVR1)	View from Burgess Park
10	Wells Way looking north	Approximately 240m	Commercial	Groundwork Trust Office (Grade II)	Pedestrians Residents Road Users Office workers	Wire Line (AVR1)	View taken from southern end of bridge
11	Junction of paths to the southwest of the lime kiln in Burgess Park, looking north towards Portland Street	Approximately 150m	Open Space	Lime Kilns (Grade II)	Pedestrians Users of amenity space	Render (AVR3)	View from Burgess Park
13	Western Edge of Addington Square looking northeast towards the FDS	Approximately 190m	Residential	Addington Square Conservation Grade II Terrace along Addington Square	Pedestrians Residents Road Users	Wire Line (AVR1)	View from within Addington Square Conservation Area
14	Western end of Albany road looking east	Approximately 130m	Commercial	N/A	Road Users Pedestrians	Wire Line (AVR1)	N/A
15	Portland Street at northern end of Michael Faraday School looking south	Approximately 120m	Residential	Aycliffe House (Grade II)	Pedestrians Residents Road Users	Render (AVR3)	Proximity to school
16	Liverpool Grove in front of church, looking east	Approximately 340m	Place of Worship Residential	Church of St Peter's (Grade I) Liverpool Grove Conservation Area Grade II listed terraces within the Liverpool Grove Conservation Area	Pedestrians Residents Road Users	Wire Line (AVR1)	Proximity to St Peter's Church and view taken within Liverpool Grove Conservation Area
18	Junction of Paths within Nursery Row Park, looking south east	Approximately 710m	Open Space	N/A	Users of amenity space Residents	Wire Line (AVR1)	View from open space
19	LVMF 1A.1	Approximately 12.4km	Open Space	Alexandra Palace	Users of amenity space	Wire Line (AVR1)	View from Alexandra Palaca
20	LVMF 1A.2	Approximately 12.4km	Open Space	Alexandra Palace	Users of amenity space	Render (AVR3)	View from Alexandra Palace Protected Vista

Table 7.1 Views Summary.

COMPLETED DEVELOPMENT

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VIEW 5: COBOURG ROAD LOOKING WEST OVER THE LAKE IN BURGESS PARK**EXISTING (FROM ORIGINAL ES TBHVA)**

- 7.14 The view is taken from the western footpath of Cobourg Road near No. 61–63.
- 7.15 This view has been chosen to assess the impact of the redevelopment on the Cobourg Road Conservation Area and the setting of listed buildings, 29, 31, 49, 51, 53, 55, 57, 59, 61 and 63 No. Cobourg Road. The listed buildings were built between 1820–25 and are four storey, brick individual and paired houses.
- 7.16 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.
- 7.17 The long, slab-like Wendover building from the Aylesbury Estate 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.



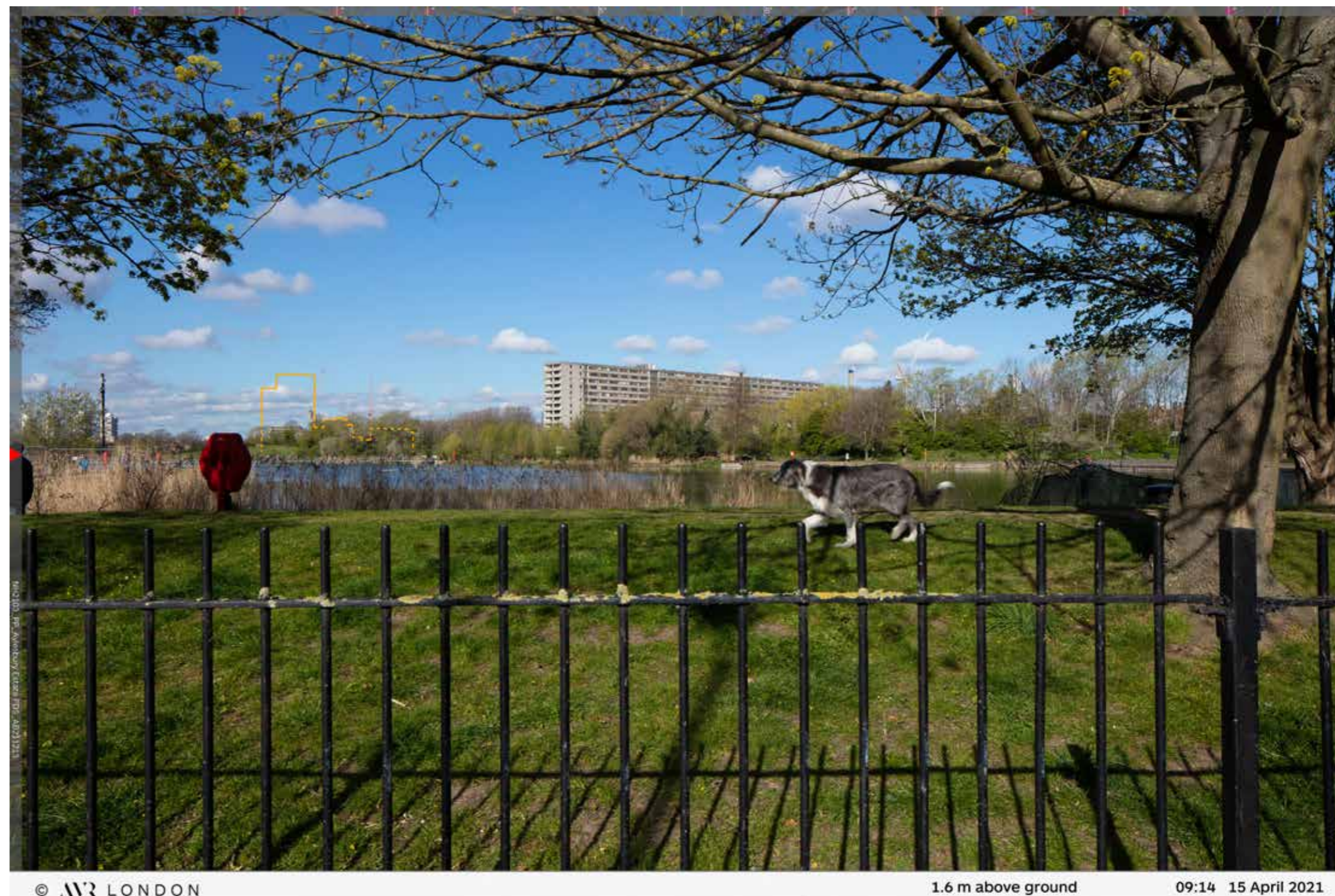
© AVR LONDON

1.6 m above ground

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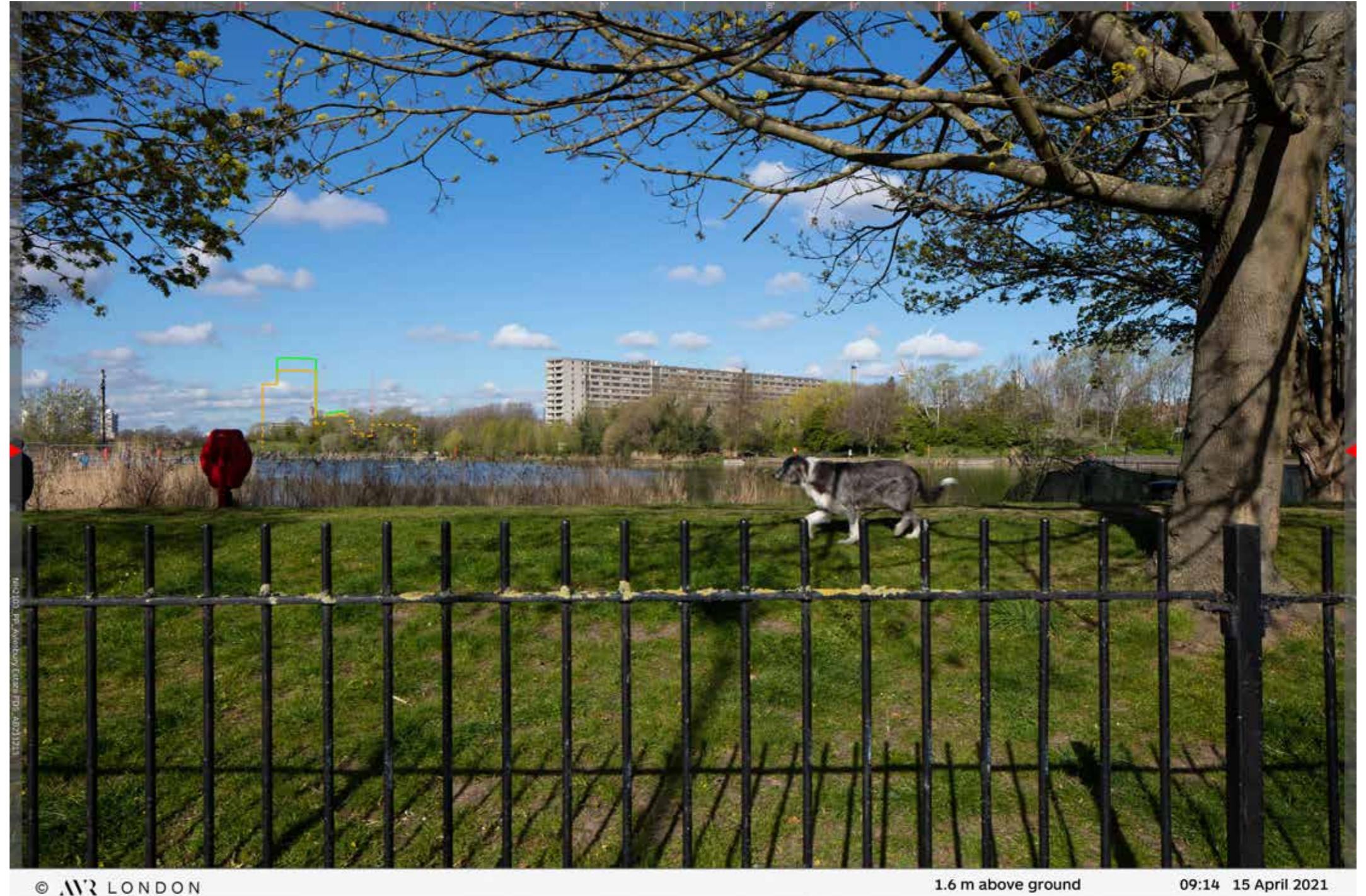
FUTURE BASELINE (FROM ORIGINAL ES TBHVA)

- 7.18 The Extant Consent can be seen to the left of the centre of this view beyond the lake. The Extant Consent is a background view and is partially screened by existing vegetation and trees within Burgess Park which will remain.
- 7.19 The Landmark Towers proposed at the junction of Albany Road/Portland Street are the tall elements that can be seen from this viewpoint. The Extant Consent is taller than the existing Aylesbury Estate blocks but the reduced depth of the proposed buildings and the distance of the development from the viewpoint will reduce the visual impact of the development. In winter when the vegetation is not in leaf there may be glimpsed views of the lower portions of the development through the trees but this would not significantly affect the character or quality of the view.
- 7.20 As the development is in the distance, the setting and significance of the conservation area and listed buildings will be unaffected.
- 7.21 The view is a Partial View. The development will have a minor to moderate visual impact on the existing view as the park receptors have a High sensitivity but the magnitude of change will be Minor. The significance of the effect will be Minor Beneficial as the removal of the horizontality of the existing Chiltern building will make a discernible improvement on the existing view



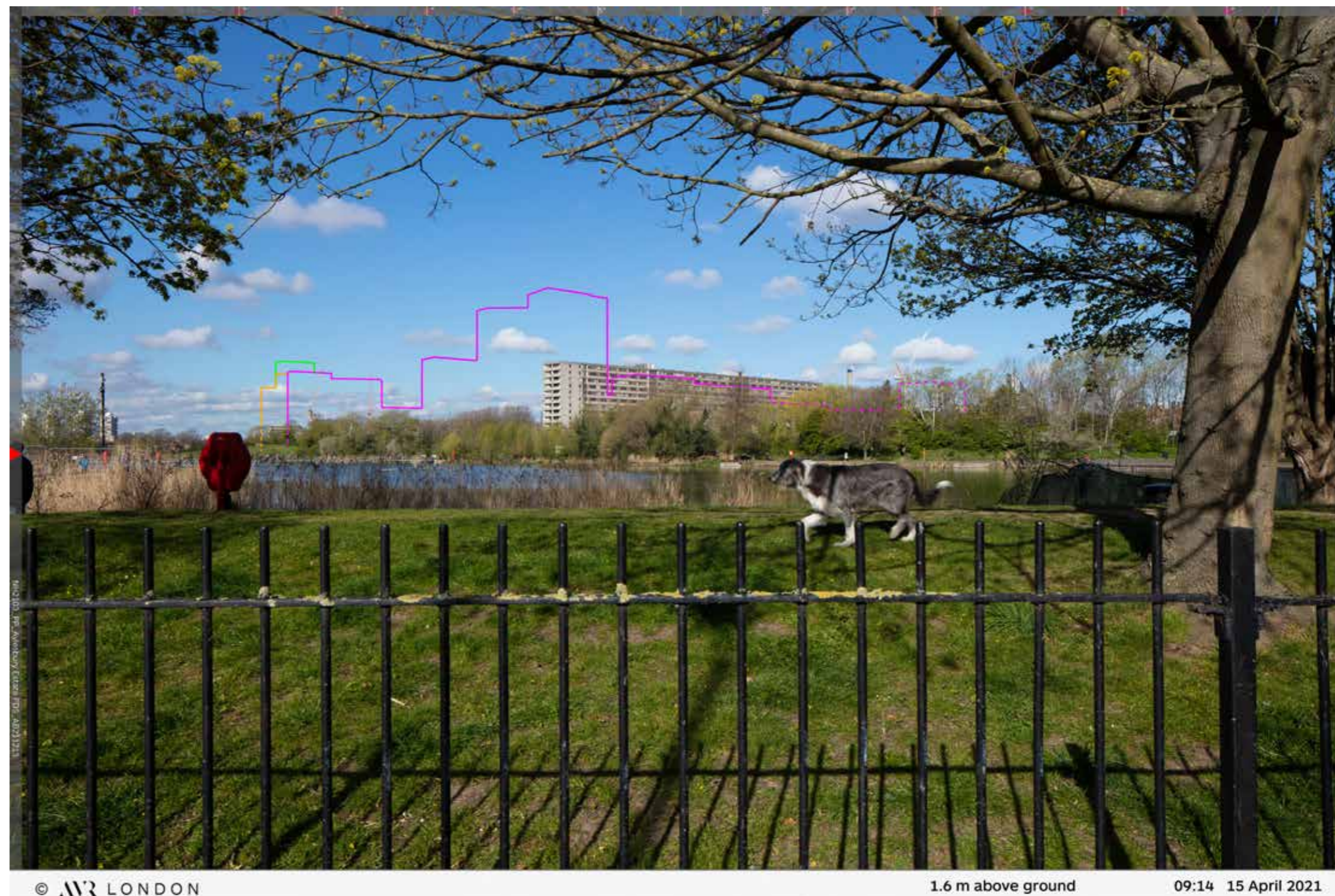
PROPOSED AMENDMENT

- 7.22 The green wireline demonstrates how the Proposed Amendment would appear in this view. The wirelines indicate how the additional storeys of the Landmark Towers will be understood in this view. The Extant Consent has introduced height into this portion of the view and the Proposed Amendment will not change the composition of the view. The visual impact of the Proposed Amendment will be reduced by the material palette chosen.
- 7.23 The additional height of the Proposed Amendment on the lower portions of the development is seen to the right of the Landmark Towers. The Proposed Amendment here will be predominately shielded from view by the mature trees. In winter, there will be some glimpsed views through the bare branches. However this will not change the composition or character of the view.
- 7.24 The Proposed Amendment does not change the assessment of the Extant Consent. The Proposed Amendment is seen in the distance of the view and the setting and the significance of the conservation area and listed buildings will remain unaffected. The significance of effects is Minor Beneficial.



CUMULATIVE

- 7.25 The pink wireline indicates how the cumulative scheme of the Masterplan will appear in this view. The lower portion of the Proposed Amendment will be entirely occluded from view by the Masterplan.
- 7.26 The cumulative scenario introduces additional height in the area the Landmark Tower appears in this view. This establishes this aspect of the view as an area of taller buildings. Therefore, the cumulative context reduces the impact of the Proposed Amendment in this view to Negligible Beneficial.



VIEW 7: SOUTHERN END OF THE BRIDGE ACROSS THE LAKE IN BURGESS PARK LOOKING WEST**EXISTING (FROM ORIGINAL ES TBH VIA)**

- 7.27 The view is taken from the southern end of the bridge across the lake in Burgess Park looking northwest towards the development site.
- 7.28 The foreground reveals the lake, a path on the northern side of the lake, and the angular grass and wildflower mounds on the northern edge of the park. The mounds on the right side of the view are partially covered by a mix of large shrubs and trees, creating a dense screen.
- 7.29 The horizontal lines of three of the existing Aylesbury Estate buildings can be seen on either edge of the view: the Wendover building on the right of the view and the Chiltern and Bradenham buildings within the First Development Site on the left side of the view. No other Estate buildings can be seen above the mounds and trees.



FUTURE BASELINE (FROM ORIGINAL ES TBHVA)

- 7.30 The Extant Consent can be seen to the left of the centre of the view beyond the lake. The development is in the distance and the lower floors of the proposed buildings are partially screened by existing vegetation and mounding within Burgess Park which will remain.
- 7.31 The Landmark Towers of the Extant Consent at the junction of Albany Road/Portland Street is the tall element that can be seen from this viewpoint. The Extant Consent is taller than the existing Aylesbury Estate blocks in this view but the reduced depth of the buildings and the distance of the development from the viewpoint will reduce the visual impact of the development.
- 7.32 The view is a Full, Open View. The development will have a minor to moderate visual impact on the existing view as the park receptors have a High sensitivity but the magnitude of change will be Minor. The significance of the effect will be Minor Beneficial as the removal of the horizontality of the existing buildings will make a discernible improvement on the existing view.



PROPOSED AMENDMENT

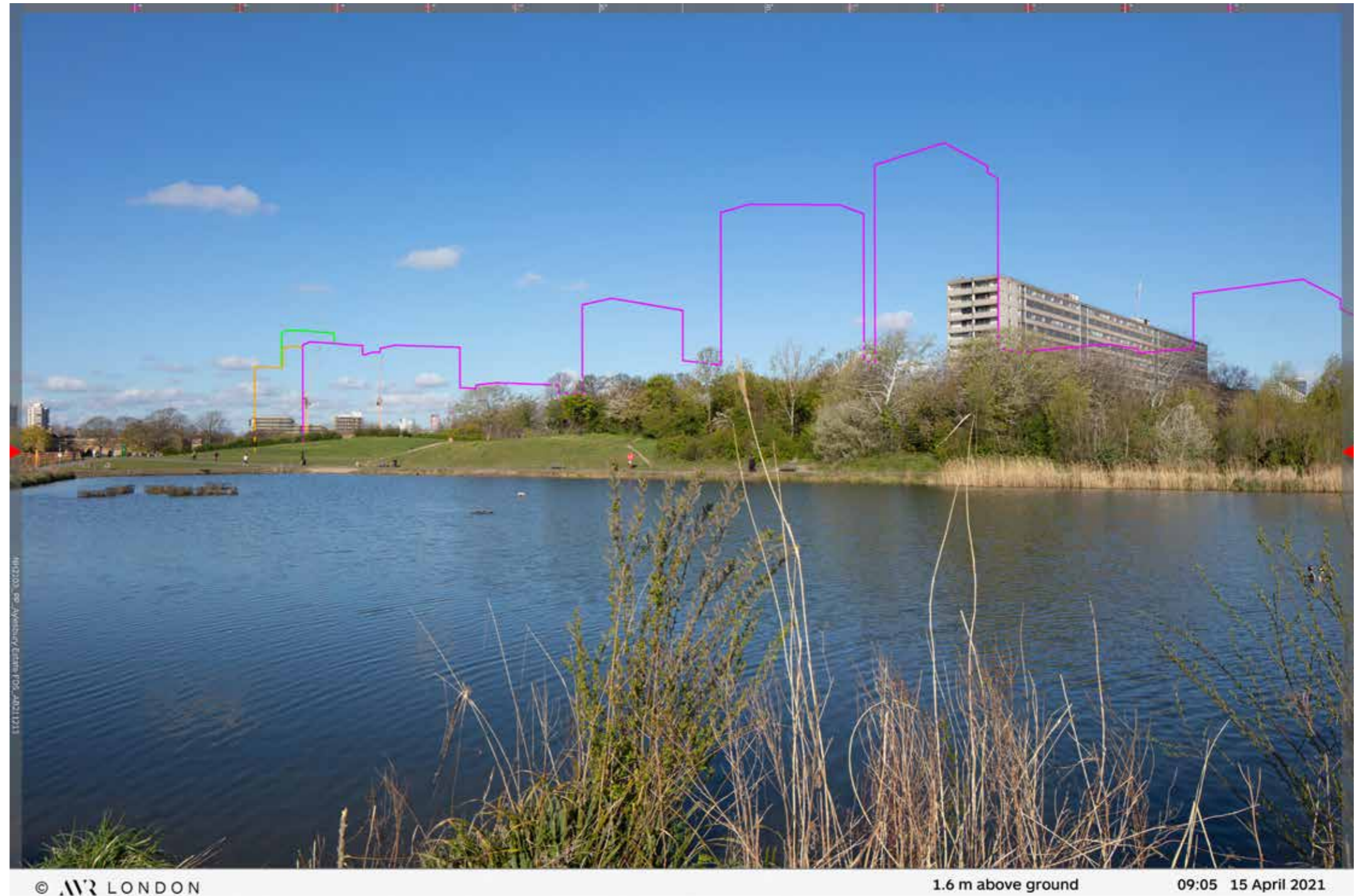
7.33 The green wirelines indicate how the Proposed Amendment would appear in this view. The Proposed Amendment is seen in the left hand side of the frame.

7.34 The additional height of the Proposed Development is visible in this view although is understood as distance residential development which does not change the composition of the view. The lake and Burgess Park remain the focal point. The Proposed Amendment will not change the assessment, which remains as Minor Beneficial.



CUMULATIVE

- 7.35 The pink wireline indicates how the cumulative scheme of the Masterplan will appear in this view. The lower portion of the Proposed Amendment will be entirely occluded from view by the Masterplan.
- 7.36 The cumulative scenario introduces additional height in the area the Landmark Tower appears in this view. This establishes this aspect of the view as an area of taller buildings. Therefore, the cumulative context reduces the impact of the Proposed Amendment in this view to Negligible Beneficial.



VIEW 9: EAST OF THE NORTH WING OF GRADE II LISTED ALMHOUSES, LOOKING WEST**EXISTING (FROM ORIGINAL ES TBHVA)**

- 7.37 The view is taken to the east of the north wing of the Grade II listed Almshouses within Burgess Park, looking west.
- 7.38 The Almshouses are a group of three building forming a U shape around a 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. 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.
- 7.39 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.
- 7.40 The horizontal, grey form of the Aylesbury Estate Chiltern building dominates the view. There are filtered views of the 4 storey Emberton and Danesfield buildings between the trees on the right of the view. The windows and tiled roof treatment are the main features of these buildings in this view.



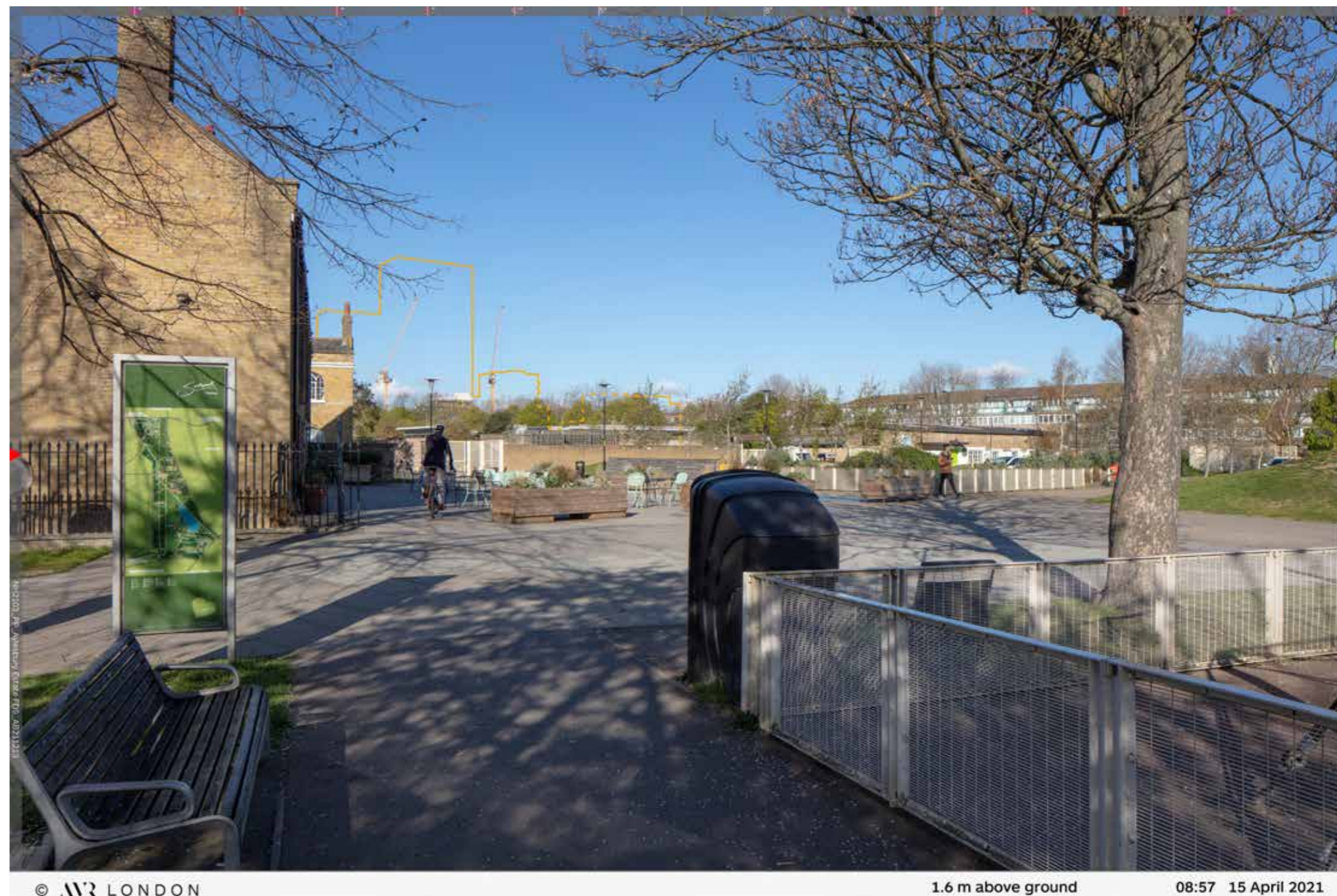
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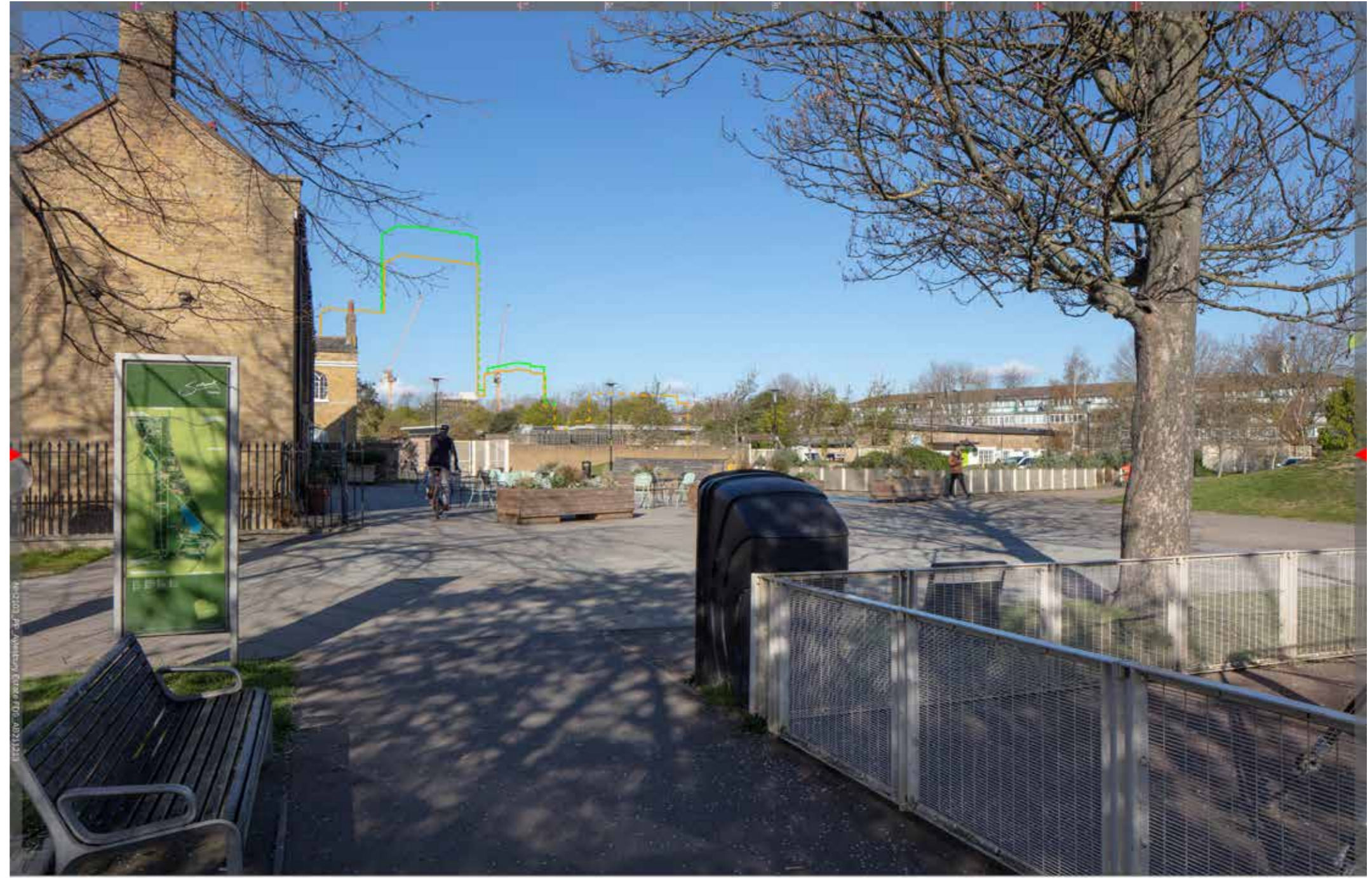
FUTURE BASELINE (FROM ORIGINAL ES TBHVA)

- 7.41 The Extant Consent can be seen in the centre of the view in the distance. The lower portions of the Extant Consent is partially screened by existing vegetation and structures within Burgess Park which will remain.
- 7.42 The Landmark Tower building at the junction of Albany Road and Portland Street is the taller element in the view. The Extant Consent replaces the existing slab-like Chiltern block with buildings of varied height and a reduced depth that will reduce the dominance of the horizontal built form within this view.
- 7.43 The use of brick as the predominant material of the proposed buildings will reduce their dominance as it is a warmer material that is more recognisable as a London townscape typology than the grey, concrete forms of the existing Estate buildings. This will reduce the visual impact of the development on the Almshouses. The curtilage of the Almshouses remains unaltered and their significance unaffected by the development.
- 7.44 The view is a Partial View. The Extant Consent will have a Moderate to Major visual impact on the existing view as the park receptors have a High sensitivity and the magnitude of change will be Moderate as the increased height of the development will not change the overall perception of the view. The significance of the effect will be Moderate Beneficial as the removal of the horizontality of the existing Chiltern building and the variety of height and massing of the proposed development will make a noticeable improvement on the existing view.



PROPOSED AMENDMENT

- 7.45 The green wirelines indicate how the Proposed Amendment would appear in this view. The Proposed Amendment is seen in centre left of the frame.
- 7.46 The additional height introduced by Proposed Amendment does not change the composition of the view. The Proposed Amendment appears in the background layered behind the square, existing development and tall mature tree line.
- 7.47 Therefore, the assessment is unchanged and the significance of effect is Moderate Beneficial.



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1.6 m above ground

08:57 15 April 2021

CUMULATIVE

7.48 The pink wirelines indicates how the cumulative scheme of the masterplan will appear in this view. The masterplan dominates the skyline and establishes the horizon of the view as built up area, characterised by modern development. Therefore, the significant effect of the Proposed Amendment is reduced to Minor Beneficial.



VIEW 10: WELLS WAY LOOKING NORTH**EXISTING (EDITED FROM ORIGINAL ES TBH VIA, AS DIFFERENT VIEW ORIENTATION)**

- 7.49 The view is taken from the southern edge of the bridge over the former canal on the western footpath on Wells Way, looking north. The view is orientated north-west towards the FDS site.
- 7.50 Wells Way is a busy, two-way road taking traffic, including buses, from Albany Road south to Peckham and Camberwell. The view was chosen in the Original ES to assess the impact of the redevelopment on the setting of the Grade II listed Groundwork trust Office and the traffic on Wells Way.
- 7.51 The public baths and wash house, later public library and sports club and now office building, were built in 1902 by Maurice Adams, architect. It is a picturesque group of buildings combining different styles in its various features with a distinctive butterfly motif on its southern facade.
- 7.52 The new orientation of the view looks over Burgess Park, edged by the dense foliage of the trees within the Park. Beyond the park the tall buildings at Elephant and Castle are visible creating an urban backdrop to the residential view. The view is of low value.



FUTURE BASELINE (EDITED FROM ORIGINAL ES TBHVA, AS DIFFERENT VIEW ORIENTATION)

7.53 The Extant Consent is occluded from view by the mature trees which frame the park edge. During the winter months a full view will be prevented by the branching of the trees. Glimpsed view may be possible during the winter, the Extant Consent would be understood as contextual modern residential development. The magnitude of impact is low and therefore the likely effect is Minor Beneficial.



PROPOSED AMENDMENT

- 7.54 The green wirelines indicate how the Proposed Amendment will appear in this view.
- 7.55 The dense foliage in the view will screen the majority of the visual impact within the view. The Proposed Amendment will be read within the view in winter months, with some minor visibility through the foliage.
- 7.56 The Proposed Amendment, in comparison to the consented scheme, will have little alteration on the understanding in the view. The amenity will remain as is, with tall buildings characterising the distant skyline in winter to the right of the frame with the prominence of the amended scheme marking the edge of the park.
- 7.57 The magnitude of impact is Low and the likely effect is Moderate Beneficial.



CUMULATIVE

7.58 The cumulative scenario will not change the assessment which remains as Moderate Beneficial.



VIEW 11: JUNCTION OF PATHS TO THE SOUTHWEST OF THE LIME KILN IN BURGESS PARK, LOOKING NORTH TOWARDS PORTLAND STREET**EXISTING (FROM ORIGINAL ES TBHVA)**

- 7.59 The view is taken at the junction of paths to the southwest of the lime kiln in Burgess Park, looking north towards Portland Street.
- 7.60 Burgess Park is a regional park with a range of active and passive recreation facilities. Prior to its creation as a park, Burgess Park was occupied by houses, factories, schools, roads and a 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 Roman cement in 1816 as part of Burt's Yard and had its raw materials delivered by barge.
- 7.61 The foreground of the view is dominated by the tarmac path and the angular wildflower mounds on the northern border of the park. The mound on the left side of the view is basically flat, whilst the mound to the right of the path has a steeply sloped edge.
- 7.62 The horizontal slab character of the Chiltern building on the eastern edge of the First Development Site is centred at the end of the path, dominating the view. The upper reaches of the glass 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.



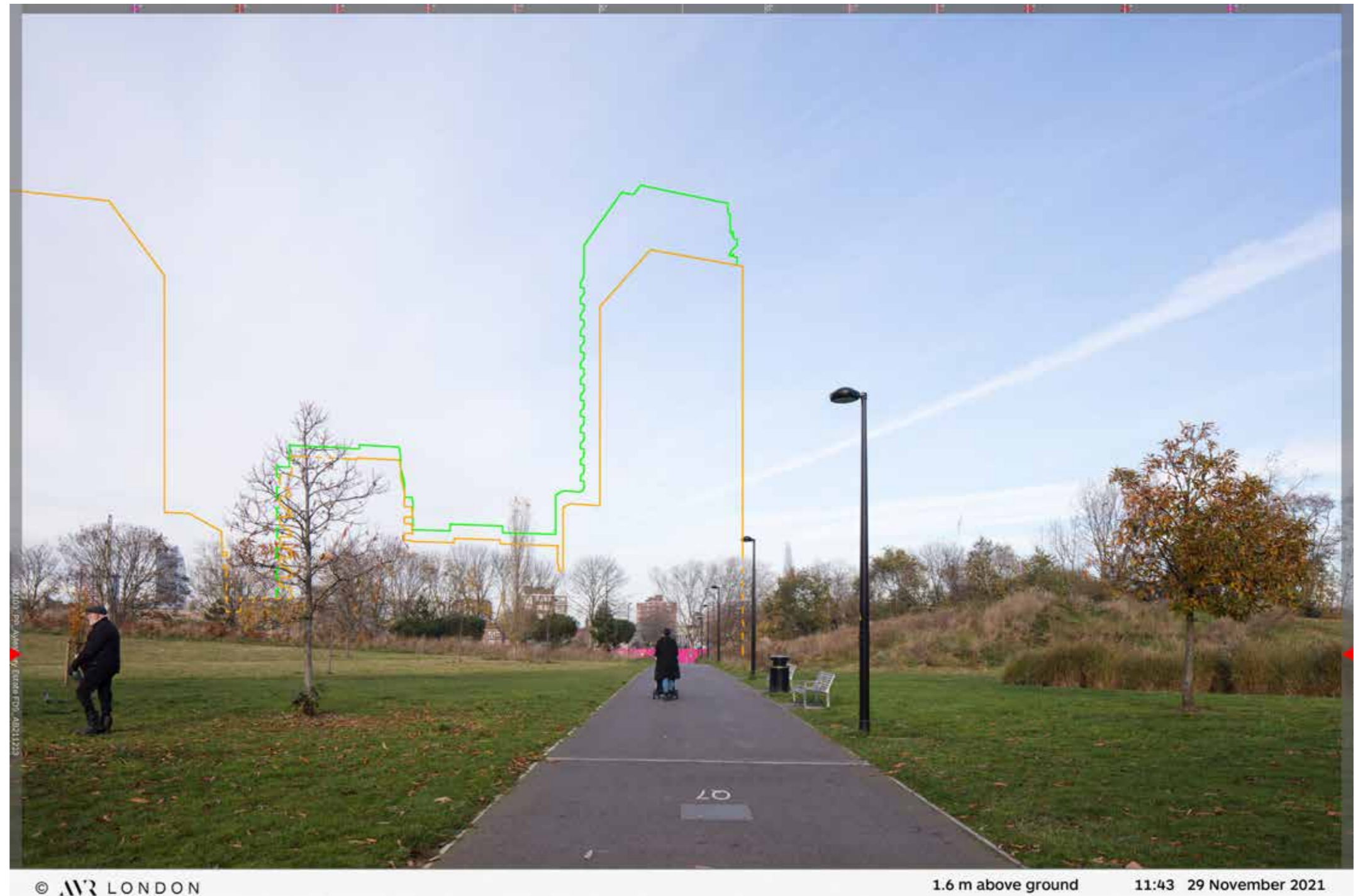
FUTURE BASELINE (FROM ORIGINAL ES TBHVA)

- 7.63 The Extant Consent can be seen to the centre and left of the view. The lower portions of the proposed development is screened by existing vegetation within Burgess Park and mature trees on Albany Road which will remain.
- 7.64 The Landmark Tower proposed at the junction of Albany Road and Portland Street is the tall element in the view. The tower of the Extant Consent is taller than the existing Chiltern block but its reduced depth reduces the built form dominance in the view in comparison to the existing Chiltern Building. The Shard can be seen to the right of the proposed tower.
- 7.65 The smaller buildings on the left side of the tower will form a composition of buildings that will create a strong urban edge to Burgess Park. In winter when the trees are not in leaf there may be glimpsed views of the buildings through the trees but this would not significantly affect the character or quality of the view.
- 7.66 The view is a Partial View. The development will have a moderate to major visual impact on the existing view as the park receptors have High sensitivity and the magnitude of change will be Moderate as the increased height of the buildings will change the view but will not alter the overall perception of the view. The significance of the effect will be Minor Beneficial as the varied height and massing of the development will create a coherent skyline and a strong urban character to the park.



PROPOSED AMENDMENT

- 7.67 The render demonstrates how the Proposed Development will appear in this view. The Proposed Amendment is visible in the centre of the view.
- 7.68 From this view the architectural quality of the Proposed Amendment can be appreciated. The verticality of the fenestration, storey order and treatments introduces new features of high architect. The use of a mix of colours on the fenestration adds visual interest to the building as well as breaking the façade down into a more human scale.
- 7.69 The Proposed Amendment is successful in creating a strong urban edge with a coherent building line. The overall effect is similar to that of the Extant Consent and the magnitude of impact is Moderate. The significance of effect will be Minor Beneficial.



CUMULATIVE

7.70 The cumulative scenario will not change the assessment which remains as Minor Beneficial.



VIEW 13: WESTERN EDGE OF ADDINGTON SQUARE LOOKING NORTHEAST TOWARDS THE FDS**EXISTING (FROM ORIGINAL ES TBH VIA)**

- 7.71 Addington Square is a residential development from early 20th century. Terrace and semi-detached houses make up three sides of the square, with the fourth side open to the north to Burgess Park. A small park is located in the middle of the square, with mature trees, decorative planting beds and a sculpture.
- 7.72 Railings surround the park and form a boundary with Burgess Park, with a gate on the north west side of the Square. The buildings around the Square are Grade II listed and the Square is identified as a conservation area on Southwark Maps.
- 7.73 The view is taken on the western footpath of the eastern side of the square, looking north towards the First Development Site.
- 7.74 The overhanging tree and the facade of the buildings dominate foreground of the view.
- 7.75 Burgess Park is a regional park with a range of active and passive recreation facilities. This view is taken near the tennis courts and one storey Tennis Cafe which was built in 2004.
- 7.76 The black fencing of the tennis courts can be seen in the mid ground of the view.
- 7.77 The view looks north across the edge of the Square to Burgess Park and the Aylesbury Estate beyond. Trees within the Square and park reduce the view of the Estate buildings. However, the Bradenham building, the eastern most building of the remaining Aylesbury Estate, can be seen through the tree planting. The lower storeys of the recently completed 10 storey, Arments Court, part of Phase 1A development of the Aylesbury Estate, can just be seen below the overhanging trees from the Square.



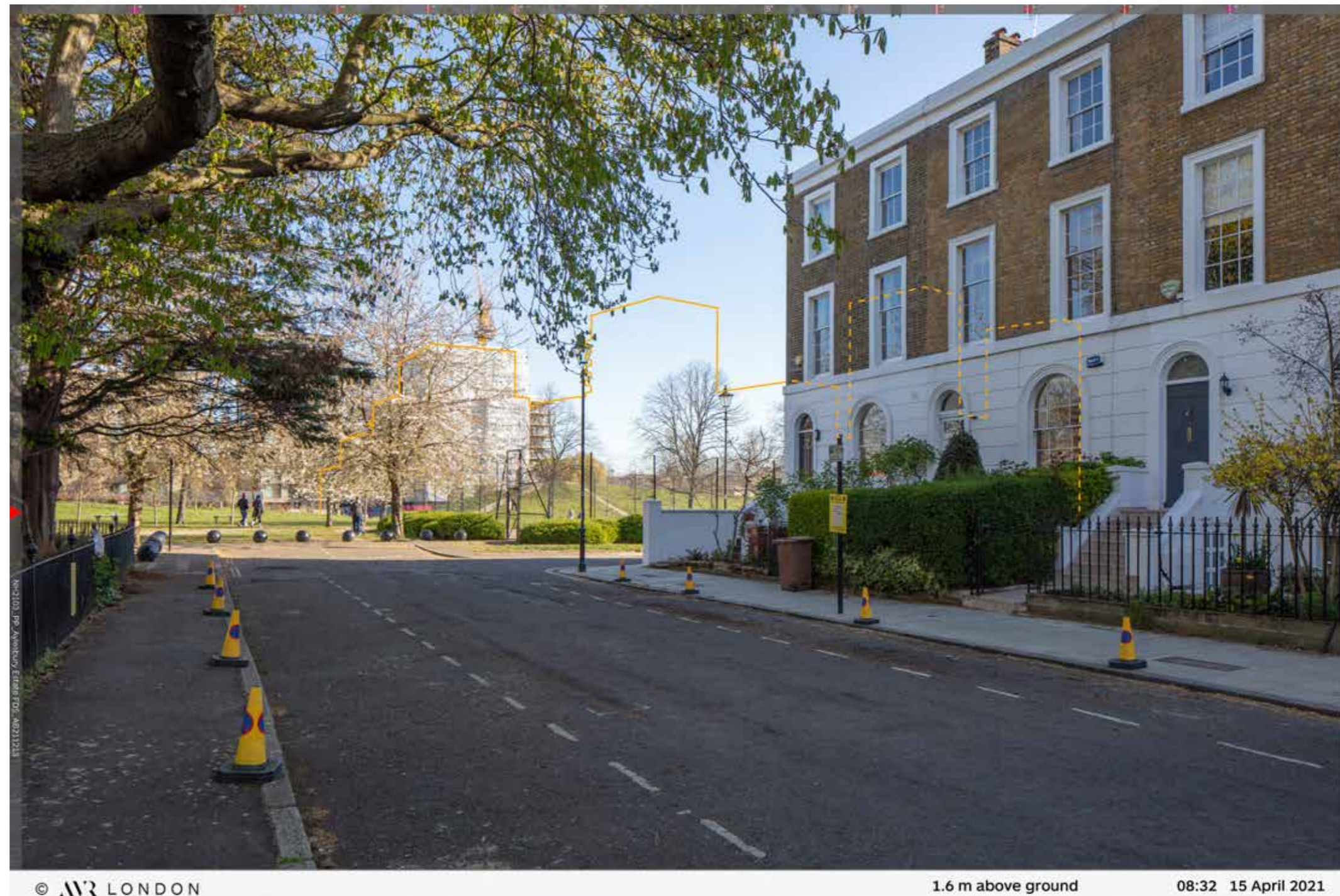
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1.6 m above ground

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FUTURE BASELINE (FROM ORIGINAL ES TBHVA)

7.78 The Extant Consent within this view has not changed from the site wide minimum and maximum parameter views. Therefore, the development will have a major visual impact on the existing view as the park receptors have High sensitivity and the magnitude of change will be Major. The significance of the effect will be Minor Beneficial.



PROPOSED AMENDMENT

7.79 The green wirelines indicate how the Proposed Amendment will appear in this view. The Proposed Amendment is occluded from view by the terraced properties of Addington Square. The magnitude of impact is Nil and the significant effect is None.



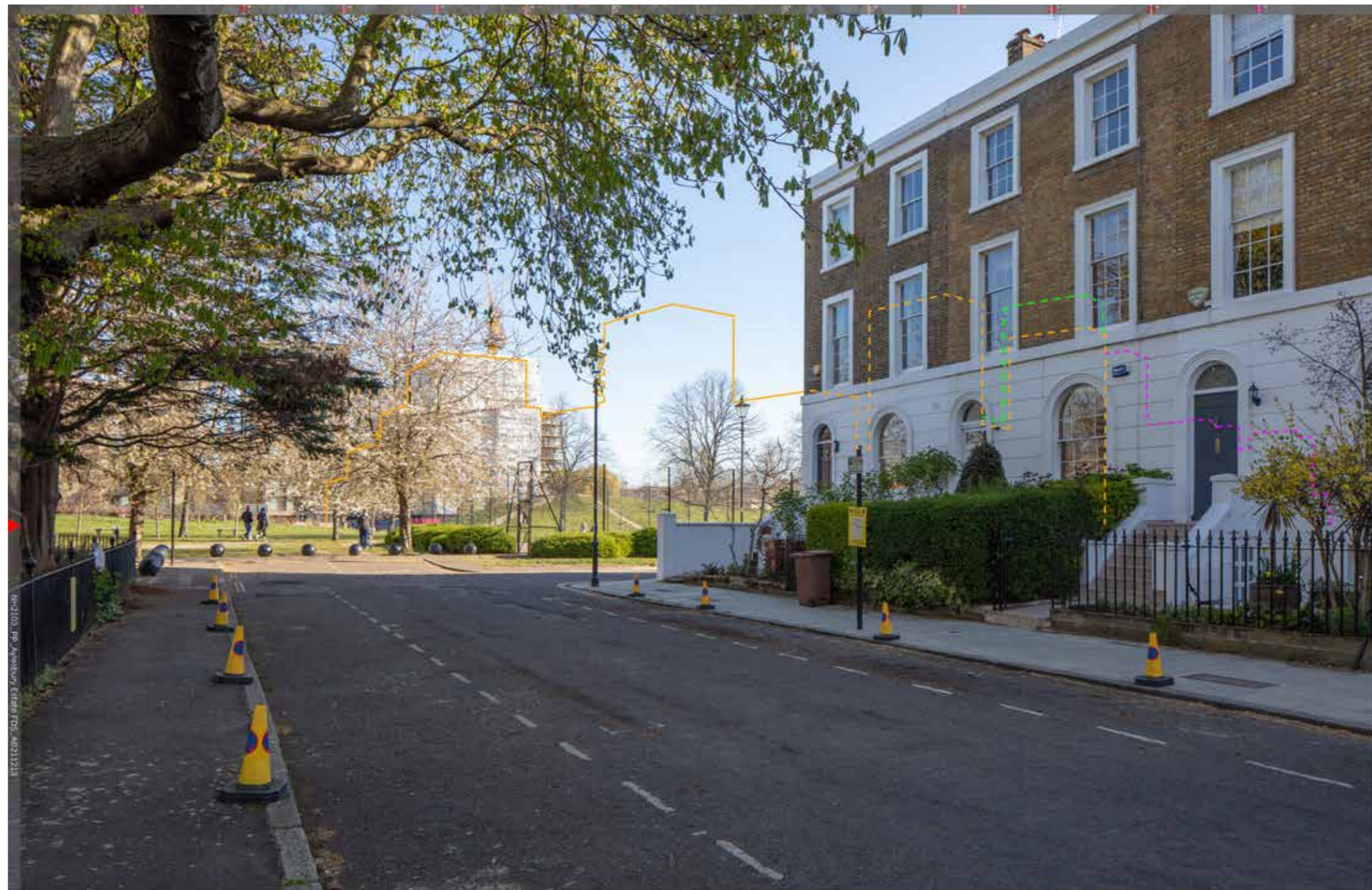
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1.6 m above ground

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CUMULATIVE

7.80 The cumulative scenarios does not change the assessment. The Proposed Amendment is still occluded from view and therefore the significant effect is None.



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1.6 m above ground

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VIEW 14: WESTERN END OF ALBANY ROAD LOOKING EAST**EXISTING (FROM ORIGINAL ES TBH VIA)**

- 7.81 The view is taken from near the western end of Albany Road on the southern footpath at bus stop P, looking east.
- 7.82 Albany is a busy, two-way road with parking on both sides and a bus route. It is edged by Burgess Park on the south and residential development, including the Aylesbury Estate on the north. Improvements works to Burgess Park were completed in the 2012 which included the placement of angular mounds along the northern border of the park.
- 7.83 The view has the railing fence and green edge of Burgess Park on the right. The left side of the view consists of the recently built (2013), 7 to 10 storey buildings of the Phase 1A development of the Aylesbury Estate, Arments Court, with the existing horizontal concrete balconies of the Bradenham building on the Aylesbury Estate behind. A number of trees either within the highway boundary or the Estate screen the other buildings in the Estate.



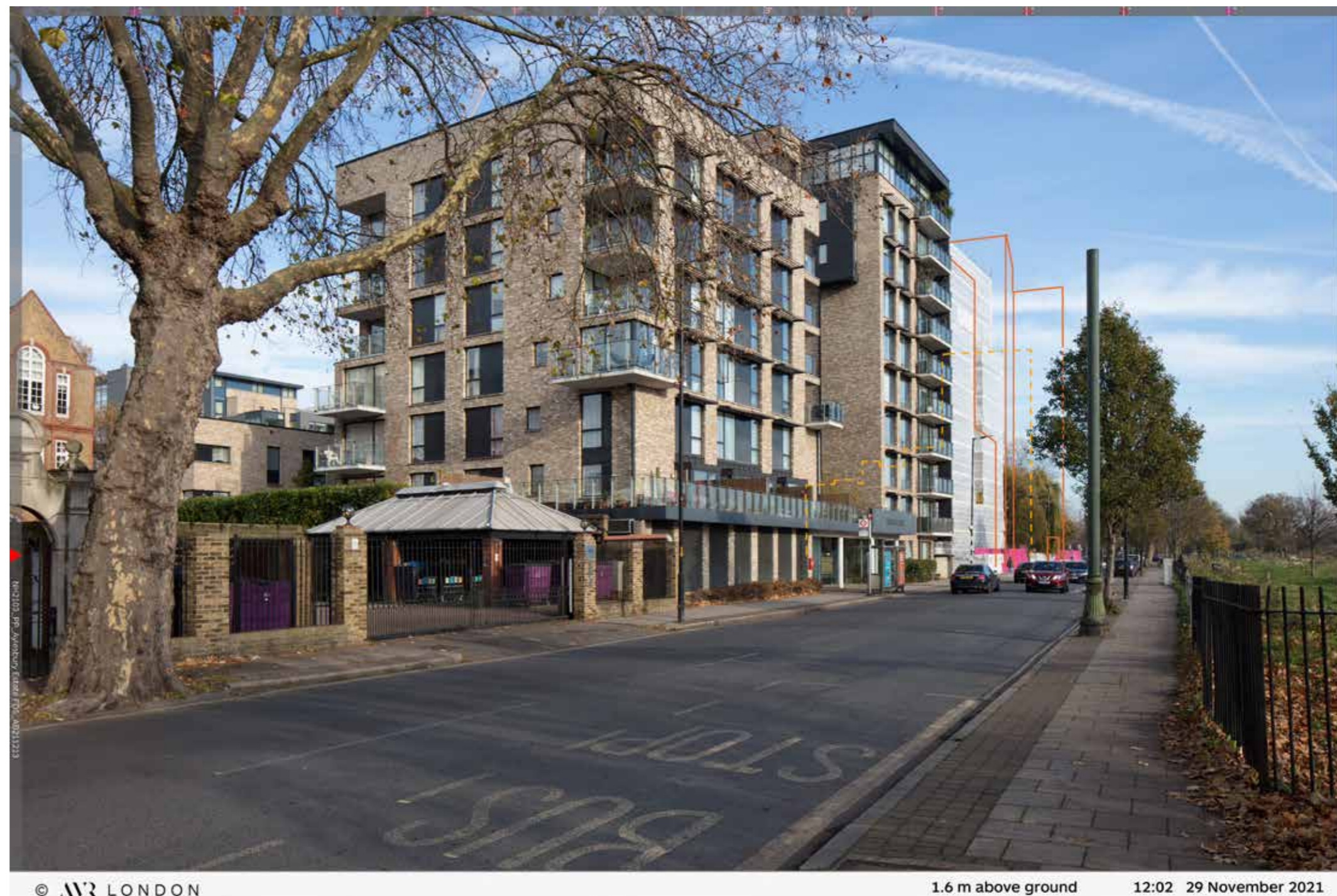
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1.6 m above ground

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FUTURE BASELINE (FROM ORIGINAL ES TBHVA)

7.84 The proposed First Development Site within this view has not changed from the site wide minimum and maximum parameter views. Therefore, the development will have a Negligible to Minor visual impact on the existing view as the Albany Road receptors have Low sensitivity and the magnitude of change will be minor. The significance of the effect will be Negligible.



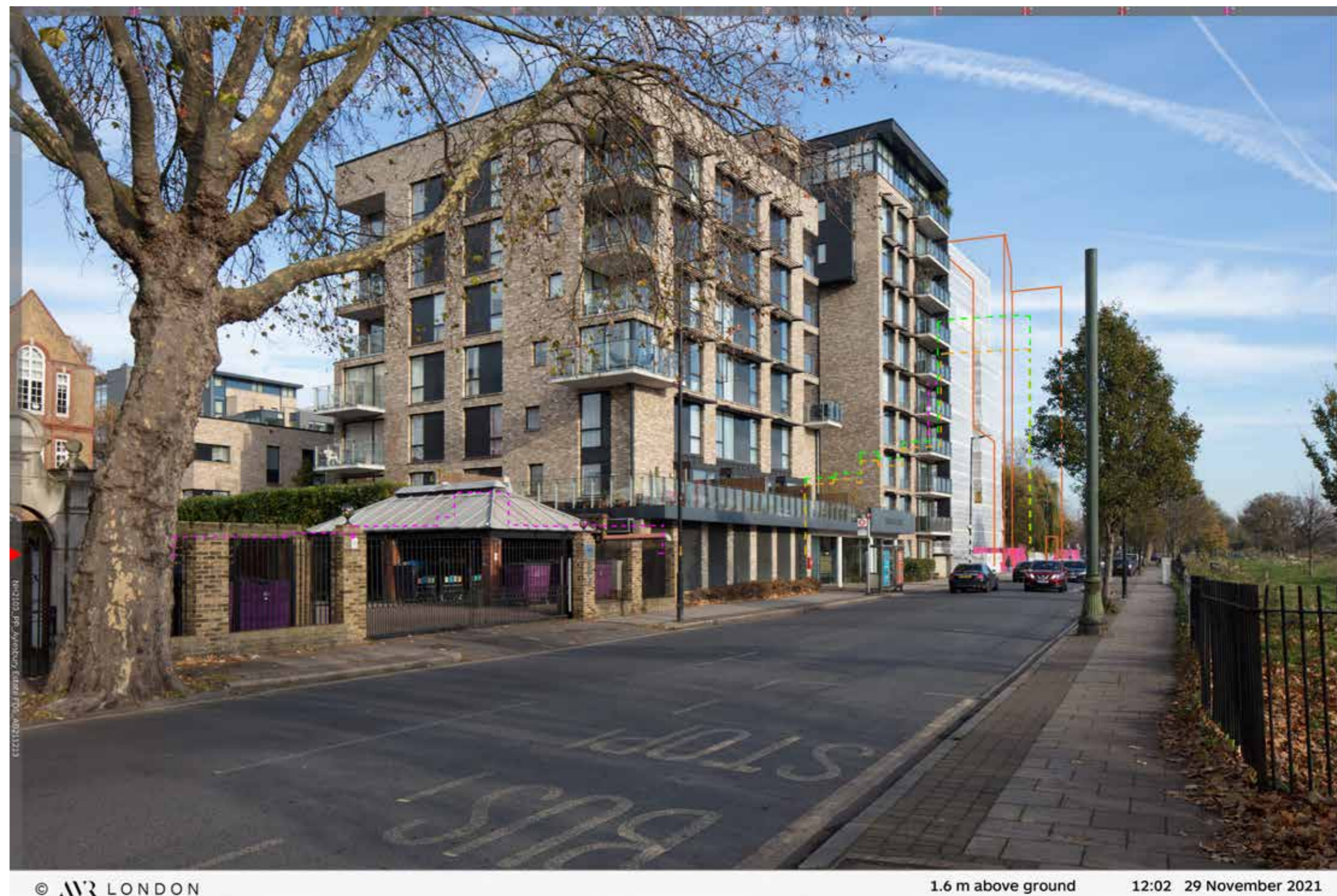
PROPOSED AMENDMENT

7.85 The green wirelines indicate how the Proposed Amendment will appear in this view. The Proposed Amendment is occluded from view by the consented scheme, the magnitude of impact is Nil and therefore the significant effect is None.



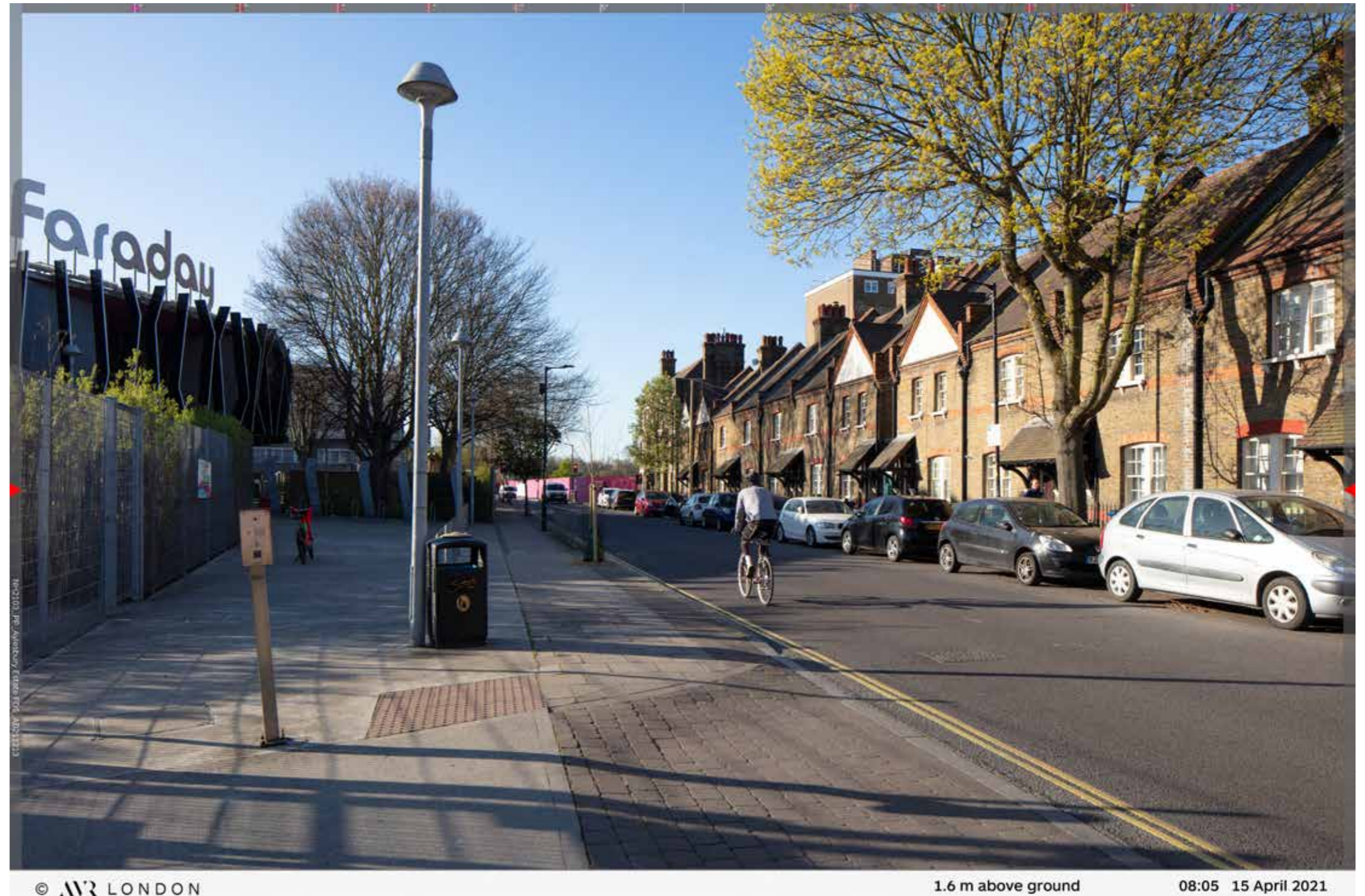
CUMULATIVE

- 7.86 The cumulative scenarios does not change the assessment. The Proposed Amendment is still occluded from view and therefore the significant effect is None.



VIEW 15: PORTLAND STREET AT NORTHERN EDGE OF MICHAEL FARADAY SCHOOL LOOKING SOUTH**EXISTING (FROM ORIGINAL ES TBH VIA)**

- 7.87 The view is taken from the eastern footpath of Portland Street, opposite the junction with Sondes Street at northern edge of Michael Faraday School, looking south.
- 7.88 Portland Street is a two-way residential street with parking on its west side. Michael Faraday School to the left of the view is a newly re-built primary school. The round, faceted, coloured, contemporary facade, paved entrance court and mature tree planting of the school contrasts strongly with the two storey brick terraced houses with pitched roofs on the right side of the view. The Grade II listed houses form the southern end of the Liverpool Grove Conservation Area.
- 7.89 Only the Chiltern building on the western side of Portland Street can be seen of the Aylesbury Estate in this view.
- 7.90 Existing trees within the school grounds, existing Plane trees on the eastern side of Portland Street adjacent the Chiltern building, and other more recent street tree planting on Portland Street provide softening to the streetscape and screen part of the Chiltern building. However, the buildings' grey, horizontal slab form dominates the view.



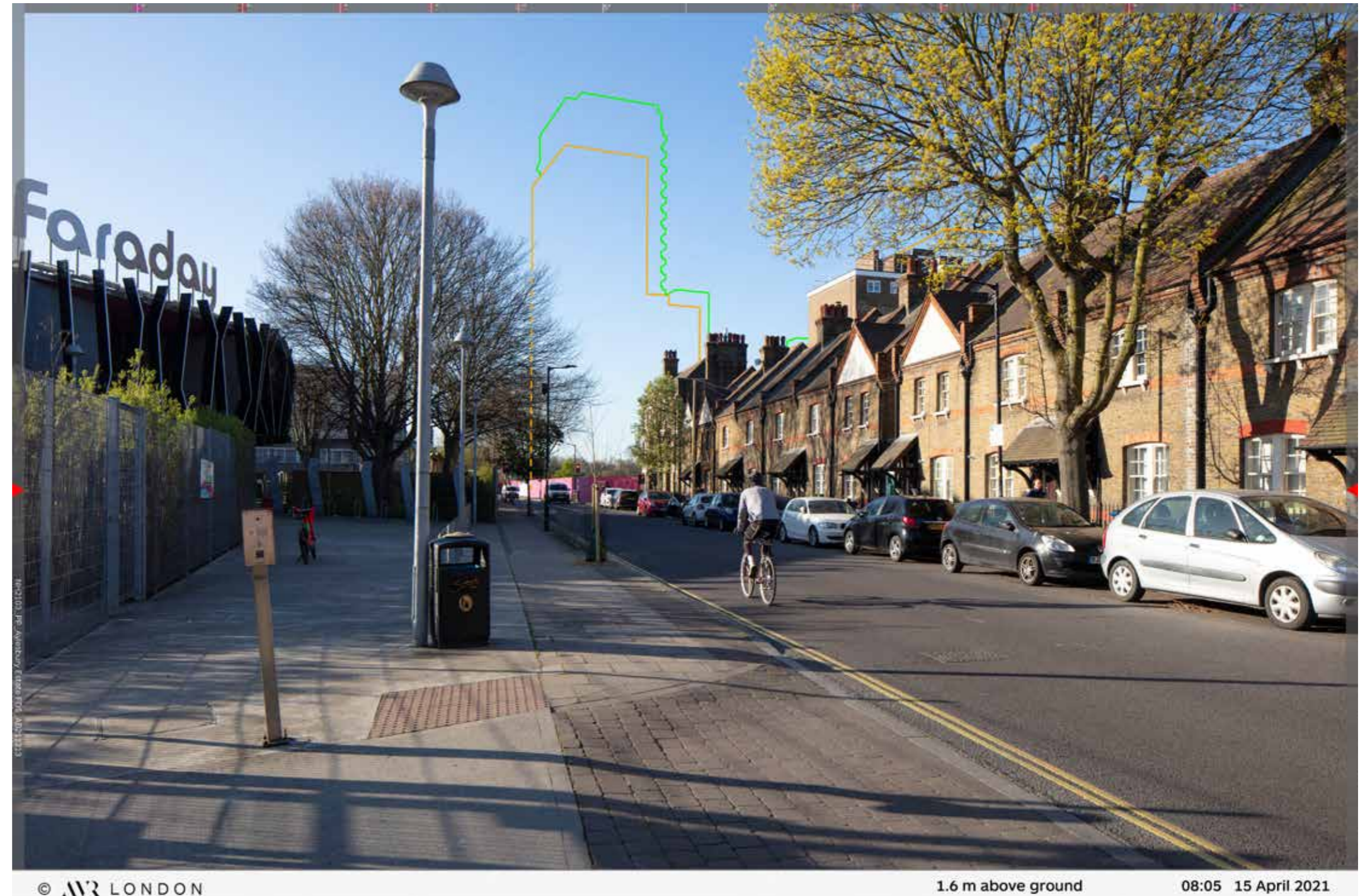
FUTURE BASELINE (FROM ORIGINAL ES TBHVA)

- 7.91 The Extant Consent can be seen in the centre of the view and above the houses on the right. The lower portions of the proposed buildings are screened by existing trees and buildings.
- 7.92 The Landmark Tower at the junction of Albany Road and Portland Street is the taller element in the centre of this view. The reduced width of the proposed tower contrasts strongly with the slab character of the existing Chiltern Building and will reduce the dominance of the built form adjacent to Aycliffe House and the other buildings within the Liverpool Grove Conservation Area on the right side of the view.
- 7.93 The Extant Consent is taller than the roofline of the existing houses although the existing tree filter the view and minimises the impact on the setting of the houses. In winter when the trees are not in leaf there may be glimpsed views of the buildings through the trees but this would not significantly affect the character or quality of the view.
- 7.94 The view is a Partial View. The development will have a moderate to major visual impact on the existing view as the residential receptors have a High sensitivity and the magnitude of change will be Moderate as the changes will be readily noticeable but would not change the overall perception of the view. The significance of the effect will be Moderate Beneficial as the removal of the horizontality of the existing Estate building will make a noticeable improvement on the existing view.



PROPOSED AMENDMENT

- 7.95 The render demonstrates how the Proposed Amendment will appear in this view. The Proposed Amendment is seen in centre right of the view, layered behind the terraced housing on the right-hand side of the road.
- 7.96 From this view the architectural quality of the Proposed Amendment can be appreciated. The verticality of the fenestration, storey order and treatments introduces new features of high architectural quality to the experience of the visual receptors.
- 7.97 The Proposed Amendment would be legible as a residential development and the massing and scaling of the lower portion reacts to the existing context of low-density terraced housing. The magnitude of impact would be **Medium**. Therefore, the significant effect is Moderate Beneficial, unchanged from the Extant Consent.



CUMULATIVE

7.98 The cumulative scenario does not change the assessment which remains Moderate Beneficial.



VIEW 16: LIVERPOOL GROVE**EXISTING (EDITED FROM ORIGINAL ES TBHVA, AS DIFFERENT VIEW ORIENTATION)**

- 7.99 This view has been chosen to assess the impact of the development on the Grade 1 listed Church of St Peter's, the Grade II listed terraced houses on Liverpool Grove, and the Liverpool Grove Conservation Area.
- 7.100 The view has been taken near the western end of Liverpool Grove, in front of the Grade I listed St Peter's Church. The view looks south towards the Aylesbury Estate FDS site. The orientation has been changed from the Original ES to test the impact of the FDS in this view.
- 7.101 The Church of St Peter's was built in 1823– 1825 by Sir John Soane. Its classical facade is yellow stock brick with stone details. The front facade, shown in this view, has classical columns and steeple with clock and weather vane. Large Plane trees planted within the church grounds dominate the right side of the view, screening the buildings along Liverpool Grove.
- 7.102 Liverpool Grove is a narrow residential street with parking on both sides. The road is blocked to traffic to the right of the view. Yellow brick, two storey Grade II listed houses line the southern side of Liverpool Grove, creating a regular, consistent urban edge.
- 7.103 The Aylesbury Estate buildings cannot be seen in the view. The view is of Medium value.



FUTURE BASELINE (EDITED FROM ORIGINAL ES TBHVA, AS DIFFERENT VIEW ORIENTATION)

- 7.104 This view point is positioned in the same location as the previous HTVIA view 16, however is orientated south towards the FDS site to allow for a full assessment of the scheme. The view has a medium sensitivity.
- 7.105 The Extant Consent is seen appearing above the ridgeline of the Grade II listed terrace of Liverpool Grove. The towers of the Extant Consent are visible at two points above the ridgeline; to the right and to the left. The left tower is occluded from view, almost entirely, but the mature trees which stand in the square. During winter months a full view will still be occluded by the branching of the tree. The sensitivity is Medium and the magnitude of impact is Medium. Therefore the likely effect is Moderate Adverse.



PROPOSED AMENDMENT

- 7.106 The green wirelines indicates how the Proposed Amendment will appear in this view. The Proposed Amendment is seen in the left of the view above the roofline of the Grade II listed terraces houses.
- 7.107 The view of the Proposed Amendment is mostly occluded from view by the mature trees which stand in the mid-ground. It is likely in the summer months the Proposed Amendment would be entirely occluded. In the winter months, the branching of the trees would provide some coverage.
- 7.108 The Proposed Amendment is only visible in this one section of the ridgeline of the listed terrace, the area sheltered by trees. The Extant Consent is visible in two places along the ridgeline. This change results in a magnitude of impact of Low and therefore the likely effect is judged at Minor Moderate Adverse.



CUMULATIVE

- 7.109 The cumulative scenario does not change the likely effect of the Proposed Amendment which remains as Minor Moderate Adverse.



VIEW 18: JUNCTION OF PATHS WITHIN NURSERY ROW PARK, LOOKING SOUTH EAST**EXISTING (FROM ORIGINAL ES TBH VIA)**

- 7.110 The view is taken from the top of the slight rise at the junction of paths near the northern boundary of Nursery Row Park, looking southeast towards the Aylesbury Estate.
- 7.111 Nursery Row Park is a local designated open space. The southern half of the park consists of regular lines of Plane trees in grass with paths connecting to different entrances. A pergola structure and planting is located on the western edge, leading to a small, paved square on East Street, as can be seen on the right edge of the view. Informal play elements and seating are located under the trees. A railing fence surrounds the park.
- 7.112 A relatively recently built area of mounding at the north of the park forms a screen to a carpark as well as a viewing platform. The grass mound is traversed by a series of paths with coloured posts forming sculptural elements on the viewing platform and at the northern entrances.
- 7.113 The park is edge by predominantly five storey, mid twentieth century housing blocks of various styles and brick types (generally red and blonde). East Street, with its popular street market, forms the southern edge of the park, whilst the Stead Street Market Carpark forms its northern edge.
- 7.114 The view is taken from the viewing platform and looks to the southeast towards the northern tip of the development site on the corner of Dawes Street and East Street. The trees within the park screen the view of the buildings surrounding the park as well as any view of the buildings within the Aylesbury Estate.
- 7.115 It is likely that the existing Estate buildings will continue to be screened from the view during the winter months when the trees have lost their leaves by the buildings surrounding the park.



FUTURE BASELINE (FROM ORIGINAL ES TBHVA)

7.116 The Extent Consent cannot be seen in this view so it will not effect the view.



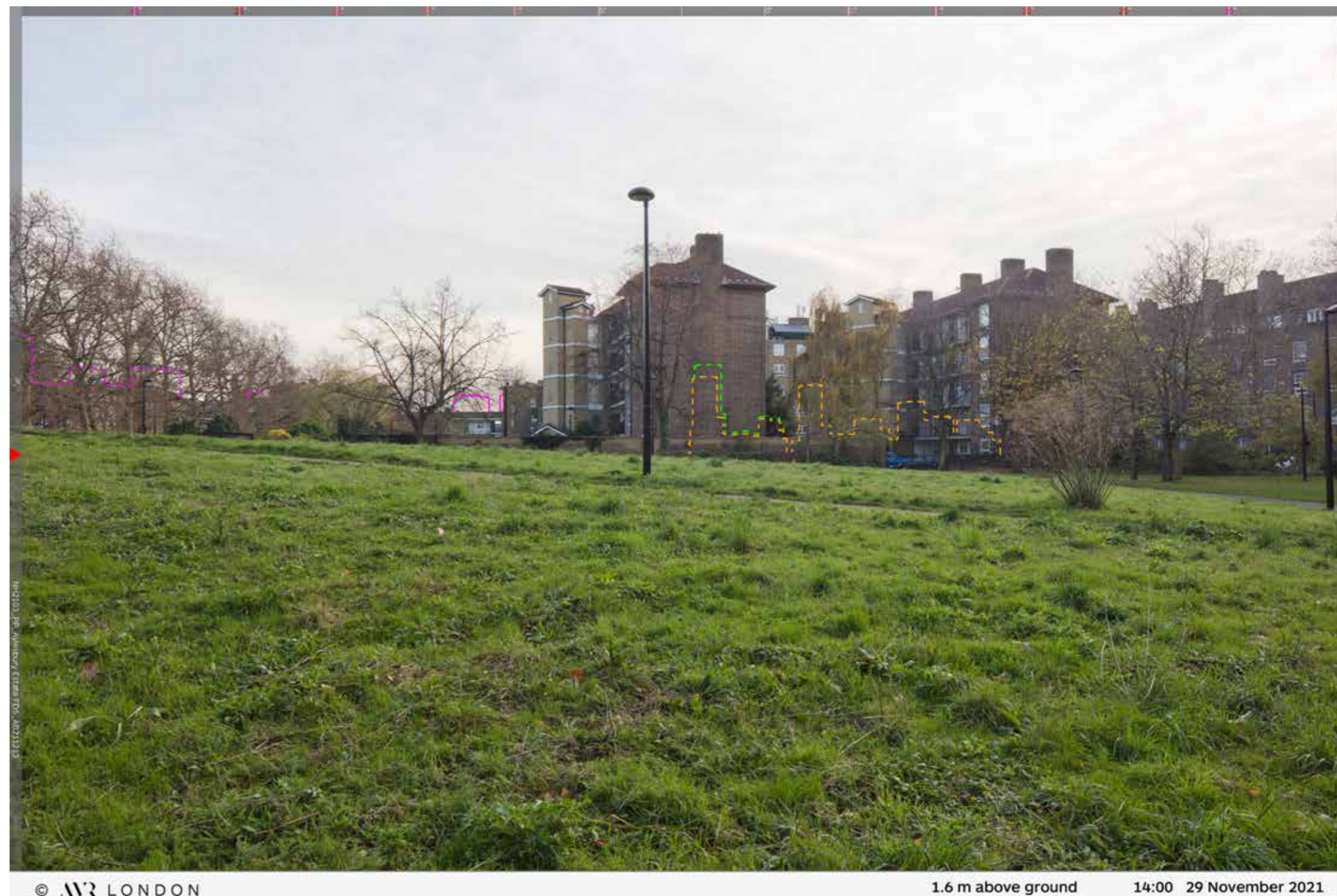
PROPOSED AMENDMENT

7.117 The green wirelines indicate how the Proposed Amendment will appear in this view. The Proposed Amendment is occluded from view by existing development and therefore the magnitude of impact is Nil and the significant effect is None.



CUMULATIVE

7.118 The cumulative scenario does not change the assessment. The significant effect is None.



VIEW LVMF 1A.1: ALEXANDRA PALACE**EXISTING (FROM ORIGINAL ES TBHVA) – 50MM LENS**

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



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1.6 m above ground

17:01 11 March 2021

particularly visible from the eastern entry to the terrace, owing to a dip in the east west ridgeline."

FUTURE BASELINE (FROM ORIGINAL ES TBHVA) - 50MM LENS

- 7.122 The Extant Consent is to the right of the centre of the view from Alexandra Palace.
- 7.123 The view is a No View as the proposed buildings are screened by the ridgeline and ridgeline vegetation within the Crouch Hill / Finsbury Park area of North London. The development will have a negligible visual impact on the existing view as the Alexandra Palace receptors have a high sensitivity but the magnitude of change will be negligible. The significance of the effect will be negligible as the new buildings will be barely perceptible to the naked eye.



PROPOSED AMENDMENT - 50MM LENS

- 7.124 The proposed extension to the consented Block 4A of Plot 4 is visible beyond the Western Towers of St Paul's. The amendments make Block 4A of Plot 4 taller; however, equally, revisiting the proposal allows for a reconsideration of the elevation treatment and material palette.
- 7.125 The neutral and "earthy" tones of the red brick and red concrete / darker red brick and darker concrete tower in particular have a beneficial impact relative to the dark materials and golden metal cladding of the extant consent.
- 7.126 The proposals remain subservient to the ridgeline in the backdrop of the view. This in itself is important, as it significantly reduces the potential for the proposals to be prominent. Second, the proposals will be seen not against the sky, but the rolling hills and built environment in the backdrop. This calls therefore for a more neutral and earthy materiality, as proposed. From this distance the Proposed Amendment is barely discernible in the view.
- 7.127 This change in material reduces the magnitude of impact to Very Low and therefore the resulting likely effect is Negligible/Minor adverse.



CUMULATIVE - 50MM LENS

7.128 The cumulative scenario will further establish the Proposed Amendment in an area of high quality modernisation and tall residential development. The likely effect therefore is lowered to Negligible Adverse.



VIEW LVMF 1A.2: ALEXANDRA PALACE

EXISTING - 50MM LENS

- 7.129 This viewpoint is located at Alexandra Palace approximately 13km north-west of the Site. The Original ES TBHVA assessed only LVMF 1A.1 from Alexandra Palace. This view was chosen as the Protected Vista at 1A.2 was occluded by trees in the foreground; notwithstanding, the LVMF is clear that there should be a management strategy for trees. This view is of high susceptibility and therefore High sensitivity.
- 7.130 The omission of view 1A.2 constituted no error in procedure, as it is the revised London Plan which encourages applicants to look beyond the Landmark Viewing Corridor and Wider Setting Consultation Area.
- 7.131 Paragraph 90 of LVMF which states: "Development in the Wider Setting consultation area should preserve or enhance the viewer's ability to recognise and appreciate the peristyle, drum, dome and western towers of St Paul's cathedral when viewed from the Viewing Place".
- 7.132 The primary visual receptors are visitors of Alexandra Palace and those travelling through the area. The strategic designation of the viewpoint and its heritage context means that it is a view of **High value**.



FUTURE BASELINE - 50MM LENS

- 7.133 The Extant Consent would be visible beyond the western towers of St Paul's cathedral when viewed from the Viewing Place.
- 7.134 The Site is located c.12.6km from the Viewing Place. The separating distance is marked and views of St Paul's would be subject to atmospheric haze. The naked eye (approximately represented with the 50mm lens) would not readily appreciate the visual impact. The magnitude of impact is thus Very Low and experienced only using a zoom lens (see 300mm lens at **Section 7.o**). The Extant Consent comprises a black cladding that would readily contrast between the St Paul's western towers, but would form a readily perceptible and distracting feature when seen against the backdrop of the view against the hills. This results in a likely effect of Negligible / Minor adverse.



PROPOSED AMENDMENT – 50MM LENS

- 7.135 The Proposed Amendment increases the height of Block 4A of Plot 4. The Proposed Amendment remains subservient to the ridgeline in the backdrop of the view, which is important to ensure the proposals remain a neutral part of the backdrop. The proposals will be seen not against the sky, but the rolling hills and built environment in the backdrop.
- 7.136 Revisiting the proposal allows for a reconsideration of the elevation treatment and material palette. Options were tested to identify a betterment in material treatment relative to the Extant Consent that comprised a black cladding that would form a readily perceptible and distracting feature. Options testing of the proposed material palette was undertaken to ensure the Proposed Amendment achieved earthy tones to reflect the rolling hills of the existing background setting; options considered during this phase are provided at Figures 7.2 to 7.4. **Figure 7.5** illustrates the material palette of the Extant Consent, which highlights the dark appearance of the building which is perceptible against the backdrop of the hills.
- 7.137 The preferred option for the Proposed Amendment comprises a neutral and “earthy” tones of the red brick and red concrete / darker red brick and darker concrete. The material treatment would have a beneficial impact relative to the dark materials and golden metal cladding of the Extant Consent.
- 7.138 The Proposed Amendment would not give rise to any greater material difference to the Extant Consent. The magnitude of impact remains Very Low, which is benefitted by the mitigation provided by the contextual approach to material selection and elevation treatment. This results in a likely effect of Negligible / Minor adverse.



CUMULATIVE – 50MM LENS

- 7.139 A tall element of the Outline Masterplan would be visible in the view (shown in purple wire line), located between the dome of St Paul's and the western towers. Again, visibility would be limited due to the separating distance of the Outline Masterplan site from the Viewing Place. The depth within the view, including the 3.5km between the Outline Masterplan and the Strategically Important Landmark would be perceptible by virtue of atmospheric haze and, as the observer moves through the area, motion parallax. The Outline Masterplan is located with sufficient separating distance to not impact upon the skyline silhouette of St Paul's. The Outline Masterplan would sit below the ridge line in the backdrop of the view and, subject to architectural detailing, would form a neutral part of the backdrop. It would not impact the viewer's ability to recognise and appreciate the peristyle, drum, dome and western towers of St Paul's cathedral when viewed from the Viewing Place".
- 7.140 The impact of the Proposed Amendment on top of the cumulative schemes would not change the findings identified at the Operational stage of assessment.



EXISTING (FROM ORIGINAL ES TBHVA) - 400MM LENS



**FUTURE BASELINE (FROM ORIGINAL ES TBHVA) -
400MM LENS**



PROPOSED AMENDMENT - 400MM LENS



CUMULATIVE - 400MM LENS





Figure 7.2 Extant Consent (not Proposed Amendment)



Figure 7.3 Option testing (400mm lens): red brick and light concrete



Figure 7.4 Option testing (400mm lens): alternative material, darker red brick and darker concrete



Figure 7.5 Option testing (400mm lens): alternative material, red brick and red concrete

VIEW	LOCATION	VISUAL AMENITY VALUE (MONTAGU EVANS JUDGEMENT)	VISUAL RECEPTORS (MONTAGU EVANS)	SENSITIVITY (ORIGINAL ES TBHVIA)	MAGNITUDE OF IMPACT (ORIGINAL ES TBHVIA)	LIKELY EFFECT (ORIGINAL ES TBHVIA)	MAGNITUDE OF IMPACT (PROPOSED AMENDMENT)	LIKELY EFFECT (PROPOSED AMENDMENT)	LIKELY EFFECT (CUMULATIVE)
5	Cobourg Road looking west over the lake in Burgess Park	Low	Users of Amenity Space	High	Minor	Minor Beneficial	Minor	Minor Beneficial	Negligible Beneficial
			Pedestrians	High	Minor	Minor Beneficial	Minor	Minor Beneficial	Negligible Beneficial
7	Southern end of the bridge across the lake in Burgess Park looking west	Low	Users of Amenity Space	High	Minor	Minor Beneficial	Minor	Minor Beneficial	Negligible Beneficial
			Pedestrians	High	Minor	Minor Beneficial	Minor	Minor Beneficial	Negligible Beneficial
9	East of the north wing of Grade II listed Almhouses, looking west	Medium	Users of Amenity Space	High	Moderate	Moderate Beneficial	Moderate	Moderate Beneficial	Minor Beneficial
			Pedestrians	High	Moderate	Moderate Beneficial	Moderate	Moderate Beneficial	Minor Beneficial
10	Wells Way looking north	Low	Road Users	Low	Negligible	Moderate Beneficial	Low	Moderate Beneficial	Moderate Beneficial
			Pedestrians	Low	Negligible	Moderate Beneficial	Low	Moderate Beneficial	Moderate Beneficial
11	Junction of paths to the southwest of the lime kiln in Burgess Park, looking north towards Portland Street	Low	Users of Amenity Space	High	Moderate	Minor Beneficial	Moderate	Minor Beneficial	Minor Beneficial
			Pedestrians	High	Moderate	Minor Beneficial	Moderate	Minor Beneficial	Minor Beneficial
13	Western Edge of Addington Square looking northeast towards the FDS	Medium	Road Users	High	Major	Minor Beneficial	Nil	None	None
			Residents	High	Major	Minor Beneficial	Nil	None	None
14	Western end of Albany road looking east	Low	Road Users	Low	Minor	Negligible	Nil	None	None
			Residents	Low	Minor	Negligible	Nil	None	None
15	Portland Street at northern end of Michael Faraday School looking south	Low	Road Users	High	Moderate	Moderate Beneficial	Medium	Moderate Beneficial	Moderate Beneficial
			Residents	High	Moderate	Moderate Beneficial	Medium	Moderate Beneficial	Moderate Beneficial
16	Liverpool Grove in front of church, looking east	Medium	Road Users	High	Medium (Montagu Evans Judgement)	Moderate Adverse (Montagu Evans Judgement)	Low	Minor Moderate Adverse	Minor Moderate Adverse
			Residents	High	Medium (Montagu Evans Judgement)	Moderate Adverse (Montagu Evans Judgement)	Low	Minor Moderate Adverse	Minor Moderate Adverse
18	Junction of Paths within Nursery Row Park, looking south east	Low	Users of Amenity Space	High	Negligible	Negligible	Nil	None	None
			Pedestrians	High	Negligible	Negligible	Nil	None	None
19	LVMF 1A.1	High	Users of Amenity Space	High	Negligible	Negligible	Very Low	Negligible -Minor adverse	Negligible Adverse
20	LVMF 1A.2	High	Users of Amenity Space	High (Montagu Evans Judgement)	Very Low (Montagu Evans Judgement)	Negligible -Minor Adverse (Montagu Evans Judgement)	Very Low	Negligible -Minor Adverse	Negligible -Minor Adverse

Table 7.2 Summary of likely effects on visual receptors.

8.0

CONCLUSION / NON-EXECUTIVE SUMMARY

AYLESBURY ESTATE FDS

CONCLUSION / NON-EXECUTIVE SUMMARY

8.1 This BHTVIA Addendum forms an addendum to the 'Original ES TBHVIA'. The Original ES TBHVIA assessed both the Outline Masterplan and the Extant Consent.

8.2 The BHTVIA Addendum provides an assessment of likely impacts of the Proposed Amendment on heritage, townscape and visual receptors. The assessment considers whether the Proposed Amendment gives rise to any materially different findings identified in the Original ES TBHVIA. The Extant Consent is implemented and therefore forms a 'Future Baseline' against which the Proposed Amendment is assessed.

8.3 The BHTVIA Addendum also identifies where changes have occurred to the methodology, baseline conditions, planning policy context outlined in the Original ES TBHVIA.

SUPPORTING INFORMATION

8.4 The Original ES TBHVIA was informed by 19 verified views. This BHTVIA Addendum comprises a sample of 12 verified views which have been prepared by AVR London, including LVMF 1A.2. The location of the viewpoints has been agreed with the LBS during the pre-application process, specifically in email correspondence dated 3rd December 2021.

TOPICS COVERED

8.5 The (built) heritage assessment describes the significance of any heritage assets affected by the Proposed Amendment, including any contribution made by their setting. The Site does not contain any heritage assets and neither is it located in a conservation area.

8.6 The townscape assessment will consider the Proposed Amendment 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.

8.7 The visual assessment will consider the impact of the Proposed Amendment 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.

8.8 'Heritage' and 'Townscape and Visual' are treated as individual disciplines and separate assessments are provided in accordance with legislation, planning policy and best practice guidance.

FINDINGS

8.9 The assessment concludes that the Proposed Amendment would not give rise to any materially greater effects than the Extant Consent. The Proposed Amendment follows the same principles established by the Extant Consent. The Proposed Amendment has increased in height relative to the Extant Consent and therefore a marginal increase visibility will be possible from some locations, although no new sensitive areas or which would raise a materially greater effect. The Proposed Amendment comprises a palette of warm coloured materials that are conducive to the masonry generally found within the local vernacular.

ADDITIONAL CONSIDERATIONS

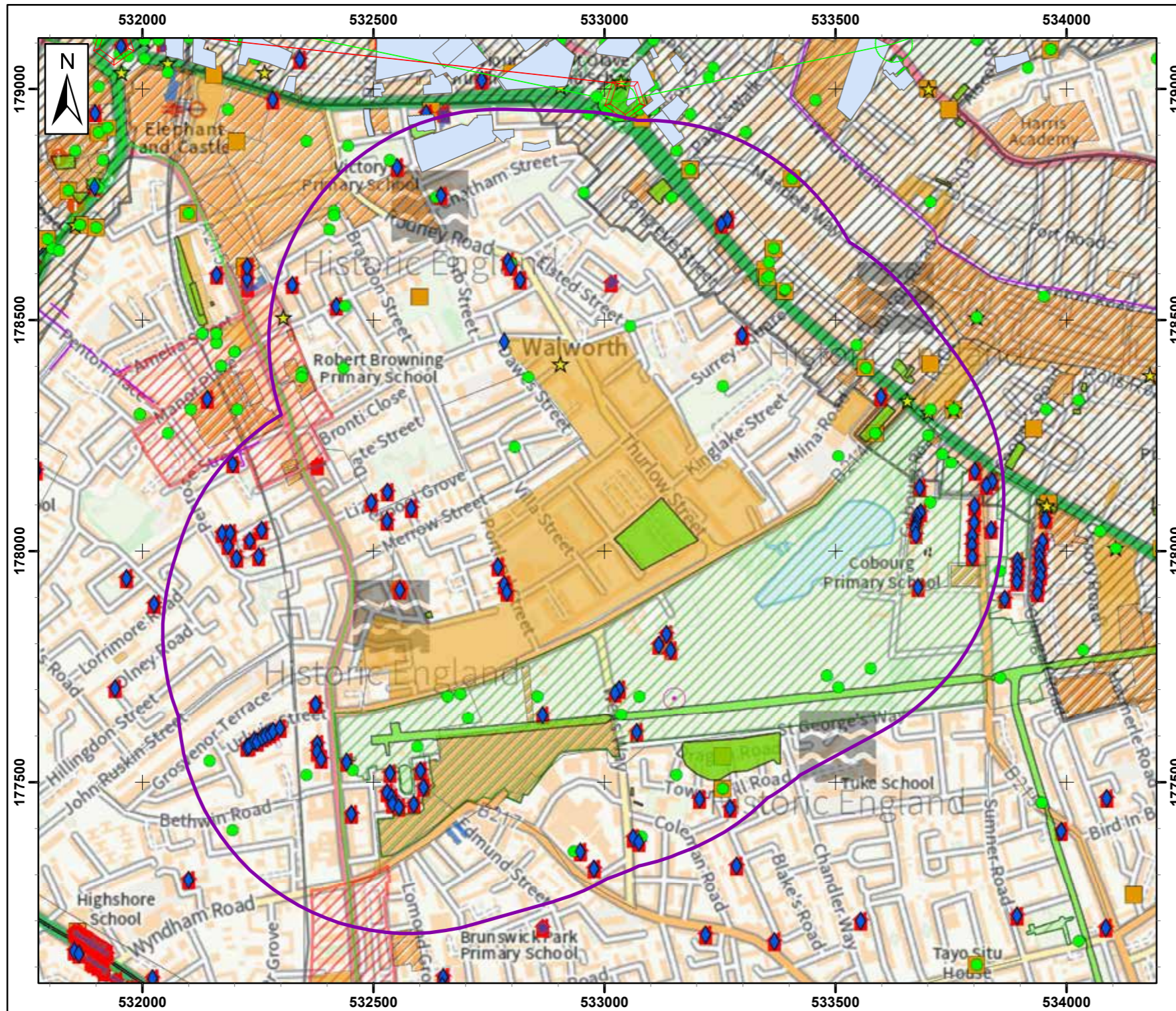
8.10 The BHTVIA Addendum also assesses impacts to receptors not considered as part of the Original ES TBHVIA, specifically view 1A.2 of the LVMF. View 1A.2 is a Protected Vista of St Paul's Cathedral from Alexandra Palace. The Site is located beyond the prescribed Landmark Viewing Corridor and Wider Setting Consultation Area in view 1A.2; however, an extended Wider Setting Consultation Area would cut through the Site and so redevelopment has the potential to impact the ability of the observer to recognise and appreciate the 'Strategically Important Landmark' e.g. St Paul's Cathedral.

8.11 The Original ES TBHVIA assessed view 1A.1 from Alexandra Palace, as it was considered to represent "the best position to see the wider panorama and, due to trees within view 1A.2, it was decided that the Aylesbury development proposals are more likely to be seen from this view". The new London Plan published in March 2021 requires applicants to look beyond the Wider Setting Consultation Area. Accordingly, an assessment of whether the Proposed Amendment gives rise to any materially different impacts to the Extant Consent is provided as part of the BHTVIA Addendum.

8.12 The assessment concludes the Proposed Amendment would not give rise to any greater material difference to the Extant Consent. The magnitude of impact remains Very Low, which is benefitted by the mitigation provided by the contextual approach to material selection and elevation treatment. In particular, the Proposed Amendment elevation comprises earthy tones to reflect the rolling hills of the existing background setting to 1A.2. This results in a likely effect of Negligible / Minor adverse.

**APPENDIX 1: GREATER LONDON
HISTORIC ENVIRONMENT RECORD
SEARCH REFERENCE: 16852**

AYLESBURY ESTATE FDS



GLHER Report 16852
 Aylesbury Estate
 500m shapefile buffer

10 February 2022

- Archaeology
- ★ Archaeological Find Spot
- ◇ Building ■ Listed Building
- ★ TDP & TAS
- ✂ Maritime Archaeology
- Registered Parks & Gardens
- Scheduled Ancient Monuments
- ▨ World Heritage Sites
- ▨ Archaeological Priority Area
- Event Location
- Event Location (Not fully recorded on the GLHER database)
- Requested Search Area

Scale (at A4): 1:10,850

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Notes:
 Any Listed Building information shown on this map extract is provided solely to indicate the location of the listed building(s) and does not attempt to indicate the curtilage or the full extent of the listing(s). Any archaeological priority area(s) shown on this map extract are those used by the Historic England archaeological advisors and there may be minor differences when compared to the relevant borough UDP or LDF.

Tel: 020 7973 3000 Fax: 020 7973 3001
 www.HistoricEngland.org.uk

APPENDIX 2: ACCURATE VISUAL REPRESENTATION METHODOLOGY PREPARED BY AVR LONDON

AYLESBURY ESTATE FDS

AVR LONDON VERIFIED VIEW METHODOLOGY

Project: Aylesbury Estate FDS
Date: February 2022

AVR London were commissioned to produce a number of verified views of the proposals for Aylesbury Estate FDS. The AVR positions were identified by Montagu Evans.

2D plans, Ordnance Survey Mapping, local survey data, and the 3D model for the proposed development were provided by the architect.

Photography

Equipment

Canon 5DSR
 Canon TS-E 24mm f/3.5L II

1.1 All photography is undertaken by AVR London's in-house professional photographers.

1.2 In professional architectural photography, having the camera level with the horizon is desirable in order to prevent three point perspective being introduced to the image and to ensure the verticals within the photographed scene remain parallel. This is standard practice and more realistically reflects the viewing experience.

1.3 The lens used by the photographer has the ability, where necessary, to shift up or down while remaining parallel to the sensor, allowing for the horizon in the image to be above, below or central within the image whilst maintaining two point perspective. This allows the photographer to capture the top of a taller proposed development which would usually be cropped, without introducing three point perspective.

When the shift capability of the lens is not used the image FOV and dimensions are the same as a prime lens of equal focal length. 50mm lens used where appropriate (distant views).

1.4 Once the view positions are confirmed by the townscape consultant, AVR London takes professional photography from each location. At each location the camera is set up over a defined ground point using a plumb line to ensure the position can be identified later.

1.5 The centre of the camera lens is positioned at a height of 1.60 metres above the ground to simulate average viewing height. For standard verified photography, each view is taken with a lens that gives a 69 degree field of view, approximately, a standard which has emerged for verified architectural photography. The nature of digital photography means that a record of the time and date of each photograph is embedded within the photo file; this metadata allows accurate lighting timings to be recreated

Table 1: Example survey data

POINT	EASTING	NORTHING	HEIGHT
V09	533165.21	177829.19	2.52
901	533157.97	177826.16	4.84
902	533157.80	177826.93	4.84
904	533104.40	177826.83	5.06
905	533104.34	177826.97	5.06
906	533085.72	177872.86	4.55
907	533089.71	177866.01	4.56
908	533026.92	177902.88	10.17
910	533118.20	177839.14	4.80
911	533118.22	177839.08	5.09
913	533159.65	177830.39	3.41

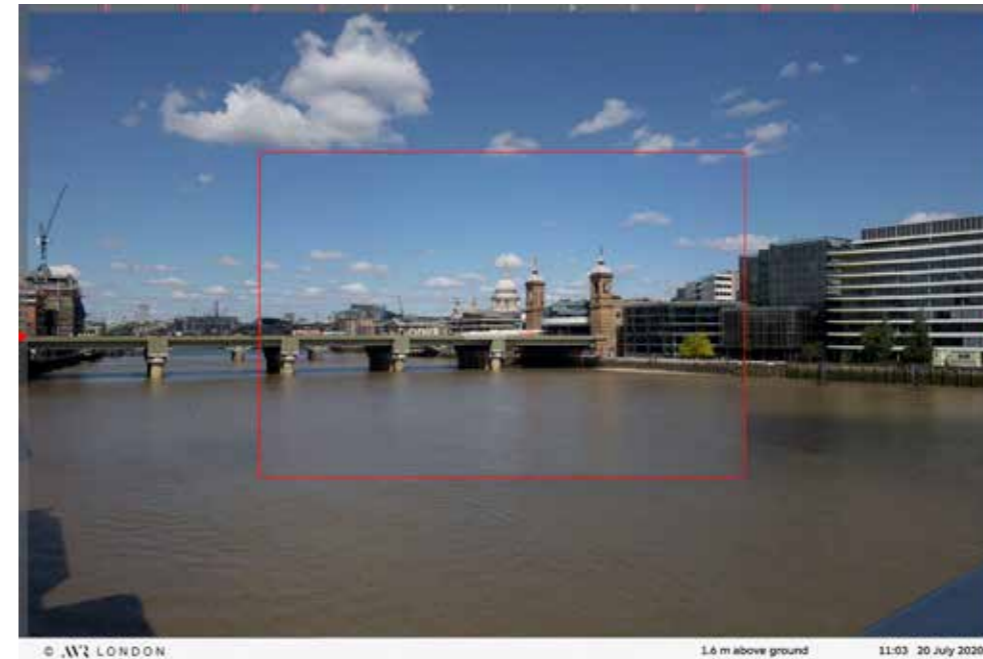


Fig 01: 24mm photograph with 50mm photograph overlaid

within the computer model.

1.6 Once the image is taken, the photographer records the tripod location by photographing it in position to ensure the position can be accurately located for surveying (Fig 02).

1.7 Each image is processed by the photographer to ensure it visually matches the conditions on site when the photograph is taken.

Regarding 24mm focal length in an urban environment

1.8 When we observe a scene, we can focus on 6-10 degrees, however, without moving our head, the scene beyond is observed using our



Fig 02: Tripod location as documented by photographer

peripheral vision. Once we move our eyes we can observe almost 180 degrees without moving our head. In reality we do not view the world through one fixed position, we move our eyes around a scene and observe, height, width and depth.

This is acknowledged by the Landscape Institute's Technical Guidance Note, Visual Representation of Development Proposals. The appreciation of the wider context seen through peripheral vision or by moving our eyes (changing the focal point) is key to our experience of a scene.

While photography cannot replicate the human experience entirely, it is widely acknowledged that the use of a 24mm lens in an urban environment allows the viewer a more realistic experience than a 50mm lens. For this reason the 24mm lens is used as standard in the creation of urban photo montage as outlined by the London View Management Framework (2012).

50mm Lens/Crop

1.9 It should also be stressed that if you were to centrally crop into an image taken with a 24mm lens to the same HFOV as a 50mm lens, the resulting image is identical to that



Fig 03: Survey points as highlighted by surveyor

AVR LONDON VERIFIED VIEW METHODOLOGY

produced by taking it directly with a 50mm lens. An image with a 70 degree HFOV (24mm lens) is geometrically and perspectively identical to an image showing a HFOV of 40 degrees (50mm lens), the 24mm lens purely gives more context to all sides (Fig 01). Further, all of our images allow this 50mm equivalent HFOV to be seen, read and understood on the image itself. The reader and in particular an experienced inspector can then make a judgment with the benefit of both fields of view.

Survey

Equipment

Leica Total Station Electronic Theodolite which has 1" angle measuring accuracy and 2mm + 2ppm distance accuracy.

Leica Smart Rover RTK Global Positioning System. Wild/Leica NAK2 automatic level which a standard deviation of +/- 0.7mm/km

2.1 The photographer briefs the surveyor, sending across the prepared photographs,

ground positions and appropriate data.

2.2 The surveyor establishes a line of sight, two station baseline, coordinated and levelled by real time kinetic GPS observations, usually with one of the stations being the camera location. The eastings and northings are aligned to the Ordnance Survey National Grid (OSGB36) and elevation to Ordnance Survey Datum (OSD) using the OSTN15 GPS transformation program.

2.3 Once the baseline is established, a bearing is determined and a series of clearly identifiable static points across the photograph are observed using the total station. These observations are taken throughout the depth of field of the photograph and at differing heights within the image.

2.4 The survey control stations are resected from the OS base mapping and wherever possible, linked together to form a survey network. This means that survey information is accurate to tolerances quoted by GPS survey methods in plan and commensurate with this in level.

2.5 Horizontal and vertical angle observations from the control stations allow the previously identified points within the view to be surveyed using line of sight surveying and the accurate coordination of these points determined using an intersection program. These points are then related back to the Ordnance Survey grid and provided in a spreadsheet format showing point number, easting, northing and level of each

point surveyed, together with a reference file showing each marked up image (Fig 03 and Table 1).

2.6 The required horizon line within the image is established using the horizontal collimation of the theodolite (set to approximately above the ground) to identify 3 or 4 features that fall along the horizon line.

2.7 Using the surveyed horizon points as a guide, each photograph is checked and rotated, if necessary, in proprietary digital image manipulation software to ensure that the horizon line on the photograph is level and coincident with the information received from the surveyor.

3.3 For fully-rendered views a lighting simulation (using accurate latitude, longitude and time) is established within the proprietary 3D modelling software matching that of the actual site photograph. Along with the virtual sunlight, virtual materials are applied to the 3D model to match those advised by the architects. The proprietary 3D modelling software then uses the verified virtual camera, 3D digital model, lighting and material setup to produce a computer generated render of the proposed building.

3.4 The proposal is masked where it is obscured behind built form or street furniture.

3.5 Using the surveyed information and verification process described above, the scale and position of a proposal with a scene can be objectively calculated. However, using the proprietary software currently available the exact response of proposed materials to their environment is subjective so the exact portrayal of a proposal is a collaboration between illustrator and architect. The final computer generated image of the proposed building is achieved by combining the computer-generated render and the site photography within proprietary digital compositing software.

Accurate Visual Representation Production

Process

3.1 The 3D computer model is precisely aligned to a site plan on the OS coordinate grid system.

3.2 Within the 3D software a virtual camera is set up using the coordinates provided by the surveyor along with the previously identified points within the scene. The virtual camera is verified by matching the contextual surveyed points with matching points within the overlaid photograph. As the surveyed data points, virtual camera and 3D model all relate to the same 3-dimensional coordinate system, there is only one position, viewing direction and field of view where all these points coincide with the actual photograph from site. The virtual camera is now verified against the site photograph.

Presentation

Graticule

4.1 Each Accurate Visual Representation is framed by a graticule which provides further information including time and date of photography, horizon markers and field of view of the lens (Fig 04).

4.2 The Field of View is represented along the top of the image in the form of markers with degrees written at the correct intervals.

4.3 The horizon markers indicate where the horizontal plane of view from the camera lies, this is defined as described above, by the surveyor.

4.4 The date and time stamp documents the time the photograph was taken and this information is taken directly from the EXIF data of the camera.



Fig 04: Example AVR London graticule

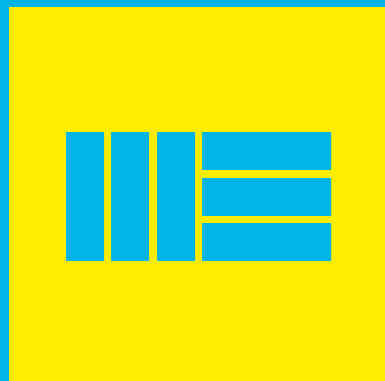
References:

- GLA - London View Management Framework: Supplementary Planning Guidance (2012) Appendix C: Accurate Visual Representations
- Landscape Institute - Visual Representation of Development Proposals - Technical Guidance Note (September 2019)
- Landscape Institute - Guidelines for Landscape and Visual Impact Assessment: 3rd edition (April 2013)

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